

CITY OF CALIFORNIA CITY

Marquette Hawkins
MAYOR

Jim Creighton
MAYOR PRO TEM

Della Clark
Ronald Smith
COUNCIL MEMBERS

Sean Grayson
**INTERIM CITY
MANAGER**



AGENDA

***CITY COUNCIL/ HOUSING AUTHORITY/ SUCCESSOR AGENCY
REGULAR MEETING TUESDAY FEBRUARY 10, 2026 @ 5:00 PM
COUNCIL CHAMBERS 21000 HACIENDA BLVD., CALIFORNIA
CITY, CA 93505 & VIA ZOOM***

If you need special assistance to participate in this meeting, contact the City Clerk at (760) 373-7140 or via email at cityclerk@californiacity-ca.gov. We request a 24-hour notification prior to the meeting in order for the City to make reasonable arrangements to ensure accessibility. (28 CFR 35.102-35.104 American Disabilities Act Title II)

Zoom instructions and notes:

Web Link: <https://us06web.zoom.us/j/823115330429>
Meeting ID: 8231 1533 0429

1. Public can dial into the Zoom line:
 - a. One tap mobile: +16694449171,87254527178# US
 - b. Dial the following number: +1 564 217 2000 US
2. Comments
 - a. Public must join Zoom meeting to comment
 - b. Keep your mic on **Mute** until you are requested to speak
 - c. Use the "Raise your Hand" button to request to speak or,
 - d. Send a chat request to City Clerk for request to speak
 - e. When requested to speak state your name for the record
 - f. Re-mute when your time to speak has ended

CITY OF CALIFORNIA CITY

*Public is urged to listen to the meeting in a quiet place, to avoid background noise. We also request public to **MUTE** your audio device when not commenting to avoid disruption during meeting.*

***Please take this time to turn off your cell phones ***

CLOSED SESSION 3:30PM

CALL TO ORDER

ROLL CALL

Councilmembers: Clark, Smith, Mayor Pro Tem Creighton, Mayor Hawkins

ADOPT THE AGENDA

PUBLIC COMMENT

Members of the public are welcome to address the City Council **ONLY** on those items listed on the Closed Session agenda. Each member of the public will be given (3) three minutes to speak

CLOSED SESSION

CS 1. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION

Government Code Section 54956.9(d)(1)

Eleven cases:

Lamberth v. City of California City (Case No. 25CUB00029)

Vincent v. City of California City (Case No. BCV-25-102867)

Hightower v. City of California City (Case No. BCV-24-103947)

LaSharon Campbel Riley v. City of California City, et al., (Case No. BCV-25-102770)

Gutierrez v. City of California City, (Case No. 25CUB00088)

Serina Rodarte v. City of California City, et al. (Case No.: BCV-25-101491)

Jeff Song, et al. v. City of California City (Case number BCV-22-103394)

Dignity Not Detention Coalition, et al. v. City of California City, et al. (Case No 1:25-cv-01292-KES-CDB)

Linda Davis v. City of California City et al, (Case No BCV-25-100895)

Michael J. Ellison v. City of California City, (Case No. BCV-24-104203)

Trevor Thompson v. City of California City (Case No. 25UB01018)

CS 2. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2):

Two cases.

REPORT OUT OF CLOSED SESSION

CITY COUNCIL CONVENES TO REGULAR MEETING

CITY OF CALIFORNIA CITY

REGULAR MEETING 5:00PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE / INVOCATION

ROLL CALL –

Councilmembers: Clark, Smith, Mayor Pro Tem Creighton, Mayor Hawkins

DEPARTMENT REPORTS

Park	OHV
Housing	Building

CITY CLERK REPORTS/RECEIVED COMMUNICATIONS

JM POWERS:

February 1, 2026- “What Cal City Residents should grasp from CoreCivic Prison Dissenters’ Claims”

February 2, 2026- “Cal City’s American Community Survey (ACS) Results 2020-2024 Reveal Borderline Severely Disadvantaged Community Due to Stagnant Median Household Income (MHI)

February 3, 2026- “California City’s Borderline Severely Disadvantaged Community Status verses Federal, State, & County Low Income & Poverty Levels and Labor Force Participation

CIVIC/COMMUNITY/ORGANIZATION ANNOUNCEMENTS

PUBLIC BUSINESS FROM THE FLOOR / PUBLIC COMMENT

This portion of the meeting is reserved for the public to address the City Council on any matter **NOT on this agenda** and over which the City Council has jurisdiction. Please state your name for the record and limit your comments to (3) three minutes. The City Council will receive the comments but cannot engage in back-and-forth discussion with the public or make any decision. The City Council can direct staff to bring the item back to a future agenda for discussion.

PUBLIC HEARING

- PH 1.** A Resolution of the City Council of the City of California City to Adopt the 6th Cycle Housing Element (2023-2031) and find the project exempt from the California Environmental Quality Act (CEQA) Pursuant to Section 15061(B)(3), the Commonsense Exemption (***Adoption***)

- A. Open Public Hearing
- B. Staff Report: Anu Doravari, Planning Director
- C. Public Comment
- D. Close Public Hearing
- E. Discussion
- F. **Recommended Action:** Staff recommends that the City Council

- 1. Conduct Public Hearing for Adoption of Resolution No. 26-3209
- 2. Close the public hearing.
- 3. Adopt Resolution No. 26-3209 Or;
- 4. Take other actions as desired

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CONSENT CALENDAR

WAIVER OF FULL READING OF RESOLUTIONS AND ORDINANCES

Consideration to waive full-text reading of all Resolutions and Ordinances by single motion made at the start of each meeting, subject to the ability of the City Council / Agency to read the full text of selected resolutions and ordinances when the item is addressed by subsequent motion. All items on the consent calendar are considered routine, and non-controversial and will be approved by (1) one motion if no member of the council, staff, or public wishes to comment or ask questions. Public comments are to be limited to (3) three minutes. Roll call vote required.

- CC 1. Approve Check Register dated 01/23/2026-02/5/2026**
- CC 2. Approve Minutes for 1/20/2026 Special Meeting**
- CC 3.** Staff Report: Joe Barragan, Public Works Director
 Subject: **Approve a Resolution Awarding a Contract to Blua Consulting to Develop the City's 2025 Urban Water Management Plan (UWMP)**
Recommendation: Staff recommends the City Council Adopt Resolution No. 26-3211
- CC 4.** Staff Report: Sean Grayson, Interim City Manager
 Subject: **Authorization to Release a Request for Proposals (RFP) for Professional Auditing Services and Consider Selection of an Ad Hoc Audit Committee for Selection**
Recommendation: Staff recommends the City Council authorize the release of the RFP and appoint two members to an Ad Hoc Audit Selection Committee
- CC 5.** Staff Report: Joe Barragan, Public Works Director
 Subject **Approve Installation of a Donated Kiln at the Strata Center**
Recommendation: Staff recommends the City Council -Have a Discussion- Listen to Public Comments and Provide Direction to Interim City Manager on how to proceed
- CC 6.** Staff Report: Christy Marie Lopez, Assistance City Attorney
 Subject: **Consideration of a Resolution Related to Candidate Statements for the June 2, 2026 Special Election For Filling a Vacancy on the City Council**
Recommendation: Staff recommends the City Council adopt Resolution No. 26-3212

CONTINUED BUSINESS

- CB 1.** Staff Report: Sean Grayson, Interim City Manager
 Subject: **Update on Immediate Actions in Response to the City's Fiscal Distress Resolution**
Recommendation: Staff recommends the City Council provide direction on immediate budget reduction actions and call for a public hearing on March 10, 2026, to consider ratification of a budget amendment and adoption of an interim master fee schedule
- CB 2.** Staff Report: Sean Grayson, Interim City Manager
 Subject: **Review of City Council Approved Contracts and Expenditures in Fiscal Year 2025/26**
Recommendation: Staff recommends the City Council provide any needed direction related to the review of the approved contracts and expenditures

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- CB 3.** Staff Report: Joe Barragan, Public Works Director
 Subject: **Resolution of the City of California City Council to Authorize the Interim City Manager to Execute an Agreement with Splash Zone Inc. for Equipment and Installation Services for the Commercial Recirculating Splash Pad Project, With A Total Value Of \$397,890.50, and to Approve Related Contingency and Construction Management Costs in the total amount of \$55,705.00**
Recommendation: Staff recommends the City Council adopt Resolution No. 26-3206
- CB 4.** Staff Report: Joe Barragan, Public Works Director
 Subject: **Direction on the Use of Allocated EIR Funds to Support the Street Reconstruction and Transformation Initiative (SRTI)**
Recommendation: Staff recommends that the City Council provide direction to the Interim City Manager on the use of ERI funds to support the SRTI.
- CB 5.** Staff Report: Joe Barragan, Public Works Director
 Subject: **Authorization to Release a Request for Proposal (RFP) for Water and Wastewater Rate Study**
Recommendation: Staff recommends the City Council Authorize the release of an RFP for a water and Wastewater rate study.

NEW BUSINESS

- NB 1.** Staff Report: Joe Barragan, Public Works Director
 Subject: **A Resolution Approving the Remaining Community Benefit Funds to Be Used for the Existing Site Lights at the Major/ Little League Field**
Recommendation: Staff recommends the City Council Adopt Resolution No. 26-3210

COUNCILMEMBER COMMENTS, AGENDA REQUESTS, AND AB1234 REPORTS

This portion of the meeting is reserved for council members to present information, announcements, and items that have come to their attention. The Brown Act precludes Council, staff, or public discussion. Short staff responses are appropriate. The Council will take no formal action. A Council member may request the City Clerk to calendar an item for consideration at a future meeting or refer an item to staff.

ADJOURNMENT

AFFIDAVIT OF POSTING- February 5, 2026

I, Leannndrea Weible, Acting City Clerk for the City of California City, California, DO HEREBY CERTIFY that the foregoing notice was posted on all official City bulletin boards and the City's website at least 72 hours prior to the meeting in compliance with the provisions of the Brown Act.

DR-PARK



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

FROM: Leann Andrea Weible, Park Coordinator

SUBJECT: Park and Recreation Monthly Department Report

OPERATION:

Strata Center will now be open for use Tuesday – Saturday. Hours of operation are as follows:

Tuesday 9am-12pm

Wednesday 12pm-4pm

Thursday 9am-12pm

Friday 12pm-4pm

Saturday 10:30am-2:30pm

CURRENTLY:

- Wednesdays the Art Center is used for Zumba Classes from 5-6pm. For more information, you are invited to stop in during a session and speak to Cheryl
- Monday, Wednesday and Friday 5-7:45pm Strata is used for Basketball Practice by Can't Stop Wont Stop YNA

UPCOMING:

- In observance of President's Day, Monday, February 16, 2026, The Parks and Recreation Commission Meeting will be held on Wednesday, February 18, 2026 at 7pm



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

**FROM: Sean Grayson, Interim City Manager
Inge Elmes, OHV Manager**

SUBJECT: OHV MONTHLY DEPARTMENT REPORT

Events

Presidents Holiday Weekend historically is another long weekend that brings out a large influx of OHV enthusiasts, weather permitting. Staff are preparing for a great holiday.

Operations

Ground crew is focused on fulfilling remainder of project deliverables for the grant agreements and for the influx of visitors for the holiday. Special hours for Presidents are as follows for Borax Bill Park Visitor Center:

- Thursday, 2/12 – 7am – 5pm
- Friday, 2/13 – 8am-8pm
- Saturday and Sunday, 2/13 & 2/14 – 7am-8pm
- Monday, 2/16 - 8am-4pm
-

Manager Updates

G26 grant application process begins. A public input meeting has been scheduled for February 28, 2026, between 9am-11am at Borax Bill Park, 16363 Twenty Mule Team Parkway in California City. All are welcome to attend.

Finance Report

For the month of January, OHV sales totaled \$10,272.00. These numbers are actuals and reflect only amounts received within each month. Please refer to Monthly Permit Sales report for FY totals.

*OHV sales are deposited to specific OHV Permit Program GL revenue codes #29-3992 through #29-3998. Please refer to the financial statement for details. Not all proceeds are deposited in the same month.

**Some merchandise was purchased by staff at a discounted rate. All sales for merchandise are allocated to GL revenue code 29-3691.

Attachment

OHV Permit Program Sales Spreadsheet

Jan		MONTHLY OHV PROGRAM SALES						FY 25/26	
SALES	2026 Totals		QTY	CASH	CHECK	CREDIT CARD	PAYPAL	TOTALS	YTD TOTALS
Single Permits (Prorated)	\$10		0	\$0	\$0	\$0		\$0	
Single Permits	\$15		224	\$2,115	\$0	\$1,110	\$135	\$3,360	26,175.00
Small Family (Prorated)	\$40		0	\$0	\$0	\$0		\$0	
Small Family	\$60		32	\$840	\$0	\$780	\$300	\$1,920	32,520.00
Large Family (Prorated)	\$80		0	\$0	\$0	\$0		\$0	
Large Family	\$100		4	\$200	\$0	\$100	\$100	\$400	8,900.00
OHV 4 Pack (Prorated)	\$35		0	\$0	\$0	\$0		\$0	
OHV 4 Pack	\$50		23	\$550	\$0	\$600		\$1,150	14,400
RV Pass (Prorated)	\$15		0	\$0	\$0	\$0		\$0	
RV Pass	\$30		15	\$150	\$0	\$240	\$60	\$450	5,370.00
Single Dump Pass	\$5		34	\$105	\$0	\$65		\$170	1,015.00
Single Water Pass	\$5		12	\$40	\$0	\$20		\$60	870
Additional Permits (Prorated)	\$5		0	\$0	\$0	\$0		\$0	
Additional Permits	\$10		7	\$70	\$0	\$0		\$70	1,430.00
Free	Free		18	\$0	\$0	\$0		\$0	
Residents Permits	Free		12	\$0	\$0	\$0		\$0	
Paypal Fees - \$4		\$4	14	\$0	\$0	\$0	\$56	\$56	\$396
Holiday Week Day - Power	\$25		2	\$0	\$0	\$50		\$50	325
Holiday Week Day - Water	\$15		1	\$0	\$0	\$15		\$15	90
Non-Holiday Weekday-Power	\$15		14	\$135	\$0	\$75		\$210	1,845.00
Non-Holiday Weekday-Water	\$10		4	\$20	\$0	\$20		\$40	430.00
Holiday Weekend - Power	\$40		2	\$0	\$0	\$80		\$80	640
Holiday Weekend - Water	\$20		2	\$0	\$0	\$40		\$40	220
Non-Holiday Weekend-Power	\$25		7	\$100	\$0	\$75		\$175	1,725.00
Non-Holiday Weekend-Water	\$15		7	\$90	\$0	\$15		\$105	570
Shower Tokens	\$0.50		552	\$227	\$0	\$49		\$276	2,534.00
Transient Lodging	\$150		0	\$0	\$0	\$0		\$0	
Vendor Fees	\$1		2	\$45	\$775	\$0		\$820	2,630.00
Special Event Fees	\$5		0	\$0	\$0	\$0		\$0	
Map Sales	\$3		4	\$6	\$0	\$6		\$12	108
Donations	\$1		9	\$12	\$0	\$1		\$13	199
Hoodies	\$40		10	\$70	\$0	\$260		\$330	4,470.00
Short Sleeve Shirts	\$20		2	\$40	\$0	\$0		\$40	1,290.00
Long Sleeve Shirts	\$30		2	\$0	\$0	\$60		\$60	450.00
Caps	\$20		3	\$40	\$0	\$10		\$50	920.00
Bucket Hats	\$20		0	\$0	\$0	\$0		\$0	120.00
Visors	\$15		0	\$0	\$0	\$0		\$0	
Beanies	\$15		6	\$30	\$0	\$60		\$90	1,060.00
Tumblers	\$25		0	\$0	\$0	\$0		\$0	120.00
Magnets	\$5		1	\$0	\$0	\$5		\$5	45.00
Ornaments	\$10		0	\$0	\$0	\$0		\$0	60.00
Stickers	\$3		3	\$3	\$0	\$6		\$9	54.00
Coffee Mugs	\$15		1	\$0	\$0	\$15		\$15	220.00
Shot Glasses	\$10		0	\$0	\$0	\$0		\$0	145.00
Wine Glasses	\$15		0	\$0	\$0	\$0		\$0	90.00
Pint Glasses	\$20		0	\$0	\$0	\$0		\$0	80.00
Coasters Cork	\$5		0	\$0	\$0	\$0		\$0	30.00
Coasters Slate	\$10		0	\$0	\$0	\$0		\$0	10.00
Keychain	\$10		0	\$0	\$0	\$0		\$0	10.00
Postcards	\$1		0	\$0	\$0	\$0		\$0	3.00
Sunscreen	\$3		2	\$6	\$0	\$0		\$6	24.00
Lighters	\$3		0	\$0	\$0	\$0		\$0	6.00
Emergency Kits	\$30		6	\$60	\$0	\$120		\$180	1,470.00
Toiletry Kits	\$15		1	\$0	\$0	\$15		\$15	60.00
MONTHLY TOTALS				\$4,954	\$775	\$3,892	\$651	\$10,272	\$113,129.00



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

FROM: Sean Grayson, Interim City Manager
Inge Elmes, OHV Manager

SUBJECT: OHV 2025 ANNUAL REPORT

Background/Discussion

The City of California City's OHV Department provides an annual report covering the time period between January 1, 2025 – December 31, 2025. This report includes OHV Program Sales for permits and passes. These numbers are derived from the OHV Permit Program Sales Spreadsheet.

<u>List of Items</u>	<u>Quantities Sold</u>
Single Riding Permit	2525
Small Family Pack	611
Large Family Pack	94
OHV 4 Permit Pack	385
RV Seasonal Water & Dump Pass	214
One Time - Single Dump Pass	361
One Time - Single Water Pass	278
Additional Riding Permits	146

Visitor Count

A visual count is completed at the peak of each holiday weekend. Each count includes an RV group site of approximately 4-10(four-ten) RV's/Trailers at each site. Each RV will bring approximately 4-6(four-six) visitors. These figures are a best estimate and not actuals. Please refer to the attached Annual Visitor Count Report for holiday data and year-to-year comparisons.

Date of Count - Group Count - RV/Trailer Estimates - Visitor Estimates - Holiday Weekend

2/15/2025	180	720 – 1800	2880 – 10800	Presidents Day
4/19/2025	29	116 - 2900	464 – 17400	Easter
5/24/2025	38	152 – 3800	608 – 22800	Memorial Day
8/30/2025	28	112 – 2800	448 – 16800	Labor Day
10/11/2025	25	100 – 2500	400 – 15000	Columbus Day
11/27/2025	505	2020 – 5050	8080 – 30300	Thanksgiving
12/31/2025	12	48 – 1200	192 - 7200	New Year

Attachment

- OHV Annual Visitor Counts Report

OHV ANNUAL VISITOR COUNTS

	FY - 2020	FY - 2021	FY - 2022	FY - 2023	FY - 2024	FY - 2025
RV Campsite Counts						
President's Day Holiday	114	266	243	250	315	180
Easter Holiday	Closed due to Covid	62	54	41	22	29
Memorial Day Holiday	Closed due to Covid	68	39	42	33	38
Labor Day Holiday	34	28	35	29	22	28
Columbus Day Holiday	28	42	31	43	28	25
Thanksgiving Holiday	498	645	342	410	405	505
New Year's Holiday	382	482	292	315	207	212
Total RV visible campsites	1056	1593	1036	1130	1032	1017

Notes: A visual count is completed at the peak of each holiday weekend. These counts are completed by staff and volunteers from Twenty Mule Team Parkway and campground visits. Each count includes an RV group site of approximately 4 -10 Recreational Vehicles. Each RV will bring approximately 4 - 6 visitors. These figures are a best estimate and are not actuals.



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

FROM: Nicole Jarmon- Housing Manager

SUBJECT: HOUSING MONTHLY DEPARTMENT REPORT

BACKGROUND/ DISCUSSION

Desert Jade

Currently we have 92 apartments that are filled.

The waitlist currently has 72 applicants.

One unit is undergoing rehab.

Two units will become vacant in March and will undergo repairs.

Desert Jade has three units red tag due to the fire; restoration has been completed.

Jan 27th, we had our monthly food giveaway.

Legends

Currently has 6 apartments and 6 houses filled.

Waitlist is combined with Desert Jade



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

FROM: Sean Grayson, Interim City Manager
Joe Barragan, Public Works Director

SUBJECT: BLDG MONTHLY DEPARTMENT REPORT
OCTOBER 2025 – JANUARY 2026

<u>Building</u>	<u>October Total</u>	<u>FY 25-26 to Date</u>
<u>Inspections</u>	<u>112</u>	<u>666</u>
<u>Projects Finaled</u>	<u>27</u>	<u>79</u>
<u>Commercial Inspections</u>	<u>4</u>	<u>22</u>
<u>Commercial Inspection Finaled</u>	<u>4</u>	<u>11</u>
<u>Permit Applications Received</u>	<u>37</u>	<u>229</u>
<u>Plan Checks Received (Solar, Construction, BHT)</u>	<u>48</u>	<u>150</u>
<u>Plan Check Completed</u>	<u>48</u>	<u>150</u>
<u>New Residential Home Permits</u>	<u>16</u>	<u>30</u>
<u>New Commercial Building Permits</u>	<u>0</u>	<u>1</u>
<u>New Cannabis Building Permits</u>	<u>0</u>	<u>0</u>
<u>Total Permits Issued</u>	<u>56</u>	<u>229</u>

<u>Building</u>	<u>November Total</u>	<u>FY 25-26 to Date</u>
<u>Inspections</u>	<u>124</u>	<u>790</u>
<u>Projects Finaled</u>	<u>18</u>	<u>97</u>
<u>Commercial Inspections</u>	<u>2</u>	<u>24</u>
<u>Commercial Inspection Finaled</u>	<u>1</u>	<u>12</u>
<u>Permit Applications Received</u>	<u>22</u>	<u>251</u>
<u>Plan Checks Received (Solar, Construction, BHT)</u>	<u>40</u>	<u>190</u>
<u>Plan Check Completed</u>	<u>40</u>	<u>190</u>
<u>New Residential Home Permits</u>	<u>6</u>	<u>36</u>
<u>New Commercial Building Permits</u>	<u>0</u>	<u>1</u>
<u>New Cannabis Building Permits</u>	<u>0</u>	<u>0</u>
<u>Total Permits Issued</u>	<u>48</u>	<u>277</u>

<u>Building</u>	<u>December Total</u>	<u>FY 25-26 to Date</u>
<u>Inspections</u>	<u>178</u>	<u>968</u>
<u>Projects Finaled</u>	<u>24</u>	<u>121</u>
<u>Commercial Inspections</u>	<u>7</u>	<u>31</u>
<u>Commercial Inspection Finaled</u>	<u>5</u>	<u>17</u>
<u>Permit Applications Received</u>	<u>14</u>	<u>265</u>
<u>Plan Checks Received (Solar, Construction, BHT)</u>	<u>63</u>	<u>253</u>
<u>Plan Check Completed</u>	<u>63</u>	<u>253</u>
<u>New Residential Home Permits</u>	<u>18</u>	<u>54</u>
<u>New Commercial Building Permits</u>	<u>0</u>	<u>1</u>
<u>New Cannabis Building Permits</u>	<u>0</u>	<u>0</u>
<u>Total Permits Issued</u>	<u>67</u>	<u>344</u>

<u>Building</u>	<u>January Total</u>	<u>FY 25-26 to Date</u>
<u>Inspections</u>	<u>171</u>	<u>1139</u>
<u>Projects Finaled</u>	<u>31</u>	<u>152</u>
<u>Commercial Inspections</u>	<u>10</u>	<u>41</u>
<u>Commercial Inspection Finaled</u>	<u>5</u>	<u>22</u>
<u>Permit Applications Received</u>	<u>41</u>	<u>306</u>
<u>Plan Checks Received (Solar, Construction, BHT)</u>	<u>50</u>	<u>303</u>
<u>Plan Check Completed</u>	<u>50</u>	<u>303</u>
<u>New Residential Home Permits</u>	<u>11</u>	<u>65</u>
<u>New Commercial Building Permits</u>	<u>0</u>	<u>1</u>
<u>New Cannabis Building Permits</u>	<u>0</u>	<u>0</u>
<u>Total Permits Issued</u>	<u>72</u>	<u>416</u>

RESIDENTIAL INSPECTION DETAILS OCT 2025		RES TOTAL INSPECTIONS OCT 2025	RES COMPLETE/FINAL INSPECTIONS
BLOCK WALL		112	27
CANNABIS APPROACH			
CANNABIS FINAL			
CARPORT		RESEDENTIAL CORRECTIONS OCT 25	
CODE ENFORCEMENT (RED TAG)		18	
DRAINAGE			
DRIVEWAY APPROACH			
DRYWALL NAILING			
ELECTRICAL PANEL		COMM INSPECTIONS OCT 2025	COMM FINAL INSPECTIONS
ELECTRICAL RELEASE	8	1-ASPHALT PATCH 1-DRIVEWAY APPROACH CANNABIS 1-COMMERCIAL ADA COMPLIANCE 1-COMMERCIAL SIGN	4
ELECTRICAL ROUGH	10		
FIRE SEPERATION WALL			COMM CORRECTIONS OCT 2025
FOOTING AND SLAB ELEVATION	13		0
FOUNDATION			
FRAMING FLOOR			
FRAMING ROOF SHEATHING	3		
FRAMING ROUGH (Walls/Shear Panels)	6		
GARAGE/SHED			
GAS PRESSURE TEST			
HVAC	3	4	
HOT MOP/SHOWER PAN			
INSULATION	3		
LATHING	4		
LEACH FIELD			
MECHANICAL ROUGH	6		
N-SFD FINAL	7		
PANEL UPGRADE			
PATIO FINAL			
PATIO COVER			
POOL			
PLUMBING ROUGH	6		
RE-ROOF	6		
SEEPAGE PIT	3		
SEPTIC TANK	2		
SET BACKS	4		
SEWERLINE			
SIDING			
SOLAR	16		
SPECIAL INSPECTION			
SPECIAL TRENCH			
TEMP ELECTRICAL			
UFER FOR ELECTRICAL SERVICE			
UNDERGROUND ELECTRICAL			
UNDERGROUND PLUMBING	7		
WATER HEATER	1		
WINDOWS	4		
MISCELLANEOUS	5		
	117		

RESIDENTIAL INSPECTION DETAILS NOV 2025		RES TOTAL INSPECTIONS NOV 2025	RES COMPLETE/FINAL INSPECTIONS
BLOCK WALL	1	124	18
CANNABIS APPROACH			
CANNABIS FINAL			
CARPORT		RESEDENTIAL CORRECTIONS NOV 25	
CODE ENFORCEMENT (RED TAG)		27	
DRAINAGE			
DRIVEWAY APPROACH			
DRYWALL NAILING	7		
ELECTRICAL PANEL		COMM INSPECTIONS NOV 2025	COMM FINAL INSPECTIONS
ELECTRICAL RELEASE	12	1-ROUGH ELECTRICAL CANNABIS 1-ADA COMPLIANCE	1
ELECTRICAL ROUGH	9		
FIRE SEPERATION WALL			
FOOTING AND SLAB ELEVATION	2		
FOUNDATION			COMM CORRECTIONS NOV 2025
FRAMING FLOOR			0
FRAMING ROOF SHEATHING	10		
FRAMING ROUGH (Walls/Shear Panels)	13		
GARAGE/SHED			
GAS PRESSURE TEST			
HVAC	2		
HOT MOP/SHOWER PAN	1		
INSULATION	3		
LATHING	6		
LEACH FIELD			
MECHANICAL ROUGH	4		
N-SFD FINAL	8		
PANEL UPGRADE			
PATIO FINAL			
PATIO COVER			
POOL	1		
PLUMBING ROUGH	5		
RE-ROOF			
SEEPAGE PIT			
SEPTIC TANK	1		
SET BACKS	8		
SEWERLINE			
SIDING			
SOLAR	20		
SPECIAL INSPECTION			
SPECIAL TRENCH			
TEMP ELECTRICAL			
UFER FOR ELECTRICAL SERVICE			
UNDERGROUND ELECTRICAL			
UNDERGROUND PLUMBING	9		
WATER HEATER	3		
WINDOWS			
MISCELLANEOUS	1		
125			

RESIDENTIAL INSPECTION DETAILS DEC 2025		RES TOTAL INSPECTIONS DEC 2025	RES COMPLETE/FINAL INSPECTIONS
BLOCK WALL		178	24
CANNABIS APPROACH			
CANNABIS FINAL			
CARPORT		RESEDENTIAL CORRECTIONS DEC 25	
CODE ENFORCEMENT (RED TAG)		31	
DRAINAGE			
DRIVEWAY APPROACH	2		
DRYWALL NAILING	5		
ELECTRICAL PANEL		COMM INSPECTIONS DEC 2025	COMM FINAL INSPECTIONS
ELECTRICAL RELEASE	18	1-COMMERCIAL SIGN 2-ADA COMPLIANCE 1-ADA COMPLIANCE 1-COMMERCIAL SAFETY INSPECTION 1- ADA COMPLIANCE 1-COMMERCIAL FINAL	5
ELECTRICAL ROUGH	18		
FIRE SEPERATION WALL			
FOOTING AND SLAB ELEVATION	12		COMM CORRECTIONS DEC 2025
FOUNDATION	1		
FRAMING FLOOR			1
FRAMING ROOF SHEATHING	11		
FRAMING ROUGH (Walls/Shear Panels)	22		
GARAGE/SHED			
GAS PRESSURE TEST	1		
HVAC	1		
HOT MOP/SHOWER PAN			
INSULATION	8		
LATHING	4		
LEACH FIELD	1		
MECHANICAL ROUGH	11		
N-SFD FINAL	4		
PANEL UPGRADE			
PATIO FINAL			
PATIO COVER			
POOL	2		
PLUMBING ROUGH	11		
RE-ROOF	2		
SEEPAGE PIT	1		
SEPTIC TANK	2		
SET BACKS	6		
SEWERLINE			
SIDING			
SOLAR	25		
SPECIAL INSPECTION			
SPECIAL TRENCH			
TEMP ELECTRICAL			
UFER FOR ELECTRICAL SERVICE			
UNDERGROUND ELECTRICAL			
UNDERGROUND PLUMBING	6		
WATER HEATER	1		
WINDOWS	1		
MISCELLANEOUS	2		
178			

RESIDENTIAL INSPECTION DETAILS JAN 2026		RES TOTAL INSPECTIONS JAN 2026	RES COMPLETE/FINAL INSPECTIONS
BLOCK WALL	1	171	31
CANNABIS APPROACH			
CANNABIS FINAL			
CARPORT		RESEDENTIAL CORRECTIONS JAN 26	
CODE ENFORCEMENT (RED TAG)		25	
DRAINAGE			
DRIVEWAY APPROACH	2		
DRYWALL NAILING	12		
ELECTRICAL PANEL		COMM INSPECTIONS JAN 2026	COMM FINAL INSPECTIONS
ELECTRICAL RELEASE	16	1-SENIOR CENTER WATER HEATER 1-FIRE DEPT WATER HEATER 1- POLICE DEPT WATER HEATER 1-POOL HOUSE WATER HEATER 1-PARKING LOT ADA COMPLIANCE 1-PANEL UPGRADE CANNABIS 1-ADA COMPLIANCE CHURCH 1-PHASE 2 WELL ROOF SHEATHING 1-CHARTER COMMUNICATIONS 1-PHASE 2 WELL FINAL ROOF	5
ELECTRICAL ROUGH	16		
FIRE SEPERATION WALL			COMM CORRECTIONS JAN 2026
FOOTING AND SLAB ELEVATION	16		3
FOUNDATION			
FRAMING FLOOR			
FRAMING ROOF SHEATHING	7		
FRAMING ROUGH (Walls/Shear Panels)	13		
GARAGE/SHED			
GAS PRESSURE TEST			
HVAC	1	10	
HOT MOP/SHOWER PAN			
INSULATION	14		
LATHING	5		
LEACH FIELD	1		
MECHANICAL ROUGH	10		
N-SFD FINAL	7		
PANEL UPGRADE			
PATIO FINAL			
PATIO COVER			
POOL			
PLUMBING ROUGH	10		
RE-ROOF	3		
SEEPAGE PIT	1		
SEPTIC TANK	1		
SET BACKS	3		
SEWERLINE			
SIDING			
SOLAR	22		
SPECIAL INSPECTION			
SPECIAL TRENCH			
TEMP ELECTRICAL			
UFER FOR ELECTRICAL SERVICE			
UNDERGROUND ELECTRICAL			
UNDERGROUND PLUMBING	7		
WATER HEATER	1		
WINDOWS	2		
MISCELLANEOUS	3		
	171		

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CALIFORNIA CITY BUILDING DEPARTMENT

DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
1-15-26	Brian Davey	19901 Newmark Road	(503) 721-9180	bdavey@veritas.com	sign permit
1-15-26	Francisco Guillen		() -		
1-15-26	Carlos Orellana	205-151-09 / 205-164-04	(661) 915-0328	corellana@veritas.com	Permit payment
1-15-26	George V.	9970 Cal. Ave	(951) 437-0245		Code ?
1-20	Adam	3344 Rana VL.	(714) 650-2222		
1-20	Vicente	21360 Applewood Dr.	(661) 339-7266		Joe.
1-20	Pitrong Kitun	287-272-32-00-7	(442) 446-5773	vjsagaz2227@gmail.com	major job application
1-20	Jennifer	CB & LYN	(760) 845-4105	PKKHUK@GMAIL.COM	(760) 845-4105 check on lot.
1-20	Eric Trejo	21725 96th St	(661) 480-8900		Permits
1-21-26	Gonzalo		(661) 426-2003	erictrejos7@gmail.com	Electrical Panel Permit
1-21-26	Jedre Cuellar		(661) 373-5061	Betancourt@gonzalo	Information
1-21-26	Ruby Rivera	8805/8213 Peach / 20548 Medio	(502) 301-5166	rubierivers@gmail.com	-Solar Permit / Plan check / Septic Permit.
1-21-26	Francisco Guillen	8112 Aspen Ave	(562) 495-9452	fgroafingjrc@gmail.com	Pool Permit.
1-21-26	Enrique M. A.	9237 S. Loop.	(818) 493-8144	enrique78@gmail.com	permit.
1-21-26	Cameron Meister	9391 Ircac	(760) 338-0146	Covered	Permit
1-22-26	ROBERT KOCKANO		(818) 826-0142	ROBERTKOCKANO	GENERAL INFORMATION
1-22-26	Martín Acuña	21213 Kernston	(660) 302-9531		Permits
1-22-26	Michael Kuller	12311	() -		
1-22-26	Angie Cruz	9125 Magnolia Ave	(323) 421-0787		occupancy letter
1-28-26	Cameron Meister	8225 Peach	() -		Permits
1-28-26	Juanal Moreno		(661) 750-9125		
1-28-26	Carlos Pardo	9030 Marguy Ave	(661) 365-7093		Permit
1-29-26	Jennifer		(661) 480-8900		Address.
1-29-26	Susan	21220 94th St	(818) 818-1832		Permit
1-29-26	Josvin Lopez	21207 83rd St Cal-city	(714) 735-0713		Permit.
1-29-26	Juan Fierro	8543 Underwood Ave	(660) 350-0875		Permit Card
1-29-26	Jennifer	(2) Ives	(660) 480-8900		Permit
2-1-26	SARAH FRYMPT		() -		
2-3-26	Sergio Figueroa		() -		
2-3-26	Jennifer	Yerba Blvd	(661) 480-8900		Permit
2-3-26	Carlos Orellana	Aspen	(661) 915-0328	corellana@veritas.com	Permit
2-4-26	Juliet John	21021 Adler Dr.	(661) 878-7031	Julietjohnson	Permit for Fence
2-4-26	Cameron Meister		(760) 338-8146	12207	
2-4-26	Hugo Mont	CATALPA ST	(818) 660-7913	cloud.com	
2-4	Holena Glenn	21295 Desert Jade Cir	(424) 414-5416	flanaganm22@gmail.com	Permit PEI mcr +

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CALIFORNIA CITY BUILDING DEPARTMENT

DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
1/2/26	Michael Kriloff Janise Rose Jennifer Zuniga Fletcher Lee Oralia Gatz Carmen Meister	8248 Willow Ave	() - (30) 686-2622 (661) 480-8960 (661) 435-2003 (661) 387-3271 (714) 811-1110	RESE JANSER@GMAIL - .com	To visit Sui Certificate of Occupancy
1-5-26	Jose Gutierrez	203-182-01-00-9	(661) 236-1535	YOURAVAGENTS@GMAIL	pay gain Permit
1/5/26	Mystica Ayala	21213 Kenniston St	(661) 502-9935		Permit
1/6/26	Brendy Talla	8849 CATAPPA AVE CAL CITY	(916) 680-1778	BrendyTalla@gmail.com	Permit
1/6/26	Tawia Trejo		() -		Permit
1/6/26	Artia Ellis		(949) 294-9984	1966.mperoutag@gmail	Permit
1/7/26	Jennifer Zuniga		(661) 480-8960		Permit
1/16/26	Jennifer	(3) N. OOPS	(661) 480-8960		Permit
	Terry V. Sanchez	257 Desert Breeze DR	(661) 202-6449		Reinstall Electrical meter
	Francisco Gutierrez	930 Walpole ave.	(562) 483-9452		Roof patio 75% add to existin perm.T.
12	Armando H. Rivera	20348 20348 Medio	(760) 377-0083	onceadale-aragon@	Permit
	Sara Gutierrez		(818) 641-0842	gortonsan@yahoo	if water is on lot
	Debbie Hargler	9624 Glade Ave	(714) 918-6570	dahargler@aol	info on Property
	Adam	Hennwood Ave	(661) 339-2266	mat,	
	Filiberto Martinez	2936 S Loop California City	(927) 492-6961	marchese.linda@	Pago
	DENISE POTTER	20608 10TH ST CAL CITY	(661) 466-9084	DENISEPOTTER@GMAIL	QUESTION
1/12/26	AMADOR MERA	21866 Ramon	(661) 760-0821	amador.mera@	Swon known
1/12/26	Richard Valderrama	9830 N Loop Blvd	(916) 927-9680	richardvalderrama@	Zoning Question
1/12/26	Michael Camacho	152 camp fire dr	() -		
1/13/26	Brian Pavey	19901 Nevada Rd	(503) 724-9180	bdave@vestas.com	signage
1/13/26	Jimmy Kung'u	9237 S Loop/8528 Baskin/8313 Redwood	(661) 201-5681	kunguenterinc@aol	Permit
1/13/26	Bruce Butler	8401 Cal City Blvd #1	(661) 435-3913	brucebutler@gmail.com	ADA compliance permit process payment
1-30-26	Carmen Meister	10401 N Loop	(760) 338-8146	CarmenMeister@	Permit
1-13-26	George V.		(927) 497-0245		Sign install question
1-13-26	ROCK BUTTER	7951 GREAT CIRCLE	(661) 369-5725	BLWCONSTRUCTION@	RE-ROOF PERMIT
1-13-26	THANK BIRTH	Redwood	() -		PERMIT
1-13-26	Gaudencia Zamora	8669 S Loop BL	(760) 377-0083	onceadale-aragon@	Permit / Master
1-13-26	Armando H. Rivera	20548 Medio/2073 SF Master	(562) 301-5166	rubierivera@gmail	Permit
1-13-26	Ruby Rivera	20548 Medio	() -		
1/13	Jennifer	9136 Nipa	(661) 480-8960		Job card
1/14/26	Colvin Lennon		() -		
01/14/26	Elizabeth Montijo	211-182-08-00-9	(909) 413-3339	e.montijo@kw.com	Permit. Fees
01/14/26	Carlos R. Rivas	285-101-07-00-4	(823) 620-8587		Surveyor

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DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
12-10-8	Carlos Gallon		(661) 680-0328	carollan77@gmail.com	Permit
12/11/25	Frederick Monene		(831) 740-9125		
12/11/25	Anthony Ruff		(714) 324-9982		
12/11/25	STEVE COLLINI		841 345-7209		PERMIT
12/11/25	Bender Falk		(916) 680-1778	Benderfalk@gmail.com	
12-15	Mike Aguilera		(916) 940-1610		CONCERN OF PLANNING
12-15	Ruby Sheffield		(760) 373-1704	Ruby Sheffield	Plans
12-15	Garage Viter		(661) 744-6430	evangelina@outlook.com	Payment for Plans paid
12-15	Gascon Apartment		(661) 202-9434	Tracieconstruction@gmail.com	
12-15	Ruby Sheffield		(818) 941-6231	Ann Beale	Brought Drop Receipt
12-15	Topisha Martinez		(310) 894-4092	ndngirl69@gmail.com	Sever Line
12/16	THUC KPS		() 201-5665		Permit
12/16	KRIS VACA		(323) 273-2444	KRIS.VACA@APEX PACIFIC HOMES	INVOICE FOR PERMIT
12/16	Jennifer Zungu		(661) 880-8910		Permit
12/16	Francisco Guillem		(562) 483-9452		Root Permit
12/17	Ruby Sheffield		(760) 608-9582	Ruby 659@yahoo.com	Permit
12/17	Elizabeth Hernandez		(591) 715-2931	elizabethhernandez@gmail.com	Plans
12/17	Blanca Gutman		(818) 523-1956	LGProfs50@gmail.com	Permit
12/17	Janika Berce		(714) 338-5928		PERMITS
12/17	German Perez		(661) 754-2621		
12/17	Kris Vaca		(323) 273-2444	KRIS.VACA@APEX PACIFIC HOMES	(PLANS) - 9231 IRENE
12/18	Trishia Pence		() -		Permits
12/18	Kelle Leland		() -		
12/18	ARTHUR S		(861) 672-7025		
12/18	Ruby Riverin		(861) 301-5166		plan check
12/18	German Perez		() -		
12/19	ISABEL VERDUGO		(407) 244-4020	IVERDUGO1003@AOL.COM	permit
12-19	Gaudencio Zamora		() -	al	
12-19	Roberto Alvarez		() -		Information on building.
12-22	KRIS VACA		(818) 362-6554	alvarez6210@shcglobal.net	
12-22	Jose Gutierrez		(323) 273-2444	KRIS.VACA@APEX PACIFIC HOMES	
12-22	Ami Thapa		(661) 236-7533	you.ravagent@gmail.com	PERMITS / New construction 203-152-01-00-9
	Ami Thapa		(213) 509-9328	amit@amc2003@yahoo.com	CHOCOL Permits - 8412 Intimacy
	Theresa		() -		Permit Overturning
	Charles LaCelle	Sever similar	() -		Yearly plan 22625
	Vera Smith	7236 Bayview Cal City	(661) 625-9016	VeraSmith98@gmail.com	Assistance with Edison/Solar Panels
12/23	Heather		() -		
	Heather				

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DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
	ROY Butler		() -		Sever Permit
	Maribel Morales		() -		Information about Permits
	BRIAN DAVEY	19901 Nevada Rd	(503) 224-9180		Bucaresti
	JANIKIA PIERCE		() -		Permits
	CHUCK BENNETT	10117 KETAN BL	(601) 201-5089		Permits
11/19	Jennifer Zung		(601) 201-5089		Permits
11/20	Jennifer	great circle	(601) 480-8960		Permits
11/20	Jaden McKissic		(601) 480-8960		Permits
11/20	Darlene Baldwin		(601) 480-8960		Permits
11/20	STEVE COLLINS	9143 REA AVE	(601) 480-8960		SEWER PERMIT
11/24	Heather Lee	Permit Prices	(710) 333-0791		Permits
11/25	STEVE COLLINS	BEWER	(601) 305-7209		Permits
11/25	Krystal Mando		(601) 305-7209		Permit cards
11/25	Jennifer	Don Lewis	(601) 305-7209		Permit
11/26	Carla Gonzalez	8461 Aspen Ave	(601) 305-7209	correll@quail.com	Permit
	Ruby Sheffield	20437 81st	() -		
12/01	Gayle de la ZAMORA		() -		
12/02	MARINA M	101024 S LOOP	(601) 305-1258	dbarnes@rightway.com	INSPECTION QUESTION
12/2	David Barnes	21301 Corwin Corwin St	(601) 305-1258		Permit
12/2	Don Jackson	20792 Laverne Ave	(323) 484-0941		Question
12/2	Kathryn Griffin	9549 Rea Ave California City CA	(910) 273-1840		Certificate of occupancy
12/03	Chenye Ma	8000 peach	(818) 493-8144	inezamit8@gmail.com	Plan check
12/3	David Barnes	21301 Corwin St	(601) 305-1258	dbarnes@rightway.com	Permit
12/3	Leo Lea	10411 N Loop	(601) 481-5827		Solar
12/3	Jesse & Lauren Buss	8401 Calif City Calif 93505	() -	harber-beadley@3330.com	
12/3	Carlos Delgado		(601) 916-0724	correll@quail.com	Permit
12/3	Breite Tannas	Aspen Ave (10033)	(805) 208-6089		Permit for Septic
12/3	Armando Rivera	20327 81st	(760) 373-0087		
12/3	KEVIN ZHENG	22001 Mitchell Blvd	(918) 255-8078		
12/4	Yasser		() -		
12/4	German Perez	2060 Melville Dr	(601) 754-2621		
12/4	Iman S		() -		
12/4	Supriya Gupta	203-714-03	(818) 335-5615		Permit?
12/4	Pam Wehner	8949 Clever	(601) 305-7209		address cat
12/4	Armando Rivera	103410 Oleander 11th	(601) 305-7209	perm@quail.com	Permit
12/025		20908 108th	(760) 373-0087		
12/025		22300 Yerba Blvd	(950) 265-9917	Fence Permit	
12/025	Latisha Green	204-155-04	(601) 493-8149	latishahelene@gmail.com	Fees

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CALIFORNIA CITY BUILDING DEPARTMENT

DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
11/3/25	Nancy Guillen	8412 Underwood Ave	() -	Corrofin@comcast.com	- copy of job card
	ED MUEHLER/KAY	8238 Redwood Blvd	960 221-2023	PERMIT@3520G	Underway Permit
11/4/25	Rogelio Avila	8112 Heather Ave.	(661) 349-1279		info on lot
11/4/25	Sorano Sandoval	21414 Leticia Ave Mojave CA 92501	(323) 355-9542	sandoval.sorano@yahoo.com	Job Card to be resigned by Tiffany Carter
11-4-25	Rocky Gallant	8548 Underwood Ave	(760) 894-1528	gallant911@gmail.com	Bathroom remodel permit
11-4-25	Jennifer	Walpole	(660) 480-8960		Stamped plans
8:30	Francisco Beroya	Holly Ave	(818) 963-2441		
11/1	Imma Salomon	208-122-01	() -		Building permit.
11/1	Jose Cosme		() -		
11/5	Ayda Hernandez	4016 Mendiburu Rd.	(402) 211-6607		Sign Permit
11/5	Thammy	↓	() -		Permit
11/5	Thammy	↓	() -		Permit
11/5	Thammy	9160 California City Blvd	() -	California city phas may	sign permit
11/5	Thammy	↓	() -	1 @ comal.com	permit - encroachment
11/6	Rafael Arce	4047 California City Blvd	(661) 361-1390	rasarion@comcast.com	Permit
11/6	Nadya Schteben	9900 Sand Trapp Ct	() -		Electrical info
11/6/25	Eric Trejo	APN: 208-122-01	(626) 426-2003	erictrejo57@gmail.com	Plan Check - Permit
11/7/25	Juan Manuel Moreno		(831) 750-9125		
11/7/25	STAN OFORTA		() -		
11/12	mark Arrage	Rea Ave	(909) 902-9028		Tub and
11/12	Tony Rosa	7710 Greenwood Ave	(408) 396-8781	tonyrosad@comcast.com	
11/12	Luis Avila	16054 Plummer St	(818) 555-3177	Lavro 44@yahoo.com	
11/12	Francisco Guillen	8412 Underwood	(52) 483-9452		
11/13	Rocast Wasson	8348 Underwood Ave	(661) 478-8603		Roofing permit
11/13	Carolyn McLaughlin	26242 Yucca Rd, Mojave CA 93255	(661) 478-8603		Signs
11/13	Gesela Marsh	21013 Hugo Way California	(323) 245-8535	geselamc@comcast.com	reason for revisit / respect
11/13	Marisol Romero	9905 Foothill Rd.	(510) 395-2608	mary291005@hotmail.com	permit
11/13	Jose Gutierrez		(661) 236-7533	youravagent@comcast.com	Building permits.
11/13	Eric Trejo	2225 9th St	(626) 426-2003	erictrejo57@gmail.com	Question about email of plans to build
11/17	Jennifer		(661) 480-8960		LBIS License
11/17	Charlie	22625 Verba blv	(562) 255-9917		permit for fence
11/17	Barbara Rojas	5410 Lewis Ave	(714) 402-8060	sada	
11/17	JOSH MEISER	6311 POPPY	() -		
11/19	Jennifer Zuniga		(661) 480-8960		Permits
11/19	Ayda Hernandez	4016 Mendiburu Rd.	(402) 211-6607		Permits
11/19	Juan Manuel Moreno	831 750 9125	() -		Permits
11/19	Janita Pineda	8457 Great Circle	() -		
11/19	Jennifer Zuniga		(661) 480-8960		Permits

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CALIFORNIA CITY BUILDING DEPARTMENT

DATE:	NAME:	ADDRESS / APN:	PHONE #:	EMAIL:	REASON FOR VISIT:
	Amir TANUKA Delae		(714) 256-4210 (714) 338-8928		Permits
10-16-25	Juan Ochoa	10355 Ridge Blvd	(714) 808-9028		Permit
10-16	Jennifer	Multiple	(415) 80-8960		Solar Permits / plumbing permit
10-20	BIZAN SMITH	7355 DOBWOOD	(579) 588-8009		Solar Permit
10-21	CHRIS DAOS	9131 WALPOLE AVE	(808) 722-0673		CERT OF OCCUPANCY
10-21	STAN OFOMATA	8109 Willow Ave	(825) 94-9332		
10-21	Ed Castellan	San Diego	(651) 80-3716		Continue
10-21-25	Jorge Pletaz	210-141-11	(323) 307-5407		Location of property
10/21/25	Richard Hernandez	42157 12th St W	(661) 369-1390	rasvacion@rotoce.com	Senior Permit
10/21/25	Jacqueline	9063 Cali City #C	(818) 201-7252	Tanzia.Santolay@ymail	Paper work Sign
10/21/25	Amir TAGAR	8412 Inwood	(818) 509-9328		
10/21/25	Rosa Mendez	21220 94th St.	(661) 478-6787		permit
10/22	H.D.D.		() -		Permit
10/22	Jennifer	@ Sally	(415) 480-8960		Permit
10/23	Nina Chavez	10447 S. Loop Blvd	(818) 450-7515		Permit
10/23	Carmen Mendoza	20432 Georgetown St	(661) 471-6102		pay fee for plan review
10/23	Juan Castellanos		(661) 717-7570	mshollywoods@661.com	
10/23	Socorro Sandoval	21414 Lurie Ave Mojave CA 93501	(323) 385-9342	sandovalsocorro44@yahoo.com	update on Application
10/23	Aquela Hernandez	9016 Mendocino Rd	(415) 247-6607	hernandezaquela@gmail.com	Permit
10/27	Socorro Sandoval	21414 Lurie Ave Mojave CA 93501	(323) 385-9342	sandovalsocorro44@yahoo.com	update Application / COO
	EDGARDO GALDAMEZ		() -		
10/27	EDGARDO GALDAMEZ	751 POPPY BLVD	(760) 608-1905	wil.gal@hotmail.com	
10/28	SERENA CISNEROS	21017 NEURALIA RD CALIF CITY 93505	(562) 603-3653	SMADERA@MARAVILLA.ORG	Water Heater permits
10/28	ED MOETHLENKAMP	8236 REDWOOD	(661) 221-2685		Permit
10/28	Katharine Bonis	8531 REA Ave	(661) 965-3710		Cert of Occupancy
10/28	Roger Bok	8236 94th Street	(760) 912-2129		Permit Electrical
10/25/24	Maria S Lopez	21213 Windsor St	(415) 417-1240	mca154928@gmail.com	Floor
10/28/24	Mateo	21213 Kenniston St	(661) 502-9935		Permit
10/29/24	Carlos Pothillo	21110 LAUREL ST DR	(661) 363-7643		Permit
11/3/25	Rogelio Avina	9109 Susan Ave	(661) 349-5279		Solar Permit
11/3/25	ALEX FARASSATI	11219 KENNISTON ST.	(818) 606-5515		ADU REQUIREMENTS
11/3/25	Bowen Pitt	2200 Mitchell Blvd	(661) 316-5230		General Permit
11/3/25	Alonso Medy	8871 Aspen Ave Calif City	(661) 965-0382		Release Permit
11/3/25	Amador MEZA	10261 REA	() 373-0625		Senior Permit
11/3/25	Amador MEZA	10401 N-100P	() 373-0625		Senior Permit

Acting City Clerk Weible
California City Hall, 21000 Hacienda Blvd
California City, CA 93505-2259

SCANNED Feb 1, 2026

2/10/26
AGENDA

Acting City Clerk Weible,

Re: What Cal City Residents Should Grasp From CoreCivic Prison Dissenters' Claims

Include this letter into the record for the upcoming city council meeting and distribute to city council members, city manager, and finance director; place this topic on the agenda to discuss at the next city council meeting.

CoreCivic prison dissenters continue to air objections at regular council meetings. Two recurring-themes are city water quality and medical care availability. Both are "deaf-ear" topics considering what city un-incarcerated residents & families endure on a daily basis.

California Civil Code §1670.9 governs contracted private corporation detention by the federal government in California. Specifically, §1670.9 (d) (2) specifies at least two separate meetings open to the public for comments on permit action or proposed conveyance. Those attending regular council meetings are aware that CoreCivic Prison dissenters were provided opportunity to make public comments for about 10 council meetings, far more than the Civic Code requires. Two recurring themes are part of the dissenters' narrative: 1) water quality and 2) medical care availability. So, let's take a closer look at these topics.

The CoreCivic prison receives city water from relatively new C909 PVC water mains. In 2015/16, the city installed a new water main bypass from water wells directly to the 2.5M gallon water tank. CoreCivic is connected to the city water system and the 2.5M gallon tank by a 12-inch PVC water line. In stark contrast, most residents are connected to the city's water system by aged steel water lines, many in excess of 60 years old and deteriorated condition. The likelihood of allegedly 'rusty, foul tasting water' as claimed by prison dissenters is far more probable in residential households, not the prison. A "water quality" complaint has no merit because the aquifer water source is mineral rich for the entire city water system. City residents and landowners have paid more than \$40M for steel water main replacement. In 33 years, less than 12% of the 194 miles of aged steel water mains have actually been replaced and city Public Works is more than 100 miles behind in their water main replacement obligation.

The second theme of the dissenters' narrative is prison medical care. This issue should be directed to prison management, not the city council. There is a real hypocritical component to this argument. Cal City's un-incarcerated population is around 12,000, 8.5 times higher than the current prison population. On a weekday basis, Cal City has one medical doctor working and maybe a second soon, when local medical offices are staffed. A previous 5-day/week General Practice doctor has stopped weekday service in Cal City pending retirement. While there are a few medical facilities in town, most are staffed by a physician-assistant or a nurse-practitioner. Most Cal City residents, with the means to do so, travel out of town for patient-paid or insurance-covered medical appointments and treatments by a medical doctor or specialist.

A majority of CoreCivic prison dissenters have focused attention on inmates without basic due diligence of the real-life circumstances that Cal City residents face every day. Not one dissenter has raised concern regarding Cal City's derelict water main replacement program or medical access limitations for un-incarcerated families; its not part of their preferred narrative.

J. M. Powers

Cc: Each Council Member, Interim City Manager Grayson, MDN, ALL Stakeholders

Acting City Clerk Weible
California City Hall, 21000 Hacienda Blvd
California City, CA 93505-2259

February 2, 2026

Acting City Clerk Weible,

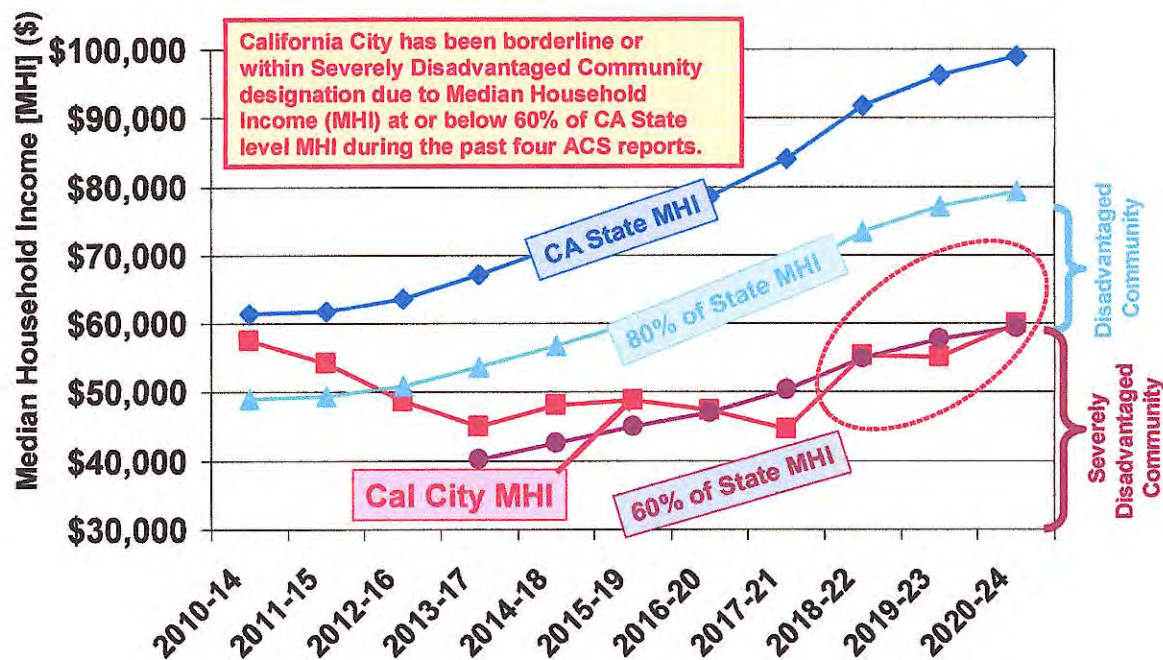
Re: Cal City's American Community Survey (ACS) Results 2020-2024 Reveal a Borderline Severely Disadvantaged Community Due to Stagnant Median Household Income (MHI)

Include this letter into the record for the upcoming city council meeting and distribute to city council members, city manager, and finance director; place this topic on the agenda to discuss at the next city council meeting.

The American Community Survey 5-year Series [2020-2024] for Cal City income, poverty, health & population was released Jan 30, 2026. Median Household Income (MHI) for Cal City has flat-lined over the past 10 years while State MHI has increased by 65%. Cal City is a borderline Severely Disadvantaged Community with a MHI at 60% of State MHI. Other definitions of Disadvantaged Community are sourced here from CA Water Code & CalEPA.

The American Community Survey (ACS) is prepared annually compiling data results on population, housing, health, and income. For ACS data to be statistically valid, a small community like Cal City needs a five-year data series to draw statistically significant results. Larger municipalities, like Bakersfield, have 1-year series of ACS data. The chart below contains Median Household Income (MHI) for Cal City (see **red line**) compared to State MHI, 80% of State MHI, and 60% of State MHI. Cal City MHI has flat-lined over 10 years and is a borderline "Severely Disadvantaged Community" with MHI at 60% of State MHI (see **red circle** in chart below).

American Community Survey (ACS) 5-Year Series for Cal City 2010 - 2024



As the chart depicts, Cal City has been a disadvantaged community since 2016 (below 80% of State MHI) and then a borderline or within severely disadvantaged community criteria since

2020 (at or below 60% of State MHI). It does not appear cannabis industry promoter promises back in 2018 of bringing high-salaried jobs to Cal City have materialized, likely never.

California has several different State codes defining “*disadvantaged community*.” CA Health & Safety Code (HSC) **§116760.20** & **§39713(d)** apply the 80% MHI and 60% MHI criteria as shown in the chart on the previous page. CA Public Resource Code **§75005(g)** applies the same criteria.

There are two other variations of “*disadvantaged community*,” and these should be of special interest to the California City Council and the Interim City Manager.

The first variation is CA Water Code **§79505.5(a)**. Under Proposition 1 (2014), the Integrated Water Management Program (IRWM) authorizes **\$510M** in allocated funding for water infrastructure projects for *disadvantaged communities*. Cal City Public Works led the 2019 Fremont Valley Basin (FVB) IRWMP for which water infrastructure grant funding was available via the CA Dept of Water Resources through the Lahontan Regional Water Quality Control Board. Cal City meets the “*disadvantaged community*” Water Code criteria. Round 2 Implementation of Grant Solicitation occurred in 2022. There is NO evidence Cal City Public Works had submitted 2019 FVB IRWMP projects (up to \$15M) for funding through the 2022 IRWM Grant Solicitation.

The second variation of “*disadvantaged community*” is derived from **SB 535**, establishing a Cap-and-Trade auction to fund investments for “*disadvantaged communities*” with CalEPA having management oversight responsibility. **SB 535** substantially expands the criteria for determining whether or not a municipality qualifies as a “*disadvantaged community*” using 21 scoring components. These include pollution burden exposure and environmental effects as well as sensitive populations and socioeconomic factors; 18 are shown in the table below. The result is a CalEnviroScreen Scoring for each census tract area establishing eligibility for CalEPA funding.

CalEPA CalEnviroScreen 4.0 Component Scoring for Disadvantaged Communities

Socioeconomic Factors	Health Sensitivities	Environmental Effects	Pollution Exposure
Poverty	Cardiovascular Disease	Impaired Water Bodies	Drinking Water Quality
Unemployment	Asthma Emergency Visits	Groundwater Threats	Traffic Density
Low Income Housing	Low Birth-weight	Hazardous Waste	Diesel PM Emissions
Education Attainment		Solid Waste Sites	Pesticide Use
Linguistic Isolation		Cleanup Sites	Housing Lead Risk

Cal City's central census tract (encompassing a majority of the first community) does **NOT** meet CalEPA scoring as a “*disadvantaged community*.” In contrast, the surrounding areas around the Cal City central census tract **DO** meet CalEPA scoring for “*disadvantaged community*.” This means, for example, that Wonder Acres qualifies to compete for CalEPA funding under **SB 535**. There is NO evidence California City has pursued CalEPA grant funding for areas within City limits but are outside the City's central census tract.

Under several different CA State codes, California City qualifies as a *Disadvantaged Community* and more recently, beginning 2020, became a borderline *Severely Disadvantaged Community* designation, see companion letter dated Feb 3, 2026. Cal City has ignored *disadvantaged community* water infrastructure grant funding opportunities and has not pursued CalEPA grant funding for its outlying areas within city limits. Yet —Cal City pays about \$4K monthly for a grant-writing contract! Companion letter dated Feb 3, 2026 shows Cal City ACS data for State & County Low Income & Poverty levels, and Labor Force Participation criteria.

 J. M. Powers

Cc: Each Council Member, Interim City Manager Grayson, MDN, All Stakeholders

Acting City Clerk Weible
California City Hall, 21000 Hacienda Blvd
California City, CA 93505-2259

February 3, 2026

Acting City Clerk Weible,

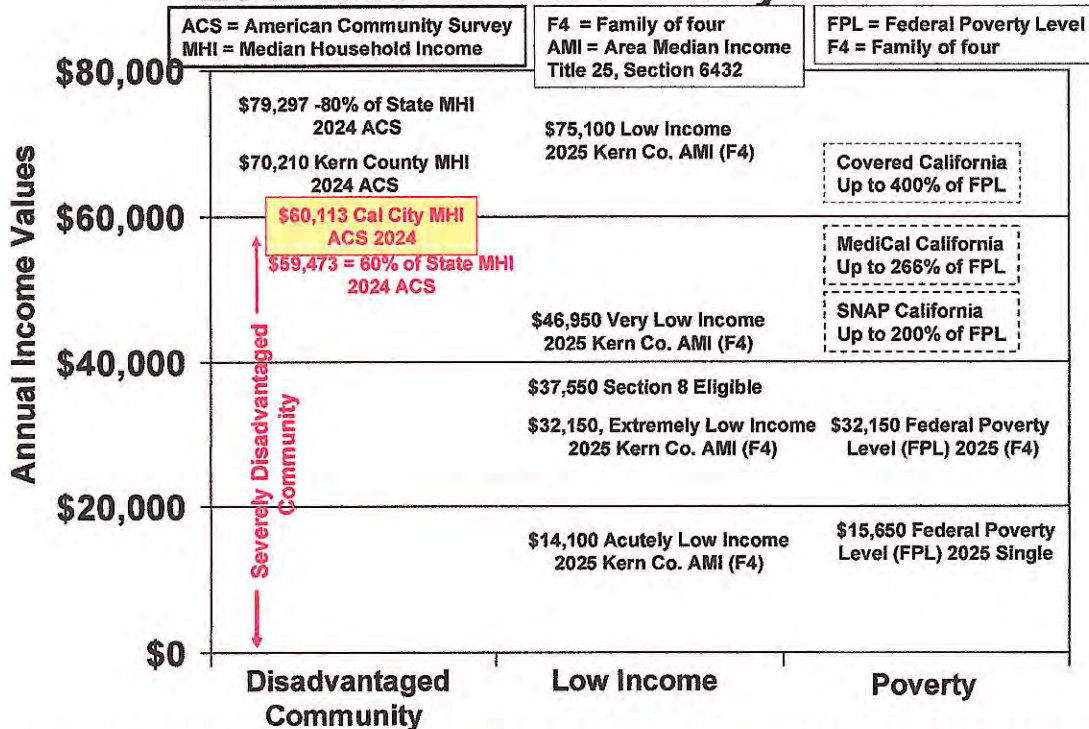
**Re: California City's Borderline Severely Disadvantaged Community Status verses
Federal, State, & County Low Income & Poverty Levels and Labor Force Participation**

Include this letter into the record for the upcoming city council meeting and distribute to city council members, city manager, and finance director; place this topic on the agenda to discuss at the next city council meeting.

The most recent American Community Survey (ACS) results [2020-2024] for Cal City reveal it is a borderline Severely Disadvantaged Community. The ACS also collects data on income and poverty levels, health & labor force participation. The connections between disadvantaged community, low income, and poverty levels are summarized in the table below. Cal City's poverty level is over two times higher than State. Based on ACS data, it is reasonable to summarize that almost 25% of Cal City families meet the Federal Poverty Level criteria & more than 50% of Cal City families meet Kern County Low Income criteria.

The chart below is exceptionally graphic correlating annual income levels across Disadvantaged Community, State and Federal Low Income & Poverty criteria. Cal City's Median Household Income (MHI) of \$60,113 is borderline Severely Disadvantaged Community according to ACS data. The comparison below includes State & County Low Income & Poverty threshold levels for a family of four, except where noted.

Disadvantaged Community vs. Low Income vs. Poverty 2025



State and Federal Low Income and Poverty thresholds vary based on program-level criteria, so these thresholds accordion (expand or contract) with the main determinants of family

size, number of children, total and area median income (AMI); total income tends to follow federal guidelines for modified adjusted gross income.

The State's Title 25, Section 6432, defines four levels of "**low income**": in descending order, these are; 1) **low income**, 2) **very low income**, 3) **extremely low income**, and 4) **acutely low income**. The values for these four low income thresholds are displayed in the chart on the previous page based on Kern County AMI baseline and family of four. Kern County Low Income threshold of **\$75,100** (for a family of four) is higher than Cal City's MHI of **\$60,113**. A large number of Cal City households, likely more than half, are below the County Low Income threshold. The Kern County **Very Low Income** threshold is **\$46,950**. The threshold for Section 8 housing eligibility of **\$37,550** is based on family size and total income inputs and is typically half of the value of County Low Income AMI; see chart on the previous page.

The Kern County **Extremely Low Income** is **\$32,150** and uses family size and AMI to arrive at the threshold for a family of four. Kern County **Extremely Low Income** thresholds align close or equal to **Federal Poverty levels** as shown in the chart. It happens that Low income thresholds (plural) share similar parameters with poverty thresholds.

A more recent Low Income level definition [via AB 1043, 2021] added **Acutely Low Income**, which is set at 15% of the County AMI. For Cal City and Kern County, Acutely Low Income is **\$14,600** for a household size of four, see chart on the previous page.

The American Community Survey (ACS 2020-2024) quantified MHI (income) as well as poverty threshold and labor force participation (latter is not shown on chart). According to ACS 2020-2024, Cal City's specific level of poverty is 20.2% (for families), which is more than two times higher than CA State Poverty level of 8.5%. Kern County poverty level is **15.3%**. A "poverty area" is a geographical area where **20% or more** live below the poverty level; so Cal City fits that definition of poverty area based on ACS data. The 2025 Federal poverty threshold is **\$32,150** for a family of four. The 2025 Federal poverty level for a single adult is **\$15,650**. See chart on the previous page.

The 2020-2024 ACS data includes **Total Labor Force Participation (LFP) rate**. LFP rate needs definition. LFP rate is the sum of full time employees plus those actively looking for employment (which is rather fuzzy). LFP rate may NOT include all those part-time employed and does NOT include those who have given up searching for a job. Normally, the LFP rate spans ages 16 years-old and above; however, data are often truncated for only "*prime age*" 25-59 or other narrow age groups depending upon the federal agency producing the statistics and for what purpose.

Interestingly, unemployed actively seeking work are included in both the LFP rate AND unemployment rate. The ACS 2020-2024 Total LFP rate for Cal City was **50.8%** (a slight declined from last year), for Kern County, it was **58.8%**, and for CA it was **63.8%**.

In conclusion, based on ACS data it is reasonable to summarize that almost 25% of Cal City families meet the Federal Poverty Level criteria and more than 50% of Cal City families meet the Kern County Low Income criteria. Based on Cal City's 2024 MHI, Cal City continues as a borderline Severely Disadvantaged Community. City Council should pay close attention to the implications of this income, poverty, and LFP data.

J. M. Powers

Cc: Each Council Member, Interim City Manager Grayson, MDN, All Stakeholders



COUNCIL AGENDA ITEM February 10, 2026

TO: Honorable Mayor and Council
FROM: Anu Doravari, City Planner
TITLE: Housing Element 2023–2031 (Sixth Cycle) Adoption

HOUSING ELEMENT ADOPTION (2023–2031)

STAFF RECOMMENDATION

A. Adopt Resolution No. 26-3209 adopting the City’s 6th Cycle Housing Element (2023–2031) and finding the action exempt from CEQA pursuant to Guidelines Section 15061(b)(3) (Common Sense Exemption), consistent with the Planning Commission’s recommendation.

B. Take other action as the Council deems appropriate.

BACKGROUND

California Government Code Title 7, Division 1, Chapter 3, Article 10.6 [65580 – 65589.11] regulates the use and requirements of the housing element. State law requires that the city update its General Plan Housing Element every eight years. State law further requires the current update for jurisdictions in the Kern Council of Governments (KCOG) region to comply by December 31, 2021.

California City’s previous Housing Element covered the 2013–2021 (fifth cycle) planning period. The proposed update covers the 2023–2031 (sixth cycle) planning period and ensures compliance with current State housing law.

The draft Housing Element was prepared with input from the community, Planning Commission, and City Council. The document was initially submitted to the California Department of Housing and Community Development (HCD) for a 90-day review period on December 17, 2024. A detailed timeline documenting HCD Reviews is attached as Table 1 below.

Date	Action
December 17, 2024	Draft 2023–2031 Housing Element submitted to HCD for initial 90-day review
March 17, 2025	HCD issued written comments on the draft Housing Element
May 16, 2025	Revised draft Housing Element resubmitted to HCD for 60-day review

Date	Action
July 9, 2025	HCD issued comments on the revised draft
October 2, 2025	Housing Element resubmitted to HCD for an additional 60-day review
October 17, 2025	HCD issued a letter finding the Housing Element substantially compliant upon adoption

TABLE 1 – Timeline of HCD Review**PLANNING COMMISSION ACTION**

The Planning Commission held a duly noticed public hearing on January 6, 2026, to consider adoption of the City's 2023–2031 Housing Element Update (Sixth Cycle). Notice was provided in local newspaper on 17th December 2025. The Planning Commission found the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Following public testimony and deliberation, the Planning Commission adopted Resolution No. PC 2026-HE-01, recommending that the City Council adopt the 2023–2031 Housing Element Update.

ZONING TEXT AMENDMENTS AND IMPLEMENTATION TIMELINE

The 2023–2031 Housing Element identifies a series of zoning text amendments necessary to implement certain Housing Element programs and maintain consistency between the Housing Element and the City's Zoning Code. Based on direction from the City Attorney's Office, staff is recommending adoption of the Housing Element at this time to meet State housing law requirements.

The identified zoning text amendments constitute separate legislative actions and require additional analysis, public notice, and hearings. Staff anticipates initiating and processing these amendments following adoption of the Housing Element.

The zoning text amendments are expected to be brought forward for Planning Commission and City Council consideration in 2026. Adoption of the Housing Element at this time ensures the City's continued compliance with State housing law, while allowing the City to implement the required zoning text amendments through a structured and legally appropriate process.

ENVIRONMENTAL REVIEW (CEQA)

Adoption of the 2023–2031 Housing Element Update is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the Common Sense Exemption.

CEQA applies only to projects that have the potential to cause a significant effect on the environment. The Housing Element is a policy-level planning document and does not authorize, approve, or permit any specific development, rezoning, or physical

change to the environment. Adoption of the Housing Element does not result in construction, infrastructure improvements, or increased development intensity.

Any future zoning amendments, housing projects, or implementation actions identified in the Housing Element will be subject to separate discretionary review and project-specific environmental analysis, as required by CEQA.

Accordingly, it can be seen with certainty that adoption of the Housing Element Update will not have a significant effect on the environment, and the project is therefore exempt from CEQA.

DISCUSSION

The Housing Element is one of the eight required elements of the City's General Plan and provides a framework to guide the development, improvement, and preservation of housing to meet existing and projected needs of all income levels in the community.

Key components of the 2023–2031 Housing Element include:

1. A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components as well as the overall effectiveness of the Housing Element.
2. An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
3. An analysis and program for preserving assisted housing developments.
4. An assessment of fair housing.
5. A statement of community goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.
6. A program with an eight-year schedule of actions that the City is undertaking or intends to undertake to implement the policies in the Housing Element.

The Housing Element is a policy document and does not, by itself, approve any physical development. Any future housing projects identified for program implementation will undergo separate review and environmental analysis.

PUBLIC NOTICE AND OUTREACH

Notice of this public hearing was provided in accordance with Government Code §§ 65090 and 65352. Public review drafts of the Housing Element were made available on the City's website and at City Hall.

The City conducted outreach through public workshops, Planning Commission meetings, and consultation with housing stakeholders. Public comments received during these processes were reviewed and incorporated where appropriate.

FISCAL IMPACT

There is no direct fiscal impact associated with adoption of the Housing Element. Implementation of programs identified in the document may require future budget appropriations or grant funding.

RECOMMENDATION

Staff recommends that the City Council:

Adopt Resolution No. 26-3209 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY TO ADOPT THE 6TH CYCLE HOUSING ELEMENT (2023-2031) AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3), THE COMMON SENSE EXEMPTION

ATTACHMENTS

1. Draft Resolution No. 26-3209 (City Council Adopting the 2023–2031 Housing Element)
2. Final 2023–2031 Housing Element
3. Planning Commission Resolution No. PC 2026-HE-01
4. Notice Of Exemption
5. CEQA Exemption Memo
6. HCD Compliance letter, Oct 17, 2025

RESOLUTION CC NO. 26-3209

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY TO ADOPT THE 6TH CYCLE HOUSING ELEMENT (2023-2031) AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15061(b)(3), THE COMMON SENSE EXEMPTION

WHEREAS, the State of California requires that each city and county prepare and adopt a Housing Element as one of the eight State-mandated elements of the General Plan, in accordance with Government Code Sections 65580 through 65589.11; and

WHEREAS, the Housing Element identifies existing and projected housing needs and establishes goals, policies, and programs to meet those needs across all income levels; and

WHEREAS, the City of California City has prepared its 6th Cycle Housing Element for the 2023-2031 planning period to comply with the State's Regional Housing Needs Allocation (RHNA) as determined by the Kern Council of Governments (Kern COG); and

WHEREAS, the City Council finds that the Housing Element provides sufficient capacity through its site inventory to accommodate the City's Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period; and

WHEREAS, the City of California City submitted the 6th Cycle Housing Element for review by the California Department of Housing and Community Development (HCD) on December 17, 2024; and

WHEREAS, HCD provided comments on March 17, 2025 to the City of California City's 6th Cycle Housing Element for the City to address by updating the Housing Element; and

WHEREAS, the City of California City submitted the revised 6th Cycle Housing Element for review by HCD on May 16, 2025; and

WHEREAS, HCD provided comments on July 9, 2025 to the City of California City's 6th Cycle Housing Element for the City to address by updating the revised Housing Element; and

WHEREAS, the City of California City resubmitted the revised 6th Cycle Housing Element for review by HCD on October 2, 2025; and

WHEREAS, HCD reviewed the revised Housing Element and issued findings on October 17, 2025 determining that the City of California City's 6th Cycle Housing

Element, as revised, meets the statutory requirements and will substantially comply with State Housing Element Law when adopted, submitted, and approved by HCD; and

WHEREAS, at a duly noticed public hearing on January 6, 2026, the Planning Commission reviewed the proposed 6th Cycle Housing Element, considered public testimony, found the project exempt from CEQA pursuant to the common sense exemption (CEQA Guidelines § 15061(b)(3)), and recommended adoption to the City Council pursuant to Planning Commission Resolution No. PC 2026-HE-01;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CALIFORNIA CITY AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated by reference into this action.

SECTION 2. After full consideration of the entire public record, the City Council finds that the Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq., and contains all provisions required by State Housing Element Law and the comments provided by HCD.

SECTION 3. The City Council finds that the proposed 6th Cycle Housing Element is consistent with the City of California City General Plan and supports the City's efforts to provide a variety of housing types to support the economic, employment, and commercial opportunities of the community.

SECTION 4. The 2023-2031 Housing Element is exempt from the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), pursuant to the "common sense exemption" (14 Cal. Code Regs. Section 15061 (b)(3)), because it can be seen with certainty that there is no possibility that the 2023-2031 Housing Element may have a significant effect on the environment because it does not approve any development project or other physical change to the environment, nor does it adopt any zoning or land use changes. Rather, the 2023-2031 Housing Element is a document that sets forth the City's policies to plan for the City's regional housing needs allocation. Approval of any subsequent zoning amendments or housing development projects in accordance with the policies set forth in the 2023-2031 Housing Element will comply with CEQA.

SECTION 5. The City Council hereby adopts the 2023-2031 Housing Element as set forth in Exhibit A attached hereto and incorporated by reference.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of California City, this 10th day of February 2026.

Marquette Hawkins, Mayor

ATTEST:

APPROVED AS TO FORM:

Leannndrea Weible
Acting City Clerk

Victor M. Ponto,
City Attorney

CERTIFICATION

I, Leannndrea Weible, Acting City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 10th day of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 10th day of February 2026.

Leannndrea Weible
Acting City Clerk

ATTACHMENT 2

EXHIBIT A

2023-2031 6TH CYCLE HOUSING ELEMENT

DRAFT

EXHIBIT A



2023 – 2031 HOUSING ELEMENT

City of California City

December 2025 | Adoption Draft



2023 – 2031 HOUSING ELEMENT

City of California City

December 2025 | Adoption Draft



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200

Folsom, California 95630

t 916.245.7500

www.placeworks.com

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1. Introduction

Purpose

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and to meet or exceed the Regional Housing Needs Assessment (RHNA). The City recognizes that housing need is met through many resources and interest groups. To respond to the increasing housing pressures facing California City, the Housing Element Update presents goals, policies, and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, policies, and programs comprise the City's housing action plan for the 2023-2031 planning period. The content of this chapter will guide daily decision making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals.

California Government Code Section 65583 requires the Housing Element to include the following components:

- » A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components as well as the overall effectiveness of the Housing Element.
- » An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- » An analysis and program for preserving assisted housing developments.
- » A statement of community goals, quantified objectives, and policies related to the maintenance, preservation, improvement, and development of housing.
- » A program with an eight-year schedule of actions that the City is undertaking or intends to undertake to implement the policies in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, State law sets an eight-year time frame. This sixth cycle extends from 2023 to 2031, and this update will replace the Housing Element that was in effect from 2015 to 2023.

The Housing Element identifies the City's housing conditions and needs; evaluates the City's ability to meet its RHNA; establishes the goals, policies, and programs that are the foundation of the City's housing strategy; and provides an array of programs to create sustainable, mixed-income neighborhoods across the city.

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1, Introduction: Provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2, Public Participation: Describes the community engagement and opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section 3, Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4, Assessment of Fair Housing. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5, Housing Sites Inventory: Lists most of the available vacant land in the city that is appropriate to meet the City's share of the regional housing needs.

Section 6, Housing Constraints: Analyzes potential governmental and nongovernmental constraints to housing development in California City. This includes the City's planning, zoning, and building standards that directly affect residential development patterns and influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land and materials for building homes, natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing) that impact housing cost and availability.

Section 7, Review of Previous 2015-2023 Housing Element: Contains an evaluation of the last Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8, Goals, Policies, and Programs: Documents the City's goals, policies, and programs to address the housing needs in California City. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the City will take to meet local housing goals and quantified objectives to address the housing needs in California City.

Regional Housing Need

Pursuant to Government Code Section 65584, the California Department of Housing and Community Development (HCD) developed the RHNA Plan for Kern County. The RHNA Plan identifies a need for 24,365 new residential units in all of Kern County (including incorporated cities) over an eight-year period (2023 to 2031). The need for 24,365 units is shared and distributed amongst each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, California City's share of regional housing needs is 427 units, or roughly 53 units per year, over an eight-year planning period (June 30, 2023, to December 31, 2031).

The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the Housing Element's statutory planning period. As shown in **Table 1-1**, California City is required to plan for 427 units during the 2023-2031 planning period. Of those, 64 units must be affordable to lower-income (extremely low-, very low-, and low-income) households, 100 units affordable to moderate-income households, and 263 units for above moderate-income households.

Table 1-1. California City Regional Housing Need, 2023–2031

Income Category	2023 – 2031 RHNA	Percentage of RHNA
Very Low	39	9%
Low	25	6%
Moderate	100	23%
Above Moderate	263	62%
Total	427	100%

Source: 6th Cycle Regional Housing Needs Allocation (RHNA) Plan adopted on July 21, 2022.

Note: It is assumed that 50 percent of the very low-income units (19 units) are allocated to the extremely low-income category.

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the city.

The Housing Element was last updated in 2015 and has been reviewed for consistency with the City’s other General Plan elements. The policies and actions in this Housing Element are consistent with the policy direction in other parts of the General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. As of 2024, the City is in the process of reviewing and updating the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor’s Office of Planning and Research (OPR).

