



CITY OF MCFARLAND

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IMPROVEMENT STANDARDS

Adopted October 14, 2004

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16106.05
October 2004



BOYLE ENGINEERING CORPORATION

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**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

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CITY OF McFARLAND
IMPROVEMENT STANDARDS
GENERAL PROVISIONS

SECTION 1 - DEFINITIONS, TERMS AND ABBREVIATIONS

1-1 DEFINITIONS

Whenever the following terms or abbreviations occur in these specifications, the meaning shall be interpreted as follows:

AS APPROVED - shall be understood to be followed by the words "by the Engineer," unless otherwise qualified.

AS SHOWN/AS ATTACHED - shall be understood to be followed by the words "on the Plans".

CITY - City of McFarland, Kern County, California. Where the word "City" is used in a sense requiring action, such as, approving, inspecting, making a decision, etc., the "CITY ADMINISTRATOR" shall be understood as the person having the authority to take the required action.

CITY ADMINISTRATOR - The Administrator of the City of McFarland, his authorized representative, or other such person as may be designated by the City.

CITY COUNCIL OR COUNCIL - The City Council of the City of McFarland.

CITY ENGINEER - As appointed by the City from time to time.

CONTRACT - The Improvement Agreement executed between the Owner and the City prior to recordation of a Final Subdivision Map, covering the improvements to be constructed as conditions to said map and to become a part of the City's facilities. Said improvements to be described in the Contract.

CONTRACTOR - The person, firm, or corporation constructing the improvements for the Owner. In some instances, the Contractor and Owner may be one in the same.

COUNTY - County of Kern, California.

DATUM - The figures given in the Specifications or upon the Drawings after the word "Elevation" or an abbreviation of it.

DAYS - When used to designate a period of time, shall be in reference to consecutive calendar days.

DEVELOPER OR SUBDIVIDER - Any person, firm, partnership, or corporation who may own or be developing land or individual lots, or lots within the City and seeks to have the lands or lots served by the City. A Developer shall be held directly responsible by the City for ensuring that all work performed by it or its Contractor is completed in accordance with all City requirements. Depending on the specific circumstances, a Developer may also be a Contractor.

ENCROACHMENT PERMIT - Authorization by the City in writing allowing the Owner to do, or have done, work within the City right-of-way on any municipal improvements. The Owner shall have the Encroachment Permit present at the job site and shall present it if demanded by any City representative.

FINAL ACCEPTANCE - That formal action by the City accepting the Work as fully completed after approval by the City Administrator.

HE/HIS - shall include "she" and it" and **His** shall include "her" and "its".

INSPECTOR - The Inspector employed by the City to perform inspection during construction of the work undertaken by the Owner.

LABORATORY - A laboratory approved by the City to test materials and work involved in the Contract.

LEGAL ADDRESS OF OWNER - The address given to the City by the Owner is hereby designated as the place which all notices, letters or other communications to the Owner shall be mailed or delivered.

MUNICIPAL IMPROVEMENTS OR IMPROVEMENTS - Any public improvement which includes, but is not limited to, improvements for domestic water, sanitary sewer, public streets and drainage.

OR EQUAL - The term "or equal" shall be understood to indicate that the "equal" product be the same or better than the product named in function, performance, reliability, quality, and general configuration. Determination of equality in reference to the project design requirements will be made by the City Engineer.

OWNER OR SUBDIVIDER - The person, firm, or corporation constructing the improvements to become a part of the City's facilities. In some instances, the Owner and the Contractor may be one in the same.

PLANS AND DRAWINGS - The official plans, profiles, typical cross-sections, working drawings, detail drawings and supplemental drawings, or reproductions thereof, approved by the City, which show the locations, character, dimensions and details of the Work to be done.

PROJECT OR WORK - The entire public improvement proposed by the Owner to be constructed in whole or in part and to become part of the City's facilities.

SPECIFICATIONS, STANDARDS, OR IMPROVEMENT STANDARDS - The directions, provisions, and requirements approved by the City, pertaining to the method and manner of performing the Work shown on the Plans. The Specifications include these Improvement Standards as adopted by the City, and amended from time to time.

STATE - The State of California

STATE SPECIFICATIONS - The Standard Specifications, State of California, Department of Transportation, latest edition.

SURETY - The party or parties who guarantee the fulfillment of the Work or a portion of the Work, by bonds, and whose signatures are attached to the bond.

SUBDIVISION - Any division of land governed by the Subdivision Map Act and the Subdivision Ordinance, including Tract and Parcel Maps, Parcel Map Waivers, and lot line adjustments.

SUBDIVISION MAP ACT - An act by the State Legislature concerning Division 2, Subdivisions, of the Government Code, State of California which governs the subdivision of land.

SUBDIVISION ORDINANCE - An ordinance of the City Council, concerning Ordinance No. 182 (and all amendments to and replacements thereof), regulating the subdivision and resubdivision of land within the City.

ZONING ORDINANCE - An ordinance of the City Council, concerning Ordinance No. 109 (and all amendments to and replacements thereof), regulating land use within the City.

1-2 TERMS

Whenever in the specifications or upon the plans the words directed, required, permitted, ordered, designated, prescribed or words of like import are used, it shall be understood that the direction, requirements, permission, order, designation, or prescription of the City Administrator is intended and similarly the words approved, acceptable, satisfactory, or words of like import, shall mean approved by, or acceptable to, or satisfactory to the City Administrator, unless otherwise expressly stated.

If the Owner and the Contractor are not one in the same, it will be the responsibility of the Owner to see that all provisions of these standards are met either by the Owner himself or by his Contractor.

1-3 ABBREVIATIONS

Wherever the following abbreviations are used, they shall have the meanings indicated:

| | |
|--------|--|
| AA | Aluminum Association |
| AASHTO | American Association of State Highway and Transportation Officials |
| ABMA | American Boiler Manufacturer's Association |
| ACI | The American Concrete Institute |
| AGA | American Gas Association |
| AGC | Associated General Contractors |
| AGMA | American Gear Manufacturer's Association |
| AI | The Asphalt Institute |
| AIA | American Institute of Architects |
| AISC | American Institute of Steel Construction |
| AISI | American Iron and Steel Institute |
| ANSI | American National Standards Institute, Inc. |
| API | American Petroleum Institute |
| APWA | American Public Works Association |
| AREA | American Railway Engineering Association |
| ASCE | American Society of Civil Engineers |
| ASME | American Society of Mechanical Engineers |
| ASTM | American Society for Testing and Materials |
| AWPA | American Wood Preservers' Association |
| AWS | American Welding Society |
| AWWA | American Water Works Association |
| BGHMA | Builders Hardware Manufacturers Association |

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| CCMTC | California Concrete Masonry Technical Committee |
| CRSI | Concrete Reinforcement Steel Institute |
| DFPA | Douglas Fir Plywood Association |
| ETL | Electrical Testing Laboratory |
| FS | Federal Specification |
| ICBO | International Conference of Building Officials |
| IEEE | The Institute of Electrical and Electronics Engineers |
| IES | Illuminating Engineering Society |
| IPCEA | Insulated Power Cable Engineers Association |
| MBMA | Metal Building Manufacturer's Association |
| MSS | Manufacturers Standardization Society of Valve and Fitting Industry Standards |
| NBFU | National Board of Fire Underwriters |
| NBS | National Building Standards |
| NEC | National Electrical Code |
| NEMA | National Electrical Manufacturers Association |
| NFPA | National Fire Protection Association |
| OSHA | Occupational Safety and Health Act of 1970 |
| PCA | Portland Cement Association |
| SDR | Standard Dimension Ratio |
| SMACNA | Sheet Metal and Air Conditioning Contractor's National Association |
| SSPC | Steel Structures Painting Council |
| SSPWC | Standard Specifications for Public Works Construction |
| UBC | Uniform Building Code |
| UHPHS | United States Public Health Service |
| UL | Underwriter's Laboratory |
| UMC | Uniform Mechanical Code |
| UPC | Uniform Plumbing Code |
| USAS | The United States of America Standard Institute |
| USBR | United States Bureau of Reclamation |
| WCLIB | West Coast Lumber Inspection Bureau |
| WIC | Woodwork Institute of California |

1-4 APPLICABILITY

In those cases when, in the opinion of the City, circumstances require the design and construction of any municipal improvements not adequately covered by these specifications, the City may set different design criteria, require use of other materials, and/or special construction techniques.

SECTION 2 - DESCRIPTION OF THE WORK

The Owner shall furnish all transportation, materials, equipment, labor and supplies to complete the construction of municipal improvements in conformance with the approved Plans and Specifications. Said improvements shall consist of all municipal improvements constructed for the benefit of the City and the public in general, and shall include, but not be limited to, facilities necessary for the supply and

transmission of domestic water, collection, transmission and disposal of sanitary sewage and storm drainage, conveyance of vehicular and pedestrian traffic, and any other required public utility facilities.

The type and scope of municipal improvements required to be constructed by the Owner shall be as specified in these Improvement Standards, the Subdivision Ordinance and Subdivision Map Act, and in any conditions of approval governing the specific development within the City.

SECTION 3 - PLAN PREPARATION AND EASEMENTS

3-1 PRELIMINARY INVESTIGATION

The Owner shall meet with the City at the earliest possible date to determine whether or not the property to be developed will require municipal improvements to be constructed by the Owner. At this time, the availability of existing sewer and waterlines may also be reviewed. It shall be the responsibility of the City to determine whether or not the City can serve the proposed area. In some cases, a preliminary feasibility report may be necessary to establish whether or not the City can serve the proposed development. The Owner shall pay the City for such a study and report, at the actual cost, if deemed necessary by the City.

