PLC No: _____

SPECIAL DEVELOPMENT STANDARDS
COMMERCIAL, INDUSTRIAL, NATURAL RESOURCE, PARK AND RECREATION AND AGRICULTURAL DEVELOPMENT STANDARDS

(CHAPTER 19.80 OF KERN COUNTY ZONING ORDINANCE)

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Building Permit Number _____ Site Address _____

Applicant's Name _____

Project _____ APN _____

This project shall comply with the following standards checked in the box(es) below:

Signature/Date

A. **Prior to the issuance of building or grading permits, the applicant shall submit documentation of the following:**

☐ (1) A plan for the disposal of drainage waters originating on-site and from adjacent road rights-of-way shall be approved by the Kern County Engineering, Surveying, and Permit Services Department, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary. (19.80.030 F) _____

☐ (2) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Services Department/Environmental Health Division. (19.80.030 G) _____

☐ (3) Fire flow, fire protection facilities, and access ways and safety setbacks shall be as required and approved by the Kern County Fire Department. (19.80.030 H) _____

☐ (4) The owner/operators of permitted uses that involve equipment or activities that store, use or generate hydrocarbons, particulate matter, toxic chemicals, nuisance odors or other air contaminants subject to air pollution control requirements, shall consult with, and be subject to the requirements of, the applicable air pollution control district. If requested by the applicable air pollution control district, the building official may withhold final inspection or issuance of a certificate of occupancy for any structure on property containing a business which is in noncompliance with the requirements of that district until such time as the deficiencies are corrected. (19.80.030 V) _____

☐ (5) Landscaping shall be provided in accordance with the requirements of Chapter 19.86 of the Kern County Zoning Ordinance. (19.80.030 M) If more than 2,500 square feet of landscaping area will be required or proposed, landscaping and irrigation for the project shall comply with the Water Efficient Landscape requirements set forth in Sections 19.86.065, 19.86.070 and 19.86.080 of Chapter 19.81. This includes the submittal of a *Landscape Documentation Package* (see Chapter 19.86.065) _____

All landscaping shall also be consistent with State Fire Safe regulations contained in Section 4290 of the Public Resources code and in Title 14, California Code of

Regulations, Division 15, Chapter 7, Subchapter 2.

☐ (6) All non-mobile sources of noise produced by commercial and industrial uses, except for those located in an M-3, and located within 500 feet of property developed residentially and zoned for residential use (E, R-1, R-2 and R-3) shall comply with the exterior noise standards of Chapter 19.80.030(S). _____

(a) The use shall not generate noise that exceeds an average 65 dB Ldn (24-hour median) between the hours of 7:00 a.m. and 10:00 p.m., and shall not generate noise that exceeds 65 dB, or which would result in an increase of 5 dB or more from ambient sound levels, whichever is greater, between the hours of 10:00 p.m. and 7:00 a.m.

(b) Noise level measurements shall be taken at the exterior of the closest residential dwelling within the boundary of the affected residential district(s) with a sound level meter using the A-weighted network (scale) and, where practical, the microphone shall be positioned five (5) feet above the ground and away from reflective surfaces. Public complaints alleging violation of this standard may be required to submit documentation of actual noise level measurements. The Director of the Kern County Planning and Community Development Department in consultation with the Kern County Public Health Services Department/Environmental Health Division, may authorize deviations or exceptions to the standards contained in this subsection and may require noise attenuation measures in conjunction with such authorization.

☐ (7) When accessory to a permitted use, the storage of flammable and combustible liquids not otherwise regulated by the Zoning Ordinance shall be subject to the standards in Chapter 19.80.030(T). _____

☐ (8) When adjacent to property zoned for single-family or multi-family residential purposes (R-1, R-2, R-3, and E), a six (6) foot high solid masonry wall shall be constructed between the proposed development and the adjacent property. The wall height shall be reduced to four (4) feet within the required front-yard setback area. (19.80.030 I) _____

☐ (9) All trash and recyclables receptacles shall be enclosed within a six (6) foot-high, three-sided masonry enclosure with securable iron gate and shall be installed on an impervious surface at a location that is outside the required front yard setback and convenient for refuse haulers and which does not interfere with on- or off-site parking or circulation. For all commercial and industrial uses with five (5) or more employees (*Planner to verify*), adequate space shall be provided for the collection and loading of recyclable materials. Please refer to the approved plot plan. (19.80.030 K) _____