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2. Public Participation

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community, specifically lower income households and special needs groups, in the development of the Housing Element, and the action shall describe this effort.”

The diligent effort required by State law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

To meet the requirements of State law, California City completed the public outreach and encouraged community involvement, summarized and described below. The City did not receive any requests for translation services, but does provide translation services if requested.

Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, including lower income and special needs individuals and households, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From November 2023 through December 2023, staff reached out to 13 stakeholder organizations to offer each the opportunity to provide one-on-one input on housing needs and programs. Of these 13 organizations, 4 provided feedback via one-on-one interviews or email responses, and 9 did not respond.

Representatives from the following stakeholders were interviewed:

- » Kern County Commission on Aging, December 2023
- » Housing Authority of the County of Kern, December 2023
- » Kern County Aging and Adult Services, November 2023
- » The Mission at Kern County, December 2023

Requests for consultation were extended but no responses were received from the following stakeholder groups:

- » Kern County Mental Health Services Department
- » Kern Regional Center
- » Kern County Human Service Department
- » Mable Davis Senior Center
- » Inland Fair Housing and Mediation Board
- » Bakersfield Kern Regional Homeless Collaborative
- » Desert Area Resources and Training

- » Alliance Against Family Violence
- » Women's Center High Desert

The stakeholders were asked the following questions:

1. Opportunities and concerns: What top three opportunities do you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in California City?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for homeownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How would you characterize the physical condition of housing in California City? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID-19 affected the housing situation?

The one-on-one interviews with stakeholders revealed several key observations and conditions related to housing issues facing the residents of California City, revealing common themes.

First, there was a significant concern about the unaffordability of available housing, particularly for low-income residents who have been priced out of the market. The Kern County Commission on Aging highlighted that long waiting lists for affordable housing and a lack of reliable public transportation compound this issue. Additionally, a lack of utility infrastructure, such as gas lines, discourages developers from building in certain areas. Issues like inadequate lighting in certain areas also affect safety. Stakeholders also discussed opportunities for future housing development, such as increased construction due to relatively easy permit acquisition, the presence of an underground aquifer capable of supporting a large population, and advantageous location near major employment hubs like Los Angeles and Las Vegas.

The Housing Authority of the County of Kern (KCHA) identified affordable rental housing as a primary opportunity. However, they expressed concerns about the availability of appropriately zoned vacant land near essential amenities. There was a noted need for quality, well-maintained, affordable housing, especially for larger families preferring single-family rental homes, and smaller families content with apartments. KCHA highlighted significant barriers such as the lack of housing supply, inadequate available rental housing, increasing homeownership costs, and limited data on accessible rental units. KCHA also pointed out limitations in zoning diversity as factors restricting housing choices and concentrating poverty.

The Mission at Kern County emphasized the importance of increased involvement from private developers and the implementation of new strategic action plans promoting innovative housing solutions. They noted barriers to finding affordable and decent housing, including high competition for units, insufficient affordable housing, and limited mental

health and substance abuse support. The Mission also stressed the need for more education and training for landlords on fair housing policies and suggested landlord summits and increased training opportunities to improve understanding and compliance with fair housing guidelines.

Regarding housing preferences, there was a desire for one- or two-bedroom units, with the predominant housing available falling within the 1500- to 1700-square-foot range. There were limited options for seniors and persons with disabilities, emphasizing the need for more senior and affordable housing options, like the Desert Jade housing development. However, attracting developer interest remains a hurdle.

Equity and fair housing concerns were also raised, with KCHA identifying zoning diversity limitations as restricting housing choices and concentrating poverty. However, the Kern County Commission on Aging reported no complaints about civil rights violations or racial segregation in housing options, describing the area's population as well-blended with no apparent racial concentration in specific neighborhoods.

COVID-19's impact was significant across all consultations. The Kern County Commission on Aging noted a surge in property selling during the pandemic's initial phase, but current hesitancy among homeowners to sell due to inflation and interest rate uncertainties. The Housing Authority of the County of Kern reported that eviction moratoriums during the pandemic led to a surge in evictions as tenants withheld payments. Material and labor shortages from COVID also adversely affected housing production, escalating costs and impacting overall housing availability and affordability. The Mission at Kern County emphasized that COVID-19 slowed down housing processes and contributed to increased homelessness, creating additional challenges for the homeless population.

To incorporate stakeholder feedback, the City included **Goal 1** and associated policies (**Policy 1.1 through Policy 1.6**) to promote the development of affordable housing in a safe and livable environment for current and prospective residents of California City. This goal prioritizes housing opportunities for extremely low-, very low-, low-, and moderate-income households, with a particular focus on seniors, large families, farmworkers, female-headed households with children, persons with disabilities (including developmental disabilities), and homeless individuals and families. Specifically, in response to concerns about housing affordability and accessibility, the City has expanded **Program 1.1** to support affordable housing development by seeking partnerships with agencies, housing developers, community stakeholders, and employers to identify development opportunities and pursue funding for lower-income and special-needs populations, including seniors and larger families. Given the high demand for rental housing, **Program 1.2** strengthens coordination with the Housing Authority of the County of Kern to promote Housing Choice Vouchers and encourage landlord participation. Additionally, **Program 1.3** expands housing resources for extremely low-income residents, particularly seniors and individuals with physical or developmental disabilities, by providing support to organizations offering counseling, education, housing services, and referrals to mitigate displacement risks and enhance housing stability. The City will continue to collaborate with stakeholders to ensure housing programs remain responsive to community challenges and priorities. As part of Program 4.1 the City will review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks, street lighting, road paving, and other infrastructure and community revitalization strategies. Through Program 4.1, the City will coordinate with organizations such as Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project to develop informational materials and/or conduct trainings for landlords on fair housing policies.

Joint Planning Commission/City Council Meeting

On April 16, 2024, a Joint Planning Commission and City Council Study Session was held to present the draft 2023-2031 Housing Element and to review new State laws. This session was publicly noticed in accordance with standard municipal meeting procedures through the City's website. The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process, the required contents of the elements, and the RHNA. During this Study Session, strategies to meet the City's RHNA by income category were discussed and the City Council, Planning Commission, and community members provided input on the draft Housing Element.

The members of the Council and Planning Commission expressed concerns over insufficient infrastructure, particularly in the areas of electrical, water, and public transit systems, despite the available land to meet the RHNA requirements. In addition to the lack of infrastructure, there is a need for job opportunities and new businesses in both California City and Mojave. Public members asked questions about factors that determine eligibility for housing choice vouchers (HCVs)/Section 8 housing and the rates of renter/owner-occupied housing at the county level.

Public Comments

The City received two written public comments during the initial 30-day public comment period. The draft was revised to address errors indicated by one commenter. Both commenters also made recommendations related to additional or updated data that could be incorporated. Much of the draft was written using the data set provided by the Department of Housing and Community Development. These sources were not updated to later data years, though data errors were corrected. The City will continue to consider and incorporate comments through adoption. During the second review period the City received feedback from several community members regarding the proposed sites to be rezoned, and regarding the data used in the draft Housing Element. The City reviewed the comments as well as all available sites in the city limits to determine an alternate approach to meeting the RHNA. The reevaluation of sites focused on available sites near amenities (grocery stores, schools, parks, etc.) site locations, and available infrastructure. The Housing Element no longer proposes an action to rezone parcels.

Noticing of the Draft Housing Element

During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City's website, and a hard copy was available for review at the Planning Department counter. The City emailed a link to all interested individuals and organizations, representing low- and moderate-income households and special-needs groups, as well as local developers that had expressed interest in or previously requested notices relating to the Housing Element. Pursuant to Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from October 30 to November 29, 2024. The draft was made available on the City's website and was noticed to residents through the same methods as Planning Commission and City Council meetings. The City followed the requirements of Government Code Section 65585 throughout the Housing Element update process.

3. Housing Needs Assessment

This chapter describes the characteristics of California City population and housing that are essential to understanding the City's housing needs. This section is organized as follows:

- » Data Sources
- » Community Context
- » Population Characteristics
- » Household Characteristics
- » Income Characteristics
- » Employment Trends
- » Housing Stock Characteristics
- » Housing Cost and Affordability
- » At-Risk Housing
- » Financial Resources
- » Special-Needs Groups

Data Sources

The analysis in this section primarily uses data compiled by HCD in the Data Profiles for Housing Elements workbook, released in December 2022. The HCD data is largely from the 5-Year Estimates 2016-2020 American Community Survey (ACS), 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), and the Employment Development Department (EDD).

The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Although the ACS typically has a higher margin of error, it also provides more detailed data that is not available with the US Decennial Census.

The DOF is another source of valuable data and is more current than the US Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. The EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the differences in data sources, some figures (e.g., population or the number of households) may vary in different sections. Additionally, the sum of data in tables may not total precisely due to rounding.

Community Context

California City has a small population base and is in 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 by 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 Characteristics

Population Growth

The City of California City experienced a population growth from 2010 through 2023. As shown in Table 3-1, the City's population increased from 14,120 in 2010 to 14,827 in 2023, marking a 5 percent increase. Similarly, Kern County's overall population also experienced growth, increasing by 8.1 percent. The county's population increased from 839,631 in 2010 to 907,476 in 2023. **Table 3-1** shows population growth rates for communities in Kern County from 2010 to 2023.

Table 3-1. Population Growth Trends, 2010–2023

Jurisdiction	2010	2020	2023	% Change (2010-2023)	% Change (2020-2023)
Arvin	19,304	19,495	19,505	1.0%	0.1%
Bakersfield	347,483	403,455	408,373	17.5%	1.2%
California City	14,120	14,973	14,827	5.0%	-1.0%
Delano	53,041	51,428	51,727	-2.5%	0.6%
Maricopa	1,154	1,026	1,011	-12.4%	-1.5%
McFarland	12,707	14,161	13,748	8.2%	-2.9%
Ridgecrest	27,616	27,959	27,885	1.0%	-0.3%
Shafter	16,988	19,953	21,318	25.5%	6.8%
Taft	9,327	8,546	6,975	-25.2%	-18.4%
Tehachapi	14,414	12,939	11,960	-17.0%	-7.6%
Wasco	25,545	27,047	26,622	4.2%	-1.6%
Unincorporated Kern County	297,932	308,253	303,525	1.9%	-1.5%
Kern County	839,631	909,235	907,476	8.1%	-0.2%
Arvin	19,304	19,495	19,505	1.0%	0.1%

Source: 2010, 2020, 2023 California Department of Finance, E-5 series.

Population in Group Quarters

As shown in **Table 3.2**, the group quarter population in California City has been decreasing from 2,614 in 2010 to 1,865 in 2023, a 28.7 percent decrease. In particular, the California City Correctional Facility, located within the city, has a designed capacity to house 2,381 offenders. In 2019, the correctional facility's inmate population was 2,343, and it was staffed by over 500 State employees. However, the California Department of Corrections and Rehabilitation closed the facility in April 2025.

Table 3-2. Population in Group Quarters, California City

	2010	2015	2020	2023	Change from 2010 to 2023
Total Population	14,120	14,072	14,233	14,822	5.0%
Group Quarters	2,614	2,193	2,179	1,865	-28.7%
Percentage	18.5%	15.6%	15.3%	12.6%	-

Source: California Department of Finance, P2-A Report and D-5 2023

Population Projections

The DOF provides projections for all counties through the year 2060. **Table 3-3** shows the expected population growth for Kern County as a whole between 2030 and 2060. Based on DOF projections, the County is expected to experience an increase in overall annual growth of approximately 0.5 percent between 2030 and 2060. Although there are no current population projections for California City, it is reasonable to expect a slight increase in population for both the city and the county, considering the recent growth experienced by the city.

Table 3-3. Population Projections, 2030–2060, Kern County

	2030	2040	2050	2060
Kern County	940,257	966,310	969,968	954,655

Source: 2023 California Department of Finance, E-1.

Age Characteristics

The distribution of California City's population by age group in 2020 is shown in **Table 3-4**. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18 to 34), including college-age students, typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready or cannot afford to purchase homes but look for rental units to meet their housing needs. In contrast, middle-aged residents (35 to 54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After retirement, many persons look for smaller homes on properties that are easier to maintain or for communities that cater to their lifestyles, needs, and preferences.

The updated data in **Table 3-4** is presented in an alternate grouping of age categories. Over one-fourth of the population is in the age group 5 to 24, with 26.2 percent. Following closely behind is the 25 to 34-year-old age group, and the next largest age group is persons 35 to 44, with 14.6 percent.

Table 3-4. Population by Age

Age Group	Persons	Percentage
Under 5 years	882	6.3%
5 to 24 years	3,670	26.2%
25 to 34 years	2,808	20.1%
35 to 44 years	2,043	14.6%
45 to 54 years	1,532	10.9%
55 to 64 years	1,544	11.0%
65+years	1,522	10.9%
Total	14,001	100.0%

Source: HCD Data Packet, U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Note: ACS data includes incarcerated populations.

Race/Ethnicity Characteristics

Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. In **Table 3-5**, 34.2 percent of California City's population identifies as Hispanic or Latino, followed by 31.9 percent identifying as White, and 23.6 percent as Black or African American. Similar to the City, the Hispanic or Latino population comprises 53.9 percent of residents, followed by White population at 33.2 percent, and Asian population making up 4.7 percent in Kern County.

Table 3-5. Population by Race/Ethnicity

Race	California City		Kern County	
	Persons	Percentage	Persons	Percentage
Hispanic or Latino (of any race)	4,784	34.2%	480,700	53.9%
Not Hispanic or Latino	9,217	65.8%	411,758	46.1%
White	4,467	31.9%	296,505	33.2%
Black or African American	3,304	23.6%	45,312	5.1%
American Indian and Alaska Native	188	1.3%	4,149	0.5%
Asian	360	2.6%	41,599	4.7%
Native Hawaiian and Other Pacific Islander	48	0.3%	1,011	0.1%
Some other race	49	0.3%	2,024	0.2%
Two or more races	801	5.7%	21,158	2.4%
Total	14,001	100.0%	892,458	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Household Characteristics

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the number of special-needs households, such as large families and female-headed households.

Household Type and Size

According to the 2016-2020 ACS, there were 2.8 persons per household in the city, compared to the county with 3.15 persons per household. **Table 3-6** illustrates that the most significant percentage of households in the city were family households at 63.9 percent. Of those family households, married-couple family households made up nearly half at 45.8 percent, followed by female-headed households at 13.1 percent. Nonfamily households constituted the third-highest percentage of the households, with a representation of 36.1 percent.

Table 3-6. Household Types

	Households	Percentage
Family Households	2,666	63.9%
Married-Couple Family	1,909	45.8%
Male-Headed Households	210	5.0%
Female-Headed Households	547	13.1%
Nonfamily Households	1,503	36.1%
Householder Living Alone	1,141	27.4%
Householder Not Living Alone	362	8.7%
Total Households	4,169	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Data (2016-2020).

Note: Data may exhibit slight variations depending on the source utilized.

Overcrowding

Overcrowding reflects the inability of families to afford homes that are large enough to accommodate the size of their household. Overcrowding is defined as more than one person per room, while severe overcrowding is defined as more than 1.5 persons per room. According to the 2016–2020 ACS, approximately 2.7 percent of housing units in California City were overcrowded, and 0.4 percent of housing units were severely overcrowded, as seen in **Table 3-7**. Overcrowding is more common among renter households, with 5.2 percent of renter households classified as overcrowded or severely overcrowded. On the other hand, only 1.6 percent of owner households are considered overcrowded with none of them reported as severely overcrowded.

Table 3-7. Overcrowding

Household Type	Owner Occupied		Renter Occupied		Total Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overcrowded (<1.00 occupants per room)	2,355	98.4%	1,684	94.9%	4,039	96.9%
Overcrowded (1.01 to 1.50 occupants per room)	39	1.6%	74	4.2%	113	2.7%
Severely Overcrowded (>1.50 occupants per room)	0	0.0%	17	1.0%	17	0.4%
Total Units	2,394	100.0%	1,775	100.0%	4,169	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Note: Data may exhibit slight variations depending on the source utilized.

Income Characteristics

Income Limits

Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. However, household size and type often affect the proportion of income that can be spent on housing. HCD publishes annual tables of official federal and state income limits for determining these maximums for a variety of programs.

State statutory limits are based on federal limits set and periodically revised by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 HCV program. HUD's limits are based on surveys of local area median income (AMI).

Table 3-8 shows the 2023 HCD income limits for Kern County. The AMI for a four-person household in the county was \$83,800 in 2023. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD. The commonly used income categories for a household of four are:

- » **Acutely Low Income:** 0 to 15 percent of AMI (\$0 to \$12,050)
- » **Extremely Low Income:** 15 to 30 percent of AMI (\$12,051 to \$30,000)
- » **Very Low Income:** 30 to 50 percent of AMI (\$30,001 to \$41,250)
- » **Low Income:** 50 to 80 percent of AMI (\$41,251 to \$65,950)
- » **Moderate Income:** 80 to 120 percent of AMI (\$65,951 to \$100,550)
- » **Above Moderate Income:** Above 120 percent of AMI (\$100,551 or more)

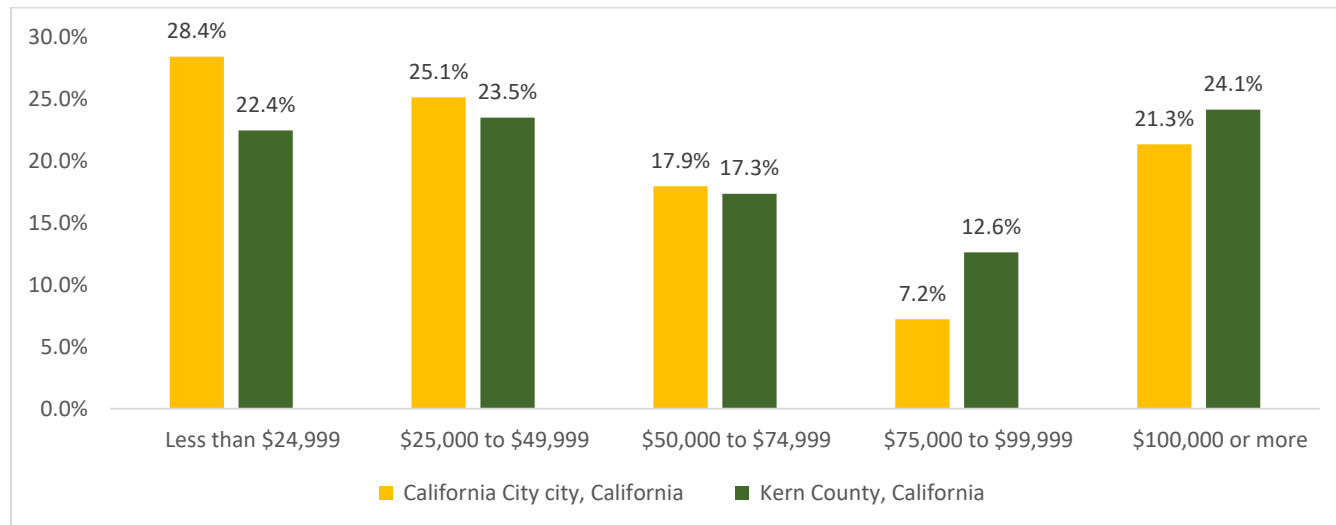
Table 3-8. HCD 2023 Income Limits by Household Size, Kern County

Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Acutely Low	\$8,800	\$10,050	\$11,300	\$12,550	\$13,550	\$14,550	\$15,550	\$16,550
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Low	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250	\$76,550	\$81,800	\$87,100
Median	\$58,650	\$67,050	\$75,400	\$83,800	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

Source: HCD 2023 Income Limits, Kern County.

Income Distribution

According to the 2016-2020 ACS, the city's median household income in 2020 was \$47,575. This was significantly lower than the county as a whole where the median household income was \$54,851. As shown in **Figure 3-1**, 28.4 percent of households in California City made less than \$24,999 annually, followed by an annual income between \$25,000 and \$49,999 (25.1 percent). Only 17.9 percent fell within an annual income range of \$50,000 to \$74,999, only slightly more than the county (17.3 percent). In the \$75,000 to \$99,000 category, only 7.2 percent of the California City population fell within this range, while 12.6 percent of the county fell within this range. There were 21.3 percent of households in the city that earned \$100,000 or more annually, while the corresponding percentage for the county was 24.1 percent.

Figure 3-1. Household Income Distribution, California City and Kern County

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severely overpaying is defined as paying more than 50 percent of monthly household income for housing costs. The 2016-2020 CHAS data estimated that 1,474 households, or 35.3 percent of all households, overpaid for housing in 2020. Of those households, 41.4 percent were owner occupied and 58.6 percent were renter occupied.

Table 3-9 illustrates households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. In general, renter households pay a greater percentage of monthly income for housing, and owner-occupied households are less cost burdened than renter households.

Table 3-9. Households Overpaying, California City

Income Spent on Housing	Owner		Renter		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Not Overpaying (Less than 30 percent)	1,780	74.0%	865	48.9%	2,645	63.4%
Overpaying (30 to 50 percent)	440	18.3%	290	16.4%	730	17.5%
Severely Overpaying (50 percent or more)	170	7.1%	574	32.4%	744	17.8%
Cost Burden not available	15	0.6%	40	2.3%	55	1.3%
Total	2,405	100.0%	1,769	100.0%	4,174	100.0%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2016-2020.

Note: Data may exhibit slight variations depending on the source utilized and sampling variability

Lower-Income Households Overpaying

Table 3-10 shows that 53.4 percent (2,225 households) of lower-income households spend more than 30 percent of their income on housing. Looking at lower-income households overpaying by tenure, 37.8 percent were owner occupied (840), and 62.2 percent were renter occupied (1,385). Of those, only 9.2 percent were owners belonging to extremely low-income households, whereas renters accounted for 33.3 percent.

Table 3-10. Lower-Income Households Overpaying for Housing

Income Category	Owners Overpaying		Renters Overpaying		Total Overpaying	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low-Income households	205	9.2%	740	33.3%	945	42.5%
Very Low-Income households	330	14.8%	295	13.3%	625	28.1%
Low-Income households	305	13.7%	350	15.7%	655	29.4%
Total Lower-Income Households Overpaying	840	37.8%	1,385	62.2%	2,225	53.4%
Total Households	2,395	100.0%	1,775	100.0%	4,170	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2016-2020.

Note: Data may exhibit slight variations depending on the source utilized.

Employment Trends

According to the 2016–2020 ACS, there were 4,041 individuals aged 16 and above who were a part of the labor force in California City. This accounts for approximately 27 percent of the city's total population. **Table 3-11** shows that "educational services, health care, and social assistance" (22.1 percent) are the largest industries in California City, followed by "public administration" (13.1 percent), "retail trade" (12.3 percent), and "construction" (10.0 percent). In contrast, "educational services, and health care and social assistance" (21.3 percent) was also the leading industry, but the second-largest industry was "agriculture, forestry, fishing and hunting, and mining" (14.7 percent) in Kern County. The fastest-growing employment industries between 2010 and 2020 were finance and insurance, and real estate and rental and leasing, while the most significant decrease was in wholesale trade in the city.

Table 3-11. Employment by Industry, California City and Kern County

Industry	California City		Kern County	
	Number	Percentage	Number	Percentage
Civilian employed population 16 years and over	4,041	100.0%	346,787	100.0%
Agriculture, forestry, fishing and hunting, and mining	196	4.9%	50,819	14.7%
Construction	403	10.0%	24,779	7.1%
Manufacturing	262	6.5%	18,663	5.4%
Wholesale trade	28	0.7%	9,194	2.7%
Retail trade	496	12.3%	36,250	10.5%
Transportation and warehousing, and utilities	171	4.2%	21,163	6.1%
Information	36	0.9%	3,351	1.0%
Finance and insurance, and real estate and rental and leasing	181	4.5%	12,571	3.6%
Professional, scientific, and management, and administrative and waste management services	325	8.0%	27,651	8.0%
Educational services, and health care and social assistance	895	22.1%	73,883	21.3%
Arts, entertainment and recreation, and accommodation and food services	368	9.1%	29,302	8.4%
Other services, except public administration	149	3.7%	15,744	4.5%
Public administration	531	13.1%	23,417	6.8%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Based on the data from the Census On the Map tool, California City had a total of 1,087 jobs in 2020. The majority of individuals employed in the city lived outside of it, accounting for 53.2 percent. On the other hand, 46.8 percent of employees both lived and worked within the city limit.

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 2020, had a combined population of over 344,000 residents according to Department of Finance estimates. Over the years, the geographic location and isolation of California City have helped Lancaster/Palmdale grow with major amenities. California City residents commute not only for employment opportunities, but also travel the distance for major medical facilities, including hospital care, college, wholesalers, large retailers, and entertainment.

Table 3-12 shows the leading companies in Kern County as of 2023, categorized by their workforce size. Three of the top employers have a workforce ranging from 5,000 to 9,999 or exceeding 10,000 individuals. These particular employers are associated with military bases and the production of alternative fuels: Edwards Air Force Base, NASA/Armstrong Flight Research, and Naval Air Warfare Center Aircraft Division.

Table 3-12. Largest Employers in Kern County (2023)

Employer Name	Location	Industry
10,000+ Employees		
Edwards Air Force Base	Edwards	Military Bases
5,000-9,999 Employees		
NASA/Armstrong Flight Research	Edwards	Alternative Fuels
Naval Air Warfare Ctr	Ridgecrest	Military Bases
1,000-4,999 Employees		
Adventist Health Bakersfield	Bakersfield	Hospitals
Bolthouse Farms	Bakersfield	Agricultural Consultants
California Correctional institution	Tehachapi	State Govt-Correctional Institutions
California Department of Corrections	Delano	City Govt-Correctional Institutions
Chevron Corp	Bakersfield	Management Services
Dignity Health Mercy Downtown	Bakersfield	Hospitals
Dignity Health Memorial Hospital	Bakersfield	Hospitals
Foster Care Human Svc	Bakersfield	Foster Care
Grimmway Farms	Arvin	Fruits & Vegetables-Growers & Shippers
Kern County Human Svc Dept	Bakersfield	Government Offices-County
Kern High School District	Bakersfield	School Districts
Marko Zaninovich Inc	McFarland	Fruits & Vegetables-Growers & Shippers
Memorial Hospital Bakersfield	Bakersfield	Hospitals
Nabors Completion-Production	Bakersfield	Oil Field Service
NASA/Armstrong Flight Research	Edwards	Federal Government-Space Research & Technology
Robertson's Ready Mix	California City	Concrete-Ready Mixed
Wasco State Prison Fire Dept	Wasco	State Govt-Correctional Institutions
500-999 Employees		
Community Action Partnership	Bakersfield	Community Centers
Ensign United States Drilling	Bakersfield	Energy Management Systems & Products
Frito-Lay Inc	Bakersfield	Potato Chip Factories
Paramount Farms Huller 4	Lost Hills	Farms
Ridgecrest Regional Hospital	Ridgecrest	Hospitals
Sun Pacific	Bakersfield	Fruits & Vegetables-Growers & Shippers
Vasinda Investments Inc	Bakersfield	Home Health Service

Source: EDD, Major Employers in Kern County, accessed December 2024

According to the EDD, there were approximately 5,500 persons in the California City labor force in 2023, while 4,600 were in employment (see **Table 3-13**). Generally, the City's annual unemployment rate has decreased by roughly 3 percent since 2016, from 20.8 percent to 17.0 percent. However, in 2020, the unemployment rate increased to 25.0 percent due to the COVID-19 pandemic.

Table 3-13. Labor Force Trends, California City

Year	Labor Force	Employment	Unemployed	Unemployment Rate
2016	5,500	4,400	1,200	20.8%
2017	5,400	4,400	1,000	18.8%
2018	5,400	4,500	900	16.6%
2019	5,400	4,500	900	16.1%
2020	5,700	4,300	1,400	25.0%
2021	5,500	4,400	1,100	19.9%
2022	5,300	4,600	800	14.6%
2023	5,500	4,600	900	17.0%

Source: Employment Development Department (EDD) Local Area Unemployment Statistics, 2016 – 2023.

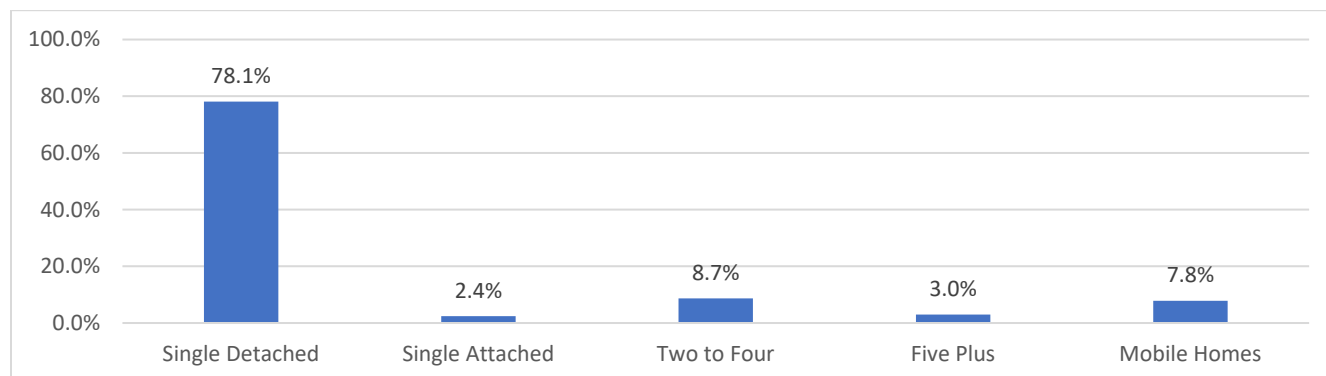
Housing Stock Characteristics

Housing Type

HCD defines a housing unit as a house; an apartment; a mobile home or trailer; a group of rooms; or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Figure 3-2 shows the distribution of housing units by type of structure in California City as of 2023. The majority, 78.1 percent, were single-family detached housing units, followed by 8.7 percent two to four multifamily units, and 7.8 percent mobile homes.

Figure 3-2. Housing Units by Type, California City

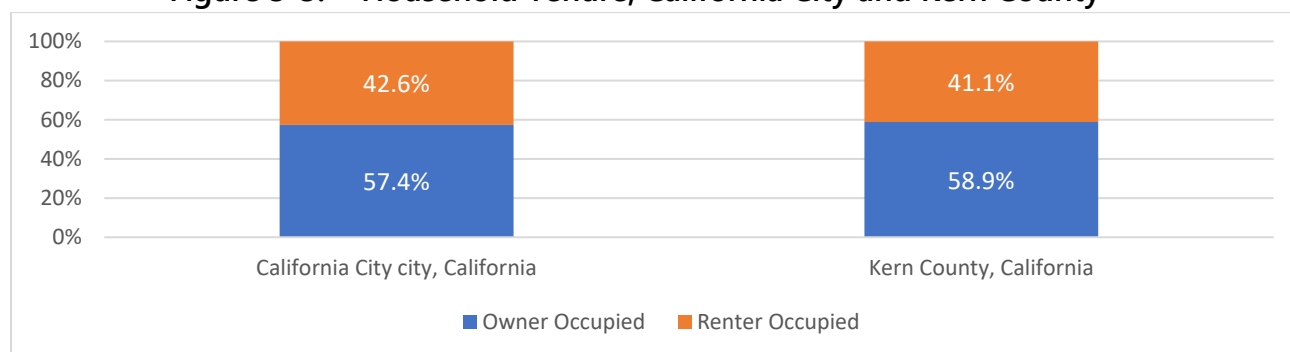


Source: California Department of Finance, E-5 series, 2023.

Household Tenure

Figure 3-3 shows the rate of homeownership and percentage of rental households in California City in 2020. According to the 2016-2020 ACS, approximately 57.4 percent of households were homeowners, and 42.6 percent rented their homes. Kern County as a whole had a slightly higher owner-occupied rate at 58.9 percent of all households while 41.1 percent were renter occupied.

Figure 3-3. Household Tenure, California City and Kern County



Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

Vacancy Rates

Residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. When there is an excess supply, the rate will be high. A vacancy rate of 3 to 5 percent is generally indicative of a healthy market. When vacancy rates fall below 3 percent, there is upward pressure on home prices and rents.

The 2016–2020 ACS estimated that approximately 13.6 percent of housing units in California City were vacant in 2020 (see **Table 3-14**), which was higher than the range for a healthy housing market. Of these vacant units, 4.0 percent were for sale only; 3.6 percent were for seasonal, recreational, or occasional use; and 3.1 percent were for rent. The remaining vacant units consisted of sold and not occupied at 1.5 percent, while there are zero vacant units for rent/not occupied and migrant workers.

Table 3-14. Vacant Units by Type

	Number	Percentage
Total Units	4,825	100.0%
Occupied housing units	4,169	86.4%
Vacant housing units	656	13.6%
For rent	151	3.1%
Rented, not occupied	0	0.0%
For sale only	194	4.0%
Sold, not occupied	72	1.5%
For seasonal, recreational, or occasional use	174	3.6%
For migrant workers	0	0.0%

Source: HCD Data Packet, City of California City, 2022; American Community Survey 5-Year Estimates (2016-2020).

Housing Age and Condition

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

Almost 71.9 percent (3,468 units) of California City's housing stock was built more than 30 years ago, and out of these, 28.1 percent (1,357 units) were built over 50 years ago (see **Table 3-15**). According to the ACS 2020 five-year estimates, there has been no housing built in the city since 2014, while 3.2 percent (9,537 units) were built countywide. However, ACS sampling methodology, which relies on resident survey responses, may undercount housing built during the survey period.

Table 3-15. Age of Housing Stock, California City and Kern County

Year Built	California City		Kern County	
	Number	Percentage	Number	Percentage
Built 2014 or later	0	0.0%	9,537	3.2%
Built 2010 to 2013	155	3.2%	6,557	2.2%
Built 2000 to 2009	1,202	24.9%	53,054	17.7%
Built 1990 to 1999	1,241	25.7%	43,072	14.4%
Built 1980 to 1989	1,101	22.8%	49,996	16.7%
Built 1970 to 1979	499	10.3%	48,329	16.2%
Built 1960 to 1969	438	9.1%	30,328	10.1%
Built 1950 to 1959	113	2.3%	31,277	10.5%
Built 1940 to 1949	76	1.6%	13,814	4.6%
Built 1939 or earlier	0	0.0%	13,215	4.4%
Total Units	4,825	100.0%	299,179	100.0%

Source: HCD Data Packet, City of California City, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

The 2017-2021 ACS reports other housing problems, including a lack of plumbing and kitchen facilities. Homes in California City have a small number of additional housing problems. Approximately 0.3 percent of owner units lack complete plumbing facilities, while 0.9 percent of renters reported the same housing issue. Furthermore, 0.3 percent of owners lack complete kitchen facilities, whereas none of the renter-occupied units suffered from the same housing problem (see **Table 3-16**).

Table 3-16. Number of Potential Housing Problems

Occupied Housing Units	Owner	Renter
Lacking complete plumbing facilities	0.3%	0.9%
Lacking complete kitchen facilities	0.3%	0.0%

Sources: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021).

California City's Community Development Department reports that a small number of houses or apartment buildings need major maintenance or repair. The City estimates that approximately 10 percent of the housing stock is in need of rehabilitation and 2-3 homes are in need of replacement.

Rehabilitation Opportunity

In reference to rental properties, the 2016-2020 ACS states there are about 1,775 (42.6 percent) renter-occupied and 2,394 (57.4 percent) owner-occupied units in the city. Although the majority of the city's housing units are considered single-family detached, renter-occupied homes could benefit from the rehabilitation assistance offered by the City. The rehabilitation of units is also an important consideration for renters as they consider the purchase of existing units.

Rebuilding Together Kern County is a local nonprofit organization providing free home rehabilitation services for veterans and low-income homeowners, particularly the elderly and disabled, throughout Kern County. The City has included **Program 3.1** to promote the County program to California City residents.

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered "affordable" if the monthly housing cost does not exceed 30 percent of a household's gross income.

Home Sales Prices

The median sales price fluctuates based on the number of bedrooms. According to a Rocket Homes report, as of April 2024, the median sale price for homes with two bedrooms was \$165,000, representing a decrease of 17.5 percent compared to 2023. Similarly, homes with three bedrooms had a median sale price of approximately \$272,000 in 2024, reflecting a 2.5 percent decrease from the previous year's median price of \$279,000. However, the median sales price for four-bedroom homes saw a slight increase of 1.5 percent, reaching about \$340,000 (see **Table 3-17**).

Table 3-17. Housing Sale Price Survey, April 2024

Number of Bedrooms	2023 Median Sales Price	2024 Median Sales Price	Change
2	\$200,000	\$165,000	-17.5%
3	\$279,000	\$272,000	-2.5%
4	\$335,000	\$340,000	1.5%
5+	\$319,000	\$319,000	0.0%

Source: Rocket Homes, California City Housing Market Report - Kern County, California, April 2024.

Rental Costs

As of April 2024, Zillow reported that the median monthly rental price for a single studio unit was \$790, with a range of \$595 to \$985. For one-bedroom units, the median rental price was \$950, ranging from \$700 to \$1,200. Two-bedroom units had a median rental price of \$1,350, with a range of \$900 to \$1,800. Three-bedroom units varied from \$1,400 to \$2,100, while four-bedroom units varied between \$1,200 and \$2,700 (see **Table 3-18**).

Table 3-18. Rental Price Survey, April 2024

Number of Bedrooms	Lowest Advertised Rent	Highest Advertised Rent	Median Rent
Studio	\$595	\$985	\$790
1	\$700	\$1,200	\$950
2	\$900	\$1,800	\$1,350
3	\$1,400	\$2,100	\$1,750
4+	\$1,200	\$2,700	\$1,950

Source: Zillow California City, CA Rental Market, April 2024.

According to HUD, the 2024 fair-market rent (FMR) for a two-bedroom unit in Kern County would be \$1,258 and a three-bedroom unit would be \$1,773. The median rent in California City for a two-bedroom and three-bedroom unit is 6.8 percent higher but 1.3 percent lower than HUD's 2024 FMR for the same units.

Housing Affordability

This section describes the ability of households at different income levels to pay for housing based on HCD 2023 income limits. HCD classifies housing as "affordable" if households pay no more than 30 percent of gross income for rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance).

Ability to Pay

The maximum affordable sales price for a four-person household was \$118,664 for an extremely low-income household, \$163,163 for a very low-income household, \$260,863 for a low-income household, and \$397,722 for a moderate-income household of four. This indicates that there is no stock of affordable housing options for extremely low-, very low-, and low-income households; while moderate and above-moderate income households could afford existing and newly constructed two-, three-, and four-bedroom homes in California City. A median three-bedroom home in the city was \$272,000 (as shown in **Table 3-17**), which illustrates that only a household with a moderate or above moderate income consisting of four members could afford a median price of a three-bedroom house. On the other hand, all lower income groups could not afford it.

Table 3-19 provides the affordable rents and maximum purchase price based on the HCD income limits for Kern County. As shown in **Table 3-19**, a low-income household of four could afford a maximum monthly rent of \$1,649, which indicates that they would be able to rent one- or two-bedroom apartments with a median monthly rent ranging from \$900 to \$1,800. However, those with extremely low-income households of four would not be able to afford even the median rent for a studio unit of \$790.

Table 3-19. Maximum Affordable Housing Costs by Income Category, 2023

Income Category	Percentage of Median	Maximum Income	Maximum Rent	Maximum Sales Price
Extremely Low	<30%	\$30,000	\$750	\$118,664
Very Low	30–50%	\$41,250	\$1,031	\$163,163
Low	51–80%	\$65,950	\$1,649	\$260,863
Moderate	81–120%	\$100,550	\$2,514	\$397,722

Sources: HCD Income Limits, 2023, Wells Fargo Current Mortgage and Refinance Rates, April 2024

Notes: Based on a Four-Person Household; total affordable mortgage based on a 10 percent down payment, an annual 5 percent interest rate, a 30-year mortgage, and a monthly payment equal to 30 percent of income (after utilities, taxes, and insurance). Monthly affordable rent based on 30 percent of income, with less estimated utility costs.

At-Risk Housing

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered “at risk” if it is eligible to be converted to market-rate housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the five-year period following the last mandated update of the Housing Element, which in the case of California City is 2023 to 2031.

Existing Affordable Housing

According to California Housing Partnership Corporation (CHPC), as of December 2022, there were 32 assisted units in California City, which has 31 income-restricted units among a total of 32 units (see **Table 3-20**). This is subsidized through the Low-Income Housing Tax Credit (LIHTC). Although it is not a direct federal subsidy, LIHTC provides tax incentives for the use of private equity in the development of affordable housing. Tenants of LIHTC units typically qualify for and receive Section 8 HCVs. As seen in **Table 3-20**, there are no units at risk of conversion in California City.

Table 3-20. Assisted Multifamily Units, California City

Name	Total Units	Income-Restricted Units	Units By Type	Funding Agency	Risk Level
21501 Lakeshore Drive	32	31	Family	LIHTC	Low / 2066
Total At Risk	0	0	-	-	-

Source: California Housing Partnership Corporation, 2022.

Inventory of Affordable Rental Housing Units

CHPC identified that there were no single or multifamily housing units located in California City that received Section 8 funding. Therefore, the city does not have any units in need of preservation.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Further, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Demonstrated management and, perhaps, development abilities should be assessed by the City. Groups with whom the City has an ongoing association are the logical entities for future participation, as are nonprofits who have sought the right-of-first-refusal status with HCD. Nonprofit organizations and government agencies that have been active in the preservation of affordable housing in the north state are shown in **Table 3-21**.

Table 3-21. Housing Organizations and Agencies

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberge Road, Suite 101 Oakland, CA 94621-1419	California Coalition for Rural Housing 717 K Street, Suite 400 Sacramento CA, 95814
A.F. Evans Development, Inc. 4305 University Avenue, Suite 550 San Diego, CA 92105	EAH, Inc. 22 Pelican Way San Rafael, CA 94901
California Housing Finance Agency 500 Capitol Mall, Suite 400 Sacramento, CA 95814	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Affordable Housing Trust 2335 North Bank Drive Columbus OH, 43220
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Mutual Housing California 8001 Fruitridge Road, Suite A Sacramento, CA 95820
Local Organizations and Agencies	
Golden Empire Affordable Housing 601 24th Street B, Bakersfield, CA 93301	Community Action Partnership 1825 Feliz Drive, Bakersfield, CA 93307
Housing Authority of the County of Kern 601 24th Street, Bakersfield, CA 93301	Housing & Opportunity Foundation of Kern 601 24th Street, Bakersfield, CA 93301
Kern County Homeless Collaborative 5405 Stockdale Highway, Bakersfield, CA 93309	Habitat For Humanity Golden Empire 1500 E 19th Street, Bakersfield, CA 93305

Source: California Department of Housing and Community Development, March 2023.

Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current programs that the City is aware of and, if applicable, could be used to help meet the City's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the City to meet its affordable housing goals is provided in **Table 3-23**.

- » **Project Development:** The City's Planning Department could provide technical assistance and administrative support for housing developments that expand affordable housing options for the city's residents.
- » **Nonprofit Support:** The City should continue its cooperative relationships with qualified nonprofit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- » **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the city. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.
- » **Housing Referral Service:** The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- » **Inclusionary Zoning:** The City should consider the adoption of an inclusionary Zoning Ordinance requiring a stated amount of lower-income units in all new single- and multifamily developments. Percentages of set-aside units, in-lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.
- » **Housing Rehabilitation:** The City could consider Community Development Block Grant (CDBG) funding for an approved renewed housing rehabilitation program.

Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for jurisdictions that do not have a local public housing authority, HCD has a Housing Assistance Program that administers the Section 8 program.

Kern County has a local public housing authority and collaborates with landlords to provide rent subsidies for participants. For the agency to establish a Housing Assistance Payment (HAP) Contract with the property owner, housing must meet HUD's Housing Quality Standards. The subsidy amount is calculated as the difference between 30 percent of the tenant's income and either the Section 8 Payment Standard for Kern County or the gross rent, whichever is lower. Every year, HUD sets income limits based on family size and the location of the Housing Authority. At present, 75 percent of eligible applicants must have an income that does not exceed 30 percent of the median income in the area. The remaining 25 percent can have an income limit of up to 80 percent of the area median. Agency staff handles the processing of applications, determines eligibility, conducts criminal background checks, and works closely with both tenants and landlords.

The housing authority for Kern County currently administers approximately 850 public housing and 4,000 HCV units across the county. Table 3-22 shows voucher payment standards for number of bedrooms in Kern County.

Table 3-22. Voucher Payment Standards

0 Bedroom (Studio)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$1,036	\$1,043	\$1,251	\$1,778	\$2,131	\$2,451

Source: Housing Authority of the County of Kern, Voucher Payment Standards, effective May 1, 2023.

Financial Resources

The programs in **Table 3-23** are available to assist the City in meeting its affordable housing goals.

Table 3-23. Financial Resources

Program Name	Description of Program	Eligible Activities
Federal Programs		
Community Development Block Grant Program (CDBG)	Funding for this program has increased over the last couple of years. HCD administers an annual Notice of Funding Availability (NOFA) to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	Single-family housing rehabilitation, homebuyer assistance, infrastructure in support of housing, multifamily housing rehabilitation.
Home Investment Partnership Program (HOME)	Funding for this program has increased over the last couple of years. HCD administers an annual NOFA to competitively award these federal funds across the state in alignment with its HUD Consolidated Plan.	New rental affordable housing; rehabilitation of existing rental affordable housing; programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.
Home Investment Partnership Program—American Rescue Plan (HOME-ARP)	This one-time funding, with HOME-ARP funds, is available for expenditure until September 2030.	Funds must be used for vulnerable populations, including homeless, at risk of homelessness, fleeing or attempting to flee domestic and related forms of violence (including human trafficking). Funds may be used for the production of affordable housing, tenant-based rental assistance, homeless prevention services, and purchase or development of non-congregate shelter for individuals and families experiencing homelessness.
Housing Choice Voucher (HCV) Program	Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the federal government. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households.
Project-Based Section 8 Vouchers	Housing authorities may dedicate a portion of their HCVs as project-based vouchers. Funding for the program has increased over the last couple of years.	Rental assistance for low-income households tied to units that can be underwritten by loans that finance housing projects.
HUD VASH Vouchers	This federally funded program is managed through a partnership between housing authorities and the U.S. Department of Veterans Affairs (VA). Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. Funding for this program has been increasing	Rental assistance and supportive services for homeless veterans.

Program Name	Description of Program	Eligible Activities
	in recent years with strong bipartisan support in Washington D.C.	
Continuum of Care (CoC) Programs	The NorCal CoC is currently accessing State resources (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and federal CoC funding through HUD. Funds are passed through to service providers at the county level.	Rental subsidies, rapid rehousing, emergency shelter, homeless prevention.
State Programs		
Permanent Local Housing Allocation (Formula Funds)	Ongoing funding provided through SB 2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.	A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including accessory dwelling units (ADUs), for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.
Affordable Housing and Sustainable Communities Program (AHSC)	State program funded by greenhouse gas cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.	Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.
Infill Infrastructure Grant Program (IIG)	This is funding from Proposition 1, the Veterans and Affordable Housing Bond Act. Therefore, this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year.	Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low-interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New construction, rehabilitation, acquisition.
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below-market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously	Homeowner assistance.

Program Name	Description of Program	Eligible Activities
	occupies the home as their primary residence for five years.	
HOME Investment Partnership Program	The State provides grants to local governments and nonprofit agencies for many homeowner and renter needs.	Homebuyer assistance rehabilitation; new construction rental assistance.
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer assistance.
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer assistance; rehabilitation.
Low-Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New construction.
HUD Emergency Shelter Grants (administered through the State)	Competitive grants to help local governments and nonprofits finance emergency shelters, transitional housing, and other supportive services.	New construction; rehabilitation; homeless assistance; public services.
Tax-Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New construction; rehabilitation; acquisition.
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase; development/construction; improvement and rehabilitation.
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	New construction; rehabilitation; acquisition.
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer assistance.
	Mortgages that fund the purchase of rehabilitation of a home.	Homebuyer assistance; rehabilitation.
	Low downpayment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer assistance.

Program Name	Description of Program	Eligible Activities
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loans. Jurisdiction provides gap financing for rehabilitation components. Households earning up to 80 percent AMI qualify.	Homebuyer assistance.
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by Federal Home Loan Bank-participating lenders.	New construction; homebuyer assistance; rehabilitation; housing supportive services.
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition; rehabilitation; new construction.
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition; rehabilitation; new construction.

Source: Kern County, March 2023.

Special-Needs Groups

Special housing needs relate to age, disability, income, family size, or other circumstances (such as student status) that create additional challenges to obtaining suitable housing that is also affordable. The following section describes these special-needs groups and their associated housing availability issues.

Persons with Disabilities

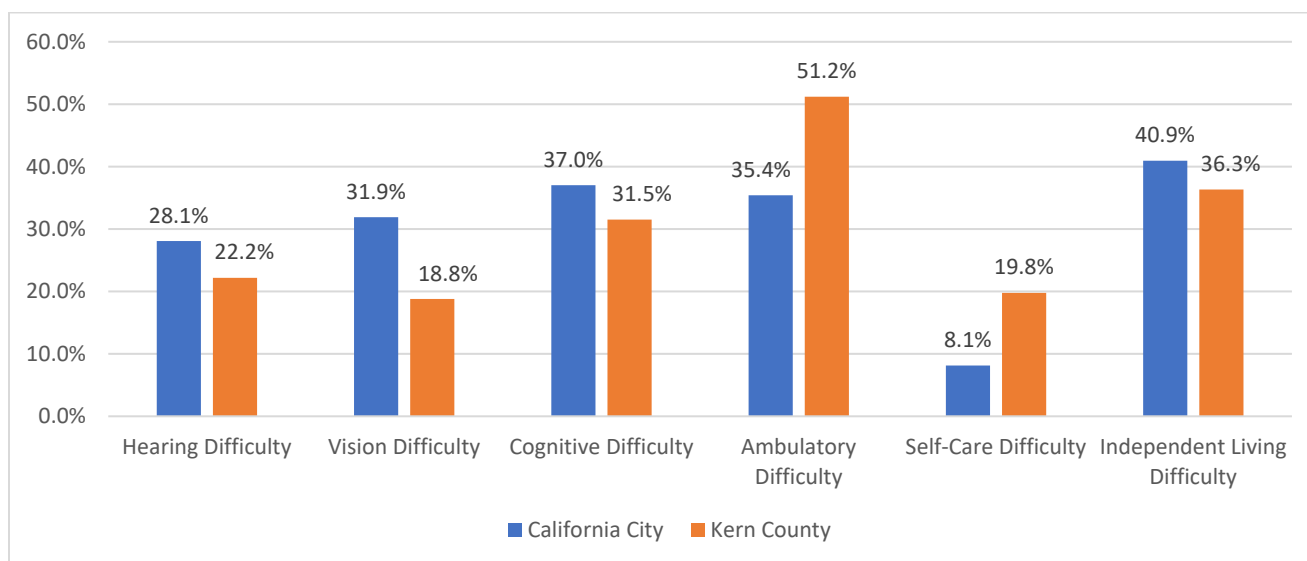
Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many persons with disabilities live in their own home in an independent situation or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- » **Hearing difficulty:** Deafness or serious difficulty hearing.
- » **Vision difficulty:** Blindness or serious difficulty seeing even when wearing glasses.
- » **Cognitive difficulty:** Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- » **Ambulatory difficulty:** Serious difficulty walking or climbing stairs.
- » **Self-care difficulty:** Difficulty dressing or bathing (Activities of Daily Living [ADL]).
- » **Independent living difficulty:** Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition.

According to the 2016–2020 ACS, 15.4 percent of all populations (2,301 individuals) aged 18 and over in California City had a disability, compared to the county, where 10.8 percent (98,426 individuals) of the population had a disability. **Figure 3-4** shows the disabilities by type for residents in California City. The figure shows that of those who had a disability in California City, the majority of individuals (40.9 percent) had an independent living difficulty, followed by cognitive disability (37.0 percent). In Kern County, just over half of the individuals with disabilities (51.2 percent) had an ambulatory difficulty, followed by those with an independent living difficulty (36.3 percent) countywide.

Figure 3-4. Disabilities Type Among Residents, California City



Source: HCD Data Packet, City of California, 2022; U.S. Census Bureau, American Community Survey 5-Year Estimates (2016–2020).

Persons with disabilities may have unique housing needs, such as affordability issues due to limited incomes or a need for accessibility features. The City complies fully with the standards of the Americans with Disabilities Act (ADA), as well as all building code provisions, to improve access for disabled persons. The City will continue to provide housing and services for persons with special needs, including for individuals with disabilities (See Program 1.1 Support Affordable Housing; Program 2.1 Increasing Access for Persons with Disabilities).

Developmental Disabilities

California Government Code Section 65583(a)(7) requires the City to include the needs of those with a developmental disability within the community in its analysis of “special-needs groups.” According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains 18 years of age; continues or can be expected to continue indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group-living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 400,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, 2 developmental centers, 2 acute crisis homes, and 2 community-based facilities. The Kern Regional Center (KRC), founded in 1971, is 1 of 21 regional centers in California that provides a point of entry to services for people with developmental disabilities. KRC is a private, nonprofit community agency that contracts with local county and city businesses to offer a wide range of services to individuals with developmental disabilities and their families. This center serves over 10,000 clients in Kern, Inyo, and Mono Counties, which covers approximately 22,000 square miles with a population of over 945,000 people. KRC provides supports and services to individuals with developmental disabilities to help them achieve an independent, productive, and satisfying life as well as prenatal diagnosis and other genetic counseling services across the three counties.

As of January 2022, the Department of Developmental Services reported that the center in the 93505 Zip Code area of California City served 168 residents, which accounted for 1.1 percent of the City's population. Among these residents, 98 (58.3 percent) were between the ages of 0 and 17, while 70 (41.6 percent) were 18 years and older (see **Table 3-24**). While the zip code 93504 is used in California City, it is only used for Post Office boxes and therefore has no residents.

Table 3-24. Residents with a Developmental Disability, California City

Zip Code	0–17 years	18+ years	Total Residents
93505	98	70	168

Source: Department of Developmental Services, January 2022.

As shown in **Table 3-25**, 148 individuals resided with a parent, family member, or guardian, while 16 individuals lived independently or in a supported living arrangement. Notably, no individuals were reported to be residing in a Community Care Facility or Intermediate Care Facility,, indicating a potential gap in available housing options for those requiring higher levels of care.

Table 3-25. Residents with Developmental Disability, California City

Zip Code	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility
93505	148	16	0	0

Source: Department of Developmental Services, January 2022.

There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, HCVs, special programs for home purchase, and HUD housing. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the types of considerations that are important in serving this needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special

consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income.

Multifamily housing includes units specifically designed to accommodate individuals with special needs, particularly those with disabilities. The City has one low-income rental housing project at 21501 Lakeshore Drive, consisting of 31 units, with rental rates determined based on tenant income. To expand housing opportunities for individuals with disabilities, the City has incorporated Program 1.1, which encourages housing providers to designate a portion of new affordable housing developments. Furthermore, through Programs 1.3 and 2.1, the City will implement programs to coordinate housing activities and outreach with the following providers, as shown in Table 3-26.

Table 3-26. Available Services for Persons with Disabilities

Provider	Area Served	Services Available
Kern Regional Center	Kern County	Early Intervention Services program provides a wide range of services to children under the age of three with developmental delays and disabilities to ensure that they are given the care and support that they need.
National Alliance on Mental Illness – Kern County	Kern County	The NAMI program includes various components such as education, support, advocacy, active listening, and leadership. Its goal is to enhance the well-being of individuals with mental illness and their families.
Adult Protective Services and Prevention	Kern County	Adults Services social workers support the disabled and elderly with 24-hour response to emergency situations of abuse and neglect. The serve adults aged 65 and older or dependent adults aged 18 and older.
Kern County In-Home Supportive Services (IHSS)	Kern County	The IHSS program provides services to eligible people over the age of 65, the blind, and/or disabled. The goal of the IHSS program is to allow a person to live safely in their own home and avoid the need for out-of-home care.

Source: Kern County Disabilities Resources, 2023.

Large Households

Large households are defined as households with five or more members. Large households comprise a special-needs group because of the need for larger dwelling units, with three or more bedrooms, which are often in limited supply and therefore command higher prices. To save for other basic necessities, such as food, clothing, and medical care, it is common for lower-income, large households to reside in smaller dwelling units, frequently resulting in overcrowding.

According to the 2016-2020 ACS, approximately 13.1 percent (546 households) were made up of five or more persons. Among these large households, 69.2 percent (378) were owner-occupied, while 30.8 percent (168) were rented (see **Table 3-27**).

Table 3-27. Tenure by Household Size, California City

	Owner	Percentage	Renter	Percentage	Total	Percentage
1-person household	645	26.9%	496	27.9%	1,141	27.4%
2-person household	781	32.6%	475	26.8%	1,256	30.1%
3-person household	219	9.1%	258	14.5%	477	11.4%
4-person household	371	15.5%	378	21.3%	749	18.0%
5+ person household	378	15.8%	168	9.5%	546	13.1%
Total	2,394	100%	1,775	100%	4,169	100%

Source: HCD Data Packet 2022, City of California City, U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

A majority of the City's rental housing stock consists of individual single-family homes and multifamily homes. The City recognizes that lower-income large families are most likely in need of rentals with a greater number of bedrooms. Of the 4,825 dwelling units available, over half were three-bedroom units, making up 58.3 percent. Following closely behind were four-bedroom units, accounting for 19.2 percent (926 units). See **Table 3-28** for a breakdown of the city's housing inventory by number of bedrooms.

Table 3-28. Number of Bedrooms Per Unit, California City

Type of Room	Number	Percentage
Studio unit	73	1.5%
1-bedroom unit	220	4.6%
2-bedroom unit	779	16.1%
3-bedroom unit	2,811	58.3%
4-bedroom unit	926	19.2%
5- or more bedroom unit	16	0.3%
Total	4,825	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Senior Population

Seniors have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Seniors are defined as persons 65 years and older, and senior households are households headed by a person 65 years and older. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

The population of persons over age 65 in California City was 1,522 persons in 2020 or 10.9 percent of the overall population. Kern County's percentage of persons age 65 and older was lower than the city's, at 4.1 percent of the population (97,864 persons). According to the 2016-2020 ACS, senior-headed households made up approximately 25 percent (1,046) of the households in California City. Of these households, 70 percent were owner-occupied, and 30 percent were renter-occupied. **Table 3-29** shows senior households by tenure.

Table 3-29. Senior Households by Tenure, California City and Kern County

Tenure	California City		Kern County	
	Number	Percentage of Total Households	Percentage of Total Households	Percentage of Total Households
Owners	730	70%	44,406	76%
Renters	316	30%	13,711	24%
Total Senior Households	1,046	100%	58,117	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020)

Senior Housing and Services

Table 3-29 identifies the licensed senior facilities in Kern County and the capacity of each facility. The total facility capacity was 2,343 countywide, while there is no licensed senior facility within California City. As shown in **Table 3-30**, the majority of licensed senior care facilities are in Bakersfield, which make up 119 out of 129.

Table 3-30. Licensed Senior Care Facilities, Kern County

Facility Name	Facility Address	Facility City	Facility Capacity
Brookdale Riverwalk	350 Calloway Drive	Bakersfield	376
Rosewood Retirement Community	1301 New Stine Road	Bakersfield	220
A Comfort Care Home	12409 Andes Avenue	Bakersfield	6
A Golden Heart	13209 Induran Drive	Bakersfield	6
A Golden Heart Family Care	13402 Giro Drive	Bakersfield	6
A Golden Heart Family Care I	13400 Induran Drive	Bakersfield	6
A & A Bakersfield Care Home	12203 El Capitan Avenue	Bakersfield	6
Aaa Residential Elderly Retreat	4313 Monitor Street	Bakersfield	6
Aaa Residential Elderly Retreat #2	1013 White Lane	Bakersfield	6
Aaa Residential Elderly Retreat #3	4825 Kenny Street	Bakersfield	6
Aaa Residential Elderly Retreat #4	10615 Polo Glen Drive	Bakersfield	6
Advent Residence Home	10114 Stoneham Street	Bakersfield	6
Aimes Noble II	5729 Noble Street	Bakersfield	4
Alondra Home	9817 Alondra Drive	Bakersfield	6
Arcadia Family Care	8306 Shiprock Drive	Bakersfield	6
Arcadia Family Care III	10615 Trophy Court	Bakersfield	6
Arcadia Family Care IV	13511 Hinault Drive	Bakersfield	6
Arcadia Gardens Residential Care	1004 Coyote Springs	Bakersfield	6
Arcadia Gardens Residential Care II	10813 Delicato Court	Bakersfield	6
Arcadia Gardens Residential Care III	10719 Beaver Creek Drive	Bakersfield	6
Arcadia Gardens Residential Care IV	12301 Riverfront Park Drive	Bakersfield	6
Balance Residential Care Corporation	9802 Vertrice Avenue	Bakersfield	6
Because We Care Assisted Living	4401 Buena Vista Road	Bakersfield	6
Bella Vita at Stonington	11711 Stonington Street	Bakersfield	6

Facility Name	Facility Address	Facility City	Facility Capacity
Bellevue Assisted Living LLC	14738 Citrus Tree Court	Bakersfield	6
Bethany Joy Garden	12302 Rambler Avenue	Bakersfield	6
Blue Pearl Home Care II	10018 Saint Albans Avenue	Bakersfield	6
Boggs Facility	810 Darlingham Court	Bakersfield	4
Brighton Manor	305 Alum Bay Court	Bakersfield	6
Camila Care Villa II	816 Loch Lloyd Lane	Bakersfield	6
Camila Care Villa, LLC	10005 Cobblestone Avenue	Bakersfield	6
Central Valley Residential Care, LLC	6727 Shaver Drive	Bakersfield	6
Cobble Stone Residential Home Care LLC	9320 Cobble Mountain Road	Bakersfield	6
Comfort Care Home II	9613 Ghirardelli Drive	Bakersfield	6
Comfort Care Home III	9609 Ghirardelli Drive	Bakersfield	6
Comfort Care Home IV	4917 Au Chocolat Drive	Bakersfield	6
Dean's Care Villa 110	13110 Hinault Drive	Bakersfield	6
Dean's Care Villa 111	13111 Hinault Drive	Bakersfield	6
Dean's Care Villa, Inc.	13115 Hinault Drive	Bakersfield	6
Delian's Manor Senior Care LLC	10725 Rising Sun Drive	Bakersfield	6
Devoted Hearts Senior Care Home LLC	10311 Rio Del Mar Drive	Bakersfield	6
Devoted Home Care, LLC	10106 Cobblestone Avenue	Bakersfield	6
Divine Mercy Guest Home I	6108 Cochran Drive	Bakersfield	6
Divine Mercy Guest Home II	809 Hewlett Street	Bakersfield	6
Divine Mercy Guest Home III	2301 Scarborough Lane	Bakersfield	6
Divine Mercy Guest Home IV	704 Hewlett Street	Bakersfield	6
Divine Mercy Home Care	10239 Lanesborough Avenue	Bakersfield	6
Emmanuel's Elderly Care	902 Brentwood Drive	Bakersfield	12
Gables, The	903 Spirit Lake Drive	Bakersfield	6
Garnsey Garden	364 Garnsey Avenue	Bakersfield	6
Golden Villa Home	4420 Foxboro Avenue	Bakersfield	4
Hallmark of Bakersfield	2001 Akers Road	Bakersfield	99
Harlock Assisted Living, LLC	7214 Boulder Falls	Bakersfield	6
Heritage Living	3801 Paseo Airosa	Bakersfield	6
Heritage Living I	10411 Blythe Court	Bakersfield	6
Heritage Living II	6401 Redinger Street	Bakersfield	6
Ivy Park at Seven Oaks	4301 and 4225 Buena Vista Rd.	Bakersfield	164
Izene's Haven Assisted Living	10000 Cobblestone Avenue	Bakersfield	6
Jasmin Terrace at Bakersfield	5400 Stine Road	Bakersfield	99
Jasmine Garden Residential Care	14016 Toluca Drive	Bakersfield	6
Jasmine Garden Residential Care II	14012 Toluca Drive	Bakersfield	6
Joyful Living Care Home II LLC	10310 Malaguena Court	Bakersfield	6
Joyful Living Care Home, LLC	11605 Revolution Road	Bakersfield	6
Legends Residential Care	9402 Kingsmill Lane	Bakersfield	6

Facility Name	Facility Address	Facility City	Facility Capacity
Lerwick Home Care	10213 Lerwick Avenue	Bakersfield	6
Magnolia Place	8100 Westwold Drive	Bakersfield	146
Magnolia Springs-Saddleback	7312 Saddleback Drive	Bakersfield	4
Meadow Springs	6013 Friant Drive	Bakersfield	4
Meadows, The	10702 Four Bears	Bakersfield	6
Mercie's Home #3	5808 Carissa Avenue	Bakersfield	4
Mercie's Home #5	812 Sesnon Street	Bakersfield	6
Nanas Care	10301 Revere Beach Drive	Bakersfield	6
Pacifica Senior Living Bakersfield	3209 Bookside Drive	Bakersfield	55
Pacifica Senior Living Bakersfield Memory Care	3115 Brookside Drive	Bakersfield	40
Palms At San Lauren, The	5300 Hageman Road	Bakersfield	68
Paradise Gardens	15318 Lila Rose Ct.	Bakersfield	6
Park Rcfe, The	311 Garnsey Avenue	Bakersfield	9
Passion Plus Care Haven Res. Care Fac. For Elderly	3025 Lotus Lane	Bakersfield	6
Pathway Assisted Living/Westchester Gardens	2228 Truxtun Avenue	Bakersfield	36
Pathway Home Care	414 Lansing Drive	Bakersfield	4
Pathway Home Care	416 Lansing Drive	Bakersfield	4
Pathway Home Care	410 Lansing Drive	Bakersfield	6
Pathway Homes	336 Montclair Street	Bakersfield	4
Pathway Homes	334 Montclair Street	Bakersfield	4
Pathway Homes	2714 Gosford Road #A	Bakersfield	6
Pathway Homes	2714 Gosford Road #D	Bakersfield	6
Pathway Homes	2714 Gosford Road #C	Bakersfield	6
Pathway Homes	2714 Gosford Road #B	Bakersfield	6
Pleasant Home Care	10609 Pleasant Valley Drive	Bakersfield	6
Pointe At Summit Hills	4501 Upland Point Drive	Bakersfield	102
Precious Life Residences, LLC	10414 Bichester Court	Bakersfield	6
Quality Care Assisted Living	2607 Mt. Vernon Avenue	Bakersfield	54
Raymer Care Residences	1525 Sugarleaf Ridge Drive	Bakersfield	6
Redwood Senior Living Bakersfield	810 S Union Avenue	Bakersfield	41
Rosebella Place	9319 Manihiki	Bakersfield	6
Sage Care 2	13612 Night Star Lane	Bakersfield	6
Sage Care Homes	13601 Star Shine Drive	Bakersfield	6
Sage Care Homes	13519 Night Star Lane	Bakersfield	6
Savanna Assisted Living LLC	9013 Staten Island Drive	Bakersfield	6
Seasoned Elite Assisted Living	13403 Dali Avenue	Bakersfield	6
Sherwood Elderly Care Facility	2204 Sherwood Avenue	Bakersfield	6
Silverlake Home	3303 Silverlake Drive	Bakersfield	4
Spring Home	8722 Hoodsport Avenue	Bakersfield	5
Spruce Gardens	13303 Nantucket Place	Bakersfield	6

Facility Name	Facility Address	Facility City	Facility Capacity
St. Anthony Home	11004 Silver Falls Avenue	Bakersfield	6
St. Catherine's Home Care, Inc.	10214 Pinnacle Ridge Avenue	Bakersfield	6
St. Joseph's Home, LLC	2508 Olmo Court	Bakersfield	6
Summer Springs Board & Care	6112 Summer Springs Drive	Bakersfield	6
Tar Springs Home Care	2804 Tar Springs Avenue	Bakersfield	6
Tedenek Elder Home	13005 Birkenfeld Avenue	Bakersfield	6
Tedenek Elder Home 2	13001 Birkenfeld Avenue	Bakersfield	6
Tlc Home Care 1	5801 Cochran Drive	Bakersfield	6
Tlc Home Care 2	207 Riesling Vines Street	Bakersfield	6
Trinity, The	200 Trinity Avenue	Bakersfield	10
Village Gardens	11910 Crockett Court	Bakersfield	6
Westchester Home On Spruce	2485 Spruce Street	Bakersfield	6
Windcreek Senior Care	9300 Windcreek Court	Bakersfield	6
Your Loved Ones Matter LLC	4804 Kenny Street	Bakersfield	6
Arcadia Family Care II	13208 Induran Drive	Bakersfield	6
Positive Directions #9	329 El Camino Drive	Delano	4
Heavenly Castle Care Inc	1651 White Rock Road	Frazier Park	6
Kern Village Assisted Living	32 Burlando Road	Kernville	22
High Desert Haven	1240 College Heights Boulevard	Ridgecrest	82
Simply Caring Angels LLC	608 West Wasp Avenue	Ridgecrest	6
Carrington of Shafter	250 East Tulare Avenue	Shafter	64
Mountain Vista Senior Care	20001 Piedra Drive	Tehachapi	6
Tehachapi Manor	20400 Oak Knoll Drive	Tehachapi	6
Burlington	13 Sycamore Dr	Wofford Heights	21
Total			2,343

Source: California Department of Social Services, March 2023; California Department of Healthcare Access and Information, April 2024.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers typically work in fields, orchards, and processing plants. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

According to a 2022 Census conducted by the United States Department of Agriculture (USDA), there were 20,472 total farmworkers across farm operations in Kern County. Of these, 14,221 were permanent, year-round employees, and 6,251 were seasonal, working fewer than 150 days per year. In total, there are 6,064 individuals working as migrant farmworkers, with the majority (95.3 percent of the total migrant farmworkers) being hired labor and the remaining 4.7 percent solely engaged in contract labor.

The agricultural census does not provide estimates of farmworkers living or seeking housing in California City. However, the 2016-2020 ACS reported that 196 or 4.9 percent of the civilian employed population 16 years and over were employed in farming, forestry, and fishing occupations. There shows that there is little demonstrated need for seasonal or transient farmworker housing in California City. **Table 3-31** presents this data, separated by farm type.

Table 3-31. Farm Operations in Kern County, 2022

Farm Operations by Type	Farmworkers	Farms and Agricultural Operations That Hire Employees
Farm operations with fewer than 10 employees		
Permanent	1,365	395
Seasonal ¹	1,117	343
Total	2,482	738
Farm operations with 10 or more employees		
Permanent	12,856	321
Seasonal ¹	5,134	132
Total	17,990	453
<i>Total Permanent</i>	<i>14,221</i>	<i>716</i>
<i>Total Seasonal</i>	<i>6,251</i>	<i>475</i>
Total All (Seasonal and Permanent)	20,472	1,191

Source: USDA Agricultural Census, 2022.

Note: Some operations hire both permanent and seasonal labor. There are 1,191 operations that hire labor.

¹ USDA defines seasonal farmworkers as farmworkers hired for 150 days or less.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2023, a family of four making \$30,000 or less would be classified as ELI. This income equates to a wage of about \$15.63 per hour for a single wage earner. As of January 1, 2024, the minimum wage in California is \$16 per hour.

Based on their monthly income, an ELI family of four could afford a monthly housing cost of approximately \$750 a month (see **Table 3-19**). This means they would have to spend 56 percent of their monthly income to afford the lowest-In light of monthly income, an ELI family of four could afford a monthly housing cost of approximately \$750 a month (see Table 3-19). This means they would have to spend 56 percent of their monthly income to afford the lowest-advertised rent for a three-bedroom apartment (\$1,400 per month).

Table 3-31 illustrates extremely low-income households by tenure and overpayment. As shown **Table 3-32**, of the 4,170 total households, approximately 42.6 percent were renter households and 57.4 percent were owner households. ELI households made up 22.7 percent of all households, including 740 renter households (78.3 percent of ELI households) and 205 owner households (21.7 percent of ELI households). Among ELI renter households, 630 were overpaying for housing (85.1 percent of ELI renters), and 80 were severely overpaying (10.8 percent of ELI households). For ELI owner households, 115 were overpaying (56.1 percent of ELI owners) and 15 were severely overpaying (7.3 percent of ELI owners). These figures indicate that ELI renters are more than 5 times as likely to experience severe overpayment as ELI homeowners.

In contrast, 1,280 households (30.7 percent of total households) fell into the lower income category (very low- and low-income households), including 645 renter households (50.3 percent of lower income households) and 635 owner households (49.6 percent). Among lower income renter households, 214 were overpaying for housing (33.2 percent of lower income renters), and 24 were severely overpaying (3.7 percent). For lower income owner households, 280 were overpaying (44.1 percent of VLI/LI owners), and 70 were severely overpaying (11.0 percent). Compared to lower income households, ELI households were more likely to experience housing overpayment and severe overpayment, particularly among renters.

Table 3-32. Extremely Low-Income Households, California City

Total Household Characteristics	Number	Percentage
Total Households	4,170	100.0%
Renter Households	1,775	42.6%
Owner Households	2,395	57.4%
Total Extremely Low Income (ELI) Households	945	22.7%
Total ELI households – Renters	740	78.3%
ELI renter households overpaying	630	85.1%
ELI renter households severely overpaying	80	10.8%
Total ELI households – Owners	205	21.7%
ELI owner households overpaying	115	56.1%
ELI owner households severely overpaying	15	7.3%

Source: 2016-2020 CHAS Data Sets.

Extremely low income households often experience severe financial constraints that impede their ability to secure stable, safe, and affordable housing, heightening their risk of homelessness, overcrowding, or substandard living conditions. The following are resources available to meet the housing needs of extremely low-income households:

- » The Kern County Department of Human Services (KCDHS) administers programs such as CalWORKs Homeless Assistance, which provides temporary and permanent housing support for eligible families facing homelessness, and the General Assistance Program, which offers financial aid to indigent adults and emancipated minors who do not qualify for federal or state benefits. These programs aim to prevent homelessness and provide stability for extremely low-income individuals in Kern County.
- » The California Alternative Payment Program (CAPP) provides child care payment assistance to eligible low-income families in Kern County. Funded by the California Department of Education (CDE), this program operates as a parental choice system, allowing parents to select from licensed child care centers, licensed family child care providers, or license-exempt providers, including family, friends, or neighbors. License-exempt providers must meet program requirements before approval. Children 12 years of age and younger are eligible for services, ensuring that families have access to affordable and flexible childcare options.
- » The Kern County Planning and Natural Resources Department offers housing assistance programs, including the Home Improvement Loan Program, which provides financial aid to low-income homeowners for necessary repairs, and the Home Access Grant Program, which supports accessibility modifications for individuals with disabilities.

- » Greater Bakersfield Legal Assistance, a nonprofit legal service provider, offers free civil legal assistance to low-income individuals and families in Kern County. Their services include legal advocacy for housing rights, public benefits, disability benefits, and consumer protection, ensuring that vulnerable residents have access to legal support.

The City's Housing Element includes **Program 1.1**, a specific program to address the needs of ELI households. The program includes expanding regulatory incentives for the development of units affordable to ELI households, providing financial support on an annual basis to organizations that provide services, such as legal aid, and encouraging the provision of housing for young adults (particularly former foster youth and single mothers) through streamlined processing and funding assistance. Other programs in the Housing Element to serve ELI households include supporting overall affordable development (**Program 1.1**).

People Experiencing Homelessness

The very nature of homelessness makes it difficult to count persons with no permanent shelter. The 2023 point-in-time count (PIT), conducted from January 24 through 27, consisted of a single-night shelter count and a three-day unsheltered count in 2023. According to the PIT, there were a total of 1,948 homeless persons countywide, 52 percent of whom were unsheltered and 48 percent of whom were sheltered.

Table 3-33 shows results for the four most recent counts. The number of persons counted increased from 1,330 in 2019 to 1,948 in 2023, representing a 46 percent increase. Between 2019 and 2023, the number of homeless people in shelters experienced a significant increase of 79.5 percent since 2019, while the population of those without shelter rose by 25.4 percent.

Of the total unsheltered population in Kern County in 2023, 9 individuals (0.9 percent) were found in California City, with 2 on the west side of the city and 7 on the east side. Compared to other cities in the county, there are a small number of unsheltered populations, but it is important to note that the east side of the city had more than double the population of the west side.

There was a total of 183 self-reported health conditions for the unsheltered population that ranged from a single disease or morbidity to as high as six co-morbidities. These diseases include asthma, diabetes, heart disease, hepatitis C, HIV/AIDS, tuberculosis, and valley fever. Additionally, there were 530 adults who self-reported a serious mental illness among the total of homeless persons in 2023.

Table 3-33. Homeless Point-in-Time Count, Kern County, 2019–2023

Sheltering Status	2019	2020	2021*	2022	2023	Percentage Change from 2019 to 2023
Sheltered	519	569	569	882	931	79.5%
Unsheltered	811	1,011	1,581	721	1,017	25.4%
Total Experiencing Homelessness	1,330	1,580	2,150	1,603	1,948	46.5%

Source: Kern County CoC PIT 2023.

*Note: The 2021 PIT Count did not include an in-person count due to the COVID-19 pandemic. Instead, it utilized Homeless Management Information System data and extrapolation methods that HUD approved.

Table 3-34 shows homeless student enrollments reported by the California Department of Education between 2019 and 2023. Statewide, there was a decrease of 15,863 students experienced homelessness, which represents a 6.5 percent reduction from 2019 to 2023. However, in Kern County, there was a significant increase of 1,319 students experienced homelessness during the same period, equating to a 26.7 percent rise.

The McKinney-Vento Homeless Assistance Act (McKinney-Vento Act) is federal legislation that ensures the educational rights and protections of children and youth experiencing homelessness (42 U.S. Code Sections 11431 to 11435). It requires all local educational agencies (LEA) to ensure that homeless students have access to the same free, appropriate public education, including public preschools, as other children and youth. The McKinney-Vento Act defines LEAs as public-school districts, direct-funded and locally funded charter schools, and county offices of education. The McKinney-Vento Act also authorizes the funding for the federal Education for Homeless Children and Youth Program. The McKinney-Vento Act defines homeless children and youth as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- » Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason.
- » Children and youth who may be living in motels, hotels, trailer parks, or shelters.
- » Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings.
- » Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings.
- » Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above.

Table 3-34. Student Homelessness, Kern County, 2019–2023

School Year	California	Kern County
2019-2020	244,626	4,946
2020-2021	211,015	4,518
2021-2022	208,537	5,386
2022-2023	228,763	6,265
2019 to 2023 Percentage Change	-6.5%	26.7%

Sources: As cited on kidsdata.org, California Dept. of Education, Coordinated School Health and Safety Office custom tabulation & California Basic Educational Data System.

California City does not have a homeless shelter and the closest homeless shelter is in Rosamond, approximately 28 miles to the south. The majority of homeless shelters are in Bakersfield, about 68 miles to the north. At present, these facilities appear to provide adequate housing for the region's homeless population. Given the lack of a permanent homeless population, no emergency shelter has been developed in California City. However, to comply with State law and facilitate the development of shelters should one be proposed, the City will amend its Zoning Ordinance to allow them by right.

Table 3-35 illustrates the programs in the county and general vicinity that offer assistance to the homeless.

Table 3-35. Homeless Services, Kern County

Agency	Address	City	Services
CalWORKs Homeless Assistance	100 E. California Avenue	Bakersfield	The CalWORKs Homeless Assistance (HA) Program was established to help families in the CalWORKs program meet the costs of securing or maintaining permanent housing or to provide emergency shelter when a family is experiencing homelessness.
CalWORKs Housing Support Program			
The Open Door Network	1921 19th Street	Bakersfield	The Open Door Network operates the only emergency homeless shelter in Kern County for families with children, as well as two domestic violence, sexual assault, and human trafficking supportive shelters.
Flood ministries	3509 Union Avenue	Bakersfield	Flood provides street outreach and housing placement services for those experiencing homelessness who meet eligibility criteria for housing vouchers provided by the Housing Authority of the County of Kern.
Greater Bakersfield Legal Assistance	615 California Avenue	Bakersfield	GBLA provides counsel and advice, brief services, and/or representation in an array of core areas of practice to low income and seniors residing in Kern County.
Bakersfield Kern Regional Homeless Collaborative (BKRHC)	5005 Business Park North	Bakersfield	Works to reduce the impacts of homelessness in Kern County through collaborative planning and action that expands access to permanent affordable housing and supportive services.
Housing Authority of the County of Kern	601 24th Street	Bakersfield	The Authority is an active developer of affordable housing, acquiring and building housing to help meet the affordable housing needs in Kern County.
Community Action Partnership of Kern	2739 Diamond Street	Rosamond	CAPK helps economically disadvantaged residents pursue educational goals, secure and retain employment, maintain adequate housing, access medical services, obtain utility bill payment subsidies and residential weatherization assistance, counteract hunger and food insecurity, obtain childcare and preschool education, and engage in personal and family development opportunities.
the Dream Center	1300 17th Street	Bakersfield	Services utilize a formal case management system, with co-located staff from Kern County Superintendent of Schools Foster Youth Services, Kern County Departments of Human Services, Probation and Behavioral and Recovery Services.
Bakersfield Homeless Center	1600 E Truxtun Avenue	Bakersfield	Provides support and resources to families and individuals in crisis while helping them to achieve their highest level of self-sufficiency.
Casa Esperanza Transitional Home for Women	5501 Stockdale Highway 13104	Bakersfield	Provides homeless women and children in the Bakersfield area with an innovative and holistic program in a sustainable model that supports their transition to permanent housing and stable employment.

Agency	Address	City	Services
Catholic Charities	825 Chester Avenue	Bakersfield	Catholic Charities is a social service agency providing aid to families in crisis. Our agency provides food services, CalFresh and Pacific Gas and Electric Company (PG&E) application assistance, DMV vouchers along with rental and utility assistance, when available.
CVAF	N/A	N/A	CVAF provides transitional and permanent housing for homeless and at-risk veterans in Kern County, in addition to low-barrier supporting housing for homeless youth.
Mercy House	N/A	N/A	Provides dignified housing and comprehensive supportive services to a wide variety of homeless subpopulations.

Source: Kern County Resources and Services, 2022.

Female Head of Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and, sometimes, discrimination.

As shown in Table 3-36, the City of California City had a total of 2,666 householders in 2020. Of those, 547 (20.5 percent) were female-headed households, including 350 with children (13.1 percent) and 197 without children (7.4 percent). A subset of these households, 349, were living below the poverty line, accounting for 13.1 percent of all households in the city. This means that nearly half of all female-headed households in the city were living in poverty, highlighting significant economic challenges for these households.

Table 3-36. Female Head of Households, California City

Householder Type	Number	Percent of Total Householders
Total Householders	2,666	100.0%
Total Female Headed Householders	547	20.5%
Female Heads with Own Children	350	13.1%
Female Heads without Children	197	7.4%
Female-Headed Householders Under the Poverty Level	349	13.1%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020)

4. Assessment of Fair Housing

Introduction

Assembly Bill (AB) 686 requires that all Housing Elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that (or) restrict access to opportunity based on protected characteristics.” California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, California City identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-7** with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in **Section 8**.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for Housing Elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to townwide patterns to understand how the projected locations of units will affirmatively further fair housing.