Plan Check and Inspection fees required to offset the City's cost for checking of improvement plans and inspection of construction shall be deposited with the City prior to City checking of any improvement plans and prior to start of construction, respectively. The amount of Plan Check and Inspection Fees shall be two and one half percent (2-1/2%) of the total estimated construction cost of the improvements. Said construction cost estimate shall be approved by the City Engineer.

3-2 PLAN PREPARATION

All plans must be prepared under the direct supervision of a registered civil engineer licensed to practice in the State of California. This requirement must be attested to by the Owner's engineer's seal and signature on all sheets of the Plans. One complete set of record drawings (reproducible 3-mil double matte file 22" x 36") and a CD containing the electronic files of the drawings shall be furnished to the City on completion of construction. Plan and profile drawings will be required for streets, sewer, and drainage improvements and plan drawings will be required for water plans. Profile drawings may also be required for water improvements if determined necessary by the City Engineer. The density of the grid on profiles shall be such that the Plans shall be easily interpreted. The minimum scale for street and drainage plans shall be 1-inch equals 20 feet. The minimum scale for water and sewer plans shall be 1-inch equals 50 feet, with a plan to profile scale ratio of 5 to 1. Any deviation from these plan scale requirements shall be approved by the City. Unless approved by the City Engineer, all water plans, sewer plans, and street and drainage plans shall be prepared as a separate set of plans and not combined.

3-3 RECORD DRAWINGS

During construction of the improvements, the Owner shall note deviations from the Plans on a set of the Plans specifically set aside for this purpose. Any changes shall be made to the originals (reproducibles) of the Plans with a suitable note stating that the originals are "Record Drawings". The originals shall then be filed with and become the property of the City prior to Final Acceptance of the Work by the City.

3-4 EASEMENTS

In case any easement is required for construction and/or maintenance of pipelines, or any other public use, the minimum width shall be 20 feet unless otherwise agreed to in writing by the City. However, there may be instances where easements of a greater width are required as determined by the City. Easements shall be

obtained by the Owner and shall be dedicated and executed prior to approval of the improvement plans. The form for grant of easement, provided in these Improvement Standards, shall be used, unless a different document form is approved by the grantee. Easements shall be shown on the Plans.

An irrevocable offer of dedication for streets and/or alleys shall be made to the City on the form provided in these Improvement Standards.

Acceptance of any offer of dedication for street and/or alley right-of-way and public access easement required as a condition of approval for any subdivision within the City shall be subject to the satisfactory completion of improvements, as specified in these Improvement Standards and the Subdivision Ordinance, within said rights-of-way and access easements.

3-5 PLAN APPROVAL

Approval of the Plans by the City shall not relieve the Owner of his responsibility to locate all existing utilities and facilities, design the proposed improvements and prepare plans in accordance with these Improvement Standards, and/or detect and correct any and all errors and omissions contained in the plans.

The City may require additional checking of improvement plans (with deposit of additional plan check fees) if start of substantial construction of the improvements does not begin within 3 months of original plan approval.

Plans shall be approved in final form prior to execution of the Contract by the City, or issuing of the Encroachment Permit.

SECTION 4 - CONSTRUCTION AND INSPECTION

4-1 GOVERNING SPECIFICATIONS

All construction shall be in accordance with these Improvement Standards and the Subdivision Ordinance. The Subdivision Ordinance is hereby made a part of these Improvement Standards by reference as though set forth in full in this document.

4-2 ENCROACHMENT PERMIT

The Owner shall not commence construction until an encroachment permit is issued by the City. The encroachment permit shall not be issued until after approval by the City of the Plans and Specifications, bond and insurance forms, grant of easement(s), if any, execution of the Contract, if required, and until after receipt of a check made payable to the City to cover plan check and inspection fees.

All entities involved in periodic construction and/or maintenance of facilities located within City rights-of-way, including all utility companies, shall obtain a yearly "blanket" encroachment and excavation permit from the City. The blanket permit will cover all routine construction and maintenance involving excavations covering an area less than three feet by five feet, and all emergency repairs, within City rights-of-way. All other work shall require permit as discussed above.

4-3 CONNECTION TO EXISTING FACILITIES

No connection shall be made to existing facilities of any public entity without prior approval and inspection by representatives of the entities involved.

4-4 NOTICE

Notice shall be given to the City at least seven working days in advance of commencement of work. Prior to any excavation, the Owner, or his Contractor, shall notify Underground Service Alert at 1-800-642-2444.

4-5 OTHER PERMITS

The Owner shall secure all encroachment permits and all licenses, pay all charges and fees, and give all notices as necessary and required for the work by other agencies having jurisdiction. These shall be filed with the City at least two weeks prior to commencement of work.

4-6 CONSTRUCTION WATER

Water used for construction, testing and dust control shall be arranged for and furnished by the Owner at his expense. The Owner shall comply with all regulations of the City relative to connection to fire hydrants or standpipes and shall secure written permission if water from any water company owned source is to be used.

4-7 INSPECTION

All Work shall be subject to inspection by the City and shall be left open and uncovered until the installation is approved by the City. A minimum 24 hours notice shall be given to the City by the Owner for inspection requests.

The City shall at all times have access to the Work during construction and shall be furnished with every reasonable facility for ascertaining full knowledge respecting the progress, workmanship and character of materials used and employed in the Work.

No pipe, fittings or other materials shall be installed until inspected and approved by the City. Installations which are to be backfilled shall be inspected and approved by the City prior to backfilling, and the Owner shall give due notice in advance of backfilling to the City so that proper inspection may be provided.

Inspection of the Work by the City shall not relieve the Owner of his obligation to complete the Work as prescribed by the Plans and Specifications approved by the City. Defective work shall be made good, and unsuitable materials may be rejected notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the City and accepted. The installation and inspection of unsuitable materials shall not be construed as acceptable and modification to these specifications shall only be made by the City in writing.

The City shall have the authority to suspend the Work wholly or in part for such time as it may deem necessary due to the failure on the part of the Owner to carry out orders given or to perform any provisions of the City approved Plans and Specifications. The Owner shall immediately comply with the order of the City to suspend the Work wholly or in part. The Work shall be resumed when methods or defective work are corrected as ordered by the City. Failure to comply with requests of the City may prevent the Final Acceptance of the entire project which may prevent occupancy of the development.

All construction shall be done in compliance with the standards as established by the Occupational Health and Safety Act (OSHA) and appropriate State of California regulations.

The Owner shall bear all costs for construction inspection. The Owner shall also bear the cost enacted by the Federal Government, the State of California, County of Kern, or City of McFarland while performing the work.

SECTION 5 - CONTROL OF MATERIAL

5-1 QUALITY OF MATERIALS

All equipment, materials and supplies to be incorporated in the Work shall be new unless otherwise specified and shall conform to the requirements stated in the Plans and Specifications approved by the City.

5-2 DEFECTIVE MATERIALS

All materials not conforming to the requirements of the approved Plans and Specifications shall be considered as defective and all such materials, whether in place or not, shall be rejected and shall be removed immediately from the site of the Work unless otherwise permitted by the City. No rejected materials, the defects of which have been subsequently corrected, shall be used until approved in writing by the City. Upon failure on the part of the Owner to comply with any order of the City made under the provisions of this article, the City shall have authority to remove and replace defective material at the expense of the Owner.

5-3 STORAGE OF MATERIALS

All materials for use in the Work shall be stored in such a manner as to prevent damage from exposure to the elements, admixture of foreign materials or from any other cause. The Owner shall be fully responsible for any damage incurred to the materials for the Work while being stored, including damage resulting from storing of material in public right-of-way and City acquired easements. The Owner shall also be fully responsible for the preservation of public and private property while storing materials for the Work.

SECTION 6 - USE OF COMPLETED PORTIONS

When the Work or any portion of it is sufficiently complete to be utilized or placed into service, the City shall have the right, upon written notification to the Owner, to utilize such portions of the Work and to place the operable portions into service and to operate same.

Upon said notice and commencement of utilization or operation by the City, the Owner shall be relieved of the duty of maintaining the portions so utilized or placed into operation; provided, however, that nothing in this article shall be construed as relieving the Owner of the full responsibility for completing the Work in its entirety, for making good defective work and materials, for protecting the Work from damage, and for being responsible for damage, and such action shall not relieve the Owner, his Surety, or insurers of the provisions of Section 8, "INSURANCE REQUIREMENTS" and Section 7-10 "INDEMNITY", in these General Provisions.

SECTION 7 - LEGAL RELATIONS AND RESPONSIBILITIES

7-1 OBSERVING LAWS AND ORDINANCES

The Owner shall at all times observe and comply with and shall cause his Contractor, if different from the Owner, agents, employees, subcontractors and suppliers to observe and comply with all such existing and future laws, ordinances, regulations, orders and decrees and shall hold harmless, indemnify and defend the City, the City Engineer, and each of the foregoing directors, officers, employees and agents against any claim or liability arising from or based on the violation of any such law, ordinance, regulation, order or decree by the Contractor, his employees, agents, subcontractors or suppliers.

7-2 PERMITS AND LICENSES

The Owner shall procure all permits and licenses, pay all charges and fees, and give all notices necessary and incidental to the due and lawful prosecution of the Work.