☐ (10) Off-street parking and loading areas shall be provided in accordance with the requirements of Chapter 19.82 of the Kern County Zoning Ordinance and as shown on the approved plot plan. (19.80.030 P) All spaces shall be minimum 9 ft wide x 20 ft deep, except for sites with 10 more parking spaces may have up to 20 percent compact (8 wide x 16 ft deep) stalls. _____

☐ This project requires a minimum of _____ parking spaces based on _____

_____ use. See Approved Site Plan.

☐ (11) For all new development in commercial and the M-1 District, roof-mounted mechanical, refrigeration or heating equipment shall be concealed by full or partial enclosures that employ the same building materials as used in the facade and/or roof design so that the equipment is not visible from any off-site location. When located on the ground adjacent to a building, mechanical, refrigeration or heating equipment shall be screened by landscaping, solid masonry wall or solid fencing, or combination thereof, from abutting public streets and all adjacent properties developed with residential or commercial uses. Refer to the approved plot plan. (19.80.030 N) _____

☐ (12) Any business which stores hazardous or toxic chemicals as a normal part of its business shall file a business plan with the Kern County Public Health Services Department/Environmental Health Division. (19.80.030 W) _____

☐ (13) Signs may be provided as specified by the applicable zoning district regulations and Chapter 19.84 of the Kern County Zoning Ordinance. (19.80.030 Q) _____

☐ (14) When accessory to a permitted use, the storage of flammable and combustible liquids not otherwise regulated by this title shall be subject to the following: (19.80.030 T) _____

☐ (a) The maximum quantity of flammable or combustible liquids stored in aboveground tanks associated with any particular business shall be 12,000 gallons per tank and an aggregate maximum of 48,000 gallons, unless the Kern County Fire Marshal approves a deviation to allow additional storage capacity. _____

☐ (b) The maximum quantity of flammable or combustible liquids stored in aboveground vaults or underground tanks or vaults shall be 15,000 gallons per vault or underground tank associated with any particular business and an aggregate maximum of 48,000 gallons, unless the Kern County Fire Marshal approves a deviation to allow additional storage capacity. _____

☐ (c) Aboveground storage structures designed for the storage of 6,000 gallons or less of any flammable or combustible liquid shall be setback a minimum distance of 15 feet from any property line and from any dwelling unit, except where the California Fire Code or the Kern County Fire Marshal specifically authorizes a deviation from this setback requirement. Aboveground storage structures designed for the storage of more than 6,000 gallons of any flammable or combustible liquid shall be setback a minimum distance of 25 feet from any property line and from any dwelling unit, except where the California Fire Code or the Kern County Fire Marshal specifically authorizes a deviation from this setback requirement. _____

☐ (d) All aboveground storage shall be within types of containers approved for that use by the Kern County Fire Marshal. _____

☐ (e) In instances where the Kern County Fire Marshal approves deviations from the requirements of this section, conditions may be imposed that are deemed necessary by the fire marshal to safeguard public health and safety. Any such deviation shall be authorized in writing. _____

☐ (f) Businesses located within the H (Airport Approach Height Combining) District shall be subject to the additional fuel storage restrictions set forth in subsection (D) of Section 19.76.125 of this title.

☐ (15) Any project which generates twenty-five (25) or more heavy truck trips per day shall require submittal of a traffic study/analysis to the Kern County Roads Department for review and approval. The study/analysis shall identify the heavy truck annual average daily trips (ADT) generated by the proposed development of County-maintained road for the purposes of determining the adequacy of the existing structural capacity of the project's related roadways and may require the developer to provide an additional asphalt concrete overlay on roads as determined in consultation with the Kern County Roads Department prior to commencement of operation. Contact the Kern County Roads Department for determination of this condition. (19.80.030 B)

☐ (16) From the drop point of any overhead power pole on the periphery of the site, all new on-site utility services shall be placed underground. (19.80.030 E)

☐ (17) Permitted uses that include the placement of any solid or liquid material directly on the ground which has the potential to leach into the ground and adversely impact groundwater, the applicant shall consult with, and be subject to review and approval by, the California Regional Water Quality Control Board or, alternatively, the Kern County Public Health Services Department/Environmental Health Division. (19.80.030 U)

☐ (18) The Planning Director may waive any of the above-listed requirements where a documented hardship, not involving economics, exists or where there are unusual circumstances that prevent compliance with any of the required development standards. Additionally, street improvements and construction of curb, gutter, and sidewalks will not be required for individual or cumulative additions constituting less than fifty percent (50%) expansion of development existing on the effective date of this chapter. (19.80.030 O)

B. **<u>Prior to final occupancy approval</u>, the following conditions shall be verified by the building inspector and shall be continuously maintained while this permit is active:**