Current Context

Local History

California City is in a part of the Mojave Desert that was once inhabited by the Paiute Tribe. In 1776, Spanish Conquistadores arrived in the area led by Father Francisco Garcés, and it is believed that the Conquistadores conducted mining activities in the region with the assistance of Paiute labor. From that point on, the City was developed by settlers searching for gold while the Kern region became known as the Golden Empire.¹

In the early 1800s, the Kern region was a part of Mexico’s Alta California. This region was renowned for its agricultural possibilities and was initially inhabited by European settlers in the mid-1800s. The area quickly experienced growth, attracting adventurous individuals who were eager to seek their fortunes in the fertile land and nearby goldfields.² In the early 1900s, the Conklin Ranch, situated in the central part of the city as it

¹ City of California City, 2009, September, *General Plan 2009-2028*.

² Medium, 2023, November 24, [Exploring the Rich Local History](#).

exists today, embarked on sheep farming. Subsequently, they also attempted various agricultural endeavors such as growing alfalfa and cotton, but those were not successful agricultural operations.³

In 1958, a group of developers began purchasing land in what is now the eastern part of the city and two farms in the western part. Throughout the 1960s these developers successfully sold home sites to people all over the United States through promotional efforts. At that time, the Community Planning Commission envisioned a revolutionary city concept and design that aimed to discourage the development of single-family tracts, regulate architectural standards, and integrate vast areas of natural desert and farmland as open spaces within a new kind of living environment. The city's economic foundation relied heavily on continuous land sales and development activities, resulting in a significant portion of the population being employed by the land developer. On December 8, 1965, the City officially incorporated with a population of 617 inhabitants and adopted a City Council-Manager form of government.⁴

The majority of Kern County is now Hispanic according to the 2020 Census. Over half of the county's population (54.9 percent) identified as Hispanic or Latino. This is roughly a 5 percentage point increase from the 2010 Census.⁵ Kern County has a rich history as a diverse community, including its Hispanic heritage. In a recent example, the Farm Workers Credit Union, which was founded in 1963 by civil rights activists Cesar Chavez and Dolores Huerta,⁶ helped the lives of agricultural laborers by providing them with innovative savings options and opportunities to obtain loans. Alongside Chavez and Huerta were immigrants and activists like Filipino American Larry Itliong. The extensive historical background resulted in the Kern region that is rich in diversity.⁷

Kern County has a significant presence in the fields of aviation, space, and military. Edwards Air Force Base, which is home to the Air Force Flight Test Center, is approximately 18 miles southeast of California City. This military facility initially started as a desolate and isolated area for conducting bombing exercises in 1933. Over time, it evolved into a significant training base for bomber aircraft during World War II. The Mojave Air and Space Port are also in the area, located southwest of Kern County, and Naval Air Weapons Station China Lake is in the northern area of the county.⁸

The California City Correctional Facility (CCCF), owned and operated by CoreCivic, is within the city, but the California Department of Corrections and Rehabilitation has decided to deactivate CCCF by March 2024. Although CCA is currently staffed by over 500 State employees, it is anticipated that only 36 individuals will remain to work for its closure.⁹ Including CCCF, Kern County has four public and private high-security

³ City of California City, 2009, September, *General Plan 2009-2028*.

⁴ City of California City, 2009, September, *General Plan 2009-2028*.

⁵ Kern Council of Governments, 2022, Regional Transportation Plan/Sustainable Communities Strategy, https://www.kerncog.org/wp-content/uploads/2022/12/2022_RTP.pdf.

⁶ ABC23, 2021, October 15, [*The Farmworkers Movement: A legacy that lives on.*](#)

⁷ Self-Help Federal Credit Union, [*Kern Central Credit Union: A Legacy of Serving Workers in the Fields.*](#)

⁸ Kern Council of Governments, 2022, July 21, *6th Cycle Regional Housing Needs Allocation Plan*, https://www.kerncog.org/wp-content/uploads/2013/06/FINAL-Kern-COG-RHNA-Plan_07-22-22.pdf.

⁹ ABC23 Bakersfield, 2023, November 27, [*With-prison-closing-cal-city-set-to-lose-significant-source-of-revenue.*](#)

institutions that house over 20,000 federal, state, and local inmates. These facilities are run and managed by approximately 5,000 correctional employees.

The City is in the high desert region, with an elevation ranging from 2,300 to 4,000 feet above sea level. Its climate is classified as semi-arid, leading to warm and dry summers as well as mild and cooler winters. The annual rainfall in the area is less than 6 inches, with approximately 75 percent occurring between December and March. During the months of May through September, the temperatures can often exceed 100 degrees Fahrenheit. Due to its location in the high desert, the humidity levels are very low and the area is frequently windy. As a result, California City experiences one of the highest rates of pan evaporation and reference evapotranspiration (ET_o) in the state. These high rates of evaporation and ET_o contribute to significantly higher water usage for landscape irrigation compared to other regions in California.¹⁰ According to Risk Factor, a “hot day” in California City is considered to be any day above a “feels like” temperature of 101 degrees Fahrenheit. The city is projected to experience seven such days in 2024 and will experience 20 days above 101 degrees Fahrenheit in 30 years due to a changing climate.¹¹ These extreme weather occurrences and the city’s topographic features inevitably have led to potential shortages in water supply significantly impacting the daily lives of residents.

Zoning

Development conditions are shaped by the city’s zoning and land use designations (see **Figure 4-1** for the city’s current zoning). Conservation and Open Space Resource Areas, which account for a significant percentage of the City’s land area, are located primarily in the edge and boundary areas. Only central parts of the east and west sides are designated for residential, commercial, and industrial use.

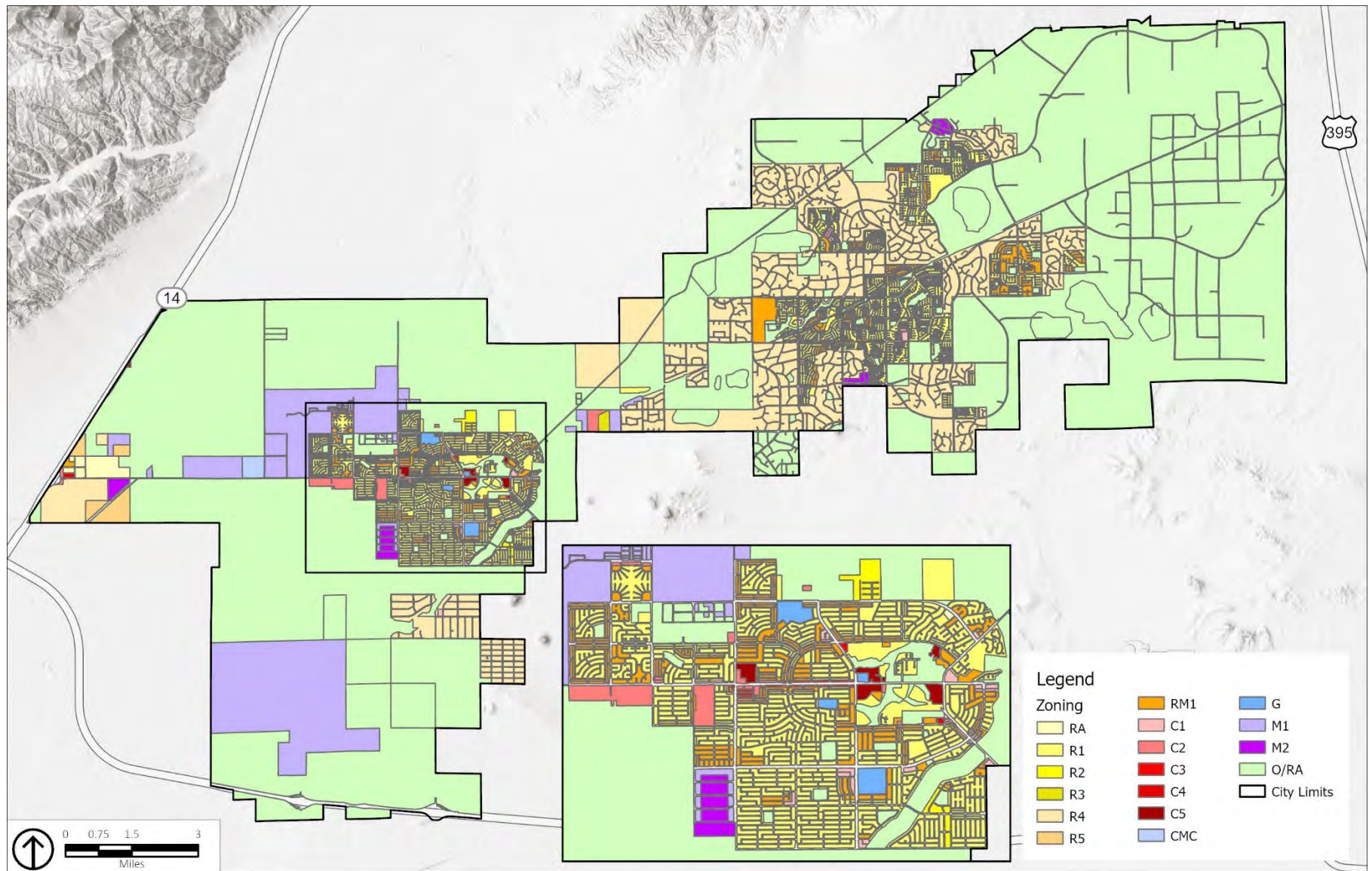
Current land use designations are clustered around two nodes of the city: the central city area, and a secondary area on the east side. The central city area has land designated for commercial, community medical, governmental, and residential uses of varying densities. On the east side of the downtown area, 24.0 percent of structures contain two or more units, while on the west side of downtown only 15.0 percent of structures contain two or more units. In addition, the area indicates a high percentage of the population whose income in the past 12 months is below the poverty level (32.9 percent), which is significantly higher than the rest of the areas in the city. According to the ACS 2017-2021, the predominant population in these census tracts is White alone. While this area includes the city’s least diverse, consistently affluent areas, it also consists of the main commercial area of the city.

In the eastern part of the city, medium- and high-density residential areas are mixed and are distributed throughout the central city, surrounded by lower-density residential uses, such as the “estate residential” zone. Only a few areas in this node are designated for industrial development. There are no designated areas for community medical and government uses, and only a few areas are designated as neighborhood commercial areas surrounding medium- and high-density residential zones. However, this area is not yet developed with residences or other uses.

¹⁰ City of California City, 2023, June *2020 Urban Water Management Plan*, https://www.californiacity-ca.gov/CC/images/8-28-2023-2023_June_Cal_City_2020_UWMP.pdf.

¹¹ Risk Factor, 2024, March 27 (accessed), https://riskfactor.com/city/california-city-ca/609780_fsid/heat.

FIGURE 4-1. CURRENT ZONING



Opportunity, Segregation, and Displacement

TCAC Opportunity Area Designation

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

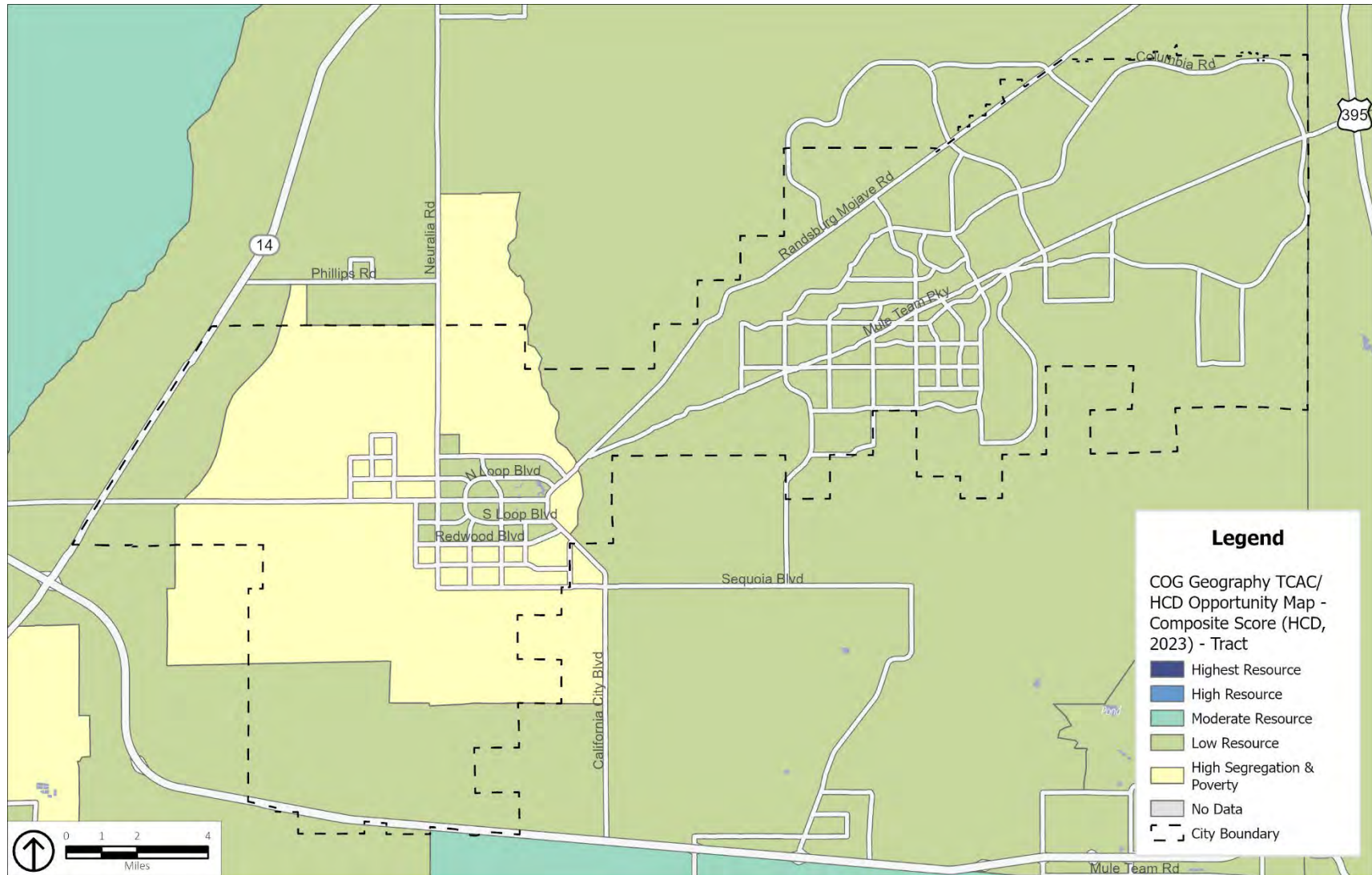
“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

“Low-resource” areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As seen in **Figure 4-2, TCAC/HCD Opportunity Areas, 2023**, the majority of California City, particularly the central city and the city’s northeast, was identified as a low resource area. The central area of the city identified as low resource is surrounded by an area of High Segregation and Poverty, which extends to the western edge of the city.

Regionally, the central areas of the county encompassing western Bakersfield and northeastern Bakersfield were assigned designations between Moderate to Highest Resource. Similarly, the cities of Tehachapi and Ridgecrest as well as unincorporated areas adjacent to the two cities were also identified as Moderate to High Resource areas, but apart from these areas, most of Kern County was designated a Low Resource area. The majority of the adjacent counties, such as Tulare and Los Angeles, Ventura, and San Luis Obispo, had resources ranging from Moderate to Highest. However, nearby areas of San Bernardino County were comparatively lower resource areas, falling within the low to moderate range.

FIGURE 4-2. TCAC/HCD OPPORTUNITY AREAS, 2023



Source: TCAC/HCD, 2023

Areas of Concentrated Poverty and Affluence

Areas of High Segregation and Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty (HS&P) are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-White population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or HS&P areas may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities.

As shown in **Figure 4-2**, 2023 data shows there is a designated HS&P area that surrounds the central area of the city and extends to the city's west side. This area includes a controlled development zoning district and light industrial uses in addition to residential uses, so it may be a less desirable area that is more affordable to lower-income households. However, in the updated 2025 HCD Affirmatively Furthering Fair Housing (AFFH) Data Viewer 3.0, the area of High Segregation and Poverty no longer exists within the City and instead has become an area of "Low Resource". Since there has not been a change in the criteria for what defines an area of High Segregation and Poverty, the citywide upgrade to an area of "Low Resource" demonstrates that conditions are improving, albeit slightly and gradually. Nevertheless, this is an improvement for conditions within California City and the areas immediately surrounding the City.

Previously at the regional level, several areas were designated as HS&P, particularly surrounding downtown and southeastern Bakersfield. Closer to California City, the unincorporated community of Mojave, west of the city, was also designated as an HS&P area. The area is approximately two miles away from the western edge of California City. Additionally, there were HS&P areas along the northwestern border with Kings and Tulare Counties, but there were no HS&P areas on the other sides of the county. With the updated Data Viewer 3.0 information, the unincorporated community of Mojave is no longer designated as HS&P, now designated as "Low Resource". However, the HS&P areas in downtown and southeastern Bakersfield remain.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is White, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income in 2016). HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the White population threshold to 50 percent.

There are no RCAAs in California City or in surrounding areas. Regionally, the nearest RCAAs are in the Golden Hills area of unincorporated Kern County, just over 30 miles to the west, and in the Rosamond unincorporated community of Kern County, 28 miles south. Additionally, the northwestern edge of Kern County, which includes Blackwells Corner and Lost Hills, was also identified as RCAAs. This segregation was observed not only in unincorporated areas but also in incorporated areas like Arvin and Tehachapi. In contrast, the cities of Maricopa, Taft, and the eastern Tehachapi, as well as unincorporated areas surrounding the cities, are considered Racially Integrated or High White Segregation.

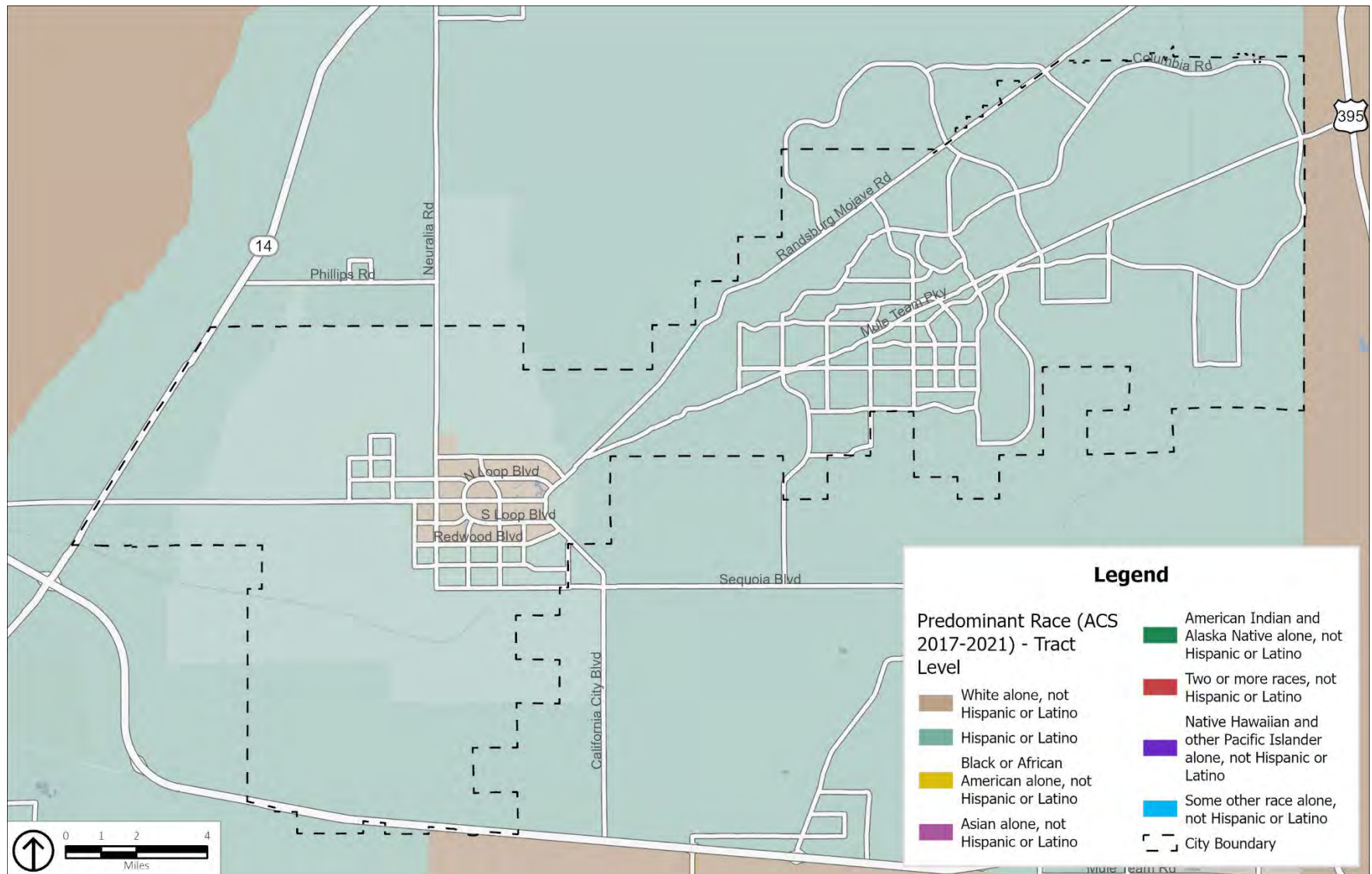
Race

As shown in **Figure 4-3**, which shows the predominant population by race in each census tract, the two census tracts in the central city area are predominantly White, while the remaining tracts that surround the central areas of the city are predominantly Hispanic or Latino. Regionally, many areas around California City are predominantly Hispanic or Latino, including the unincorporated community of Mojave. However, many unincorporated areas of Kern County are predominantly White.

According to Analyses of Racial Segregation and Integration in 2020 and 2010 conducted by the Othering and Belonging Institute at the University of California, Berkeley (OBI), a census tract on the west side of California City that surrounds the central city was designated as a High People of Color Segregation area in 2010. This classification has remained unchanged, as it continues to be a High People of Color Segregation area in 2020. The areas on the east side of the city were identified as Racially Integrated in 2010, but these formerly integrated areas are now classified as having Low-Medium Segregation in 2020. The two census tracts in the central city were not assigned a rating in either analysis.

At the regional level, there were several areas designated from Low-Medium Segregation to High People of Color (POC) segregation within Kern County, both in incorporated and unincorporated areas. Large unincorporated areas such as Fuller Acres, Lamont, and Lamont Edmundson Acres, which are situated between the cities of Bakersfield and Arvin, were categorized as high POC segregation in 2010. This classification remained the same in 2020. The majority of counties that surround Kern County consist of areas classified as racially integrated or highly segregated with a predominantly White population. However, more than half of the areas were identified as having high levels of POC segregation in nearby King County.

FIGURE 4-3. PREDOMINANT POPULATION



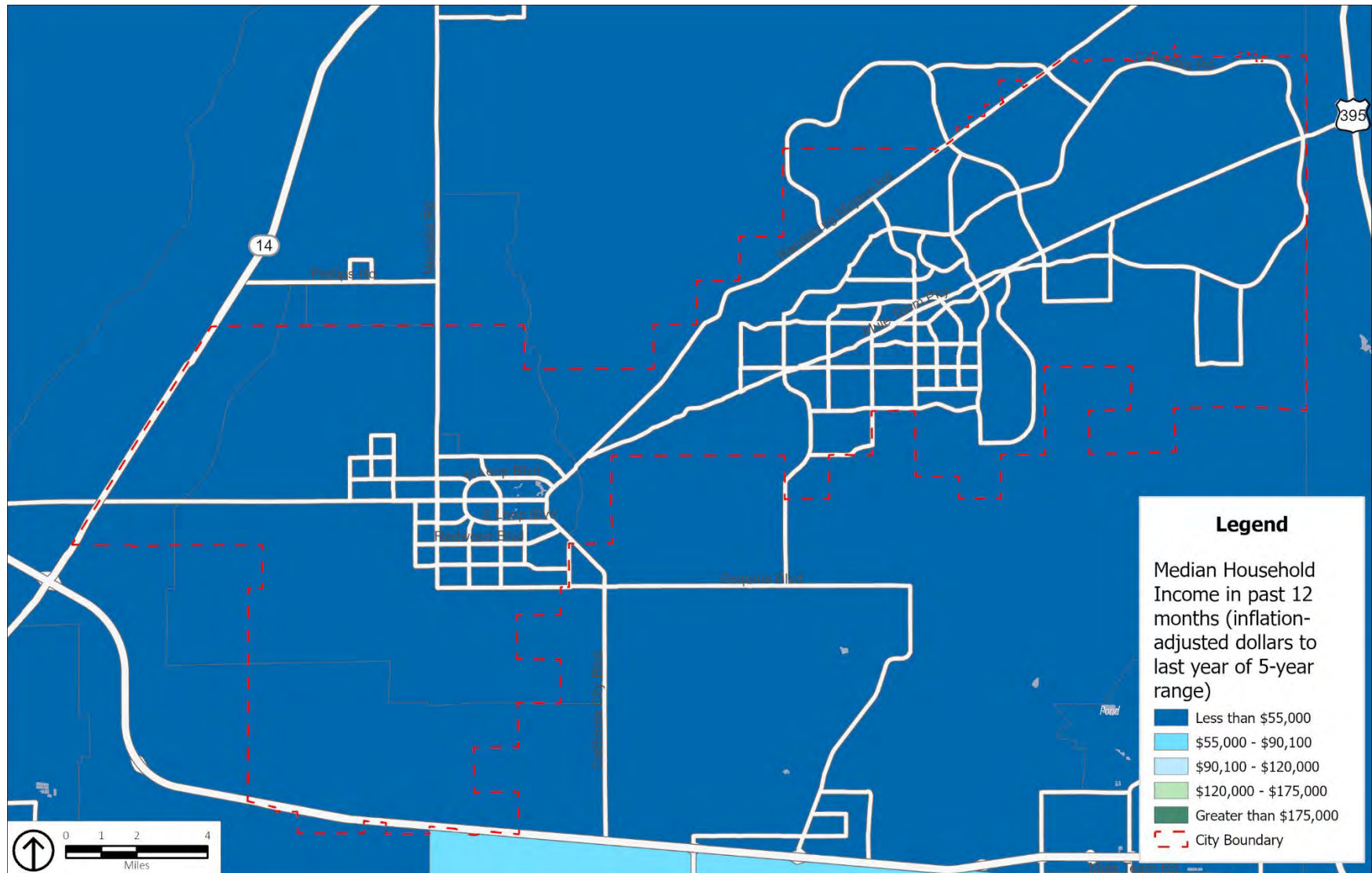
Source: ACS, 2017-2021

Income and Poverty

According to the 2017-2021 ACS, all census tracts in California City are within the lowest-income category, with median household incomes below \$55,000. As shown in **Figure 4-4**, the lowest-income tract, on the east side of the central city area, has a median household income of \$36,774. The median income on the east side of the central city is only slightly higher, at \$38,750. Many tracts surrounding the city had median household incomes between \$41,806 and \$51,778.

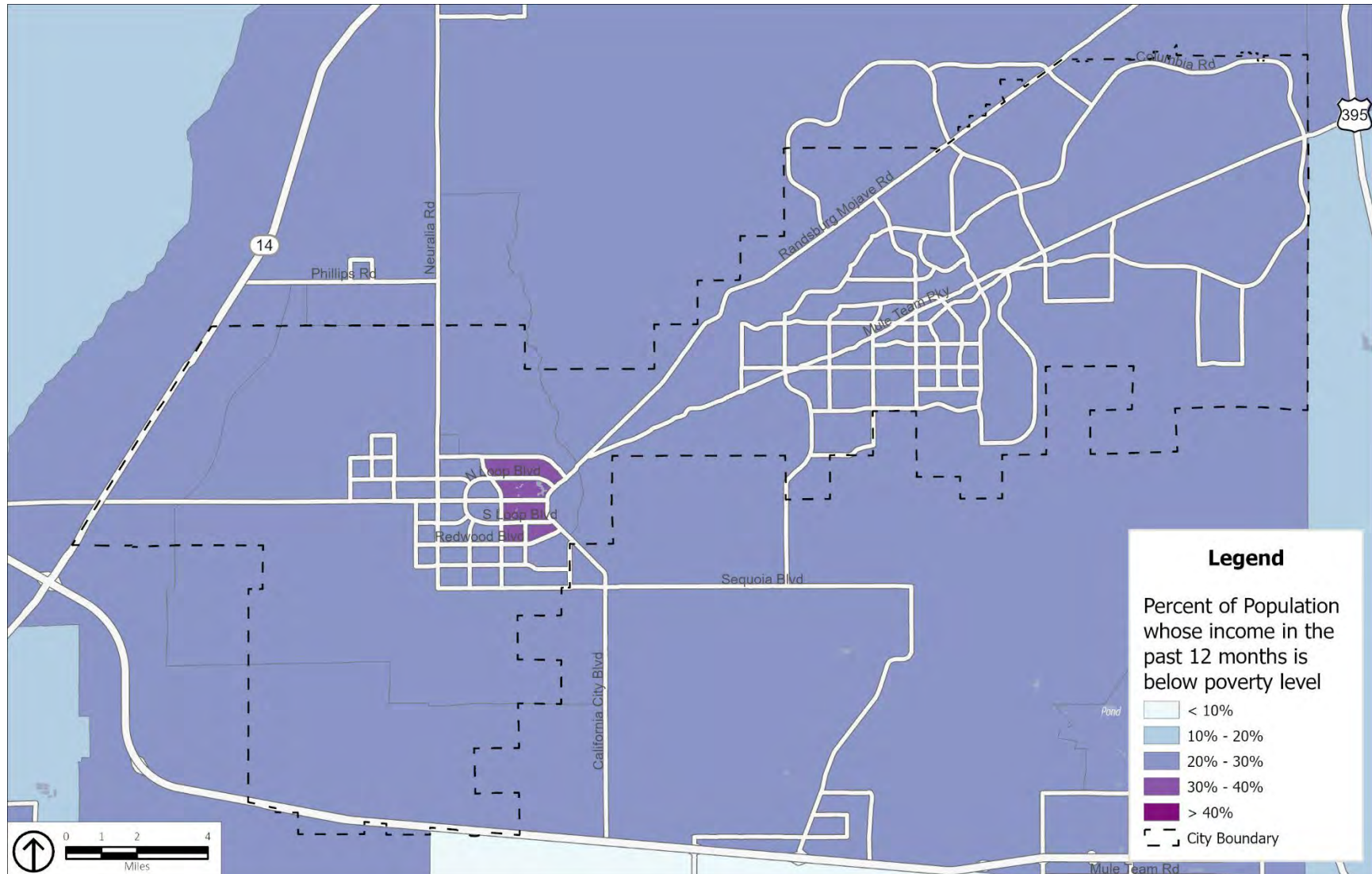
Notably, 23 percent of residents living on the city's east side were under the poverty level in the past 12 months as of the 2017-2021 ACS (**Figure 4-5**). This was a lower rate of poverty compared to the 2010-2014 ACS, in which 32.3 percent of residents on the east side had incomes below the poverty line. In contrast, 32.9 percent of residents in the eastern half of the city's central area had incomes below the poverty line, whereas in 2014, only 25 percent of the whole central city area did. On the far west side, poverty levels have slightly increased from 22.1 to 23.9 percent over the same period.

FIGURE 4-4. MEDIAN HOUSEHOLD INCOME



Source: ACS, 2017-2021

FIGURE 4-5. POPULATION WITH INCOMES BELOW POVERTY



Source: ACS, 2017-2021

Risk of Displacement

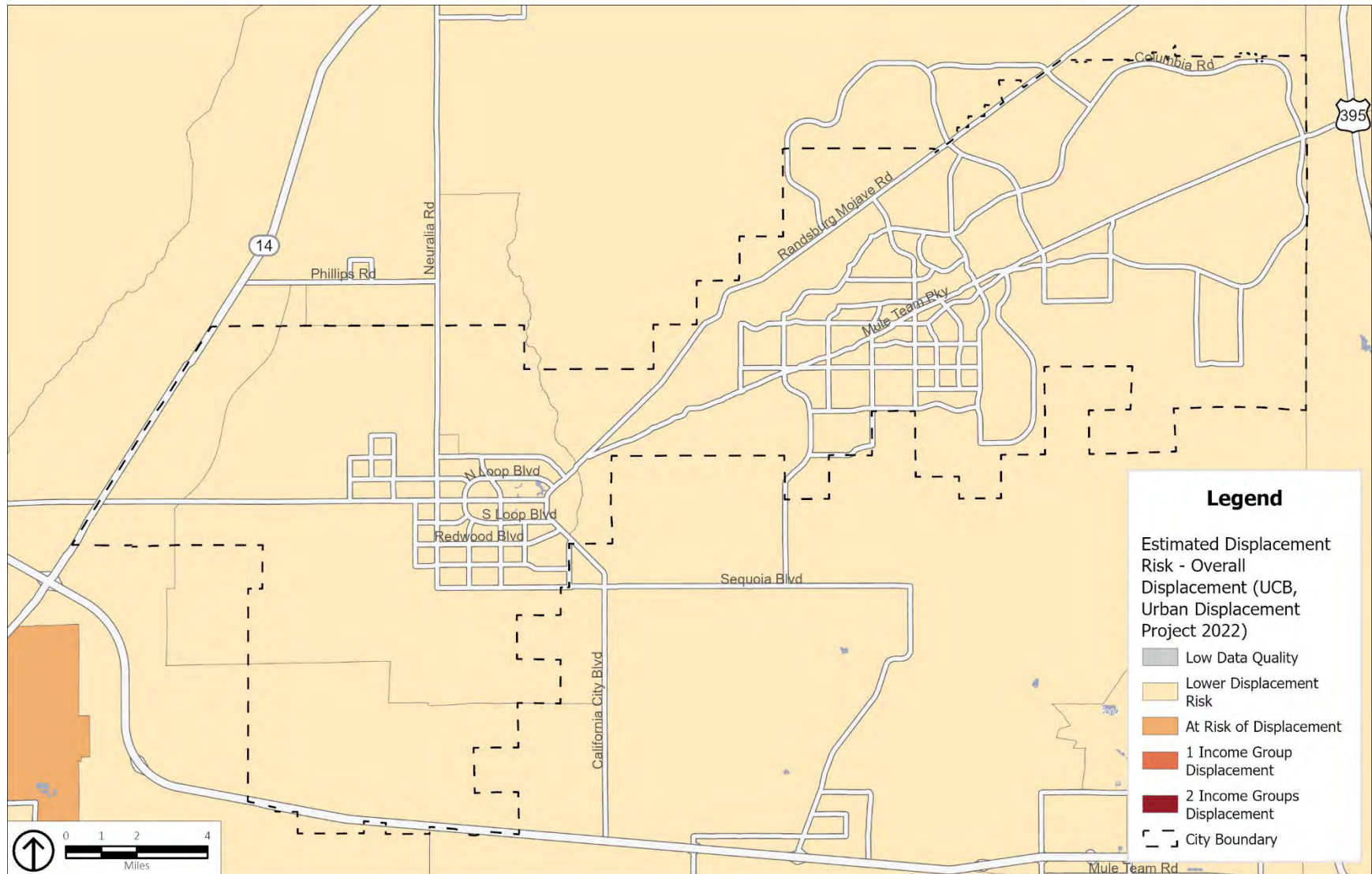
A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley (UCB) and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census-tract level. The UCB analysis identifies the following categories of displacement risk:

- » **Lower Displacement Risk:** The model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- » **At Risk of Displacement:** The model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- » **Elevated Displacement:** The model estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- » **High Displacement:** The model estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- » **Extreme Displacement:** The model estimates there is an extreme level of displacement (e.g., greater than 20 percent) of the given population.
- » **Low Data Quality:** The tract has less than 500 total households and/or the census margins of error were greater than 15 percent of the estimate.

In the Urban Displacement Project's analysis of estimated displacement risk, California City was evaluated as being an area of low displacement risk for low-income households (see **Figure 4-6**). This is true for the majority of areas in Kern County. At the regional level, areas identified with risk levels between "At-Risk of Displacement" to "Extreme Displacement" for lower-income households were concentrated in the City of Bakersfield. In contrast, the majority of areas in Kern County were labeled as being low displacement risk for lower-income households.

FIGURE 4-6. DISPLACEMENT RISK



Source: Urban Displacement Project, 2022

Sites Analysis: Opportunity, Segregation, and Displacement

As shown in **Table 4-1** and **Figure 4-7**, the majority of the unit capacity identified to meet the RHNA was identified in Census Tract 55.08, which surrounds the two tracts in the central city area. This includes 46.8 percent of the total RHNA, including 53.5 percent of the capacity to meet the lower-income RHNA, 50.9 percent of the capacity to meet the moderate-income RHNA, and 2.0 percent of the capacity to meet the above moderate-income RHNA. As with much of the central city area, this tract is characterized by single-family homes and many vacant tracts, with some clusters of commercial uses along California City Boulevard. Hacienda Elementary School and California City Middle School are both in this census tract. According to the 2023 TCAC/HCD Opportunity Area analysis, the tract was identified as an area of high segregation and poverty. This is possibly due to the higher concentration of residents in this census tract that have a racial or ethnic identify other than “White, Non-Hispanic” (67.4 percent, compared to 55.8 percent in Tract 55.11 or 59.3 percent in Tract 55.12). However, the tract also has a higher median household income than the other two tracts. The Urban Displacement Project designated the area as having a low displacement risk, similar to Tracts 55.11 and 55.12. Additionally, the percentage of residents with incomes below the poverty level is higher than that of Tract 55.11, but lower than Tract 55.12. Therefore, the difference in TCAC Opportunity Area Designation that was assigned to this tract may not be an accurate representation of conditions in the tract compared to other tracts in the city. According to the 2024 TCAC/HCD analysis, this tract’s designation was changed to “low resource,” which is the same designation assigned to Tracts 55.11 and 55.12 during this period. As such, the identification of the majority of the lower-income RHNA unit capacity in this area is not expected to exacerbate a concentration of poverty in this area. Additionally, the identification of a majority of both the moderate- and above moderate-income site capacity in this area is anticipated to help mitigate any concentrating effect of the development of housing to accommodate lower-income households in this tract.

An additional 13.9 percent of the RHNA capacity was identified in Tract 55.11, including 6.0 percent of the unit capacity identified to accommodate lower-income households. Tract 55.11 is the highest-density area of the city, located on the west side of downtown, with 1,705 households living in this tract. As with Tract 55.08, the area is characterized by single-family homes and limited commercial uses, primarily concentrated along California City Boulevard. Robert P. Ullrich Elementary School and California City High School are also in this tract. The tract was designated a “low-resource” area by TCAC/HCD and has a lower median household income than Tract 55.08 (\$38,750, compared to \$51,778), but a lower percentage of households with incomes below the poverty level (21.1 percent, compared to 23.9 percent). The Urban Displacement Project designated the area as having a low displacement risk. The development of a small amount of housing across all three income categories is therefore not expected to create or exacerbate a concentration of poverty.

An additional 33.4 percent of the RHNA capacity was identified in Tract 55.12. Only 40.5 percent of unit capacity to accommodate lower-income households was identified in this tract, along with 32.6 percent of the unit capacity to accommodate moderate-income households and 30.5 percent of the unit capacity to accommodate the above moderate-income households was identified in this area. The northern half of this tract has an area developed with single-family homes, childcare, the city’s public library, and Central Park. The southern half of the tract is primarily vacant land with scattered areas of single-family homes. The tract was designated a “low resource” area by TCAC/HCD. Of the three tracts where RHNA capacity was identified, this tract has the lowest median household income (\$36,774) and the highest rate of residents with incomes below poverty (32.9 percent). The Urban Displacement Project designated the area as having a low displacement risk. The

development of housing to accommodate moderate- and above moderate-income households in this area is therefore expected to facilitate the development of a more income-integrated neighborhood, and the development of a small amount of housing affordable to low-income households is not expected to create a high concentration of poverty or segregation.

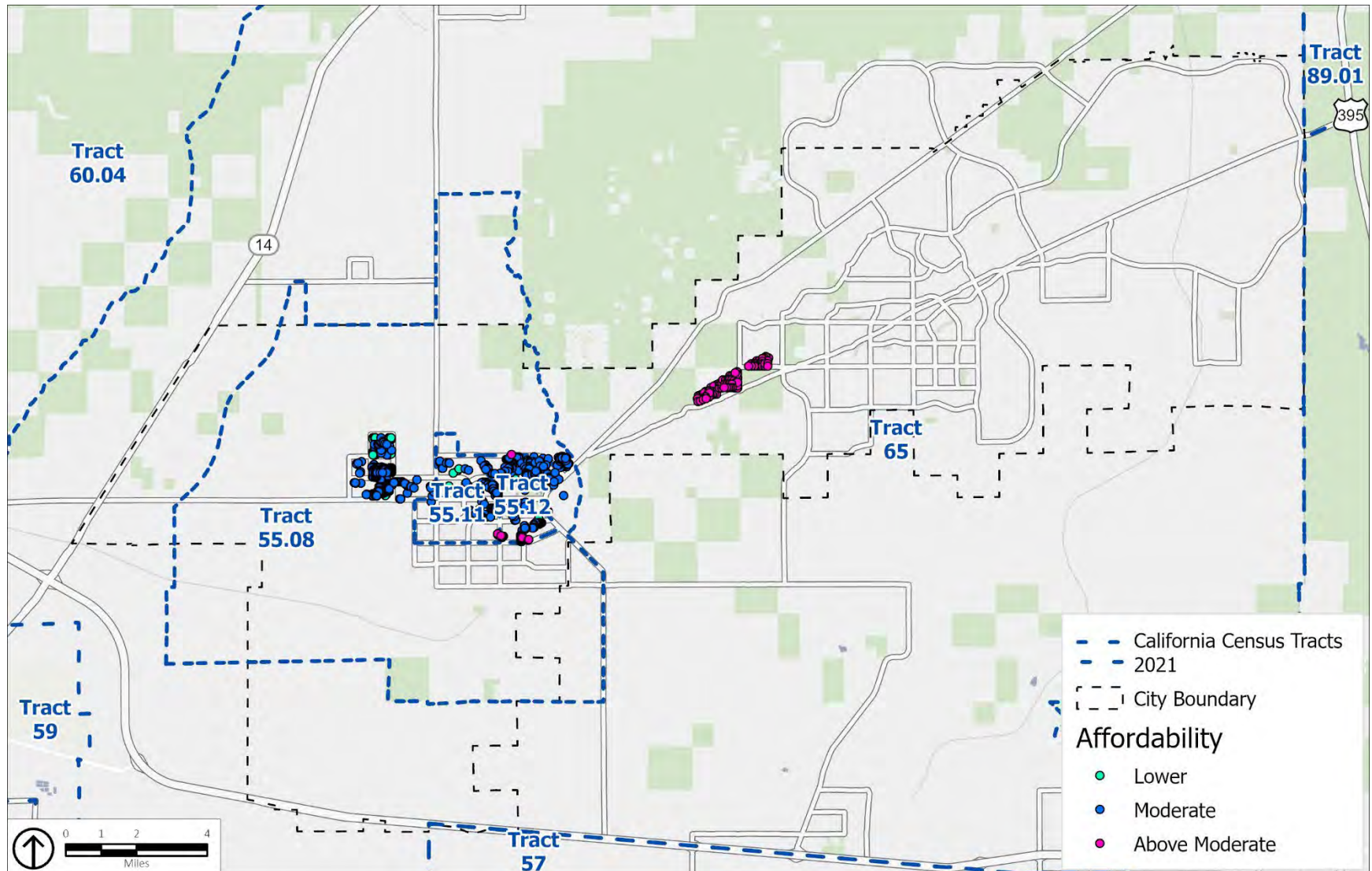
A small amount of unit capacity to meet the above moderate RHNA (5.9 percent of all unit capacity) was identified in Census Tract 65, which includes the eastern half of California City and large surrounding unincorporated areas. This represents 64.9 percent of the unit capacity to meet the above moderate income RHNA. This tract is very sparsely populated, with only 934 households in the tract distributed across a large area. A high share of the population in this tract lives in the California Correctional Facility. The tract is primarily vacant land along with campgrounds, recreational facilities such as dirt bike tracks, and the California Correctional Facility. The area was determined to be inappropriate for prioritizing future lower-income development during the planning period due to its lack of nearby resources such as schools, employment opportunities, medical services, and shopping areas.

TABLE 4-1. RHNA CAPACITY BY CENSUS TRACT COMPARED TO OPPORTUNITY, SEGREGATION, AND DISPLACEMENT FACTORS

Tract	RHNA Unit Capacity					Total Households	TCAC Opportunity Area Designation 2023	Percentage of Residents with Racial/Ethnic Identity Other than White, Non-Hispanic	Median Household Income	Percentage of Residents with Incomes Below Poverty Level	Risk of Displacement
	Lower	Moderate	Above Moderate	Total	Percentage of Total						
55.08	115	664	3	782	46.8%	1,618	High Segregation & Poverty	67.4	\$51,778	23.9	Lower Displacement Risk
55.11	13	215	4	232	13.9%	1,705	Low Resource	55.8	\$38,750	21.1	Lower Displacement Risk
55.12	87	425	46	558	33.4%	1,186	Low Resource	59.3	\$36,774	32.9	Lower Displacement Risk
65	0	0	98	98	5.9%	934	Low Resource	81.3	\$41,806	23.0	Lower Displacement Risk

Source: California City, 2024; TCAC/HCD Opportunity Analysis, 2023; ACS 2021 5-Year Estimates; UC Berkeley Urban Displacement Project, 2022

FIGURE 4-7. MAP OF THE CENSUS TRACTS AND SITES



Environment, Jobs, Education, and Transportation

Education

California City is served by the Mojave Unified School District, which encompasses several schools, including Hacienda Elementary (grades 3-5), California City Middle/High School, and Robert P. Ulrich Elementary (grades TK-2). The District also includes Mojave Junior/Senior High School in Mojave. The city's educational facilities are primarily located in the western part of the city, highlighting a disparity in education access between the eastern and western parts. According to California School Dashboard 2023, each of the four schools had an enrollment of approximately 600 students. As shown in **Table 4-2**, the four schools in the city had student performance scores on standardized tests significantly below English Language Arts and Mathematics standards. In particular, Robert P. Ulrich Elementary and California City Middle each score more than 100 points below the English Language Arts (ELA) and Math standards. Hacienda Elementary and California City High score 80.9 points and 20.3 points below standards in ELA , but in math, they are also more than 100 points below standards.

Many socioeconomic factors contribute to school performance, including, but not limited to, student poverty, the percentage of English language learners in a given school, parents' educational attainment and ability to provide extra resources to support student learning, and the resources available in the school district to manage the needs of special populations. All four schools in California City have high percentages of students who are considered socioeconomically disadvantaged, falling between 86.4 and 92.2 percent of students. The schools also have a significant proportion of students who are English Language Learners, ranging from 12.1 to 16.5 percent, which can influence student performance on standardized tests.

Robert P. Ulrich Elementary, Hacienda Elementary, and California City Middle also have high rates of chronic absenteeism, ranging from 55.1 to 64.2 percent. Chronic absenteeism measures the rate of students between kindergarten and eighth grade who were absent for 10 percent or more of the instructional days they were enrolled to attend.

Robert P. Ulrich Elementary has the lowest percentage of students suspended at least one day, at 2.8 percent, while California City Middle has the highest percentage at 30.2 percent. Hacienda Elementary and California High have suspension rates ranging from 10.5 to 21.8 percent. In 2023, 79 percent of students graduated from California City High School.

There are no colleges in California City, however Cerro Coso Community College's East Kern campus, located at Edwards Air Force Base, serves the California City community. A Farmworkers Institute of Education & Leadership Development (FIELD) charter school has a location in California City on the west side of the first community. The FIELD program provides free English as a Second Language classes, career and technical education programs, a charter high school designed for working adults, and an environmental workforce development program run through the California Conservation Corps.

TABLE 4-2. SCHOOL PERFORMANCE

School	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percentage of Students Chronically Absent)	Suspension Rate (Percentage Suspended at Least One Day)	Socioeconomic Disadvantage (Percentage of Students)	English Learners (Percentage of Students)	Foster Youth (Percentage of Students)
Hacienda Elementary	80.9 points below	113.6 points below	55.1%	10.5%	92.2%	16.5%	4.7%
Robert P. Ulrich Elementary	114.8 points below	107.5 points below	62.1%	2.8%	88.9%	13.8%	2.3%
California City Middle	113.2 points below	187 points below	64.2%	30.2%	87.6%	14.4%	3.0%
California City High	20.3 points below	147.5 points	-	21.8%	86.4%	12.1%	2.9%

Source: California School Dashboard, School Performance Overview 2023, accessed June 14, 2024.

Note: Chronic Absence is only reported by schools serving students in kindergarten through 8th grade.

Economic Opportunity

According to the Census on the Map 2021, California City has 1,156 jobs, and most of the employment opportunities are concentrated in Census Tract 55.08 on the west side of the city, while the east side does not have as many job opportunities. Of those 1,156 jobs, 617, or 53.5 percent of employees, reside outside of California City, while the remaining 538, or 46.5 percent, reside and are employed in the city. Approximately 3,211 California City residents work outside the city limits. Of those, the areas where residents commute to work the most are Ridgecrest (3.8 percent), Lancaster (3.7 percent), Rosamond (3.5 percent), and Palmdale (3.0 percent).

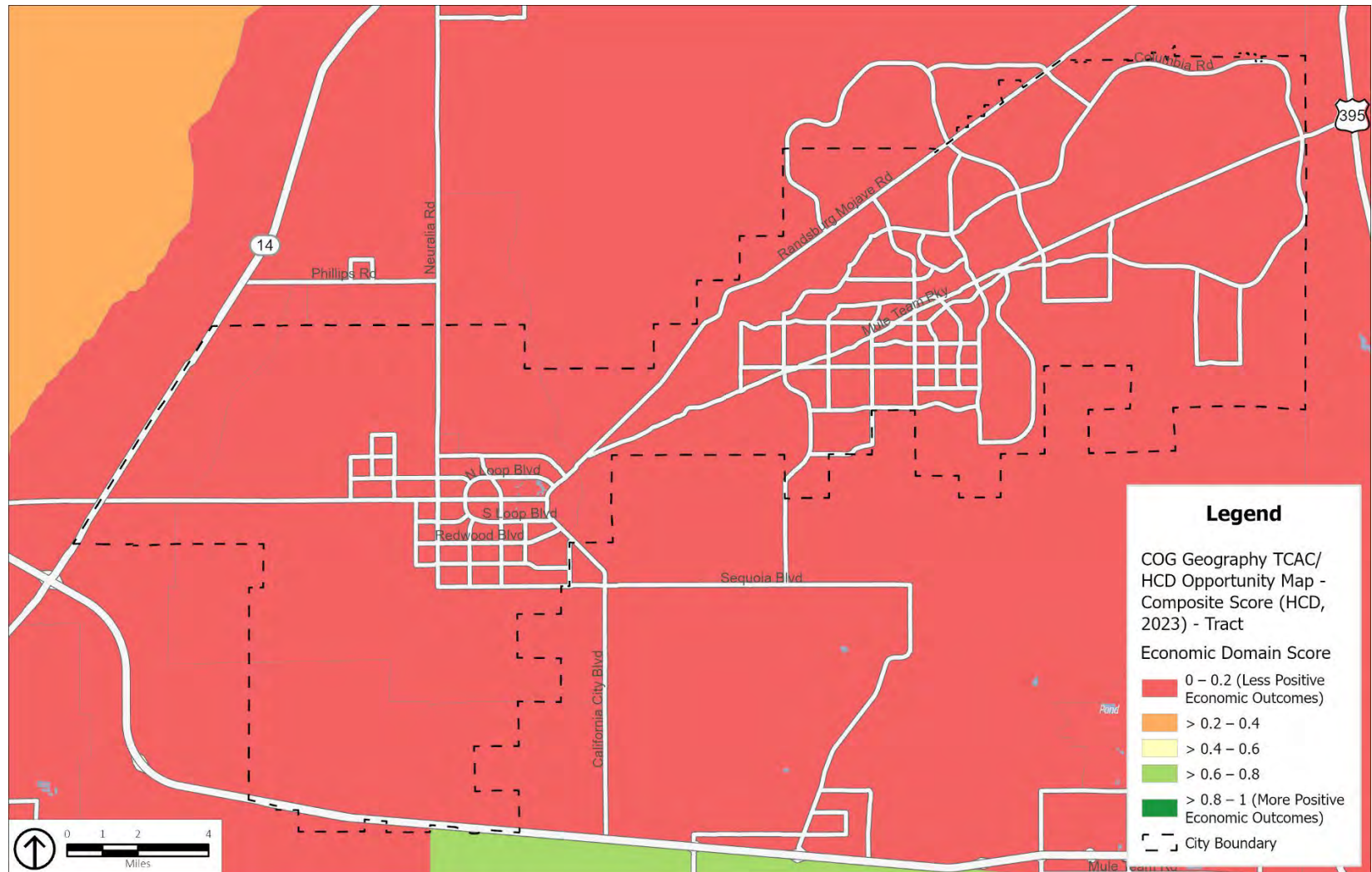
Regionally, Kern County had 282,441 jobs in 2021, and within the county, Bakersfield had the most, at 132,421, or 46.9 percent of the total jobs in Kern County. Following Bakersfield, the Cities of Ridgecrest and Tehachapi accounted for 5.2 percent and 1.9 percent of the total workforce in the county, respectively. A local county-funded employment agency is located in the Chaffee community just south of California City. The National Test Pilot School is also located in Chaffee.

The 2017 Cannabis Ordinance indirectly contributed to housing development.

As shown in **Figure 4-8**, according to the economic domain analysis that is part of the 2023 TCAC/HCD Opportunity Areas analysis, the whole of California City was identified as having less positive economic outcomes. The factors that are incorporated into the economic domain score are median home values, poverty

levels, employment levels, and the proximity of residents to job opportunities. The majority of areas in Kern County garnered scores between 0 and 0.6 while several areas in Bakersfield and Tehachapi had scores between 0.6 and 1, demonstrating more positive economic outcomes.

FIGURE 4-8. TCAC/HCD ECONOMIC DOMAIN SCORE



Source: TCAC/HCD, 2023

Transportation Mobility

Kern Transit (KT) provides fixed-route services and six local demand response (dial-a-ride services) tailored to the needs of several communities in Kern County. The County has agreements with several small cities to share the cost of providing transit service in county areas surrounding incorporated cities of Delano, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. In addition to intercommunity services, KT provides services to unincorporated communities such as Lamont, Kern River, Frazier Park, Rosamond, and Mojave.

Route 250 serves California City and travels from California City to Lancaster with a stop in Mojave (see **Figure 4-9**). This route includes stops at Stater Bros Shopping Center/Highway 14, Carl's Jr/Inyo Street, and DHS/Highway 58, operating at two-hour intervals from 6 a.m. to 8 p.m. Though this currently serves the areas where the greatest share of the city's population lives, as development extends into the east side of the city, additional service may be needed. The Dial-A-Ride service operated by the City is distinct from KT, and runs on weekdays from 8:30 a.m. to 4:30 p.m. Seniors or children under 4 feet 9 inches are charged a \$1.00 fare, and the general public cash fare is \$1.70. In the downtown core, 80 percent of households are within half a mile of a bus shelter. In peripheral neighborhoods, there is limited to no service, requiring long walks or transfers. Transit-reliant households in lower-income neighborhoods face inadequate facilities (lack of benches, shelters, lighting), compounding access issues.

At the regional level, other public transportation services in Kern County are currently rooted in links to Amtrak and Metrolink passenger rail systems with feeder service connections to public transit and other private carriers such as Greyhound. The State-supported Amtrak San Joaquin service presently extends 362 rail miles between Oakland and Bakersfield and 314 miles between Sacramento and Bakersfield. Six round-trip trains operate daily. Bakersfield represents both the end of the line for the current rail service and the stepping-off point for further travel to Southern California and Nevada.

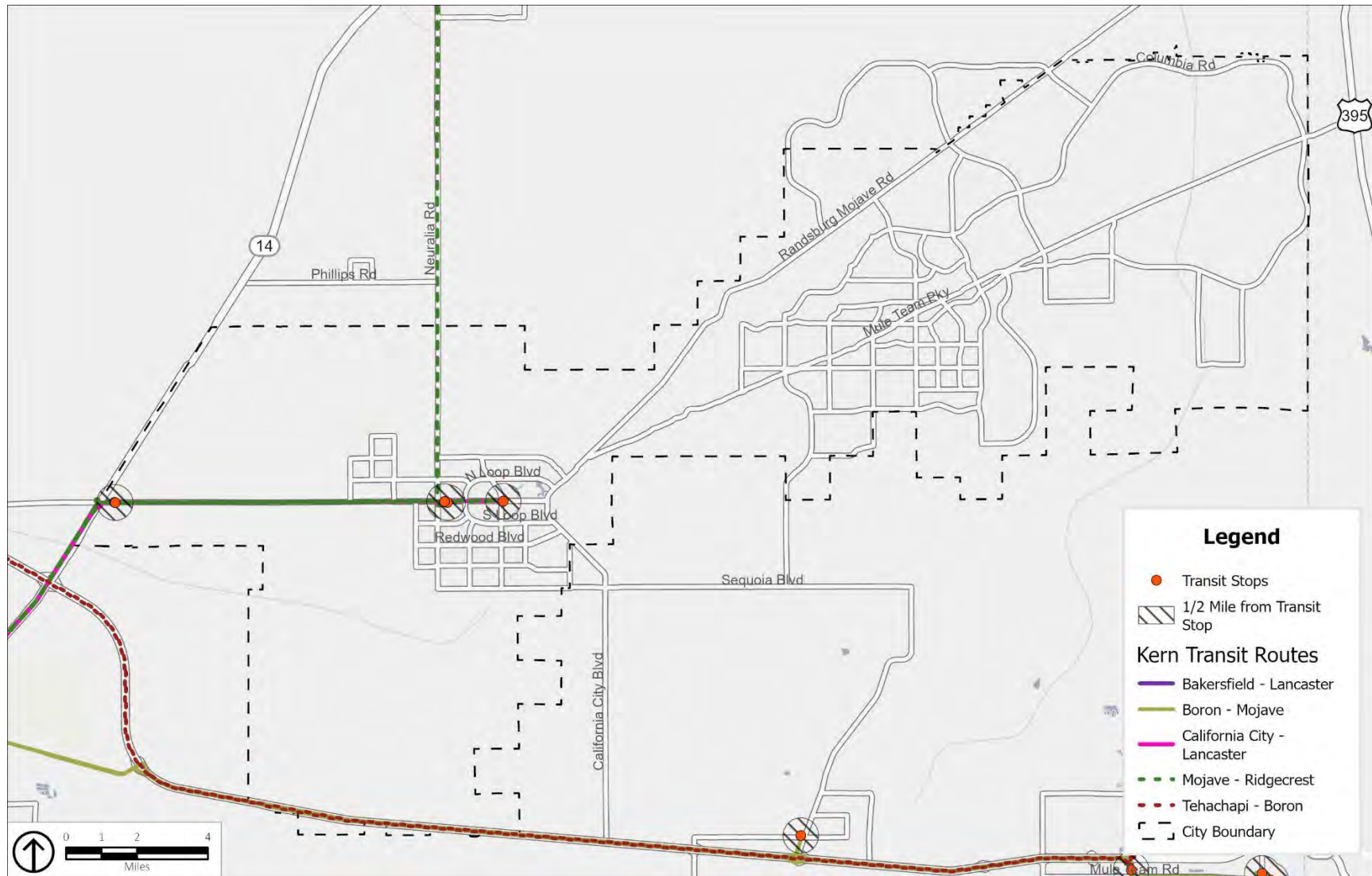
Pavement Condition Index (PCI) surveys show that about 35 to 40 percent of local streets are in fair to poor condition, with cracking and surface distress common on older residential streets. Road quality is lowest in the highest-density, renter-heavy neighborhoods, where reliance on walking and transit is greater. In the downtown core, pavement is aging, with an average PCI of 52 (poor). Some streets in this area are broken and lack sidewalks, curbs, and gutters. Sidewalk coverage is incomplete in most residential areas. Gaps in the sidewalk network are particularly prevalent in older neighborhoods and near industrial zones. Residential neighborhoods, particularly in older areas, have inconsistent spacing of light poles, leaving gaps that contribute to pedestrian and cyclist safety concerns at night. Bicycle infrastructure is limited to painted bike lanes along a few arterials. The bicycle network lacks connectivity to schools, parks, and job centers. High-traffic corridors lack protected lanes, and "door zone" bike lanes are common near downtown. Older, lower-income neighborhoods typically experience:

- » Poorer road surfaces
- » Less consistent lighting
- » Incomplete sidewalk networks
- » Limited or unsafe bike routes

These disparities create transportation inequities, reducing safe, reliable access for non-driving residents. The city's most significant road infrastructure improvement is the new one-mile paved road on Mendiburu Road which runs from Hacienda Boulevard to Neuralia Road. Capital improvement planning priorities include downtown sidewalk infill and ADA upgrades, downtown road rehabilitation and bike safety improvements, lighting upgrades in older residential neighborhoods, and bus stop improvements in disadvantaged transit-reliant areas.

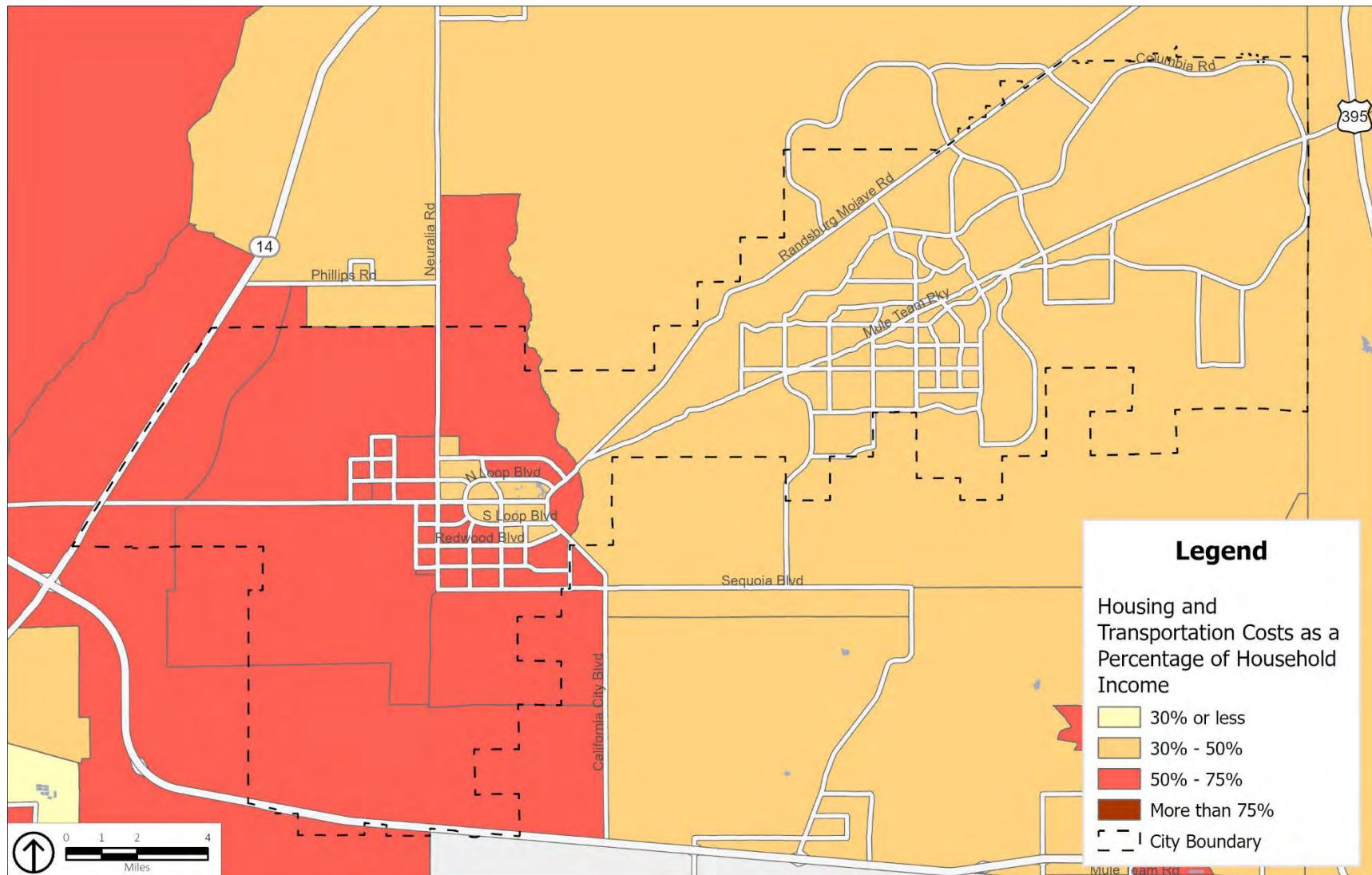
According to the 2022 Housing + Transportation Affordability Index created by the Center for Neighborhood Technology, the west side was identified as an area where households spend 50 to 75 percent of their income on housing and transportation costs, which is higher than the east side (see **Figure 4-10**). Households living in the census block groups that include the city's east side spent between 30 and 50 percent of their incomes on the combined costs. In a small portion of the west side with transit stop areas within a half mile from transit stops, Tracts 55.11 and 55.12 also have households spending more than 30 percent but less than 50 percent on housing and transportation.

FIGURE 4-9. MAP OF TRANSIT STOPS AND ROUTES



Sources: Caltrans, 2022; Kern Transit, 2024

FIGURE 4-10. HOUSING AND TRANSPORTATION AS A PERCENTAGE OF INCOME



Sources: Center for Neighborhood Technology, 2020

Environmental and Health Outcomes

In February 2021, the California Office for Environmental Health Hazard Assessment released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. Cumulative scores are calculated using the individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone and PM_{2.5} concentrations, drinking water contaminants, lead risk from housing, traffic impacts, and more, which may negatively impact health outcomes among residents. Population Characteristics scores the rate of negative health conditions and access to opportunities, such as asthma, cardiovascular disease, linguistic isolation, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

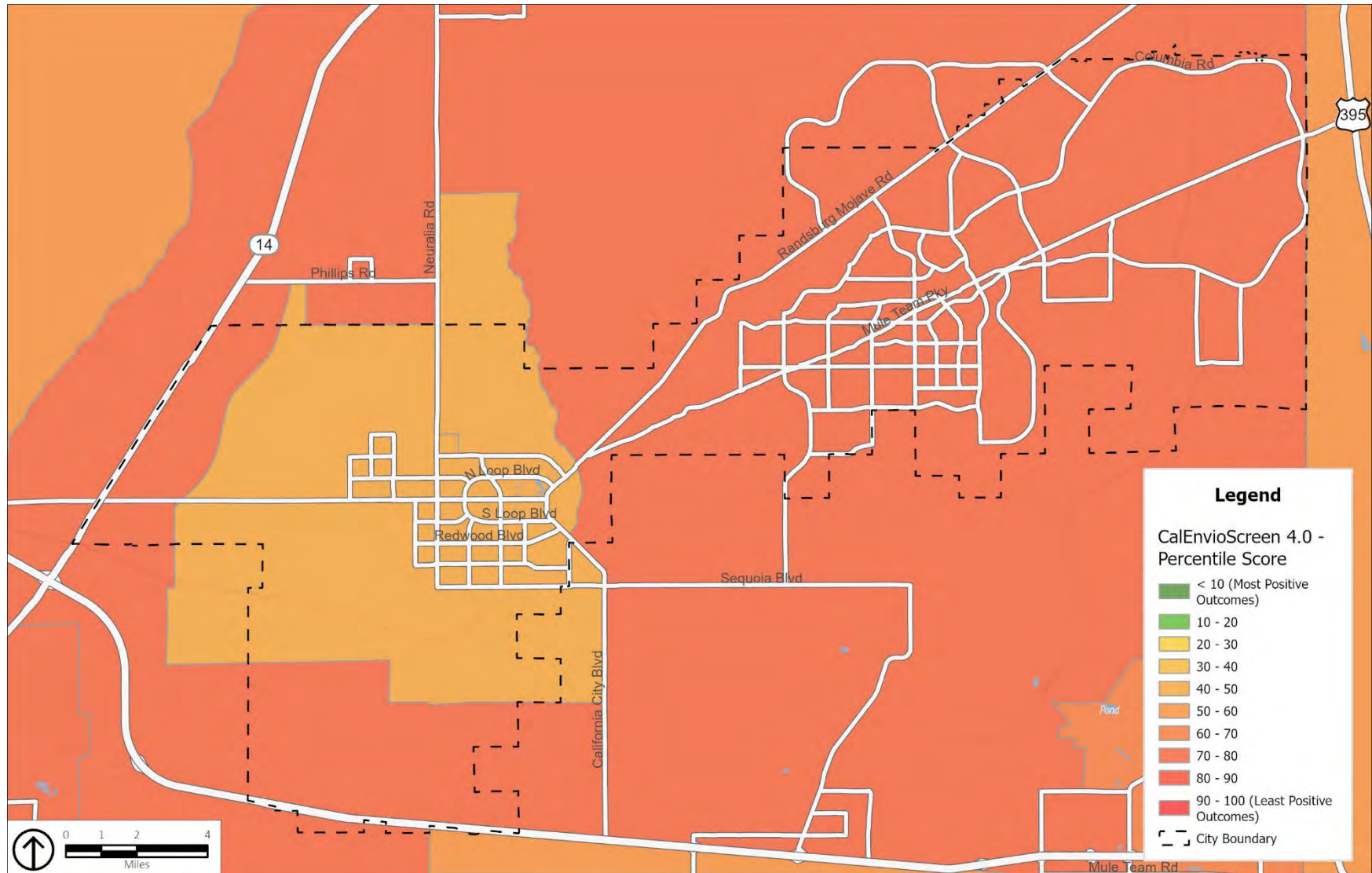
The CalEnviroScreen 4.0 analysis indicates that the west side of the city has better environmental, health, and socioeconomic conditions than the east side. Specifically, Tracts 55.08 and 55.07 (called Tracts 55.11 and 55.12 in the 2021 ACS) on the west side of the city scored in the 48th and 47th percentile, respectively, while Tract 65 on the east side scored in the 77th percentile (see **Figure 4-11**). The pollution and health factors that were identified as being the greatest areas of concern in Tracts 55.08 and 55.07 were high rates of asthma and low birth weights, drinking water quality, and solid waste. Tract 65 is the only tract in the city that is considered a disadvantaged community under SB 535. A disadvantaged community is defined as “an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and includes any tracts that score in the 75th percentile or above in the CalEnviroScreen analysis. The disadvantaged community in California City encompasses the majority of areas on the east side of the city, apart from census tracts in the central areas of the west side (Tracts 55.08 and 55.11), as mentioned previously. The Hispanic or Latino population predominantly resides in those disadvantaged communities. This census tract also includes the California City Correctional Facility. Factors that were identified as being the greatest areas of concern were cleanup sites, hazardous waste, solid waste, and drinking water quality. Local cleanup sites include the Mojave Gunnery Range “B” and an electronic waste collection site. The Lakeview Mobile Home Park community, which includes Camp Fire Drive and Desert Breeze Drive on the east side of the first community, is an area of the community where trash dumping and abandoned vehicles are more prevalent. Illegal trash dumping also occurs near the City’s Yard property on the south side of the first community.

Parks are available in the central areas of the first community, with another smaller park located on the west side of the first community. The second community and Wonder Acres areas of the city do not have park access. There are two grocery stores in the first community area and no commercial activity in the second community.

In addition to CalEnviroScreen, according to Version 3.0 of the Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California, the census tracts on the city’s west side are in the lowest quartile of its ranking system, indicating conditions associated with less positive health outcomes, while the census tract on the city’s east side was excluded from the analysis. Tracts 55.08 and 55.07 in the western part fall within the 11th and 15th percentile, ranking in the bottom quartile when compared to other census tracts in the state. In particular, high rates of unemployment, low incomes, limited automobile access, limited tree canopy and park access, and low retail density were among the area’s lowest-scoring factors.

These results are similar to the overall environment and health condition in Kern County. The majority of areas in Kern County show CalEnviroScreen scores that are related to less positive environmental conditions. This is especially true in the northwest sides of the county close to San Luis Obispo County, which have the highest scores, over the 80th percentiles. Those areas and several areas in Bakersfield are also identified as SB 535 Disadvantaged Communities and have low scores in the HPI 3.0 index analysis.

FIGURE 4-11. CALENVIROSCREEN PERCENTILE



Source: OEHHA, 2021

Sites Analysis: Environment, Jobs, Education, and Transportation

As is shown in **Table 4-3**, conditions related to environmental conditions, economic opportunity, educational opportunity, and transportation are relatively similar citywide. CalEnviroScreen scores in the three tracts where the majority of RHNA unit capacity was identified are within one percentile of each other. Education domain scores from the TCAC/HCD analysis in these areas were the same, due in part to the fact that students across the city attend the same schools, so math and reading proficiency and graduation rates do not differ by tract. Economic Domain scores are similar, with scores in Tract 55.08 being slightly lower than the other two tracts. This is likely due to the tract's slightly farther distance from the downtown core. Two of the city's three bus stops are located in or around Tracts 55.08 and 55.11. However, transit access in the city is very limited in general, so it is estimated that any residents would be reliant on the use of a car to access employment opportunities or other resources. Residents in Tract 55.08 spend a slightly higher percentage of their income on housing and transportation than residents in the downtown core area. However, sites identified are relatively close to central areas of the city, which is expected to mitigate transportation costs. Though Tract 65 is considered a Disadvantaged Community and has a TCAC economic development score of 0, this is likely heavily influenced by the small number of households and the presence of the correctional facility. As such, it is not estimated that the development of housing on the sites identified to meet RHNA at the affordability levels identified is likely to disproportionately negatively affect lower-income households.

TABLE 4-3. RHNA CAPACITY BY CENSUS TRACT COMPARED TO ENVIRONMENT, JOBS, EDUCATION, AND TRANSPORTATION FACTORS

Tract	RHNA Unit Capacity					CalEnviroScreen Percentile	TCAC Economic Domain Score	TCAC Education Domain Score	Housing and Transportation as a Percentage of Income (by Block Group)
	Lower	Moderate	Above Moderate	Total	Percentage of Total				
55.08	115	664	3	782	46.8%	48	0.12	0.21	51% - 60%
55.11	13	215	4	232	13.9%	47	0.15	0.21	40% - 51%
55.12	87	425	46	558	33.4%	47	0.15	0.21	41% - 56%
65	0	0	98	98	5.9%	77	0	0.33	43%

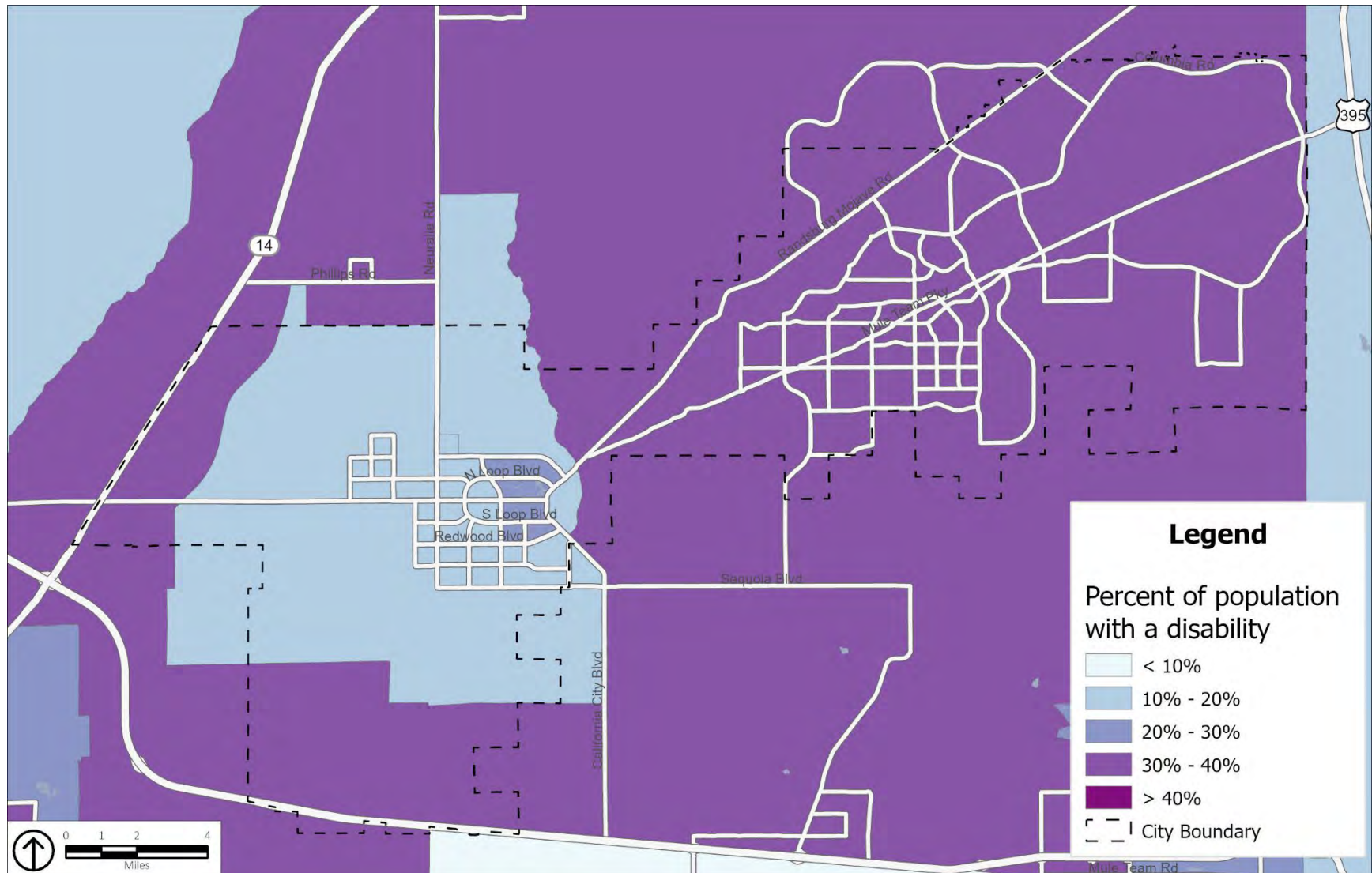
Source: City of California City, 2024; California Office for Environmental Health Hazard Assessment, 2021; TCAC/HCD Opportunity Area Analysis, 2023; ACS 2021 and 2020 5-Year Estimates

Special Housing Needs

Populations with a Disability

According to the 2017-2021 ACS, 15 to 30 percent of the population in the western part of California City has at least one disability (see **Figure 4-12**). The highest concentration on the west side is in the eastern half of the central city area, between Hacienda Boulevard, Redwood Boulevard, Mendiburu Road, and Randsburg-Mojave Road. In this tract, 27.6 percent of residents have at least one disability. The lowest concentration is on the far west side of the city, where 15.6 percent of residents have a disability. On the eastern side, 32 percent of the population has a disability. The percentage of people with disabilities in the central area of the city's west side has increased since 2014 but has slightly decreased on the city's far west side. On the eastern side, the rate was 16 percent in 2014, indicating a significant increase over the past five years. There could be several factors contributing to this, one of which may be an older population concentrated in this area, resulting in a relatively higher rate of population with a disability. There may be a concentration of residents with disabilities in the Desert Jade senior apartment community in the central area of the first community, along North Loop Boulevard, and on Poppy Circle. Sidewalk improvements have been made on South Loop Boulevard, and accessibility grants have been made for projects on North Loop Boulevard. The City has one Adult Day Care center, located on California City Boulevard on the west side of the first community. There is also a group home in the city, located on the east side of the first community, and four residential day cares.

FIGURE 4-12. PERCENTAGE OF HOUSEHOLDS WITH A DISABILITY



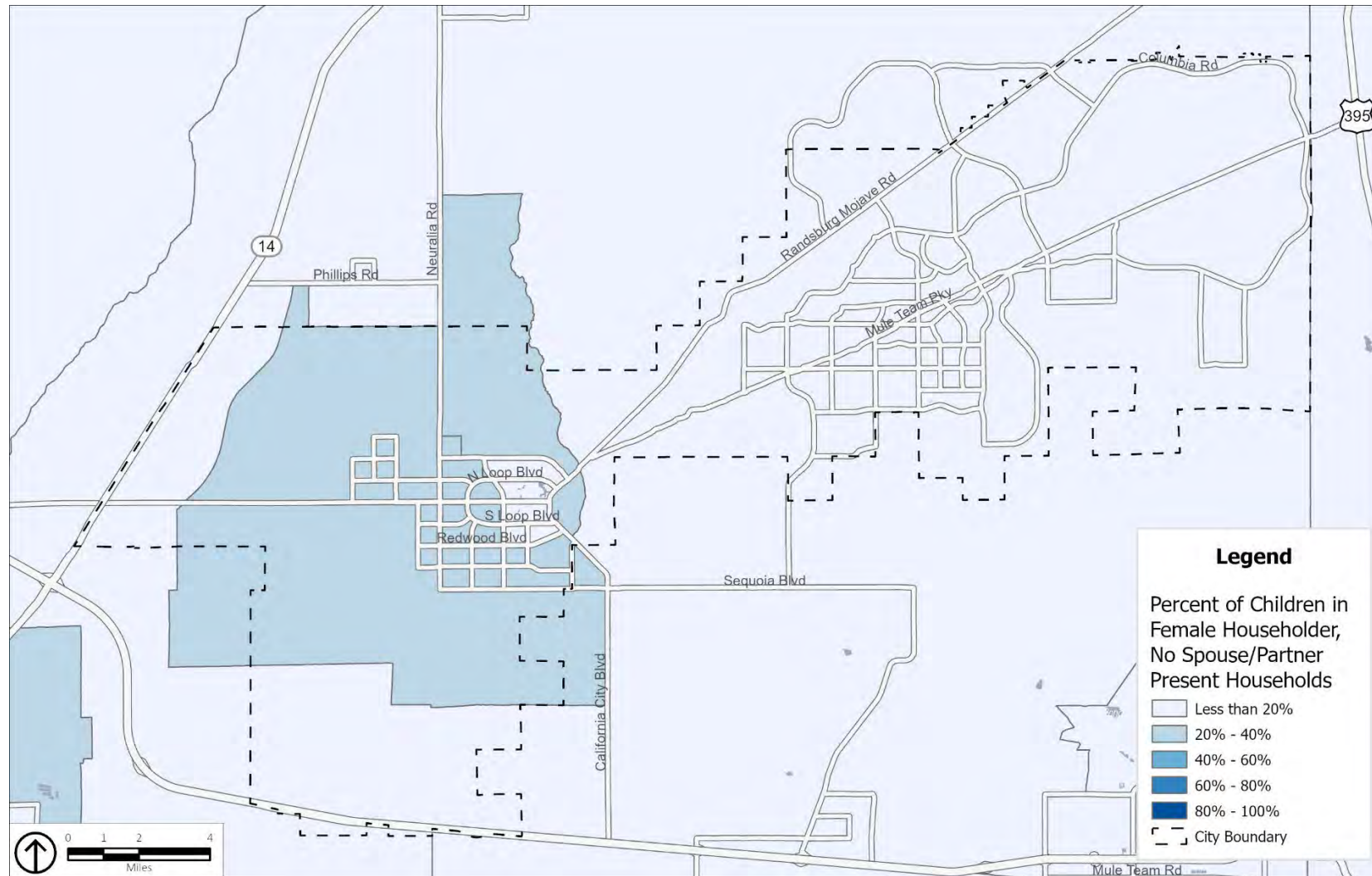
Source: ACS, 2017-2021

Family Status

The western part of California City has a higher percentage of children living in female-headed households, ranging from 20.0 to 40.0 percent, while in the eastern area of the city, less than 20.0 percent of children live in female-headed households (see **Figure 4-13**). On the east side of the city's central area, less than 20.0 percent of children live in female-headed households. However, small sections of the western side also have a high percentage of children in married-couple households, ranging from 76.2 percent to 81.5 percent. Single-parent householders with children may struggle to access affordable housing with only one income and may receive unequal treatment in the rental housing market. On average, women employed full-time earn only 83.7 percent of what men are paid, a gap that is greater among Black and Hispanic women.¹² Within the city, there is a part-day preschool called the Child Development Center that is run by Cerro Coso Community College. The preschool is located next to Central Park, within the central area of the first community.