7-3 INVENTIONS, PATENTS AND COPYRIGHTS

The Owner shall pay all royalties and assume all costs arising from the use of any invention, design, process, material, equipment, product or device which is the subject of patent rights or copyrights.

The Owner shall hold harmless, indemnify and defend the City, the City Engineer and their consultants, all other City consultants and each of the foregoing directors, officers, employees and agents from and against all claims, damages, losses, expenses and other costs, including costs of defense and attorney's fees, arising out of any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work any invention, design, process, material, equipment, product or device and shall defend all such claims in connection with any alleged infringement of such rights.

7-4 PUBLIC CONVENIENCE AND SAFETY

The Owner shall so conduct his operations as to offer the least possible obstruction and inconvenience to the public, and he shall have under construction no greater length or amount of work than he can construct properly with due regard to the rights of the public.

Convenient access to driveways, houses and buildings along the line of work shall be maintained and temporary crossings shall be provided and maintained in good condition. Not more than one crossing or intersecting street or road shall be closed at any one time.

The Owner shall provide and maintain such fences, barriers, directional signs, lights and flagmen as are necessary to give adequate warning to the public at all times of any dangerous conditions to be encountered as a result of the construction work and to give directions to the public.

7-5 RESPONSIBILITY FOR LOSS, DAMAGE OR INJURIES

The Owner shall be responsible for all claims, demands or liability from any cause arising out of or resulting from or in connection with the performance of the Work, excepting only those as may be caused solely and exclusively by the fault or negligence of the City, the City Engineer and their consultants, all other City consultants and each of the foregoing directors, officers, employees and agents. Such responsibility shall extend to claims, demands, or liability for loss, damage or injuries occurring after completion of the Work as well as during the progress of the Work.

7-6 OWNER'S RESPONSIBILITY FOR THE WORK

Until Final Acceptance of the Work, the Owner shall have responsible charge and care of the Work and of the materials to be used therein (including materials which have been furnished by the City) and shall bear the risk of injury, loss or damage to any part thereof by the action of the elements or from any other cause, whether arising from the execution or from the nonexecution of the Work.

The Owner shall rebuild, repair, restore and make good all injuries, losses or damages to any portion of the Work or the materials occasioned by any cause before its completion and acceptance and shall bear the expense thereof. Where necessary to protect the Work or materials from damage, the Owner shall at his expense provide suitable drainage and erect such temporary structures as are necessary to protect the Work or materials from damage. The suspension of the Work or the granting of an extension of time for any

cause whatever shall not relieve the Owner of his responsibility for the Work and materials as herein specified.

7-7 PRESERVATION OF PROPERTY

The Owner shall exercise due care to avoid injury to existing improvements or facilities, utility facilities, adjacent property, and trees and shrubbery that are not to be removed.

All trees, shrubbery and landscaping that are not to be removed, and pole lines, fences, signs, survey markers and monuments, buildings and structures, conduits, pipelines under or above ground, sewer and waterlines, all highway or street facilities, and any other improvements or facilities within or adjacent to the Work shall be protected from injury or damage, and the Owner shall provide and install suitable safeguards to protect such objects from injury or damage. If such objects are injured or damaged by reason of the Owner's operation, they shall be replaced or restored at the Owner's expense to a condition as good as when the Owner entered upon the Work or as good as required by the Plans and Specifications if any such objects are a part of the Work being performed.

In addition to any requirements imposed by law, the Owner shall shore up, brace, underpin and protect as may be necessary, all foundations and other parts of all existing structures adjacent to and adjoining the site of the Work which are in any way affected by the excavations or other operations connected with the performance of the Work. Whenever any notice is required to be given by the Owner to any adjacent or adjoining landowner or other party, such notice shall be given by the Owner and shall be given at least 48 hours prior to commencement of any work.

7-8 SAFETY

The Owner shall be solely and completely responsible for conditions of the jobsite, including safety of all persons and property during performance of the Work, and the Owner shall fully comply with all state, federal and other laws, rules, regulations and orders relating to safety of the public and workers.

The right of the City to conduct construction review or observation of the Work will not include review or observation of the adequacy of the Owner's safety measures in, on or near the construction site.

7-9 PERSONAL LIABILITY

Neither the City, the City Engineer and their consultants, all other City consultants, nor any of the foregoing's directors, officers, employees, or agents shall be personally responsible for any liability arising under or by virtue of the Contract.

7-10 INDEMNITY

To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the City, the City Engineer and their consultants, all other City consultants and each of the foregoing's directors, officers, agents and employees from and against all claims, damages, losses, expenses and other costs, including costs of defense and attorney's fees, arising out of or resulting from or in connection with the performance of the Work, both on and off the jobsite, provided that any of the foregoing (1) is attributable to personal injury, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom and (2) is caused in whole or in part by any act or omission of the Owner, the Contractor, any subcontractor, any supplier, anyone directly or indirectly employed by any of them or anyone for whose acts or omissions any of them may be liable, regardless of whether or not it is caused in part by any act or omission (active, passive or comparative negligence included) of a party indemnified hereunder.

In any and all claims against the indemnified parties by any employee of the Owner, the Contractor, any subcontractor, any supplier, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under the first and fourth paragraphs in this section on INDEMNITY shall not be limited in any way by any limitation on the amount or type of damage, compensation, or benefits payable by or for the Owner, the Contractor, or any subcontractor, or any supplier or other person under workers' compensation acts, disability benefit acts or other employee acts.

The obligations of the Owner under the first and fourth paragraphs in this section on INDEMNITY shall not extend to the liability of the City Engineer and their consultants, all other City consultants and each of the foregoing's directors, officers, employees and agents, arising out of or resulting from or in connection with the preparation or approval of maps, drawings, opinions, reports, surveys, designs or specifications, providing that the foregoing was the sole and exclusive cause of the loss, damage or injury.

The Owner shall also indemnify and hold harmless the City, the City Engineer and their consultants, all other City consultants and each of the foregoing's officers, employees and agents from and against all losses, expenses, damages (including damages to the Work itself), attorney's fees and other costs, including all costs of defense, which any of them may incur with respect to the failure, neglect, or refusal of Owner to faithfully perform the Work and all of the Owner's obligations under the Contract. Such costs, expenses and damages shall include any cost, including attorney's fees, incurred by the indemnified parties in any lawsuit to which they are a party.

7-11 WARRANTY OF TITLE

No materials, supplies, or equipment for the Work under the contract shall be purchased subject to any chattel mortgage or under a conditional sales contract or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Owner warrants clear and good title to all materials, supplies and equipment installed and incorporated in the Work and agrees upon completion of all Work to deliver the premises together with all improvements and appurtenances constructed or placed thereon by him to the City free from any claims, liens, encumbrances or charges and further agrees that neither he nor any person, firm or corporation furnishing any material or labor for any work covered by the Contract shall have any right to a lien upon the premises or any improvement or appurtenances thereon, provided that this shall not preclude the Owner from installing metering devices or other equipment of utility companies or of municipalities, the title of which is commonly retained by the utility company or the municipality. Nothing contained in this article, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Owner for their protection, or any right under any law permitting such persons to look to funds due the Owner in the hands of the City. The provisions of this article shall be inserted in all subcontracts and material contracts, and notices of its provision shall be given to all persons furnishing materials for the Work when no formal contract is entered into for such materials.

7-12 TERMINATION FOR BREACH

If the Owner refuses or fails to prosecute the Work or any separable part thereof with such diligence as will insure its completion within the time specified in the Contract or any extension thereof, or fails to complete such work within such time, or if the Owner should be adjudged a bankruptcy, or if the Owner should make a general assignment for the benefit of the Owner's creditors, or if a receiver should be appointed on account of the Owner's insolvency, or if the Owner, his Contractor, or any subcontractors should violate any of the provisions of the Contract, the City may serve written notice upon the Owner and his Surety of its intention to terminate the Contract, said notice to contain the reasons for such intention to terminate, and unless within ten (10) days after the service of such notice such violations shall cease and satisfactory arrangements for the corrections thereof be made, the Contract shall, upon the expiration of said ten (10) days, cease and terminate.

In the event of any such termination, the City shall immediately serve written notice thereof upon the Surety, and the Owner. The Surety shall have the right to take over and perform the Contract. If the Surety within fifteen (15) days after the serving upon it of a notice of termination does not give the City written notice of its intention to take over and perform the Contract, or does not commence performance thereof within thirty (30) days from the date of serving said notice, the City may take over the Work and prosecute the same to completion by contract or by any other method it may deem advisable for the account and at the expense of the Owner. Surety shall be liable to the City for any excess cost or other damage occasioned the City hereby, and in such event the City may, without liability for so doing, take possession of and utilize in completing the Work such materials, appliances, plants and other property belonging to the Owner that may be on the site of the Work and be necessary therefor.

The foregoing provisions are in addition to and not in limitation of any other rights or remedies available to the City.

7-13 NOTICE AND SERVICE THEREOF

Any notice required or given under the Contract shall be in writing, be dated and signed by the party giving such notice or his duly authorized representative, and be served as follows:

If to the City, by personal delivery or by deposit in the United States mail.

If to the Owner, by personal delivery to the Owner or to his authorized representative or by deposit in the United States mail.

If to the Surety or any other person, by personal delivery to said Surety or other person or by deposit in the United States mail.

All certified notices shall be in sealed envelopes, shall be sent by certified mail with postage prepaid and shall be addressed to the addresses in the Contract documents or such substitute addresses which a party designates in writing.