Building Inspector's Signature

☐ (19) Street and road dedications shall be made to the County, in a manner prescribed by the Kern County Engineering, Surveying, and Permit Services Department and the Kern County Roads Department, for all existing or proposed local, collector and arterial roads. The required dedication shall be thirty (30) feet from centerline of the local street , forty-five (45) feet from centerline of the secondary (collector) highway(s), and fifty-five (55) feet from the centerline of a major (arterial) highway, or as required by any adopted Specific Plan Line. In cases where a street is on the boundary of a development, a minimum dedication of 40 feet shall be made if the project abuts a state highway, dedication shall be made as required by the California Department of Transportation (Caltrans). (19.80.030 A)

☐ (20) The required dedication(s) shall be as follows (check applicable standards):

(a) All of subject property within ___ feet of the centerline of _____ (add road name), including a 20-foot by 20-foot corner cutoff at intersecting streets, if applicable, for dedication to the County of Kern for (☐ local) (☐ collector) (☐ arterial) ☐ other)

alignment purposes.

(b) All of subject property within ____feet of the centerline of _____ (add road name), including a 20-foot by 20-foot corner cutoff at intersecting streets, if applicable, for dedication to the County of Kern for (☐ local) (☐ collector) (☐ arterial) ☐ other) alignment purposes.

☐ (21) The following improvements shall comply with requirements of the Kern County Roads Department and shall be accomplished at no cost to the County and by encroachment permit issued by the Roads Department Director (19.80.030 B): _____

All of subject property within (☐ 55-feet) (☐ 45-feet) (☐ 30-feet) of the centerline of _____ (add road name) shall be improved to (☐ Type A) (☐ Type A Industrial Standard) (☐ Type B Development Standards). Street improvements shall include base and pavement tie to existing pavement. Existing pavement shall be saw cut at match point. If the project site abuts a State highway, road improvements shall be provided as required by the California Department of Transportation (Caltrans).

☐ (22) Obstructions within street rights-of-way shall be removed as specified by the Kern County Land Division Ordinance. (19.80.030 C) _____

☐ (23) All access drives, parking areas, and vehicle maneuvering areas shall be surfaced with a minimum of two (2) inches asphaltic concrete paving constructed over a minimum of three (3) inches of compacted base material or material of higher quality. Where the project site does not have direct access to a County-maintained road, a paved access drive shall connect to the closest County-maintained road, and a paved tie-in shall be provided under encroachment permit from the Kern County Roads Department. The paved access drive shall be continuously maintained in good condition. (19.80.030 D) _____

☐ (24) For industrial developments utilizing outside storage, the areas devoted to outside storage shall be treated with a dust binder or other dust control measure, as approved by the Director of the Kern County Planning and Natural Resources Department. (19.80.030 L) Screening, as required in the M-1 District, shall also be provided and shown on the approved plot plan. (Chapter 19.36.130) _____

☐ (25) All exterior lighting shall be directed away from adjacent properties and roads. When lighting will be visible from a residential district or adjacent public roads, the lighting standards shall be equipped with glare shields or baffles and shall not exceed forty (40) feet in height above grade. Lighting within areas containing the H (Airport Approach Height Combining) District, or otherwise located within 1/2 mile of any public airport or public use airstrip, shall additionally be developed and maintained as required by Section 19.76.125.A of this title. Light fixtures shall be maintained in sound operating conditions at all times. (19.80.030 J) _____

☐ If adjacent to a residential zone (E, R-1, R-2 and R-3) and any light fixture installed within 25 feet of an existing single-family, freestanding lighting fixtures shall not exceed a height of 20 feet above grade. Attached lighting fixtures shall not exceed the height of the structure. _____

☐ Lighting within areas containing the H (Airport Approach Height Combining) District, or otherwise located within a 1/2 mile of any public airport or public use _____

airstrip, shall additionally be developed and maintained as required by subsection (A) of Section 19.76.125 (Design Standards of the H District) of the Kern County Zoning Ordinance. Light fixtures shall be maintained in sound operating condition at all times. _____

☐ An Outdoor Lighting Plan shall be submitted in conjunction with a permit and shall comply with Chapter 19.81 (Outdoor Lighting "Dark Skies Ordinance") and 19.81.060 for review and approval by Engineering, Surveying and Permit Services.

C. **The applicant shall continuously comply with the following Development Standards:**

☐ (26) Trash pickup shall occur a minimum of once each week. (19.80.030 K) _____

☐ (27) During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust. (19.80.030 R) _____

Plan Reviewed By: _____ Date: _____