¹² Chun-Hoon, W. 2023, March 14, "5 Fast Facts About the Wage Gap." US Department of Labor. <https://blog.dol.gov/2023/03/14/5-fast-facts-the-gender-wage-gap#:~:text=Stats.,for%20Black%20and%20Hispanic%20women.>

FIGURE 4-13. PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS



Source: ACS, 2017-2021

Farmworkers

According to the 2022 USDA Census of Agriculture, approximately 20,472 farmworkers were employed in Kern County. Out of those, 14,221 farmworkers worked for 150 days or more, which accounts for 69.5 percent of the total farmworkers. The remaining 6,251 farmworkers, accounting for 30.5 percent of the total, worked as seasonal hires for 150 days or less.

As of June 2024, there were nine sites in Kern County registered with the State to provide employee housing, with eight of those providing housing for H-2A farmworkers. The largest site on the State's permit search tool listed 1,232 employees served, though most did not list the number of employees served. Four of these facilities are in Bakersfield, three in Shafter, and two in Lost Hills. The distribution of these sites suggests that farmworker housing is available throughout the most populous areas of the county, but not in close proximity to California City.

The Farmworker Housing Program is subsidized by the USDA and was developed to provide housing for persons who derive a minimum of \$5,753 of their annual income from farm labor. The Housing Authority owns and/or manages nine developments of this type, located in Bakersfield, Delano, Shafter, Arvin, Lamont, Lost Hills, and Wasco. In addition, the Housing Authority operates a total of 172 seasonal farm labor units under contract with HCD. These units are situated in two labor centers: one in Arvin and one in Shafter. They are open for around six months annually, from April to October. To reside in these units, individuals must be seasonal farm laborers whose permanent residence is at least 50 miles away from the center. The closest of these farmworker housing sites is in Arvin, which is approximately 55 miles to the west of California City.

Sites Analysis: Special Housing Needs

As is shown in **Table 4-4**, the majority of the unit capacity to meet the lower-income RHNA is in Tract 55.08, which has the lowest percentage of residents with disabilities (15.6 percent). It is not estimated that the development of housing to accommodate lower-income households in this area will encourage a concentration of residents with disabilities. Additionally, the development of affordable housing in this area of the city may create new affordable housing opportunities for residents with disabilities, who may have lower incomes. Just under half of unit capacity to meet the lower-income RHNA was identified in Tract 55.12, where a higher of residents with a disability are located (27.6 percent of residents). However, the close proximity to local services in this area is anticipated to be a benefit to residents with disabilities. The highest concentration of residents with a disability is located in Tract 65 (32.0 percent). Only units inventoried to meet the above moderate-income RHNA were identified in this tract. Therefore, it is not estimated that the distribution of RHNA unit capacity will exacerbate an existing concentration of lower-income residents with disabilities in this area.

Tracts 55.08 and 55.11 have rates of children living in female-headed households over 20 percent (28.5 percent and 21.8 percent, respectively) while Tract 55.12 has a rate of children in female-headed households of 15.6 percent (see **Table 4-4**). However, Tract 55.12 has a smaller overall number of households than the other two tracts, so the demographic difference may be related to the smaller overall population. Additionally, the city's schools are in Tracts 55.08 and 55.11, which may influence the housing decisions of female heads of household with children living at home. The location of schools and daycare centers in these tracts is expected to provide positive benefit to this household type, so the identification of RHNA unit capacity in these areas, including lower-income unit capacity, is not expected to cause undue burden to female-headed households living in the

area. Only a very small percentage of RHNA unit capacity was identified in Tract 65, which has a small percentage of children living in female-headed households. Therefore the development of housing in this area is not expected to exacerbate any existing concentration of children in female-headed households.

TABLE 4-4. RHNA CAPACITY BY CENSUS TRACT COMPARED TO SPECIAL HOUSING NEEDS FACTORS

Tract	Lower-Income RHNA Units	Moderate-Income RHNA Units	Above Moderate-Income RHNA Units	Total RHNA Unit Capacity	Percentage of RHNA Capacity	Percentage of Residents with a Disability	Percentage of Children in Female-Headed Households
55.08	115	664	3	782	46.8%	15.6%	28.5%
55.11	13	215	4	232	13.9%	17.4%	21.8%
55.12	87	425	46	558	33.4%	27.6%	15.6%
65	0	0	98	98	5.9%	32.0%	6.2%

Source: California City, 2024; ACS 2021 5-Year Estimates

Housing Mobility, Overcrowding, and Overpayment

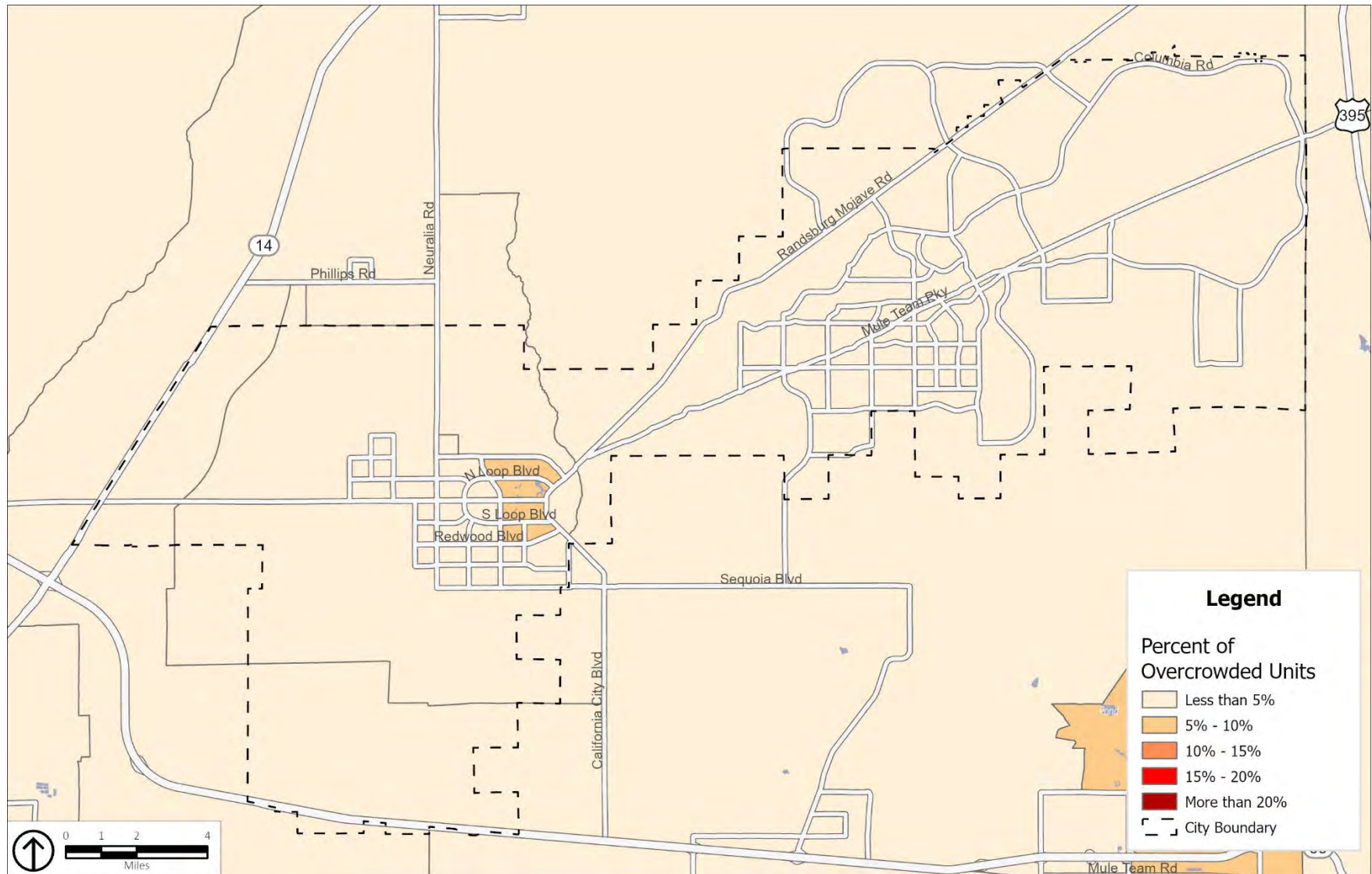
A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

Households Experiencing Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions may experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration.

In the majority of areas within the city, less than 5 percent of all housing units are overcrowded (1 to 1.5 people per room). However, there is a small portion of the west side around Central Park and the Tierra Del Sol Golf Course along Tierra Del Sol Creek where 5.83 percent of all housing units are overcrowded (see **Figure 4-14**). Many retailers, such as grocery stores, restaurants, and hotels, religious facilities, as well as government agencies, are concentrated in this area. Housing units that are severely overcrowded (more than 1.5 people per room) have not been reported across the city.

FIGURE 4-14. RATE OF OVERCROWDING



Source: ACS, 2017-2021

Renters Overpaying for Housing

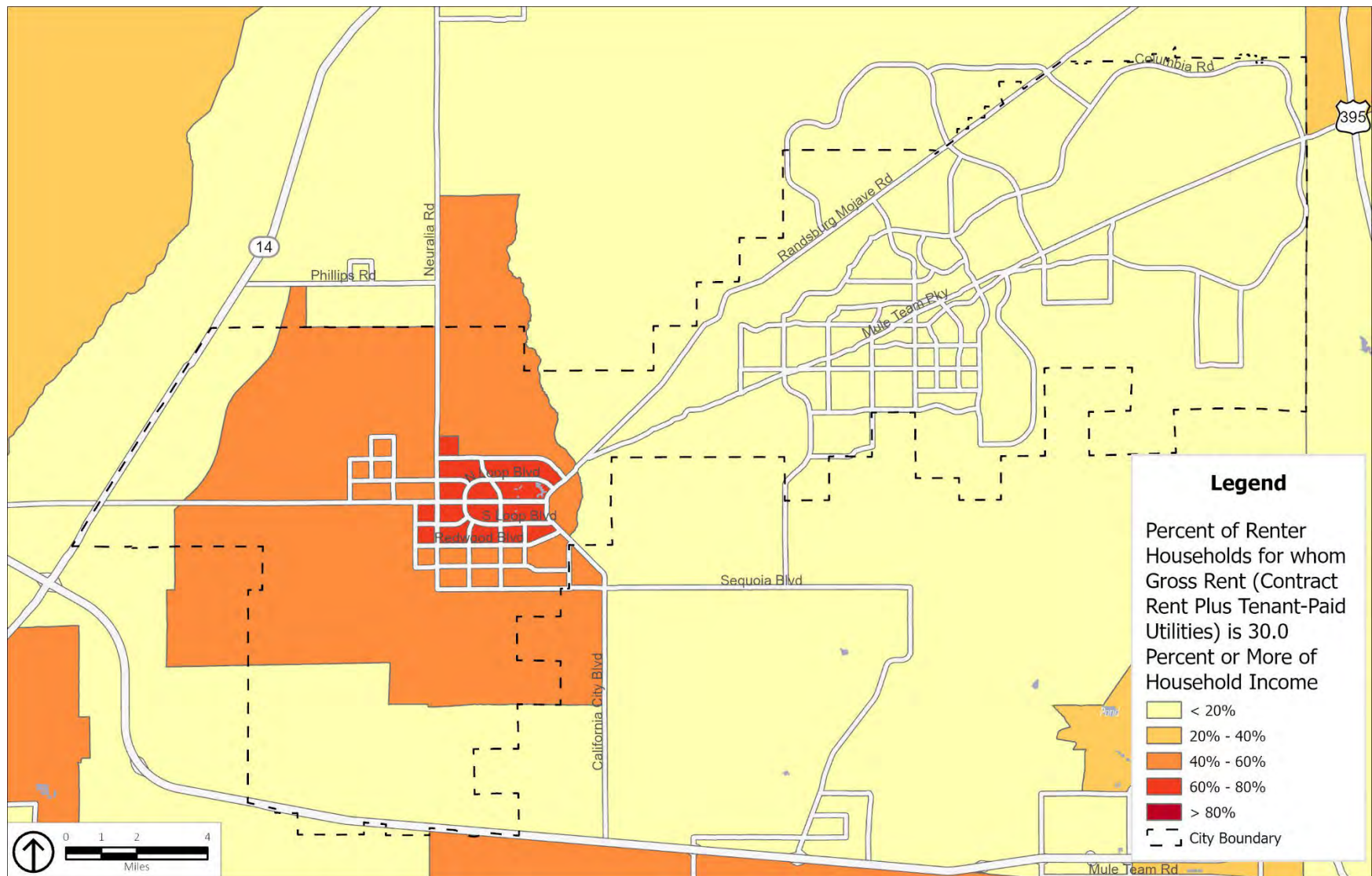
Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. In general, this issue is more prominent among renting households than owner households.

In California City, there is a significant division between the west and east sides of the city. More renter households in the west are overpaying for rent compared to the east side (see **Figure 4-15**). Specifically, between 60 and 70 percent of renter households living in the areas along California City Boulevard and Hacienda Boulevard are experiencing overpayment, while 48.1 percent of renter households in the rest of the west part are cost burdened by housing costs. In contrast, only 19.3 percent of renter households in the east side experienced cost burden. Of those renter households, 78.0 percent belong to lower-income renter households are cost burdened, and of those, 41.7 percent belong to extremely low-income households.

Housing Choice Vouchers

According to HCV data from HUD, in 2021, 38 renters in California City used HCVs, all of which are found in the area centering California City Boulevard and Hacienda Boulevard. In this area, 3.45 percent of occupied rental units are inhabited by households that use HCVs. In another census tract on the west side, covering the majority of the area, 25 renters, or 4.8 percent of the total, receive HCVs. While this tract includes the city’s least diverse, consistently affluent areas, it also includes the downtown area, which likely accounts for HCV utilization.

FIGURE 4-15. RENTER OVERPAYMENT

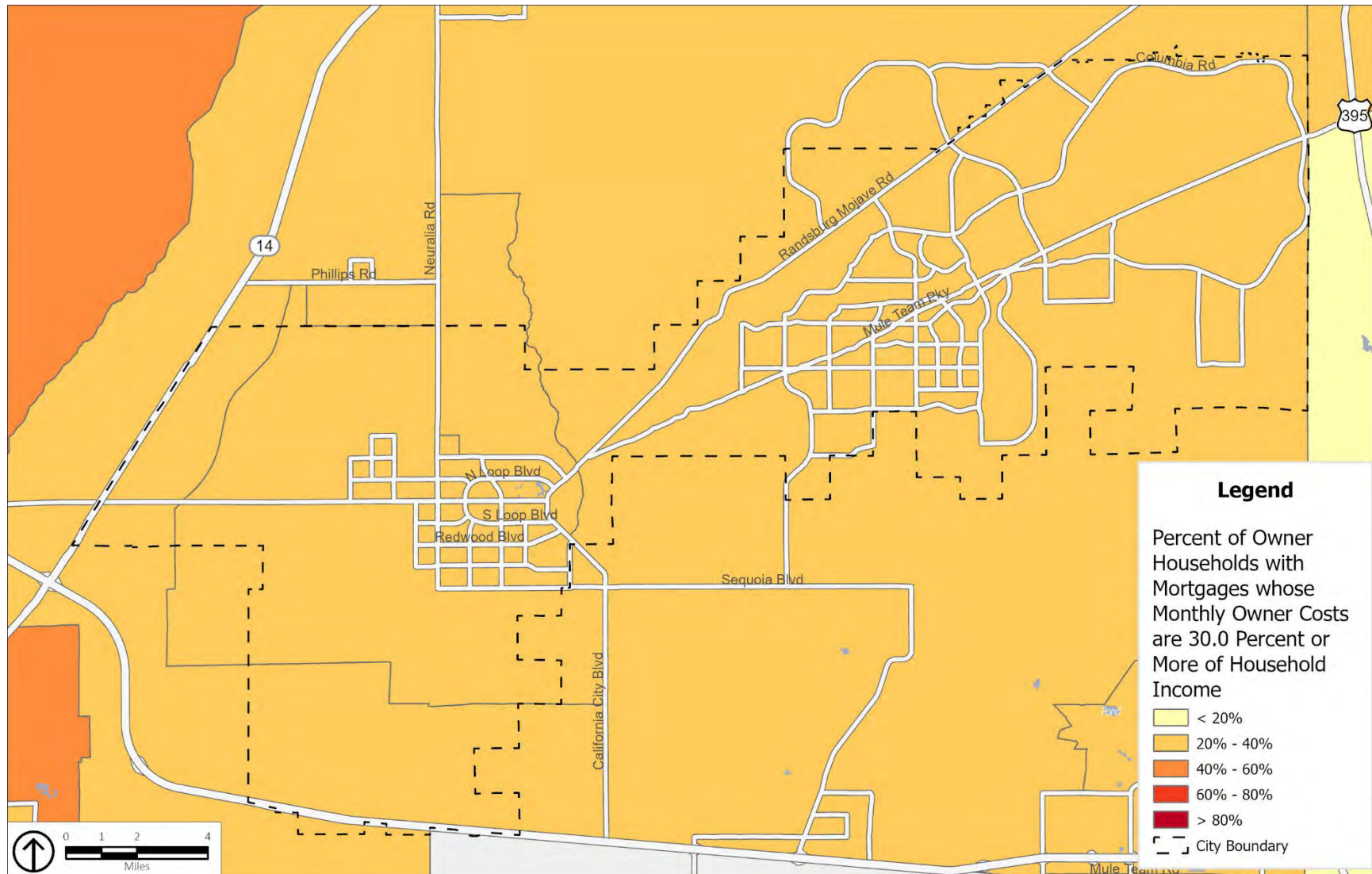


Source: ACS, 2017-2021

Homeowners Overpaying for Housing

Similar to renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are “cost burdened,” putting families at elevated risk of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses. The percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 20 and 40 percent by census tract across California City. There is no significant difference between the east and west sides of the city with regard to homeowner overpayment (see **Figure 4-16**). While more renter households struggle with overpayment, there are still a significant number (35.1 percent) of lower-income owner households that are also burdened by housing costs.

FIGURE 4-16. HOMEOWNER OVERPAYMENT



Source: ACS, 2017-2021

Sites Analysis: Overcrowding and Overpayment

As shown in **Table 4-5**, the greatest share of RHNA unit capacity, including the majority of unit capacity to meet the lower-income RHNA, was identified in Census Tract 55.08, which also has the lowest share of renter households (32.0 percent of households). Because it is estimated that housing units developed to be affordable to lower-income households may be predominantly rental housing, it is not expected that an overconcentration of rental housing will be created by the development of lower-income housing in this area. Additionally, the development of affordable rental housing in this part of the community may create housing mobility opportunities for the 4.8 percent of renters in the tract that use HCVs and for renters across the city who are experiencing cost burden. Just under half of the lower-income RHNA unit capacity was identified in Tract 55.12, which has the city's highest rate of renters (69.9 percent). However, moderate and above moderate-income unit capacity was also identified in this tract, which is expected to mitigate any concentration of lower-income units. Over half of unit capacity identified to meet the above moderate income RHNA was identified in Tract 65, which has no HCV users and relatively low rates of renter and owner overpayment. It is not expected that the development of these units will increase rates of overpayment in the community.

By identifying the majority of moderate-income unit capacity in Tracts 55.08 and 55.12, where rates of homeowner cost burden are each over 25 percent, moderately priced housing developed in these areas may provide less-expensive housing opportunities for owners that are cost burdened by mortgages in their current homes.

Overcrowding is relatively low citywide, so the development of housing on the sites identified as part of the RHNA inventory is not expected to cause or exacerbate any concentration of households experiencing overcrowding in the city.

TABLE 4-5. RHNA CAPACITY BY CENSUS TRACT COMPARED TO OVERCROWDING AND OVERPAYMENT FACTORS

Tract	Lower-Income RHNA Units	Moderate-Income RHNA Units	Above Moderate-Income RHNA Units	Total RHNA Unit Capacity	Percentage of RHNA Capacity	Percentage of Households Experiencing Overcrowding	Percentage of Renter Households Overpaying	Percentage of Owner Households Overpaying	Percentage of Households Renters	Percentage of Renters Using Housing Choice Vouchers
55.08	115	664	3	782	46.8%	3.0	48.1	33.0	32.0	4.8
55.11	13	215	4	232	13.9%	1.6	60.8	21.5	55.2	3.5
55.12	87	425	46	558	33.4%	5.8	69.9	27.6	44.3	3.5
65	0	0	98	98	5.9%	2.9	19.3	8.0	35.3	0

Source: California City, 2024; ACS 2021 5-Year Estimates

Homelessness

Homelessness is a fair housing concern, and it is often difficult to collect informative data that accurately reflects the magnitude of the population at risk, resulting in undercounting. According to the 2023 PIT count conducted by the Bakersfield-Kern Regional Homeless Collaborative, there were 1,948 total homeless residents with 931 sheltered individuals (48 percent of homeless residents counted) and 1,017 unsheltered individuals (52 percent of homeless residents counted). The total homeless population was 1,603 in 2022, respectively, which was an increase of 23 percent from 2020.

Of the individuals experiencing homelessness who were included in the PIT count, 41 percent identified as Hispanic or Latino, and 77.2 percent identified as White. Nearly half of the homeless population were adults between the ages of 25 and 44. Children (under 18 years) and youth (aged 18-24) make up 6.42 percent and 6.16 percent of the homeless population, respectively, while 5.24 percent were considered elderly. Additionally, 17.6 percent of the homeless population had a serious mental illness, and 11.29 percent had a substance use disorder.

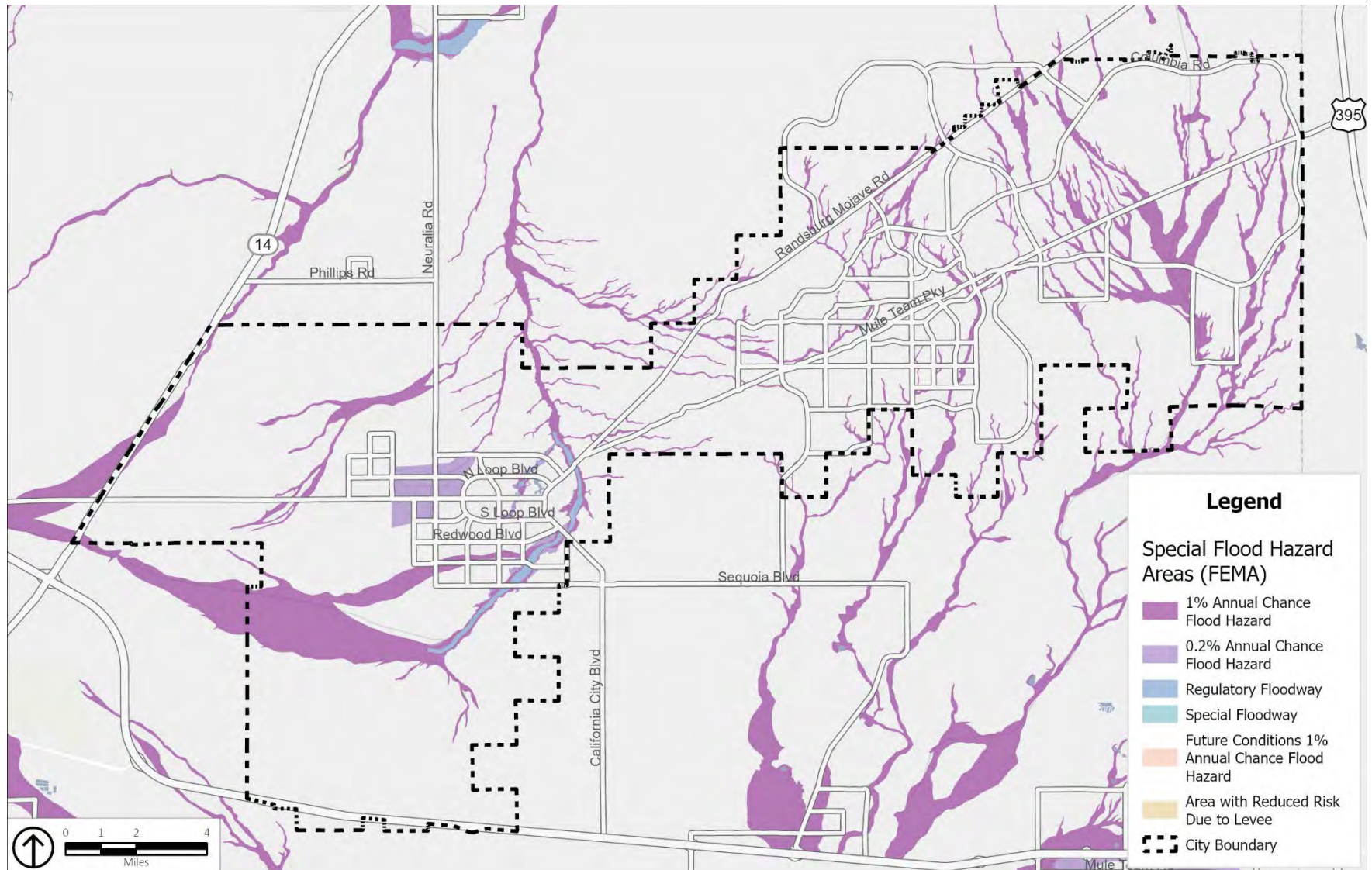
The majority of homeless residents across the county were found in Bakersfield, followed by Delano. In California City, two unsheltered individuals were reported, and seven were reported in the area east of the city. All five emergency shelters throughout the county are in Bakersfield, with none in California City according to HUD in 2021. More than 10 emergency shelters are in Lancaster, about 40 miles away from California City.

The 2024 Kern County Point-in-Time (PIT) count did not report any homeless individuals within California City or the immediate surrounding areas, as noted in the 2023 report. The 2024 report states that “there was no change in the methodology” in order to preserve the accuracy of data for comparison across multiple years, therefore, it is presumed that there are no longer homeless individuals residing within the City or in the areas immediately surrounding the City, as noted in the 2023 report. While the 2023 PIT report does not have granular detail on the type of homeless individuals (e.g., living in a car), it is likely that these individuals moved to another area. Nevertheless, an action has been added to **Program 4.1** to collaborate in the annual Point-in-Time count to assess the number of homeless individuals and any patterns of need or higher concentrations within the City and the areas immediately surrounding the City.

Disaster-Driven Displacement

Some areas of the city are within the Federal Emergency Management Agency’s (FEMA’s) 100-year flood zone, also called the 1 percent annual chance flood hazard zone (see **Figure 4-17**). Though the largest flood hazard areas are in the unpopulated southwest side of the city, many smaller hazard areas are on the sparsely populated east side. Additionally, there are several areas of the central city area that are within the 100-year flood zone, particularly in the eastern half of the central city area and just north of the central city area. All of the city is outside a Fire Hazard Severity Zone, as defined by CalFire, and no areas of the city are within Dam Inundation Areas, as defined by the California Office of Emergency Services. There are no Alquist-Priolo Fault Hazard Zones within the city, though there is one nearby just to the northwest of the city boundary.

FIGURE 4-17. FEMA SPECIAL FLOOD HAZARD AREAS



Source: FEMA, 2022

Fair Housing Outreach and Enforcement

The HUD Fair Housing and Employment Office (FHEO) reported that seven inquiries were filed by residents of California City between January 2013 and April 2021. No basis was given for six of these inquiries, and the seventh was on the basis of race. During the same period, no fair housing cases in the city were filed with the FHEO office.

The City is under the Kern Plan Jurisdiction (or County) for purposes of federal HUD funding of CDBG, HOME, and ESG programs. Other jurisdictions in the Kern Plan include the cities of McFarland, Shafter, Arvin, Ridgecrest, Tehachapi, and the unincorporated County. Residents in these areas can access the County's Fair Housing Counseling for information on fair housing, while local organizations such as the Greater Bakersfield Legal Assistance are available to aid residents with pursuing housing discriminations and lawsuits. While the City has not had any enforcement complaints within the City, Program 4.1 adds an action committing the City to establishing a method to formally track cases.

Local Data and Knowledge and Other Relevant Factors

In addition to information presented in the analysis of fair housing, additional local data and knowledge is helpful to fully analyze potential impediments to fair housing. The City's land use patterns have been shaped by a combination of natural features and man-made infrastructure, each of which has contributed to distinct socio-economic conditions across neighborhoods.

Topography plays an important role in shaping development intensity. Hillside areas, where slopes limit subdivision density, are characterized by larger residential lots, higher property values, and predominantly owner-occupied housing. In contrast, low-lying areas and floodplains have historically been developed with more affordable housing or industrial uses, and these areas are more likely to house lower-income households.

Major arterials remain defining features of the city's land use and socio-economic patterns.. These impacts disproportionately affect lower-income communities. At the same time, areas with direct access to major arterials have attracted commercial growth and higher-income commuters, reinforcing uneven development patterns. Major arterial roadways also shape growth by concentrating retail and services along commercial strips, while simultaneously acting as barriers that reduce walkability and limit neighborhood connectivity.

Together, these physical and infrastructural features have reinforced differences across the city: older core neighborhoods tend to be denser, more affordable, and more transit-dependent, while suburban edges are characterized by higher-income households, newer housing, and stronger automobile orientation. Understanding these patterns is essential to guiding equitable capital improvement planning, as infrastructure investments can help mitigate long-standing socio-economic divides.

The following summarizes other local knowledge in the City:

- » The City is the 3rd largest in land area in the State.
- » The City relies predominantly on employers outside or on the outskirts of the City, such as Edwards Air Force Base, Mojave Air and Space Port, and the California City Correctional Center.
- » Because of the concentration of residents in the central areas of the city, resources tend to also be concentrated in this area. Limited formal park space is available in the central areas of the city, though there is

a large central park on California City Boulevard and another smaller park in the west side of the central area. Sidewalks are not widely available in the city and bike routes are not available in the city, though there is no difference between parts of the city in this regard. School catchment areas are not divided by neighborhood, so access to schools are not different between parts of the city. The City's limited transit access is concentrated in the central area of the community and on the far west side of the city. Environmental scores under CalEnviroScreen are moderate in this area of the city.

- » Much of the eastern portion of the City is planned for with paved streets in certain areas but remains largely undeveloped. These areas do have infrastructure in place, due in part to the anticipated development boom that never took place. Therefore, much of the infrastructure upgrades will likely need to occur in the City's core area. The census tract covering this area is the City's only Disadvantaged Community under SB 535, but has a very low percentage of the city's population.
- » To help recover from the COVID-19 pandemic, the City received nearly \$3.4 million in American Rescue Plan Act (ARPA) funding. The City used this funding for projects such as a splash pad and a skate park.
- » The City is relatively homogenous across all AFFH factors. For example, there are no concentrations of female-headed households, persons with disabilities, or low-income households relative to other neighborhoods in the City.
- » According to the latest Kern Transit Unmet Needs Report, the 250 bus service from California to Lancaster meets the highest criteria for Kern Transit, and is suggested to "Continue or Expand Service". This service has an annual ridership of nearly 37,000.
- » California City schools were rated similarly to those of adjacent, rural communities such as Mojave and Tehachapi.

Compliance with Fair Housing Laws

There have been no recent lawsuits, settlements, consent decrees or other related legal matters related to housing in California City.

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. **Table 4-6** identifies how the City complies with fair housing laws.

TABLE 4-6. COMPLIANCE WITH FAIR HOUSING LAWS

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code Section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.	To ensure compliance, the City of California City has included Program 2.3 to ensure compliance with current State law (Government Code Section 65915).

Title	Statute	Description	Compliance Efforts
No Net Loss Law	Government Code Section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	The City is in compliance.
Housing Accountability Act	Government Code Section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	The City is in compliance.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	The City has included Program 2.3 to establish a SB 35 streamlining approval process and standards for eligible projects.
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. To ensure compliance with SB 330, the City has included Program 2.3 to help streamline submitted applications.
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations.	The City is in compliance.

Title	Statute	Description	Compliance Efforts
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	The City is in compliance.
Assembly Bill 686	Government Code Section 8899.50	The City has completed this AFH analysis and has identified programs to address identified fair housing issues.	The City has completed this analysis.
Equal Access	Government Code Section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	The City is in compliance.

Factors Contributing to Fair Housing Issues

In discussions with stakeholders and fair housing advocates and through this assessment of fair housing issues, the City identified Factors Contributing To Fair Housing Issues, as shown in **Table 4-7**. While a variety of strategies are identified in this element to address the fair housing issues, the most pressing issues are listed below. Contributing factors are shown next to each issue, and related actions that are being taken to address these. Primary contributing factors and meaningful actions related to those factors are shown in **bold**.

TABLE 4-7. FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issue	Contributing Factor	Priority	Meaningful Actions
Low incomes citywide, high unemployment	Limited employment opportunities within the city, including high-paying employment opportunities Limited job training opportunities	Medium	Program 4.1 Access to Resources and Place-Based Revitalization
High rates of overpayment among renters	Limited number of apartments or other high-density rental options	High	Program 1.1 Support Affordable Housing Program 1.2 Housing Authority of the County of Kern (HACK) Program 1.3 Extremely Low-Income Households Program 1.5 Adequate Sites for Housing Program 1.6 Promote Accessory Dwelling Units (ADUs) Program 2.3 Zoning Amendments
Low school performance scores	High levels of socioeconomic disadvantage among students High rates of chronic absence among K-8 students Teacher retention challenges	Medium	Program 4.1 Access to Resources and Place-Based Revitalization
Lack of transportation options	Few transit stops, limited frequency No intra-city transit options beyond Dial-a-Ride services Low-density nature of development within the city and region, which limits active transportation viability Limited automobile access	Medium	Program 4.1 Access to Resources and Place-Based Revitalization

5. Housing Sites Inventory

California law (Government Code Section 65583 [a][3]) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The RHNA is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into three steps.

1. Regional Determination: HCD provides each region with a regional determination of housing need—that is, the total number of units split into four income categories. This is the total number of units that the County and cities in the region must collectively plan to accommodate.

2. RHNA Methodology: Councils of Governments (COG), including Kern Council of Governments (Kern COG), are responsible for developing a RHNA methodology for allocating the Regional Determination to each City and County. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each City and County must adopt a Housing Element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s Housing Element for compliance with State law.

The City’s share of the regional housing need was determined by a methodology prepared by HCD as part of the Regional Housing Needs Plan, adopted in November 2021. In accordance with Kern County’s Regional Housing Needs Plan, the Kern COG, a regional planning agency, is responsible for distributing the RHNA to each jurisdiction within its jurisdiction. The RHNA is distributed by income category. Kern COG has allocated a total RHNA of 427 units. This is divided by income category, as shown in **Table 5-1**.

TABLE 5-1. REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

Income Category	Allocation	Percentage
Very Low*	39	9%
Low	25	6%
Moderate	100	24%
Above Moderate	263	61%
Total	427	100%

Source: KernCOG 6th Cycle Regional Housing Needs Allocation Plan, adopted July 21, 2022.

Note: It is assumed that 50 percent of the very low-income units (19 units) are allocated to the extremely low-income category.

Units Constructed or Approved

Since the Housing Element projection period runs from June 30, 2023, to December 31, 2031, the City's RHNA can be reduced by the number of new units built or approved since June 30, 2023. City staff compiled an inventory of all residential units that have been constructed, are under construction, or have been issued a building permit within the current Housing Element planning period. Since the beginning of the planning period, 129 units have been constructed, are under construction, or have received building permits. The 129 units have progressed beyond the project approval stage, and have received building permits. Specifically, 15 of the 129 units approved since June 30, 2023, have already received a certificate of occupancy. These are primarily projects that received building permits in the early portion of 2024. The City anticipates that, as the planning period progresses, most, if not all, the building permits will complete their project.

These are predominantly single-family homes, though one accessory dwelling unit and one duplex were permitted during this period, and one existing duplex had a third unit added. Based on a survey of current rents and sales prices in the city compared to home sizes that were permitted, it is estimated that 51 of these units may have rents or sales prices that would make them affordable to moderate-income households. However, the City has taken a conservative approach and credited all 129 units to the above moderate-income category.

Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "...identify adequate sites... to facilitate and encourage the development of a variety of housing types for all income levels..." (California Government Code Section 65583[c][1]). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City's capacity to potentially meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The analysis also identifies the zoning districts the City believes can accommodate its share of the regional housing needs for all income levels.

The sites identified are currently available and will allow for the development of a variety of housing types that will meet the needs of lower-income households identified in the RHNA Plan process as well as moderate and above moderate-income households.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA—unless the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. None of the vacant sites included in the sites inventory were included in two previous consecutive planning periods.

Zoning to Meet the RHNA

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2[c][3][B]), the default density standard for California City is 20 dwelling units per acre (du/ac). The City has included several sites (listed in **Table A-1**) that are within zones that permit up to 40 units per acre and are assumed to accommodate the City's lower-income RHNA. All sites identified have existing water and sewer access or are within close proximity to existing water and sewer infrastructure such that access could be easily extended to the parcel.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period. The following assumptions were used to determine the income categories according to the allowed densities for each site:

- » **Lower-Income Sites.** Sites between 0.5 and 10 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned RM1 with a General Plan land use designation of High-Density Residential, which allows up to 40 units per acre.
- » **Moderate-Income Sites.** Sites of 0.25 acres or larger that were were zoned R1 with a land use designation of Medium-Density Residential, which allows up to six units per acre, were also inventoried as feasible for moderate-income residential development.
- » **Above Moderate-Income Sites.** Sites zoned R2 with a General Plan land use designation of Medium Low-Density Residential (allowing up to four units per acre) or sites zoned R4 with a General Plan land use designation of Estate Residential (allowing up to one unit for every two acres) were inventoried as feasible for above moderate-income residential development. A small number of sites with R1 zoning and a Medium-Density Residential land use designation were inventoried as feasible for above moderate-income residential development.

Realistic Development Potential

By comparing the net densities achieved by development projects with the maximum allowable densities for their properties, likely buildout densities of vacant land in the city can be projected. All but 4 of the 101 homes that were issued building permits between 2018 and 2022 were individual single-family homes. The other four were projects with between two and four units. **Table 5-2** shows a sample of homes that were issued building permits and their density per acre compared to the maximum density of the zone in which they were built. All houses were considered market-rate.

The available sample projects developed at an average of 81 percent of the maximum density. However, considering the significant difference in the percentage of maximum units that were developed on sites in the R1 zone compared to sites developed in the RM1 zone, average development capacities of R1 and RM1-zoned examples were also evaluated separately. Recent development examples in the R1 zone developed at an average of 90 percent of the maximum permitted capacity. The City elected to take a conservative approach, so in the RHNA inventory listed in **Table 5-3**, sites in the R1, R2, and R4 zones were inventoried as having a realistic development capacity of 85 percent of the maximum. Recent development examples in the RM1 zone had an average development capacity of 10 percent of the maximum capacity. Sites that were identified to meet the RHNA in **Table 5-3** that were within the RM1 zone were assigned a realistic capacity based on the zone's minimum required density of six units per acre. No sites with commercial zoning were identified in the sites inventory.

TABLE 5-2. Sample Development Densities

Assessor's Parcel Number	Status	Calculated Acres	Zoning	General Plan Land Use	Maximum Density per Acre	Maximum Units Permitted	Units in Project	Percentage of Maximum Units Developed
203-131-19	Building Permit Issued 2022	0.22	RM1	High Density Residential	40	9	1	11%
203-132-17	Building Permit Issued 2022	0.31	RM1	High Density Residential	40	12	1	8%
203-323-06	Building Permit Issued 2022	0.22	RM1	High Density Residential	40	9	1	11%
208-274-01	Building Permit Issued 2022*	0.21	R1	Medium Density Residential	6	1	2	200%
203-021-09	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-051-18	Building Permit Issued 2022	0.23	R1	Medium Density Residential	6	1	1	100%
203-073-01	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-132-01	Building Permit Issued 2022	0.21	R1	Medium Density Residential	6	1	1	100%
203-153-20	Building Permit Issued 2022	0.23	R1	Medium Density Residential	6	1	1	100%
203-162-01	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-183-09	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-194-18	Building Permit Issued 2022	0.22	R1	Medium Density Residential	6	1	1	100%
203-222-15	Building Permit Issued 2022	0.25	R1	Medium Density Residential	6	2	1	50%
203-222-16	Building Permit Issued 2022	0.24	R1	Medium Density Residential	6	1	1	100%
203-222-17	Building Permit Issued 2022	0.36	R1	Medium Density Residential	6	2	1	50%
299-221-15	Building Permit Issued 2022	0.17	R1	Medium Density Residential	6	1	1	100%
209-020-10	Building Permit Issued 2022	0.51	R2	Medium Low Residential	4	2	1	50%
209-051-16	Building Permit Issued 2022	0.53	R2	Medium Low Residential	4	2	1	50%
302-500-33	Building Permit Issued 2022	0.41	R2	Medium Low Residential	4	2	1	50%
302-500-36	Building Permit Issued 2022	0.35	R2	Medium Low Residential	4	1	1	100%
302-500-48	Building Permit Issued 2022	0.35	R2	Medium Low Residential	4	1	1	100%
302-500-50	Building Permit Issued 2022	0.38	R2	Medium Low Residential	4	2	1	50%
302-500-59	Building Permit Issued 2022	0.38	R2	Medium Low Residential	4	2	1	50%
215-040-42	Building Permit Issued 2022	1.16	R4	Estate Residential	0.5	1	1	100%
234-142-12	Building Permit Issued 2022	2.14	R4	Estate Residential	0.5	1	1	100%
234-142-13	Building Permit Issued 2022	2.10	R4	Estate Residential	0.5	1	1	100%
234-142-29	Building Permit Issued 2022	1.96	R4	Estate Residential	0.5	1	1	100%
Average								81%
Average, R1 Only								90%
Average, RM1 Only								10%

Source: City of California City Annual Progress Reports, 2018-2022.

*Constructed.

Small Sites

A small site is classified as a site that is smaller than one half acre in size. Because of the development history of California City, much of the city's central area is already divided into parcels that are smaller than one half acre. Because the City is focusing development efforts within close proximity to existing infrastructure and services in the central area, the vacant land inventory identified in **Table 5-4** is predominantly on sites that are less than one half acre in size. As shown in **Table 5-2**, many sites that have been developed in recent years have been on sites that were smaller than 0.5 acres, including sites as small as 0.17 acres.

Between 2018 and 2023, building permits were issued for 1,169 single-family detached homes in Kern County that were determined to be affordable to moderate- or lower-income households. Of these, 212 were determined to be affordable to lower-income households (including 16 rental units). This represents 18 percent of all single-family detached homes developed in the county during that period. Of the lower-income single-family detached homes, 124 reported use of affordability mechanisms such as a density bonus, the Permanent Local Housing Allocation Program (PLHA), inclusionary requirements, former redevelopment authority funding, USDA funds, CalHome, or the HOME program. An additional 36 homes affordable to lower-income households reported performing some type of comparison of home values or sale prices to affordability limits, or by using the HCD affordability calculator. This indicates that single-family development in the region has the potential to be affordable to lower-income households, either through available funding mechanisms or because of current unsubsidized prices in the housing market. While no homes in California City were reported as having affordable sale or rental prices, as part of **Program 1.5** the City will more proactively collect this data from applicants and report this data as part of the Annual Progress Report (APR) to HCD.

As discussed in Section 3, based on HCD 2023 income limits, the maximum affordable sales price for a four-person household was \$118,664 for an extremely low-income household, \$163,163 for a very low-income household, \$260,863 for a low-income household, and \$397,722 for a moderate-income household of four. In an August 2024 survey of stick-built single-family and manufactured homes on Zillow.com, there were 74 homes available in the central area of the city with a sale price ranging from \$165,000 to \$319,000 that would be affordable to moderate-income households or lower based on the estimated affordability limit for a household of four. Of these homes, 14 would be affordable to low-income households. One additional home was available on the far east side of the city with a sale price that would be affordable to a low-income household of four. No homes were available at sale prices at or below the maximum affordable sale price for a very low-income household of four. Of the 14 homes for sale that would be available to a low-income household, 2 were manufactured homes in the Desert Hacienda Park. The remaining 12 were on lots between 0.18 acres and 0.25 acres. This indicates that single-family homes on small lot sizes have the potential to be affordable to low-income households in California City. However, only sites larger than 0.5 acres were inventoried to meet the lower-income RHNA. Sites between 0.25 and 0.5 acres were inventoried to meet the moderate and above moderate-income RHNA.

As discussed in Section 3, based on HCD 2023 income limits, the maximum affordable rent price for a four-person household was \$2,514 for moderate-income households, \$1,649 for low-income households, \$1,031 for very low-income households, and \$750 for extremely low-income households. In an August 2024 survey of single-family or manufactured rentals listed on Zillow.com, 22 homes were listed at rents ranging from \$790 to \$1950 a month that would be affordable to moderate-income households and three of those homes were listed at rents that were affordable to low-income households. This indicates that existing single-family homes can also be rented at rates that are affordable to moderate and lower-income households within the city without subsidy.

Though the only deed-restricted affordable housing project currently in California City is an apartment complex, regionally, other affordable housing projects have been constructed in buildings of between one and four units. For example, the Housing Authority of the County of Kern (HACK) lists seven affordable developments managed by HACK that are within cottage-style projects of four or fewer units per building or are in single-family homes. Six are in the Bakersfield area and one is in Delano. This suggests that lower-density housing can be developed as affordable housing in Kern County. Through **Program 1.2** the City will partner with organizations such as HACK and Self-Help Enterprises to facilitate the development of affordable housing on smaller housing lots, including as small-lot apartment projects, single-family homes, duplexes, triplexes, or quadplexes. Additionally, the City will offer expedited processing for lot consolidations as requested to assist developers that are assembling smaller sites for purposes of developing affordable housing.

Land Inventory

The City prepared an inventory of vacant and underutilized sites available to accommodate the City's RHNA. **Table 5-3, Vacant Residential Land Inventory**, provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figures 5-1 through 5-7** map the location of each site in the city.

Table 5-3 provides a summary of the site capacity to meet the City regional housing needs allocation and Table A-1 in Appendix A provides a site by site listing of each parcel.

No sites included in the inventory to meet the RHNA are located within a floodplain. In addition, **Program 4.1** commits to applying for funding to overcome any infrastructure accessibility concerns.

TABLE 5-3. SUMMARY OF VACANT RESIDENTIAL LAND

General Plan	Zone	Total Acreage	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
High Density Residential	RM1	35.93	40	1436	215	215	0	0
Medium Density Residential	R1	198.37	6	1376	1354		1304	50
Medium Low Density Residential	R2	0.92	4	4	3			3
Estate Residential	R4	203.4	0.5	98	98			98
Total	--	438.62	--	2914	1670	215	1304	151

Site and Environmental Constraints

The City's Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The Housing Element sites inventory was screened for the presence of the following hazard zones:

1. FEMA, 100-year flood zone
2. Department of Water Resources (DWR), Dam Inundation Zone
3. Alquist-Priolo Earthquake Fault Zones
4. California Geological Survey, California Department of Conservation, landslide susceptibility
5. California Geological Survey, California Department of Conservation, liquefaction susceptibility
6. California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones (FHSZ)
 - a. State Responsibility Areas (SRAs)
 - b. Local Responsibility Areas (LRAs)

There are no known environmental constraints or conditions in the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

Meeting the RHNA

Table 5-4 compares California City's RHNA to the sites inventory capacity. Accounting for units constructed or approved and the current site capacity the City will have a surplus of 151 units for lower-income households (including extremely low, very low, and low), 1204 units available to moderate-income households, and 17 units affordable to above moderate-income households, for a total surplus of 3,469 units. Additionally, while the City is not relying on accessory dwelling units to meet the RHNA, **Program 1.6** has been included to promote and incentivize this housing type to provide an additional unit surplus.

TABLE 5-4. SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA

Income Category	2023 – 2031 RHNA	Units Constructed or Approved	Vacant Residential Site Capacity (Table A-1)	Total Capacity	Unit Surplus
Very Low	39	0	215	215	151
Low	25				
Moderate	100	0	1,304	1,304	1,204
Above Moderate	263	129	151	280	17
Total	427	129	1670	1799	1372

Source: California City, 2024.

It is assumed that some of the moderate capacity will be available to accommodate the above moderate RHNA to provide additional surplus, if needed.

Adequacy of Public Facilities

The vacant parcels selected for the Sites Inventory have access to necessary utilities. Domestic water service and wastewater service in California City is provided by the City. The City's water and sewer system is run as a municipal water enterprise, meaning that maintenance and improvements are funded by user fees and connection fees.

California City utilizes groundwater and imported surface water. Imported surface water can be purchased from AVEK through standing agreements with the City. Additional supplies are available from AVEK and increased groundwater pumping is also available. The Wonder Acres area of California has a separate water system. Water for this area is purchased from AVEK but "wheeled" through the Mojave Public Utility District (MPUD) system. The City pays a "wheeling" charge for water delivered by MPUD. AVEK water delivered from MPUD is used exclusively in the Wonder Acres area, near Highway 14 and California City Boulevard. Currently, there are 38 service connections with water consumption remaining relatively consistent. Discussions with the General Manager of MPUD indicated that increased water supply to this community would not be a problem. The current agreement limits this water supply to a peak of 500 gallons per minute (gpm). A 1978 agreement provides for delivery of AVEK water that is transferred to California City via MPUD's infrastructure. The City has significantly more water rights than it currently uses. The City groundwater (well) production is not limited by water rights but by pumping capacity. The City continuously addresses water supply and infrastructure capacity limits and, as part of **Program 1.4** of the Housing Element, will give priority to affordable housing units.

California City also provides sewer service to the community. The City maintains one wastewater treatment plant with a design capacity of one million gallons per day. The plant serves only residents of the city. The City's existing collection system has capacity to meet the needs of future development. In areas where municipal sewer infrastructure has not yet been extended, individual on-site septic systems are used for wastewater disposal. These systems are subject to lot size and density limitations and are regulated by the Kern County Environmental Health Services Department. The vacant parcels selected for the Sites Inventory are located within areas served by the City's sewer system. The available capacity of both water and sewer infrastructure is sufficient to accommodate the housing unit growth anticipated in the RHNA.

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6. Housing Constraints

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and nongovernmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Nongovernmental constraints include land availability, land cost, construction costs, and availability of financing.

Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A)) and (a)(1)(B)), all zoning and development standards, and fees are available on the City's website.

Governmental Constraints

Land Use Controls

The California City General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. **Table 6-1** shows the residential land use designations established by the General Plan.

TABLE 6-1. GENERAL PLAN LAND USE DESIGNATIONS ALLOWING RESIDENTIAL

Designation	Maximum Units per Acre	Notes
Estate Density Residential	1 unit/2 acres	The area known as Wonder Acres has land designated for residential use not to exceed one dwelling unit for each five acres of land.
Rural Density Residential	1 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Low-Density Residential	2 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Medium Low-Density Residential	4 units/acre	Shall mean land designated for single-family residential development not to exceed four dwelling units per acre for sewered properties and two dwelling units per acre for unsewered properties.
Medium-Density Residential	6 units/acre	Shall mean land designated for single-family residential development attached or detached housing.
High-Density Residential	6-40 units/acre	Shall mean land designated for single- and multifamily residential development attached and/or detached housing.

Source: 2009 - 2028 California City General Plan.

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance preserves the character and integrity of existing neighborhoods. **Table 6-2** shows the residential zones and permitted densities in each. Where the standards shown below entail a range of values, this is typically the result of differing standards for interior lots and corner lots. However, when the range of values applies to building height or lot coverage, the difference is due to dwelling type. Residential Zone Districts and Development Standards.

TABLE 6-2. RESIDENTIAL DEVELOPMENT STANDARDS

Zoning District	Density Range (du/ac)	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft)	Maximum Lot Coverage	Maximum Building Height (stories)	Front Yard Setback (ft)	Single Story Rear Yard Setback (ft)	Two Story Rear Yard Setback (ft)
RA - Residential/Agricultural	1 du/ac	43,560 sq. ft.	120 ft	-	2 stories	25 ft	25 ft	20 ft
R1 - One-Family Residential	6 du/ac	6,000 sq. ft.	60 ft	45%	2 stories	25 ft	5 ft	10 ft
R2 - One-Family Residential	4 du/ac	10,000 sq. ft.	80 ft	4,500 sq. ft.	2 stories	25 ft	20 ft	20 ft
R3 - One-Family Residential	2 du/ac	20,000 sq. ft.	80 ft	6,000 sq. ft.	2 stories	25 ft	20 ft	20 ft
R4 - One-Family Residential	1 du/2 ac	80,000 sq. ft.	200 ft	11,750 sq. ft.	2 stories	25 ft	25 ft	50 ft
R5 - Estate Density Residential	1 du/2 ac	200,560 sq. ft.	200 ft	15,250 sq. ft.	2 stories	25 ft	25 ft	50 ft
RM1 - Multiple Family Residential	6 – 40 du/ac	4,356 sq. ft.	60 ft	50%	3 stories	15 ft	5 ft	10 ft
RM2 - Multiple Family Residential	20 – 40 du/ac	2,178 sq. ft.	60 ft	50%	3 stories	15 ft	5 ft	10 ft

Source: City of California City, 2025

¹ New RM2 Zoning District will be created as a part of Program 2.7.

² As a part of program 2.2, the City will increase height limits to allow for 3 stories.

Source: California City Municipal Code Zoning Standards, 2022

To prevent traffic congestion and shortage of curb spaces, off-street parking shall be provided incidental to buildings or structures and major alterations and enlargements of existing uses. Off-street parking shall be in proportion to the need created by the land use. Off-street parking shall be laid out to protect the public safety and insulate surrounding land uses from their impact. Parking standards in all residential districts require a minimum of two parking spaces per unit (**Table 6-3**). These requirements are minimal and not considered a constraint to development. Government Code Section 65583(a)(4) requires the City to allow sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. For the purposes of tabulating the number of off-street parking spaces, the term "floor area" shall mean the gross floor area of a building and its accessory buildings on the same site measured from the outside wall. Applications for land use permits shall be accompanied by a detailed tabulation of the gross floor area and a calculation of the required number of off-street spaces. California City has included **Program 2.4** to review parking standards for emergency shelters and revise as necessary to allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone, in compliance with State law.

TABLE 6-3. RESIDENTIAL PARKING STANDARDS

Unit Type	Number of Parking Spaces Required
Single-Family	2 covered parking spaces for each dwelling unit
Multifamily	2 off-street parking spaces for each dwelling unit; 0.25 guest parking space per dwelling unit for developments consisting of more than 50% of three- or four-bedroom units upon Commission approval.
Group Care Facilities	1 off-site parking space for each three beds.
Emergency Shelter ¹	1 off-site parking space for each three beds.
Mobile Home Park	2 covered parking spaces

Source: California City, updated October 2015

¹ **Program 2.4** has been included to ensure compliance with Government Code Section 65583 (a)(4) to ensure parking standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone

Cumulative Impact of Development Standards

As shown in **Table 6-4**, the City evaluated the cumulative impact of its land use controls that limit sites' building envelopes (setbacks, private open space, and parking) and lot coverage restrictions as potential constraints to development. The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage permitted. The next step was to determine the maximum allowed developable space given the lot coverage and setback and parking requirements. Occupiable area on the second floor, and additional floors, was set equal to the first floor building footprint, based on the smaller of either the maximum lot coverage or the remaining lot area once setbacks and parking spaces were subtracted. The average unit size was calculated by dividing the total occupiable building area by the permitted number of units (site acreage x density). Density bonus units are not factored into the calculations.

Current development standards for zones allowing multifamily housing were analyzed hypothetical sites. In the RM-1 zone (1,004 square feet of lot area per unit; maximum 40 units per acre), the City analyzed development feasibility on a one-acre hypothetical site and found that the maximum permitted density could be achieved. Similarly, a half-acre

hypothetical site in the RM-2 zone (855 square feet of lot area per unit; maximum 40 units per acre) was also able to achieve the maximum permitted density. The cumulative impact of the land use controls in California City, including zoning, fees, building codes, and development standards, do not pose a significant or unique constraint to housing production. To enhance development potential and provide greater flexibility in the RM-1 and RM-2 zones, the City has included Program 2.2 to modify parking standards to remove the two off-street parking requirements and set up a sliding scale by unit size and to increase the height limit to allow for three-story buildings.

TABLE 6-4. CUMULATIVE IMPACTS ANALYSIS, MULTIFAMILY ZONES

Zone	RM1	RM2
Site or Hypothetical Scenario	One-Acre Hypothetical	Half-Acre Hypothetical
Lot Area (square feet):	43,560	21,780
Length (feet):	150	120
Width (feet):	290	182
Lot coverage:	50%	50%
Maximum building footprint based on lot coverage (square feet):	43,560	10,890
Maximum building envelope given lot coverage requirements, setbacks, and parking (see below for spaces per unit):	20,070	8,550
<i>Parking spaces per unit</i>	2	2
<i>Area required for parking (square feet)</i>	13,680	6,840
Number of stories	2	2
Maximum occupiable building square footage:	40,140	17,100
Number of units:	40	20
Average unit square footage:	1,004	855
Achievable Density (units per acre):	40	40
Maximum permitted Density (units per acre):	40	40

Notes: Each dwelling unit shall have a minimum floor area of 850 square feet in the RM1 zone and 700 square feet in the RM2 zone.

Typical Densities for Development

California City is a small city in Kern County with physical constraints to outward expansion. Single-family residential lots generally vary from approximately 2,500 to 5,400 square feet in the low-density residential zone. Multifamily densities are typically between 10 and 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located, and the City did not receive any requests to develop below the assumed capacity in the sites inventory.

On- and Off-Site Improvements

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 on-site in park basins or landscaped areas.

Water/Sewer

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, eight-inch, six-inch, and four-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 to 24 inches 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.

Streets/Roadways

Local streets, including cul-de-sacs, provide direct access to abutting parcels and are used for local traffic movements. Arterial and collector roads are designated on the General Plan according to existing and projected needs. Sidewalks allow for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

Local streets are located as needed throughout residential development. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates 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. **Table 6-5** shows roadways are classified in the city according to traffic needs.

TABLE 6-5. ALIGNMENT OF STREETS

Street Classification	Lane	Minimum Right-of-Way (feet)	Pavement Width (feet)
Local Street	2	60	40
Collector	4	90	68
Major Arterial	6	110	90

Source: California City Public Works Department, 2023.

Density Bonus

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

To ensure compliance, the City has included **Program 2.3** to ensure compliance with current State law (Government Code Section 65915).

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, senior housing, supportive housing, and single-room occupancy units.

Some housing types are allowed by right, and others are allowed with a conditional use permit. **Table 6-6** summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance. The City has included **Program 2.4** to amend the Municipal Code in compliance with State law.

TABLE 6-6. RESIDENTIAL USES PERMITTED BY ZONE

Residential Uses	RA	R1	R2	R3	R4	R5	RM1	RM2
Single-Family Dwellings	P	P	P	P	P	P	P	P
Multifamily Dwellings	-	-	-	-	-	-	P	P
Mobile Home Parks	C	C	C	C	C	C	C	C
Manufactured Home	P	C	C	C	C	C	C	C
Group Care Facilities (six or fewer persons) ¹	-	C	C	C	C	C	-	-
Single-Room Occupancy Units								
Transitional Housing and Supportive Housing ²	-	-	-	-	-	-	-	-
Emergency Shelters ³								
Farmworker Housing/Employee Housing ⁴	P	--	--	-	P	P	--	--

Source: City of California City Zoning District Regulations, 2023.

Notes: - = Not Permitted P = Permitted; C = Conditional Use Permit

¹ Program 2.4 has been included to allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

² Program 2.4 has been included to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

³ Emergency shelters are permitted by right without discretionary review in C-5, Regional Commercial District.

⁴ Program 2.4 has been included to amend the Municipal Code to allow employee/farmworker housing in compliance with State law (Health and Safety Code Sections 17021.5 and 17021.6).

Accessory Dwelling Units (Second-Unit Housing)

Another type of housing appropriate for lower-income persons are accessory dwelling units (ADUs). ADU means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the existing single-family dwelling. The city refers to ADUs as "Second Units" in the Municipal Code.

The City currently requires that a second unit must have a floor area of at least 500 square feet and no more than 1,000 square feet. A Second Unit shall have ingress and egress to the second unit independent of the primary unit. It must use the primary residence sewer system, provided that system has adequate capacity, otherwise a separate septic or sewer system must be installed. However, this may not have independent water, electric, or gas service(s). The second unit square footage is included with the primary residence for the purpose of calculating lot coverage.

The City has included **Programs 1.6 and 2.4** to amend the Zoning Code to comply with State ADU law and to include incentives to promote the development of ADUs.

Group Homes/Residential Care Facilities

Facilities licensed by the State of California that provide 24-hour primarily non-medical care permanent living accommodations for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including convalescent facilities, group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, rehabilitation facilities, and hospice facilities.

Health and Safety Code Sections 1267.8 and 1566.3 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The City currently has some provisions for group housing types, including care facilities for a maximum of six individuals, and allows them with a conditional use in R1, R2, R3, R4, and R5. The City has included **Program 2.4** to allow group homes with six or fewer persons in all zones in the same manner as single-family residences in compliance with State law. Further, the Zoning Code does not currently contain provisions for group housing with seven or more persons and **Program 2.4** has included to comply with State law.

Reasonable Accommodation

The City adopted a Reasonable Accommodation Ordinance in 2015 that gives persons with disabilities a procedure to seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act. Reasonable accommodation requests are reviewed by the City Manager/Planning Director. The City Manager/Planning Director shall issue a written determination within 60 days of the date of receipt of a completed application.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the fair housing acts. The following findings must be made to approve a request for reasonable accommodation:

- » The requested accommodation is requested by or on behalf of one or more individuals with disabilities protected under the Fair Housing Laws.
- » The requested reasonable accommodation is necessary to make housing available to one or more individuals with disabilities protected under the Fair Housing Laws.

- » The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.
- » The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies, and/or procedures of the City. If, based on all of the evidence presented to the City Manager/Planning Director, the above findings may reasonably be made, the City Manager/Planning Director shall grant the requested reasonable accommodation.

The City's current definition of family states "An individual, two or more persons who are related by blood, adoption, or marriage, or a group of not more than six persons not necessarily related by blood, adoption, or marriage living together in a dwelling unit." To comply with State law, the City has **included Program 2.4** to update the definition of family to state "One or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit."

Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, no limit on the length of stay, and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain the necessary life skills to support independent living.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to the restrictions that apply to other residential uses of the same type in the same zone. Additionally, State law requires jurisdictions to allow supportive housing by right in multifamily zones and mixed-use and nonresidential zones allowing multifamily.

The City's Municipal Code currently allows supportive housing and transitional housing by right in the same manner as other single-family dwellings, multifamily dwelling units, residential care facilities, or boarding house uses. To ensure compliance with Government Code Section 65651(a), the City has included **Program 2.4** to amend the Municipal Code to permit both transitional and supportive housing as a single-family use, treated no differently than residential dwellings of the same type in all zones allowing residential uses of the same type in the same zone. As part of **Program 2.4**, the City will also revise the zoning ordinance to allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).

Emergency Shelters

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure

that local governments share the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied that are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The City Code defines emergency shelters as temporary, short-term residences providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less. Supplemental services may include counseling and access to social programs, and no individual or household may be denied to emergency shelter because of an inability to pay.

Emergency shelters are permitted by right without discretionary review in the C5 zone (which allows residential uses as an accessory use) and subject to the following standards under Section 9-2. 1903 of the Municipal Code.

- » The maximum length of stay shall not exceed 120 days in a 365-day period.
- » Each shelter may have a maximum of 30 beds.
- » Off-site parking shall be provided at a parking rate of one parking space for three beds and parking shall be ADA compliant.
- » Stays at the emergency shelter facility shall be limited between the hours of 5:00 p.m. and 8:00 a.m.
- » Non-operational and unregistered vehicles shall not be kept on-site. Towing shall be the responsibility of the shelter operator.
- » Each emergency shelter shall provide an interior and exterior waiting area adequate to accommodate waiting clients and to prevent queuing into the public right-of-way. An exterior waiting area shall be physically separated and visually screened from the public right-of-way.
- » The emergency shelter facility shall provide an on-site resident manager on-site at all times.
- » A minimum distance of 300 feet shall be maintained from another emergency shelter. The distance of separation shall be measured in a straight line between the property lines of each use without regard to intervening structures or objects.
- » The shelter operator shall provide minimum exterior lighting. In addition, the operator shall regularly patrol the area surrounding the shelter site during hours that the shelter is in operation to ensure that homeless persons who have been denied access are not congregating in the neighborhood.
- » Alcohol and narcotics use and consumption are prohibited within the facility and on the property.
- » An operations plan shall be submitted for review and approval by the development services director and police chief prior to operation of the emergency shelter. The plan shall include minimum provisions related to on-site security and safety, staff training, loitering control, client eligibility, counseling services, and indoor and outdoor management of the facility.

The City has included **Program 2.4** to review and revise these development and managerial standards to ensure compliance with State law.

According to the 2023 Kern County PIT count, there was an estimated nine unsheltered individual experiencing homelessness in California City. Conservatively assuming 250 gross square feet as necessary to accommodate a shelter bed, the City's unmet shelter need could be satisfied by a single small shelter or in conjunction with another use. There

are 63 potential vacant sites with a total of 76.82 acres in the C-5 zone. Sites range in size from 0.39 to 8 acres with the majority being 0.25 to 0.5 acres.

Though the City has a relatively low demonstrated need for emergency shelters, it is farther away from Kern County's more established homelessness support services (primarily located in Bakersfield) and recognizes that homelessness is on the rise in the region; the unsheltered homeless count in Kern County increased by 40 percent between 2022 and 2023 alone. To this end, **Program 4.1** is proposed, which commits the City to collaborate with the community's existing religious institutions and social service providers to identify and facilitate the provision of emergency shelter (or other interim interventions) on their premises. This approach will increase the likelihood that sufficient shelter resources will be developed during the planning period. Additionally, given California City's relatively small size and the location of many of the community's existing religious facilities and social service providers, this approach will also ensure that shelter resources will be near amenities that serve people experiencing homelessness.

Low-Barrier Navigation Centers

Low-Barrier Navigation Centers (LBNCs) are Housing First, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. LBNCs must be allowed by-right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. The City's Municipal Code does not specifically address LBNCs pursuant to AB 101 (Government Code Section 65660 et seq.) and therefore **Program 2.4** has been included to comply with State law.

Single-Room Occupancy Units

The Housing Element must identify zoning to encourage and facilitate housing for all segments of the community. Single-room occupancy units (SRO) are often the most appropriate type of housing for extremely low-income persons. The Zoning Code does not currently contain provisions for SRO units. The City has included **Program 2.4** to amend the Municipal Code to define and adopt provisions for SRO units permitting in at least one zoning district explicitly with appropriate development standards in the respective zones and encourage the development of SRO types.

Housing for Farmworkers

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (of 12 units or less) designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. The City's Municipal Code does not currently contain provisions for farmworker housing. The City has included **Program 2.4** to comply with Health and Safety Code Sections 17021.5 and 17021.6.

Development and Processing Fees

California City charges a number of planning and building, fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are necessary to meet City service and environmental standards, they can have an

impact on the cost of housing, particularly affordable housing. However, the City continually evaluates its fees to ensure they do not unduly constrain the development of housing. **Tables 6-7** and **Table 6-8** provide the master fee schedules for the City as of 2020. **Table 6-9** indicates the building and development fees for a 2,000-square-foot single-family home and 12-unit multifamily development with 1,000 square feet. For new residential dwellings, the connection fee and impact fee for water service are currently (2024) being waived for water and sewer connections.

TABLE 6-7. DEVELOPMENT FEES

Facility	Fee Per Dwelling Unit	
	Single-Family ¹	Multifamily ²
Water Connection Fee (3/4")	-	-
Sewer Connection Fee	\$0	\$0
School Impact Fee ³	\$3,800 ¹	\$22,800 ²
Total	\$3,800	\$22,800

Source: Fee Schedule, California City, 2023.

Notes:

¹ 2,000-square-foot single-family residential construction.

² 1,000-square-feet with 12-unit multifamily residential construction.

³ \$1.90 per square foot. Fees are for informational purposes only and are subject to change.

TABLE 6-8. PLANNING PERMIT FEES

Fee Type	Fee
Architectural Design and Site Plan Review (Staff Development Review) - Multifamily Residential	\$1,545
Conditional Use Permit – Minor	\$842
Conditional Use Permit – Moderate	\$1,414
Conditional Use Permit – Major	\$2,061
Conditional Use Permit – Planned Development	\$2,443
Lot Line Adjustment	\$375
Variance	1,024
Zoning Amendment	\$2,066
Zoning Amendment – Planned Development	\$2,257
Subdivision (5 or more lots)	\$1,814 + \$30 per lot
Subdivision (4 or less lots)	\$1,414
Negative Declaration (Prepared by City Staff)	\$3,080
Negative Declaration (Review City Staff)	\$68 per hour (\$500 Deposit)
Environmental Impact Report	Varies, Actual Cost-plus 10%
General Plan Amendment	1,526

Source: California City, 2023

Notes: Fees are for informational purposes only and are subject to change.

In addition to the above fees, applicants shall be required to reimburse California City for any additional costs of issuing permit, including, but not limited to, extraordinary fees for legal counsel and/or consultant costs.

Engineering and planning consultant fees are assessed on a per-hour basis. An initial fee based on an estimated number of hours for the individual project will be determined at the start of the project and must be paid by the applicant in addition to the application fee prior to commencement of the application process.

TABLE 6-9. FEE SUMMARY FOR DEVELOPMENT BY FEE TYPE

Fee Type	Single-Family ¹	Multifamily ²
Residential Building Permit ³	\$500	\$500
Plan Check ⁴	\$544	\$1,224
Architectural Review (Site Plan Review) – Staff Development Review	\$0	\$1,545
Water Connection ⁵	\$0	\$0
Sewer Connection ⁵	\$0	\$0
School Fee	\$3,800	\$22,800
Total	\$4,368	\$24,845

Source: California City, 2023.

¹Fees based on a typical 2,000-square-foot, single-family home with a ¾-inch water connection.

²Fees based on a typical, 12-unit multifamily project with 1,000-square-foot units

³Building, electric, mechanical & plumbing will be charged \$75.00 per hour after the first one-half hour.

⁴ \$68.00 per hour

⁵For new residential properties, the water and sewer connection and impact fees are currently being waived.

The estimated minimum cost of a 2,000-square-foot single dwelling is \$4,368 and for a 12-unit apartment complex multifamily unit is \$24,845 (see **Table 6-9**). While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, they are deemed necessary to maintain the quality of life desired by city residents and do not constrain the development of affordable housing. See **TABLE 6-10** for the proportion of fees in the overall development cost for a typical unit.

TABLE 6-10. PROPORTION OF FEE IN OVERALL DEVELOPMENT COST FOR A TYPICAL UNIT

Fee Description	Amount		
	Single Family ¹	Entire 12-Unit Development ²	Notes
Building Permit Fees	\$500	\$1,545	-
Building Plan Check	\$544	\$1,224	\$68 per hour
School Impact Fee	\$3,800 ¹	\$22,800 ²	1.90 per square foot
Antelope Valley East Kern District	\$5,387	\$10,774	Base Fee \$5,387 for 0.75-inch meter
Total City Fees	\$10,231	\$36,343	-
Typical Construction Cost per Unit	\$371,740	\$2,230,440	-
Total Cost (Fees Plus Construction Cost per Unit)	\$381,971	\$2,266,783	-
Fees as a Percentage of Total Cost	2.7%	1.6%	-

Source: California City, 2023.

¹Fees based on a typical 2,000-square-foot single-family home with a 0.75-inch water connection.

² Fees based on a typical 1,000-square-foot multifamily unit with a 2-inch water connection as part of a 12-unit project

Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. However, in an effort to promote development the City has aimed to make this a streamlined process for all development. In California City, most development applications for single-family and multifamily developments take up to two weeks for ministerial review and staff development reviews. If an applicant proposes a development that requires discretionary review, such as one that requires a conditional use permit, the processing time can extend to four to six months regardless of whether it is for a single-family or multifamily project. **Table 6-11** lists the typical review times for each type of City permit or approval process. These review periods do not present constraints to development because some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

TABLE 6-11. PLANNING PROCESSING TIMES

Type of Approval or Permit	Typical Processing Time	Approving Body
Ministerial Review	2 weeks	City Manager/Planning Director
Architectural Review-Staff Development Review	2 weeks	Staff Level Review
Conditional Use Permit (CUP)	4-6 weeks	Planning Commission
Zone Change with Negative Declaration	60 days	Planning Commission (PC) review & recommend/City Council (CC) Approval
Zone Change with Environmental Impact Report	4-6 months	PC review & recommend/ CC Approval
General Plan Amendment	60–90 days	PC review & recommend/ CC Approval
Parcel Maps	75–90 days	PC review & recommend/ CC Approval
Initial Study (CEQA)	60–90 days	PC review & recommend/ CC Approval
Environmental Impact Report (CEQA)	8–10 months	PC review & recommend/ CC Approval

Source: California City, 2023.

Multifamily residential developments with four (4) or more units are subject to a Site Plan Review. The Planning Director will review the proposal to ensure compliance with the requirements outlined in Section 9-2.212 of the City's Zoning Code. A public hearing is not required, and the Planning Director's decision is final unless an appeal is filed with the Planning Commission by an interested party before a building permit is issued.

As part of the Site Plan Review process, proposed multifamily residential developments must include the following:

- (1) Name and address of the applicant;
- (2) Name(s) and address(s) of the property owner(s);
- (3) Assessor's parcel number(s);
- (4) A plan drawn at the scale specified by the Planning Director, including the following:
 - a. Topography and proposed grading;
 - b. Location of existing buildings and structures with required setbacks;
 - c. Location of proposed buildings and structures with required setbacks;

- d. Location of all existing and proposed utilities, including water, natural gas, electrical and drainage facilities;
- e. Exterior elevations showing the height of the building, the location of doors, windows, chimneys, mechanical equipment and the types and colors of materials proposed;
- f. Dimensions of the existing and proposed buildings or structures or other information (e.g., seating capacity) of the proposed buildings allowing the Planning Director to determine parking needs in accordance with the requirements set out in the City Zoning Ordinance;
- g. Layout of proposed parking lot, including location of parking spaces, internal circulation pattern, ingress and egress points and location of trash enclosures;
- h. Dimensions of parking stalls and aisles;
- i. Location of landscaping and irrigation system, including identification of plant materials to be used; and
- j. Location of on-site and off-site lighting.

Single-family residential developments are not subject to Site Plan Review and only rely on a plan check which is a staff level review and can be completed in one day.

The City does not have approval findings. Instead, a project meeting zoning standards (such as those listed above) and General Plan requirements is approved at the staff level. No public hearings are required. Therefore, local processing and permit procedures are not an impediment to development in the City.

The typical processing times for development and permit approval are presented in **Table 6-12** by project type.

TABLE 6-12. PERMIT PROCESSING TIME

Process	Length of Time		
	Single-Family Unit	Subdivision	Multifamily < 5 units
Step 1: Ministerial Approval	14 days	-	14 days
Step 2: Site Plan ¹	14 days	14 days	14 days
Step 3: EIR (CEQA)	-	8 to 10 months	-
Total Estimated Time²	1 months to 2 months	10 months to 1.5 year	1 months to 2 months

Source: California City, 2023

¹ Includes parcel maps.

² This estimate accounts for the time between approval and building permit issuance, assuming a complete and correct application at first submittal. The final length of time between a project's approval and building permit issuance is determined by the applicant. If corrections are necessary after the City's initial review, the applicant will need to complete the corrections, and the timing for addressing corrections varies.

Senate Bill 330 Procedure

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20

percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

California City offers optional pre-application meetings for all development proposals to advise prospective applicants about current City standards and requirements, and to identify issues in an effort to shorten the length of time required to process a development proposal once it has been accepted. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and City departments. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. To ensure compliance with SB 330, the City has included **Program 2.3** to help streamline submitted applications.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. Currently, California City does not have a process for SB 35. The City has included **Program 2.3** to establish a SB 35 streamlining approval process and standards for eligible projects. The established procedure will aid in minimizing the review time required for development processes and, in turn, reduce costs to developers, which may increase housing production in the city.

Building Codes and Enforcement

The City has adopted the 2022 California Building Code (CBC) as of February 2023, including all NEPA standards to be known as the Fire Code and the Building and Safety Code per Municipal Code sections Sec. 4-1.101 and Sec.8-1.01, respectively. With this adoption to protect public health and safety, there is no significant constraint to the production or improvement of housing in California City.

Code enforcement typically occurs when a building inspector is processing other permits on the site, or when complaints are filed. The City's code building inspector is charged with the enforcement of the latest adopted editions of the CBC, the California Electrical Code, the California Plumbing Code, the California Mechanical Code, the Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. Code enforcement remains a priority for the City, and a code enforcement program will be developed and implemented as soon as funding allows. The City has not made any local amendments to the CBC.

CEQA Streamlining

In accordance with Government Code section 65943, the City will provide a written determination of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and the applicant. In accordance with Public Resources Code sections 21080.1 and 21080.2, the City will determine whether a housing project is exempt from CEQA within 30 days of receiving a complete application. In compliance with Government Code section 65950, the City will approve or disapprove projects within the timelines specified by statute. Projects will be approved or denied within the applicable statutory timeframe:

1. Where an Environmental Impact Report (EIR) is prepared, the City will approve or disapprove the project within 180 days from the date of EIR certification by the lead agency, or within 120 days for a "development project." A "development project" refers to a project that is either entirely residential or a mixed-use development

where non-residential uses comprise less than 50 percent of the total square footage and are limited to first-floor neighborhood commercial uses in a building of two or more stories.

2. Where an EIR is prepared for a development project, the City will approve or disapprove the project within 90 days from the date of EIR certification by the lead agency, provided that at least 49 percent of the units are affordable to very low- or low-income households and deed-restricted as affordable for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant confirming that an application has been made or will be made for an allocation or commitment of financing (e.g., tax credits, bond authority, or other financial assistance from a public or federal agency). This notice must specify the type of financial assistance sought, the application deadline, and confirm that project approval is a prerequisite for funding. The applicant must provide verification that the application for financial assistance has been submitted before the EIR is certified.
3. Where a Negative Declaration is completed and adopted for the development project, the City will approve or disapprove the project within 60 days from the date of adoption by the lead agency.
4. Where a project is determined to be exempt from CEQA, the City will approve or disapprove the project within 60 days from the determination of exemption by the lead agency.

Nongovernmental Constraints

Market Overview: For-Sale Development

As shown in the Needs Assessment the region's home values have increased significantly since 2012, when they had reached a low point following the Recession (2009-2012). From 2012 to 2022, the median home sales price in Kern County increased by 169 percent. Since 2012, the typical home value in California City has increased 155 percent, from \$153,900 to \$392,770. Redfin data provides more recent estimates, which demonstrate that as of March 2022, California City's median home sales price was \$392,770 and the overall county home sales price was \$345,246.

Following the recovery from the Recession and until 2020, interest rates remained at low levels of 3.5 to 4.5 percent. When interest rates are low, capital investment and housing production generally increase, and more buyers are likely to take out a mortgage than when interest rates are higher. In addition, consumers can borrow more money for the same monthly payment. During the COVID-19 pandemic, national 30-year mortgage rates dropped to even lower levels, declining to as low as 2.65 percent in January 2021. However, interest rates began to increase in early 2022, to 5.3 percent by May 2022, the highest rate since June 2009. The increase in home borrowing rates may impact the performance of the home-buying market, but the severity of these impacts is uncertain due to the unusual conditions during the pandemic recovery, including a shortage of housing supply, increased savings, and significant changes to how many Americans work and live.

Market Overview: Rental

As shown in the Needs Assessment, California City rents have risen alongside rents in Kern County. According to U.S. Census data, the median rent in California City in 2020 was \$893 per month and had increased by 27.6 percent from 2010 to 2020. In the same time period, median rent increased by 22.2 percent in Kern County. Since U.S. Census data often lags market rates, Realtor.com rental data was obtained to provide more current market rates. May 2023 Realtor.com data shows the median rent price at approximately \$2,200 per month in California City and \$1,940 per month in Kern County.

Per the Needs Assessment, homeowners are less cost burdened than renters, who bear the brunt of an overall rise in housing costs without the benefit of fixed-rate mortgages. When looking at cost burden across tenure in California City, 14 percent of renters spend 30 to 50 percent of their income on housing compared to 12 percent of those that own their home. Additionally, 30 percent of renters spend 50 percent or more of their income on housing and are considered severely cost burdened, while 7 percent of homeowners are severely cost burdened. In total, 19 percent of homeowners and 44 percent of renters experience some level of cost burden in California City.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices even in small geographic regions. Factors affecting the costs of land include overall availability in a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations, such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have larger and less expensive parcels available, and smaller, more expensive parcels are closer to or in urbanized areas.

Land cost was estimated through a review of vacant land sale transactions within the past year (2022-2023). There is a surplus of vacant and undeveloped land in California City. The estimated cost an average of \$3.50 per square foot (PSF), or \$152,452 per acre. Individual lots ranged from \$0.71 PSF to \$8.51 PSF, or \$30,870 to \$370,598 per acre. These lots ranged in size from 0.17 to 9.88 acres. Land is not considered a constraint to development, as vacant land is available for future residential construction.