SECTION 8 - INSURANCE REQUIREMENTS

8-1 GENERAL

Construction shall not commence, or continue, until or unless there is in full force and effect, all required insurance. The Owner shall not permit any Contractor or Subcontractor to work on a project unless and until the Worker's Compensation Insurance and Liability Insurance requirements have been complied with.

Worker's Compensation Insurance and Liability Insurance shall be maintained in full force and effect for the full guarantee period of one year from the date of final acceptance of the Work.

Insurers must be authorized to do business and have an agent for service of process in California and have an "A" policyholder's rating and a financial rating of at least Class XI in accordance with the most current Best's Rating Guide.

As evidence of specified insurance coverage, the Owner shall provide certificates of insurance and endorsements to the City on the forms provided as a part of these Improvement Standards. No alteration or substitution of said forms will be allowed.

The Worker's Compensation Insurance shall provide bodily injury coverage by Accident of not less than \$1,000,000 for each employee and \$1,000,000 for each accident. Bodily injury coverage by disease shall be for not less than \$1,000,000 for each employee and \$1,000,000 for each aggregate disease.

The Liability Insurance shall provide bodily injury coverage of not less than \$1,000,000 for one person and not less than \$1,000,000 for one occurrence. Property damage coverage shall be for not less than \$1,000,000.

8-2 WORKER'S COMPENSATION INSURANCE

The Owner shall provide a certificate(s) of insurance to the City certifying that his Contractor has obtained for the period of the Contract full Worker's Compensation Insurance coverage for all persons whom the Contractor employs or may employ in carrying out the Work. This insurance shall be in strict accordance with the requirements of the most current and applicable state Worker's Compensation Insurance laws.

8-3 LIABILITY INSURANCE

The Owner shall provide a certificate(s) of insurance to the City showing his Contractor has the Liability Insurance coverage stated in these General Provisions.

Included in such insurance shall be contractual coverage sufficiently broad to insure the matters set forth in Section 7-10, "INDEMNITY," of these General Provisions, except those matters set forth in the fourth paragraph thereof.

Included in such insurance shall be a "Cross Liability" or "Severability of Interest" clause.

The Liability Insurance coverage shall include each of the following types of insurance:

A. General Liability

- (1) Comprehensive Form
- (2) Premises-Operations
- (3) Explosion and Collapse Hazard
- (4) Underground Hazard
- (5) Products/Completed Operations Hazard
- (6) Contractual Insurance
- (7) Broad Form Property Damage Including Completed Operations
- (8) Independent Contractors
- (9) Personal Injury

B. Automobile Liability

- (1) Comprehensive Form Including Loading and Unloading

- (2) Owned
- (3) Hired
- (4) Non-Owned

The Liability Insurance shall include as additional insureds: the City, the City Engineer and their consultants, all other City consultants and each of the foregoing's directors, officers, agents and employees. The insurance afforded to these additional insureds shall be primary insurance. If the additional insureds have other insurance which might be applicable to any loss, the amount of the insurance provided under this section on LIABILITY INSURANCE shall not be reduced or prorated by the existence of such other insurance.

SECTION 9 - IMPROVEMENT SECURITY

9-1 GENERAL

Improvement security shall be required as specified in the City's Subdivision Ordinance and the California Subdivision Map Act. If the Owner provides bonds as a means of security, they shall meet the requirements of this section, and applicable sections of the Subdivision Ordinance and Subdivision Map Act. Other security, as provided in Sections 8.W and 8.X of the Subdivision Ordinance, shall be furnished by the Owner to cover the performance of the Contract, payment of all labor and materials associated with the improvements, and guarantee of the Work, all as described herein.

Performance and Payment Bonds and Guarantee Bond shall be secured from a surety company, or companies, satisfactory to the City and whose name is on file with the County Clerk of Kern County as an approved and financially sound surety company, authorized to transact business in this state. The bond forms to be used are provided as part of these Improvement Standards and no alteration or substitution of said forms shall be allowed.

The bonds shall meet all of the requirements and contain all of the conditions required by Section 4200 to 4205, inclusive, of the Government Code of the State of California.

A Guarantee Bond shall be furnished to the City and shall warrant all work performed to be free from defects in material and/or workmanship for a period of one year from the date of Final Acceptance by the City.

Improvement security shall be accepted by the City prior to issuance of the Encroachment Permit.

The Owner shall submit copies of proposals received from Contractor(s) for construction of the improvements or other evidence satisfactory to the City to establish the project construction costs for purposes of improvement security.

9-2 PERFORMANCE BOND

The Owner shall furnish a Performance Bond, or satisfactory substitute as provided herein, in the amount of one hundred percent (100%) of the project construction cost to the benefit of the City, as security for the faithful performance of the Work or Contract in compliance with the Subdivision Ordinance, Plans and Specifications.

9-3 PAYMENT BOND

The Owner shall furnish a separate bond, or satisfactory substitute as provided herein, in an amount of fifty percent (50%) of the project construction cost to the benefit of the City, as security for the payment of all persons performing labor and furnishing materials in connection with the Work.

9-4 GUARANTEE BOND

The Owner shall furnish to the benefit of the City, a Guarantee Bond or satisfactory substitute as provided herein, guaranteeing the Work will be free from defects as a result of faulty workmanship and materials for a period of one year from the date of Final Acceptance by the City. The amount of such guarantee security will be determined by the City but shall not be less than ten (10%) of the project construction cost. Guarantee security shall be required from the Owner regardless whether or not the City requires any other type of security.

SECTION 10 - FINAL ACCEPTANCE OF THE WORK BY THE CITY

Following final testing and inspection of the municipal improvements, the City will accept from the Owner the completed facilities. A Notice of Completion and Acceptance of Work form provided as part of these Improvement Standards will be recorded by the City.

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CITY OF McFARLAND
IMPROVEMENT STANDARDS
DESIGN CRITERIA

SECTION 1 - WATER SYSTEM DESIGN CRITERIA

1-1 INTRODUCTION

The purpose of this Standard is to establish the minimum acceptable design and construction requirements for the City of McFarland (herein "City") water system. The Standard is to be used by civil engineers, material suppliers, contractors, and others who are designing, supplying materials, or constructing systems for the City of McFarland.

It is the intent of this Standard to meet or exceed the water system requirements of the County of Kern and the State of California, as applicable. In the event of a conflict between this Standard and those of the County of Kern and the State of California, as applicable, the more stringent shall apply.

1-2 GENERAL

Water system improvements shall include, but not be limited to: furnishing and installing domestic water pipelines including backfill, compaction and street resurfacing; fittings including tees, crosses and elbows; valves including valve boxes; combination air-vacuum release valves and blowoffs; bored and jacked crossings including steel casing pipe; water services and turnouts including meters and meter boxes or vaults.

All costs for constructing water improvements shall be borne by the Developer.

1-3 WATER SYSTEM DESIGN

Water pipelines shall be sized for the peak hour demand plus fireflow. Domestic and fire flow demands shall be calculated as follows:

Residential Uses

1. The attached Water Supply Requirements Chart No. 1 shall be used to determine peak domestic demand except where local conditions or experience call for greater demands.
2. The number of customers shall be based on the following. Special uses, such as landscape irrigation, shall be added to the above.

| Type of Residence | Number of Customers |
|-----------------------------------|---------------------|
| Single Family Home | 1 per dwelling |
| Duplex, Triplex Unit | ½ per unit |
| Mobile Homes in Mobile Home Parks | ½ per mobile home |

Commercial, Industrial, Parks and Other Uses

1. The Water Supply Requirements Chart Plate No. 1, attached as part of the water system plates, shall be used as a general guide to peak demand in the absence of specific demand information. The demands generated by the Chart shall be considered minimum demands.

| Type of Use | Number of Customers |
|-------------|-----------------------------|
| Commercial | 5 per acre |
| Industrial | 5 per acre |
| Parks * | 5 per acre |
| Other | Specific Demand Information |

* Irrigation facilities for parks, school play grounds and other similar types of uses shall be designed to accomplish irrigation at nighttime. The preferred irrigation times are between the hours of 9:00 pm and 3:00 am.

Fire Flow Demands

The fire flow requirements shall be determined by the Kern County Fire Department and shall be computed on the basis of a minimum 20 psig residual operating pressure at the lowest pressure point of the street main from which the flow is measured. The minimum requirements are set forth below, but greater flows may be required depending on local conditions, exposure, congestion, and construction of buildings.

| Type of Development | Minimum Fire Flow | Minimum Duration (in hours) |
|---------------------|-------------------|-----------------------------|
| Residential | 500 GPM | 1 |
| Commercial | 1,000 GPM | 2 |
| Industrial | 1,500 GPM | 4 |

The minimum pipe size for all water mains shall be 8-inches in diameter unless specific approval is given by the City for a smaller diameter. In any case, no main shall be smaller than 6-inches in diameter. Pipeline pressure losses will be calculated using Hazen-Williams formula with C=130 for PVC pipe.

Water pipelines shall be constructed of PVC pipe conforming to AWWA C-900 or C-905. Minimum pressure class shall be 150 psig.

Minimum cover over the top of pipe shall be three feet below finish grade. The City may require more than this minimum cover if, in the opinion of the City, three feet is insufficient.

1-4 VALVES, FITTINGS, AND CONNECTIONS

On long blocks, intermediate valves shall be installed so that not more than 600 feet of line will have to be shut off at any one time. See the Technical Specifications for resilient seat gate valves.

When water mains are in easements outside traveled streets, a valve shall be located at each end of the easement, or as required by the City of McFarland. In all cases the final determination of valves and location shall be approved by the City.