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. According to a March 2020 report published by the Turner Center for Housing Innovation, construction costs for multifamily housing in California have climbed 25 percent between 2009 and 2018. This increase is in part due to the higher cost of building materials, such as lumber, concrete, and steel, as well as prevailing wage requirements. According to RSMeans Data (construction cost-estimating software), construction costs (including materials and labor but excluding soft costs such as fees) for a small apartment complex in the California City area ranged between \$166.07 to \$205.67 per square foot in 2023. Construction costs can vary depending on the type of development, ranging from more expensive steel-frame Type I construction to more affordable wood-frame Type V. Due to their smaller scale, single-family homes tend to be more expensive to construct on a per-square-foot basis than larger, multifamily developments. This cost can fluctuate depending on the type and quality of amenities to the property, such as expensive exterior and interior finishes, outdoor spaces, fireplaces, swimming pools, etc.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the city. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable-rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable-rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table 6-13** illustrates interest rates as of July 1, 2024. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

During the COVID-19 pandemic, mortgage interest rates fell below 3 percent for the first time in 2020. However, these rates surged from 3 percent to a high of 7 percent over the years 2022, 2023, and 2024. **Table 6-13** shows the average interest rates and APRs by the type of loan as of July 1, 2024.

TABLE 6-13. LOAN INTEREST RATES

Loan	Interest Rate	Annual Percentage Rate
Conforming		
30-year fixed	6.500%	6.710%
15-year fixed	6.125%	6.068%
Jumbo		
30-year fixed	6.625%	6.750%
15-year fixed	6.625%	6.770%

Source: www.wellsfargo.com, accessed on July 1, 2024.

Summary

Market conditions in California City indicate lower median home sale prices and rental rates compared to other areas in Kern County. As a result, there are opportunities to increase residential development for both sale and rental housing. Furthermore, particularly relatively lower land costs, are also favorable for attracting new housing development in California City. Most of the new construction, however, is expected to be for above moderate-income households while housing projects affordable to moderate- and lower-income households are less common. In addition, increased construction and labor costs, high mortgage interest rates, as well as the lack of water and sewer capacity, are hindrances to residential developments.

Infrastructure

Water

California City provides potable water service to the residents and businesses in the city. California City currently has a service population of approximately 15,333 people. In 2020, approximately 742 million gallons (MG) of water was delivered to an estimated 4,437 water service connections, of which, approximately 4,273 (96 percent) are residential services. The remainder are for commercial and industrial uses.

The City currently utilizes six groundwater wells and surface water purchased from AVEK for its water supply. The City's groundwater wells currently have the capability to produce 5,100 gpm. The City has six primary wells. All production wells are disinfected with sodium hypochlorite and meet all drinking water quality standards set by federal and State health agencies. Well 3 (700 gpm) runs on natural gas and is available in the event of a power outage. The wells are in the First Community, or the west half of the city. Above ground water storage is located in the Second Community, or the east half of the city. Water levels in the wells range from 339 to 497 feet below ground surface. Future plans include the reconstruction or rehabilitation of Well 1 (550 gpm) and Well 11 (300 gpm).

The City maintains approximately 313 miles of water main lines ranging in size from 4 to 16 inches in diameter and a 20-inch transmission line connects the City wells to the reservoirs in the foothills. The city has seven different pressure zones to maintain pressure ranges between 50 and 100 psi. One zone has pressures as high as 130 psi and the city is planning on installing a pressure reducing valve to reduce this pressure. Most residential and commercial connections have pressure-reducing regulators. Customer meters are typically located on the property line and the average length of customer service lines is 25 feet.

The City maintains 5 aboveground water storage reservoirs totaling 5.85 MG. These tanks are Reservoir B1 (2.5 MG), Reservoir C2 (1 MG), Reservoir D3 (1 MG), Reservoir E4 (1 MG) and Rancho Reservoir (0.350 MG).

Wastewater

Prior to the 1970s, California City was subjected to extensive periodic flooding from heavy precipitation or snowmelt due to runoff from the mountains south of town. A series of dams and diversion structures were constructed under the leadership of the United States Soil Conservation Service (now known as the National Resource Conservation Service) following the creation of a Watershed Flood Study produced in 1972.

The City's wastewater collection system includes numerous gravity lines and lift stations. All City sewage is collected into sewage mains and delivered to the City's sanitary facility located on Nelson Drive, in the northeast part of the city. The wastewater treatment plant owns and operates a 1 MGD wastewater treatment plant. The plant serves only the residents of the city. The Wastewater Operation Division provides for the following:

- » Domestic and commercial sewage collection, transportation, and treatment for the California City community.
- » Maintenance of all sewage collection and transportation infrastructure.
- » Monitoring and implementation of wastewater-related laws.

The City owns and operates a 1 MGD wastewater treatment plant. The plant only serves residents of the city. Overall, the City's sanitary sewer districts have adequate capacity to treat wastewater for the service area to accommodate anticipated future development.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas of the city. There is sufficient capacity to meet the current need and any future need. Electricity in California City is provided by Southern California Edison (SCE). Natural gas is provided by Southern California Gas. Additional dry utilities include cable TV/internet (DirecTV, Dish Network, Frontier Internet & TV, Race Communications, Spectrum) and weekly garbage service (Waste Management). Kern County Public Works operates the landfill in Mojave. The estimated closure date of the landfill is April 2032.

Most dry utility providers are timely and accommodating to development with the exception of SCE. SCE costs and procedures inject sizable uncertainty and expense into the housing development process. For example, SCE development procedures require a developer to complete Building Plans before SCE will begin electrical infrastructure design. This SCE design phase can last 6 to 18 months. Therefore, this SCE procedure effectively requires a developer to advance their project to a construction-ready state before SCE will begin considering the project in detail. Whenever a developer must extend large sums of money that they cannot recoup for extensive periods of time, this becomes a barrier to development.

As of 2024, the city currently has water, wastewater, and dry utility capacity to accommodate the 6th cycle RHNA.

Energy Conservation

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home; physical modification of existing structures or land uses; and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in California City due to the requirements of CBC Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weather stripping. Incorporating new technology in residential developments offers developers a chance to design projects with maximum energy conservation. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. Though it is not feasible for all possible conservation features to be included in every development, there are often a number of economically feasible measures that can result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features as well as retrofitting existing structures will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient a building is and what improvements can be made, if needed. Many modern building design methods reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles, that absorb heat during the day and release heat at night.
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
 - Location of openings and the use of ventilating devices that take advantage of natural air flow.
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
 - Zone heating and cooling systems that reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling.
 - Minimizing the southern and western exposure of exterior surfaces.
 - Location of dwellings to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.
4. In addition to these naturally based techniques, modern methods include:
 - Use of solar energy to heat water.
 - Use of radiant barriers on roofs to keep attics cool.
 - Use of solar panels and other devices to generate electricity.
 - High-efficiency coating on windows to repel summer heat and trap winter warmth.
 - Weather stripping and other insulation to reduce heat gain and loss.
 - Use of energy-efficient home appliances.
 - Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the city will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing solar energy.

Weatherization of substandard housing in California City is provided by the Community Action Partnership of Kern (CAPK), a community-based nonprofit that serves the needs of Kern County residents. As a nonprofit, CAPK assists more than 1,000 local families with free weatherization services for households at or below 150 percent of federal poverty income guidelines.

7. Review of Previous 2015-2023 Housing Element

Per California Government Code Section 65588, each local government shall review its Housing Element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal; (2) the effectiveness of the Housing Element in attainment of the community's housing goals and objectives; (3) the progress of the City, County, or City and County in implementation of the Housing Element; (4) the effectiveness of the Housing Element goals, policies, and related actions to meet the community's needs, pursuant to California Government Code Section 65583(7)(a).

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community's special housing needs. This includes the needs of seniors, persons with physical and developmental disabilities, large families, farmworkers, families with female heads of households, extremely low-income households, and households and persons in need of emergency shelters. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 7-1, Review of Previous 2015-2023 Housing Element Programs**), the City has made an effort to promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- » The City amended the Municipal Code on September 22, 2015, in compliance with State law. The amendments include the following:
 - Allow emergency shelters in the Regional Commercial District (C5).
 - Adopted development and operational standards.
 - Amended definitions as per SB 2 for transitional and supportive housing.
- » The City amended the Municipal Code in 2014 to comply with AB 1866, by permitting second units on residential sites with only a ministerial review.
- » The City Council voted on May 28, 2019, to waive water and sewer impact fees for connections (\$1,649 for water and \$1,898 for sewer) for new residential dwellings within city limits to reduce the cost of developing affordable housing.

Limited staff and other administrative limitations, including funding, have precluded the City's ability to consistently track and report program outcomes as they relate to special housing needs. Additionally, the programs from this last Housing Element cycle did not have quantitative metrics to track the status of its objectives. The City will continue to seek ways to implement programs efficiently and create systems for record keeping. Finally, according to the constraints analysis in Section 6, the programs listed in Table 7-1 will be updated, removed, or replaced to best address the housing needs and encourage housing in California City.

Progress Toward Meeting Housing Element Programs

Table 7-1, Review of Previous 2015-2023 Housing Element Programs, summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, they are reorganized and presented in **Chapter 8, Goals, Policies, and Programs**.

TABLE 7-1 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program	Implementation Status	Action (Continue/Modify/ Delete)
<p>1.a. Special Needs Housing</p> <p>Identify a zone for emergency shelters for victims of domestic violence and abuse, unforeseen circumstances such as fire, <i>and for all persons who become homeless.</i></p> <p>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.</p> <p>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 only to those 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, as required by law.</p>	<p>The City amended the Municipal Code on September 22, 2015, to complete the following:</p> <ul style="list-style-type: none"> • Allow emergency shelters in the Regional Commercial district (C5). • Reviewed the City's site inventory to ensure capacity to meet the RHNA • Adopted development and operational standards • Amended definitions as per SB 2 for transitional and supportive housing. 	Completed. Delete.
<p>1.b. Rural Housing Service (RHS) Section 515 Rental Housing Program Description: Provide housing alternatives to low-income and senior populations. 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.</p>	<p>The City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City's Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.</p>	Completed. Delete.
<p>1.c. Housing Information Hot Line: Developed an instant access information page on all City computers to ensure that all first-line personnel have information on City meetings, public hearing dates,</p>	<p>The City has developed a housing information hotline for the public on its website: http://www.californiacity-ca.gov. Additionally, the City's online calendar provides information on City meetings, public hearing dates, times and places, and</p>	Completed. Delete.

Program	Implementation Status	Action (Continue/Modify/ Delete)
times and places, and other pertinent information at their fingertips. Assign staff to keep page updated.	other pertinent information. The online Local Business Directory provides telephone numbers for the local businesses, including the local realtors that would provide the best source of information on available affordable housing in the city. A similar trifold directory is given to the public for free at City Hall and at local businesses throughout the city.	
1.d.(1) Zoning Code Review and Update: 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. Improving the potential for additional housing supply. (1) Review and update Zoning Code (2) Review and update development codes and ordinances to eliminate constraints to special needs housing and provide reasonable accommodation. (3) Adopted a second unit ordinance. Develop a brochure and informational guide explaining the process and make it available to the public. (4) Distribute the Code Enforcement FAQ's brochure to the public and make available an <i>informational guide on City website</i> .	The City continues to have the zoning code and any amendments available on the City's website.	Modify. Continue as Program 2.2.
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.	The City adopted a reasonable accommodation procedure in September 2015 to comply with State law.	Completed. Delete.
1.d.(3) AB 1866 Compliance: The California City Municipal Code (CCMC) will be amended to comply with AB 1866, by permitting second units on residential sites with only a ministerial review. An Informational guide for second unit housing is available on the City's website or at City Hall's planning department as a brochure at no charge. Continuing this in future housing element updates,	The City amended the Municipal Code in 2014 to comply with AB 1866, by permitting second units on residential sites with only a ministerial review. An informational guide for second-unit housing is available on the City's website or at the City Planning Department as a brochure at no charge. Continuing this in future Housing Element updates assures	Modify to comply with new State law regarding accessory dwelling units. New Program 1.6.

Program	Implementation Status	Action (Continue/Modify/ Delete)
assures compliance is not inadvertently removed by political desirability.	compliance is not inadvertently removed by political desirability.	
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 Code Enforcement Program ensures the health and safety of the City's residents. The Code Enforcement department has been moved under the jurisdiction of the police and fire departments.	<p>The California City Special Tax was approved for six years on March 6, 2018. Funding for the Code Enforcement Department, a Division of the City's Fire Department, which is also funded by the special tax, as well as the Police Department, will require a new funding source in the future, unless a new special tax is approved by a two-thirds majority vote by the City's registered voters.</p> <p>An informational guide on Frequently Asked Questions (FAQs) 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. This guide is distributed by the Fire Department at special events such as National Night Out.</p>	Continue. New Program 3.1.
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.	The City developed a fast-track development approval process.	Completed. Delete.
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 City developed a fast-track development approval process.	Completed. Delete.
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.	<p>The City implements the provisions of State law that exempt certain affordable housing projects from the California Environmental Quality Act (CEQA), if specified criteria are met.</p> <p>Projects that require Staff Development Review (SDR), the Planning Staff reviews and applies any CEQA exemption for</p>	Delete. Required per State law.

Program	Implementation Status	Action (Continue/Modify/ Delete)
	which the project qualifies, such as Categorical Exemptions, Statutory Exemptions, or Special Situations. CEQA fees and requirements are discussed with the applicant prior to and following receipt of any biota study. Recommendations are made based on the biota study results and may involve further consultation with the California Department of Fish and Wildlife (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.	<p>The City Council voted on May 28, 2019, to waive water and sewer impact fees (\$1,649 for water and \$1,898 for sewer) for new residential dwellings.</p> <p>Changes in fees were reported by the Building Department as follows: School tax \$0.51 per sq. ft. for commercial and \$3.20 per sq. ft. for residential, Antelope Valley-East Kern Water Agency fee of \$5,387.00 per water meter unit.</p>	Modify. New Program 2.5.
1.e.(5): Enhance tax lien sales monitoring.	The City did not make any progress towards implementation.	Delete.
1.e.(6): Provide assistance, insofar as practical to the development of housing affordable to lower income households.	The City did not make any progress towards implementation.	Modify. New Program 1.1.
1.f Energy Conservation Library: 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.	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). Edison Smart Connect, SCE Energy Management Solutions, Kern County Waste Management Department Household Hazardous Waste, Tarp Your Trash, Kern County Recycling Guide, Waste Management's AB 341 Frequently	Modify. New Program 1.1

Program	Implementation Status	Action (Continue/Modify/ Delete)
	<p>Asked Questions, Mandatory Water Conservation Measures and current Regional Transit Bus Schedule. 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.</p> <p>Energy conservation articles are provided in publications such as the City's quarterly newsletter, Senior Center Monthly Newsletter, Parks and Recreation Monthly Calendar of Events and Activities, also conservation information is mailed to residents in their monthly water and sewer bills.</p>	
<p>1.g.(1) Equal Housing Opportunity: 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.</p>	<p>The City provides resources in public areas of the Planning and Building and Safety Departments at city hall, a notice advising those with disabilities or their representatives that they may request a reasonable accommodation in accordance with the procedures established in this Article.</p>	<p>Modify.</p>
<p>1.g.(2): Develop a Fair Housing Informational Guide.</p>	<p>The City developed a Fair Employment and Housing Informational Guide and made it available on their website. There is also 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. Also available in the Planning Department is information on the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project.</p>	<p>Modify</p>
<p>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).</p>	<p>The City directs public complaints 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.</p>	<p>Modify</p>

Program	Implementation Status	Action (Continue/Modify/ Delete)
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.		
1.g.(4): Develop an Affordable Housing Informational Guide	An Affordable Housing Informational Guide was developed with contact information for Fair Employment and Housing and the Housing and Urban Development (HUD).	Modify
1.g.(5): Broadly distribute copies of brochures in an effort to educate the public of resources that are available to residents and other interested persons.	The City provided copies of several brochures to the public, including Fair Employment and Housing, Affordable Housing, Help for the Needy, Code Enforcement FAQ’s Informational Guides, and information on the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project. This information is also available at other public locations such as the public library, senior center, social service provider offices, churches, nonprofit organizations and rental agent offices, on-site rental complex offices, at City-sponsored events, and at other public locations to be determined.	Modify
1.g.(6): Continue to support College Community Health Services located in Mojave, California.	The City refers residents to the College Community Services, which offers credit counseling to low- and moderate-income households and to low- and moderate-income people. While there is no outreach office available in California City, there is free credit counseling available through Housing and Urban Development (HUD).	Delete
1.g.(7): Monitor average processing times for discretionary development permits on an annual basis.	The City continues to monitor processing times and has not determined any constraints to the development of housing.	Delete
1.g.(8): Adopt Establish a flexible time frame policy for permit processing on a ministerial level 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	The City’s Building Official established a flexible time frame policy for permit processing on a ministerial level. The City’s Staff Development Review (SDR) is a staff-level review committee that reviews applications for all commercial,	Consider modifying to consolidate with program above or discontinue and delete the program.

Program	Implementation Status	Action (Continue/Modify/ Delete)
approaches to providing affordable housing without compromising health and safety, and the purpose and intent of the City's design regulations.	industrial, and large residential (four or more units) projects, including tentative tract maps for subdivisions.	
1.h Rural Housing Service (RHS) Section 520 Program: 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. Applicants apply directly to HUD.	The City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City's Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Modify
1.i.(1) Rural Housing Service (RHS) Section 523 for Mutual Self-Help: 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. Applicants apply directly to HUD.	To assist households participating in mutual self-help projects to carry out their housing construction activities, the City made an Informational Guide on Affordable Housing available on their website and a free brochure was available in the City's Planning Department. Copies were also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Modify
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.	The city made an Informational Guide on Affordable Housing available on the City's website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events. Encourage and promote Self-Help Enterprises.	Modify
1.j.(1) California Housing Finance Agency (CHFA) Mortgage Assistance: 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. This program depends upon continuing Congressional approval of tax-	The City made an Informational Guide on Affordable Housing available on the City's website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental	Consider consolidating all programs that commit to affordable housing incentives and other related programs to one program.

Program	Implementation Status	Action (Continue/Modify/ Delete)
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.	agent offices, on-site rental complex offices, and at City-sponsored events.	
<p>1.j.(2): The CHFA 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.</p>	The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	
<p>1.k.(1) Energy Conservation Incentives: 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.</p> <ul style="list-style-type: none"> • The City will support SCE and So Cal Gas programs to promote energy conservation. • The City's will support the Water Utilities Department's programs to promote water conservation. • The City will support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing. • The 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. 	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify

Program	Implementation Status	Action (Continue/Modify/ Delete)
<ul style="list-style-type: none"> • The City will utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water, and land. • 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. 		
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).	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
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.	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
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.	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock.	Combine all Energy programs into one and modify.
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	The City continues to encourage builders and those remodeling homes to incorporate cost-effective energy conservation features into the housing stock. The City has no	Combine all Energy programs into one and modify.

Program	Implementation Status	Action (Continue/Modify/ Delete)
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.	programs due to lack of funding and offers no incentive programs.	
<p>2 Rural Housing Service (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. 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 http://www.californiacity-ca.gov under planning department informational guides such as Affordable Housing. The brochures are available at "no charge" to the public.</p> <p>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.</p>	The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City sponsored events.	Modify.
<p>3.a Neighborhood "Clean-Up/Fix-Up": 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.</p> <p>Establish dates on a semi-annual basis and publish them in a City Calendar posted on the website and in the monthly Parks and Recreation Calendar of Events and Activities, include them in the City's quarterly newsletters and the Senior Center Monthly Newsletter. 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</p>	The City did not make any progress towards implementation.	Delete

Program	Implementation Status	Action (Continue/Modify/ Delete)
encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities.		
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 http://www.hud.gov .	The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City sponsored events.	Modify.
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 http://www.hud.gov .	The City made an Informational Guide on Affordable Housing available on their website and a free brochure is available in the City's Planning Department. Copies are also available at the public library, senior center, social service provider offices, churches, nonprofit organizations, rental agent offices, on-site rental complex offices, and at City-sponsored events.	Modify.

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8. Goals, Policies, and Programs

This section of the element sets forth the City's goals, policies, and programs relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community regarding the future supply of housing within the city and represent the ends to which housing efforts and resources are directed. Policy statements provide well-defined guidelines for decision-making. Programs are more specific statements and, in many instances, quantified statements that give guidance for later evaluation of housing actions.

Housing goals, policies, and programs presented in this section describe the City's attempt to meet the housing needs of its residents. The City readily acknowledges that it is not solely accountable or responsible for developing housing affordable to all income levels. The City, along with county, state, and federal governments, the housing market, mortgage and banking institutions, for- and non-profit developers, and the public, all play a role in the development of affordable housing for all residents in the city.

Goal #1: 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.

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.

Programs:

Program 1.1 Support Affordable Housing

The City will expand opportunities for affordable lower-income housing to assist special needs groups, including persons with disabilities, including developmental disabilities, seniors, female-headed households, large families, extremely low-income households, farmworkers, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities. In support of this, the City will:

- Seek partnerships and proactively reach out at least every other year with agencies, housing developers, community stakeholders, and employers to identify development opportunities, and to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, and persons experiencing homelessness. Additionally, consult with housing developers at least

twice during the planning period regarding the cost of on- and off-site improvements to ensure that these are not a barrier to the development of affordable housing.

- Conduct proactive outreach to the SDI Advisory Committee on an annual basis to identify local landowners interested in partnering with affordable housing developers, including on self-help housing projects.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special-needs populations, including seniors and larger families, and take all actions necessary to expedite processing of such projects.
- Promote State density bonus and provide streamlined processing to facilitate affordable housing development and provide additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced-parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.
- Monitor the California Department of Housing and Community Development's (HCD's) website annually for Notices of Funding Ability (NOFA) and, prepare or support at least 2 applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development, and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Allow phasing of infrastructure whenever possible at time of project review.
- Continue to promote and maximize innovative design to maximize energy conservation, such as promoting the use of solar panels and other strategies.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Proactively reach out to the development community every other year regarding development opportunities and support or prepare funding applications at least twice during the planning period. Conduct proactive outreach to the SDI Advisory Committee annually.

Objective: Facilitate development of at least 20 units of housing affordable to the special housing needs groups listed in the programs. In addition, support or prepare at least two funding applications during the planning period.

Geographic Targeting: Citywide

Program 1.2 Housing Authority of the County of Kern (HACK)

In partnership with HACK, the City will refer residents seeking Housing Choice Vouchers to HACK for additional information about the program. The City will also coordinate outreach with HACK to encourage landlords and property owners within the City to advertise their units on HACK's Listings page. Last, the City will partner with organizations such as HACK and Self-Help Enterprises to facilitate the development of affordable housing on smaller housing lots, including as small-lot apartment projects, single-family homes, duplexes, triplexes, or quadplexes.

Responsible Agency: HACK, Planning and Development Department

Funding Source: HUD, General Fund

Time Frame: Every other year, coordinate outreach to landlords and property owners in the City to list their vacant units with HACK. Ongoing referrals to City residents.

Objective: Refer at least 30 residents to HACK. Develop 2 units of affordable housing on smaller lots.

Geographic Targeting: Citywide

Program 1.3 Extremely Low-Income Households

The City will encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities.

In addition, the City will:

- Provide support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities) and individuals and families in need of emergency/transitional housing.
- Encourage the development of Single Room Occupancy (SRO) Units, transitional and supportive housing, and other special housing arrangements.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Adopt incentives by December 31, 2026.

Objective: Develop 5 SRO units throughout the planning period, geared towards extremely low-income residents.

Geographic Targeting: Citywide

Program 1.4 Water and Wastewater Procedure

As the water and wastewater provider for the City, the City will establish a procedure to grant priority to projects that include housing units affordable to lower-income households, consistent with the provisions of California Government Code Section 65589.7.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Service prioritization ongoing; formal policy adopted by December 2025

Program 1.5 Adequate Sites for Housing

The City will monitor the Sites Inventory annually and as projects are processed through the Planning Department to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. The City will also proactively collect affordable sale or rental prices, as information is made available.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Annually

Objective: Ensure sufficient capacity to accommodate the RHNA at all income levels.

Program 1.6 Promote Accessory Dwelling Units (ADUs)

The City will encourage the development of accessory dwelling units by adopting incentives and various other actions, as follows:

- Develop a brochure to promote awareness in the community of ADUs, including permitting requirements. The City will distribute the brochure to homeowners Citywide at least once during the planning period.
- Develop incentives, as appropriate based on community input, including, but not limited to, waiving planning fees, modifying development standards, other regulatory concessions, and providing technical assistance to homeowners considering adding an ADU.
- Monitor the development of ADUs permitted every other year relative to affordability and meeting the RHNA. Modify or add incentives as needed to ensure ADU assumptions are being met.
- As additional funds become available, assist homeowners to apply for funding to California Housing Finance Agency (CalHFA) ADU Grant Program or other similar programs to assist with pre-development costs.

Responsible Agency: Planning and Development Department

Funding Source: General Fund, CalHFA or other similar sources (as available)

Time Frame: Implement incentives as ADUs are submitted for approval.

Objective: Develop 5 ADUs throughout the planning period to encourage place-based strategies and provide housing opportunities for lower income households.

Geographic Targeting: Citywide

Goal#2: To reduce governmental and nongovernmental barriers to providing housing within the City.

Policies:

- Policy 2.1: Eliminate zoning inconsistencies with State Housing Law and other housing-related law.
- Policy 2.2: Increase housing access and opportunities for persons with protected characteristics.
- Policy 2.3: Reduce, mitigate, and/or remove barriers for residential development within the City.

Program 2.1 Increasing Access for Persons with Disabilities

To ensure that persons with disabilities, including developmental disabilities, have increased access/placement in residential units, the City will:

- Meet with the Kern Regional Center by May 2025 to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and housing-related training for individuals/families through workshops.
- Continue to ensure new developments comply with standards in the Americans with Disabilities Act (ADA) for persons with disabilities.
- Encourage "universal design" features, such as level entries, larger bathrooms, and lower kitchen countertops to accommodate persons with disabilities.
- Encourage multifamily housing developers to designate accessible and/or adaptable units to be affordable to persons with disabilities or persons with special needs.

Responsible Agency: Kern Regional Center, Planning and Development Department

Funding Source: General Fund

Time Frame: Meet with Kern Regional Center by May 2025, implement outreach program no later than December 2025.

Objective: Inform 25 residents about services available through the Kern Regional Center.

Program 2.2 Land Use Controls

The City will modify the following standards to ensure there are no constraints to residential development.

Parking: The City will review and modify parking standards to remove the two off street parking requirements and set up a sliding scale by unit size, (i.e. studio 1 space, 1 bedroom 1.5 spaces, etc.). In addition, the City will consider modifications to the Zoning Code to better encourage infill development, consider parking reductions, eliminating parking minimums, and explore instituting parking maximums.

Height Limits: The City will modify current height limits and will allow for up to three stories in the RM-1 and RM-2 zoning districts.

RM-2 Development Standards: The City will review and revise development standards (e.g. setbacks, heights, and lot coverage) in the RM-1 and RM-2 to ensure maximum density can be achieved.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Review and revise land use controls by December 2025.

Objective: Reduce constraints associated with development standards.

Program 2.3 Zoning Amendments

The City will amend the Zoning Code as follows:

- **Density Bonus:** The City will codify compliance with State Density Bonus Law.
- **Preliminary Applications (SB 330):** The city will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330.
- **Streamlined Approval (SB 35):** The city will also establish a written policy and/or procedure and other guidance, as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Amend the Zoning Code by December 2026. Implement State Law in the interim.

Quantified Objective: Facilitate construction of two very low-income units and two low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.

Program 2.4 Zoning for a Variety of Housing Types

The City will amend the Zoning Code to address the following development standards and barriers to special-needs housing opportunities:

- **Family Definition.** Amend the definition of family in the Zoning Ordinance in compliance with State Law.
- **Group Homes/Residential Care Facilities.** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.
- **Farmworker Housing.** Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.
- **Emergency Shelters.** Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Adopt parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4). Furthermore, the City will amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.

- **Single Room Occupancy Units.** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and establish specific development standards that encourage and facilitate the development these units.
- **Transitional and Supportive Housing.** Amend the Municipal Code to permit both transitional and supportive housing subject only to the same restrictions applied to other residential uses in the same zone treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Low Barrier Navigation Centers.** Permit low barrier navigation centers – defined as low barrier, temporary, service-enhanced shelters to help homeless individuals and families quickly obtain permanent housing – by-right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).

Mobile Homes/Manufactured Housing. Allow and permit mobile homes/manufactured housing on permanent foundations in the same manner and in the same zone as conventional single-family residential dwellings. **Accessory Dwelling Units.** Update the Municipal Code to align with recent changes to State ADU Law. **Responsible Agency:** Planning and Development Department

Funding Source: General Fund

Time Frame: Adopt amendments by December 2026.

Program 2.5 Fee Monitoring

The City will continuously monitor the fees levied on new residential development. Every other year, the City will assess if fees associated with development are necessary and modify, as appropriate.

Responsible Agency: Planning and Development Department, City Council.

Funding Source: General Fund

Time Frame: Ongoing monitoring, review fees every other year and modify within one year, if necessary.

Program 2.6 Lot Consolidation

To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing. The City will meet with local developers and conduct outreach to property owners throughout 2025 and 2026 to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. Property owner outreach will include, but will not be limited to, owners of properties identified in **Table 5-4**. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, flexibility in parking standards (including tandem or shared parking), waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By July 1, 2027, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

Responsible Agency: Planning and Development Department, City Council.

Funding Source: General Fund

Time Frame: Outreach to property owners and meeting with local developers throughout 2025 and 2026. Review effectiveness by July 1, 2027, and revise as appropriate. Establish incentives by July 1, 2027.

Objective: Complete at least 15 lot consolidations during the planning period.

Goal 3: To maintain the supply of sound housing in the City through the conservation and rehabilitation 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.

Program 3.1 Code Enforcement

The City will continue to work cooperatively between departments, such as the Building and Code Enforcement teams, to assist property owners with remedying any code violations. In addition, the City will identify households in need of rehabilitation and improvements and will proactively refer these property owners to Kern County's residential rehabilitation programs, such as the rehabilitation of owner and rental units, and the reconstruction of residential units. The City will also, at least annually, coordinate with regional providers, such as the Community Action Partnership of Kern and Southern California Edison on weatherization improvements. Lastly, the City will pursue funding in coordination with the County, for funding for improvements resulting from code enforcement. The pursuit of funding can be on the behalf of property owners, or as part of a government-led program.

Objective: Assist 35 property owners with identifying appropriate mitigation measures.

Responsible Agency: Building Official and Code Enforcement, Kern County Planning and Natural Resources Department

Funding Source: General Funds

Time Frame: Conduct code enforcement on a complaint basis and evaluate the need for a proactive basis by December 2026; implement a proactive code enforcement within 8 months if need is identified. Annually coordinate with regional providers and pursue funding at least twice during the planning period.

Geographic Targeting: Citywide, with an emphasis on the City's core.

Goal #4: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Policies:

- Policy 4.1: Promote housing mobility throughout the City.
- Policy 4.2: Align ongoing City public infrastructure improvements with anticipated residential development.

Program 4.1 Access to Resources and Place-Based Revitalization

The City will ensure that all persons regardless of race, religion, sex, gender, national origin, age, marital status, ancestry, disability, national origin, color, or other protected characteristics have access to opportunities within the City.

The City shall take the following actions to improve access to resources and opportunities citywide:

- Provide updated information and resources regarding requesting reasonable accommodations.
- Update the existing Fair Employment and Housing Informational Guide and post on the City's website.
- Continue to direct fair housing inquiries to the appropriate entities, such as the Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project. Begin record keeping on complaints and enforcement cases related to fair housing by June 2026.
- Coordinate with organizations such as Greater Bakersfield Legal Assistance, Inc. (GBLA) Fair Housing Law Project to develop informational materials and/or conduct trainings for landlords on fair housing policies.

- Coordinate fair housing efforts with Kern County, including referring City residents to programs available through the County. Collaborate in the annual Point-in-Time count to assess the number of homeless individuals and examine patterns of need or areas of higher concentrations.
- At least twice during the planning period, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks, street lighting, road paving, and other infrastructure and community revitalization strategies. Target the implementation of at least one project during the planning period, prioritizing project implementation in the central areas of the city. Capital improvement planning priorities will include downtown sidewalk infill and ADA upgrades, downtown road rehabilitation and bike safety improvements, lighting upgrades in older residential neighborhoods, and bus stop improvements in disadvantaged transit-reliant areas.
- At least twice during the planning period, coordinate with the Eastern Kern Air Pollution Control District to conduct outreach to residents, organizations such as the School District, and businesses about available incentive programs and grants to improve air quality in the city.
- Continue to implement the City's plan to upgrade City facilities and infrastructure to meet ADA standards.
 - Prioritize the extension of infrastructure to housing sites, particularly Sites #1 – 4.
- Develop strategies to expand low-barrier, low-skill job opportunities in the city. Target implementing at least one opportunity during the planning period. Strategies may include:
 - Partnering with agencies such as the Greater Bakersfield Chamber and the Kern County Hispanic Chamber of Commerce to identify and implement opportunities to encourage economic development and job training within the City. This may include identifying a partner to provide resume and interview assistance. Through these partnerships, the town will coordinate at least two trainings or other services for job seekers- during the planning period.
 - Reviewing and revising the Zoning Code to alleviate constraints on small business establishments, such as the process to secure home occupation permits.
- Reviewing and revising business license requirements and procedures to alleviate constraints, such as cost or requiring a physical business address. Partner with existing religious institutions and social service providers to identify and facilitate the provision of emergency shelter or other interim interventions on their premises.
- Meet with Mojave Unified School District representatives by June 2026 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (*not including projects that are exclusive to senior residents*) with the goal of connecting at least 5 district households with affordable housing opportunity. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant fundings applications at least once during the planning period.

- Meet with Kern County Human Services and Mojave Unified School District by June 2026 to develop a program to assist school districts in training at least three classroom aides during the planning period through programs such as CalWorks and placing them in local schools to improve educational opportunities for local students.

Responsible Agency: Planning and Development Department

Funding Source: General Fund

Time Frame: Review funding opportunities at least twice during the planning period and apply as opportunities are available, at least once during the planning period. See bullet points for additional timeframes.

Objective: Fund and implement at least two infrastructure projects during the planning period, with at least one project assisting with residential development. Connect 5 school district households with affordable housing opportunities.

TABLE 8-1. SUMMARY OF QUANTIFIED OBJECTIVES

Income Categories						
Action	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	20	19	25	100	263	427
Rehabilitation	5	10	10	0	0	25
Conservation/ Preservation	10	12	12	5	0	14

Source: City of California City, October 2024

Appendix A – Sites Inventory

TABLE A-1. VACANT SITES INVENTORY

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
1	205-330-03	5.79	High Density Residential	RM1	40	232	35	35		
2	208-340-04	2.38	High Density Residential	RM1	40	95	14	14		
3	210-160-53	6.37	High Density Residential	RM1	40	255	38	38		
4	213-182-10	0.56	High Density Residential	RM1	40	22	3	3		
5	213-316-04	0.59	High Density Residential	RM1	40	24	4	4		
6	213-316-16	0.51	High Density Residential	RM1	40	20	3	3		
7	213-454-09	0.57	High Density Residential	RM1	40	23	3	3		
8	216-032-01	0.64	High Density Residential	RM1	40	26	4	4		
9	216-032-02	0.65	High Density Residential	RM1	40	26	4	4		
10	216-032-03	0.66	High Density Residential	RM1	40	26	4	4		
11	216-032-04	1.05	High Density Residential	RM1	40	42	6	6		
12	216-032-06	0.65	High Density Residential	RM1	40	26	4	4		
13	216-032-07	0.65	High Density Residential	RM1	40	26	4	4		
14	216-032-08	0.66	High Density Residential	RM1	40	26	4	4		
15	216-052-01	0.72	High Density Residential	RM1	40	29	4	4		
16	216-052-02	0.68	High Density Residential	RM1	40	27	4	4		
17	216-052-03	0.67	High Density Residential	RM1	40	27	4	4		
18	216-052-04	0.99	High Density Residential	RM1	40	40	6	6		
19	216-052-05	0.6	High Density Residential	RM1	40	24	4	4		
20	216-052-06	0.66	High Density Residential	RM1	40	26	4	4		
21	216-052-07	0.66	High Density Residential	RM1	40	26	4	4		
22	216-052-08	0.65	High Density Residential	RM1	40	26	4	4		
23	216-052-09	0.7	High Density Residential	RM1	40	28	4	4		

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
24	216-081-03	0.67	High Density Residential	RM1	40	27	4	4		
25	216-081-04	0.67	High Density Residential	RM1	40	27	4	4		
26	216-081-05	0.65	High Density Residential	RM1	40	26	4	4		
27	216-081-06	1.04	High Density Residential	RM1	40	42	6	6		
28	216-081-07	0.66	High Density Residential	RM1	40	26	4	4		
29	216-102-03	0.66	High Density Residential	RM1	40	26	4	4		
30	216-102-04	1.02	High Density Residential	RM1	40	41	6	6		
31	216-102-05	0.65	High Density Residential	RM1	40	26	4	4		
32	216-102-06	0.66	High Density Residential	RM1	40	26	4	4		
33	216-102-07	0.66	High Density Residential	RM1	40	26	4	4		
34	218-061-15	0.53	High Density Residential	RM1	40	21	3	3		
<i>Subtotal</i>		<i>35.93</i>				<i>1436</i>	<i>215</i>	<i>215</i>	<i>0</i>	<i>0</i>
35	203-172-03	0.25	Medium Density Residential	R1	6	2	2		2	
36	203-172-04	0.25	Medium Density Residential	R1	6	2	2		2	
37	203-172-05	0.25	Medium Density Residential	R1	6	2	2		2	
38	203-173-01	0.27	Medium Density Residential	R1	6	2	2		2	
39	203-173-25	0.25	Medium Density Residential	R1	6	2	2		2	
40	203-174-06	0.28	Medium Density Residential	R1	6	2	2		2	
41	203-175-14	0.31	Medium Density Residential	R1	6	2	2		2	
42	205-021-11	0.26	Medium Density Residential	R1	6	2	2		2	
43	205-021-13	0.25	Medium Density Residential	R1	6	2	2		2	
44	205-023-20	0.32	Medium Density Residential	R1	6	2	2		2	
45	205-051-10	0.25	Medium Density Residential	R1	6	2	2		2	
46	205-051-11	0.25	Medium Density Residential	R1	6	2	2		2	
47	205-051-14	0.29	Medium Density Residential	R1	6	2	2		2	
48	205-051-15	0.26	Medium Density Residential	R1	6	2	2		2	
49	205-051-26	0.25	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
50	205-051-28	0.25	Medium Density Residential	R1	6	2	2		2	
51	205-051-30	0.25	Medium Density Residential	R1	6	2	2		2	
52	205-053-05	0.26	Medium Density Residential	R1	6	2	2		2	
53	205-053-06	0.26	Medium Density Residential	R1	6	2	2		2	
54	205-053-10	0.25	Medium Density Residential	R1	6	2	2		2	
55	205-054-02	0.25	Medium Density Residential	R1	6	2	2		2	
56	205-054-03	0.25	Medium Density Residential	R1	6	2	2		2	
57	205-054-04	0.25	Medium Density Residential	R1	6	2	2		2	
58	205-082-12	0.26	Medium Density Residential	R1	6	2	2		2	
59	205-082-13	0.26	Medium Density Residential	R1	6	2	2		2	
60	205-082-14	0.26	Medium Density Residential	R1	6	2	2		2	
61	205-082-15	0.26	Medium Density Residential	R1	6	2	2		2	
62	205-082-16	0.26	Medium Density Residential	R1	6	2	2		2	
63	205-082-17	0.26	Medium Density Residential	R1	6	2	2		2	
64	205-082-18	0.26	Medium Density Residential	R1	6	2	2		2	
65	205-082-19	0.26	Medium Density Residential	R1	6	2	2		2	
66	205-082-20	0.26	Medium Density Residential	R1	6	2	2		2	
67	205-082-21	0.26	Medium Density Residential	R1	6	2	2		2	
68	205-082-22	0.26	Medium Density Residential	R1	6	2	2		2	
69	205-082-23	0.26	Medium Density Residential	R1	6	2	2		2	
70	205-082-24	0.26	Medium Density Residential	R1	6	2	2		2	
71	205-082-25	0.26	Medium Density Residential	R1	6	2	2		2	
72	205-082-26	0.26	Medium Density Residential	R1	6	2	2		2	
73	205-082-27	0.3	Medium Density Residential	R1	6	2	2		2	
74	205-082-28	0.34	Medium Density Residential	R1	6	2	2		2	
75	205-101-16	0.31	Medium Density Residential	R1	6	2	2		2	
76	205-172-12	0.28	Medium Density Residential	R1	6	2	2			2

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
77	205-172-13	0.26	Medium Density Residential	R1	6	2	2			2
78	205-221-23	0.28	Medium Density Residential	R1	6	2	2			2
79	205-221-24	0.34	Medium Density Residential	R1	6	2	2			2
80	205-221-25	0.28	Medium Density Residential	R1	6	2	2			2
81	205-221-26	0.29	Medium Density Residential	R1	6	2	2			2
82	205-221-31	0.25	Medium Density Residential	R1	6	2	2			2
83	205-221-32	0.25	Medium Density Residential	R1	6	2	2			2
84	205-221-33	0.25	Medium Density Residential	R1	6	2	2			2
85	205-290-19	0.26	Medium Density Residential	R1	6	2	2		2	
86	205-290-20	0.29	Medium Density Residential	R1	6	2	2		2	
87	205-301-12	0.25	Medium Density Residential	R1	6	2	2			2
88	205-301-13	0.25	Medium Density Residential	R1	6	2	2			2
89	205-302-12	0.25	Medium Density Residential	R1	6	2	2			2
90	205-302-13	0.25	Medium Density Residential	R1	6	2	2			2
91	205-310-01	0.25	Medium Density Residential	R1	6	2	2			2
92	205-310-02	0.25	Medium Density Residential	R1	6	2	2			2
93	205-310-05	0.25	Medium Density Residential	R1	6	2	2			2
94	205-310-08	0.27	Medium Density Residential	R1	6	2	2			2
95	205-310-10	0.27	Medium Density Residential	R1	6	2	2			2
96	205-310-34	0.29	Medium Density Residential	R1	6	2	2			2
97	205-310-35	0.37	Medium Density Residential	R1	6	2	2			2
98	205-310-36	0.25	Medium Density Residential	R1	6	2	2			2
99	205-310-37	0.25	Medium Density Residential	R1	6	2	2			2
100	205-310-38	0.25	Medium Density Residential	R1	6	2	2			2
101	205-320-26	6.59	Medium Density Residential	R1	6	40	34		34	
102	205-361-16	0.28	Medium Density Residential	R1	6	2	2		2	
103	205-371-11	0.34	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
104	205-371-12	0.35	Medium Density Residential	R1	6	2	2		2	
105	205-373-01	0.25	Medium Density Residential	R1	6	2	2		2	
106	205-374-02	0.28	Medium Density Residential	R1	6	2	2		2	
107	208-021-02	0.3	Medium Density Residential	R1	6	2	2		2	
108	208-021-06	0.33	Medium Density Residential	R1	6	2	2		2	
109	208-022-12	0.32	Medium Density Residential	R1	6	2	2		2	
110	208-023-02	0.25	Medium Density Residential	R1	6	2	2		2	
111	208-023-11	0.26	Medium Density Residential	R1	6	2	2		2	
112	208-023-12	0.25	Medium Density Residential	R1	6	2	2		2	
113	208-023-13	0.26	Medium Density Residential	R1	6	2	2		2	
114	208-031-01	0.25	Medium Density Residential	R1	6	2	2		2	
115	208-031-04	0.25	Medium Density Residential	R1	6	2	2		2	
116	208-031-11	0.25	Medium Density Residential	R1	6	2	2		2	
117	208-031-14	0.25	Medium Density Residential	R1	6	2	2		2	
118	208-041-13	0.25	Medium Density Residential	R1	6	2	2		2	
119	208-041-14	0.25	Medium Density Residential	R1	6	2	2		2	
120	208-041-16	0.25	Medium Density Residential	R1	6	2	2		2	
121	208-041-17	0.27	Medium Density Residential	R1	6	2	2		2	
122	208-042-01	0.28	Medium Density Residential	R1	6	2	2		2	
123	208-042-21	0.27	Medium Density Residential	R1	6	2	2		2	
124	208-052-03	0.27	Medium Density Residential	R1	6	2	2		2	
125	208-052-05	0.26	Medium Density Residential	R1	6	2	2		2	
126	208-062-23	0.25	Medium Density Residential	R1	6	2	2		2	
127	208-101-10	0.25	Medium Density Residential	R1	6	2	2		2	
128	208-101-25	0.28	Medium Density Residential	R1	6	2	2		2	
129	208-101-26	0.31	Medium Density Residential	R1	6	2	2		2	
130	208-111-02	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
131	208-111-08	0.25	Medium Density Residential	R1	6	2	2		2	
132	208-111-12	0.25	Medium Density Residential	R1	6	2	2		2	
133	208-111-13	0.25	Medium Density Residential	R1	6	2	2		2	
134	208-111-14	0.25	Medium Density Residential	R1	6	2	2		2	
135	208-112-23	0.25	Medium Density Residential	R1	6	2	2		2	
136	208-112-27	0.25	Medium Density Residential	R1	6	2	2		2	
137	208-121-12	0.25	Medium Density Residential	R1	6	2	2		2	
138	208-122-10	0.25	Medium Density Residential	R1	6	2	2		2	
139	208-152-08	0.25	Medium Density Residential	R1	6	2	2		2	
140	208-152-10	0.27	Medium Density Residential	R1	6	2	2		2	
141	208-152-11	0.3	Medium Density Residential	R1	6	2	2		2	
142	208-152-12	0.34	Medium Density Residential	R1	6	2	2		2	
143	208-152-13	0.33	Medium Density Residential	R1	6	2	2		2	
144	208-152-14	0.35	Medium Density Residential	R1	6	2	2		2	
145	208-191-13	0.3	Medium Density Residential	R1	6	2	2		2	
146	208-191-14	0.27	Medium Density Residential	R1	6	2	2		2	
147	208-191-15	0.28	Medium Density Residential	R1	6	2	2		2	
148	208-191-16	0.27	Medium Density Residential	R1	6	2	2		2	
149	208-191-17	0.25	Medium Density Residential	R1	6	2	2		2	
150	208-191-18	0.25	Medium Density Residential	R1	6	2	2		2	
151	208-191-19	0.25	Medium Density Residential	R1	6	2	2		2	
152	208-191-20	0.25	Medium Density Residential	R1	6	2	2		2	
153	208-191-21	0.25	Medium Density Residential	R1	6	2	2		2	
154	208-192-05	0.25	Medium Density Residential	R1	6	2	2		2	
155	208-192-11	0.27	Medium Density Residential	R1	6	2	2		2	
156	208-192-17	0.27	Medium Density Residential	R1	6	2	2		2	
157	208-192-18	0.27	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
158	208-200-09	0.25	Medium Density Residential	R1	6	2	2		2	
159	208-210-05	0.25	Medium Density Residential	R1	6	2	2		2	
160	208-210-06	0.28	Medium Density Residential	R1	6	2	2		2	
161	208-210-12	0.27	Medium Density Residential	R1	6	2	2		2	
162	208-210-13	0.26	Medium Density Residential	R1	6	2	2		2	
163	208-210-14	0.25	Medium Density Residential	R1	6	2	2		2	
164	208-220-02	0.27	Medium Density Residential	R1	6	2	2		2	
165	208-220-05	0.25	Medium Density Residential	R1	6	2	2		2	
166	208-220-08	0.3	Medium Density Residential	R1	6	2	2		2	
167	208-220-11	0.29	Medium Density Residential	R1	6	2	2		2	
168	208-220-12	0.29	Medium Density Residential	R1	6	2	2		2	
169	208-220-13	0.26	Medium Density Residential	R1	6	2	2		2	
170	208-220-23	0.25	Medium Density Residential	R1	6	2	2		2	
171	208-220-26	0.26	Medium Density Residential	R1	6	2	2		2	
172	208-231-09	0.27	Medium Density Residential	R1	6	2	2		2	
173	208-231-10	0.25	Medium Density Residential	R1	6	2	2		2	
174	208-231-11	0.26	Medium Density Residential	R1	6	2	2		2	
175	208-232-12	0.25	Medium Density Residential	R1	6	2	2		2	
176	208-240-14	0.27	Medium Density Residential	R1	6	2	2		2	
177	208-240-15	0.26	Medium Density Residential	R1	6	2	2		2	
178	208-240-17	0.26	Medium Density Residential	R1	6	2	2		2	
179	208-250-01	0.28	Medium Density Residential	R1	6	2	2		2	
180	208-250-02	0.28	Medium Density Residential	R1	6	2	2		2	
181	208-250-03	0.28	Medium Density Residential	R1	6	2	2		2	
182	208-250-05	0.27	Medium Density Residential	R1	6	2	2		2	
183	208-250-06	0.25	Medium Density Residential	R1	6	2	2		2	
184	208-250-13	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
185	208-250-14	0.26	Medium Density Residential	R1	6	2	2		2	
186	208-250-15	0.26	Medium Density Residential	R1	6	2	2		2	
187	208-250-16	0.25	Medium Density Residential	R1	6	2	2		2	
188	208-250-17	0.25	Medium Density Residential	R1	6	2	2		2	
189	208-292-42	0.26	Medium Density Residential	R1	6	2	2		2	
190	208-302-01	0.29	Medium Density Residential	R1	6	2	2		2	
191	208-303-04	0.3	Medium Density Residential	R1	6	2	2		2	
192	208-312-21	0.28	Medium Density Residential	R1	6	2	2		2	
193	208-312-22	0.28	Medium Density Residential	R1	6	2	2		2	
194	208-312-23	0.28	Medium Density Residential	R1	6	2	2		2	
195	208-321-15	0.28	Medium Density Residential	R1	6	2	2		2	
196	208-321-16	0.27	Medium Density Residential	R1	6	2	2		2	
197	208-321-17	0.28	Medium Density Residential	R1	6	2	2		2	
198	208-321-20	0.25	Medium Density Residential	R1	6	2	2		2	
199	208-331-03	0.25	Medium Density Residential	R1	6	2	2		2	
200	210-021-23	0.53	Medium Density Residential	R1	6	3	3		3	
201	210-021-28	0.28	Medium Density Residential	R1	6	2	2		2	
202	210-021-29	0.36	Medium Density Residential	R1	6	2	2		2	
203	210-021-30	0.37	Medium Density Residential	R1	6	2	2		2	
204	210-021-31	0.31	Medium Density Residential	R1	6	2	2		2	
205	210-021-32	0.25	Medium Density Residential	R1	6	2	2		2	
206	210-021-38	0.25	Medium Density Residential	R1	6	2	2		2	
207	210-021-39	0.42	Medium Density Residential	R1	6	3	3		3	
208	210-021-40	0.34	Medium Density Residential	R1	6	2	2		2	
209	210-021-41	0.31	Medium Density Residential	R1	6	2	2		2	
210	210-021-42	0.32	Medium Density Residential	R1	6	2	2		2	
211	210-021-43	0.32	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
212	210-032-01	0.27	Medium Density Residential	R1	6	2	2		2	
213	210-032-16	0.25	Medium Density Residential	R1	6	2	2		2	
214	210-032-30	0.26	Medium Density Residential	R1	6	2	2		2	
215	210-040-14	0.27	Medium Density Residential	R1	6	2	2		2	
216	210-040-15	0.25	Medium Density Residential	R1	6	2	2		2	
217	210-040-16	0.28	Medium Density Residential	R1	6	2	2		2	
218	210-040-17	0.3	Medium Density Residential	R1	6	2	2		2	
219	210-040-18	0.26	Medium Density Residential	R1	6	2	2		2	
220	210-040-27	0.25	Medium Density Residential	R1	6	2	2		2	
221	210-040-28	0.31	Medium Density Residential	R1	6	2	2		2	
222	210-040-29	0.26	Medium Density Residential	R1	6	2	2		2	
223	210-040-30	0.28	Medium Density Residential	R1	6	2	2		2	
224	210-040-31	0.3	Medium Density Residential	R1	6	2	2		2	
225	210-082-02	0.26	Medium Density Residential	R1	6	2	2			2
226	210-082-03	0.25	Medium Density Residential	R1	6	2	2			2
227	210-160-41	6.83	Medium Density Residential	R1	6	41	35		35	
228	210-160-42	0.54	Medium Density Residential	R1	6	3	3		3	
229	210-330-13	0.25	Medium Density Residential	R1	6	2	2		2	
230	210-330-33	0.26	Medium Density Residential	R1	6	2	2		2	
231	211-031-23	0.25	Medium Density Residential	R1	6	2	2		2	
232	212-041-12	0.26	Medium Density Residential	R1	6	2	2		2	
233	212-042-23	0.26	Medium Density Residential	R1	6	2	2		2	
234	212-050-02	0.26	Medium Density Residential	R1	6	2	2		2	
235	212-050-06	0.26	Medium Density Residential	R1	6	2	2		2	
236	212-050-07	0.26	Medium Density Residential	R1	6	2	2		2	
237	212-050-10	0.26	Medium Density Residential	R1	6	2	2		2	
238	212-050-19	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
239	212-060-16	0.3	Medium Density Residential	R1	6	2	2		2	
240	212-070-07	0.26	Medium Density Residential	R1	6	2	2		2	
241	212-070-27	0.27	Medium Density Residential	R1	6	2	2		2	
242	212-070-28	0.3	Medium Density Residential	R1	6	2	2		2	
243	212-080-07	0.25	Medium Density Residential	R1	6	2	2		2	
244	212-080-12	0.31	Medium Density Residential	R1	6	2	2		2	
245	212-080-13	0.28	Medium Density Residential	R1	6	2	2		2	
246	212-080-17	0.26	Medium Density Residential	R1	6	2	2		2	
247	212-090-02	0.38	Medium Density Residential	R1	6	2	2		2	
248	212-090-03	0.29	Medium Density Residential	R1	6	2	2		2	
249	212-090-07	0.27	Medium Density Residential	R1	6	2	2		2	
250	212-090-08	0.27	Medium Density Residential	R1	6	2	2		2	
251	212-090-19	0.31	Medium Density Residential	R1	6	2	2		2	
252	212-090-20	0.27	Medium Density Residential	R1	6	2	2		2	
253	212-090-21	0.36	Medium Density Residential	R1	6	2	2		2	
254	212-090-22	0.29	Medium Density Residential	R1	6	2	2		2	
255	212-090-23	0.28	Medium Density Residential	R1	6	2	2		2	
256	212-090-24	0.25	Medium Density Residential	R1	6	2	2		2	
257	212-090-25	0.27	Medium Density Residential	R1	6	2	2		2	
258	212-110-12	0.26	Medium Density Residential	R1	6	2	2		2	
259	212-120-11	0.26	Medium Density Residential	R1	6	2	2		2	
260	212-120-12	0.25	Medium Density Residential	R1	6	2	2		2	
261	212-161-07	0.26	Medium Density Residential	R1	6	2	2		2	
262	212-161-09	0.25	Medium Density Residential	R1	6	2	2		2	
263	212-161-10	0.27	Medium Density Residential	R1	6	2	2		2	
264	212-161-19	0.25	Medium Density Residential	R1	6	2	2		2	
265	212-161-21	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
266	212-162-08	0.27	Medium Density Residential	R1	6	2	2		2	
267	212-163-01	0.27	Medium Density Residential	R1	6	2	2		2	
268	212-170-03	0.3	Medium Density Residential	R1	6	2	2		2	
269	212-170-04	0.26	Medium Density Residential	R1	6	2	2		2	
270	212-170-19	0.25	Medium Density Residential	R1	6	2	2		2	
271	212-170-29	0.28	Medium Density Residential	R1	6	2	2		2	
272	212-180-07	0.49	Medium Density Residential	R1	6	3	3		3	
273	212-180-11	0.25	Medium Density Residential	R1	6	2	2		2	
274	212-192-07	0.31	Medium Density Residential	R1	6	2	2		2	
275	212-192-08	0.25	Medium Density Residential	R1	6	2	2		2	
276	212-200-12	0.3	Medium Density Residential	R1	6	2	2		2	
277	212-200-14	0.34	Medium Density Residential	R1	6	2	2		2	
278	212-200-15	0.32	Medium Density Residential	R1	6	2	2		2	
279	212-200-23	0.28	Medium Density Residential	R1	6	2	2		2	
280	212-200-25	0.31	Medium Density Residential	R1	6	2	2		2	
281	212-200-31	0.26	Medium Density Residential	R1	6	2	2		2	
282	212-200-37	0.29	Medium Density Residential	R1	6	2	2		2	
283	212-200-39	0.32	Medium Density Residential	R1	6	2	2		2	
284	212-200-44	0.27	Medium Density Residential	R1	6	2	2		2	
285	212-210-11	0.28	Medium Density Residential	R1	6	2	2		2	
286	212-210-12	0.28	Medium Density Residential	R1	6	2	2		2	
287	212-210-13	0.26	Medium Density Residential	R1	6	2	2		2	
288	212-210-19	0.25	Medium Density Residential	R1	6	2	2		2	
289	212-220-01	0.26	Medium Density Residential	R1	6	2	2		2	
290	212-220-05	0.25	Medium Density Residential	R1	6	2	2		2	
291	212-220-12	0.27	Medium Density Residential	R1	6	2	2		2	
292	212-220-26	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
293	212-220-29	0.28	Medium Density Residential	R1	6	2	2		2	
294	212-220-33	0.29	Medium Density Residential	R1	6	2	2		2	
295	212-240-09	0.37	Medium Density Residential	R1	6	2	2		2	
296	212-240-22	0.32	Medium Density Residential	R1	6	2	2		2	
297	212-240-31	0.35	Medium Density Residential	R1	6	2	2		2	
298	212-251-23	1.75	Medium Density Residential	R1	6	11	9		9	
299	212-271-10	0.25	Medium Density Residential	R1	6	2	2		2	
300	212-280-03	4.08	Medium Density Residential	R1	6	24	20		20	
301	212-280-04	4.77	Medium Density Residential	R1	6	29	25		25	
302	212-300-04	0.28	Medium Density Residential	R1	6	2	2		2	
303	212-300-07	0.26	Medium Density Residential	R1	6	2	2		2	
304	212-300-08	0.25	Medium Density Residential	R1	6	2	2		2	
305	212-300-09	0.25	Medium Density Residential	R1	6	2	2		2	
306	212-300-10	0.25	Medium Density Residential	R1	6	2	2		2	
307	212-300-13	0.25	Medium Density Residential	R1	6	2	2		2	
308	212-300-18	0.36	Medium Density Residential	R1	6	2	2		2	
309	212-300-19	0.42	Medium Density Residential	R1	6	3	3		3	
310	212-300-24	0.25	Medium Density Residential	R1	6	2	2		2	
311	212-300-28	0.25	Medium Density Residential	R1	6	2	2		2	
312	212-300-31	0.33	Medium Density Residential	R1	6	2	2		2	
313	212-300-32	0.36	Medium Density Residential	R1	6	2	2		2	
314	212-300-34	0.25	Medium Density Residential	R1	6	2	2		2	
315	212-300-36	0.29	Medium Density Residential	R1	6	2	2		2	
316	212-300-37	0.26	Medium Density Residential	R1	6	2	2		2	
317	212-300-41	0.4	Medium Density Residential	R1	6	2	2		2	
318	212-300-43	0.26	Medium Density Residential	R1	6	2	2		2	
319	212-300-45	0.25	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
320	212-300-46	0.25	Medium Density Residential	R1	6	2	2		2	
321	212-300-49	0.36	Medium Density Residential	R1	6	2	2		2	
322	212-300-50	0.35	Medium Density Residential	R1	6	2	2		2	
323	212-300-51	0.45	Medium Density Residential	R1	6	3	3		3	
324	212-331-08	0.28	Medium Density Residential	R1	6	2	2		2	
325	212-332-04	0.25	Medium Density Residential	R1	6	2	2		2	
326	212-332-05	0.26	Medium Density Residential	R1	6	2	2		2	
327	212-332-06	0.29	Medium Density Residential	R1	6	2	2		2	
328	212-332-07	0.25	Medium Density Residential	R1	6	2	2		2	
329	212-332-08	0.26	Medium Density Residential	R1	6	2	2		2	
330	212-332-18	0.28	Medium Density Residential	R1	6	2	2		2	
331	212-332-19	0.32	Medium Density Residential	R1	6	2	2		2	
332	212-332-21	0.25	Medium Density Residential	R1	6	2	2		2	
333	212-332-22	0.32	Medium Density Residential	R1	6	2	2		2	
334	212-332-23	0.27	Medium Density Residential	R1	6	2	2		2	
335	212-332-33	0.3	Medium Density Residential	R1	6	2	2		2	
336	212-332-34	0.28	Medium Density Residential	R1	6	2	2		2	
337	212-332-35	0.3	Medium Density Residential	R1	6	2	2		2	
338	212-332-38	0.34	Medium Density Residential	R1	6	2	2		2	
339	212-332-39	0.25	Medium Density Residential	R1	6	2	2		2	
340	212-332-40	0.25	Medium Density Residential	R1	6	2	2		2	
341	212-332-41	0.27	Medium Density Residential	R1	6	2	2		2	
342	212-332-42	0.25	Medium Density Residential	R1	6	2	2		2	
343	212-332-45	0.26	Medium Density Residential	R1	6	2	2		2	
344	212-341-04	0.32	Medium Density Residential	R1	6	2	2		2	
345	212-341-05	0.31	Medium Density Residential	R1	6	2	2		2	
346	212-341-06	0.31	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
347	212-342-01	0.25	Medium Density Residential	R1	6	2	2		2	
348	212-342-03	0.25	Medium Density Residential	R1	6	2	2		2	
349	212-342-04	0.25	Medium Density Residential	R1	6	2	2		2	
350	212-342-05	0.26	Medium Density Residential	R1	6	2	2		2	
351	212-342-07	0.28	Medium Density Residential	R1	6	2	2		2	
352	212-342-16	0.25	Medium Density Residential	R1	6	2	2		2	
353	212-352-31	0.38	Medium Density Residential	R1	6	2	2		2	
354	212-510-02	0.42	Medium Density Residential	R1	6	3	3		3	
355	213-021-01	0.26	Medium Density Residential	R1	6	2	2		2	
356	213-021-02	0.26	Medium Density Residential	R1	6	2	2		2	
357	213-022-01	0.26	Medium Density Residential	R1	6	2	2		2	
358	213-022-02	0.26	Medium Density Residential	R1	6	2	2		2	
359	213-023-01	0.26	Medium Density Residential	R1	6	2	2		2	
360	213-023-02	0.26	Medium Density Residential	R1	6	2	2		2	
361	213-080-09	0.25	Medium Density Residential	R1	6	2	2		2	
362	213-080-10	0.26	Medium Density Residential	R1	6	2	2		2	
363	213-080-13	0.25	Medium Density Residential	R1	6	2	2		2	
364	213-080-14	0.25	Medium Density Residential	R1	6	2	2		2	
365	213-131-04	0.27	Medium Density Residential	R1	6	2	2		2	
366	213-131-05	0.39	Medium Density Residential	R1	6	2	2		2	
367	213-263-14	0.25	Medium Density Residential	R1	6	2	2		2	
368	213-263-27	0.25	Medium Density Residential	R1	6	2	2		2	
369	213-296-31	0.3	Medium Density Residential	R1	6	2	2		2	
370	213-296-32	0.25	Medium Density Residential	R1	6	2	2		2	
371	213-445-16	0.26	Medium Density Residential	R1	6	2	2		2	
372	213-445-22	0.29	Medium Density Residential	R1	6	2	2		2	
373	213-482-33	0.44	Medium Density Residential	R1	6	3	3		3	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
374	213-482-39	0.27	Medium Density Residential	R1	6	2	2		2	
375	213-482-40	0.25	Medium Density Residential	R1	6	2	2		2	
376	216-031-15	0.27	Medium Density Residential	R1	6	2	2		2	
377	216-031-23	0.25	Medium Density Residential	R1	6	2	2		2	
378	216-041-01	0.29	Medium Density Residential	R1	6	2	2		2	
379	216-041-19	0.25	Medium Density Residential	R1	6	2	2		2	
380	216-042-01	0.26	Medium Density Residential	R1	6	2	2		2	
381	216-042-19	0.27	Medium Density Residential	R1	6	2	2		2	
382	216-043-15	0.26	Medium Density Residential	R1	6	2	2		2	
383	216-044-08	0.26	Medium Density Residential	R1	6	2	2		2	
384	216-051-15	0.25	Medium Density Residential	R1	6	2	2		2	
385	216-062-01	0.25	Medium Density Residential	R1	6	2	2		2	
386	216-063-01	0.3	Medium Density Residential	R1	6	2	2		2	
387	216-063-19	0.28	Medium Density Residential	R1	6	2	2		2	
388	216-064-01	0.3	Medium Density Residential	R1	6	2	2		2	
389	216-064-19	0.35	Medium Density Residential	R1	6	2	2		2	
390	216-072-01	0.25	Medium Density Residential	R1	6	2	2		2	
391	216-073-01	0.26	Medium Density Residential	R1	6	2	2		2	
392	216-073-19	0.25	Medium Density Residential	R1	6	2	2		2	
393	216-074-01	0.25	Medium Density Residential	R1	6	2	2		2	
394	216-074-19	0.3	Medium Density Residential	R1	6	2	2		2	
395	216-083-01	0.25	Medium Density Residential	R1	6	2	2		2	
396	216-091-01	0.35	Medium Density Residential	R1	6	2	2		2	
397	216-091-19	0.28	Medium Density Residential	R1	6	2	2		2	
398	216-092-01	0.28	Medium Density Residential	R1	6	2	2		2	
399	216-092-19	0.3	Medium Density Residential	R1	6	2	2		2	
400	218-030-17	0.25	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
401	218-030-52	0.25	Medium Density Residential	R1	6	2	2		2	
402	218-030-54	0.25	Medium Density Residential	R1	6	2	2		2	
403	218-041-01	0.27	Medium Density Residential	R1	6	2	2		2	
404	218-041-02	0.27	Medium Density Residential	R1	6	2	2		2	
405	218-041-03	0.27	Medium Density Residential	R1	6	2	2		2	
406	218-041-06	0.27	Medium Density Residential	R1	6	2	2		2	
407	218-041-11	0.27	Medium Density Residential	R1	6	2	2		2	
408	218-041-14	0.26	Medium Density Residential	R1	6	2	2		2	
409	218-041-17	0.25	Medium Density Residential	R1	6	2	2		2	
410	218-041-22	0.29	Medium Density Residential	R1	6	2	2		2	
411	218-041-23	0.36	Medium Density Residential	R1	6	2	2		2	
412	218-041-24	0.49	Medium Density Residential	R1	6	3	3		3	
413	218-041-25	0.49	Medium Density Residential	R1	6	3	3		3	
414	218-041-26	0.4	Medium Density Residential	R1	6	2	2		2	
415	218-041-27	0.32	Medium Density Residential	R1	6	2	2		2	
416	218-041-28	0.29	Medium Density Residential	R1	6	2	2		2	
417	218-041-30	0.25	Medium Density Residential	R1	6	2	2		2	
418	218-041-31	0.3	Medium Density Residential	R1	6	2	2		2	
419	218-041-32	0.32	Medium Density Residential	R1	6	2	2		2	
420	218-041-33	0.4	Medium Density Residential	R1	6	2	2		2	
421	218-041-34	0.49	Medium Density Residential	R1	6	3	3		3	
422	218-041-35	0.5	Medium Density Residential	R1	6	3	3		3	
423	218-041-36	0.36	Medium Density Residential	R1	6	2	2		2	
424	218-041-37	0.31	Medium Density Residential	R1	6	2	2		2	
425	218-041-38	0.27	Medium Density Residential	R1	6	2	2		2	
426	218-041-39	0.26	Medium Density Residential	R1	6	2	2		2	
427	218-042-01	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
428	218-042-02	0.25	Medium Density Residential	R1	6	2	2		2	
429	218-042-03	0.25	Medium Density Residential	R1	6	2	2		2	
430	218-042-13	0.3	Medium Density Residential	R1	6	2	2		2	
431	218-043-01	0.28	Medium Density Residential	R1	6	2	2		2	
432	218-043-02	0.32	Medium Density Residential	R1	6	2	2		2	
433	218-043-03	0.35	Medium Density Residential	R1	6	2	2		2	
434	218-043-04	0.27	Medium Density Residential	R1	6	2	2		2	
435	218-043-05	0.29	Medium Density Residential	R1	6	2	2		2	
436	218-043-06	0.25	Medium Density Residential	R1	6	2	2		2	
437	218-043-07	0.27	Medium Density Residential	R1	6	2	2		2	
438	218-043-08	0.32	Medium Density Residential	R1	6	2	2		2	
439	218-043-09	0.31	Medium Density Residential	R1	6	2	2		2	
440	218-051-01	0.27	Medium Density Residential	R1	6	2	2		2	
441	218-051-02	0.26	Medium Density Residential	R1	6	2	2		2	
442	218-051-03	0.26	Medium Density Residential	R1	6	2	2		2	
443	218-051-04	0.27	Medium Density Residential	R1	6	2	2		2	
444	218-051-05	0.27	Medium Density Residential	R1	6	2	2		2	
445	218-051-06	0.27	Medium Density Residential	R1	6	2	2		2	
446	218-051-07	0.27	Medium Density Residential	R1	6	2	2		2	
447	218-051-08	0.3	Medium Density Residential	R1	6	2	2		2	
448	218-051-09	0.29	Medium Density Residential	R1	6	2	2		2	
449	218-051-10	0.28	Medium Density Residential	R1	6	2	2		2	
450	218-051-11	0.28	Medium Density Residential	R1	6	2	2		2	
451	218-051-12	0.28	Medium Density Residential	R1	6	2	2		2	
452	218-051-13	0.28	Medium Density Residential	R1	6	2	2		2	
453	218-053-04	0.25	Medium Density Residential	R1	6	2	2		2	
454	218-053-05	0.25	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
455	218-053-16	0.32	Medium Density Residential	R1	6	2	2		2	
456	218-053-17	0.34	Medium Density Residential	R1	6	2	2		2	
457	218-053-26	0.35	Medium Density Residential	R1	6	2	2		2	
458	218-072-18	0.25	Medium Density Residential	R1	6	2	2		2	
459	218-072-20	0.25	Medium Density Residential	R1	6	2	2		2	
460	218-072-43	0.25	Medium Density Residential	R1	6	2	2		2	
461	218-072-45	0.25	Medium Density Residential	R1	6	2	2		2	
462	218-092-01	0.28	Medium Density Residential	R1	6	2	2		2	
463	218-092-02	0.27	Medium Density Residential	R1	6	2	2		2	
464	218-092-03	0.27	Medium Density Residential	R1	6	2	2		2	
465	218-092-04	0.28	Medium Density Residential	R1	6	2	2		2	
466	218-092-05	0.25	Medium Density Residential	R1	6	2	2		2	
467	218-092-06	0.26	Medium Density Residential	R1	6	2	2		2	
468	218-092-07	0.27	Medium Density Residential	R1	6	2	2		2	
469	218-092-08	0.28	Medium Density Residential	R1	6	2	2		2	
470	218-102-01	0.38	Medium Density Residential	R1	6	2	2		2	
471	218-102-02	0.27	Medium Density Residential	R1	6	2	2		2	
472	218-102-03	0.33	Medium Density Residential	R1	6	2	2		2	
473	218-102-04	0.35	Medium Density Residential	R1	6	2	2		2	
474	218-102-05	0.29	Medium Density Residential	R1	6	2	2		2	
475	218-102-07	0.29	Medium Density Residential	R1	6	2	2		2	
476	218-102-08	0.31	Medium Density Residential	R1	6	2	2		2	
477	218-102-09	0.26	Medium Density Residential	R1	6	2	2		2	
478	218-102-12	0.25	Medium Density Residential	R1	6	2	2		2	
479	218-102-13	0.28	Medium Density Residential	R1	6	2	2		2	
480	218-102-17	0.34	Medium Density Residential	R1	6	2	2		2	
481	218-102-18	0.26	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
482	218-102-27	0.32	Medium Density Residential	R1	6	2	2		2	
483	218-102-28	0.28	Medium Density Residential	R1	6	2	2		2	
484	218-102-30	0.25	Medium Density Residential	R1	6	2	2		2	
485	218-111-01	0.36	Medium Density Residential	R1	6	2	2		2	
486	218-111-02	0.26	Medium Density Residential	R1	6	2	2		2	
487	218-111-03	0.25	Medium Density Residential	R1	6	2	2		2	
488	218-111-06	0.27	Medium Density Residential	R1	6	2	2		2	
489	218-111-07	0.29	Medium Density Residential	R1	6	2	2		2	
490	218-111-08	0.29	Medium Density Residential	R1	6	2	2		2	
491	218-111-10	0.27	Medium Density Residential	R1	6	2	2		2	
492	218-111-11	0.26	Medium Density Residential	R1	6	2	2		2	
493	218-141-11	0.25	Medium Density Residential	R1	6	2	2		2	
494	218-151-01	0.26	Medium Density Residential	R1	6	2	2		2	
495	218-151-02	0.26	Medium Density Residential	R1	6	2	2		2	
496	218-151-03	0.26	Medium Density Residential	R1	6	2	2		2	
497	218-151-04	0.26	Medium Density Residential	R1	6	2	2		2	
498	218-151-05	0.26	Medium Density Residential	R1	6	2	2		2	
499	218-151-06	0.25	Medium Density Residential	R1	6	2	2		2	
500	218-151-07	0.27	Medium Density Residential	R1	6	2	2		2	
501	218-151-09	0.29	Medium Density Residential	R1	6	2	2		2	
502	218-151-10	0.25	Medium Density Residential	R1	6	2	2		2	
503	218-151-11	0.25	Medium Density Residential	R1	6	2	2		2	
504	218-151-12	0.31	Medium Density Residential	R1	6	2	2		2	
505	218-151-22	0.32	Medium Density Residential	R1	6	2	2		2	
506	218-151-23	0.31	Medium Density Residential	R1	6	2	2		2	
507	218-151-24	0.26	Medium Density Residential	R1	6	2	2		2	
508	218-151-25	0.25	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
509	218-151-26	0.27	Medium Density Residential	R1	6	2	2		2	
510	218-151-27	0.28	Medium Density Residential	R1	6	2	2		2	
511	218-151-29	0.27	Medium Density Residential	R1	6	2	2		2	
512	218-151-30	0.26	Medium Density Residential	R1	6	2	2		2	
513	218-151-31	0.26	Medium Density Residential	R1	6	2	2		2	
514	218-151-32	0.27	Medium Density Residential	R1	6	2	2		2	
515	218-152-05	0.26	Medium Density Residential	R1	6	2	2		2	
516	218-152-06	0.25	Medium Density Residential	R1	6	2	2		2	
517	218-152-09	0.26	Medium Density Residential	R1	6	2	2		2	
518	218-153-02	0.34	Medium Density Residential	R1	6	2	2		2	
519	218-153-03	0.31	Medium Density Residential	R1	6	2	2		2	
520	218-153-04	0.26	Medium Density Residential	R1	6	2	2		2	
521	218-153-06	0.26	Medium Density Residential	R1	6	2	2		2	
522	218-153-07	0.36	Medium Density Residential	R1	6	2	2		2	
523	218-153-08	0.26	Medium Density Residential	R1	6	2	2		2	
524	218-153-09	0.28	Medium Density Residential	R1	6	2	2		2	
525	218-153-10	0.32	Medium Density Residential	R1	6	2	2		2	
526	218-153-11	0.44	Medium Density Residential	R1	6	3	3		3	
527	218-153-12	0.3	Medium Density Residential	R1	6	2	2		2	
528	218-161-10	0.26	Medium Density Residential	R1	6	2	2		2	
529	218-161-11	0.25	Medium Density Residential	R1	6	2	2		2	
530	218-161-19	0.26	Medium Density Residential	R1	6	2	2		2	
531	218-162-04	0.25	Medium Density Residential	R1	6	2	2		2	
532	218-162-05	0.26	Medium Density Residential	R1	6	2	2		2	
533	218-162-06	0.26	Medium Density Residential	R1	6	2	2		2	
534	218-162-07	0.32	Medium Density Residential	R1	6	2	2		2	
535	218-162-08	0.28	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
536	218-162-09	0.27	Medium Density Residential	R1	6	2	2		2	
537	218-162-10	0.28	Medium Density Residential	R1	6	2	2		2	
538	218-162-11	0.28	Medium Density Residential	R1	6	2	2		2	
539	218-162-12	0.28	Medium Density Residential	R1	6	2	2		2	
540	218-162-13	0.27	Medium Density Residential	R1	6	2	2		2	
541	218-162-14	0.27	Medium Density Residential	R1	6	2	2		2	
542	218-162-15	0.27	Medium Density Residential	R1	6	2	2		2	
543	218-162-16	0.27	Medium Density Residential	R1	6	2	2		2	
544	218-162-17	0.27	Medium Density Residential	R1	6	2	2		2	
545	218-162-18	0.27	Medium Density Residential	R1	6	2	2		2	
546	218-162-19	0.36	Medium Density Residential	R1	6	2	2		2	
547	218-162-20	0.39	Medium Density Residential	R1	6	2	2		2	
548	218-162-21	0.25	Medium Density Residential	R1	6	2	2		2	
549	218-163-02	0.25	Medium Density Residential	R1	6	2	2		2	
550	218-163-05	0.25	Medium Density Residential	R1	6	2	2		2	
551	218-163-06	0.26	Medium Density Residential	R1	6	2	2		2	
552	218-171-01	0.27	Medium Density Residential	R1	6	2	2		2	
553	218-171-02	0.27	Medium Density Residential	R1	6	2	2		2	
554	218-171-03	0.37	Medium Density Residential	R1	6	2	2		2	
555	218-172-01	0.39	Medium Density Residential	R1	6	2	2		2	
556	218-172-02	0.35	Medium Density Residential	R1	6	2	2		2	
557	218-172-03	0.31	Medium Density Residential	R1	6	2	2		2	
558	218-172-04	0.34	Medium Density Residential	R1	6	2	2		2	
559	218-172-05	0.32	Medium Density Residential	R1	6	2	2		2	
560	218-172-06	0.34	Medium Density Residential	R1	6	2	2		2	
561	218-172-07	0.32	Medium Density Residential	R1	6	2	2		2	
562	218-172-08	0.27	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
563	218-172-09	0.28	Medium Density Residential	R1	6	2	2		2	
564	218-172-10	0.28	Medium Density Residential	R1	6	2	2		2	
565	218-172-11	0.29	Medium Density Residential	R1	6	2	2		2	
566	218-172-12	0.29	Medium Density Residential	R1	6	2	2		2	
567	218-172-13	0.3	Medium Density Residential	R1	6	2	2		2	
568	218-172-14	0.3	Medium Density Residential	R1	6	2	2		2	
569	218-172-15	0.28	Medium Density Residential	R1	6	2	2		2	
570	218-172-16	0.34	Medium Density Residential	R1	6	2	2		2	
571	218-172-17	0.45	Medium Density Residential	R1	6	3	3		3	
572	218-172-18	0.34	Medium Density Residential	R1	6	2	2		2	
573	218-172-19	0.45	Medium Density Residential	R1	6	3	3		3	
574	218-172-20	0.33	Medium Density Residential	R1	6	2	2		2	
575	218-172-21	0.35	Medium Density Residential	R1	6	2	2		2	
576	218-172-22	0.35	Medium Density Residential	R1	6	2	2		2	
577	218-172-23	0.28	Medium Density Residential	R1	6	2	2		2	
578	218-172-24	0.29	Medium Density Residential	R1	6	2	2		2	
579	218-172-25	0.28	Medium Density Residential	R1	6	2	2		2	
580	218-172-26	0.29	Medium Density Residential	R1	6	2	2		2	
581	218-172-27	0.29	Medium Density Residential	R1	6	2	2		2	
582	218-172-28	0.31	Medium Density Residential	R1	6	2	2		2	
583	218-172-29	0.36	Medium Density Residential	R1	6	2	2		2	
584	218-172-30	0.41	Medium Density Residential	R1	6	2	2		2	
585	218-172-31	0.47	Medium Density Residential	R1	6	3	3		3	
586	218-172-32	0.47	Medium Density Residential	R1	6	3	3		3	
587	218-172-33	0.4	Medium Density Residential	R1	6	2	2		2	
588	218-172-34	0.38	Medium Density Residential	R1	6	2	2		2	
589	218-173-02	0.27	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
590	218-173-03	0.27	Medium Density Residential	R1	6	2	2		2	
591	218-174-06	0.33	Medium Density Residential	R1	6	2	2		2	
592	218-174-07	0.28	Medium Density Residential	R1	6	2	2		2	
593	218-174-13	0.25	Medium Density Residential	R1	6	2	2		2	
594	218-203-33	0.29	Medium Density Residential	R1	6	2	2		2	
595	218-203-34	0.32	Medium Density Residential	R1	6	2	2		2	
596	218-254-01	0.27	Medium Density Residential	R1	6	2	2		2	
597	218-261-07	0.26	Medium Density Residential	R1	6	2	2		2	
598	218-261-36	0.26	Medium Density Residential	R1	6	2	2		2	
599	218-261-37	0.27	Medium Density Residential	R1	6	2	2		2	
600	218-312-04	0.27	Medium Density Residential	R1	6	2	2		2	
601	218-333-02	0.29	Medium Density Residential	R1	6	2	2		2	
602	218-333-03	0.34	Medium Density Residential	R1	6	2	2		2	
603	218-333-04	0.25	Medium Density Residential	R1	6	2	2		2	
604	218-351-14	0.38	Medium Density Residential	R1	6	2	2		2	
605	218-351-15	0.28	Medium Density Residential	R1	6	2	2		2	
606	218-364-04	0.25	Medium Density Residential	R1	6	2	2		2	
607	299-022-05	0.34	Medium Density Residential	R1	6	2	2		2	
608	299-031-09	0.25	Medium Density Residential	R1	6	2	2		2	
609	299-062-08	0.39	Medium Density Residential	R1	6	2	2		2	
610	299-062-09	0.57	Medium Density Residential	R1	6	3	3		3	
611	299-062-20	0.57	Medium Density Residential	R1	6	3	3		3	
612	299-062-21	0.28	Medium Density Residential	R1	6	2	2		2	
613	299-062-26	0.37	Medium Density Residential	R1	6	2	2		2	
614	299-063-04	0.25	Medium Density Residential	R1	6	2	2		2	
615	299-111-15	0.3	Medium Density Residential	R1	6	2	2		2	
616	299-161-03	0.3	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
617	299-174-01	0.31	Medium Density Residential	R1	6	2	2		2	
618	299-174-19	0.32	Medium Density Residential	R1	6	2	2		2	
619	299-192-04	0.41	Medium Density Residential	R1	6	2	2		2	
620	299-192-05	0.38	Medium Density Residential	R1	6	2	2		2	
621	299-192-06	0.33	Medium Density Residential	R1	6	2	2		2	
622	299-192-07	0.3	Medium Density Residential	R1	6	2	2		2	
623	299-192-08	0.29	Medium Density Residential	R1	6	2	2		2	
624	299-192-09	0.29	Medium Density Residential	R1	6	2	2		2	
625	299-192-10	0.28	Medium Density Residential	R1	6	2	2		2	
626	299-192-11	0.28	Medium Density Residential	R1	6	2	2		2	
627	299-192-12	0.28	Medium Density Residential	R1	6	2	2		2	
628	299-192-13	0.28	Medium Density Residential	R1	6	2	2		2	
629	299-192-14	0.27	Medium Density Residential	R1	6	2	2		2	
630	299-192-17	0.27	Medium Density Residential	R1	6	2	2		2	
631	299-192-19	0.27	Medium Density Residential	R1	6	2	2		2	
632	299-200-01	0.33	Medium Density Residential	R1	6	2	2		2	
633	299-200-02	0.29	Medium Density Residential	R1	6	2	2		2	
634	299-210-01	0.32	Medium Density Residential	R1	6	2	2		2	
635	299-210-02	0.37	Medium Density Residential	R1	6	2	2		2	
636	299-210-03	0.35	Medium Density Residential	R1	6	2	2		2	
637	299-210-04	0.35	Medium Density Residential	R1	6	2	2		2	
638	299-210-05	0.32	Medium Density Residential	R1	6	2	2		2	
639	299-210-06	0.32	Medium Density Residential	R1	6	2	2		2	
640	299-210-07	0.32	Medium Density Residential	R1	6	2	2		2	
641	299-210-08	0.31	Medium Density Residential	R1	6	2	2		2	
642	299-210-09	0.31	Medium Density Residential	R1	6	2	2		2	
643	299-232-02	0.39	Medium Density Residential	R1	6	2	2		2	