Combination air release valves or other means to allow air to enter and exit a pipeline shall be installed at all high points in the line as directed by the City. Blowoffs shall be installed at ends of mains and low points where sediment may settle in the line. Temporary blowoffs shall be installed at the ends of mains for tracts that will be developed in sections or phased.

Fittings shall be ductile iron conforming to AWWA C-110, 350 psi pressure rating.

Distribution system improvements required to serve a project or development which will be dedicated to public use shall have at least two connections to waterlines in different streets to form a looped water system. Non-looped systems will be permitted only with the written permission of the City.

Any connection between a builder's fire sprinkler system and City water mains shall be protected from backflow in accordance with the "Cross Connection Control Requirements", of these Standards for Connections to Existing Domestic Water System.

1-5 FIRE HYDRANTS

Hydrants shall conform to AWWA C-502 (dry barrel) with the flanged section near ground surface, shall have two 2-1/2-inch and one 4-1/2-inch national standard threaded connections, and be painted John Deere Yellow. Fire hydrants shall be Mueller A-421.

Bury for hydrants shall conform to AWWA C-512, height to be sufficient to insure 36-inches minimum cover over hydrant rim. Bury to be coated with coal tar enamel or coal tar epoxy.

The spacing of hydrants shall have an individual tolerance of 10%. However, the average spacing between any three (3) adjacent hydrants shall not exceed the requirements given below:

| Type of Development | Hydrant Spacing ± 10% (feet) | Maximum Spacing Between 3 Hydrants (feet) |
|---------------------|------------------------------|---|
| Residential | 600 | 1,200 |
| Commercial | 330 | 600 |
| Industrial | 330 | 600 |

The last hydrant on a cul-de-sac or stub street shall not be more than ½ the maximum spacing from the end of the street.

The system shall be provided with valves and pipelines so that no point on any lot at the street right of way shall be more than one and one-half times the maximum hydrant spacing from a working hydrant as a result of any single break or shutdown for repairs, except where impractical as determined by the Kern County Fire Department.

A hydrant shall be placed at each intersection except where this would provide excessive hydrant coverage as determined by the Kern County Fire Department.

Fire hydrant spacing shall be computed separately for each side of major highways (90 foot and 110 foot wide rights-of-way).

Barricades shall be installed where considered necessary by the Kern County Fire Department to protect fire hydrants. Fire hydrant barricades shall not obstruct the outlets and shall consist of 4-inch diameter standard steel pipes filled with concrete, extending 3-foot above and 3-foot below ground and embedded in

concrete 12-inches in diameter and 3-foot 4-inches deep. All steel pipe above ground shall be painted with a minimum of two (2) coats of paint and a finish coat of John Deere Yellow.

1-6 CLEARANCE BETWEEN WATER AND SEWER PIPELINES

The City, in accordance with State of California Department of Health Services publication titled "Criteria for the Separation of Water Mains and Sanitary Sewers", requires a 10-foot horizontal minimum separation between sewer and water mains for parallel construction.

Whenever a sanitary sewer, including house laterals, must cross a pressure water main, the water main shall be at least one foot above the sanitary sewer where they cross. If the sewer is above the water main, Class 200 pressure rated plastic water pipe (DR14 per AWWA C900) or equivalent shall be used and shall extend a minimum distance of 10 feet on both sides of the water main. If the sewer is located below the water main and within a vertical distance of 1 foot clearance distance, the special construction shall extend a sufficient distance on both sides of the water line to provide 4 feet of horizontal clearance with the water main. All clearance requirements shall be in accordance with the Department of Health Services publication listed above. See detail sheets "W-10A" and "W-10B".

The City reserves the right to implement a stricter standard in individual cases, depending on the circumstances.

1-7 WATER SYSTEM PLANS

Plans for water systems shall be prepared and signed by a civil engineer registered in the State of California. Water plans shall be separate from grading plans, sewer plans, etc.

TOP SHEET

Title block showing name of engineering firm preparing the plan, the date, and project title or tract number, developer, sheet number, signature block for City Water Engineer, signature block for City Public Works Director, and project vicinity map.

SECOND AND SUBSEQUENT SHEETS

1. Plan view of the proposed system.
2. Profile view of the proposed system.
3. Plates of relevant details.
4. Standard Specifications
 - A. General Notes
 - B. General Construction & Material Notes

SECTION 2 - SEWER SYSTEM DESIGN CRITERIA

2-1 GENERAL

Sewer system improvements shall include, but not be limited to, furnishing and installing sanitary sewer pipelines and manholes including backfill, compaction, and street resurfacing; house laterals including mainline wyes; bored and jacked crossings including steel casing pipe; and sewer lift stations.

All costs for constructing sewer improvements shall be borne by the Owner, except for the incremental cost for oversizing any improvement for the benefit of the public beyond the immediate subdivision or parcel(s) for which the improvements are to be constructed.

In addition to the costs associated with the construction of sewer improvements as described above, the Owner may also be required to pay sewer connection fees as prescribed by the City.

2-2 FLOWS ACCEPTABLE AND NOT ACCEPTABLE

The City shall accept flows from the following plumbing fixtures, unless unusual circumstances prevent the City from doing so:

Toilets, urinals, bidets, sinks for domestic faucets, showers, bathtubs, connections for dishwashers, drinking fountains, domestic washing machines and garbage disposals.

Flows which are not acceptable to the City are flows other than sewage, and include, but are not limited to, any and all liquid or solid waste substance not sewage, from any producing, manufacturing, processing, commercial, or institutional operation of whatever nature. Plumbing fixtures or sources hereafter set forth shall not be discharged into the City's sewer system without specific written permission from the City Administrator.

- All piping from commercial-industrial processing to the sewers.
- All floor or stall drains, other than domestic showers.
- Swimming pools, ponds, etc., which empty into the sewer system.
- Brine from home regenerating water softeners.

Establishments included under the above requirements include, but are not limited to:

- Gasoline and diesel fuel stations, car washes, garages, laundromats, etc.
- Restaurants, hotels, motels and shopping areas.

The City may require traps, interceptors, pretreatment, or other devices on all outlets which may discharge grease, oil, sand or waste material of any kind of a composition or quality deemed harmful by the City.

2-3 SEWER SYSTEM DESIGN

Sewers shall be constructed of vitrified clay pipe (VCP) conforming to ASTM C-700 or polyvinyl chloride (PVC) pipe conforming to ASTM D-3034, SDR 35.

Pipeline design shall be based on peak flows and on Manning's formula using roughness coefficients of "n" = 0.013 for VCP and "n" = 0.011 for PVC pipe. Average flows shall be calculated using an average of 100 gallons per person per day, and a "peaking factor" of not less than 2.5. Any other peaking factor proposed for use in design of sewers must be approved in writing by the City.

Design peak flows in pipelines 12 inches in diameter and smaller shall be limited to an approximate liquid depth to pipe diameter ratio of 0.50.

Design peak flows in pipelines 15 inches in diameter and larger shall be limited to an approximate liquid depth to pipe diameter ratio of 0.75.

Minimum pipeline diameter shall be 8 inches.
Minimum pipeline grades shall be as follows:

| Pipe Size (inches) | PVC Minimum Grade (%) | VCP Minimum Grade (%) |
|-----------------------|--------------------------------|--------------------------------|
| 8 | 0.300 | 0.400 |
| 10 | 0.220 | 0.280 |
| 12 | 0.170 | 0.220 |
| 15 | 0.120 | 0.160 |
| 18 | 0.090 | 0.120 |
| 21 | 0.080 | 0.100 |
| 24 | 0.070 | 0.080 |
| 30 | 0.040 | 0.060 |

As a general rule, sewers shall run in a straight line between manholes. All alignments shall be approved by the City.

Minimum depth from finish street grade to top of sewer pipe shall be 6 feet. Special circumstances will be considered by the City.

2-4 SEWER MANHOLES

Sewer manholes shall be constructed at:

- Changes of slope in sewers.
- Changes of direction of sewers.
- Junction of sewers.
- Junction of sewer and lateral if lateral is same size as main sewer.
- Termination of sewers, except at locations approved by the City.
- Change of pipe size in sewers.
- Whenever the vertical distance between the inverts of sewer line connections of a manhole exceeds thirty (30) inches, a standard drop manhole shall be constructed.
- Other locations specified by the City.

Maximum manhole spacing shall be 400 feet.

Allowable head losses in manholes:

- Straight run through manholes based on 0.00 foot headloss.
- Right angle turns in manholes based on 0.5 velocity head loss (or 0.10 foot, whichever is greater).
- No change of flow direction within a manhole shall exceed 90 degrees.

Invert elevations at manholes shall be calculated and shown projected to the centerline of the manhole. Should there be any drop in elevation, the invert elevation "IN" and the direction, N, S, E or W, and invert elevation "OUT" and the direction shall be shown. Should a pipeline be joining a trunk sewer of larger diameter, the smaller pipe shall have its crown elevation equal to or higher than the crown elevation of the larger sewer.

2-5 CLEARANCE BETWEEN WATER AND SEWER PIPELINES

The City, in accordance with State of California Department of Health Services publication titled "Criteria for the Separation of Water Mains and Sanitary Sewers", requires a 10-foot horizontal minimum separation between sewer and water mains for parallel construction.

Whenever a sanitary sewer, including house laterals, must cross a pressure water main, the water main shall be at least one foot above the sanitary sewer where they cross. If the sewer is above the water main, one of the following two special construction procedures for the sewer main are required, and shall extend a minimum distance of 10 feet on both sides of the water main. If the sewer is located below the water main and within a vertical distance of 1 foot clearance distance, the special construction shall extend a sufficient distance on both sides of the water line to provide 4 feet of horizontal clearance with the water main. All clearance requirements shall be in accordance with the Department of Health Services publication listed above.

- Vitrified Clay or PVC Pipe within a continuous steel casing which shall have a minimum thickness of 1/4-inch and all voids between sewer pipe and casing pressure grouted with sand-cement grout.
- Class 50 or heavier ductile iron pipe with hot dip bituminous coating and approved mechanical joints.

SECTION 3 - STREET IMPROVEMENTS DESIGN CRITERIA

3-1 GENERAL

Street improvements shall include, but not be limited to, right-of-way (ROW) excavation, placing of asphalt concrete (AC) pavement and aggregate base (AB) material within the roadway, construction of concrete curb and gutter, sidewalk, driveway approaches, cross-gutters, and handicap ramps, installation of survey monuments and street and stop signs, and adjustment of existing manholes and water valve boxes.

All earthwork and improvements for streets within a subdivision shall be completed at the Owner's expense. For streets bordering a particular subdivision, all earthwork and improvements for the half ROW adjacent to the subdivision shall be constructed except that for AC pavement and AB material, only the equivalent of a local street need be constructed.

All underground utilities within street ROW shall be installed prior to construction of any street improvements. Said utilities shall be installed in place complete including backfill, compaction, and any testing which may be required for the utility. The minimum cover required for all underground utilities shall be three (3) feet from finish grade. Any cover less than the minimum required must be approved by the City.

3-2 ROW DEDICATION

The full width ROW as required below shall be dedicated to the City for all streets within a subdivision. Any additional ROW along bordering streets to widen the adjacent half widths of such streets to the standards given below shall also be dedicated.

| Street Alignment | ROW Width |
|---------------------------|-----------|
| Along section lines | 110 feet |
| Along midsection lines | 90 feet |
| Local street (all others) | 60 feet |

Exceptions to the above ROW widths may be required in industrial or commercial areas at the discretion of the City. ROW widths less than those given may be allowed upon approval by the City, but in no case shall any ROW be less than 50 feet.

3-3 STREET SECTION DESIGN

Pavement and base sections for all streets shall be designed on the basis of Traffic Index (TI) and subgrade "R" value. The following TI's shall be used for street section design for the various street types unless otherwise specified by the City.

| Street Type | Traffic Index |
|-------------|---------------|
| 110' ROW | 9 |
| 90' ROW | 7 |
| 60' ROW | 5 |
| Alley | 3 |

Subgrade "R" values shall be determined by California Test Method No. 301. A minimum of two "R" values shall be obtained for any subdivision unless existing soil conditions should warrant additional tests.

Calculations supporting street section pavement and base thickness shall be submitted with street improvement plans for review. Calculations shall be made according to the flexible pavement design procedure outlined in Section 3-4 below. The minimum street section allowed shall be 2-inches A.C. pavement over 4 inches aggregate base material. Surfacing for streets and alleys shall be asphalt concrete pavement. Base material shall be Class 2 or Class 3 aggregate base.

3-4 FLEXIBLE PAVEMENT DESIGN METHODOLOGY

Structural section (pavement, base, and subgrade material) for all streets and alleys within the City shall be designed according to the Caltrans Highway Design Manual or with the procedure as outlined below.

This pavement design outline is a condensation of the pavement design procedure described in Caltrans Highway Design Manual, Fourth Edition.

Calculations following this general outline must be reviewed by the City Engineer before final road structural section is approved.

1. Determine traffic index (TI) for street section being designed.
2. Obtain resistance value (R) for subgrade (native material) by California Test Method No. 301. Include soils report from Soil Engineer with calculations.
3. Select base material to be used (Class 2 or 3 aggregate base [AB]).
4. Calculate gravel equivalent of asphalt concrete (AC) section (GEac) from

$$\text{GEac} = 0.0032 * \text{TI} * (100 - \text{Rab})$$

where Rab is "R" value of aggregate base.

$$\text{Rab} = 78 \text{ for C1 2 AB}$$
$$= 70 \text{ for C1 3 AB}$$

5. Add safety factor of 0.20 to GEac from Step 4.
6. Calculate thickness of AC section (Tac) from

$$\text{Tac (ft.)} = \text{GEac} / \text{GFac}$$

where GFac is the AC gravel factor.

$$\text{GFac} = 5.67 / (\text{TI})^{1/2} \text{ for Tac} \leq 0.05'$$
$$\text{GFac} = 7.0 (\text{Tac})^{1/3} / (\text{TI})^{1/2} \text{ for Tac} > 0.05'$$

7. Calculate gravel equivalent of total street section (GETotal) from

$$\text{Getotal} = 0.0032 * \text{TI} * (100 - \text{R})$$

where R is "R" value of subgrade from Step 2.

8. Add safety factor of 0.20 to GETotal from Step 7.
9. Obtain gravel equivalent of base section (GEab) from

$$\text{GEab} = \text{GETotal} - \text{GEac}$$

where GETotal is from Step 7 and
GEac is from Step 5.

10. Calculate thickness of base section (Tab) from

$$\text{Tab (ft.)} = \text{GEab} / \text{GFab}$$

where GFab = 1.10 for C1 2 and C1 3 AB.

11. Check design: GEac (Step 5) + GEab (Step 9) must be greater than or equal to GETotal (Step 8).

3-5 STREET GRADES, CURVATURE, AND INTERSECTIONS

Minimum grades for street centerlines and gutter flowlines shall be 0.20%. The minimum slope across any cross gutter shall be 0.50%. Maximum grade for any street or flowline will be 5%. Any deviation from these limiting grades must be approved by the City. Street cross-sectional superelevations will not be allowed. A vertical curve will be required at any change in street centerline or gutter flowline grade of 0.50% or more. Parabolic vertical curves shall be used and shall be of length specified below. Elevation points on any vertical curve (POVC) shall be shown on the plans at the beginning and ending of the vertical curve (BVC, EVC) and at the increments specified.

| Street Type | Vertical Curve Length | POVC Increment |
|-------------|-----------------------|----------------|
| 110' ROW | 400 feet | 25 feet |
| 90' ROW | 200 feet | 25 feet |
| 60' ROW | 100 feet | 25 feet |

Street curvatures shall maintain the minimum centerline radii specified below.

| Street Type | Min. Centerline Radius |
|-------------|------------------------|
| 110' ROW | 1500 Feet |
| 90' ROW | 800 Feet |
| 60' ROW | 200 Feet |

The intersection of ROW lines at street intersections shall be made with a tangent curve with a radius of 20 feet. Gutter flowline returns at street intersections shall have a radius of 30 feet.

Street intersections shall be as near to 90 degrees as possible. The maximum deviation from 90 degrees allowed will be plus or minus five degrees, as measured between intersecting centerlines. Straight street alignments shall be parallel with the nearest street with alignment in the same direction. Street layout and alignment within or adjacent to subdivisions shall be subject to approval by the City.

Street signs bearing the name and type of each intersecting street shall be installed as indicated in the Standard Details. Stop sign locations shall be subject to approval by the City. End of road signs shall be installed at the end of all dead end roads, whether temporary or permanent.

Survey monuments shall be installed at all street centerline intersections, and at the beginning and ending (BC and EC) of all centerline curves. Monuments shall also be required as specified in Section 8, Paragraph P of the McFarland City Ordinance #182.

Handicap ramps shall be constructed at all street intersection curb returns. Commercial type driveway approaches shall be constructed at the entrance to all alleys.

3-6 UNDERGROUND UTILITY STREET CROSSINGS

All crossings of improved City streets by underground utility or other pipelines or cables shall be made with a bored and jacked crossing. Minimum cover over all street crossings shall be three feet. Connections or tie-ins to existing underground facilities that are located within the improved street width may be installed

by open cutting of the street. Cutting of existing street pavement and construction of pavement patch shall conform to the Technical Specifications for Street Pavement and the Standard Details.

Water and sewer pipeline bored and jacked crossings shall include a steel casing conductor pipe as shown on the Standard Details.

All other street crossings shall be made with one of the following:

- Min. 18-inch diameter Class A-25 reinforced concrete pipe (RCP) with rubber gasketed joints per ASTM C-361.
- Min. 3/8-inch thick wall steel casing pipe of sufficient diameter to accommodate carrier pipe and redwood skids per the Standard Details, with pipe manufacturer's certificate that carrier pipe pressure rating is equal to the RCP specified above.

All open cutting of City streets other than as allowed above, shall not be made without written approval by the City.

SECTION 4 - DRAINAGE IMPROVEMENTS DESIGN CRITERIA

4-1 GENERAL

Drainage improvements shall include, but not be limited to, furnishing and installing storm drain pipeline, manholes, and catch basins including backfill, compaction, and street resurfacing; curb, gutter, cross gutters, and drainage swales; and sumps including inlet/outlet and diversion structures.

Storm drain pipeline shall be as specified in the Technical Specifications for Reinforced Concrete and Cast-in-Place Concrete Storm Drain Pipe.

All costs for constructing drainage improvements shall be borne by the Owner, except for the incremental cost for oversizing any improvement for the benefit of the City beyond the immediate subdivision or parcel(s) for which the improvements are to be constructed.