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
644	299-232-03	0.36	Medium Density Residential	R1	6	2	2		2	
645	299-232-08	0.27	Medium Density Residential	R1	6	2	2		2	
<i>Subtotal</i>		<i>198.37</i>				<i>1376</i>	<i>1354</i>	<i>0</i>	<i>1304</i>	<i>50</i>
646	302-492-11	0.92	Medium Low Density Residential	R2	4	4	3			3
<i>Subtotal</i>		<i>0.92</i>				<i>4</i>	<i>3</i>	<i>0</i>	<i>0</i>	<i>3</i>
647	214-252-06	1.91	Estate Residential	R4	0.5	1	1			1
648	214-253-02	1.99	Estate Residential	R4	0.5	1	1			1
649	214-253-03	1.78	Estate Residential	R4	0.5	1	1			1
650	214-253-04	1.9	Estate Residential	R4	0.5	1	1			1
651	214-253-05	2.35	Estate Residential	R4	0.5	1	1			1
652	214-261-01	2.4	Estate Residential	R4	0.5	1	1			1
653	214-261-06	1.83	Estate Residential	R4	0.5	1	1			1
654	214-261-07	2.77	Estate Residential	R4	0.5	1	1			1
655	214-261-08	2.51	Estate Residential	R4	0.5	1	1			1
656	214-261-09	2.34	Estate Residential	R4	0.5	1	1			1
657	214-262-01	2.13	Estate Residential	R4	0.5	1	1			1
658	214-262-02	2.49	Estate Residential	R4	0.5	1	1			1
659	214-262-03	2.25	Estate Residential	R4	0.5	1	1			1
660	214-262-04	1.94	Estate Residential	R4	0.5	1	1			1
661	214-262-05	2.09	Estate Residential	R4	0.5	1	1			1
662	214-262-06	2.42	Estate Residential	R4	0.5	1	1			1
663	214-262-07	2.4	Estate Residential	R4	0.5	1	1			1
664	214-262-08	2.43	Estate Residential	R4	0.5	1	1			1
665	214-262-09	2.07	Estate Residential	R4	0.5	1	1			1
666	214-262-10	2.24	Estate Residential	R4	0.5	1	1			1
667	214-262-11	2.44	Estate Residential	R4	0.5	1	1			1
668	214-263-01	2.02	Estate Residential	R4	0.5	1	1			1

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
669	214-263-02	2.27	Estate Residential	R4	0.5	1	1			1
670	214-263-03	2.31	Estate Residential	R4	0.5	1	1			1
671	214-263-04	1.92	Estate Residential	R4	0.5	1	1			1
672	214-263-05	2.05	Estate Residential	R4	0.5	1	1			1
673	214-263-06	2.35	Estate Residential	R4	0.5	1	1			1
674	214-263-07	2.26	Estate Residential	R4	0.5	1	1			1
675	214-263-08	2.07	Estate Residential	R4	0.5	1	1			1
676	214-271-12	2.9	Estate Residential	R4	0.5	1	1			1
677	214-271-13	2.72	Estate Residential	R4	0.5	1	1			1
678	214-271-14	2.69	Estate Residential	R4	0.5	1	1			1
679	214-271-15	2.79	Estate Residential	R4	0.5	1	1			1
680	214-271-16	3.01	Estate Residential	R4	0.5	2	2			2
681	214-272-05	1.94	Estate Residential	R4	0.5	1	1			1
682	214-272-06	1.95	Estate Residential	R4	0.5	1	1			1
683	214-272-07	2.97	Estate Residential	R4	0.5	1	1			1
684	214-281-02	2.22	Estate Residential	R4	0.5	1	1			1
685	214-281-03	2.17	Estate Residential	R4	0.5	1	1			1
686	214-281-04	1.83	Estate Residential	R4	0.5	1	1			1
687	214-281-05	2.02	Estate Residential	R4	0.5	1	1			1
688	214-281-06	2.31	Estate Residential	R4	0.5	1	1			1
689	214-281-07	2.71	Estate Residential	R4	0.5	1	1			1
690	214-281-08	5.56	Estate Residential	R4	0.5	3	3			3
691	214-281-09	3.52	Estate Residential	R4	0.5	2	2			2
692	214-281-10	3.41	Estate Residential	R4	0.5	2	2			2
693	214-281-11	3.04	Estate Residential	R4	0.5	2	2			2
694	214-281-12	2.82	Estate Residential	R4	0.5	1	1			1
695	214-281-13	3.14	Estate Residential	R4	0.5	2	2			2

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
696	214-281-14	2.57	Estate Residential	R4	0.5	1	1			1
697	214-281-15	2.41	Estate Residential	R4	0.5	1	1			1
698	214-281-16	2.03	Estate Residential	R4	0.5	1	1			1
699	214-281-17	1.5	Estate Residential	R4	0.5	1	1			1
700	214-281-18	1.81	Estate Residential	R4	0.5	1	1			1
701	214-281-19	3.29	Estate Residential	R4	0.5	2	2			2
702	214-282-01	2.28	Estate Residential	R4	0.5	1	1			1
703	214-282-02	2.6	Estate Residential	R4	0.5	1	1			1
704	214-282-03	2.63	Estate Residential	R4	0.5	1	1			1
705	214-282-04	2.35	Estate Residential	R4	0.5	1	1			1
706	214-282-05	2.11	Estate Residential	R4	0.5	1	1			1
707	214-282-06	2.36	Estate Residential	R4	0.5	1	1			1
708	214-282-07	2.33	Estate Residential	R4	0.5	1	1			1
709	214-282-08	2.36	Estate Residential	R4	0.5	1	1			1
710	214-282-09	2.05	Estate Residential	R4	0.5	1	1			1
711	219-063-01	2.08	Estate Residential	R4	0.5	1	1			1
712	219-063-02	1.96	Estate Residential	R4	0.5	1	1			1
713	219-064-01	2.07	Estate Residential	R4	0.5	1	1			1
714	219-064-02	2.3	Estate Residential	R4	0.5	1	1			1
715	219-064-03	2.25	Estate Residential	R4	0.5	1	1			1
716	219-064-04	1.96	Estate Residential	R4	0.5	1	1			1
717	219-064-05	1.48	Estate Residential	R4	0.5	1	1			1
718	219-064-06	1.7	Estate Residential	R4	0.5	1	1			1
719	219-064-07	1.74	Estate Residential	R4	0.5	1	1			1
720	219-064-08	1.57	Estate Residential	R4	0.5	1	1			1
721	219-065-05	1.54	Estate Residential	R4	0.5	1	1			1
722	219-071-10	3.1	Estate Residential	R4	0.5	2	2			2

Site Number	Assessor's Parcel Number	Size (Acres)	General Plan	Zone	Maximum Density per Acre	Maximum Capacity	Realistic Capacity	Low	Moderate	Above Moderate
723	219-071-11	3.43	Estate Residential	R4	0.5	2	2			2
724	219-071-12	2.61	Estate Residential	R4	0.5	1	1			1
725	219-071-13	2.1	Estate Residential	R4	0.5	1	1			1
726	219-081-01	2.1	Estate Residential	R4	0.5	1	1			1
727	219-081-02	2.08	Estate Residential	R4	0.5	1	1			1
728	219-081-03	1.47	Estate Residential	R4	0.5	1	1			1
729	219-081-04	1.57	Estate Residential	R4	0.5	1	1			1
730	219-081-05	2.22	Estate Residential	R4	0.5	1	1			1
731	219-081-06	2.25	Estate Residential	R4	0.5	1	1			1
732	219-082-01	1.96	Estate Residential	R4	0.5	1	1			1
733	219-083-01	1.98	Estate Residential	R4	0.5	1	1			1
734	219-083-07	1.55	Estate Residential	R4	0.5	1	1			1
<i>Subtotal</i>		203.4				98	98	0	0	98
Total		438.62				2914	1670	215	1304	151

Figure A-1. Sites Inventory, All Sites

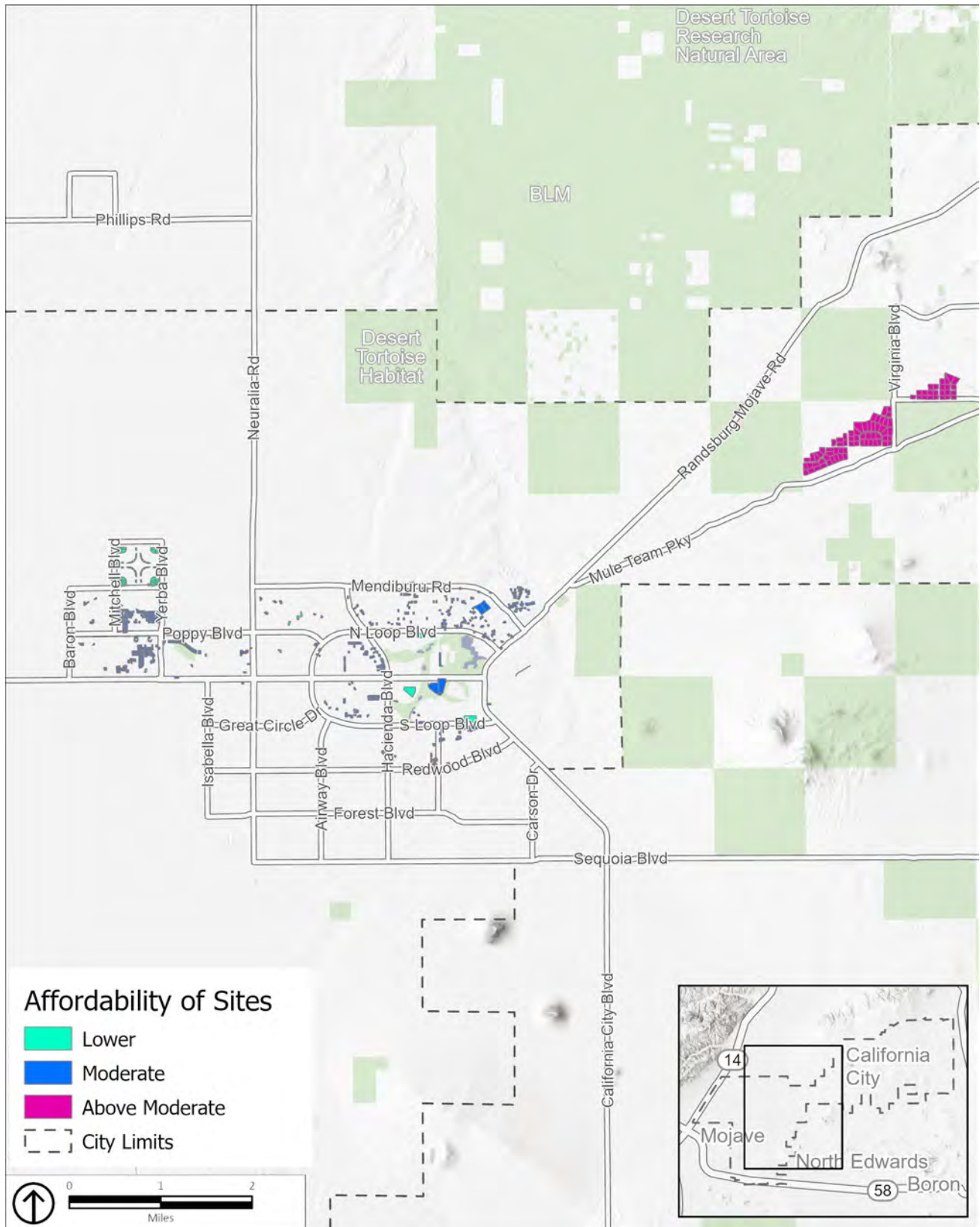


Figure A-2. Sites Inventory, Detail 1

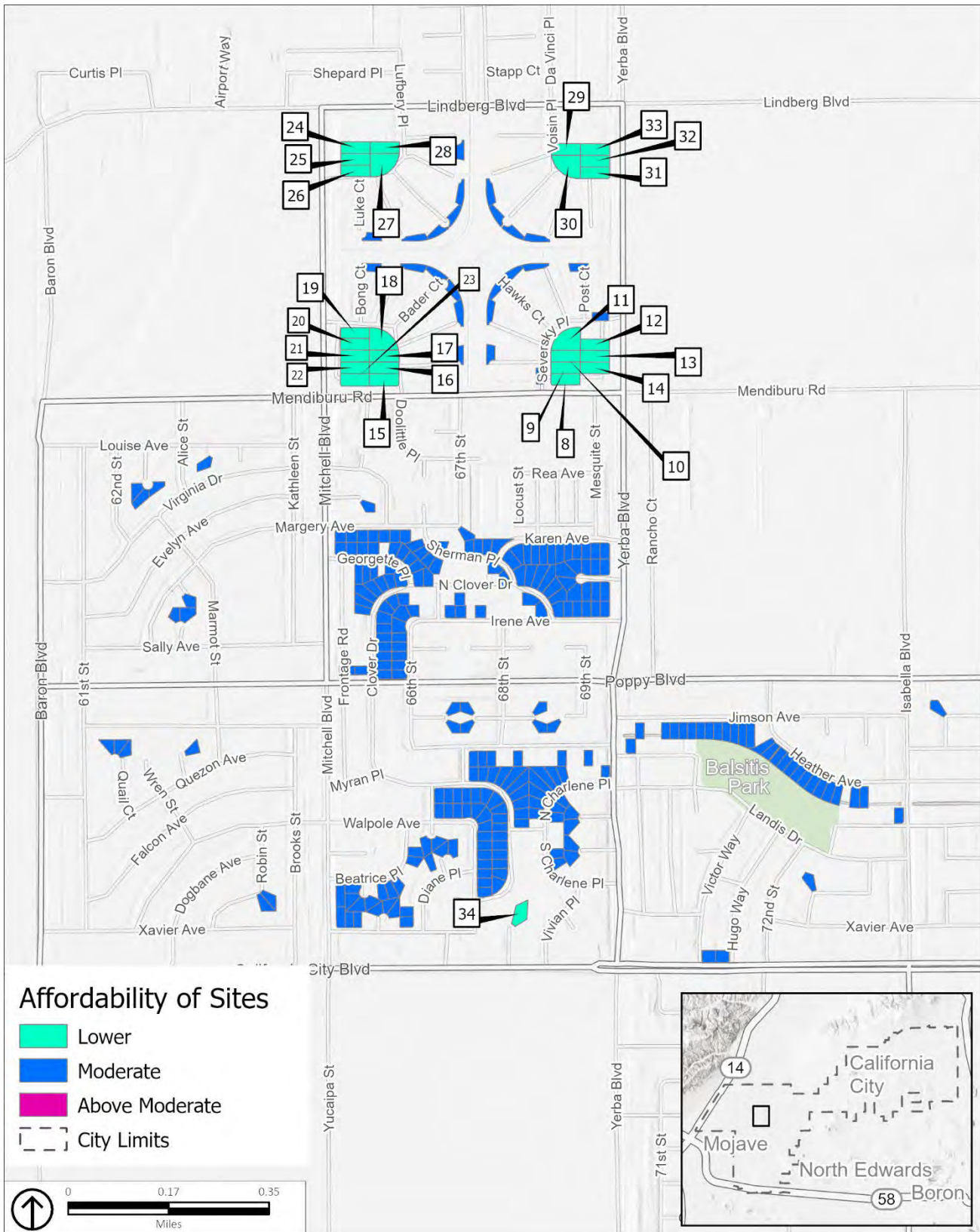


Figure A-3. Sites Inventory, Detail 2

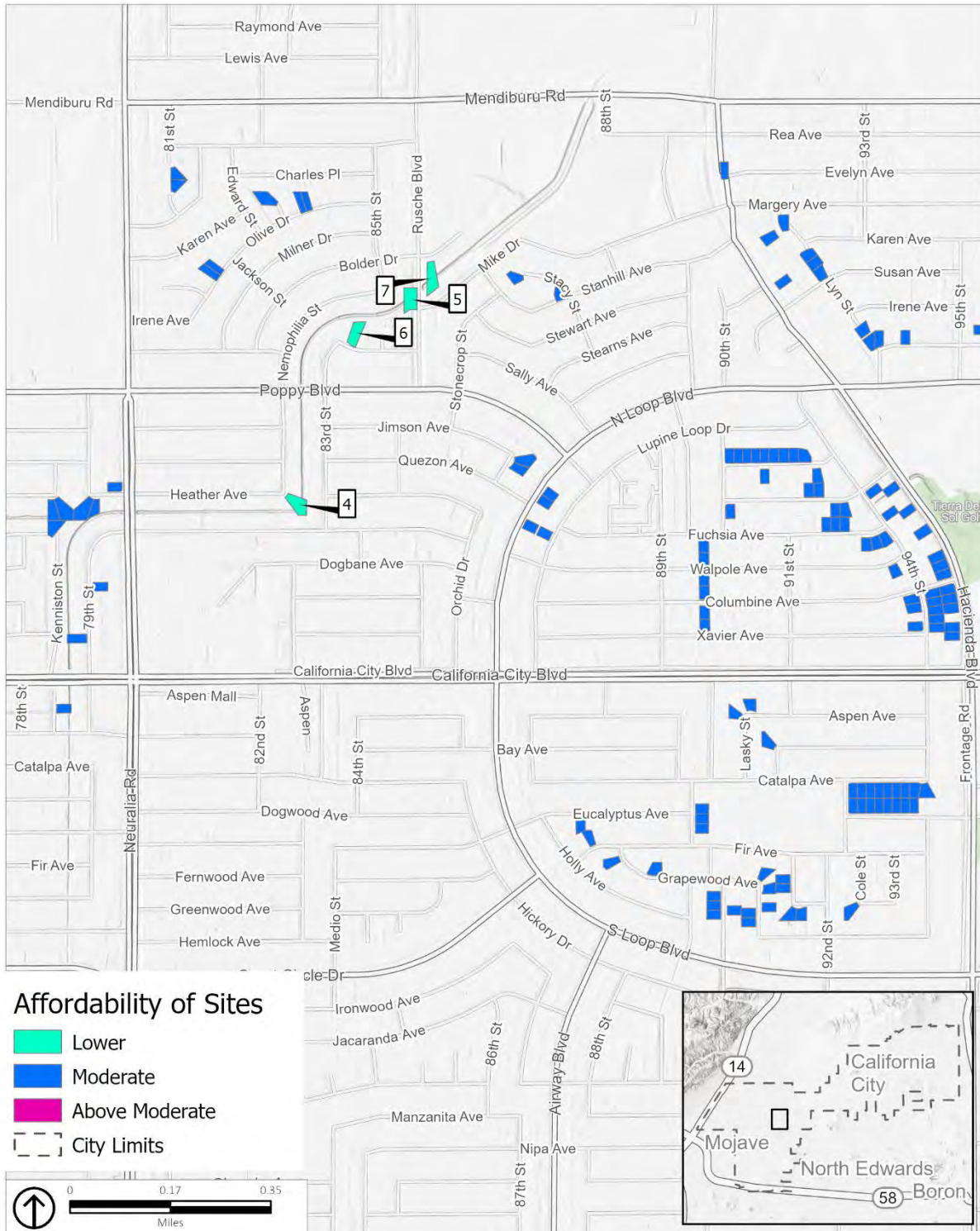


Figure A-4. Sites Inventory, Detail 3

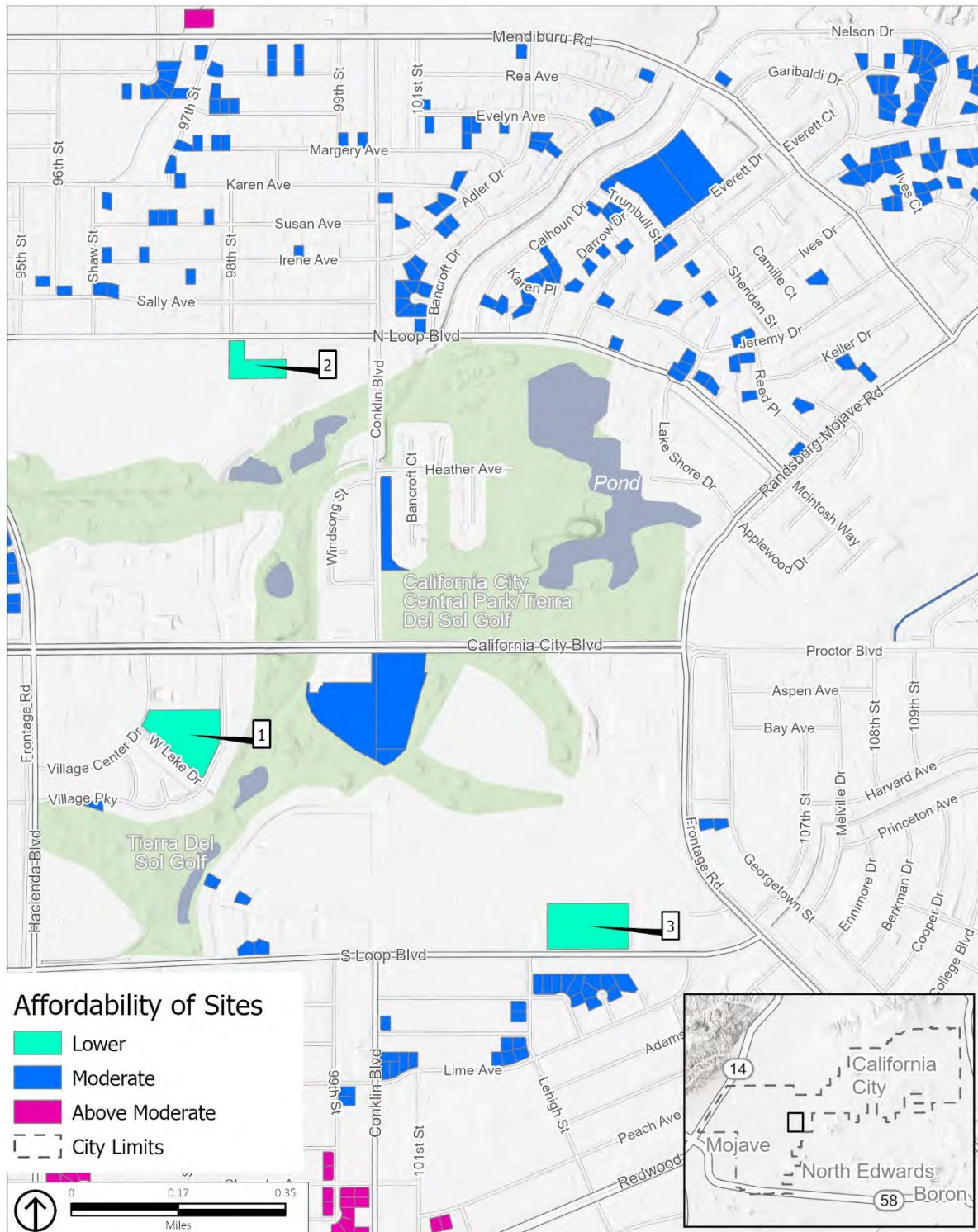


Figure A-5. Sites Inventory, Detail 4

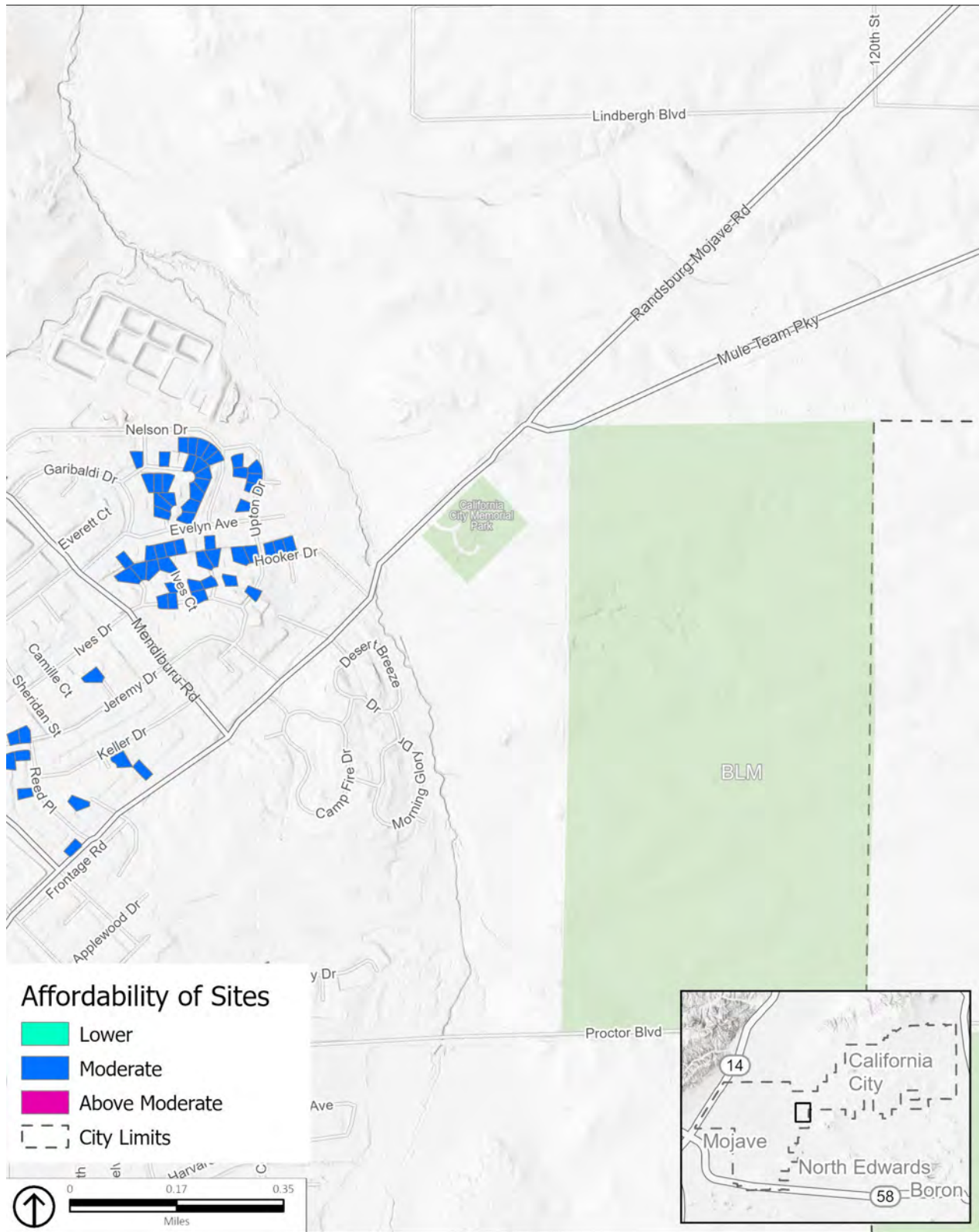


Figure A-6. Sites Inventory, Detail 5

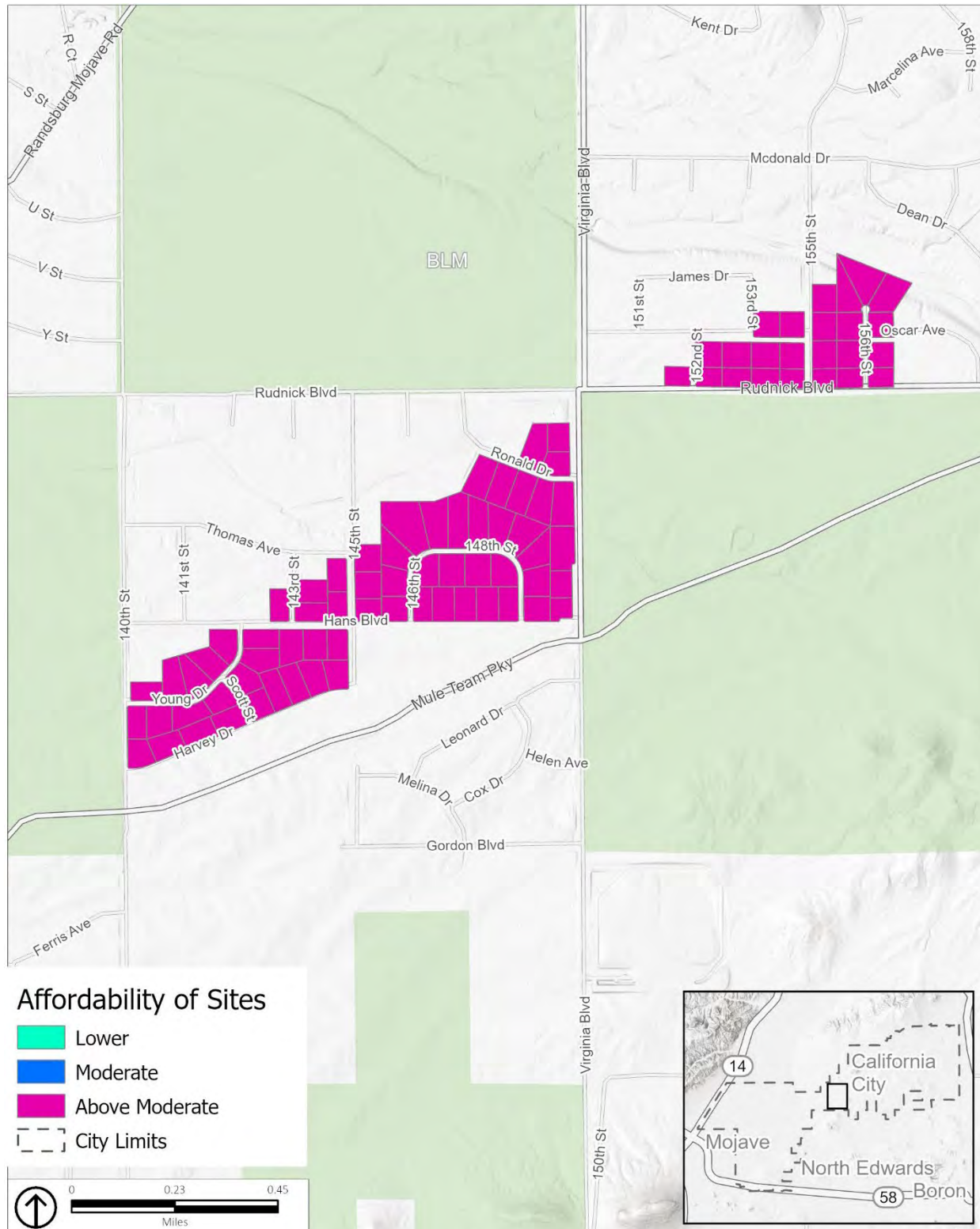
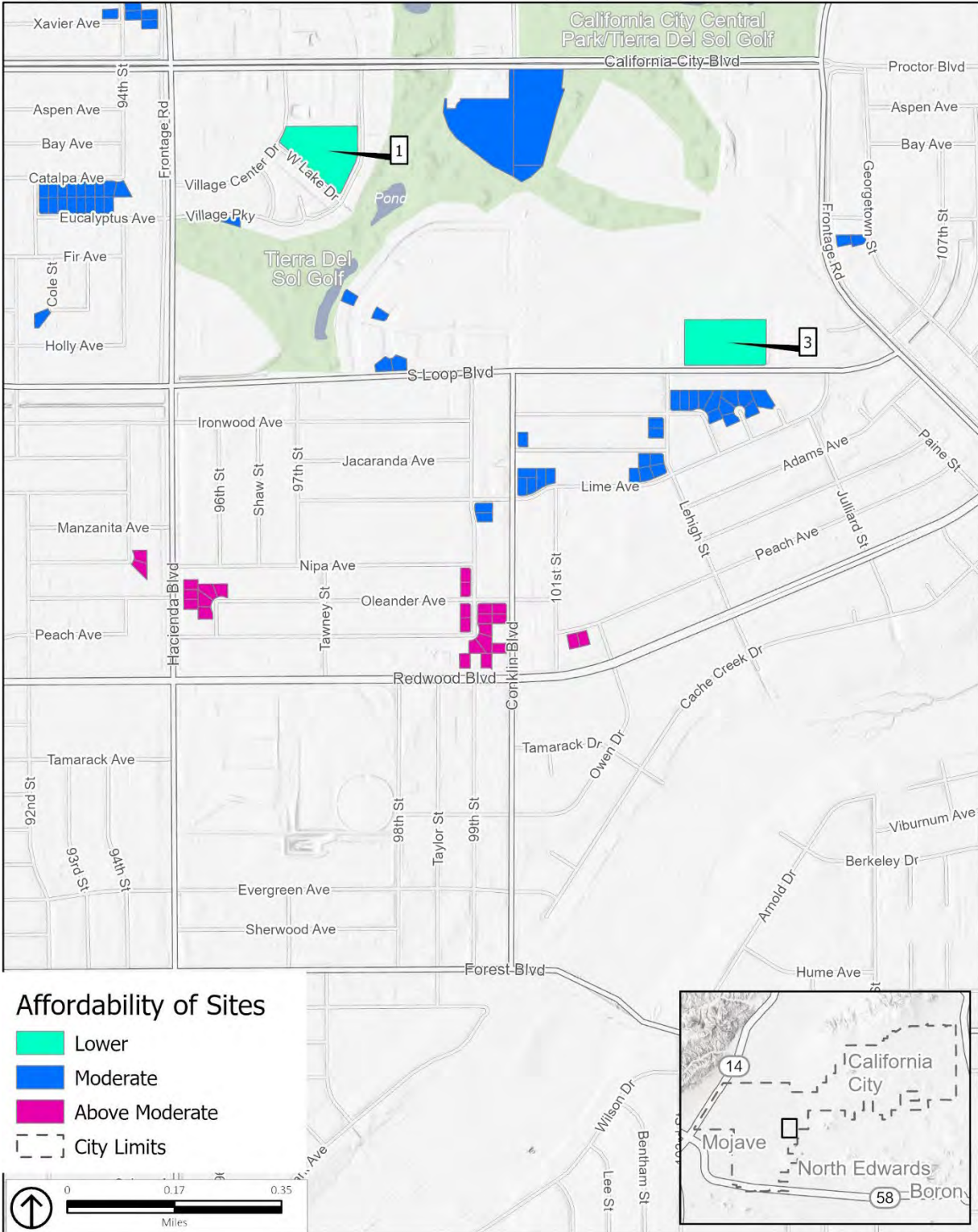


Figure A-7. Sites Inventory, Detail 6



ATTACHMENT 3

RESOLUTION PC NO. 2026-HE-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 6TH CYCLE HOUSING ELEMENT (2023–2031); AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3), THE COMMONSENSE EXEMPTION

WHEREAS, the State of California requires that each city and county prepare and adopt a Housing Element as one of the seven State-mandated elements of the General Plan, in accordance with Government Code Sections 65580 through 65589.11; and

WHEREAS, the Housing Element identifies existing and projected housing needs and establishes goals, policies, and programs to meet those needs across all income levels; and

WHEREAS, the City of California City has prepared its 6th Cycle Housing Element for the 2023–2031 planning period to comply with the State’s Regional Housing Needs Allocation (RHNA) as determined by the Kern Council of Governments (Kern COG); and

WHEREAS, the Planning Commission finds that the Housing Element provides sufficient capacity through its site inventory to accommodate the City’s Regional Housing Needs Allocation (RHNA) for the 2023–2031 planning period; and

WHEREAS, the City of California City submitted the 6th Cycle Housing Element for review by the California Department of Housing and Community Development (HCD) on December 17, 2024; and

WHEREAS, HCD provided comments on March 17, 2025 to the City of California City’s 6th Cycle Housing Element for the City to address by updating the Housing Element; and

WHEREAS, the City of California City submitted the revised 6th Cycle Housing Element for review by HCD on May 16, 2025; and

WHEREAS, HCD provided comments on July 9, 2025 to the City of California City’s 6th Cycle Housing Element for the City to address by updating the revised Housing Element; and

WHEREAS, the City of California City resubmitted the revised 6th Cycle Housing Element for review by HCD on October 2, 2025; and

WHEREAS, HCD reviewed the revised Housing Element and issued findings on October 17, 2025 determining that the City of California City’s 6th Cycle Housing Element, as revised, meets the statutory requirements and will substantially comply with State Housing Element Law when adopted, submitted, and approved by HCD; and

WHEREAS, pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the adoption of the Housing Element is exempt from CEQA under the “Common Sense Exemption,” as it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation on December 17, 2025, in accordance with State law and the California City Municipal Code, and the Planning Commission conducted a duly noticed public hearing on January 6, 2026, to consider the proposed action.

NOW, THEREFORE THE PLANNING COMMISSION OF THE CITY OF CALIFORNIA CITY HEREBY FINDS AND RESOLVES AS FOLLOWS:

Section 1. The Recitals above are true and correct and are incorporated herein by reference.

Section 2. The proposed 6th Cycle Housing Element is consistent with the City of California City General Plan and supports the City’s efforts to provide a variety of housing types to support the economic, employment, and commercial opportunities of the community.

Section 3. The proposed Housing Element is exempt from CEQA in accordance with CEQA Guidelines Section 15061(b)(3), as further analyzed in the Housing Element CEQA Exemption Memorandum, attached as Attachment 1 and incorporated herein by reference, and staff is directed to file the project’s Notice of Exemption forthwith.

Section 4. The Planning Commission hereby recommends that the City Council adopt the draft Sixth Cycle Housing Element (2023-2031) and direct staff to submit the adopted document to HCD for confirmation of substantial compliance.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of California City, this 6th day of January 2026.

David Brottlund, Chair

ATTEST:

Leann Andrea Weible
Acting City Clerk

APPROVED AS TO FORM:

Victor M. Ponto,
City Attorney

I, Leannndrea Weible, Acting City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the Planning Commission of said City at its meeting held on the 6th day of January 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 6th day of January 2026.

Leannndrea Weible
Acting City Clerk

ATTACHMENT 4

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Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific: _____

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project: _____

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: _____

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

ATTACHMENT 5

City of California City

HOUSING ELEMENT UPDATE

October 2025 | CEQA Exemption Memorandum



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October 2025 | CEQA Exemption Memorandum

HOUSING ELEMENT UPDATE

for City of California City

The City of California City

Contact: Anu Doravari, Planning Consultant
21000 Hacienda Blvd.
California City, California 93505
760.373.7141

Prepared by:

PlaceWorks

Contact: Mark Teague, AICP, Principal
101 Parkshore Drive, Suite 200
Folsom, California 95630
858.776.5574
www.placeworks.com

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SOURCES

All documents cited in this report and used in its preparation are hereby incorporated by reference into this document. Copies of documents referenced herein are available for review at the Planning and Building Community Development Department, 21000 Hacienda Blvd. California City, California 93505.

HOUSING ELEMENT UPDATE PROJECT CEQA EXEMPTION MEMORANDUM
CITY OF CALIFORNIA CITY

TABLE OF CONTENTS

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1. INTRODUCTION

This section describes the standards for determining a significant effect on the environment from construction and operation of the proposed Housing Element Update (proposed project) pursuant to the requirements of the California Environmental Quality Act (CEQA).

1.1 STATUTORY EXEMPTIONS

Once it is determined that an activity is a project subject to CEQA, it is then determined whether the project is exempt from CEQA. Pursuant to State CEQA Guidelines Section 15061(b), a project is exempt from CEQA if:

1. The project is exempt by statute (see, e.g., Article 18, commencing with Section 15260).
2. The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.
3. The activity is covered by the common-sense exemption. CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question could have a significant effect on the environment, the activity is not subject to CEQA.
4. The project will be rejected or disapproved by a public agency. (See Section 15270(b)).
5. The project is exempt pursuant to the provisions of Article 12.5, Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects, of Chapter 3 of the CEQA Guidelines.

This document provides information to decision makers regarding a finding that the proposed project would be a “common sense” exemption under State CEQA Guidelines Section 15061(b)(3) because the implementation of the proposed project would not have the potential to cause a significant effect on the environment, as further discussed in Section 3, *Findings Concerning CEQA Exemption*.

1. INTRODUCTION

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2. PROJECT DESCRIPTION

2.1 REGIONAL LOCATION

The city of California City is in the western Mojave Desert region of Southern California, approximately 18 miles west of Edwards Air Force Base and 20 miles northeast of the city of Mojave. California City Boulevard serves as the city's main thoroughfare, running east to west through the heart of the community. The surrounding landscape is defined by wide desert plains and distant mountain ranges, with open space and undeveloped land dominating much of the area. The city sits at the northern edge of the Antelope Valley and is bordered by vast tracts of public land and desert terrain. To the southeast lies the community of North Edwards, while to the southwest is the town of Mojave. California City is one of the largest cities in California by land area and serves as a gateway to recreational and military sites in the region.

2.2 PROPOSED PROJECT

2.2.1 Project Background

The proposed 2023–2031 Housing Element would replace the existing 2015–2023 Housing Element and serve as the City's guiding housing policy document to help meet the City's future needs of housing for all the City's economic levels.

As a policy document, the Housing Element would not result in physical changes to the environment but rather encourage the provision of affordable housing within housing development projects in the existing land use designations in the Land Use Element of the General Plan. The site inventory (dated September 2025) for the proposed project is shown on Figure 2-1, *California City's Sites Inventory*.¹

1 Effective January 1, 2023, Government Code Section 65103.5 (Senate Bill [SB] 1214) limits the distribution of copyrighted material associated with the review of development projects. Members of the public wishing to view plans that cannot otherwise be distributed under SB 1214 may make an appointment with the City of California Planning and Building Community Development Department to view them at location e.g., City Hall by sending an email to adoravari@californiacity-ca.gov. Plans will also be made available digitally during hearings to consider the proposal.

2. PROJECT DESCRIPTION

As part of the proposed project, the proposed 2023-2031 Housing Element includes programs that require the City to make changes to the zoning code, such as:

- 1) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2C (Large Licensed Residential Care Facilities).
- 2) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2D (Transitional and Supportive Housing).
- 3) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2E (Single Room Occupancy Units)
- 4) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2F (Density Bonus).
- 5) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2G (Employee Housing [For Farmworkers]).
- 6) An ordinance of the City Council of California City, California, amending Title 9, Land Use and Development, of the municipal code to add Article 2H (Accessory Dwelling Units).
- 7) Adoption of an ordinance to amend zoning code articles 1 (General), 2 (Requirements for All Zoning Districts), 3 (General Requirements: All Residential Districts), 4 (RA – Residential/Agricultural District), 5 (R1 – One-Family Residential District Medium Density), 8 (R4 – One-Family Residential District Estate Density), 10 (RM1 – Multiple Family Residential District High Density), and 19 (C5 – Regional Commercial District) to include additional definitions, permitted use, and updating parking requirements and density bonus based on State law.

2.2.2 Meeting the City’s Regional Housing Needs Allocation

Pursuant to Government Code Section 65584, the California Department of Housing and Community Development (HCD) developed the RHNA Plan for Kern County. The RHNA Plan identifies a need for 24,365 new residential units in all of Kern County (including incorporated cities) over an eight-year period (2023 to 2031). The need for 24,365 units is shared and distributed among the communities in the county, with each community’s share determined by

2. PROJECT DESCRIPTION

its proportion of the county's overall household population. Thus, California City's share of regional housing needs is 427 units for the 2023-2031 period across all income levels.

As detailed in Table 2-1, *California City Regional Housing Need*, the housing inventory to meet the City's RHNA includes units already constructed or approved and vacant sites. The City is expected to have a surplus of 1,372 units beyond its RHNA requirement without the need to change the land use designation or zoning of any parcel.

Table 2-1 California City Regional Housing Need

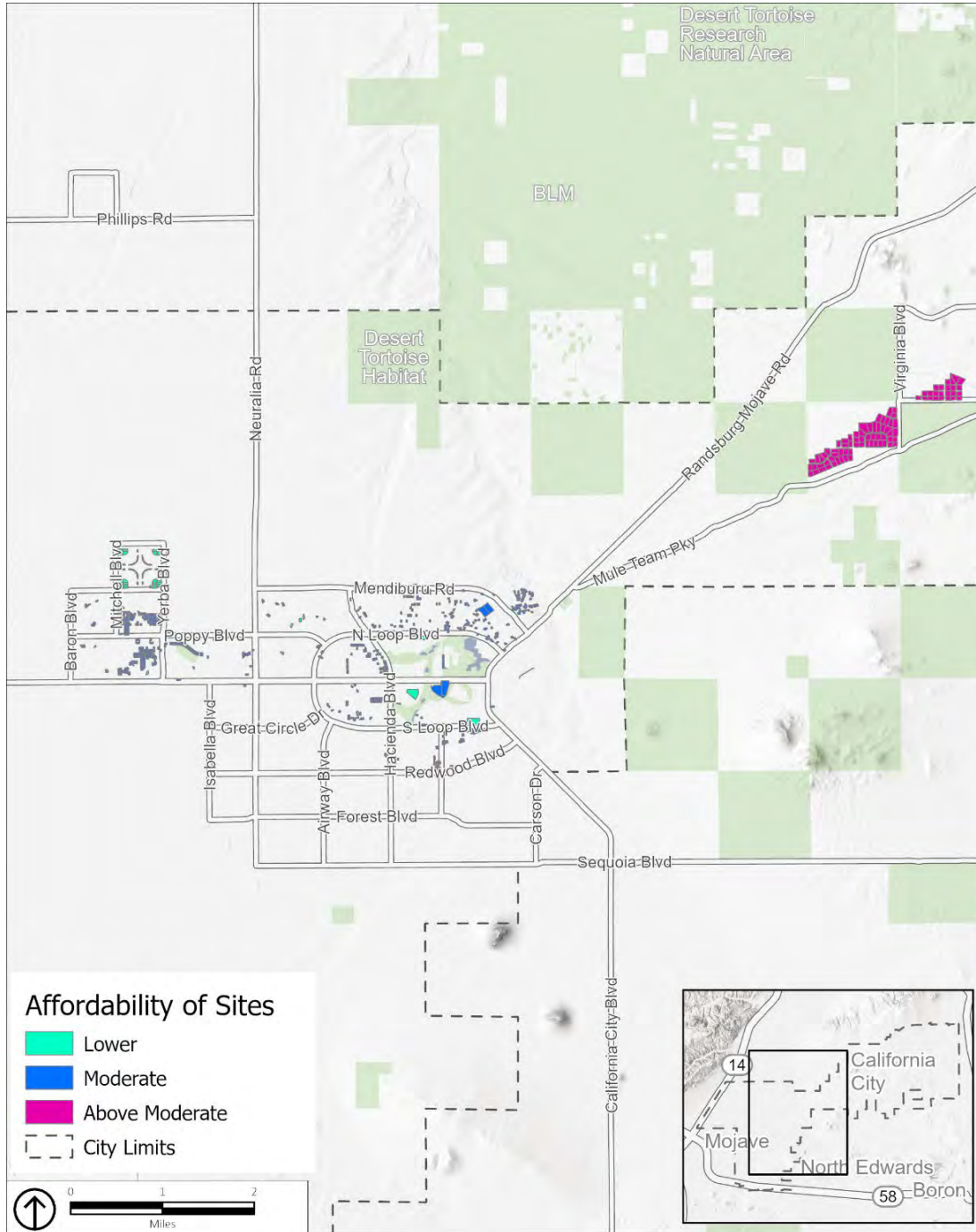
Income Category	RHNA	Units Constructed or Approved	Vacant Residential Site Capacity	Total Capacity	Unit Surplus
Very Low	39	0	215	215	151
Low	25				
Moderate	100	0	1,304	1,304	1,204
Above Moderate	263	129	151	280	17
Total	427	129	522	1,799	1,372

Source: California City 2025.

HOUSING ELEMENT UPDATE PROJECT CEQA EXEMPTION MEMORANDUM CITY OF CALIFORNIA CITY

2. PROJECT DESCRIPTION

Figure 2-1 California City's Sites Inventory



Source: California City 2025.

2. PROJECT DESCRIPTION

2.2.3 Proposed Housing Element Programs

The proposed project includes programs to encourage housing production and outline steps for future housing implementation. Programs were modified to comply with State law, combined to consolidate programs with similar intent to aid in implementation, or eliminated where the City has completed the identified task. These programs are either informational or would not result in physical changes to the environment, except for the programs listed below. Since CEQA requires the City to evaluate the environmental impacts of direct and reasonably foreseeable indirect physical changes, these specific programs are analyzed in Section 3.2, *Analysis in Support of Findings*.

The proposed Housing Element includes the following programs, which require the City to revise the zoning code, and their proposed changes.

Program 2.2 Land Use Controls

The City will modify the following standards to ensure there are no constraints to residential development.

Parking: The City will review and modify parking standards to remove the two off street parking requirements and set up a sliding scale by unit size, (i.e. studio 1 space, 1 bedroom 1.5 spaces, etc.). In addition, the City will consider modifications to the Zoning Code to better encourage infill development, consider parking reductions, eliminating parking minimums, and explore instituting parking maximums.

Height Limits: The City will modify current height limits and will allow for up to three stories in the RM-1 and RM-2 zoning districts.

RM-2 Development Standards: The City will review and revise development standards (e.g. setbacks, heights, and lot coverage) in the RM-1 and RM-2 to ensure maximum density can be achieved.

Program 2.3 Zoning Amendments

The City will amend the Zoning Code as follows:

Density Bonus: The City will codify compliance with State Density Bonus Law.

Preliminary Applications (SB 330): The city will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330.

2. PROJECT DESCRIPTION

Streamlined Approval (SB 35): The city will also establish a written policy and/or procedure and other guidance, as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Program 2.4 Zoning for a Variety of Housing Types

The City will amend the Zoning Code to address the following development standards and barriers to special-needs housing opportunities:

- **Family Definition.** Amend the definition of family in the Zoning Ordinance in compliance with State Law.
- **Group Homes/Residential Care Facilities.** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.
- **Farmworker Housing.** Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds.
- **Emergency Shelters.** Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Adopt parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4). Furthermore, the City will amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- **Single Room Occupancy Units.** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and establish specific development standards that encourage and facilitate the development these units.
- **Transitional and Supportive Housing.** Amend the Municipal Code to permit both transitional and supportive housing subject only to the same restrictions applied to other residential uses in the same zone treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Low Barrier Navigation Centers.** Permit low barrier navigation centers – defined as low barrier, temporary, service-enhanced shelters to help homeless individuals and families quickly obtain permanent housing – by-right in zones where mixed-uses are allowed or in

2. PROJECT DESCRIPTION

nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).

- **Mobile Homes/Manufactured Housing.** Allow and permit mobile homes/manufactured housing on permanent foundations in the same manner and in the same zone as conventional single-family residential dwellings. Accessory Dwelling Units. Update the Municipal Code to align with recent changes to State ADU Law.

These programs propose amendments to Title 9 of the City's zoning code, adding new articles on employee housing for farmworkers, large licensed residential care facilities, density bonus, single room occupancy units, accessory dwelling units, and transitional and supportive housing. In addition, existing articles in the code will be updated to include new definitions, permitted uses, and revisions to density bonus and parking requirements to ensure alignment with State law. These proposed changes are intended to reflect existing State law, and no impact is anticipated because the changes to the zoning code will be fully compliant with State law and can be implemented without requiring a zone district change to any parcel.

2. PROJECT DESCRIPTION

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3. FINDINGS CONCERNING CEQA EXEMPTION

3.1 CEQA GUIDELINES SECTION 15061(B)(3): COMMON SENSE EXEMPTION

The proposed project is exempt as a “common sense” exemption under CEQA Guidelines Section 15061(b)(3) because the project involves policies, programs, and actions to meet the County’s RHNA allocation that would not have the potential to cause a significant physical effect on the environment.

3.2 ANALYSIS IN SUPPORT OF FINDINGS

As mentioned in Section 2.2.1, *Project Background*, the proposed project includes programs that require the City to revise the zoning code to address development standards and barriers to support a variety of housing types. The proposed amendments to the zoning code would not result in significant environmental impacts because these development standards and facilities are required to comply with the City’s General Plan and its zoning and land use designations.

The proposed project’s programs (Programs 2.2, Land Use Controls; 2.3, Zoning Amendments; and 2.4, Zoning for a Variety of Housing Types) require updates to the zoning code to facilitate a range of housing types, particularly for special needs populations. These amendments will not result in significant environmental effects because all development must remain consistent with the General Plan and existing land use designations. Table 3-1, *Proposed 2023–2031 Housing Element and CEQA Determination*, provides a summary of each major program and its CEQA applicability, demonstrating that these efforts are intended to bring the City into compliance with State housing law without causing substantial environmental impacts. Additionally, any future zoning or land use changes for individual parcels or as part of a development project would be subject to separate CEQA review at the time they are proposed. Moreover, future by-right residential projects would still be required to comply with applicable federal, State, and local regulations, including those protecting biological resources (e.g., the Migratory Bird Treaty Act), wetlands, and air quality. The proposed project’s programs do not directly authorize or result in physical construction, nor do they alter existing land use designations or zoning districts, or facilitate expansion into previously undeveloped areas. Instead, they refine existing zoning standards, support infill development, and allow for a greater diversity of housing types in areas already designated for residential use. As such, these actions are limited to zoning code

3. FINDINGS CONCERNING CEQA EXEMPTION

updates and administrative procedures, and it can be stated with certainty that there is no possibility of a significant environmental impact.

In conclusion, because these programs are regulatory, aligned with existing planning documents, and subject to ongoing environmental oversight, they would not result in a significant effect on the environment. Therefore, the proposed programs are appropriately exempt from further CEQA review under the commonsense exemption (CEQA Guidelines Section 15061(b)(3)).

3. FINDINGS CONCERNING CEQA EXEMPTION

Table 3-1 Proposed 2023–2031 Housing Element and CEQA Determination

Program	California State Code Section	CEQA Determination
<p>Program 2.2 Land Use Controls The City will modify the following standards to ensure there are no constraints to residential development.</p> <p>Parking: The City will review and modify parking standards to remove the two off street parking requirements and set up a sliding scale by unit size, (i.e. studio 1 space, 1 bedroom 1.5 spaces, etc.). In addition, the City will consider modifications to the Zoning Code to better encourage infill development, consider parking reductions, eliminating parking minimums, and explore instituting parking maximums.</p> <p>Height Limits: The City will modify current height limits and will allow for up to three stories in the RM-1 and RM-2 zoning districts.</p> <p>RM-2 Development Standards: The City will review and revise development standards (e.g. setbacks, heights, and lot coverage) in the RM-1 and RM-2 to ensure maximum density can be achieved.</p>	Government Code Section 65863.2	No impact. Parking is not an environmental impact. Changing the height of buildings that are already permitted on the site through existing zoning does not increase the environmental impact.
<p>Program 2.3 Zoning Amendments The City will amend the Zoning Code as follows:</p> <p>Density Bonus: The City will codify compliance with State Density Bonus Law.</p> <p>Preliminary Applications (SB 330): The city will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD pursuant to SB 330.</p> <p>Streamlined Approval (SB 35): The city will also establish a written policy and/or procedure and other guidance, as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code section 65913.4. The applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.</p>	Government Code Sections 65915–65918	No impact as this policy complies with the mandate established in existing State law and deals only with processing of applications.

HOUSING ELEMENT UPDATE PROJECT CEQA EXEMPTION MEMORANDUM
CITY OF CALIFORNIA CITY

3. FINDINGS CONCERNING CEQA EXEMPTION

Program	California State Code Section	CEQA Determination
<p>Program 2.4 Zoning for a Variety of Housing Types</p> <p>The City will amend the Zoning Code to address the following development standards and barriers to special-needs housing opportunities:</p> <ul style="list-style-type: none"> ▪ Family Definition. Amend the definition of family in the Zoning Ordinance in compliance with State Law. ▪ Group Homes/Residential Care Facilities. Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and residential care facilities regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family. ▪ Farmworker Housing. Consistent with Health and Safety Code Sections 17021.5 and 17021.6, amend the Zoning Code to clarify that farmworker housing is permitted by right, without a conditional use permit, in single-family zones for six or fewer persons and in zones allowing agricultural uses with no more than 12 units or 36 beds. ▪ Emergency Shelters. Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Adopt parking standards for emergency shelters that do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4). Furthermore, the City will amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. ▪ Single Room Occupancy Units. Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and establish specific development standards that encourage and facilitate the development these units. 	<ul style="list-style-type: none"> ▪ Fair Housing Employee Act ▪ Health and Safety Code Section 1568.0831 ▪ Health and Safety Code Sections 17021.5 and 17021.6 ▪ Health and Safety Code Sections 17021.5 and 17021.6 ▪ Government Code Sections 65583(a)(4) and 65662 ▪ Government Code Section 65583(c)(1) ▪ Government Code Sections 65583(c)(3) and 65583(a)(5) ▪ Government Code Section 65662 ▪ Government Code Section 65852.3 ▪ Government Code, Division 1, Chapter 13, Accessory Dwelling Units 	<p>No impact as these are definitions already established by state law and reflected in the zoning code. While the change in the city's zoning code is not necessary to apply or implement state law, the changes to the zoning ordinance are being required by HCD as part of the housing element process.</p>

3. FINDINGS CONCERNING CEQA EXEMPTION

Program	California State Code Section	CEQA Determination
<ul style="list-style-type: none"> ▪ Transitional and Supportive Housing. Amend the Municipal Code to permit both transitional and supportive housing subject only to the same restrictions applied to other residential uses in the same zone treated no differently than residential dwellings of the same type in the same zone. Additionally, the City will allow supportive housing as a permitted use without discretionary review in zones where multifamily and mixed-use developments are permitted, including non-residential zones permitting multifamily uses (Government Code Section 65583(c)(3)). ▪ Low Barrier Navigation Centers. Permit low barrier navigation centers—defined as low barrier, temporary, service-enhanced shelters to help homeless individuals and families quickly obtain permanent housing—by-right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101). ▪ Mobile Homes/Manufactured Housing. Allow and permit mobile homes/manufactured housing on permanent foundations in the same manner and in the same zone as conventional single-family residential dwellings. ▪ Accessory Dwelling Units. Update the Municipal Code to align with recent changes to State ADU Law. 		

3. FINDINGS CONCERNING CEQA EXEMPTION**3.3 CONCLUSION**

As analyzed in Section 3.2, *Analysis in Support of Findings*, the proposed project meets the criteria for the commonsense exemption. Accordingly, this document finds that a Notice of Exemption is appropriate for the proposed project pursuant to CEQA Guidelines Section 15061(b)(3)).

3. FINDINGS CONCERNING CEQA EXEMPTION

3.4 REFERENCES

California City, City of. 2023- 2031 Housing Element. https://www.californiacity-ca.gov/CC/images/CACITY_2023-2031_Housing_Element_PUBLIC_REVIEW_DRAFT_102924.pdf.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 17, 2025

Joe Barragan, Director
Public Works Department
City of California City
21000 Hacienda Boulevard
California City, CA 93503

Dear Joe Barragan:

RE: California City's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting California City's (City) revised draft housing element update that was received for review on September 3, 2025, along with revisions received on October 16, 2025. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, including revisions, meets the statutory requirements described in HCD's July 9, 2025 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to expeditiously adopt and submit the housing element to HCD to regain substantial compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Joe Barragan, Director

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For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the continued hard work and collaboration of the housing element update team and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Alex Goelzer, of our staff, at alex.goelzer@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager



COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and City Council

**FROM: Sean Grayson, Interim City Manager
Kenny Cooper, Finance Manager**

SUBJECT: Approve City Check Register dated 01/23/2026-02/05/2026

BACKGROUND/ DISCUSSION:

The following checks have been prepared by the Finance Department. The items are provided to the Mayor and City Council for review and approval.

RECOMMENDATION:

Staff recommends the City Council discuss and approve the attached check register.

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/04/2026	115856	Lopez, Marco	Uniform Allowance 12/25	12/01/2025	UNIFORM 1201	600.00-	600.00-	104212140	Uniforms/Safety Eq
Total 115856:									
02/04/2026	115993	AT&T Mobility	12/01-12/30/25	12/31/2025	287281248059	914.80	914.80	104155286	Communications Ma
02/04/2026	115993	AT&T Mobility	12/03/25-01/02/26	01/02/2026	287306780425	975.62	975.62	104217284	Telephone - Land
Total 115993:									
02/04/2026	115994	Frontier	01/19-02/18/26	01/19/2026	081503-5 0119	3,648.19	3,648.19	535310284	Telephone - Land
Total 115994:									
02/04/2026	115995	Primo Brands	10/25-11/04/25	11/06/2025	05K871007886	191.10	191.10	104217241	Office Supplies
02/04/2026	115995	Primo Brands	11/5-12/04/25	12/06/2025	05L871007886	133.63	133.63	104217241	Office Supplies
02/04/2026	115995	Primo Brands	12/11/25-01/10/26	01/13/2026	06A871011425	167.72	167.72	104155241	Office Supplies
Total 115995:									
02/04/2026	115996	SoCalGas	12/12/25-01/13/26	01/15/2026	17373816911-0	4,269.89	4,269.89	535310282	Gas
Total 115996:									
02/04/2026	115997	Southern California Edis	12/09-01/08/26	01/14/2026	011426	.00	.00	717111281	Electricity
Total 115997:									
02/04/2026	115998	US Bank Equipment Fina	1/13-02/13/26	01/20/2026	573490299	713.13	713.13	515115242	Office Equip Lease E
Total 115998:									
02/04/2026	115999	Verizon Wireless	12/27-01/26/26	01/26/2026	6134564989	2,850.53	2,850.53	545410284	Telephone - Land
02/04/2026	115999	Verizon Wireless	12/27-01/26/26	01/26/2026	6134564990	53.13	53.13	105117286	Communications Ma
02/04/2026	115999	Verizon Wireless	12/27-01/26/26	01/26/2026	6134564992	810.22	810.22	104222286	Communications Ma
02/04/2026	115999	Verizon Wireless	12/27-01/26/26	01/26/2026	61345664991	315.20	315.20	515115284	Telephone - Land
Total 115999:									
02/05/2026	116000	Southern California Edis	12/09-01/08/26	01/14/2026	011426	41,263.31	41,263.31	717111281	Electricity
02/05/2026	116000	Southern California Edis	12/0-01/08/26	01/14/2026	011426A	1,249.97	1,249.97	104561281	Electricity
Total 116000:									

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Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/05/2026	116001	661 Communications	ohv special department supplies	01/28/2026	2061	694.19	694.19	294219450	Special Depart Supp
Total 116001:							694.19		
02/05/2026	116002	Amador Meza	Disposal of hazardous material	01/19/2026	26-3004	1,600.00	1,600.00	274413450	Special Depart Supp
Total 116002:							1,600.00		
02/05/2026	116003	Amber Chemical, Inc.	Hypochlorite Solution	01/22/2026	0387389-IN	870.87	870.87	515115480	Chemicals/EMS Med
Total 116003:							870.87		
02/05/2026	116004	BHT Engineering, Inc	Job #23400	11/17/2023	23-433	760.00	760.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #24400	11/25/2024	24-438	997.50	997.50	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #22400	12/06/2024	24-479	7,095.00	7,095.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #23412	03/31/2025	25-048	11,059.00	11,059.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #23412	04/30/2025	25-053	2,235.00	2,235.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #25400	04/30/2025	25-054	1,125.00	1,125.00	104561315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #23412	05/31/2025	25-078	685.00	685.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #23412	06/30/2025	25-100	1,925.00	1,925.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #25400	07/11/2025	25-104	1,565.00	1,565.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #24500	07/16/2025	25-105	4,665.00	4,665.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #23412	07/31/2025	25-116	1,305.00	1,305.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #23412	08/31/2025	25-131	1,305.00	1,305.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #23412	10/31/2025	25-147	4,195.00	4,195.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #24408 grant funded rv statio	03/31/2025	CC25-047	995.00	995.00	164251630	Contracts
02/05/2026	116004	BHT Engineering, Inc	Job #19410	06/30/2025	CC25-088	1,431.50	1,431.50	947000757	#19410 CMAQ Redw
02/05/2026	116004	BHT Engineering, Inc	Job #24409	06/30/2025	CC25-089	2,120.00	2,120.00	515115315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #24411	06/30/2025	CC25-090	17,537.00	17,537.00	947000758	#24411 CMAQ CCB -
02/05/2026	116004	BHT Engineering, Inc	Job #24415	06/30/2025	CC25-091	3,320.00	3,320.00	104561750	ARPA Project
02/05/2026	116004	BHT Engineering, Inc	Job #25400	06/30/2025	CC25-092	1,480.00	1,480.00	515115315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25403	06/30/2025	CC25-093	840.00	840.00	606000752	Community Benefit
02/05/2026	116004	BHT Engineering, Inc	Job #25408	06/30/2025	CC25-094	4,330.00	4,330.00	515115315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25409	06/30/2025	CC25-095	1,615.00	1,615.00	274411315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25411	06/30/2025	CC25-096	5,595.00	5,595.00	274411315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25412	06/30/2025	CC25-097	5,925.00	5,925.00	274411315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25413	06/30/2025	CC25-098	530.00	530.00	947000761	#25413 Kenniston S
02/05/2026	116004	BHT Engineering, Inc	Job #25414	06/30/2025	CC25-099	530.00	530.00	515115315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25400	08/29/2025	CC25-120	1,665.00	1,665.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25400	09/02/2025	CC25-122	965.00	965.00	104168315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Job #25400	09/30/2025	CC25-144	3,320.00	3,320.00	104170315	Engineering
02/05/2026	116004	BHT Engineering, Inc	Planning services 12/1/2025-12/	12/31/2025	CC25-182	5,817.50	5,817.50	104170315	Engineering

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
Total 116004:									
02/05/2026	116005	Boone, Christian	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	274413451	Armory/Safety Equi
Total 116005:							200.00		
02/05/2026	116006	Borden, Chris	Quarter 10: 07/01/25-09/30/25	09/30/2025	Q10 093025	2,500.00	2,500.00	394224310	Professional Service
Total 116006:							2,500.00		
02/05/2026	116007	Brown, Harvey	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	274413451	Armory/Safety Equi
Total 116007:							200.00		
02/05/2026	116008	BSK Associates	Well Lab Samples	01/19/2026	Bj00136	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/16/2026	Bj00238	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/19/2026	Bj00247	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/19/2026	Bj00269	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/20/2026	Bj00291	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/26/2026	Bj00377	114.00	114.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	01/28/2026	Bj00459	88.00	88.00	515115314	Lab Sampling
02/05/2026	116008	BSK Associates	Well Lab Samples	02/02/2026	Bj00500	166.00	166.00	515115314	Lab Sampling
Total 116008:							938.00		
02/05/2026	116009	Ace City Hardware	building operation supplies	02/03/2026	020326 10022	219.10	219.10	164257450	Special Depart Supp
02/05/2026	116009	Ace City Hardware	Garden Valve	01/27/2026	16991	16.08	16.08	104561270	Bldg Operation/Mai
02/05/2026	116009	Ace City Hardware	supplies	12/31/2025	30001 1231202	492.59	492.59	515115270	Bldg Operation/Mai
02/05/2026	116009	Ace City Hardware	SUPPLIES	12/31/2025	30002 1231202	509.85	509.85	104155270	Bldg Operation/Mai
02/05/2026	116009	Ace City Hardware	supplies	12/31/2025	30004 1231202	27.33	27.33	104441270	Bldg Operation/Mai
02/05/2026	116009	Ace City Hardware	past due balance and curent balan	07/15/2025	REF #15839	710.72	710.72	104561270	Bldg Operation/Mai
Total 116009:							1,975.67		
02/05/2026	116010	Capitol Advocacy Partne	Services january 2026	02/02/2026	2026CAP039	4,308.08	4,308.08	104155310	Professional Service
Total 116010:							4,308.08		
02/05/2026	116011	Carter, Tiffany	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	104168451	Armory/Safety Equi
Total 116011:							200.00		

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02/05/2026	116012	Cato, Marion	Boot 2 25-26	01/22/2026	BOOT 2 25-26	200.00	200.00	274411451	Armory/Safety Equi
Total 116012:							200.00		
02/05/2026	116013	ComCate	renewal of agreement 04/20/26-0	02/01/2026	9308	5,477.79	5,477.79	104216310	Professional Service
Total 116013:							5,477.79		
02/05/2026	116014	Cooper, Kenny	ROPS travel reimbursement	01/22/2026	12226	113.83	113.83	104141230	Travel/Lodging/Reg
Total 116014:							113.83		
02/05/2026	116015	Copware, Inc	04/01/21-03/31/27	02/01/2026	87425	705.00	705.00	104212210	Subscr/Books/Dues
Total 116015:							705.00		
02/05/2026	116016	Core & Main LP	3/4" Meters adn 1"	01/09/2026	Y358777	10,112.99	10,112.99	515115481	Meters
Total 116016:							10,112.99		
02/05/2026	116017	Dennis Automotive	3019 & 3021- oil chnage/rotate tir	01/16/2026	24555	156.37	156.37	104212254	Veh Operation/Main
02/05/2026	116017	Dennis Automotive	3015- oil change / rotate tires	01/16/2026	24558	156.37	156.37	104212254	Veh Operation/Main
02/05/2026	116017	Dennis Automotive	3018-oil chnage/rotate tires/cabi	02/02/2026	24591	266.58	266.58	104212254	Veh Operation/Main
Total 116017:							579.32		
02/05/2026	116018	Department of Transpor	Signals & Lighting October 2025-	01/20/2026	SL260519	251.58	251.58	274411630	Contracts
Total 116018:							251.58		
02/05/2026	116019	Doravari, Anupama	planning services 10/21/25-11/1	12/01/2025	2025-11	6,000.00	6,000.00	104170310	Professional Service
02/05/2026	116019	Doravari, Anupama	planning services 10/21/25-11/1	12/01/2025	2025-12	6,000.00	6,000.00	104170310	Professional Service
Total 116019:							12,000.00		
02/05/2026	116020	Duque, Adrian	Per Diem & Mileage 2/1/26-2/6/2	01/22/2026	TRAVELA	617.55	617.55	104212230	Travel/Lodging/Reg
Total 116020:							617.55		
02/05/2026	116021	Employee Benefits Law	Dec'25	12/26/2025	65330	1,215.00	1,215.00	104155311	Legal Services
02/05/2026	116021	Employee Benefits Law	jan' 26	01/25/2026	65493	891.00	891.00	104155311	Legal Services

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Total 116021:									
02/05/2026	116022	Entenmann-Rovin Comp	#356- repair/change badge	07/09/2025	0189271-IN	86.83	2,106.00	104212451	Armory/Safety Equi
Total 116022:									
02/05/2026	116023	Expert Automotive	fire admin vehicle- water pump re	02/03/2026	61092	1,867.63	1,867.63	104222254	Veh Operation/Main
02/05/2026	116023	Expert Automotive	heater unit 267	01/28/2026	61126	120.00	120.00	515115254	Veh Operation/Main
Total 116023:									
02/05/2026	116024	FedEx	Shipping -Post Divider delivery /L	11/28/2025	9-083-96503	28.64	28.64	104212245	Postage and Shippin
02/05/2026	116024	FedEx	WWTP Sample Mailing	01/09/2026	9-133-70435	72.81	72.81	525213245	Postage and Shippin
02/05/2026	116024	FedEx	WWTP Sample Mailing	01/16/2026	9-142-25048	144.58	144.58	525213245	Postage and Shippin
02/05/2026	116024	FedEx	Shipping -Post Divider delivery /L	01/30/2026	9-712-67288	7.50	7.50	104212245	Postage and Shippin
Total 116024:									
02/05/2026	116025	Fence Masters	Gate Repair	12/11/2025	122225	3,640.00	3,640.00	104561270	Bldg Operation/Mai
Total 116025:									
02/05/2026	116026	Ferguson Waterworks	Inventory	10/23/2025	0063787	5,969.99	5,969.99	515115269	Inventory
02/05/2026	116026	Ferguson Waterworks	Inventory	12/15/2025	0066926	7,987.77	7,987.77	515115269	Inventory
02/05/2026	116026	Ferguson Waterworks	Inventory	12/22/2025	0067494	458.98	458.98	515115269	Inventory
Total 116026:									
02/05/2026	116027	G2Solutions, Inc	DOJ Transactions 1/26	02/01/2026	DOJINV-002648	10.50	10.50	104212310	Professional Service
Total 116027:									
02/05/2026	116028	Galan, Pete	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116028:									
02/05/2026	116029	Ibarra, Patricia	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	525213451	Armory/Safety Equi
Total 116029:									
02/05/2026	116030	Kern Auto Parts Inc	OHV Dept Supplies Parts Unit#80	01/31/2026	020226 4110	120.07	120.07	294219254	Veh Operation/Main

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Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
Total 116030:							120.07		
02/05/2026	116031	Kern County Fire Dept	Agreement #603-2025	01/20/2026	26-000236	188,165.76	188,165.76	104222150	Vacation/Sick Buy B
Total 116031:							188,165.76		
02/05/2026	116032	LC Action Police Supply,	Federal AE9AP 9MM Ammo	06/30/2025	56458	247.27	247.27	104212451	Armory/Safety Equi
Total 116032:							247.27		
02/05/2026	116033	League Of Calif Cities	membership dues 2026	01/01/2026	INV-45222-S1T	7,153.00	7,153.00	104155210	Subscr/Books/Dues
Total 116033:							7,153.00		
02/05/2026	116034	Liebert Cassidy Whitmor	Oct-Dec'25	12/31/2025	309923-312340	29,825.51	29,825.51	104155311	Legal Services
Total 116034:							29,825.51		
02/05/2026	116035	Lopez, Marco	Uniform Allowance 12/25	12/01/2025	UNIFORM 1201	600.00	600.00	104212140	Uniforms/Safety Eq
Total 116035:							600.00		
02/05/2026	116036	Maxwell, Andrew	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116036:							200.00		
02/05/2026	116037	Mission Uniform Service	PD Linen Service	01/15/2026	525330476	116.91	116.91	104212270	Bldg Operation/Mai
02/05/2026	116037	Mission Uniform Service	PD Linen Service	01/29/2026	525411903	116.91	116.91	104212270	Bldg Operation/Mai
Total 116037:							233.82		
02/05/2026	116038	Mojave Public Utility Dis	Wonder Acres meter charge	01/31/2026	006090-000131	2,922.21	2,922.21	515115604	Purchase Water
Total 116038:							2,922.21		
02/05/2026	116039	Navillus Enterprises LLC	Fuel 1/1/26-1/15/26	01/15/2026	1088973	503.69	503.69	294219255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel -water	01/15/2026	1088974	2,176.84	2,176.84	515115255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel- sewer	01/15/2026	1088975	331.12	331.12	525213255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel- garage	01/15/2026	1088991	139.70	139.70	104441255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel streets	01/15/2026	1088992	975.07	975.07	274411255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel-dial a ride	01/15/2026	1088997	402.80	402.80	545410255	RSI Fuel
02/05/2026	116039	Navillus Enterprises LLC	PW Fuel- cuc	01/15/2026	1088998	239.42	239.42	274413255	RSI Fuel

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Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/05/2026	116039	Navillus Enterprises LLC	Fuel services	01/15/2026	1089005	158.96	158.96	104131255	RSI Fuel
Total 116039:							4,927.60		
02/05/2026	116040	ODP Business Solutions	Office / Building Supplies- discount	01/06/2026	451820409001	239.54	239.54	104212241	Office Supplies
02/05/2026	116040	ODP Business Solutions	Office / Building Supplies- discount	01/06/2026	451830639001	18.40	18.40	104212241	Office Supplies
Total 116040:							257.94		
02/05/2026	116041	O'Reilly Auto Parts	unit 154	01/30/2026	104441254	165.84	165.84	104441254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	galantifrez - return	01/15/2026	6127-297111	311.57-	311.57-	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	galantifrez	01/15/2026	6127-297112	311.57	311.57	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	oil	01/16/2026	6127-297220	300.87	300.87	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	unit 241	01/19/2026	6127-297668	20.46	20.46	525213254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	Air filter	01/27/2026	6127-298786	84.13	84.13	104441254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	unit 126 Parks and rec	01/27/2026	6127-298825	170.87	170.87	104561254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	oil filter	01/28/2026	6127-298942	32.46	32.46	104441254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	motor oil	01/29/2026	6127-299105	194.83	194.83	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	unit 900	01/29/2026	6127-299112	193.39	193.39	274413254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	connector plt unit 227	01/29/2026	6127-299179	33.77	33.77	515115254	Veh Operation/Main
02/05/2026	116041	O'Reilly Auto Parts	motor oil	01/29/2026	6127-299203	671.09	671.09	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	motor oil return	01/29/2026	6127-299204	194.83-	194.83-	104441450	Special Depart Supp
02/05/2026	116041	O'Reilly Auto Parts	Fuel inj	01/30/2026	6127-299390	175.96	175.96	104441254	Veh Operation/Main
Total 116041:							1,848.84		
02/05/2026	116042	Robertson's	Concrete and Materials	01/08/2026	779052	156.96	156.96	515115450	Special Depart Supp
Total 116042:							156.96		
02/05/2026	116043	Robinson, Aaron	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	104441451	Armory/Safety Equi
Total 116043:							200.00		
02/05/2026	116044	Rodriguez, Marcos	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116044:							200.00		
02/05/2026	116045	Rodriguez, Simon	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116045:							200.00		
02/05/2026	116046	S.C. Friends Tire Inc.	Unit 900	12/10/2025	50421	289.30	289.30	274413254	Veh Operation/Main

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02/05/2026	116046	S.C. Friends Tire Inc.	Unit 250	01/26/2026	50625	412.36	412.36	515115254	Veh Operation/Main
Total 116046:							701.66		
02/05/2026	116047	Sequoia Equipment Com	Loader	01/29/2026	BAK-24128	2,823.21	2,823.21	274413256	Equipment Operatio
Total 116047:							2,823.21		
02/05/2026	116048	Simmons, Onjie	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	545410451	Armory/Safety Equi
Total 116048:							200.00		
02/05/2026	116049	Solorio, Alejandro	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116049:							200.00		
02/05/2026	116050	Solorio, Ivan	Boot Allowance	01/22/2026	BOOT2 25-26	200.00	200.00	274413451	Armory/Safety Equi
Total 116050:							200.00		
02/05/2026	116051	Terry, Chris	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116051:							200.00		
02/05/2026	116052	Thomas, Vicky	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	545410451	Armory/Safety Equi
Total 116052:							200.00		
02/05/2026	116053	Toledo, David	Drivers Physical DOT- Reimburse	12/15/2025	12152025	125.00	125.00	515115131	Employment Fees
02/05/2026	116053	Toledo, David	Boot Allowance	01/22/2026	BOOT 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116053:							325.00		
02/05/2026	116054	TurboData Systems	Citation Processing Services	10/31/2025	47043	784.84	784.84	104216310	Professional Service
02/05/2026	116054	TurboData Systems	Citation Processing Services	11/30/2025	47289	303.14	303.14	104216310	Professional Service
Total 116054:							1,087.98		
02/05/2026	116055	United Rentals	loader rental	01/07/2026	254827878-004	2,890.52	2,890.52	515115256	Equipment Operatio
Total 116055:							2,890.52		
02/05/2026	116056	USA Bluebook	Inverted Paint	01/13/2026	INV00933407	484.41	484.41	515115450	Special Depart Supp

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
Total 116056:							484.41		
02/05/2026	116057	Van Dang, Art	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	515115451	Armory/Safety Equi
Total 116057:							200.00		
02/05/2026	116058	Van Dang, Jason	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	274413451	Armory/Safety Equi
Total 116058:							200.00		
02/05/2026	116059	Vasquez, Richard	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	525213451	Armory/Safety Equi
Total 116059:							200.00		
02/05/2026	116060	Vestis	PANTS PER MOU 12/23/2025-01/	12/23/2025	2601780901	464.07	464.07	294219451	Armory/Safety Equi
02/05/2026	116060	Vestis	PANTS PER MOU 12/23/2025-01/	01/13/2026	2601785893	104.50	104.50	294219451	Armory/Safety Equi
02/05/2026	116060	Vestis	PANTS PER MOU 12/23/2025-01/	01/20/2026	2601787698	74.34	74.34	294219451	Armory/Safety Equi
02/05/2026	116060	Vestis	PANTS PER MOU 12.23.25-01.20.2	01/30/2026	2601790882	78.60	78.60	294219451	Armory/Safety Equi
Total 116060:							721.51		
02/05/2026	116061	WestRock LLC	Job # 23401	01/20/2026	1291R	44,428.02	44,428.02	947000754	#23401 RSTP Hac -
Total 116061:							44,428.02		
02/05/2026	116062	Price Paige & Company C	Audit Prep FYE 6/30/25 & advisor	12/31/2025	37607	52,759.00	52,759.00	104141310	Professional Service
02/05/2026	116062	Price Paige & Company C	Audit Prep FYE 6/30/25 & advisor	01/31/2026	37683	28,167.00	28,167.00	104141310	Professional Service
Total 116062:							80,926.00		
02/04/2026	202500314	GES MegaSeven LLC	01/01-1/31/26	02/03/2026	CA-01-001A-20	24,006.08	24,006.08	717111281	Electricity
Total 202500314:							24,006.08		
02/05/2026	202500315	Amazon Capital Services	CLEANING SUPPLIES	01/12/2026	111-1251147-9	31.97	31.97	105117270	Bldg Operation/Mai
02/05/2026	202500315	Amazon Capital Services	Safety harness & lock out kit	01/14/2026	13CJ-VWVF-YW3	225.29	225.29	515115451	Armory/Safety Equi
02/05/2026	202500315	Amazon Capital Services	Lysol spray	01/28/2025	13M3-9H4R-1H	58.89	58.89	545410270	Bldg Operation/Mai
02/05/2026	202500315	Amazon Capital Services	extra deep impact socket	01/16/2026	19VF-TN9T-3TJ	20.56	20.56	104441257	Hand Tools
02/05/2026	202500315	Amazon Capital Services	driver socket	01/16/2026	1C4W-Y1DV-CQ	82.26	82.26	104441257	Hand Tools
02/05/2026	202500315	Amazon Capital Services	Clipboard	01/22/2026	1DHC-HN9G-4	26.73	26.73	274413241	Office Supplies
02/05/2026	202500315	Amazon Capital Services	gloves	01/14/2026	1GRJ-VCMD4-WJD	29.58	29.58	274413451	Armory/Safety Equi
02/05/2026	202500315	Amazon Capital Services	paperclips	01/12/2026	1JJP-JFLV-LKFJ	86.76	86.76	105117241	Office Supplies