In addition to the costs associated with the construction of drainage improvements as described above, the Owner may also be required to pay drainage fees as prescribed by the City.

4-2 DRAINAGE IMPROVEMENTS DESIGN

All drainage improvements shall comply with the City's Eastside and Westside drainage plans and all provisions of these Improvement Standards.

At the discretion of the City, drainage design calculations may be required to be submitted for large subdivisions or subdivisions which are located lie outside the study areas included in the drainage plans. These calculations shall be prepared in accordance with the drainage policies adopted by the County of Kern.

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**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
INSPECTION OF WORK**

All work shall be subject to inspection and shall be left open and uncovered until the installation is approved by the City.

The City shall at all times have access to the Work during construction and shall be furnished with every reasonable facility for ascertaining full knowledge respecting the progress, workmanship and character of materials used and employed in the Work.

The Owner shall submit a schedule to the City outlining the proposed construction operation including the hours of work. If any changes in the project schedule or hours of work are made, the Owner shall give at least two working days written notice to the City so that proper inspection may be provided.

No pipes, valves, fittings or other materials shall be backfilled until inspected and approved by the City. All installations which are to be backfilled shall be inspected and approved by the City prior to backfilling and due notice shall be given to the City in advance of backfilling so that proper inspection may be provided.

The inspection of the Work shall not relieve the Owner of any of his obligations to complete the Work as prescribed by the City approved Plans and Specifications. Defective work shall be made good and unsuitable materials may be rejected notwithstanding the fact that such defective work and unsuitable materials have been previously overlooked by the City and accepted.

The City shall have the authority to suspend the Work wholly or in part for such time as it may deem necessary due to the failure to perform any provisions of City approved Plans or Specifications.

The Work shall be resumed when methods or defective work are corrected as ordered or approved in writing by the City.

The Owner shall furnish a readable copy of all invoices for the material used on the Project.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
CLEAN-UP**

During the progress of the Work, the premises shall be kept free of any unsightly accumulation of rubbish and debris. Upon completion of the Work and before final acceptance of the completed facility by the City, all unused materials, rubbish, concrete forms, surplus excavated material and other materials or equipment shall be removed from the work area.

If during the progress of the Work any improvements such as fences, lawns, shrubs or other vegetation, whether on private or public property are damaged, they shall be restored to a condition equivalent to that which existed at the time construction operations were started. These repairs shall be completed prior to acceptance of the completed facilities by the City.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
EARTHWORK**

SECTION 1 - GENERAL

Earthwork shall consist of performing operations necessary to complete all excavation, preparation of subgrade, ditching, structural excavation, trenching, backfill compacting, sloping, trimming the subgrade, and finish grading. These specifications designate the requirements for earthwork in connection with construction of pipelines, manholes, valves, and all other appurtenances required and approved by the City.

Earthwork shall also include all clearing and grubbing, removal and disposal of paving, removal of water, excavation of all classes of earth and rock regardless of character and subsurface conditions and disposal of all excess excavation.

1.1 EARTHWORK IN STATE AND COUNTY RIGHTS-OF-WAY

Earthwork within the rights-of-way of the State of California, Department of Transportation and the County of Kern shall be performed in accordance with requirements and provisions of the permits issued by those agencies for the construction within their respective rights-of-way. Such requirements and provisions, where applicable, shall take precedence and supersede the provisions of the specifications contained herein if more restrictive.

1.2 SAFETY PRECAUTIONS

All excavations shall be performed, protected and supported as required for safety and in the manner set forth in the operating rules, orders and regulations prescribed by the Division of Industrial Safety of the State of California. Barriers shall be placed at each end of all excavations and at such places as may be necessary along excavations to warn all pedestrian and vehicular traffic of such excavations.

1.3 BRACING EXCAVATIONS

All excavations shall be properly supported in the manner prescribed by the rules, orders and regulations of the Divisions of Industrial Safety of the State of California. Excavations shall be so braced, sheeted and supported that they will be safe and the ground alongside the excavation will not slide or settle, and all existing improvements of any kind, either on public or private property, will be fully protected from damage. If any damage does result to such improvements, the Owner, at his own expense, shall make the necessary repairs or reconstruction required as directed by the City.

Excavations shall be so braced or sheeted so as to provide conditions under which workmen may work safely and efficiently at all times. The sheeting, shoring and bracing shall be so arranged as not to place any stress on portions of the completed work until the general construction thereof has proceeded far enough to provide ample strength. Any damage to structures occurring through settlements, water or earth pressures, slides, cave-ins or other causes shall be repaired before acceptance by the City.

Where timber sheeting extends below the invert of the pipe, it shall be cut off at the top of the pipe and the upper portion removed without harming the support conditions. This requirement will not be necessary where steel sheeting is used for shoring below the invert of the pipe.

Care shall be exercised in the drawing or removing of sheeting, shoring, bracing and timbering to prevent the caving or collapsing of the excavation faces which are being supported.

1.4 OPEN EXCAVATIONS AND STOCKPILING

Open excavations and stockpiles shall be controlled in a manner to prevent water running into excavations. Obstruction of surface drainage shall be avoided and means shall be provided whereby storm and wastewater can flow uninterruptedly in existing or established flowage courses, other surface drains, or temporary drains. Material for backfill or for protection of excavation in public roads from surface drainage shall be neatly placed and kept shaped so as to cause the least possible interference with public travel. Free access must be provided to all fire hydrants, water valves, meters, private drives, roads or existing access routes. Adequate barricades and lighting shall be provided by Owner to protect all persons from said open excavations.

1.5 SELECTED MATERIAL FOR PIPE BEDDING AND PIPE ZONE

Selected material for pipe bedding and pipe zone backfill shall be selected native material free from clods, sticks, vegetation, chunks of asphalt paving, or other deleterious materials and shall be free of rocks or stones which are larger than 3/4-inch in greatest dimension.

1.6 SAND

If sand is to be used for pipe bedding or pipe zone backfill, it shall be free from foreign materials such as rocks, sticks, vegetation, etc., and shall meet the following gradation:

| Sieve Size | Percentage Passing (By Weight) |
|------------|-----------------------------------|
| 3/8-inch | 100 |
| No. 4 | 75 - 100 |
| No. 30 | 12 - 50 |
| No. 100 | 5 - 20 |
| No. 200 | 0 - 10 |

1.7 AGGREGATE FOR PIPE BEDDING FOUNDATION

If aggregate is required for pipe bedding foundation, it shall meet the following gradation:

| Sieve Size | Percentage Passing (By Weight) |
|------------|-----------------------------------|
| 1 inch | 100 |
| 3/4-inch | 90 - 100 |
| 1/2-inch | 30 - 60 |
| 3/8-inch | 0 - 20 |
| No. 4 | 0 - 5 |

1.8 OBSTRUCTIONS

All underground improvements shall be preserved and protected. Where it is necessary to remove and replace or to relocate such improvements in order to prosecute the work, they shall be removed, maintained in operation, and permanently replaced as directed by the Owner of the discovered obstruction or as directed by the City.

1.9 COMPACTION TESTS

Compaction in areas not in State or County rights-of-way shall be tested at locations selected by the City. Percent relative compaction shall be deemed the percent of maximum dry density as determined by ASTM D-1557 (5-layer). Compaction tests will be made by the testing laboratory designated by the City. The Contractor shall make all necessary excavations for compaction tests as directed by the City.

Backfill of excavations within the rights-of-way of County streets and State highways shall be done in accordance with the requirements and to the satisfaction of the Road Department of the County and the State Division of Highways, respectively.

1.10 CORRECTION OF FAULTY GRADES

Where excavation is inadvertently carried below subgrade and/or foundation elevations, suitable provision shall be made for adjustment of the subgrade. The subgrade or foundation shall be restored to a condition similar to the condition existing prior to the over-excavation and by means acceptable to the City.

1.11 CLEARING AND GRUBBING

All trees, brush, roots and other perishable and objectionable material, including existing pavement, base material, and concrete improvements to be removed shall be cleared from the project area and disposed of at a county approved dump site.

The ground surface of all areas where material is to be excavated or where embankments, stockpiles, fills or structures are to be placed, shall be cleared of all vegetation and rubbish, and all brush, roots and tree roots shall be grubbed and removed from such areas. All cleared and grubbed areas shall be maintained free from vegetal growth.

Organic material from clearing and grubbing operations will not be incorporated in any earthwork backfill.

1.12 BLASTING AND EXPLOSIVES

Written permission of the City shall be obtained prior to any blasting or use of explosives. Explosives, if used, shall be of such quantity and power and shall be used in such locations so as to minimize opening of seams and disturbing of the material outside the prescribed limits of excavation. As excavation approaches its final limits, the depths of holes for blasting and the quantity of explosives used for each hole shall be reduced so that the underlying or adjacent material will be disturbed or shattered as little as possible.

Extreme care shall be exercised when blasting in the vicinity of existing structures, utilities or construction facilities of others.

All blasting shall be done in conformance with the provisions of the Construction Safety Orders of the California Department of Industrial Safety, California Administrative Code, Article 5, Title 8.

1.13 DEWATERING

There shall be provided and maintained at all times during construction ample means and devices with which to promptly remove and properly dispose of all water from any source entering the excavations or other parts of the work. Dewatering shall be accomplished by methods which will ensure a dry excavation and preservation of the final lines and grades of the bottoms of excavations. Said methods may include well points, sump pumps, suitable rock or gravel placed below the required bedding for drainage and pumping purposes, temporary pipelines and other means, all subject to the approval of the City.