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02/05/2026	202500315	Amazon Capital Services	heater	01/18/2026	1PK-41QQ-TTY	93.30	93.30	104441270	Bldg Operation/Mai
02/05/2026	202500315	Amazon Capital Services	CLEANING SUPPLIES	01/25/2026	1MKW-17N6-FH	177.54	177.54	545410241	Office Supplies
02/05/2026	202500315	Amazon Capital Services	CLEANING SUPPLIES	01/20/2026	1PW9-QVDL-V9	31.97	31.97	515115270	Bldg Operation/Mai
02/05/2026	202500315	Amazon Capital Services	leaf blower	01/20/2026	1Q11-14M7-M	205.95	205.95	274413257	Hand Tools
02/05/2026	202500315	Amazon Capital Services	blower	01/21/2026	1VPT0XXL3-KW	167.61	167.61	274413257	Hand Tools
02/05/2026	202500315	Amazon Capital Services	Trash bags	01/21/2026	1VPT-XXL3-MD3	494.70	494.70	105117270	Bldg Operation/Mai
02/05/2026	202500315	Amazon Capital Services	Out of service signs	01/20/2026	1XCL-W1WT-KD	218.60	218.60	104441450	Special Depart Supp
02/05/2026	202500315	Amazon Capital Services	fire extinguishers	01/26/2026	1YL7-K4VQ-RC3	448.50	448.50	515115451	Armory/Safety Equi
Total 202500315:						2,400.21			
02/05/2026	202500316	AWP Safety	Street Signs	01/23/2026	12021282	351.40	351.40	274411411	Street Signs
Total 202500316:						351.40			
02/05/2026	202500317	AWP Safety	Anchor signs	02/02/2026	12021301	460.23	460.23	515115450	Special Depart Supp
02/05/2026	202500317	AWP Safety	Anchor signs	02/02/2026	12021302	1,167.18	1,167.18	515115450	Special Depart Supp
02/05/2026	202500317	AWP Safety	Anchor signs	02/02/2026	12021303	735.13	735.13	515115450	Special Depart Supp
Total 202500317:						2,362.54			
02/05/2026	202500318	Barragan, Jose	Reimbursement	01/20/2026	012026 160413	15.00	15.00	105117630	Other Contracts
02/05/2026	202500318	Barragan, Jose	Boot Allowance	01/22/2026	BOOT 2 25-26	200.00	200.00	105117451	Armory/Safety Equi
Total 202500318:						215.00			
02/05/2026	202500319	Capital Industrial Medic	1/22/26 medical supplies	01/22/2026	223764	168.07	168.07	104212480	Chemicals/EMS Med
02/05/2026	202500319	Capital Industrial Medic	1/22/26 medical supplies	01/22/2026	223765	32.43	32.43	104217480	Chemicals/EMS Med
Total 202500319:						200.50			
02/05/2026	202500320	CivicPlus LLC	subscription renewal / code hosti	01/01/2026	355151	2,514.75	2,514.75	104132221	Municipal Code Cod
Total 202500320:						2,514.75			
02/05/2026	202500321	Diamond Finish Mobile	1/24/26 13 units	01/24/2026	174	195.00	195.00	104212254	Veh Operation/Main
Total 202500321:						195.00			
02/05/2026	202500322	DiamondIT	february 2026 M365	02/01/2026	39346MS	3,456.00	3,456.00	535310630	Contracts
02/05/2026	202500322	DiamondIT	february 2026 IT services	02/01/2026	39347	24,203.06	24,203.06	515115630	Contracts

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Total 202500322:									
02/05/2026	202500323	Famcon Pipe & Supply In	Inventory	02/02/2026	S100170458.00	3,579.56	27,659.06	515115269	Inventory
02/05/2026	202500323	Famcon Pipe & Supply In	Inventory	01/15/2026	S100171508.00	414.38	3,579.56	515115269	Inventory
02/05/2026	202500323	Famcon Pipe & Supply In	Inventory	01/15/2026	S100171847.00	795.64	414.38	515115269	Inventory
02/05/2026	202500323	Famcon Pipe & Supply In	Inventory	01/21/2026	S100172372.00	1,311.99	795.64	515115269	Inventory
02/05/2026	202500323	Famcon Pipe & Supply In	Inventory	01/27/2026	S100172542.00	2,727.90	1,311.99	515115269	Inventory
Total 202500323:									
02/05/2026	202500324	Grainger, Inc	Janitorial Supplies	01/27/2026	9786301029	105.65	8,829.47	164257244	Janitorial Supplies
Total 202500324:									
02/05/2026	202500325	Middleton, Keith	city business travel January 2026	02/02/2026	MILEAGE JAN 2	34.80	105.65	104143230	Travel/Lodging/Reg
Total 202500325:									
02/05/2026	202500326	PlaceWorks Inc	Housing element 12/1/25-12/31/	12/31/2025	COC-01.0-17	3,113.75	34.80	104170310	Professional Service
Total 202500326:									
02/05/2026	202500327	PNC Equipment Finance,	03/01/26-03/31/26	01/30/2026	2449830	2,863.00	3,113.75	404566240	Equipment Rental
Total 202500327:									
02/05/2026	202500328	PSI Water Technologies I	pump hydraulic diaphraam	01/20/2026	INV0009342	20,723.74	2,863.00	515115256	Equipment Operatio
Total 202500328:									
02/05/2026	202500329	Racer Rob's Plumbing	Mens Locker Toilet	11/21/2025	7411	297.00	20,723.74	104212270	Bldg Operation/Mai
Total 202500329:									
02/05/2026	202500330	Reliable Air Condit. & He	Air Conditioning Replacement of a	01/12/2026	22338	441.00	297.00	104155270	Bldg Operation/Mai
Total 202500330:									
02/05/2026	202500331	Staples Advantage	Supplies	01/25/2026	7008505065	511.32	441.00	104155250	Other/Office Equip
Total 202500331:									

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02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/16/2026	60965	1,140.00	1,140.00	525213630	Contracts
02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/19/2026	61022	1,600.00	1,600.00	515115630	Contracts
02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/16/2026	61077	40.00	40.00	535310630	Contracts
02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/16/2026	61078	190.00	190.00	104212630	Contracts
02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/16/2026	61079	115.00	115.00	164257630	Contracts
02/05/2026	202500332	Thugs to Bugs Pest Contr	January 2026	01/16/2026	61080	70.00	70.00	164257630	Contracts

Total 202500332:


3,155.00

Grand Totals:

693,561.60

I HEREBY CERTIFY AS TO THE ACCURACY OF THE DEMANDS AND AVAILABILITY OF FUNDS:

Dated: 2/5/26

Finance Department 

Report Criteria:

Report type: Invoice detail

Vendor: Vendor Number = {<>} 1039

Bank Bank Number = 1

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/04/2026	9738	Spectrum	Service dates 01/07-2/06/26-01/	01/09/2026	010861001092	40.00	40.00	744632284	Telephone - Land
02/04/2026	9738	Spectrum	Service dates 01/07-2/06/26-01/	01/07/2026	010866901072	176.24	176.24	744632284	Telephone - Land
Total 9738:							216.24		
02/04/2026	9739	Primo Brands	service dates 12/05-01/04/26	01/06/2026	06A871022849	99.94	99.94	744632241	Office Supplies
Total 9739:							99.94		
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	00705827665 0	48.36	48.36	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	01331396257 0	32.19	32.19	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	02381396684 0	53.75	53.75	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	03431396005 0	329.54	329.54	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	04061396034 0	16.04	16.04	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	04492688702 0	10.19	10.19	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	09953804417 0	10.65	10.65	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	11831395188 0	33.99	33.99	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	12464127120 0	10.65	10.65	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	13947800226 0	5.42	5.42	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	17293834135 0	14.24	14.24	744632282	Gas
02/04/2026	9740	SoCalGas	Housing Gas 12/12-01/13/26	01/15/2026	18568166963 0	55.49	55.49	744632282	Gas
Total 9740:							620.51		
02/04/2026	9741	Southern California Edis	Service dates 12/02-01/01/26 12	01/23/2026	700370400911	245.78	245.78	744632281	Electricity
02/04/2026	9741	Southern California Edis	electricity service dates 12/09/25	01/09/2026	700630829440	16.01	16.01	744632281	Electricity
02/04/2026	9741	Southern California Edis	electricity service dates 12/09/25	01/09/2026	700631250479	33.44	33.44	744632281	Electricity
Total 9741:							295.23		
02/04/2026	9742	Verizon Wireless	12/27-01/26/26	01/26/2026	6134564993	100.84	100.84	744632286	Communications Maint
Total 9742:							100.84		
02/05/2026	9743	Ace City Hardware	12/01-12/31/25 Buuilding and m	01/15/2026	30009 011525	143.69	143.69	744632270	Bldg Operation/Maint
Total 9743:							143.69		
02/05/2026	9744	Chiavarolli, John	Janitorial Services Jan 2026	01/31/2026	013126	200.00	200.00	744632310	Professional Services
Total 9744:							200.00		
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	102826.01 0131	476.00	476.00	744632288	Sewer Services

PRE-ISSUE PRE-ISSUE

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	102827.02 0131	460.00	460.00	744632288	Sewer Services
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	103207.01 0131	850.00	850.00	744632288	Sewer Services
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	103211.01 0131	310.00	310.00	744632288	Sewer Services
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	106763.01 0131	100.00	100.00	744632288	Sewer Services
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	106781.01 0131	120.00	120.00	744632288	Sewer Services
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	106867.01 0131	30.00	30.00	744632287	Water Service
02/05/2026	9745	City Of Cal City-General	01/14/26-2/13/26	01/31/2026	107481.01 0131	192.00	192.00	744632288	Sewer Services
Total 9745:						2,538.00			
02/05/2026	9746	Garcia, Mario	on-call manager Jan 2026	01/31/2026	013126	400.00	400.00	744632310	Professional Services
Total 9746:						400.00			
02/05/2026	9747	Karls Hardware-Mojave	replaced shower valve for apt #81	01/31/2026	11900	51.38	51.38	744632730	Improvements
Total 9747:						51.38			
02/05/2026	9748	Lancaster Flooring, Inc	Rehab: replaced carpet in apt #71	01/27/2026	108543	1,804.99	1,804.99	744632730	Improvements
Total 9748:						1,804.99			
02/05/2026	9749	Miranda, Luciano	Landscaping feb 2026	02/04/2026	020426	2,750.00	2,750.00	744632310	Professional Services
Total 9749:						2,750.00			
02/05/2026	9750	Navillus Enterprises LLC	Unleaded gas for truck #264	01/15/2026	1089003	71.08	71.08	744632255	RSI Fuel
Total 9750:						71.08			
02/05/2026	9751	WM Corporate Services I	Services dates 01/01-01/31/26	01/01/2026	3982295 4808 4	1,746.35	1,746.35	744632630	Contracts
Total 9751:						1,746.35			
02/05/2026	148000337	Adams, James	On call manager Jan 2026	01/31/2026	013126	400.00	400.00	744632310	Professional Services
02/05/2026	148000337	Adams, James	Maintenance 01/01-01/31/26 91ho	01/31/2026	013126 MAIN	1,683.50	1,683.50	744632310	Professional Services
Total 148000337:						2,083.50			
02/05/2026	148000338	DiamondIT	february 2026 M365	02/01/2026	39346MSA	36.00	36.00	744632630	Contracts
Total 148000338:						36.00			

Check Register - Housing with GL
Check Issue Dates: 1/23/2026 - 2/5/2026

Check Date	Check #	Payee	Description	Invoice Date	Invoice #	Invoice \$	Check \$	GL Account	GL Account Name
02/05/2026	148000339	Racer Rob's Plumbing	Replace & removed watre heater A	01/09/2026	7473	2,275.00	2,275.00	744632270	Bldg Operation/Maint
Total 148000339:						2,275.00			
02/05/2026	148000340	Thugs to Bugs Pest Contr	Wasps removal apt #18	01/20/2026	0051 012026	150.00	150.00	744632630	Contracts
Total 148000340:						150.00			
Grand Totals:						15,582.75			

I HEREBY CERTIFY AS TO THE ACCURACY OF THE DEMANDS AND AVAILABILITY OF FUNDS:

Dated: 2/5/26

Finance Department 

Report Criteria:

Report type: Invoice detail
Bank Bank Number = 148

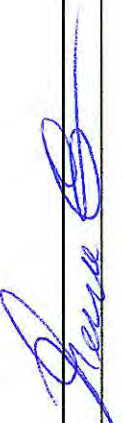
Report Criteria:

Check Check issue date = 01/09/2026-02/05/2026

Check Date	Check #	Payee	Description	Source ID	Amount	Check \$	GL Account
02/05/2026	501728	Alex Perez	Final Bill Deposit Refunded	100630.04	11.67	11.67	5102090
Total 501728:							
					11.67		
02/05/2026	501729	Alexander Perez	Final Bill Deposit Refunded	107469.01	11.67	11.67	5102090
Total 501729:							
					11.67		
02/05/2026	501730	Amy Estrada	Refund Credit Balance	106182.09	22.00	22.00	0101075
Total 501730:							
					22.00		
02/05/2026	501731	Arries & Jennifer Lloren	Final Bill Deposit Refunded	106614.06	47.00	47.00	5102090
Total 501731:							
					47.00		
02/05/2026	501732	Betzaida Hernandez	Final Bill Deposit Refunded	105861.07	25.00	25.00	5102090
Total 501732:							
					25.00		
02/05/2026	501733	Candace Vaillette	Final Bill Deposit Refunded	104809.07	24.33	24.33	5102090
Total 501733:							
					24.33		
02/05/2026	501734	Innovative REI	Final Bill Deposit Refunded	107503.01	35.00	35.00	5102090
Total 501734:							
					35.00		
02/05/2026	501735	Innovative REI	Final Bill Deposit Refunded	107472.02	30.00	30.00	5102090
Total 501735:							
					30.00		
02/05/2026	501736	J. Moreno Const Inc.	Final Bill Deposit Refunded	107432.02	60.00	60.00	5102090
Total 501736:							
					60.00		
02/05/2026	501737	Jack Yeh	Final Bill Deposit Refunded	105190.10	70.00	70.00	5102090
Total 501737:							
					70.00		
02/05/2026	501738	Jack Yeh	Refund Credit Balance	105190.10	30.00	30.00	0101075
Total 501738:							
					30.00		
02/05/2026	501739	Jesus Sandoval	Final Bill Deposit Refunded	105874.04	41.00	41.00	5102090
Total 501739:							
					41.00		

City of California City			Demand Register - City Council Meeting			Page: 2 Feb 05, 2026 11:15AM		
Check Date	Check #	Payee	Description	Source ID	Amount	Check \$	GL Account	
02/05/2026	501740	Joshua Meister	Final Bill Deposit Refunded	107449.01	20.00	20.00	5102090	
Total 501740:					20.00			
02/05/2026	501741	Joshua Meister	Final Bill Deposit Refunded	107540.01	25.00	25.00	5102090	
Total 501741:					25.00			
02/05/2026	501742	Joshua Meister	Final Bill Deposit Refunded	107490.01	31.00	31.00	5102090	
Total 501742:					31.00			
02/05/2026	501743	Marco Quiroz	Final Bill Deposit Refunded	106512.01	38.00	38.00	5102090	
Total 501743:					38.00			
02/05/2026	501744	Marco Quiroz	Final Bill Deposit Refunded	106511.01	34.00	34.00	5102090	
Total 501744:					34.00			
02/05/2026	501745	Maria Rico	Final Bill Deposit Refunded	100208.07	57.00	57.00	5102090	
Total 501745:					57.00			
02/05/2026	501746	Mark Fagan	Final Bill Deposit Refunded	106286.06	35.00	35.00	5102090	
Total 501746:					35.00			
02/05/2026	501747	Noah Rathbun	Final Bill Deposit Refunded	102476.05	40.00	40.00	5102090	
Total 501747:					40.00			
02/05/2026	501748	Raymond Gutierrez	Final Bill Deposit Refunded	107519.01	47.00	47.00	5102090	
Total 501748:					47.00			
02/05/2026	501749	Richard De La Cruz	Final Bill Deposit Refunded	107407.01	10.00	10.00	5102090	
Total 501749:					10.00			
02/05/2026	501750	Savannah or Ethan Orelas	Final Bill Deposit Refunded	104951.11	69.00	69.00	5102090	
Total 501750:					69.00			
02/05/2026	501751	Shanshan Sun	Final Bill Deposit Refunded	103972.11	46.00	46.00	5102090	
Total 501751:					46.00			
02/05/2026	501752	Sonya Winn	Refund Credit Balance	105829.17	9.00	9.00	0101075	

Check Date	Check #	Payee	Description	Source ID	Amount	Check \$	GL Account
Total 501752:							
02/05/2026	501753	Stephen Comey	Final Bill Deposit Refunded	100924.09	16.00	16.00	5102090
Total 501753:							
02/05/2026	501754	Zion Anderson	Final Bill Deposit Refunded	102009.04	45.00	45.00	5102090
Total 501754:							
Grand Totals:					929.67		

Finance Approval By:  Date: 2/5/26


Report Criteria:

Report type: Invoice detail

Bank Bank number = 2

Check Issue Date	Check Number	Payee	Description	Invoice Date	Invoice Number	Invoice Amount	Check Amount	Invoice GL Account	Invoice GL Act
1395 02/04/2026	1395	US Bank Corporate Payme	SDI Admin Fee 10/01-12/31/25	01/23/2026	8046925	7,046.97	7,046.97	72-7211-630	Contracts
Total 1395:						7,046.97			
1396 02/04/2026	1396	Verizon Wireless	12/27-01/26/26	01/26/2026	6134564889A	62.91	62.91	72-7211-284	Telephone - Lan
Total 1396:						62.91			
Grand Totals:						7,109.88			

Dated: 2/5/26

Finance Department 

PRE-ISSUE

CITY OF CALIFORNIA CITY

January 20, 2026

Marquette Hawkins
MAYOR

Jim Creighton
MAYOR PRO TEM

Della Clark
Ronald Smith
COUNCIL MEMBERS

Sean Grayson
INTERIM CITY
MANAGER



SPECIAL MEETING MINUTES

***CITY COUNCIL/ HOUSING AUTHORITY/ SUCCESSOR AGENCY
SPECIAL MEETING TUESDAY JANUARY 20, 2026 @ 5:00 PM
COUNCIL CHAMBERS 21000 HACIENDA BLVD., CALIFORNIA
CITY, CA 93505 & VIA ZOOM***

If you need special assistance to participate in this meeting, contact the City Clerk at (760) 373-7140 or via email at cityclerk@californiacity-ca.gov. We request a 24-hour notification prior to the meeting in order for the City to make reasonable arrangements to ensure accessibility. (28 CFR 35.102-35.104 American Disabilities Act Title II)

Zoom instructions and notes:

Web Link: <https://us06web.zoom.us/j/87800698995>
Meeting ID: 878 0069 8995

1. Public can dial into the Zoom line:
 - a. One tap mobile: +16694449171,87254527178# US
 - b. Dial the following number: +1 564 217 2000 US
2. Comments
 - a. Public must join Zoom meeting to comment
 - b. Keep your mic on **Mute** until you are requested to speak
 - c. Use the "Raise your Hand" button to request to speak or,
 - d. Send a chat request to City Clerk for request to speak
 - e. When requested to speak state your name for the record
 - f. Re-mute when your time to speak has ended

CITY OF CALIFORNIA CITY

January 20, 2026

*Public is urged to listen to the meeting in a quiet place, to avoid background noise. We also request public to **MUTE** your audio device when not commenting to avoid disruption during meeting.*

***Please take this time to turn off your cell phones ***

SPECIAL MEETING 5:00PM

CALL TO ORDER- Mayor @ 5:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL –

Councilmembers: Clark, Smith, Mayor Pro Tem Creighton, Mayor Hawkins

COUNCILMEMBER CLARK WAS NOT IN ATTENDANCE DUE TO TRAINING

APPROVAL OF AGENDA – MAYOR PRO TEM MOTION TO ADOPT/ 2ND BY: COUNCILMEMBER SMITH- ALL IN FAVOR

CONTINUED BUSINESS

CB 1. Staff Report: Sean Grayson, Interim City Manager and Kenny Cooper, Finance Manager

Subject: Interim Financial Statement for December 2025

Recommendation: Staff recommends that the City Council receive a report from staff on the financial statements and provide any needed direction

CONSENSUS WAS PROVIDED FOR INTERIM CITY MANAGER TO:

- SEEK OTHER COMPANYS TO PROVIDE AUDITING SERVICES TO THE CITY.
- BRING BACK A LIST THAT WILL PROVIDE OPTIONS TO REDUCE SPENDING
- PROVIDE A LIST OF PREVIOUSLY APPROVED AGENDA ITEMS FOR RECONSIDERATION
- REVIEW PRICE AND PAIGE'S CONTRACT
- NO NEW EMPLOYMENT POSITIONS TO BE CREATED

COUNCILMEMBER SMITH REQUESTED INTERIM CITY MANAGER PROVIDE A REPORT THAT WILL OFFER CONFIDENCE IN VOTING ON FUTURE AGENDA ITEMS. ICM GRAYSON OFFERED TO BRING AN AMENDED BUDGET THAT CAN BE VOTED ON PRIOR TO THE MID-YEAR BUDGET REVIEW.

CB 2. Staff Report: Kenny Cooper, Finance Manager

Subject: City Check Register dated 12/5/2025- 1/8/2026

Recommendation: Staff recommends that the City Council approve the check register

MOTION TO APPROVE THE CHECK REGISTER CONTINGENT UPON SHOWING THE RESERVE FUNDS MOVED IN THE NEXT MEETING MADE BY COUNCILMEMBER SMITH / 2ND BY MAYOR PRO TEM CREIGHTON

CITY OF CALIFORNIA CITY

January 20, 2026

ALL IN FAVOR

- CB 3.** Staff Report: Joe Barragan, Public Works Director
Subject: A Resolution of The City Council of the City of California City Approving the BHT Task Orders for Road Repair to Virginia, Esse, and Chrysler
Recommendation: Staff recommends that the City Council adopt Resolution No. 26-3201

VOTE: 3-0

MOTION TO PURSUE THE ENGINEER DESIGN ON THE PERMANENT REPAIR FOR CHRYSTLER AND AMEND THE RESOLUTION 26-3201 TO BE AMENDED FOR CHRYSTLER ALONE MADE BY COUNCILMEMBER SMITH / 2ND BY: MAYOR PRO TEM CREIGHTON

AYES: COUNCILMEMBER(S) SMITH, MAYOR PROTEM CREIGHTON, MAYOR HAWKINS
NOES: NONE
ABSENT: COUNCILMEMBER CLARK
ABSTAIN: NONE

ADJOURNMENT 6:45PM

AFFIDAVIT OF POSTING- January 16, 2026

I, Leannndrea Weible, Acting City Clerk for the City of California City, California, DO HEREBY CERTIFY that the foregoing notice was posted on all official City bulletin boards and the City's website at least 24 hours prior to the meeting in compliance with the provisions of the Brown Act.



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: Approve a Resolution Awarding a Contract to Blua Consulting to Develop the City's 2025 Urban Water Management Plan (UWMP)

BACKGROUND/ DISCUSSION:

The Urban Water Management Plan (UWMP) is a requirement of the Urban Water Management Planning Act (UWMPA) (Division 6, Part 2.6 of the California Water Code (CWC) §10610-10656). The UWMPs must be prepared every five years and submitted to the Department of Water Resources (DWR). The submittal is required to meet the requirements of the UWMPA, including the most current amendments. The UWMPA applies to urban water suppliers with 3,000 or more connections or supplying more than 3,000 acre-feet of water annually.

In 2025, City Staff put out an RFP to have a firm update the City's UWMP. The City received four proposals from West and Associates, Blua Consulting, SA and Associates, and ERSC. An evaluation committee involving multiple city employees evaluated all the proposals and determined that all four firms were qualified. The evaluation committee recommends that the City hire Blua Consulting to perform the 2025 UWMP Update. Staff looked at multiple factors in the proposals: the hours allocated for the update, the not-to-exceed number, the specified scope of work, and experience working with the City in the past to make their determination.

All four submissions were deemed qualified. Blua Consulting edged scored the highest in the process, due to the experience category. Staff recommends that Blua Consulting be awarded the contract for the RFP.

The proposals included:

Name:	West and Associates
Total Hours:	231
Total Scope	\$35,210
Not to Exceed Number:	\$36,800

Name: Blua Consulting
 Total Hours: 206
 Total Scope \$42,400
 Not to Exceed Number: \$50,880 (Excludes any travel to Cal City, which is not anticipated.)

Name: SA and Associates
 Total Hours: 322
 Total Scope: \$42,000
 Not to Exceed Number: \$65,000

Name: ERSC
 Total Hours: 450
 Total Scope: \$37,490
 Not to Exceed Number: \$84,440

FISCAL IMPACT:

This expense was budgeted for in the 2025-26 Budget Year: **\$50,880** to be paid from the Contracts Fund (**51-5115-630**). As of December 2025, \$310,590 were available.

RECOMMENDATION:

Staff recommends that the City Council approve the resolution to have the City enter into an agreement with Blua Consulting to do the 2025 UWMP Update for an amount not to exceed \$50,880.

ATTACHMENTS:

Template Agreement
 Resolution 26-3211

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CALIFORNIA CITY AWARDING A CONTRACT WITH BLUA
CONSULTING TO DO DEVELOP THE CITY'S 2025 URBAN WATER
MANAGERMENT PLAN (UWMP)**

The City Council of the City of California City (hereafter referred to as the "City") does resolve as follows:

WHEREAS, the Urban Water Management Plan (UWMP) is a requirement of the Urban Water Management Planning Act (UWMPA) (Division 6, Part 2.6 of the California Water Code (CWC) §10610-10656); and

WHEREAS, the UWMPs must be prepared every five years and submitted to the Department of Water Resources (DWR); and

WHEREAS, City Staff released a Request for Proposal (RFP) to have a firm update the City's UWMP; and

WHEREAS, the evaluation committee recommends that the City hire Blua Consulting to perform the 2025 UWMP Update.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, CALIFORNIA, AS FOLLOWS:

SECTION 1: The City hereby approves Blua Consulting to do the 2025 UWMP Update for an amount not to exceed \$50,880.

SECTION 2: City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the letter.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of California City, this 10th day of February 2026.

Marquette Hawkins
Mayor

ATTEST:

APPROVED AS TO FORM:

Leandrea Weible
Acting City Clerk

Victor M. Ponto,
City Attorney

CERTIFICATION

I, Leannndrea Weible, Interim City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 10th of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 10th day of February 2026.

Leannndrea Weible
Acting City Clerk



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Sean Grayson, Interim City Manager

SUBJECT: Authorization to Release a Request for Proposals (RFP) for Professional Auditing Services and Consider Selection of an Ad Hoc Audit Committee for Selection

BACKGROUND/ DISCUSSION:

Each year, the City undergoes a complete audit of its financial transactions and activities by an outside independent audit firm. The function of the independent audit is to provide an annual review of all City funds and financial transactions in accordance with generally accepted auditing standards, as established by the Auditing Standards Board of the American Institute of Certified Public Accountants (AICPA); Government Auditing Standards established by the Comptroller General of the United States; the Single Audit Act of 1984 and the Single Audit Act Amendments of 1996; and the U.S. Office of Management and Budget 2 CFR Part 200 Subpart F (Audit Requirements). Following the audit, the independent auditor issues an “opinion letter” and other reports to the City’s management, addressing the fair presentation of financial position of the financial statements, matters involving internal controls over financial reporting, and compliance with applicable laws, regulations, contracts, and grants. Independent auditors perform a review of internal controls of all significant accounting procedures, report their observations concerning any significant deficiencies, and make recommendations to correct the identified weaknesses in a “management letter” issued to the City Council.

Government Code section 12410.6(b) indicates that a local agency shall not employ a public accounting firm to provide audit services to a local agency if the lead audit partner or coordinating audit partner having primary responsibility for the audit, or the audit partner responsible for reviewing the audit, has performed audit services for that local agency for six consecutive fiscal years. Bryant L. Jolley, Certified Public Accountants, has completed the last six fiscal year audits for the City of California City.

With the current auditor having reached the statutory limit, and in light of the City’s current fiscal distress status, City staff suggests that it would be most appropriate for the City to issue a Request for Proposals (RFP), a full-scale competitive process, to secure an independent auditing firm not currently engaged with the City’s financial matters.

With the City Council’s approval, the attached RFP for Professional Auditing Services will be released. In addition to the City’s routine distribution activities, City staff anticipates posting the

RFP on two professional association web pages, the California Society of Municipal Finance Officers (CSMFO) and the California Association of Public Procurement Officials, Inc. (CAPPO).

The RFP contemplates the following timeline:

Issue RFP: February 11, 2026

Response/Due Date: March 13, 2026

RFP Award: March 24, 2026 City Council Meeting

Staff also proposes that the City Council appoint two members to an Ad Hoc Audit Selection Committee to participate with staff members in the evaluation procedures listed in Section V of the RFP to select a vendor for consideration of award by the City Council on March 24, 2026.

FISCAL IMPACT:

None with this action.

RECOMMENDATION:

It is recommended that the City Council authorize the release of the RFP and appoint two members to an Ad Hoc Audit Selection Committee.

ATTACHMENTS:

Request for Proposals (RFP) for Professional Auditing Services

**City of California City
Request for Proposals
For Professional Auditing Services**



Issue Date: February 11, 2026

Response Due Date/Time: March 13, 2026 5:00 pm (PST)

**Kenny Cooper
Finance Manager
(760) 373-7483
kcooper@californiacity-ca.gov
City of California City
21000 Hacienda Blvd
California City, CA 93505**

City of California City

REQUEST FOR PROPOSALS PROFESSIONAL AUDITING SERVICES

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CITY OF CALIFORNIA CITY
REQUEST FOR PROPOSAL
FOR PROFESSIONAL AUDITING SERVICES

I. INTRODUCTION

A. General Information

The City of California City (the “City”) is requesting proposals from qualified independent Certified Public Accounting firms to audit the financial statements of the City for the fiscal years ending June 30, 2025, 2026 and 2027, with options for extensions for the fiscal years ending June 30, 2028 and 2029, in addition to performing other financial audits and agreed upon procedures with an option of preparing State Controller’s Reports as specified below. These audits are to be performed in accordance with auditing standards generally accepted in the United States of America, the standards set forth for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the U.S. Office of Management and Budget’s Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

There is no expressed or implied obligation for the City to reimburse responding firms for any expenses incurred in preparing proposals in response to this request. Materials submitted by respondents are subject to public inspection under the California Public Records Act (Gov. Code, § 7920.000 et seq.), unless exempt.

To be considered, five copies of a proposal must be received by the City Clerk’s Office at 21000 Hacienda Blvd, California City, CA 93505 by **5:00 P.M. on Friday, March 13, 2026**. The City reserves the right to reject any or all proposals submitted.

During the evaluation process, the City reserves the right, where it may serve the City's best interest, to request additional information or clarifications from proposers, or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

The City reserves the right to retain all proposals submitted and to use any ideas in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in this request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City and the firm selected.

It is anticipated the selection of a firm will be completed in March 2026. Following the notification of the selected firm, a recommendation and proposed contract will be prepared for review and approval by the City Council at the **March 24, 2026** Council Meeting.

B. Term of Engagement

A three-year contract, with two one-year extension options is expected. The extension options will be subject to review by the City Council and satisfactory negotiation of terms, including a price acceptable to both the City and the selected firm. The proposal package shall present all-inclusive audit fees for each year of the contract term.

II. DESCRIPTION OF THE GOVERNMENT**A. Background of the City of California City**

California City was incorporated on December 10, 1965. The City is located in the northern Antelope Valley in Kern County, California. It is 100 miles (160 km) north of the city of Los Angeles. Covering 203.63 square miles (527.4 km²), California City has the third-largest land area of any city in the state of California (behind San Diego and Los Angeles), and is the largest city in California, by land area, that is not a county seat. It is the 43rd-largest city in the United States by land area.

California City operates under a Council/Manager form of government, with a Mayor directly elected by the voters and four elected Councilmembers, collectively known as the Council. The Council is responsible for setting policy for the City and for adopting an annual budget. The Council Member with the most seniority is designated as the Mayor Pro Tem to serve in the Mayor's absence. Day-to-day responsibilities are overseen by a City Manager, reporting to the Mayor and City Council. The City Manager is responsible for appointing and supervising the heads of all City departments, with the advice and consent of the Council, with the exception of the City Treasurer, which is an elected position, and the City Attorney, who is appointed by the Council directly.

The City of California City has a population of 14,973 as of the 2020 census. The City's annual operating budget is approximately \$10 million, the City's special revenue fund budget is approximately \$11 million, and the total annual budget for the six enterprise funds is approximately \$9 million.

The City's operations are organized into 14 functions: Administration, City Clerk, Finance, Human Resources, Building and Planning, Housing, Police, Public Works, Parks & Recreation, OHV, Cannabis Management, Water, and Wastewater (Sewer) with 60 budgeted full-time and 11 part-time positions. Fire services are contracted with the Kern County. The accounting and financial reporting aspects of the City are centralized within the Finance department. The Finance Department is currently headed by the City Manager utilizing a contract Finance Director provided by Price Paige & Company. Internal staffing of the department consists of a Finance Manager, Accounting Technician III, and a Payroll Clerk, in addition to the elected City Treasurer, who is also responsible for the treasury function.

B. Component Units

The City has no component units to be audited as part of the audit of the City's financial statements.

C. Fund Structure

The City maintains a total of 20 funds, including the general fund, 6 enterprise funds (Water, Sewer, Airport, Dial-A-Ride, Airport Capital Projects, and Water Capital Improvement), one capital projects fund and 12 special revenue funds. The City adopts an annual appropriated budget for all funds.

D. Pension Plans

The City participates in the California Public Employees' Retirement System ("CalPERS") for all full-time and eligible part-time employees and also participates in FICA (Medicare).

E. Accounting and Computer Systems

The City utilizes Caselle software as its accounting system, which is hosted virtually. Caselle modules implemented include accounts receivable, accounts payable, general ledger, utility billing, and bank reconciliation. Infrastructure assets are maintained via an Excel spreadsheet. Payroll is performed by staff using Caselle time keeping. Information Technology (IT) is contracted with the Diamond IT.

F. Internal Audit Function

The City does not maintain an internal audit function.

G. Federal Financial Assistance

During the fiscal years to be audited, the City may receive and/or expend financial assistance from the following federal sources either directly or from a pass-through:

- U.S. Department of Housing and Urban Development
- U.S. Department of Transportation
- FEMA

The City may pursue additional grant funding as it becomes available.

H. Availability of Prior Audit Reports

The City will use its best efforts to make prior audit reports and audit letters available to proposers to aid their response to this request for proposal. Interested proposers who wish to review prior years' audit reports and letters should contact Kenny Cooper, Finance Manager at (760) 373-7483, via email kcooper@californiacity-ca.gov or physically at City of California City 21000 Hacienda Blvd California City, CA 93505

III. SCOPE OF WORK TO BE PERFORMED AND STANDARDS TO BE FOLLOWED

A. Scope of Work

The following is a summary of the scope of work to be performed by the selected firm for the City for the fiscal years ending June 30, 2025, 2026 and 2027, with options for the fiscal years ending June 30, 2028 and 2029:

1. The firm will perform a financial audit of all funds and financial statements of the City. The audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. The firm will prepare and do the word processing of the City's Comprehensive Annual Financial Report ("CAFR") in full compliance with Governmental Accounting Standards Board ("GASB") Statement No. 34. The City's Finance Department will prepare the Transmittal Letter, Management's Discussion and Analysis ("MD&A") and Statistical Section. The City will submit the CAFR to the Government Finance Officers Association ("GFOA") for review in their Certificate of Achievement for Excellence in Financial Reporting program. The City has never received this award and is anticipating the CAFR to be submitted to the GFOA for the first time for the fiscal year ended June 30, 2025.
2. The firm will perform a Single Audit on the expenditures of federal awards in accordance with the Office of Management and Budget's Uniform Guidance. The firm will render the appropriate independent auditors' Reports on Internal Control over Financial Reporting and on Compliance and Other Matters based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and Report on Compliance for Each Major Program, Report on Internal Control over Compliance, and Report on the Schedule of Expenditures of Federal Awards Required by the Uniform Guidance. The separately issued Single Audit Report will include the schedule of expenditures of federal awards, footnotes, findings and questioned costs, and follow up on prior audit findings where required.
3. The firm shall perform agreed-upon procedures pertaining to the City's GANN Limit (Appropriations Limit) in compliance with Proposition 111 Article XIII-B Section 1.5 of the California Constitution, and render a report annually to the City regarding its compliance.
4. As necessary, the firm shall issue written communications that include recommendations for improvements in internal control, accounting policies and procedures, and other significant observations that are considered to be deficiencies in internal control, significant deficiencies or material weaknesses. Such communications shall be addressed to the City Council.
5. The following items are **optional**:
 - a. Preparation of the annual Cities Financial Transactions Report for the State Controller's Office per Government Code section 53891.
 - b. Preparation of the Annual Street Report for the State Controller's Office

per California Streets and Highways Code Section 2151.

At any point in time during the term of engagement, the firm may be requested to perform additional agreed-upon procedures or financial audits, or alternative agreed-upon procedures than the above listed items. Prior to commencement of these additional procedures, the estimated cost will be provided and shall not exceed the quoted hourly rates included in Attachment A.

The City's Finance and Administration staff will provide normal cooperation and assistance during the audit, including preparation of confirmations, pulling and refiling of transaction supporting documents and providing reconciliations of major general ledger accounts.

A. Working Paper Retention

All working papers and reports must be retained at the auditor's expense for a minimum of seven (7) years, unless the firm is notified in writing by the City of the need to extend the retention period. The auditor will be required to make working papers available, upon request, to the City, any government agencies, or their designees. In addition, the firm shall respond to the reasonable inquiries of successor auditors and allow successor auditors to review working papers relating to matters of continuing accounting significance.

B. Irregularities and Illegal Acts

Auditors shall be required to make an immediate, written report of all irregularities and illegal acts or indications of illegal acts of which they become aware to the following parties: City Council; City Manager; City Attorney; and Assistant City Manager.

IV. TIMETABLE OF DELIVERABLE REPORTS

It is anticipated that the audit work will be performed in the following phases:

A. Public Presentation on Audit Process to the City Council

It is expected that the auditors will provide a presentation on the audit process and take and questions during an agenda City Council meeting shortly after engagement.

B. Audit Planning and Interim Work

Audit planning and interim work is expected to take place as soon as possible once the contract is awarded in 2026, and in October of each subsequent year. Documentation of the City's processes and systems of internal control, and related testing should be completed during the interim fieldwork phase. The firm will provide a Prepared By Client ("PBC") list to the City Manager and Finance Manager no later than two weeks prior to interim fieldwork and will provide the PBC list for the final year-end fieldwork at the close of the interim stage.

C. Final Year-End Fieldwork

It is expected that the City's books will be closed and ready for audit by approximately September 15 of each year. The fieldwork should begin no earlier than this date, nor begin after October 15, unless mutually agreed upon.

D. Report Due Dates

The firm shall be responsible for the preparation and word processing of the CAFR and other required reports, and shall make every effort to provide a draft of the CAFR to the City before the end of final year-end fieldwork each year.

Electronic versions of the final issued reports shall be provided no later than ten business days prior to the first Council meeting in December of each year. The firm is required to print and bind hard copies of the CAFR, Single Audit Report, and the remaining deliverable reports to be delivered to the Assistant City Manager.

V. PROPOSAL REQUIREMENTS

A. Inquiries

Inquiries concerning the request for proposals and the subject of the request for proposals must be made by March 2, 2026. The City will respond by email and/or post answers regarding all questions as an addendum on the City's website no later than March 6, 2026. Inquiries should be made to:

Kenny Cooper
Finance Manager
(760) 373-7483
kcooper@californiacity-ca.gov
City of California City
21000 Hacienda Blvd
California City, CA 93505

CONTACT WITH PERSONNEL OF THE CITY OTHER THAN THE ABOVE REGARDING THIS REQUEST FOR PROPOSALS MAY BE GROUNDS FOR ELIMINATION FROM THE SELECTION PROCESS.

B. Submission of Proposals

The following is required to be received by **5:00 P.M. on Friday, March 13, 2026** for a proposing firm to be considered.

1. A master copy (so marked) of a Technical Proposal, along with four (4) copies, in an envelope marked "Professional Auditing Services" that include the following:
 - a. **Title Page** – The title page shall show the proposal subject, the Firm's name, primary contact and contact information, the Firm's California CPA License Number and Firm's Federal Identification Number.

b. Table of Contents

- c. **Transmittal Letter** – The transmittal letter should briefly state the proposer’s understanding of the work to be performed, the commitment to perform the work in the required time frame, and statements as to why the firm believes it is best qualified to perform the engagement. The transmittal letter should also make a statement that the firm’s offer is a firm, irrevocable offer for 90 days.
 - d. **Detailed Proposal** – The detailed proposal should follow the order set forth in Section B.4. of this request for proposals.
2. The proposer shall submit an original and four (4) copies of a dollar cost bid in a separate sealed envelope marked as follows:

SEALED DOLLAR COST BID PROPOSAL
FOR CITY OF CALIFORNIA CITY FOR
PROFESSIONAL AUDITING SERVICES

3. Proposers should send the completed proposal consisting of two separate envelopes addressed to the following:

City Clerk’s Office
City of California
City
21000 Hacienda Blvd
California City, CA 93505

4. The following are to be included in the Technical Proposal:

a. General Requirements

The purpose of the technical proposal is to demonstrate the qualifications, competence, and capacity of the firms seeking to undertake an independent audit of the City in conformity with the requirements of this request for proposals. As such, the substance of proposals will carry more weight than their form or manner of presentation. The technical proposal should demonstrate the qualifications of the firm and of the particular staff to be assigned to this engagement. It should also specify an audit approach that will meet the request for proposal requirements.

THERE SHOULD BE NO DOLLAR UNITS OR TOTAL COSTS INCLUDED IN THE TECHNICAL PROPOSAL DOCUMENT.

While additional data may be presented, the following subjects (items b through k), **must** be included. They represent the criteria against which the proposal will be evaluated.

b. Independence

The firm should provide an affirmative statement that it is independent with respect to the City as defined by auditing standards generally accepted in the United States of America and the U.S. Government Accounting Office's *Government Auditing Standards*.

The firm should also list and describe the firm's (or proposed subcontractors') professional relationships involving the City for the past five (5) years, together with a statement explaining why such relationships do not constitute a conflict of interest relative to performing the proposed audit.

In addition, the firm shall give the City written notice of any professional relationships entered into during the period of this agreement which might affect the firm's independence.

c. License to Practice in California

An affirmative statement should be included indicating that the firm and all assigned key professional staff are properly licensed to practice in California.

d. Firm Qualifications and Experience

The proposer should state the size of the firm, the size of the firm's governmental audit staff, the location of the office from which the work on this engagement is to be performed and the number and nature of the professional staff to be employed in this engagement on a full-time basis and part-time basis.

The firm is also required to submit a copy of the report on its most recent external peer review, with a statement whether that peer review included a review of specific government engagements.

The firm shall also provide information on the results of any federal or state desk reviews or field reviews of its audits during the past three (3) years. In addition, the firm shall provide information on the circumstances and status of any disciplinary action taken or pending against the firm during the past three (3) years with state regulatory bodies or professional organizations.

e. Partner, Supervisory, and Staff Qualifications and Experience

The firm should identify the principal supervisory and management staff, including engagement partners, managers, other supervisors and specialists, who would be assigned to the engagement and indicate whether each such person is licensed to practice as a certified public accountant in California. The firm should also provide information on the government auditing experience of each person, including information on relevant continuing professional education for the past three (3) years and membership in professional organizations relevant to the performance of this audit.

The firm should provide as much information as possible regarding the number, qualifications, experience and training, including relevant continuing professional educations, of the specific staff assigned to the engagement. The firm also should indicate how the quality of staff over the term of the agreement will be assured.

Engagement partners, managers, other supervisory staff and specialists may be changed if those personnel leave the firm, are promoted or are assigned to another office. These personnel may also be changed for other reasons with the express prior written permission of the City. However, in either case, the City retains the right to approve or reject replacements.

Other audit personnel may be changed at the discretion of the proposer provided that replacements have substantially the same or better qualifications or experience.

f. Prior Engagements with the City of California City

The firm should list separately all engagements within the last fifteen (15) years, if any, ranked on the basis of total staff hours, performed for the City by type of engagement (i.e., audit, management advisory services, other). For each engagement, indicate the scope of work, dates, engagement partners, total hours, the location of the firm's office from which the engagement was performed, and the name and telephone number of the principal client contact.

g. Similar Engagements with Other Governmental Entities

For the firm's office that will be assigned responsibility for the audit, list at least five (5) of the most significant municipal engagements performed in the last five (5) years that are similar to the engagement described in this request for proposals. These engagements should be ranked on the basis of total staff hours. Indicate the scope of work, date, engagement partners, total hours, and the name and telephone number of the principal client contact. The City reserves the right to contact any or all of the listed references regarding the audit services performed by the Proposer.

Criteria to determine similarity should include, but not limited to:

- Municipalities participating in the GFOA's Certificate of Achievement for Excellence in Financial Reporting program
- Municipalities complying with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Single Audit)

h. Specific Audit Approach

The proposal should set forth a work plan, including an explanation of the audit methodology to be followed, to perform the services required in this request for

proposals. In developing the work plan, reference should be made to such sources of information as the City's budget and related materials, organizational charts, manuals and programs, and financial and other management information systems.

Proposers will be required to provide the following information on their audit approach in this engagement:

- Proposed segmentation
- Level of staff and number of hours to be assigned to each proposed segment
- Sample sizes and the extent to which statistical sampling is to be used
- Extent of use of EDP software
- Type and extent of analytical procedures
- Approach to be taken to gain and document an understanding of the City's internal control structure
- Approach to be taken in determining laws and regulations that will be subject to audit test work
- Approach to be taken in drawing audit samples for purposes of tests of compliance

i. Discussion of Relevant Accounting Issues

The proposal shall identify and describe recent changes in accounting principles and pronouncements and their impact on the presentation, scope, and disclosure of the City's financial reports.

j. Identification of Anticipated Potential Audit Problems

The proposal should identify and describe any anticipated potential audit problems, the firm's approach to resolving these problems, and any special assistance that will be requested from the City.

k. List of Schedules Prepared by Client

The proposal shall include a list of standard audit schedules the firm anticipates the City staff to prepare.

5. The following are to be included in the Sealed Dollar Cost Bid:

a. Total All-Inclusive Maximum Price

The sealed dollar cost bid should contain all pricing information relative to performing the services as described in this request for proposal. The total all-inclusive maximum price to be bid is to contain all direct and indirect costs including all out-of-pocket direct expenses.

The City will not be responsible for expense incurred in preparing and

submitting the technical proposal or the sealed cost dollar bid. Such costs should not be included in the proposal.

The first page of the sealed dollar cost bid should include the following:

- Name of Firm
- Certification that the person signing the proposal is entitled to represent the firm, empowered to submit the bid, and authorized to sign a contract with the City
- Total all-inclusive maximum price of the base contract for the term of engagement, which is also to be included in the format provided in the attachment (Appendix A) on the second page of the sealed dollar cost bid with the costs of the additional required procedures and optional items.

b. Hourly Rates of the Firm's Employees

The second page of the sealed dollar cost bid should also include a schedule, presented in the format provided in the attachment (Appendix A), of the hourly rates of the firm's employees for any additional work to be performed that would be included in a separate agreement.

c. Manner of Payment

Progress payments will be made on the basis of hours of work completed during the course of the engagement. Interim billing shall cover a period of not less than a calendar month. No more than 90% of the total fee may be billed prior to delivery of final audit reports and financial statements. The costs must be detailed on the invoices for the City, Single Audit, and each agreed-upon procedure report.

VI. EVALUATION PROCEDURES

A. Review of Proposals

The City will use a point formula during the review process to score proposals. Each proposal will be scored by each of the criteria described in section V.B.4. At this point, firms with an unacceptably low technical score will be eliminated from further consideration.

After the technical score for each firm has been established, the sealed dollar cost bid will be opened and additional points will be added to the technical score based on the price bid. The maximum score for price will be assigned to the firm offering the lowest total all-inclusive maximum price. Appropriate fractional scores will be assigned to other proposers.

B. Evaluation Criteria

Proposals will be evaluated using three (3) sets of criteria. Firms meeting the mandatory criteria will have their proposals evaluated and scored for both technical qualifications and price. The following represent the principal selection criteria, which will be considered during the evaluation process.

1. Mandatory Elements

- The firm is independent and licensed to practice in California.
- The firm's professional personnel have received adequate continuing professional education within the preceding two (2) years.
- The firm has no conflict of interest with regard to any other work performed by the firm for the City.
- The firm submits a copy of its most recent external quality control review report and the firm has a record of quality audit work.

2. The firm adheres to the instructions in this request for proposals on preparing and submitting the proposal. Technical Qualifications (Maximum Points – 70)

- Expertise and Experience (Maximum Points – 35)
 - The firm's past experience and performance on comparable government engagements.
 - The quality of the firm's professional personnel to be assigned to the engagement and the quality of the firm's management support personnel to be available for technical consultation.
 - Qualifications will also be assessed independently of the firm-provided information by verification of provided references from similar engagements.
- Audit Approach (Maximum Points – 35)
 - Adequacy of proposed staffing plan for various segments of the engagement.
 - Approach to gaining an understanding of the City's internal controls.
 - Approach to audit testwork.

3. Price (Maximum Points – 30)

COST WILL NOT BE THE PRIMARY FACTOR IN THE SELECTION OF A FIRM.

B. Oral Presentations

During the evaluation process, three or more firms may be requested to make an oral presentation to the City's evaluation team. Such presentations will provide the firms with an opportunity to answer any questions that the City may have on a firm's proposal. Not all firms may be asked to make such oral presentations. Partners, managers, and supervisory staff assigned to the audit should attend the oral presentation.

It is anticipated that a selected firm will be approved by the City Council at the Council meeting on **March 24, 2026**, which the selected firm is expected to attend virtually or in person.



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: Approve Installation of a Donated Kiln at the Strata Center

BACKGROUND/ DISCUSSION:

A kiln which is a type of oven, that produces temperatures sufficient to complete processes such as hardening, and drying aiding in turning clay into pottery was donated to the park about three years ago. At that time, the Arts Commission worked with Theresa Oaks to find a suitable location for it. At first, they were going to locate it in the large room that she used as her office. Upon closer inspection, it made more sense to use the corner room because it has an electrical breaker box, and a new outlet would be required to accommodate the kiln.

Duane Vasquez became aware of the kiln when he became an Arts Commissioner board member last December. Sometime in April, he took on the project to have the kiln installed. The City purchased the materials needed to install the kiln in the corner room in the Strata Center. All the electrical work and the connection to the kiln was going to be done in-house.

This item was brought to the California City Park Commission for discussion on January 21, 2026, and with a 5-0 vote it was decided to bring this item to council for approval to install the kiln at the Strata Center in Central Park.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff recommends that the City Council have a discussion, listen to public comments, and provide direction to the Interim City Manager on how to proceed.

ATTACHMENTS:

None.



CITY COUNCIL AGENDA ITEM

February 10, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Christy Marie Lopez, Assistant City Attorney

SUBJECT: Consideration of a Resolution Related to Candidate Statements for the June 2, 2026 Special Election For Filling a Vacancy on the City Council

BACKGROUND/DISCUSSION

On December 22, 2025, the City Council approved several resolutions related to calling for an Special Election on June 2, 2026. As part of that process, 4 resolutions were proposed to be adopted by the City Council:

1. Resolution calling the Special Election to fill the vacancy to be held on June 2, 2026; and
2. Resolution requesting that this Special Election be consolidated with the Statewide Primary Election being held by the County on June 2, 2026; and
3. Resolution concerning procedures for candidate statements; and
4. Resolution concerning procedures in the case of a tie vote; and

Due to an oversight, the resolution that related to candidate statements was not attached to the staff report. While the Council voted to pass said resolution, out of an abundance of caution, the City Attorney's Office is recommending the City Council consider and adopt the attached resolution to govern candidate statements at the June 2, 2026 Special Election.

RECOMMENDATION

Adopt the attached resolution concerning procedures for candidate statements.

FISCAL IMPACT

There is no fiscal impact associated with the proposed resolution.

ENVIRONMENTAL REVIEW

The adoption of the proposed resolution is exempt from the California Environmental Quality Act (“CEQA”) because it does not qualify as a “project” pursuant to Public Resource Code section 21065 and CEQA Guidelines Sections 15320, 15378 and 15061(b)(3) since it can be seen with certainty that there is no possibility that the City’s action would cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

ATTACHMENTS:

1. Resolution 26-3212

RESOLUTION NO. 26-3212

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES' STATEMENTS SUBMITTED TO THE VOTERS AT A SPECIAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, JUNE 2, 2026

WHEREAS, a Special Municipal Election is to be held in the City of California City, California, (the "City") on Tuesday, June 2, 2026, for the purpose of electing a member to the City Council, with the term expiring in December 10, 2028, in order to fill a vacancy pursuant to Government Code Section 36512; and

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidates' statement.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, CALIFORNIA, DOES RESOLVE, DECLARE AND DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS: that pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an election to be held in the City of California City on June 2, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age and occupation of the candidate and a brief description of no more than two hundred (200) words of the candidate's education and qualifications expressed by the candidate themselves. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk, at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY

- A. Pursuant to the Federal Voting Rights Act, candidates' statements will be translated into all languages required by the County of Kern. The County is required to translate candidate's statements into the following languages: Spanish.
- B. The County will print and mail voter information guides, sample ballots, and candidates' statements to all voters in English and Spanish. The County will make the voter information guides, sample ballots, and candidates' statements

in the required languages available at all polling places, on the County's website, and in the Elections Official's Office.

SECTION 3. PAYMENT

A. Translations:

1. The candidate shall be required to pay for the cost of translation of the candidates' statement into any required foreign language as specified in (A) and (B) of Section 2 above pursuant to Federal and/or State Law.

B. Printing:

1. The candidate shall be required to pay for the cost of printing candidates' statement in English in the main voter pamphlet.
2. The candidate shall be required to pay for the cost of printing the candidates' statement in a foreign language as required in (A) of Section 2 above, in the main voter pamphlet.
3. The candidate shall be required to pay for the cost of printing the candidates' statement in a foreign language as required by (A) of Section 2 above, in the facsimile pamphlet.

The City Clerk shall estimate the total cost of printing, handling, translating, and mailing the Candidate's Statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 as amended, and require each candidate filing a statement to pay, in advance to the local agency, their estimated pro-rata share as a condition of having his or her statement included in the voter's pamphlet. In the event the estimated payment is required, the estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the City Clerk is not bound by the estimate and may, on a pro-rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual costs. In the event of underpayment, the Clerk may require the candidate to pay the balance of the cost incurred. In the event of overpayment, the Clerk shall prorate the excess amount among the candidates and refund the excess amount paid within thirty (30) days of the election.

SECTION 4. No candidate will be permitted to include additional material in the voter information guide and sample ballot package, as applicable.

SECTION 5. That the City Clerk shall provide each candidate, or the candidate's representative, with a copy of this resolution at the time nomination papers are issued.

SECTION 6. That all previous resolutions establishing Council policy on payment for candidates' statements are repealed.

SECTION 7. That this resolution shall apply only to the election to be held on June 2, 2026, and shall then be repealed.

SECTION 8. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of California City, this 10th day of February 2026.

Marquette E. Hawkins,
Mayor

ATTEST:

APPROVED AS TO FORM:

Leannndrea Weible
Acting City Clerk

Victor M. Ponto,
City Attorney

[THIS SPACE INTENTIONALLY LEFT BLANK]

I, Leannndrea Weible, Acting City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 10th of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 10th day February 2026.

Leandrea Weible
Acting City Clerk



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Sean Grayson, Interim City Manager

SUBJECT: Update on Immediate Actions in Response to the City's Fiscal Distress Resolution

BACKGROUND/ DISCUSSION:

On January 27, 2026, the City Council determined that the City was experiencing fiscal distress. They adopted a modified Resolution 26-3207 (see attached) and gave direction to the City Manager to reduce overall general fund expenditure authorization for fiscal year 2025/26 by \$1,200,000 and to bring a plan to implement the reduction as quickly as possible including a report on status at the February 10, 2026, City Council meeting.

Immediate action is needed relative to the current fiscal year budget and additional, significant, reductions will be required in the next fiscal year budget. If the City were to continue with the current budget and adopt a similar budget in fiscal year 2026/27, the City would exhaust the fund balance of the general fund and would have insufficient funds to pay expenses at some point in the fiscal year due to temporary cash deficits related to ongoing grant and other non-general fund reimbursables.

The City Council's direction and input from the public at and after the meeting was considered. Communication was made with all employees providing the direction and seeking input from all staff on both expense reduction and revenue generation. The Miscellaneous Bargaining unit provided written recommendations. The Management Team was tasked to make recommendations specific to their department and the City as a whole. Vendors with professional service contracts were contacted and requested to provide fee and/or service reduction recommendations. All of the input provided was considered by the Team and the recommendations in this report have been generated.

Fire Department Contract Reductions

In December of 2025 the City Council contracted with the County of Kern for the Kern County Fire Department to assume suppression and fire prevention services (excluding cannabis related fire prevention services) from the California City Fire Department. This included monetization of the fire department facility, apparatus, and equipment to reduce the City's contribution to the contract on a sliding scale for the three years of the contract. The City's contribution under the contract to Kern County for the second half of fiscal year 2025/26 is \$44,566 with 9% credit toward the \$3,980,000 equipment credit. Fire suppression salaries, benefits, and related employment costs

were eliminated as of January 1, 2026, which is a \$979,378.07 net general fund budget reduction. The fire contract reduction was achieved prior to direction to reduce the budget in this action and is not included in the net reduction of this action but is shown as it will be reflected in the final budget amendment approved by the City Council.

Reduced Budget Expenditures By Department

Budget reductions do not impact positions. Where salary reductions are indicated they include salary savings not position elimination. The following represents the proposed budget reductions by department:

City Council

Travel	\$1,500
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City Manager

Salary reductions and travel	\$10,800
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Finance

Salary reductions for unfilled position	\$38,000
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Human Resources

Salary reductions	\$33,000
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General Government

Subscriptions, supplies, postage, utilities, and equipment	\$21,000
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Planning

Contracts reduction	\$3,500
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Public Works

Reduction of overtime for standby	\$65,000
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Cannabis

Salary reductions	\$64,000
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Police

Salary reductions, recruiting, fuel, professional services, and contracts	\$123,500
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Code Enforcement

Professional services	\$10,000
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Animal Control

Salary reduction and contracts	\$7,000
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Fire

Equipment, supplies, utilities, and professional services	\$250,699
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Utilities All Departments

Electricity, gas, phone, internet	\$25,000
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Golf Course (TDA)

Part-time salary reduction, utilities, grounds, and special purchases
(debit against general fund supplementation of fund) \$20,500

Total Reduction By Department **\$673,499**

Reduced Budget Expenditures Contracts

Staff recommends the following budget reduction through contracts:

- Cancel the contracts with Price Page and Company for financial services including Finance Director consultant services \$150,000
- Reduce or eliminate minor other contracts across all departments \$60,000
- Reduce legal services largely by reduced requests for services \$50,000
- Reduce Information Technology and related contracts \$50,000

Total Reduction Contracts **\$310,000**

Staffing***Voluntary Separations***

It is recommended that a one-time lump sum payment be offered to all employees that will voluntarily separate from service within a prescribed time frame. The city has used the CalPERS “golden handshake” process before, but other process may be applicable to the City’s current financial condition. The specific cost and mechanism of this offer can be developed should the City Council approve the concept. It is anticipated that 10 personnel would be eligible for such a program. The program would have a one-time cost to the City with an ongoing reduction in costs related to either freezing created vacancies or back filling them with less costly employees.

Staffing Reductions

Staff recommends staffing changes that both eliminate vacant positions and layoff filled positions. Layoffs are subject to the process identified in the City’s personnel rules and may create “bumping rights” depending upon the position and the seniority and status of the person filling the position. The savings reflected are budget savings for the current year, future years savings would be more than double as they would reflect the annualized cost of the position.

- Freeze and remove any management position vacated for the remainder of the fiscal year
 - Savings: Unknown
- Remove the vacant Dial-A-Ride dispatcher position. It is anticipated that a future grant funded driver position will be needed separate from this action.
 - Savings: \$26,000
 - *non-general fund and not included in total below
- Remove the Facility Maintenance Worker Position that was approved for but not removed in the FY 2025/26 budget development action.
 - Savings: \$18,000

• Layoff the Deputy Fire Marshal	
○ Savings:	\$62,500
• Layoff the Administrative Assistant (formerly assigned to fire)	
○ Savings:	\$41,000
• Lay off the Mechanic	
○ Savings:	\$33,000
• Layoff the Heavy Equipment Operator	
○ Savings:	\$35,000
• Layoff an Administrative Secretary	
○ Savings:	\$31,000
<u>Total Reduction Staffing (not including lump sum payments)</u>	\$212,500

Enhanced Revenues

Staff recommends a very conservative calculation to enhance revenues through two discreet actions:

- Adopt an interim update to the master fee schedule including bringing fees within 80% of regional comparables and/or costs until a fee and allocation study can be completed. Fee increases would be anticipated to be \$21,050 largely related to permit fees.
- Conduct a sale of all items previously surplus by the City Council but still in the City's possession and surplus all vehicles not assigned for current use and not anticipated for future use. The revenue would be anticipated to be \$20,000.

<u>Total Enhanced Revenues</u>	\$41,050
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Budget Impact of All Adjustments

Should the City Council approve all adjustments the next reduction of expenditures to revenues is **\$1,237,049**. Presuming no other changes in revenues, the impact would be a structurally balanced general fund budget for the current fiscal year.

Next Steps

Department level expenditure reduction and revenue enhancements can be accounted for immediately with direction to the City Manager and then adopted as a comprehensive budget amendment in a future action. Layoff and position eliminations require following the City's layoff procedures including a 15-day notice to impacted employees. Notices could be provided and the action ratified in a future action of the City Council. The interim fee schedule adoption requires a noticed public hearing to adopt. All provided direction could be implemented and ratified at the March 10, 2026, City Council meeting where a line-item level budget reconciliation would be provided.

FISCAL IMPACT:

The fiscal impact of this action will be related to the direction of the City Council to accept or amend the recommendations. If all recommended actions are taken the effective fiscal impact is a

reduction of the general fund budget of **\$1,237,049** which does not include the cost of any voluntary separation incentives.

RECOMMENDATION:

It is recommended that the City Council provide direction on immediate budget reduction actions and call for a public hearing on March 10, 2026, to consider ratification of a budget amendment and adoption of an interim master fee schedule.

ATTACHMENTS:

Resolution 26-3207

RESOLUTION NO. 26-3207

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY IDENTIFYING LOCAL FISCAL DISTRESS BASED ON DECREASED REVENUE AND INCREASED LIABILITIES; APPROVING THE CITY MANAGER'S FISCAL DISTRESS IMMEDIATE ACTION PLAN; AND CALLING FOR A BUDGET STABILIZATION AND FISCAL DISTRESS PLAN

WHEREAS, the City of California City (the "City") is a full-service city that provides residents with a police department, fire department, a regional transportation network, water, refuse and recycling, street maintenance, parks, affordable housing, economic development, recreational, cultural and educational services among other direct and indirect services; and

WHEREAS, the City has historically relied on special tax revenue to support the City's extensive services specially public safety services; and

WHEREAS, the voters non-renewal of a special tax in 2024 resulted in a sudden decline in revenue in FY 2025-26; and

WHEREAS, the City Council responded to the reduced revenue by reducing the City's budget by and eliminating 19 permanent and 5 temporary positions; and

WHEREAS, numerous capital projects have remained unfunded in light of the financial challenges faced by the City; and

WHEREAS, the City recently adopted a FY 2025-26 General Fund budget with deficit spending (expenditures exceeding revenue by more than \$1 million); and

WHEREAS, the City has spent more than its revenues; and

WHEREAS, the City has faced challenges achieving its revenue, expenditures, and General Fund reserve targets during the past several years; and

WHEREAS, the recent financial forecasts anticipate that the City will continue to operate a structural deficit for several years; and

WHEREAS, the City faces ongoing uncertainty that revenue projections may come in lower than expected; and

WHEREAS, the problem of uncertain revenue is exacerbated by the possibility of increased liabilities; and

RESOLUTION NO. 26-3207

WHEREAS, the federal government has implemented several economic policies which may impact the national and local economy; and

WHEREAS, some economists predict that the national economy will continue to be an inflationary economic environment with rising costs of goods and labor; and

WHEREAS, the City Council has determined that the current financial condition of the City, including the significant drawdown of fund balance, and interfund payment obligations, coupled with uncertain revenues and increasing costs and liabilities warrants declaring that the city is in fiscal distress.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, CALIFORNIA AS FOLLOWS:

SECTION 1. The City Council declares that, as a result of the City's current financial condition, uncertain revenues, and increasing costs and liabilities, the City is in fiscal distress. This declaration does not declare a fiscal emergency as defined by the California Government Code.

SECTION 2. The City Council hereby directs the City Manager to take all necessary steps to address, alleviate, and mitigate this fiscal distress. This direction does not grant the City Manager any emergency powers.

SECTION 3. The City Council hereby accepts and directs the implementation of the City Manager's Fiscal Distress Immediate Action Plan as presented to the City Council on January 27, 2026 and further orders that the City Manager present a Budget Stabilization and Fiscal Distress Plan for consideration of the City Council immediately.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution, and thenceforth and thereafter the same shall be in full force and effect.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of California City, this 27th day of January 2026.

Marquette E. Hawkins
Mayor

RESOLUTION NO. 26-3207

ATTEST:

APPROVED AS TO FORM:

Leannndrea Weible
ActingCity Clerk

Victor M. Ponto,
City Attorney

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CERTIFICATION

I, Leannndrea Weible, City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 27th of January 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 27th day of January 2026.

Leannndrea Weible
Acting City Clerk



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Sean Grayson, Interim City Manager

SUBJECT: Review of City Council Approved Contracts and Expenditures
in Fiscal Year 2025/26

BACKGROUND/ DISCUSSION:

As part of the ongoing review of the City's financial status, the City Council requested that all contracts and expenditures approved by the City Council in the current fiscal year and subject to the appropriations in the fiscal year 2025/26 budget be presented to the City Council for review and possible action. There were twenty actions by the City Council involving contracts and expenditures since the adoption of the fiscal year 2025/26 budget. A summary of the actions by date and title is attached to this staff report.

FISCAL IMPACT:

None with this action.

RECOMMENDATION:

It is recommended that the City Council provide any needed direction related to the review of the approved contracts and expenditures.

ATTACHMENTS:

List of City Council Approved Contracts and Expenditures for Fiscal Year 2025/26

Meeting	ID	Item	Results
7/8/2025	CC 3	A Resolution of the City Council of the City of California City Authorizing Payment of Related Premiums, Taxes, and Fees to the Special District Risk Management Authority (SDRMA) for the City's Workers' Compensation Program	Premiums paid
7/22/2025	CB 1	Water Standby Charge-Fiscal Year 2025/-26 Levy	Action implemented
7/22/2025	CB 2	Annual Rate Adjustment Request from WM	See 11/17/2025 item
8/8/2025	CB 1	A Resolution of the Mayor and the City Council of the City of California City approving the award of the contract to Rain Deck, LLC. for the equipment and installation services associated with the commercial recirculating Splash Pad Project with a total value of \$397,889.70	Not approved
6/1/2025	NB 2	A Resolution Of The City Council Of The City Of California City Authorizing The City Manager To Execute The Contract With BHT Engineering, Inc. For On-Call Professional Engineering August 26, 2025 Services For Local, State, And Federally Funded Projects	Approved in next item
9/9/2025	NB 2	A Resolution Of The City Council Of The City Of California City Authorizing The City Manager To Execute The Contract With BHT Engineering, Inc. For On-Call Professional Engineering Services For Local, State, And Federally Funded Projects	Firm working with staff on scope
9/23/2025	NB 1	Staff Report: Christopher Lopez, City Manager- Joe Barragan, Public Works Director Subject: A Resolution of The City Council of The City of California City Adopting Amendment to Memorandum of Understanding Between Electric Vehicle (Ev) Ready Communities Phase I blueprint Implementation (Gfo-19-603) Subcontractor to Kern Council of Governments; Cec Agreement Gfo-20-010 With Kern Council of Governments	Installation complete, pending solutions for credit cards
10/14/2025	CB 1	A Resolution Of The City Council Of The City Of California City Approving The Award Of A Contract To Rain Deck, Llc. For Equipment And Installation Services Associated With The Commercial Recirculating Splash Pad Project, With A Total Value Of \$397,889.70	Not approved
10/14/2025	CB 3	A Resolution of the Mayor and City Council of the City of California City Authorizing an Expenditure up to \$1,530,000 and to Authorize the City Manager to Execute Any and All Documents for General Liability Insurance Coverage	Insurance purchased and in place
10/14/2026	CB 5	Resolution Of The Mayor And Council Authorizing An Expenditure Up To \$725,535 For Years One Through Three For Price Paige And Company Accountancy Corporation For Finance Department Services And Special Projects For The City Of California City And Authorizing The City Manager To Execute A Three Year Agreement With Two One Year Renewal Options Subject To Legal Conformance	Firm working with staff on scope
10/14/2025	NB 1	A Resolution Of The City Council Of The CityOf California City approving The Purchase Of A Wastewater Division Vehicle	Item purchased and delivered
10/14/2025	NB 6	A Resolution of The City Council of The City of California City Authorizing The Purchase of a 2025 John Deere 210p Skip Loader for the OHV Program and Appropriating Funds	Item purchased and delivered
10/14/2025	NB 8	A Resolution Of The City Council Of The City Of California City Authorizing The purchase Of A 4 Ton Asphalt Hot Box And Recycler and Providing Direction on Other Street Improvement Projects	Item purchased and delivered
10/28/2025	CC 3	A Resolution of The Mayor and City Council of California City Repealing Resolution 24- 3061 And Reprioritizing the AES Clean Energy Donation to The City Of California City for Previously Specified Community Benefits Purchases for The City of California City	90% of funds expended or approved for projects
10/28/2025	NB 1	A Resolution of The City Council of the City of California City Approving the Earthscope Lease Agreement for GPS Stations at California City Airport	Work materially complete
10/28/2025	NB 2	A Resolution of the City Council of The City of California City, California, Authorizing the Police Department to Proceed with AT&T For the 9-1-1 Emergency Phone System Upgrade, and Authorization for the City Manager or Designee to Execute All Related Documents and Accept Cpe Allotment Funds	In progress, funds expended
11/17/2025	CB 1	A Resolution of The City Council of The City of California City Approving the Annual Rate Adjustment Request from WM	Not discretionary under the agreement with WM

11/17/2025	CB 2	A Resolution of The City Council of The City of California City Approving the RMC Proposals to clean up the Public Works Yard from the fire debris and damage Recommendation: Staff recommends the City Council adopt Resolution No. 25-3164	Work materially complete
11/17/2025	NB 3	A Resolution of The City Council of The City of California City, California, Authorizing the Police Department to Enter into A Five-Year Contract to Purchase Axon Body Worn Cameras (Bwc) and Software, and Authorization for The City Manager or Designee to Execute All Related Documents	All items purchased and delivered
12/9/2025	NB 1	A Resolution of the City Council of The City of California City, California, Authorizing the City Manager to Enter into an Agreement with Nichols Consulting for a Fixed Fee for Three (3) Years Not to Exceed \$8,000 for the Period Ending June 30, 2027	First year's work complete



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: Resolution of the City of California City Council to Authorize the Interim City Manager to Execute an Agreement with Splash Zone Inc. for Equipment and Installation Services for the Commercial Recirculating Splash Pad Project, with a Total Value of \$397,890.50, and to Approve Related Contingency and Construction Management Costs in the Total Amount of \$55,705.00

BACKGROUND:

On March 11, 2021, the American Rescue Plan Act (“ARPA”) was signed into law and established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund, which together make up the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) program. The City of California City received an allocation of \$3,396,463 from ARPA.

The Splash Park and Skate Park projects meet Title I requirements of the Housing and Community Development Act of 1974 and SLRF guidelines. The skate park is complete, and the splash pad restroom, flatwork, and lighting were finished by December 2025. To ensure the Splash Pad project is fully operational, the City must advance to phase two, which involves procuring splash pad equipment and coordinating its installation by specialized contractors (the “Project”).

The City has now issued multiple requests for proposals (“RFPs”) for the Project. On March 6, 2025, the City received a single bid in response to the first RFP in the amount of \$1,050,000, which was considered unacceptable due to its high cost. On May 6, 2025, the City issued a second RFP, which attracted just one bid that was rejected by City staff due to insufficient contractor participation. A third RFP, issued on October 31, 2025, received no submissions to the City Clerk.

Following the City's instructions, the City Engineer released an additional, informal RFP to the open market. Splash Zone Inc. was the sole respondent to such RFP, on January 12, 2026 (the “Proposal”). A breakdown of the Proposal is as follows:

Splash Pad Features	\$169,218.80
Construction and installation	\$228,671.70
TOTAL BID AMOUNT	\$397,890.50

This Project will improve the area's look and provide a year-round gathering place, especially for residents during summer and for skate park users.

Staff also recommend a \$39,789 (10%) construction contingency for unforeseen work. Council approval is required to exceed this amount.

Staff will also allocate \$15,916 to BHT Engineering, Inc. for construction management, construction staking, and geotechnical services. This ensures that the city receives work meeting the required standards. BHT and its geotechnical subcontractor will provide ongoing inspection, materials sampling, and testing under the City's Quality Assurance Program to confirm compliance with contract plans and specifications.

FISCAL IMPACT:

The total Project cost is \$453,595.50, which shall be paid from ARPA funds. The specific breakdown of Project costs is as follows:

GL# 10-4561-750 ARPA funded Splash Pad

Costs:	Construction Total:	\$ 397,890.50
	Contingency 10%:	\$ 39,789.00
	Construction Management - Sampling & Testing 4%:	\$ 15,916.00
	Total Project Construction Cost:	\$ 453,595.50
Funding:	ARPA Funds available:	\$ 800,000
	Local Match:	0.00

RECOMMENDATION:

Approve the Resolution to authorize the Interim City Manager to execute a contract with between the City and Splash Zone Inc. for equipment and installation services associated with the Commercial Recirculating Splash Pad Project, with a total value of \$397,890.50, and to approve related contingency and construction management costs in the total amount of \$55,705.00.

ATTACHMENTS:

Resolution 26-3206
Splash Zone Inc. Proposal

RESOLUTION NO. 26-3206

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A CONTRACT BETWEEN THE CITY AND SPLASH ZONE INC. FOR EQUIPMENT AND INSTALLATION SERVICES ASSOCIATED WITH THE COMMERCIAL RECIRCULATING SPLASH PAD PROJECT, WITH A TOTAL VALUE OF \$397,890.50, AND APPROVING RELATED CONTINGENCY AND CONSTRUCTION MANAGEMENT COSTS IN THE TOTAL AMOUNT OF \$55,705.00

WHEREAS, on March 11, 2021, the American Rescue Plan Act (“ARPA”) was signed into law, and established the Coronavirus State Fiscal Recovery Fund and Coronavirus Local Fiscal Recovery Fund, which together make up the Coronavirus State and Local Fiscal Recovery Funds (“SLFRF”) program; and

WHEREAS, the City of California City received an allocation of \$3,396,463 from ARPA; and

WHEREAS, the City desires to complete the commercial recirculating splash pad project by proceeding to phase two of the project, which includes procuring splash pad equipment and arranging for installation by companies specializing in splash pad construction (the “Project”); and

WHEREAS, on March 6, 2025, in response to the first request for proposals (“RFP”) issued by the City for completion of the Project, the City received a single bid in the amount of \$1,050,000, which was considered unacceptable due to its high cost; and

WHEREAS, on May 6, 2025, the City issued a second RFP for the Project, but again received just one bid, which was rejected by City staff due to low contractor participation; and

WHEREAS, on October 31, 2025, the City issued a third RFP for the Project, but the City Clerk received no submissions in response to the third RFP; and

WHEREAS, California Public Contract Code Section 22038 provides guidelines for public agencies in California regarding bidding and contracting processes. Section 22038 specifically addresses situations where no bids are received, or all bids are rejected during formal bidding procedures; and

WHEREAS, after the City completed three rounds of project advertising, the Public Works Department utilized an open market procurement process to acquire splash pad equipment and installation services from qualified vendors and installers for contract establishment; and

WHEREAS, on April 8, 2025, the City Council approved open market procurement for splash pad equipment and installation. The City received a proposal on January 12, 2026, from Splash Zone Inc. for \$397,890.50 to provide features, construction, and installation; and

WHEREAS, the City Council desires to enter into an agreement with Splash Zone Inc. for the equipment and installation services associated with the Project.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, CALIFORNIA, AS FOLLOWS:

SECTION 1: The above recitals are true and correct.

SECTION 2: The City Council hereby approves awarding the Commercial Recirculating Splash Pad Project to Splash Zone Inc. for \$397,890.50. The City Council further approves \$39,789.00 in construction contingency costs.

SECTION 4: The City Council hereby authorizes the Interim City Manager to execute a contract for the Project in substantially the form attached hereto as Exhibit "A" and to take all further actions necessary to implement this action.

SECTION 5: The City Council hereby approve \$15,916.00 for costs associated with construction management, construction staking, and geotechnical services related to the Project to be performed by BHT Engineering, Inc.

SECTION 6: The City Clerk shall certify to the passage and adoption of this Resolution.

SECTION 7: This Resolution becomes effective immediately upon approval by the City Council.

PASSED, APPROVED, AND ADOPTED on this 10th day of February 2026 by the following roll call vote:

Marquette E. Hawkins
Mayor

ATTEST:

APPROVED AS TO FORM:

Leannndrea Weible
Acting City Clerk

Victor M. Ponto
City Attorney

CERTIFICATION

I, Leannndrea Weible, Acting City Clerk of the City of California City, hereby certify that the foregoing Resolution was duly adopted at a meeting of the City Council of the City of California City on the 10th day of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 10th day of February, 2026.

Leannndrea Weible
Acting City Clerk

EXHIBIT “A”

[Attached]



Agreement for Construction of Splash Pad

This Agreement for the construction of a Splash Pad ("Agreement") is between the buyer of the Splash Pad ("Client"), on the one hand, and Splash Zone Inc. ("Contractor"), on the other hand. The terms and conditions of the Agreement are set forth below.

RESPONSIBILITY OF CLIENT

Client shall provide Contractor with adequate access and a site free of debris or obstacles prior to the start of the work. Client agrees to pay to Contractor all additional costs reasonably incurred as a result of Client's failure to so provide.

Client shall be responsible to protect all trees, shrubs and other plants which Client desires to save which occupy space to be used in the construction of the splash pad.

Client agrees to assume all liability for damage to driveway, curbs, walks, shrubs, sewers, sprinkler systems, drip lines, patio, underground utility lines, fences, decomposed granite, lawn or any rerouting of irrigation water, except to the extent that such damage is caused by the gross negligence or willful misconduct of the Contractor.

Contractor is not liable for any damage to any part of the splash pad caused by irrigation water, vandals, or any other persons or things not within the control of the Contractor. Any splash pad equipment or appurtenances subject to this Contract delivered to the job site are the Client's property and if removed or stolen is Client's responsibility.

It shall be the responsibility of the Client to furnish a water source and power source for the construction of the splash pad.

Contractor is not responsible for unusual soil conditions including but not limited to the following: caliche, subterranean water, floatation of splash pad due to external water, granite, or other like and unusual sub-surface conditions, mass concrete, unusually large boulders or the like. Client agrees to pay an additional sum for these additional items and/or any associated changes as an additional cost to the contract price.

Grading and drainage beyond the splash pad area is the responsibility of the Client.

Excess soil will NOT be removed and will remain on the property unless otherwise specified in writing by Client before start of excavation.

With the exception of minor grading for the splash pad, Contractor is not responsible for supplying fill dirt or providing excessive grading unless specified in the contract.

Contractor agrees to construct the splash pad diligently, but Contractor shall not be responsible for delays or damages caused by failure to perform work or furnish materials or equipment due to acts of God, conditions created by threat or of inclement weather, war, riot, or other civil disturbance, strike, government prohibition, delays caused by Client, non issuance of all required permits affecting the splash pad, availability of construction material, or other reasons beyond its control.

Requests for any changes or additions to this Agreement desired by the Client shall be made in writing at a price as mutually agreed and signed by both parties and shall become part of this Agreement.

Contractor shall have the right to stop work and keep the job idle if payments are not made when due.

Contractor assumes no responsibility or liability for work performed by the Client, equipment or materials supplied by the Client.

In the event the payments required hereunder are not paid in accordance with the requirements of this Agreement, a credit service charge of one and one-half percent (1-1/2%) per month, which is eighteen percent (18%) corresponding annual percentage rate, will be applied from the date such payment becomes due.

In the event either party shall be required to employ an attorney to enforce any obligation of the other party under this Agreement, the non-prevailing party agrees to pay to the prevailing party a reasonable amount for attorney's fees although legal action either was not instituted or not completed to judgment.

This Agreement together with the signed Splash Zone Proposal constitutes the full Agreement between the parties. The parties are not bound by any other statements or representations or oral expression by any agent or person purporting to act for or on behalf of either party.

Should any part on this Agreement be declared invalid for any reason, such decision shall not affect the validity of any remaining portions and shall remain in force and affect as if the invalid portion had been eliminated.

Client agrees to allow Contractor to place a Splash Zone sign on Client's property during construction and use pictures of splash pad taken before, during and after construction in marketing and other material unless otherwise specified in writing.

When the splash pad is completed (surface material applied and start-up orientation), this Agreement shall have been completed.

LIMITED WARRANTY

MATERIALS AND WORKMANSHIP

Contractor warrants to the original Client all labor, materials, and equipment to be free of defects for a period of two (2) years from the date the splash pad is complete, when subject to original Client's reasonable care and necessary maintenance. Upon written notice to Contractor by the original Client within that two (2) year period, Contractor will remedy any defect in material or workmanship without charge within a reasonable time provided the original Client has complied with all Terms of this Agreement, including payment in full.

LIMITATIONS

No warranty extends to any part of the splash pad, its equipment or appurtenances thereto which are caused by any of the following conditions or events:

1. Defects or failures caused by abuse, lack of reasonable care, lack of necessary maintenance, improper operation, vandalism, acts of God, or normal wear.
2. Damages or failures to plumbing lines, filter, motors and pumps caused by freezing.
3. Damages or failures caused by substituting or addition of equipment or service not expressly authorized which affect the operation or designed use of the splash pad.
4. Discoloration, staining, check cracks, cracks and imperfections inherit in splash pad decks and concrete products. Only cracks exceeding in width the thickness of a dime will be repaired by Contractor at no cost to the original consumer within the limited warranty period.
5. Minor high and/or low spots in the concrete or surface material which accumulate less than 1/2" inch of standing water.
6. Damages or failures caused by surface or subterranean drainage under or around said splash pad or earth fill movement, explosions, wrecking, expansive soil, and the like, and not occasioned by Contractor.
7. In some locations, expansive soil may exist. Damage caused to the splash pad as a result of expansive soil will be at the Client's expense, except for the concrete shell, which shall be at Contractor's expense. Client may secure at his expense an independent soil analysis to determine whether expansive soil exists in the splash pad location. Without a soil analysis, Contractor assumes no liability regarding determination of existence of expansive soil.
8. Contractor expressly denies any responsibility or liability for incidental or consequential damages arising out of or as a result of the use or ownership of the splash pad.
9. Damage by the elements or acts of God, war, civil disturbances, unusual abuse/neglect, incorrect operation or lack of care of the splash pad or equipment.

PERFORMANCE

In the event of defect in materials or workmanship within the above stated warranty period, and upon written notice to Splash Zone Inc. at 7319 S Atwood, Ste 103, Mesa, AZ 85212, by the original Client, Contractor will remedy any defect in material or workmanship without charge to the original Client with exceptions listed here within, within a reasonable amount of time, provided the original Client has complied with all terms of this Agreement, including payment in full.

NOTICE

Client is entitled to a copy of this Agreement at the time it is signed. Client may cancel this Agreement at any time prior to midnight of the third business day after the date of this transaction by faxing a written cancellation request to 866-869-3942. This provision is not allowed if construction of the splash pad has begun or will begin prior to the third business day.

Signed: _____
Splash Zone Inc. (Contractor)

Date: _____

Signed: _____
Client (Buyer)

Date: _____



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: Direction on the Use of Allocated EIR Funds to Support the Street Reconstruction and Transformation Initiative (SRTI)

BACKGROUND/ DISCUSSION:

On March 25, 2025, the City Council allocated \$1,395,263.44 of EIR Funds for the Streets Department and Infrastructure Projects. At the October 14, 2025, City Council meeting, the Council approved the purchase of a new Hotbox to patch potholes. On January 13, 2026, the City Council adopted Resolution 26-3205 establishing the Street Reconstruction and Transformation Initiative (SRTI). At the request of the City Council, staff has compiled a list of equipment that could be purchased with the allocated EIR funds in support of the SRTI.

The additional equipment beyond the Hotbox needed for in-house repaving of roads as contemplated in the SRTI include:

- AP555 Asphalt Paver - \$579,577
- Caterpillar Pneumatic Compactor Model: CW16 - \$159,410
- CB10 Asphalt Compactor - \$214,432
- Asphalt Zipper - \$298,691
- Crack Seal Trailer - \$82,255

Total: \$1,334,365

The prices provided are from quotes obtained and information on each piece of equipment is attached. Should the City Council direct the purchase of any or all of the items, a formal bid process would be initiated to achieve the best prices for each item. Alternatively, the City can rent the needed equipment at a cost of approximately \$65,000 monthly should a pilot project be needed or should some or all of the equipment not be readily available to purchase and deploy.

Whether the City purchases or rents the equipment, the City does not have personnel trained on the use of the equipment nor sufficient personnel to operate the equipment given current staffing levels. As such, some of the available funds could be allocated to hire limited term staff from the local community with experience in road reconstruction to pilot the implementation of the SRTI.

FISCAL IMPACT:

The Funds are currently in Fund 10-3644; if approved, the funds would be moved to Fund 94-7000-76X.

RECOMMENDATION:

Staff recommends that the City Council provide direction on the use of EIR funds to support the SRTI.

ATTACHMENTS:

1. Specifications on Crack Sealer Trailer
2. Specifications on AP555 Asphalt Paver
3. Specifications on Caterpillar Pneumatic Compactor Model: CW16
4. Specifications on CB10 Asphalt Compactor
5. Specifications on Asphalt Zipper



**INNOVATION
IN PRESERVATION**

M-Series™

**Crack Sealant
Melter Applicators**



M4 410



M2 230



M1 150

Redefining Productivity:

Cimline's new M1, M2, and M4 crack sealers build on our fifty plus years of innovation. Known for reliability, performance and productivity, contractors rave about the operator ease of use in our Cimline M-Series™ crack sealers, which range from 150 to 410-gallons capacities. Simple and safe operation makes Cimline melter applicators the preferred pavement maintenance choice by contractors and municipalities alike.



Redesigned Trailer and Tank:

A temperature probe mounted inside the pump is now standard, as is a smaller cabinet to house the pump. Both of which results in better temperature control and performance. The addition of a front recirculation port that can be used in transport mode keeps all the components hot resulting in less down time.

High Quality Heated Hose System:

Cimline's heated hose is designed and manufactured in house right here in the USA and is built for demanding high use applications in the most challenging environments. The higher voltage generator powering the M1, M2, and M4 heated hose, which is now standard, reaches full temperature in just 30 minutes.

Quiet and Uncomplicated:

Contractors around the world give high praise over the lower loading height, low noise operation, simple automated control systems and overall operator comfort of the Cimline M-Series crack sealers.



Front and rear recirculation ports



19hp Isuzu tier IV diesel power plant



M4 with dual pump/dual hose option



External heated 20 gpm material pump



Variable material pump flow control



Convenient control panel and key switch

SPECIFICATIONS

Cimline M-Series

	M1 #311-001-902	M2 #311-021-902	M4 #315-003-902
Material Capacity	150 Gallons	230 Gallons	410 Gallons
Tank Burner Heat Rating	250,000 BTU's	290,000 BTU's	290,000 BTU's
Heat Transfer Oil Capacity	21 Gallons	26 Gallons	38 Gallons
Tank Insulation	Fiberglass, 1.5 Inch Thickness		
Heating Method	Beckett Diesel Fired Burner		
Diesel Fuel Capacity	33 Gallons		
Hydraulic Capacity	33 Gallons		
Engine	Isuzu Tier IV 19HP Diesel		
Temperature Gauge	Electronic Control and 5 Inch Analog		
Material Loading Height	49 Inches	50 Inches	57 Inches
Material Loading Doors	Single Curbside	Dual (Both Sides)	Dual (Both Sides)
Material Pump Rate	20 GPM	20 GPM	20 GPM
GVWR	5,515 Lbs.	6,700 Lbs.	9,950 Lbs.
GAWR	7,000 Lbs.	7,000 Lbs.	12,000 Lbs.
Axles	1x7,000 Torsion Type	2x3,500 Torsion Type	2x6,000 Torsion Type
Trailer Brake Type	Electric	Electric	Electric
Dimensions (LxWxH)	170 x 83 x 93 Inches	170 x 82 x 91 Inches	189 x 95 x 99 Inches
Shipping Weight	4,200 Lbs.	4,750 Lbs.	6,450 Lbs.
Warranty	1 Year Bumper to Bumper		

Due to continuous improvement, specifications are subject to change without notice.



Learn more at cimline.com

Phone : 800-328-3874 Email : orders@cimline.com

PRODUCTS FROM CIMLINE



ME2
250 Gallon Mastic Melter Machine



P2 Two-Person Patcher with
DuraPatcher™ Technology



X2 Carry On
80CFM Air Compressor

AP400 | AP455 AP500 | AP555

ASPHALT PAVERS



Engine Power

AP400, AP455

AP500, AP555

Standard Paving Range

90 kW (120 hp)

110 kW (148 hp)

2.4 m - 4.7 m (8' - 15' 6")

See Technical Specifications for detailed engine emissions information.



CAT® MID-SIZED ASPHALT PAVERS

MOBILE. TRANSPORTABLE. SERVICEABLE.

These models fit the needs of both small and large contractors with features that excel in urban and rural applications.



COMPACT ASPHALT PAVERS

The Cat® line of compact asphalt pavers provide easy transport, application versatility, and a wide paving range, making them the perfect match for urban streets, parking lots, rural roads, and many other small to mid-sized applications:

- + COMPACT SIZE
- + SIMPLE OPERATION
- + MORE FLEXIBILITY

Ready to help you make your business stronger, Cat Asphalt Pavers provide new opportunities to get the most work done at the lowest cost—so you can put more money in your pocket.



COMPACT SIZE

The small footprint of the paver and screed combinations simplify maneuverability in tight spaces and minimize handwork near obstacles. In addition, the lighter weight and optimal width accommodate easier transport on a variety of trailer types.

SIMPLE OPERATION

High-definition displays with short-cut keys and similar functionality across the entire Cat Paver and Screed line simplifies operation. Enhanced all-around visibility with elimination of the exhaust stack, and swingout seats provide great operational features.

MORE FLEXIBILITY

Standard paving ranges from 2.4 m to 4.7 m (8' to 15' 6") with a maximum of 6.1 m (20' 6") offers contractor's versatility to move between commercial applications and support work for mainline paving. In addition, screeds with front or rear extenders provide contractors more options to fit their needs.



EXCEPTIONAL MOBILITY

INCREASES JOBSITE EFFICIENCY

Mobility is one of the keys to jobsite efficiency, maneuvering in confined areas, backing up to curbs and repositioning at the starting point are real advantages of the Cat® Mobil-Trac™ system.

SMOOTH TRANSITIONS

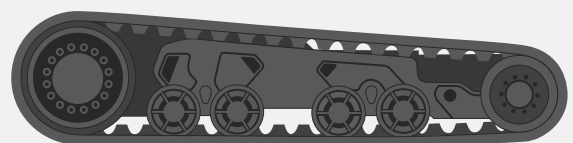
The Mobil-Trac undercarriage combines a large ground contact area with oscillating front and rear bogie sets that effortlessly crawl over milled cuts and surface irregularities to help limit tow-point movement and deliver smoother asphalt mats.

DURABLE COMPONENTS

When it comes to durability, rubber-coated components help shed asphalt and prevent accumulation that can cause premature wear. In addition, self-tensioning accumulators, center guide blocks, and rugged internal belt cables promote lasting durability.

MORE REASONS TO CHOOSE A CAT MOBIL-TRAC™ UNDERCARRIAGE

- ☒ 48-MONTH BELT WARRANTY
- ☒ HIGH SPEED TRAVEL
- ☒ OSCILLATING BOGIE DESIGN
- ☒ SMOOTH RIDE
- ☒ EXCELLENT TRACTION



WHEEL UNDERCARRIAGE

The wheel undercarriage combines high travel speeds with mobility and smooth turning capabilities to efficiently move around the jobsite. In addition, front-wheel assist and all-wheel drive options help maintain consistent traction, while the power turning system helps provide steady speeds through curves and turnouts.



MOBILITY AND MANEUVERABILITY

Exceptional mobility and fast travel speeds provide unmatched maneuverability around the jobsite. Additionally, the high ground clearance helps avoid storm drains, curbs, and other obstacles.



ALL-WHEEL DRIVE

All-wheel drive option (AP500) utilizes a flow divider that powers both sets of front bogie wheels for optimal tractive effort.



FRONT-WHEEL ASSIST

The adjustable front-wheel assist option (AP400, AP500) delivers power to the rear set of bogie wheels for increased traction to push heavy loads and power up inclines.



POWER TURNING SYSTEM

The power turning system utilizes a position sensor located in the left steering cylinder that helps maintain consistent travel speeds when making turns. The adjustable design modifies the drive speed of the propel motors according to the steering angle of the front wheels, leading to better mat quality and less wear on the drive system.



Operating conditions can have a direct effect on performance and quality outcomes.

PERFORMANCE BOOSTING DESIGN ENHANCEMENTS



ENHANCED VISIBILITY, QUIET OPERATION

Elimination of the exhaust stack and swing out seats, provide good visibility into the hopper and auger chamber to support good material flow.

The AP400 and AP455 utilize a single sliding console, while the AP500 and AP555 are equipped with dual consoles. Both designs provide good visibility for joint matching or when precision next to obstacles is needed.

Eco-mode and Automatic Engine Speed Control combine to optimize engine speed and reduce sound levels, while the on-demand fan offers lower sound levels and draws ambient air from the side of the machine for enhanced cooling capability.



The standard ventilation system draws air from the conveyor tunnel as well as the auger chamber and redirects it away from the operator for a more comfortable working environment.



FINGER-TIP CONTROL

SIMPLIFIES ADJUSTMENTS

SIMILAR FUNCTIONS

Consistency and familiarity with paver and screed functions help operators perform at their best. Whether paving straight-line rural or urban applications, Cat pavers and screeds utilize similar functions across the entire product line that enables personnel to easily move between crews and train new members when necessary.

SHORT-CUT KEYS

High-definition touchscreen displays utilize simplified menu structures with short-cut keys that provide single-touch activation for screed heat, washdown, and ventilation systems all from the main menu. As with all Cat pavers, these models also provide single-touch activation of the feeder system and hopper fold functions.

ADDITIONAL FLEXIBILITY

When equipped with Cat Grade Control, the "AUTO" buttons on the paver console can activate/deactivate Grade Controls. In addition, the tow-point adjusters become target value adjusters enabling easy modification to existing settings.

AUTOMATED FUNCTIONS

The versatility of adjustable and automated controls help operators efficiently manage material flow. Adjustable mix height dials assist when nearing obstacles and turnouts, while reversible augers and conveyors help manage material at the end of the pass. Furthermore, automated functions help provide consistency and fight fatigue when routine conditions exist.



CONSISTENCY DRIVES QUALITY

Consistent material flow is a critical component that can help contractors achieve quality targets. A low truck entry height combines with 355 mm (14") diameter augers too efficiently move material through the conveyors and auger chamber at both narrow and wide paving widths.



SINGLE-TOUCH ACTIVATION

The single-touch feeder system activates the entire feeder system with a single button push for better efficiency, while auto-fill simplifies starts by alternating the conveyors and augers until the mix height reaches the sensor set point.



INDEPENDENT CONTROL

Mix height adjustment from the tractor LCD display offers more control, simply use the touchscreen to modify material height in the auger chamber. The ability to control each material feed sensor independently when utilizing cut-off shoes or when paving at narrow widths is a great feature, simply switch to manual and utilize the proportional control dial to modify material flow.



SIMPLIFIED CLEANOUT

The manual fold front hopper apron on the AP400 and AP455 simplifies cleanout, while the optional power folding apron on the AP500 and AP555 goes a step further to reduce effort. To make cleanout easier, a cleanout/warmup mode activates the augers and conveyors at slow speed, enabling the application of release agents to help prevent material build-up.

SMOOTH MATERIAL FLOW HELPS INCREASE QUALITY





FUEL EFFICIENT POWER

BALANCES PERFORMANCE

Lower fuel consumption, reduced sound levels, and easier communication are real advantages of the Advanced Eco-mode system.

BETTER FUEL ECONOMY

- + **Eco-mode** utilizes an engine speed of 1650 rpm and is well-suited for most applications
- + **Automatic Engine Speed Control (AESC)** reduces engine speed to 1000 rpm when the propel lever is moved to neutral, or 1500 if screed heating is active for better overall conditions
- + **Advanced Eco-mode** combines Eco-mode and Automatic Engine Speed Control for optimal fuel efficiency. It increases engine speed to 1650 rpm when the propel lever moves from neutral and makes modifications based on engine load. If the upper power threshold is exceeded, the speed will increase to 2200 rpm until the load drops below the minimum threshold and remains there for 30 seconds.

INCREASE FUEL SAVINGS

Activate Eco-mode and Automatic Engine Speed Control for better engine efficiency and more fuel savings.



**AUTOMATIC ENGINE
SPEED CONTROL**



ECO-MODE

ADVANCED ECO-MODE DELIVERS

FROM 20% TO 30% MORE FUEL SAVINGS*

* Fuel savings may vary by paver model, paving conditions and application. Consult your Cat dealer for more information.



CAT GRADE CONTROL

OPTIMIZES YIELD AND QUALITY

The Cat Grade Control option helps deliver smoother surfaces and control mat thickness for increased performance, lower operating costs, and higher profitability. Text-based user-friendly displays, accurate control, and great reliability can help ensure quality targets are being met.



TEXT-BASED DISPLAYS

User-friendly system with text-based displays allow operation from the paver or screed consoles (screed display required). Split-screen mode enables a single-side operator to monitor settings for each side of the screed.



QUICK ACCESS

The Grade Control activation button enables operators to toggle between Grade Control and the previous screen. Simply press the Grade Control activation button a second time and the system returns to the previous screen.



EASY SETUP

Simple activation of the 10-point auto-calibration helps eliminate over/under adjustment, while cross-coupling maintains slope and height when height adjustments are made.



RELIABLE SYSTEM

The highly reliable system utilizes water-resistant displays and sealed components with-stand heat, moisture, and vibration. The system is compatible with Cat Electronic Technician (Cat ET) for simplified diagnostics.

ASPHALT SCREEDS

APPLICATION VERSATILITY

Cat Asphalt Screeds come equipped with front or rear extenders that provide high quality results for parking lots, urban streets, and rural roads. The easy-to-use operating consoles and standard remote pendants provide the ability to modify material flow from the screed or remotely. When equipped with Cat Grade Control, conveyor ratio adjustment or conveyor material height can be performed through the displays.



SE47 FM (4B5) ASPHALT SCREED

FRONT-EXTENDER VERSATILITY

The Cat SE47 FM Asphalt Screed features front extenders, multiple berm options, and a small foot print for starting next to curbs and obstacles. The front extenders excel in applications with varying paving widths and enables quick reaction when maneuvering around obstacles.

- + Front extenders provide the ability to retract without first clearing material from the extenders, simplifying maneuverability around obstacles
- + Power berm options provide 305 mm (12") or 457 mm (18") wide berms with a variable height up to 102 mm (4")
- + Inner and outer strike-off adjustments are connected to provide single point modification that ensures equal adjustment across the width of the screed
- + Remote pendants offer mix height adjustments for complete control from extended positions

SE47 V ASPHALT SCREED

REAR-EXTENDER STABILITY

The Cat SE47 V Asphalt Screed with rear extenders provides stability, easy set-up, and a versatile paving range. The rear extenders deliver smooth material flow and excellent stability on wide width paving applications.

- + Rear extenders provide effortless material flow to the end gates when increasing paving widths
- + Walkway clearance height of 127 mm (5") enables close starting capability next to curbs and other obstacles
- + Simple, bolt-on extensions offer a maximum paving width of 6.1 m (20')
- + Remote pendants offer mix height adjustments for complete control from extended positions

PARTS AND SERVICE

EXTEND MACHINE LIFE

REPAIR WITH GENUINE CAT PARTS

Whether you are a Do-it-myself, Do-it-with-me, or a Do-it-for-me customer, Cat dealers are ready to assist with parts orders to complete rebuilds of your equipment.

DO-IT-MYSELF – If you prefer to do the work in-house, your Cat dealer can help you determine parts needs. One of our experts will utilize Caterpillar Service Information, or can perform a (TA1) visual inspection, or (TA2) technical inspection to help identify parts replacement needs.

DO-IT-WITH-ME – In addition to providing parts, Cat dealers can supplement your repair capabilities with fully trained technicians and specialized tooling.

DO-IT-FOR-ME – Cat dealers can manage the replacement of vital wear parts or a complete rebuild. Ask your dealer about an inspection and a repair option plan to meet your needs.

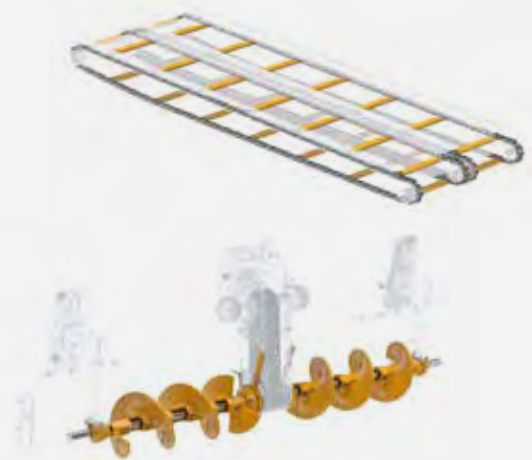
CERTIFIED PAVER REBUILDS – Take advantage of the extra value built into Cat equipment. The Cat Certified Rebuild Programs return your end-of-life machines, systems, and components to like-new condition at a fraction of the cost. From single component to complete machine options, we've got you covered.



GET FULL ACCESS TO SERVICE AND REPAIR KITS

The Parts Reference Guide includes diagrams, part descriptions and part number lists for common wear and maintenance components to make online or in person ordering fast and easy.

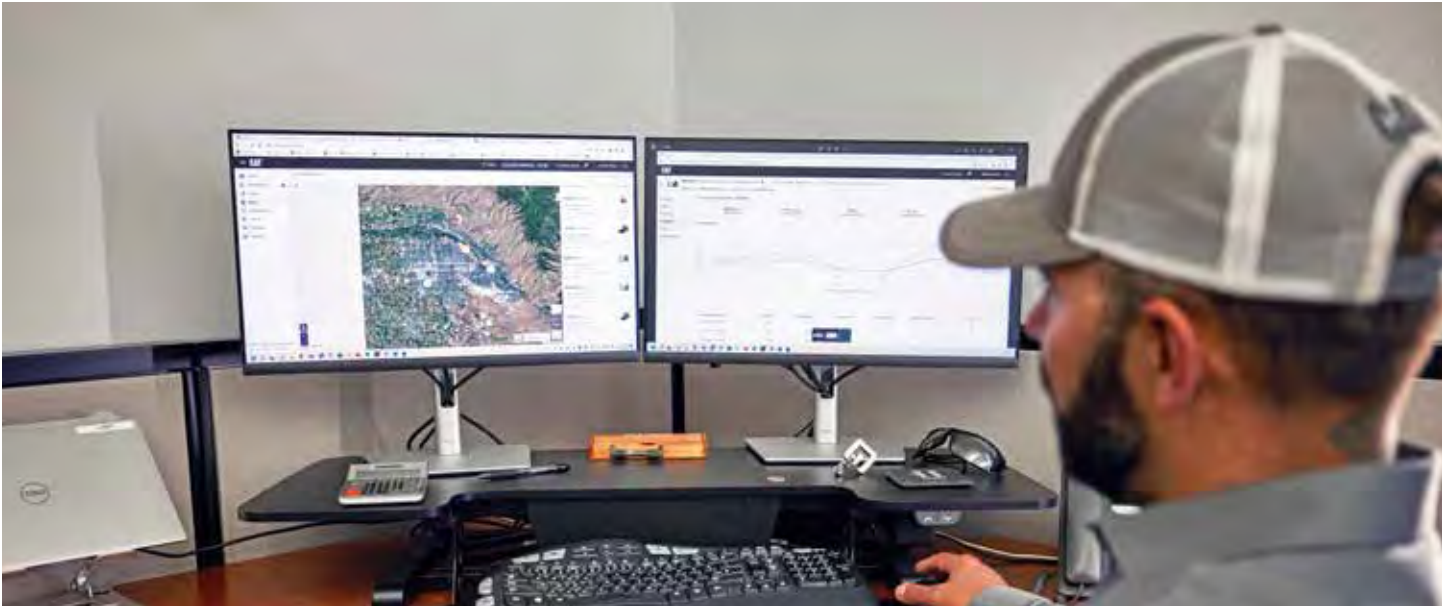
DOWNLOAD THE PARTS
REFERENCE GUIDE TODAY!



CAT EQUIPMENT MANAGEMENT TECHNOLOGY

ELIMINATE THE GUESSWORK

Cat equipment management technology helps take the complexity out of managing multiple jobsites – by gathering data generated from equipment, materials, as well as people and serving it up in customizable formats.



VISIONLINK® EQUIPMENT MANAGEMENT

VisionLink® takes the guesswork out of managing entire fleets regardless of size or equipment manufacturer.* Review equipment data from desktop or mobile devices to maximize uptime and optimize assets. With interactive dashboards, VisionLink makes it easier for operations of all sizes to make informed decisions that lower costs and boost productivity. With various subscription-level options, Cat dealers can help determine what's needed to connect your fleet and help manage your business.

- + 24/7 Fleet Monitoring
- + Mixed Fleet Management
- + Optimize Fleet Utilization
- + Track Assets by Location
- + View Asset Health Status
- + Review Inspection Reports
- + Assign Maintenance Tasks
- + Schedule Downtime
- + Request Service Parts Orders
- + Download Summary Reports

REMOTE SERVICES EQUIPMENT MANAGEMENT

Remote Services* is a suite of technologies that help improve jobsite efficiency.

- + **Remote Troubleshoot** allows Cat dealers to perform diagnostic testing and pinpoint potential issues on connected machines while in operation. It can also help ensure that technicians arrive with the correct parts and tools the first time, eliminating additional trips to save time and money.
- + **Remote Flash** allows updates to onboard software without a technician being present. Enabling the initiation of software updates when convenient can help increase overall operating efficiency.

* Must be within cell range coverage.

AP400 TECHNICAL SPECIFICATIONS

POWERTRAIN

Engine Model	Cat C3.6
Emissions	U.S. EPA Tier 4 Final
Engine Power @ 2200 rpm (ISO 14396-2002)	90 kW 120 hp
Speed – Paving	61 m/min 200 ft/min
Speed – Travel	16 km/hr 10 mph
Tire Size	15.5 R25

CAPACITIES

Maximum Throughput Capacity	774 Tonnes 853 US Tons
Hopper Capacity	5.8 m ³ 205 ft ³
Fuel Tank	200 L 53 gal
Cooling System	24 L 6.3 gal
Engine Oil	11 L 2.9 gal
Hydraulic Tank	121 L 32 gal
Diesel Exhaust Fluid (DEF) Tank	19 L 5 gal
Washdown Spray Tank	32 L 8.5 gal

MACHINE WEIGHT

Paver Only (shipping)	10 581 kg 23,327 lb
Operating w/ SE47 V Screed	13 510 kg 29,800 lb
Operating w/ SE47 FM Screed	13 618 kg 30,000 lb

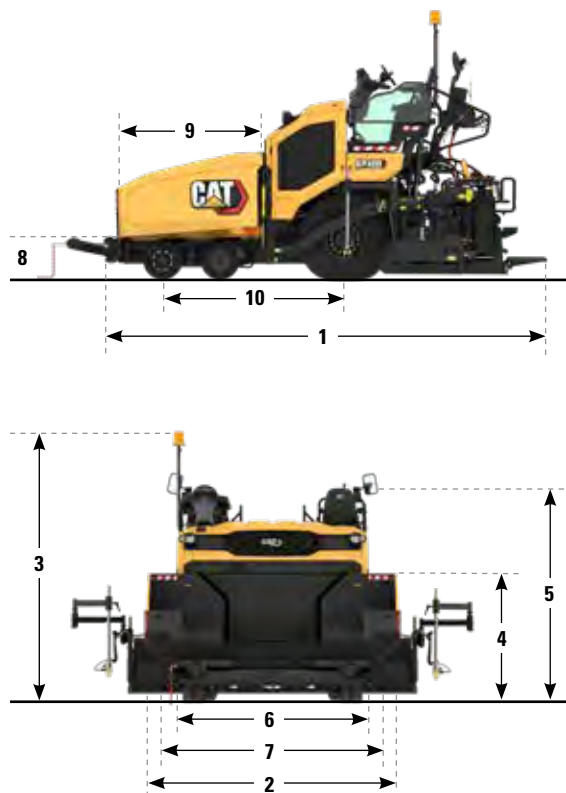
Operating weights are approximate and include coolant, lubricants, full fuel tank, 75 kg (165 lb) operator, and grade control components.

PAVING RANGE

SE47 V	
Standard Range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.1 m 20'
SE47 FM	
Standard range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	5.9 m 19' 6"

DIMENSIONS

1 Operating Length w/ SE47 V Screed	5784 mm 19'
Shipping Length w/ SE47 V Screed	5523 mm 18' 1"
1 Operating Length w/ SE47 FM Screed	5740 mm 18' 10"
Shipping Length w/ SE47 FM Screed	5505 mm 18' 1"
2 Operating Width (hoppers lowered)	3281 mm 10' 9"
3 Operating Height (beacon)	3252 mm 11'
4 Operating Platform height	1731 mm 5' 8"
5 Transport Height (steering wheel)	2853 mm 9' 4"
6 Transport Width w/ End Gates	2590 mm 8' 6"
7 Truck Entry Width	3161 mm 10' 4"
8 Truck Entry Height (hopper)	544 mm 21"
Truck Entry Height (apron)	498 mm 20"
Ground Clearance	203 mm 8"
9 Hopper Length	1803 mm 5' 11"
10 Axle to Axle (center drive to front idler)	2372 mm 93"
Auger Diameter	355 mm 14"



AP455 TECHNICAL SPECIFICATIONS

POWERTRAIN

Engine Model	Cat C3.6
Emissions	U.S. EPA Tier 4 Final
Engine Power @ 2200 rpm (ISO 14396-2002)	90 kW 120 hp
Speed – Paving	61 m/min 200 ft/min
Speed – Travel	11 km/hr 7 mph

CAPACITIES

Maximum Throughput Capacity	774 Tonnes 853 US Tons
Hopper Capacity	5.8 m³ 205 ft³
Fuel Tank	200 L 53 gal
Cooling System	24 L 6.3 gal
Engine Oil	11 L 2.9 gal
Hydraulic Tank	121 L 32 gal
Diesel Exhaust Fluid (DEF) Tank	19 L 5 gal
Washdown Spray Tank	32 L 8.5 gal

MACHINE WEIGHT

Paver Only (shipping)	11 266 kg 24,837 lb
Operating w/ SE47 V Screed	14 194 kg 31,292 lb
Operating w/ SE47 FM Screed	14 303 kg 31,533 lb

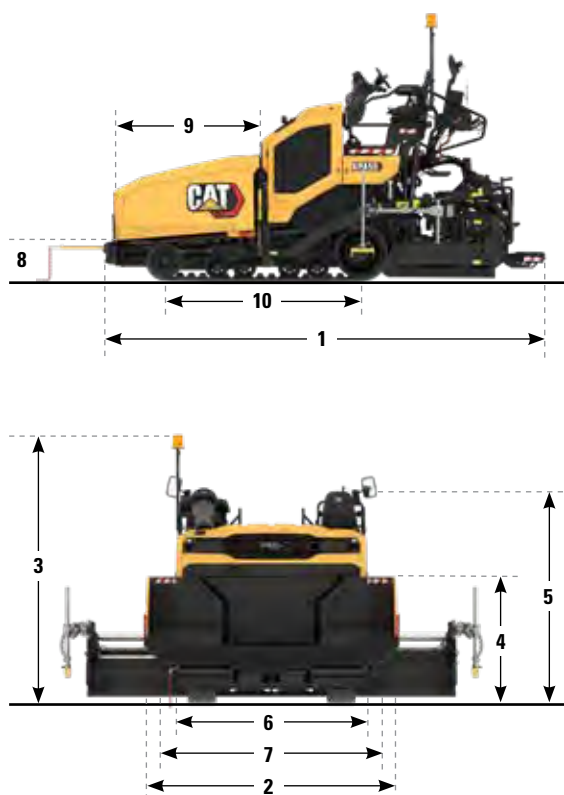
Operating weights are approximate and include coolant, lubricants, full fuel tank, 75 kg (165 lb) operator, and grade control components.

PAVING RANGE

SE47 V	
Standard Range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.1 m 20'
SE47 FM	
Standard range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	5.9 m 19' 6"

DIMENSIONS

1 Operating Length w/ SE47 V Screed	5784 mm 19'
Shipping Length w/ SE47 V Screed	5523 mm 18' 1"
1 Operating Length w/ SE47 FM Screed	5740 mm 18' 10"
Shipping Length w/ SE47 FM Screed	5505 mm 18' 1"
2 Operating Width (hoppers lowered)	3281 mm 10' 9"
3 Operating Height (beacon)	3275 mm 10' 9"
4 Operating Platform height	1655 mm 5' 5"
5 Transport Height (steering wheel)	2814 mm 9' 3"
6 Transport Width w/ End Gates	2590 mm 8' 6"
7 Truck Entry Width	3161 mm 10' 4"
8 Truck Entry Height (hopper)	567 mm 22"
Truck Entry Height (apron)	525 mm 21"
Ground Clearance	210 mm 8"
9 Hopper Length	1803 mm 5' 11"
10 Axle to Axle (center drive to front idler)	2533 mm 100"
Auger Diameter	355 mm 14"



AP500 TECHNICAL SPECIFICATIONS

POWERTRAIN

Engine Model	Cat C4.4
Emissions	U.S. EPA Tier 4 Final
Engine Power @ 2200 rpm (ISO 14396-2002)	110 kW 148 hp
Speed – Paving	61 m/min 200 ft/min
Speed – Travel	16 km/hr 10 mph
Tire Size	17.5 R25

CAPACITIES

Maximum Throughput Capacity	1000 Tonnes 1100 US Tons
Hopper Capacity	6.1 m ³ 215 ft ³
Fuel Tank	200 L 53 gal
Cooling System	24 L 6.3 gal
Engine Oil	9 L 2.4 gal
Hydraulic Tank	121 L 32 gal
Diesel Exhaust Fluid (DEF) Tank	19 L 5 gal
Washdown Spray Tank	32 L 8.5 gal

MACHINE WEIGHT

Paver Only (shipping)	11 481 kg 25,311 lb
Operating w/ SE47 V Screed	14 409 kg 31,772 lb
Operating w/ SE47 FM Screed	14 518 kg 32,012 lb

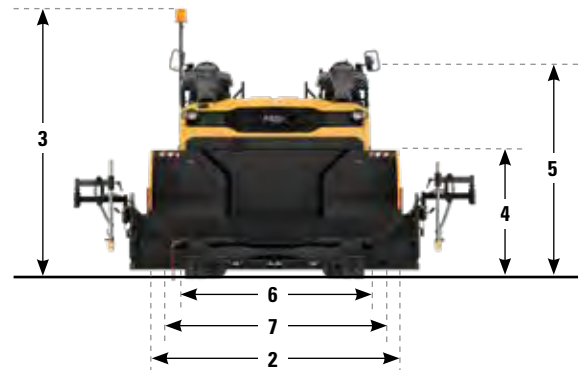
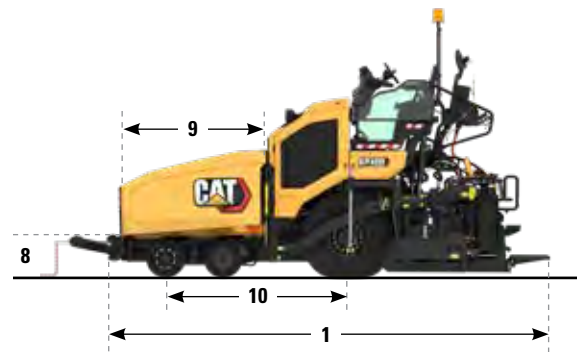
Operating weights are approximate and include coolant, lubricants, full fuel tank, 75 kg (165 lb) operator, and grade control components.

PAVING RANGE

SE47 V	
Standard Range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.1 m 20"
SE47 FM	
Standard range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.2 m 20' 6"

DIMENSIONS

1 Operating Length w/ SE47 V Screed	5909 mm 19' 4"
Shipping Length w/ SE47 V Screed	5648 mm 18' 6"
1 Operating Length w/ SE47 FM Screed	5865 mm 19' 3"
Shipping Length w/ SE47 FM Screed	5630 mm 18' 6"
2 Operating Width (hoppers lowered)	3281 mm 10' 9"
3 Operating Height (beacon)	3352 mm 11'
4 Operating Platform height	1731 mm 5' 8"
5 Transport Height (steering wheel)	2890 mm 9' 6"
6 Transport Width w/ End Gates	2590 mm 8' 6"
7 Truck Entry Width	3149 mm 10' 4"
8 Truck Entry Height (hopper)	537 mm 21"
Truck Entry Height (apron)	507 mm 20"
Ground Clearance	197 mm 7.8"
9 Hopper Length	1925 mm 6' 4"
10 Axle to Axle (center drive to front idler)	2338 mm 92"
Auger Diameter	355 mm 14"



AP555 TECHNICAL SPECIFICATIONS

POWERTRAIN

Engine Model	Cat C4.4
Emissions	U.S. EPA Tier 4 Final
Engine Power @ 2200 rpm (ISO 14396-2002)	110 kW 148 hp
Speed – Paving	61 m/min 200 ft/min
Speed – Travel	11 km/hr 7 mph

CAPACITIES

Maximum Throughput Capacity	1000 Tonnes 1100 US Tons
Hopper Capacity	6.1 m ³ 215 ft ³
Fuel Tank	200 L 53 gal
Cooling System	24 L 6.3 gal
Engine Oil	9 L 2.4 gal
Hydraulic Tank	121 L 32 gal
Diesel Exhaust Fluid (DEF) Tank	19 L 5 gal
Washdown Spray Tank	32 L 8.5 gal

MACHINE WEIGHT

Paver Only (shipping)	12 244 kg 26,993 lb
Operating w/ SE47 V Screed	15 172 kg 33,448 lb
Operating w/ SE47 FM Screed	15 281 kg 33,689 lb

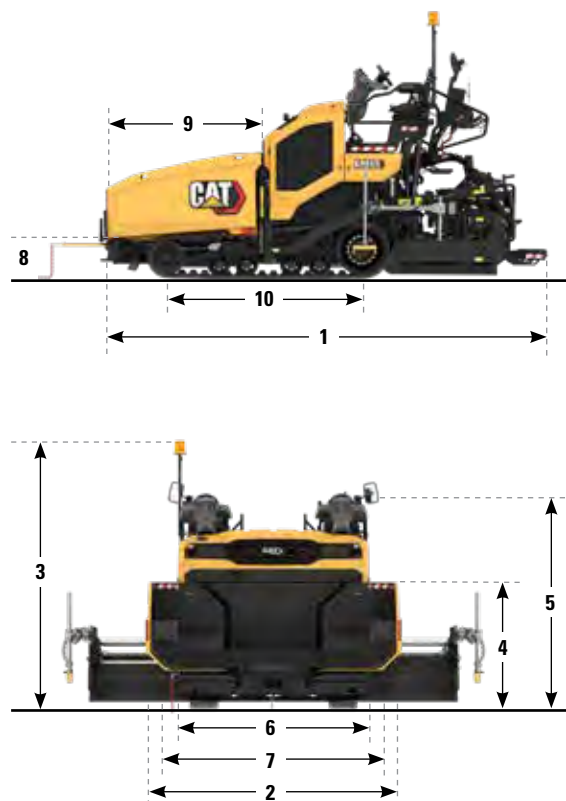
Operating weights are approximate and include coolant, lubricants, full fuel tank, 75 kg (165 lb) operator, and grade control components.

PAVING RANGE

SE47 V	
Standard Range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.1 m 20'
SE47 FM	
Standard range	2.4 m - 4.7 m 8' - 15' 6"
Maximum Width w/ Extensions	6.2 m 20' 6"

DIMENSIONS

1 Operating Length w/ SE47 V Screed	5909 mm 19' 4"
Shipping Length w/ SE47 V Screed	5648 mm 18' 6"
1 Operating Length w/ SE47 FM Screed	5865 mm 19' 3"
Shipping Length w/ SE47 FM Screed	5630 mm 18' 6"
2 Operating Width (hoppers lowered)	3281 mm 10' 9"
3 Operating Height (beacon)	3352 mm 11'
4 Operating Platform height	1731 mm 5' 8"
5 Transport Height (steering wheel)	2890 mm 9' 6"
6 Transport Width w/ End Gates	2590 mm 8' 6"
7 Truck Entry Width	3149 mm 10' 4"
8 Truck Entry Height (hopper)	537 mm 21"
Truck Entry Height (apron)	507 mm 20"
Ground Clearance	197 mm 7.8"
9 Hopper Length	1925 mm 6' 4"
10 Axle to Axle (center drive to front idler)	2338 mm 92"
Auger Diameter	355 mm 14"



AP400 / AP500 STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

OPERATOR ENVIRONMENT	STANDARD	OPTIONAL
Canopy		○
Deceleration Pedal		○
Dual operating consoles (AP500)	●	
Heated Seat		○
Single Sliding Console (AP400)	●	
Steering Guide	●	
Umbrella – tractor or screed		○
Ventilation System	●	
Side Shields		○
Windshield – requires canopy		○

TECHNOLOGY	STANDARD	OPTIONAL
Cat® Grade Control		○
Basic Grade Control		○
Product Link™ Elite 643 (cellular)	●	
Product Link Elite 683 (cellular/satellite)		○

POWERTRAIN	STANDARD	OPTIONAL
All-wheel Drive (AP500)		○
Ballast – front weights		○
Cat C3.6 – four-cylinder (AP400)	●	
Cat C4.4 – four-cylinder (AP500)	●	
Cooling Fan – variable speed	●	
Front-wheel Assist		○
Radial Drive Tires		○
Sand-rib Drive Tires		○

ELECTRICAL SYSTEM	STANDARD	OPTIONAL
1400 CCA Battery	●	
150-amp Alternator	●	
12-volt Charging System	●	
Automotive-type Fuse System	●	
Auto-reset Breaker for Material Sensors	●	
Battery – maintenance-free	●	
Cat Electronic Technician (Cat ET)	●	

MATERIAL DELIVERY	STANDARD	OPTIONAL
Auger Extensions – 0.15 m (6")	●	
Auger Extensions – 0.46 m (1.5')		○
Mainframe Extensions – power		○
Mainframe Extensions – manual		○
Material Feed Sensors – contact	●	
Material Feed Sensors – sonic		○
Push-roller – adjustable	●	
Truck Hitch		○
Wash-down Pump and Reel		○

SERVICE AND MAINTENANCE	STANDARD	OPTIONAL
Hydraulic Oil – Cat HYDO™ Advanced	●	
Remote Access Drains	●	
Remote Flash	●	
Service Repair Kits	●	
Sampling Ports for Scheduled Oil Sampling (S-O-S SM)	●	
Sight Gauges – engine coolant, hydraulic oil	●	

SAFETY AND SECURITY	STANDARD	OPTIONAL
Alarm – back-up	●	
Horn – warning (front and rear)	●	
Lights – LED Working	●	
Lights – LED Rooding		○
Mirror Package	●	
Warning Beacon – LED		○

AP455 / AP555 STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

OPERATOR ENVIRONMENT	STANDARD	OPTIONAL
Canopy		○
Deceleration Pedal		○
Dual operating consoles (AP555)	●	
Heated Seat		○
Single Sliding Console (AP455)	●	
Steering Guide	●	
Steering – friction		○
Steering – spring return	●	
Umbrella – tractor or screed		○
Ventilation System	●	
Side Shields		○
Windshield – requires canopy		○

TECHNOLOGY	STANDARD	OPTIONAL
Cat Grade Control		○
Basic Grade Control		○
Product Link™ Elite 643 (cellular)	●	
Product Link Elite 683 (cellular/satellite)		○

POWERTRAIN	STANDARD	OPTIONAL
Ballast – front weights		○
Cat C3.6 – four-cylinder (AP455)	●	
Cat C4.4 – four-cylinder (AP555)	●	
Cooling Fan – variable speed	●	
Mobil-trac belt™ – smooth belt	●	

ELECTRICAL SYSTEM	STANDARD	OPTIONAL
1400 CCA Battery	●	
150-amp Alternator	●	
12-volt Charging System	●	
Automotive-type Fuse System	●	
Auto-reset Breaker for Material Sensors	●	
Battery – maintenance-free	●	
Cat Electronic Technician (Cat ET)	●	
Remote start charge receptacle (AP455)	●	

MATERIAL DELIVERY	STANDARD	OPTIONAL
Auger Extensions – 0.15 m (6")	●	
Auger Extensions – 0.46 m (1.5')		○
Mainframe Extensions – power		○
Mainframe Extensions – manual		○
Material Feed Sensors – contact	●	
Material Feed Sensors – sonic		○
Push-roller – adjustable	●	
Truck Hitch		○
Wash-down Pump and Reel		○

SERVICE AND MAINTENANCE	STANDARD	OPTIONAL
Hydraulic Oil – Cat HYDO™ Advanced	●	
Remote Access Drains	●	
Remote Flash	●	
Service Repair Kits	●	
Sampling Ports for Scheduled Oil Sampling (S-O-S SM)	●	
Sight Gauges – engine coolant, hydraulic oil	●	

SAFETY AND SECURITY	STANDARD	OPTIONAL
Alarm – back-up	●	
Horn – warning (front and rear)	●	
Lights – LED Working	●	
Lights – LED Rooding		○
Mirror Package	●	
Warning Beacon – LED		○

For more complete information on Cat products, dealer services and industry solutions, visit us on the web at www.cat.com

Materials and specifications are subject to change without notice. Featured machines in photos may include additional equipment. See your Cat dealer for available options.

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QEHQ3219 (10/2023)
Build Number: 07A
N Am

Cat® CW16

PNEUMATIC TIRE ROLLER

Top Features

The Cat® CW16 is a standard 9-wheel pneumatic roller with an option to increase to 11 wheels. Equipped with an efficient Cat engine, this machine delivers smooth, reliable compaction performance on asphalt and soft base materials.

- **Exceptional Visibility and Control** with a rotating operating station, LCD display and touch-pad machine functions. ROPS or Sun Canopy options are available.
- **Smooth Operating Powertrain** with Eco-mode, electronic propel control and smooth braking system. An exclusive two-speed hydrostatic propel system delivers excellent maneuverability with speeds up to 19 km/hr (12 mph). The system shifts smoothly between speed ranges while also providing the ability to coast for a fuel saving enhancement.

- **Versatile Compaction Performance** is offered by the flexible ballast options, and oscillating front wheels. Ballast options include steel, sand, and water, making it easy to adjust operating weights and match job site requirements. Oscillating front wheels deliver compaction across the entire machine width for excellent results.
- **Pickup Prevention** provided by the pressurized water spray system, wheel scrapers or cocoa mats, and optional heat retention aprons help keep asphalt and aggregates on the road surface where they belong.
- **Best Lifetime Value** delivered through Eco-mode, efficient engine, and exclusive propel control minimize life-time operating costs and maximize profit.

Specifications

Weights

	Operating Weights		Load per Wheel
CW16 w/Standard 9 Wheels			
Base machine	5200 kg	11,464 lb	0.58 mt
w/Water	8700 kg	19,180 lb	0.97 mt
w/Wet Sand	12 200 kg	26,896 lb	1.36 mt
w/Steel	8500 kg	18,739 lb	0.94 mt
w/Steel and Water	11 750 kg	25,904 lb	1.31 mt
w/Steel and Wet Sand	15 000 kg	33,069 lb	1.67 mt
CW16 w/11 Wheel Option			
Base machine	5300 kg	11,685 lb	0.48 mt
w/Water	8800 kg	19,400 lb	0.80 mt
w/Wet Sand	12 300 kg	27,117 lb	1.11 mt
w/Steel	8600 kg	18,960 lb	0.78 mt
w/Steel and Water	11 750 kg	25,904 lb	1.06 mt
w/Steel and Wet Sand	14 900 kg	32,849 lb	1.35 mt

Service Refill Capacities

CW16 w/C3.4B Engine		
Fuel tank	135 L	35.7 gal
DEF tank	19 L	5 gal
Cooling system	16.6 L	4.4 gal
Engine oil w/filter	6.5 L	1.7 gal
Hydraulic tank	31.9 L	8.4 gal
Water tank	348 L	92 gal
CW16 w/C4.4 Engine		
Fuel tank	146 L	38 gal
Cooling system	18.3 L	4.8 gal
Engine oil w/filter	9.5 L	2.5 gal
Hydraulic tank	31.9 L	8.4 gal
Water tank	348 L	92 gal

Engine – Powertrain

Cat® C3.4B Engine* 75 kW 101.9 hp (M) 100.5 hp (I)

* Engine meets U.S. EPA Tier 4 Final and EU Stage IV emissions

* Turbo-charged

Number of cylinders 4

Rated speed 2200 rpm

Cat C4.4 Engine** 75 kW 101.9 hp (M) 100.5 hp (I)

** Engine meets emissions equivalent to U.S. EPA Tier 3, EU Stage IIIA, and China Stage III.

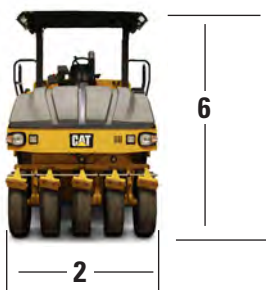
Number of cylinders 4

Rated speed 2200 rpm

Travel Speed Ranges:

low	0 - 9 km/hr	6 mph
high	0 - 19 km/hr	12 mph

Dimensions



1 Overall length	4290 mm	14' 1"
2 Compaction width		
9 wheel - Radial	1728 mm	68"
9 wheel - Bias	1754 mm	69"
11 wheel - Radial	2103 mm	83"
11 wheel - Bias	2132 mm	84"
Tire overlap - Radial	32 mm	1.25"
Tire overlap - Bias	36 mm	1.42"
3 Wheelbase	3340 mm	10' 11"
4 Ground clearance	267 mm	10.5"
5 Height (steering wheel)	2320 mm	91"
6 Height (ROPS)	3000 mm	9' 10"

Ground Contact Pressures

Weight per Wheel

CW16 Pneumatic Compactor				12-Ply 7.5 x 15 Radial Tire								14-Ply 7.5 x 15 Bias Tire							
Average Wheel Load	Tire Pressure		kPa	344	413	482	550	619	688	757	344	413	482	550	619	688	757	826	862
			psi	50	60	70	80	90	100	110	50	60	70	80	90	100	110	120	125
	545 kg 1,200 lb	GCP	kPa	236	266	284	306	317	317	344	243	266	284	295	317	330	344	359	367
			psi	34	39	41	44	46	46	50	35	39	41	43	46	48	50	52	53
	970 kg 2,145 lb	GCP	kPa	250	284	314	343	369	378	410	259	295	321	343	369	388	420	421	427
			psi	36	41	46	50	54	55	60	38	43	47	50	54	56	60	61	62
	1440 kg 3,180 lb	GCP	kPa	280	304	331	358	390	405	607	273	312	336	364	390	413	437	465	475
			psi	41	44	48	52	57	59	88	40	45	49	53	57	60	64	68	69

TANDEM VIBRATORY ROLLERS

CB7 | CB8 | CB10 | CB13 | CB15 | CB16
CD8 | CD10



TANDEM VIBRATORY ROLLERS

The Cat® line of Tandem Vibratory Rollers offer many technological enhancements that provide better control, more versatility, and increased efficiency:

- + 360° SEAT POSITIONING
- + OSCILLATORY VIBRATION
- + CAT COMPACTION CONTROL

Ready to help you make your business stronger, Cat Tandem Vibratory Rollers give you new ways to get the most work done at the lowest cost—so you put more money in your pocket.



CAT® TANDEM VIBRATORY ROLLERS

RELIABLE. COMFORTABLE. PRODUCTIVE.

These models deliver excellent mat densities, good visibility and comfort, fuel efficiency with Eco-mode, and unmatched reliability.

ELIMINATE CONCERNS

CAT COMPACTION CONTROL

IS HERE TO ASSIST

Traffic, haul trucks, paver stops, night-time operation are genuine concerns when operating an asphalt compactor. The degree to which these become distractions can have a direct affect on the quality of the pavement. Did every part of the mat receive the same number of passes? Was the asphalt temperature conducive for compaction? Was the base prepared correctly? Where did I stop on the previous pass? Do I have the amplitude set correctly?

The following Cat Compaction Control Technologies can help provide answers to these questions.



PASS-COUNT AND TEMPERATURE MAPPING

Helps ensure the mat gets covered completely when optimal temperatures exist. It combines infrared temperature sensors with GPS mapping to keep the operator informed of current asphalt temperatures, machine position, pass-count, and layer coverage.



COMPACTION METER VALUE (CMV)

Utilizes a drum-mounted accelerometer to measure the combined stiffness of the asphalt layer, base layer, and sub-base layer. It can help indicate issues with the road structure, even beneath the asphalt layer.



AUTO-ADJUSTABLE COMPACTION

Optimizes efficiency by delivering the highest level of amplitude that the asphalt can receive without over-compacting. A dedicated accelerometer on each drum makes sensitivity adjustments in a fraction of a second for peak compaction performance. Available on CB10 and CD10 models only.



MACHINE-TO-MACHINE COMMUNICATION

Helps keep rolling patterns in sync by sharing mapped data such as CMV, temperature mapping, coverage area, and pass-count maps between the displays of multiple machines.



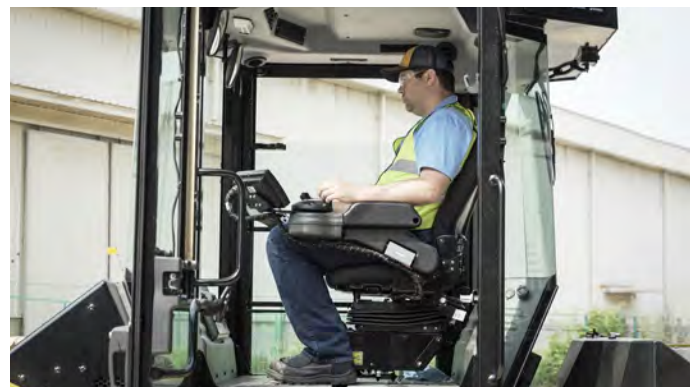
360° SEAT POSITIONING ENHANCES SAFETY

Working in unfavorable conditions is typical in the paving business, but the operating station helps keep operators comfortable, safe, and productive.



KEEP MOVING FORWARD

Visibility and comfort are enhanced by the 360° seat positioning option that enables the operator to always face the direction of travel. Handwheel steering technology eliminates the front steering console, enabling the operator to easily monitor water spray performance as well as oncoming obstacles. An optional 8-button control panel simplifies control for efficient performance.



BECOME MORE VERSATILE WITH OSCILLATORY VIBRATION



The design combines high-performance vertical vibration on the front drum with oscillation technology on the rear drum. The front drum with vertical vibration is available in two amplitude, five amplitude, or Versa-Vibe systems that provide initial compaction, while the rear drum with oscillation continues the excellent performance for optimal smoothness and density.



UNIQUE FEATURES

- Proven pod-style eccentric weight technology developed by Caterpillar
- 2 year/2000 hour service interval helps maximize uptime and limit maintenance costs.
- Durable power-transmission delivers 2-times the load capacity of timing belt systems leading to extended life
- Standard drum and optional hardened drum shells offer exceptional long-term life on a variety of mix designs and delivers outstanding mat texture, density, and smoothness.

** Refer to the price list for model availability.*





MANEUVERABILITY MEETS PERFORMANCE

The exclusive drum steer propel system provides a tight turning radius without damaging the hot mat. When turning, the outside drum half rotates faster than the inside drum, eliminating the potential for shoving and tearing that can occur on standard one-piece drum designs.

	CD8			CD10		
ENGINE						
Gross Power	75 kW	102 mhp	100 hp	75 kW	102 mhp	100 hp
MACHINE WEIGHT						
Operating Weight with Split Drum	8390 kg	18,497 lb		10 120 kg	22,311 lb	
Operating Weight – Maximum	9450 kg	20,834 lb		11 440 kg	25,220 lb	
Static Linear Load	27.9 kg/cm	170 lb/in		29.5 kg/cm	165 lb/in	
DIMENSIONS						
Overall Length	4284 mm	13 ft 10 in		4322 mm	14 ft 2 in	
Overall Width	1664 mm	66 in		1874 mm	74 in	
Height	2940 mm	9 ft 8 in		2985 mm	9 ft 9 in	
Compaction Width	1500 mm	59 in		1700 mm	67 in	
Drum Offset – Optional	1320 mm	51 in		1320 mm	51 in	
VIBRATORY SPECIFICATIONS						
Amplitude – Maximum	0.65 mm	0.026 in		0.84 mm	0.033 in	
Frequency – Minumum/Maximum	42/63.3 Hz	– 2,520/3,800 vpm		42/53.3 Hz	– 2,520/3,200 vpm	
Centrifugal Force – Maximum	73.8 kN	16,590 lbF		128.9 kN	28,977 lbF	
SERVICE REFILL CAPACITIES						
Fuel Tank Capacity	135 L	36 gal		191 L	50 gal	
Water Tank Capacity	600 L	159 gal		750 L	198 gal	

TECHNICAL SPECIFICATIONS

See cat.com for complete specifications.

	CB7			CB8			CB10		
ENGINE									
Gross Power	75 kW	102 mhp	100 hp	75 kW	102 mhp	100 hp	98 kW	133 mhp	131 hp
MACHINE WEIGHT									
Operating Weight with ROPS	7990 kg		17,615 lb	8520 kg		18,783 lb	9500 kg		20,945 lb
Operating Weight – Maximum	8720 kg		19,224 lb	9250 kg		20,343 lb	10 235 kg		22,564 lb
Static Linear Load	26.3 kg/cm		147 lb/in	25.1 kg/cm		141 lb/in	27.8 kg/cm		156 lb/in
DIMENSIONS									
Overall Length	4565 mm		14 ft 5 in	4565 mm		14 ft 5 in	4565 mm		14 ft 5 in
Overall Width	1670 mm		65 in	1862 mm		73 in	1872 mm		74 in
Height	2980 mm		9 ft 9 in	2980 mm		9 ft 9 in	2982 mm		9 ft 9 in
Compaction Width	1500 mm		59 in	1700 mm		67 in	1700 mm		67 in
Drum Offset – Optional	170 mm		6 in	170 mm		6 in	170 mm		6 in
VIBRATORY SPECIFICATIONS									
Amplitude – Maximum	0.65 mm		0.026 in	0.56 mm		0.022 in	1.06 mm		0.042 in
Frequency – Minimum/Maximum	42/63.3 Hz – 2,520/3,800 vpm			53.3/63.3 Hz – 3200/3800 vpm			42/63.3 Hz – 2520/3800 vpm		
Centrifugal Force – Maximum	78.3 kN		17,603 lbF	78.3 kN		17,603 lbF	128.9 kN		28,977 lbF
SERVICE REFILL CAPACITIES									
Fuel Tank Capacity	208 L		55 gal	208 L		55 gal	208 L		55 gal
Water Tank Capacity	742 L		196 gal	742 L		196 gal	837 L		221 gal

	CB13			CB15			CB16		
ENGINE									
Gross Power	106 kW	144 mhp	142 hp	106 kW	144 mhp	142 hp	106 kW	144 mhp	142 hp
MACHINE WEIGHT									
Operating Weight with ROPS	12 500 kg	27,557 lb		13 135 kg	28,958 lb		14 488 kg	31,941 lb	
Operating Weight – Maximum	13 150 kg	28,991 lb		13 785 kg	30,391 lb		15 538 kg	34,255 lb	
Static Linear Load	33 kg/cm	184 lb/in		32 kg/cm	181 lb/in		36 kg/cm	204 lb/in	
DIMENSIONS									
Overall Length	4742 mm	15 ft 6 in		4742 mm	15 ft 6 in		4742 mm	15 ft 6 in	
Overall Width	2325 mm	92 in		2325 mm	92 in		2325 mm	92 in	
Height	3068 mm	10 ft		3068 mm	10 ft		3068 mm	10 ft	
Compaction Width	2000 mm	79 in		2130 mm	84 in		2130 mm	84 in	
Drum Offset – Optional	170 mm	6 in		170 mm	6 in		170 mm	6 in	
VIBRATORY SPECIFICATIONS									
Amplitude – Maximum	0.096 mm	0.038 in		1.03 mm	0.041 in		1.03 mm	0.041 in	
Frequency – Minumum/Maximum	42/63.3 Hz – 2520/3800 vpm			42/63.3 Hz – 2520/3800 vpm			42/63.3 Hz – 2520/3800 vpm		
Centrifugal Force – Maximum	110 kN	24,728 lbF		138 kN	31,069 lbF		138 kN	31,069 lbF	
SERVICE REFILL CAPACITIES									
Fuel Tank Capacity	250 L	66 gal		250 L	66 gal		250 L	66 gal	
Water Tank Capacity	1000 L	264 gal		1000 L	264 gal		1000 L	264 gal	

SERVICE AND SUPPORT

BACKING YOU EVERY DAY

Buy from Caterpillar and you're buying more than just a piece of equipment. You're also buying into a service and support operation that no competitor can match. Every Cat dealer knows that all you care about is your machine being there when you need to use it; downtime is not an option. That's why we have the industry's best and most reliable dealer network, bringing you the tools, technologies and know-how to keep your machine productive and efficient.

CAT® FINANCIAL

Cat® Financial is structured to meet your needs. Because we understand paving, we can offer better approval rates, more flexible terms and payments, and solutions that suit you and your business.

BUILT FOR IT.™

For more complete information on Cat products, dealer services and industry solutions, visit us on the web at www.cat.com

QEDQ2418-01 (06/18)

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www.cat.com www.caterpillar.com

Asphalt Zipper®

480Xi⁸

WITH ACCU-TRAK™ WHEEL ASSIST



Shown with optional
150 gallon Wheel Assist Mount
water supply system



4' Cutting Width Reclaimer/Stabilizer and Utility Trencher

with PATENTED Dual-Frame ZipTec™ Enhanced Pulverizing System
and Accu-Trak™ Wheel Assist

LOADER MOUNT

Packed with technology, yet surprisingly simple to operate, the 480Xi WA harnesses the power and productivity of much larger, self-propelled reclaimers into a very powerful, versatile and affordable loader attachment. Powered by the latest Cummins intercooled turbo-diesel Tier 4 Final Performance Series engine, the 480Xi WA will pulverize up to 12-inch-thick asphalt in a single pass. The innovative upgrades and improvements throughout this new-generation Asphalt Zipper dramatically improve production in thicker asphalt, reliability and longevity of the machine, and ease of use. Full road repairs, base stabilization, street patches, and opening utility trenches in asphalt are just a few of its many uses.

Completely Re-engineered, with New Features and Improvements Throughout

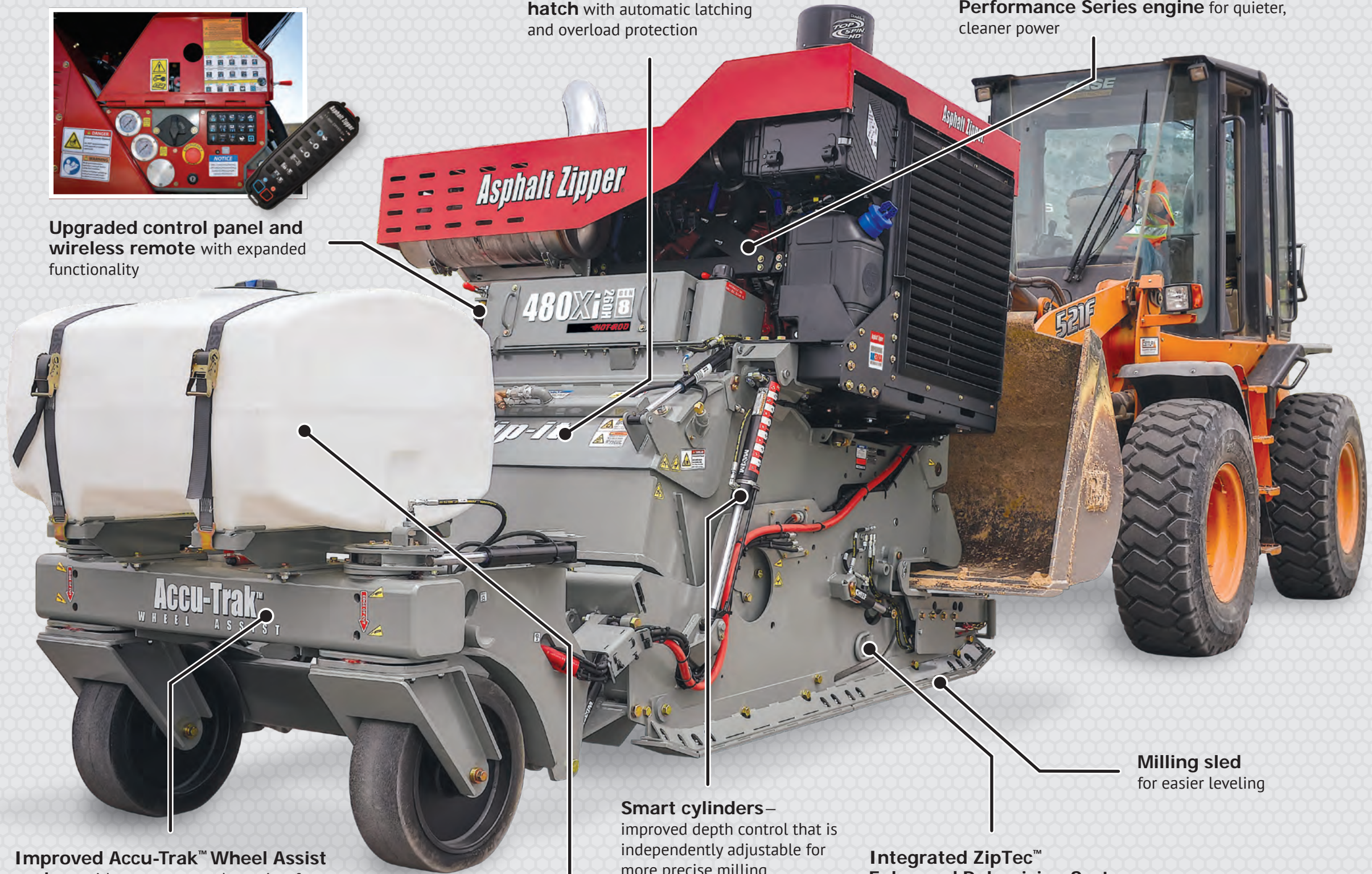


Upgraded control panel and wireless remote with expanded functionality

Hydraulically secured top hatch with automatic latching and overload protection

Powerful Cummins Tier 4 Final Performance Series engine for quieter, cleaner power

- Hydraulically activated auto-adjusting clutch**, remote engage, and loader operator's safety stop
- Improved Z-Pro™ X cutter head** for greater production with better material gradation
- Heavier-duty planetary/gear box** for even greater durability
- Hardox®-reinforced steel frames** with greater internal abrasion resistance, for longer life
- Hydraulic safety-chain system** ensures secure connection to host vehicle
- Full-range depth adjustment**, independent of the loader
- Automatic hydraulic belt tensioning** that is dynamically self-adjusting and releases tension when not in use, for greater longevity
- Wireless control box** for cab of host vehicle for quicker, more convenient installation and disconnection, with improved display
- Improved bucket clamping system** for an easier, more secure connection to an even wider range of loader buckets
- Push cooling** for lower under-hood temperatures
- Innovative liquid cooling jacket** for up to 5X improved planetary cooling
- Quick-Load™ guiding system** on all custom trailers, for easier loading
- And much more ...**



Improved Accu-Trak™ Wheel Assist system with remote-control steering, for even more precise maneuvering and fine control of milling depth, enabling use with smaller host vehicles

150 gallon wheel assist mount water supply system (optional) for an on-board, steady supply of water

Smart cylinders—improved depth control that is independently adjustable for more precise milling

Integrated ZipTec™ Enhanced Pulverizing System, with full depth range, contained grinding chamber, and an adjustable baffle for controlling material size



Milling sled for easier leveling



Custom tandem-axle trailer (optional) with quick-load guiding system, low center of gravity, convenient working deck, and built-in custom toolbox enables the 480Xi WA to be hauled behind a 1½-ton pickup truck.

NEW Wireless Control Box with E-Stop and tachometer gives host vehicle operator control over select Zipper functions.

Specifications

Model	480Xi-215H WA GEN 8	480Xi-260H WA GEN 8
Engine	 Cummins 215 hp Turbo-Diesel Tier 4 Final Performance Series	 Cummins 260 hp HOT-ROD Turbo-Diesel Tier 4 Final Performance Series
Torque	670 ft·lb 908 N·m	730 ft·lb 990 N·m
Weight	13,800 lbs 6260 kg	13,850 lbs 6282 kg
Cutting Width	48 inches (42, 36, 30, 24 inches available) 1219 mm (1067, 914, 762, 610 mm available)	
Cutting Depth	0 to 12 inches 0 to 305 mm	

Asphalt Zipper reserves the right to change specifications at any time. U.S. patent nos. 7036252, 7066555, 7144087, 8177456, 10086867. Other U.S. and international patents pending.

Standard Features

Cutter Head	Z-Pro™ X
Cutting Bits	Double-carbide, bullet-head
Containment System	Dual-Frame ZipTec™ Enhanced Pulverizing System with active-hydraulic rear baffle
Planetary	Fairfield Magnum-duty
Depth Control	Hydraulic (infinitely adjustable)
Bit Hatch	Hydraulically powered , top access, with hydraulic shock absorption
Rear Baffle	Infinitely adjustable, active-hydraulic, remote-controlled
Mounting System	Versa-Mount™ Universal Coupler with chain tensioning system
Controls and Monitoring	<ul style="list-style-type: none"> Control Panel (on machine) Wireless Control Box (for host vehicle) Wireless Remote Control (for groundsman)
Transport	Tows behind 1½-ton pickup on tandem-axle trailer.
Additional Features	<ul style="list-style-type: none"> Accu-Trak™ Wheel Assist Built-in spray system Hydraulic belt tensioning Planetary cooling jacket Push fan under-hood cooling

Available Options

Side Shift and Tilt

Optional Mounting Systems:

- Quick Coupler
- Versa-Mount™ Quick Coupler

Water Supply Systems:

- Wheel Assist Mount (150 gallon)

Custom Trailer



Toll-free: 888-ZIPPER-8 (947-7378)

310 West 700 South, Pleasant Grove, UT 84062
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AsphaltZipper.com



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: Authorization to Release a Request for Proposal (RFP) for Water and Wastewater Rate Study

BACKGROUND/ DISCUSSION:

On October 28, 2025, the City Council considered options for water and wastewater rates. The decision was deferred pending further review. Evaluation of the current rate structure and fiscal distress of the City indicates that new, third party established and Proposition 218 compliant rates must be established for the City. Staff intends to release an RFP for a qualified vendor to create the study and present it for appropriate adoption.

The industry standard is to perform comprehensive rate studies every three to five years; our last study was started in 2021 but was never adopted. The last adopted rate study was in 2014. In 2020, the City temporarily reduced rates for water and wastewater to promote water conservation and address concerns from some members of the public. These lower rates were only anticipated to be in effect for six months until the new rate study was completed and adopted. However, the new rate study has not been adopted. This has resulted in an annualized revenue loss of approximately \$1.75 million to \$2.23 million for the Water Division and \$490,000 for the Wastewater Division; not including prison closure. Including the prison closure both divisions have had a revenue loss of \$13,000,000 and \$3,100,000 respectively, from the time the rates were lowered in 2020 until today. This translates into increased rates the longer shortfalls are allowed to persist and increased project costs from standard inflation rates. At a rate of 5% per year for construction costs this translates into a 25% increase to project costs. Meaning less is able to be done with the same amount of money allocated if the project had been done earlier. This is also before taking into account increased repair costs for delayed projects due to outdated funding projections and implementation. The longer the delay in approving a rate study continues the larger the rate increases will be in the future and the less will get done due to higher costs. Resulting in higher repair costs due to system age and condition as well as higher standard rates due to water loss. Which leads to a higher rate for a longer period of time the longer improperly set rate is allowed to continue. The previous presentation on the topic is attached to this staff report.

The scope of the RFP would include:

- I. NEW WATER AND SEWER RATE STUDY
 - a. RATE SETTING STUDIES

- i. Financial Planning
 - ii. Demand Projections
 - iii. Revenue Analysis
 - iv. Operation and Maintenance Expenses
 - v. Capital Improvement Funding
 - vi. Reserve Funding
 - vii. Cash Flow Projections and Revenue Requirements
 - viii. Cost of Service Analysis
 - ix. Functionalized Cost Allocation to Customer Classes
 - x. Develop Water Rates
 - xi. Develop Sewer Rates
 - xii. Evaluate Impacts
 - xiii. Comparison Survey
 - xiv. Conduct Sensitivity Analysis
 - xv. Rate Study Report
 - 1. Respond to any written objections from property owners based on AB 2257 (Government Code Sections 53759.1)
 - xvi. Rate Implementation
 - 1. Attend Public Meetings
 - 2. Respond to questions from the City Council and Public
 - b. WATER/SEWER CAPACITY FEES
 - i. Cost of Service Study
 - ii. Analysis to include the current system value and newly planned capital expenses to 2030
 - c. DISADVANTAGED COMMUNITY STATUS
 - i. Proposition 1 Funding Opportunities
- II. WAGE AND SALARY STUDY FOR THE WATER AND WASTEWATER SYSTEMS
- a. Compare Salaries to those of Similarly Sized Utilities by:
 - i. The Ownership
 - ii. Population Size
 - iii. Number of Employees
 - iv. Job Title
 - v. Job Duties
 - b. Reference salary range minimum, mid-point, and maximum levels for each position as well as 50th percentile and company-weighted average pay
 - c. Compare similar jobs, even if you use different titles
 - d. Review recent changes to overall staffing levels, workplace policies, and cost-control initiatives
 - e. Reference segmented data for all participants, water-only participants, as well as water- and wastewater-participants.

FISCAL IMPACT:

None with this action. The contract with the selected vendor will return to the City Council for approval.

RECOMMENDATION:

Authorize the release of an RFP for a water and wastewater rate study.

ATTACHMENTS:

Previous Rate Setting Presentation

WATER AND WASTEWATER RATE STUDY DISCUSSION

NEED FOR WASTEWATER RATE STUDY IMPLEMENTATION

1. End of Equipment Life Cycle
2. Increased Tertiary Treatment Costs
3. Significant General Fund Costs For Recycled Water Usage.
4. Reduced Costs With New Configuration
5. Ability To Accept Sludge and Increase Revenue

END OF EQUIPMENT LIFE CYCLE

INCREASED EXPENSES

Costs to operate the tertiary system have increased. Chlorine costs have tripled.

Laboratory costs have gone up 10x

Recycled Water Charges

Compliance Difficulties and violations

Upgrade capacity and replacing equipment

INCREASED CAPABILITIES AND NEW OPPORTUNITIES WITHOUT TERTIARY DISCHARGE WE CAN:

1. Operate with a lower license level
2. Take sludge trucks as an additional revenue stream
3. Reduction of extremely burdensome regulations
4. Save around 10% on the budget annually
5. Can get flows of 1.5 mgd

WHY A RATE INCREASE IS NEEDED FOR THE WATER SYSTEM.

Water Losses

Lack of Water Pressure for Fighting Fires

Steel Pipes that have Failed

Down to Three Active Wells

New Regulations and Codes



WATER LOSSES

LACK OF WATER PRESSURE FOR FIGHTING FIRES

The Fire Department needs more pressure and flow to fight fires in the first community.



STEEL PIPES THAT HAVE FAILED

Total Miles of Water Lines 310

173 miles of Steel Pipes

Over 99% of Steel Pipes are in the First Community

Current Cost for Replacement



DOWN TO THREE ACTIVE WELLS

Well 3 and Well 10 are currently offline. Well 16 needs to be switched to the Transmission Line



NEW REGULATIONS AND CODES

Regulations related to Water Conservation:

- Limiting water usage
- Reducing water losses to 3 to 5 percent
- Water Reports
- Lead and Copper Inventory and eventual replacement

Cross-Connection Prevention:

- New CA Cross-Connection Policy Handbook
- Implementing Cross-Connection Control Plan for the City
- Cross-Connection Control Specialist
- City's Backflow Prevention Assemblies

FINAL TAKEAWAYS

The Water and Wastewater rates were lower in 2020, temporarily, which was only supposed to last for six months while the new water rate study was completed.

- The current temporary rates are not sustainable.

Water Standby Fee (WSF)

- The WSF was reduced and has now been eliminated.
- The loss in funds to the water system is approximately \$500,000 per year, which now needs to be made up by rate payers.

Reduced Staff

- The water department has not increased the number of employees working in the department since the rates were temporarily reduced.

1. 30% Water Losses
2. 15 PSI on Barron
3. 172 miles of Pipe to replace
4. Only three Active Wells
5. Water Conservation and Cross-connection Plan

THANK YOU

Joe Barragan

760-373-7162

jbarragan@californiacity-ca.gov

www.californiacity-ca.gov



COUNCIL AGENDA ITEM

February 10, 2026

TO: Mayor and City Council

FROM: Joe Barragan, Public Works Director

SUBJECT: A Resolution Approving the Remaining Community Benefit Funds to Be Used for the Existing Site Lights at the Major/ Little League Field

BACKGROUND/ DISCUSSION:

The City received a donation from Bellefield 2/AES Green Energy Corp for \$2.7 million. This donation was to benefit the community of California City (Community Benefit Fund). The City has used some of the funds for the purchase of emergency vehicles, the T-Bar Ceiling at City Hall, Security Camera System at the PW Yard, new HVAC units at the PD, helmets for PD, gas masks for PD, Thermal Imaging Cameras, SCBA Fill Station, and liability insurance.

On November 25, 2024, the City Council approved the repair of the existing field lights at the Major/Minor Little League Field a project appropriate for the funds. Currently, there is \$267,744 left in the fund. Staff seeks City Council direction to use the funds to fix the existing field lights at the Major/Minor Little League Fields on CCB.

FISCAL IMPACT:

\$267,744 to be paid from the Community Benefit Fund (**60-6000-752**).

RECOMMENDATION:

Staff recommends that the City Council approve the resolution authorizing City staff to use the remaining funds from the Community Benefit Fund to fix the existing field lights at the Major/Minor Little League Field.

ATTACHMENTS:

Community Benefit Fund Expenses
Resolution 26-3210

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CALIFORNIA CITY APPROVING THE REMAINING COMMUNITY
BENEFIT FUNDS TO BE USED FOR THE EXISTING SITE LIGHTS AT
THE MAJOR/MINOR LITTLE LEAGUE FIELD**

The City Council of the City of California City (hereafter referred to as the "City") does resolve as follows:

WHEREAS, the City has received a donation from Bellefield 2/AES Green Energy Corp for 2.7 million dollars; and

WHEREAS, this donation was to benefit the community of California City (Community Benefit Fund); and

WHEREAS, there is \$267,744 left in the fund after previously approved projects have been completed; and

WHEREAS, the existing field lights at the Major/Minor Little League Field on California City Boulevard are in need of repair.

NOW, THEREFORE BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY, CALIFORNIA, AS FOLLOWS:

SECTION 1: The above recitals are true and correct and incorporated by this reference.

SECTION 2. The City Council hereby authorizes City staff to use the remaining funds from the Community Benefit Fund , in the amount of \$267,744, to fix the existing field lights at the Mayor/Minor Little League Field.

SECTION 3. The Interim City Manager is authorized to execute any contracts necessary to facilitate the repairs authorized in this Resolution.

SECTION 4: The City Clerk shall certify to the passage and adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of California City, this 10th day of February 2026.

Marquette Hawkins
Mayor

ATTEST:

APPROVED AS TO FORM:

Leannndrea Weible
Acting City Clerk

Victor M. Ponto,
City Attorney

CERTIFICATION

I, Leannndrea Weible, Interim City Clerk of the City of California City, California, hereby certify that the foregoing resolution was duly adopted at a meeting of the City Council of said City at its meeting held on the 10TH of February 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of California City, California, this 10th day of February 2026.

Leannndrea Weible
Acting City Clerk

Bellefield 2 / AES Green Energy Corp

Community Benefit Funding Donation \$2.7MM

Restricted Donations Expense

Anticipated GL	Dept	Qty	Asset ID	Description	Budgeted Cost	Actual Cost	Diff
60-6000-752	Parks	1	601	Replace site lights on Major/minor league field	95,000.00 \$	-	95,000.00
60-6000-752	Parks	1	602	New Site light lights at Softball Little League Field	175,000.00 \$	-	175,000.00
60-6000-752	Parks	1	603	New Site lights at Junior little league field	175,000.00 \$	6,565.00	168,435.00
60-6000-752	PW	1	604	Site lights at Public Works yard	125,000.00 \$	22,035.00	102,965.00
60-6000-752	PW	1	605	Security Camera system at Public Works	25,000.00 \$	20,315.00	4,685.00
60-6000-752	PW	1	606	Commercial grade forklift (used)	60,000.00 \$	-	60,000.00
60-6000-752	Planning	1	607	Ford Ranger truck	45,000.00 \$	46,021.83	(1,021.83)
60-6000-752	City Hall	1	608	Security Camera system at City Hall	25,000.00 \$	-	25,000.00
60-6000-752	City Hall	1	609	Covered Solar Parking at City Hall	58,000.00 \$	-	58,000.00
60-6000-752	City Hall	1	610	Flooring	10,000.00 \$	-	10,000.00
60-6000-752	City Hall	1	611	Ceiling tile replacement	150,000.00 \$	7,018.87	142,981.13
60-6000-752	CE	2	612	Ford Ranger Truck with graphics and amber light package	100,000.00 \$	101,184.96	(1,184.96)
60-6000-752	PD	1	613	Housing	220,000.00 \$	-	220,000.00
60-6000-752	PD	1	614	Air Conditioning	95,000.00 \$	77,700.00	17,300.00
60-6000-752	PD	2	615	Ford F150 Pursuit package w/ graphics and upfit	160,000.00 \$	164,803.85	(4,803.85)
60-6000-752	PD	2	616	Ford Expeditions Pursuit Package w/ graphics and upfit	180,000.00 \$	179,640.11	359.89
60-6000-752	PD	3	617	Ford Explorers Pursuit package w/ graphics and upfit	228,000.00 \$	228,780.60	(780.60)
60-6000-752	PD	30	618	Badge redesign to reflect California City	7,000.00 \$	2,232.52	4,767.48
60-6000-752	PD	15	619	Helmets	10,000.00 \$	8,162.56	1,837.44
60-6000-752	PD	15	620	Gas masks	6,000.00 \$	5,517.06	482.94
60-6000-752	FD	1	621	Fire Training tower	650,000.00 \$	-	650,000.00
60-6000-752	FD	2	622	Thermal Imaging Cameras	21,000.00 \$	20,002.12	997.88
60-6000-752	FD	1	623	SCBA Fill Station	60,000.00 \$	59,052.39	947.61
60-6000-752	FD	4	624	Radios	20,000.00 \$	9,852.35	10,147.65
60-6000-752	City Hall	1	625	George Peterson Liability Insurance	- \$	1,473,372.23	
Totals					2,700,000.00 \$	2,432,256.45	267,743.55