Dewatering for structures and pipelines shall commence when groundwater is first encountered and shall be continuous until such times as water can be allowed to rise in accordance with the provisions of this section. No concrete footings or floors shall be laid in water nor shall water be allowed to rise over them until the concrete or mortar has set at least eight hours. Water shall not be allowed to rise unequally against walls for a period of 28 days.

Water from the Work shall be disposed of in a suitable manner without damage to adjacent property. No water shall be drained into work built or under construction without prior consent of the City. Water shall be disposed of in such a manner as not to be a menace to the public health.

SECTION 2 - PIPELINE AND TRENCH EARTHWORK

2.1 GENERAL

Work in connection with pipeline and trench earthwork shall include but not be limited to any or all of the following described operations: clearing; excavation of all classes and of whatever substance encountered; backfilling; fine grading; preparation of right-of-way; subgrade for pipe and structures; and paving and performing any other similar, incidental, or appurtenant earthwork operation which may be necessary to properly complete the Work indicated.

Trenching and backfilling requirements are shown in the Standard Drawings.

2.2 EXCAVATION FOR PIPE TRENCHES

Trenches for pipelines shall be excavated to the lines and grades required and as approved by the City.

2.3 TRENCH WIDTH

The overall trench width shall not be more than 16 inches or less than 12 inches wider than the largest outside diameter of the pipe to be laid therein, measured at a point 12 inches above the top of the pipe. Excavating and retrenching shall be true to line so that a clear space of not more than 8 inches or less than 6 inches in width is provided on each side of the largest outside diameter of the pipe in place. For the purpose of this article, the largest outside diameter shall be the outside diameter of the bell, on bell and spigot pipe, and outside diameter of coupling for sleeve coupling pipe.

Where the trench width, measured at a point 6 inches above the top of the bell or sleeve of the pipe is wider than the maximum set forth above, the trench area around the pipe shall be reworked to restore a trench condition acceptable to the City. The reworking may result in one or more of the following operations, subject to the approval of the City: (1) Shaping the bottom of the trench to fit the pipe; (2) Placing sand around the pipe and to a point 6 inches above the top of the pipe; (3) Lowering the grade

of the pipe until the trench condition can be met; (4) Installing a concrete cradle for the pipe; and (5) Providing concrete encasement for the pipe to a point 3 inches above the top of the pipe.

2.4 LIMIT OF EXCAVATION

Except by special permission of the City, the maximum length of open trench shall not exceed 600 feet in the aggregate at any one location including excavation, construction, pipe laying and backfilling. In addition, at locations where access may be somewhat limited, requiring rerouting of traffic unnecessarily, the City may reduce the maximum length of open trench permitted.

2.5 TRENCH BOTTOM FOR PIPE

The trench bottom shall be graded to provide a smooth, firm foundation at every point throughout the length of the pipe.

The trench shall be excavated to the established grade line of the outside bottom of the pipe. The bottom of the trench shall be scarified to a minimum depth of 3 inches below the bottom of the pipe and uniformly graded to produce a firm but yielding subgrade which will provide uniform support of the pipe along the full length of each section. The bedding material so prepared throughout a minimum depth of 3 inches shall meet the requirements of these specifications.

If it becomes necessary to excavate below the established grade line in order to remove boulders or other interfering objects, the voids shall be filled with material densified in the manner specified for bedding materials.

Where excavation is in rock, hardpan, shale, or other similar hard and unyielding materials, the trench shall be excavated to a depth at least 6 inches below the established grade line of the outside bottom of the pipe and filled with material as specified in these specifications to grade line. The subgrade shall then be completed as previously stated. The material so placed shall be compacted to 90% relative compaction.

When excavation is in soft, unstable or excessively wet material which is unsuitable as a foundation for the pipe, such material shall be removed as directed by the City and replaced with aggregate to a depth approximately 3 inches below the grade line. The subgrade shall then be completed to the underside of the pipe using trench side native material if suitable, or imported sand if so directed by the City.

At each joint in the pipe, the bottom of the trench shall be recessed in such a manner as to relieve the bell of the pipe or the pipe coupling of all load and to ensure continuous bearing along the pipe barrel upon the bedding material.

2.6 TRENCH BACKFILL

All trenches shall be backfilled after pipe, fittings and appurtenances have been installed. Whenever a relative compaction requirement value is specified herein, it shall be a percentage of the maximum density. Optimum moisture content and maximum density shall be determined in accordance with ASTM D 1557 (5-layer) and density of soil in place shall be determined using methods approved by the City.

All wood and waste material shall be removed from excavation prior to backfilling. Backfill material shall be approved in all cases by the City and shall be free of trash, wood, large rock, or other objectionable debris. Backfilling shall include the refilling and compaction of the fill in trenches of excavations up to the subgrade of the street or to the existing ground surface.

2.7 PIPE BEDDING

The pipe shall be carefully bedded during initial pipe zone backfill operations by hand placing, slicing with a shovel and tamping or "walking in" the material under the lower sector of the pipe to produce firm support for the full length of the barrel with full bearing to the horizontal centerline of the pipe.

2.8 PROCEDURE AT PIPE ZONE

Subsequent backfill in the pipe zone shall consist of placing material as specified in these specifications simultaneously on each side of the pipe for the full width of the trench and compacting said material to a relative compaction of 90% within the limits of the pipe zone. The pipe zone begins at the bottom of the pipe barrel and extends to a horizontal plane 12 inches above the top of the outside diameter of the pipe.

The pipe shall be carefully bedded by hand placing and compacting selected backfill material or clean imported sand as provided herein from the pipe foundation and/or subgrade to the horizontal centerline of the pipe prior to backfilling above the pipe within the "pipe zone". Clean imported sand shall be used for the pipe bedding when required by the Plans or when excavated materials are not suitable for pipe bedding.

The pipe bedding, using either selected material or clean imported sand, shall be compacted by approved methods to a relative compaction of 90%. The pipe bedding backfill shall be brought to optimum moisture content and shall be placed in layers not exceeding 6 inches in thickness and each layer shall be solidly tamped with the proper tools so as not to injure, damage or disturb the pipe. Backfilling shall be carried on simultaneously on each side of the pipe to assure proper protection of the pipe. Water settling for compaction may be approved by the City in the event the foundation and bedding materials are sufficiently granular and sandy in nature that the required compaction will be obtained.

Where the pipe zone extends into the street zone, that portion of the pipe zone within the street zone shall be compacted as set forth in Section 2.11.

2.9 PROCEDURE ABOVE PIPE ZONE

The remaining portion of the trench to within 2-1/2 feet of the finished roadway surface or ground surface, as the case may be, shall be backfilled, compacted and/or consolidated to obtain a relative compaction of 90%. Backfilling may be done with native trench side material except that no oil cake, bituminous pavement, concrete, rock or other lumpy material shall be used in the backfill, unless these materials are scattered and do not exceed 3 inches in any dimension. Material of perishable, spongy, or otherwise improper nature shall not be used in backfilling and no material greater than 3 inches in any dimension shall be placed within 1 foot of any pipe, manhole or structure.

2.10 COMPACTION IN OPEN FIELDS

In open fields, where paving or structures will not be above the excavated area, backfill and compaction as specified in Section 2.9 shall extend to the top of the trench, leaving the top slightly mounded.

2.11 PROCEDURE AT STREET ZONE

The top 2-1/2 feet of the trench within roadbed areas shall be compacted in horizontal layers not exceeding 8 inches in thickness, using approved hand, pneumatic or mechanical type tampers to obtain a relative compaction of 95% with a moisture content within 2% of optimum. Flooding and jetting will not be permitted. Compaction requirements in the street zone may be modified by the backfill requirements of other government agencies in areas where these agencies have jurisdiction.

From existing street grade to 2-1/2 feet below street grade, the material for backfill may contain stones ranging in size up to 2 inches in diameter, but not exceeding 20% of the volume where said coarse materials are well distributed throughout the finer material and the specified compaction can be obtained.

2.12 EXCESS EXCAVATED MATERIAL

All surplus material not required for backfill shall be disposed of by the Owner outside the limits of the public rights-of-way and/or easements.

No excavated material shall be deposited on private property, unless written permission is secured by the property owner. Before the City will accept the Work as being completed, the Owner shall file a written, notarized release signed by all property owners with whom he has entered into agreements for disposal of excess excavated material, absolving the City from any liability connected therewith.

2.13 IMPORTED PIPE BACKFILL MATERIAL

Whenever the excavated material is not suitable for backfill, in the opinion of the City, suitable imported material shall be used for pipe backfill at the Owner's expense.

SECTION 3 - STRUCTURES EARTHWORK

3.1 GENERAL

Structure excavation shall include the removal of all material of whatever nature necessary for the construction of structures and foundations required and approved by the City.

The sides of excavation for structures where all vertical surfaces are formed shall be sufficient to leave at least 2 feet in the clear as measured from the extreme outside of formwork or the structure, as the case may be. Where excavation is inadvertently carried below designated elevations, suitable provision shall be made for adjustment of construction, as directed by the City, to meet requirements incurred by the deeper excavation beneath structures, and overdepth excavation in such locations shall be rectified by backfilling with sand, graded gravel, or concrete as directed by the City. All overdepth excavation for footings shall be backfilled with Class C concrete, as defined in the Technical Specifications for Concrete Construction.

3.2 SUBBASE FOR STRUCTURES

Where required and as approved by the City, a crushed rock subbase shall extend from firm ground undisturbed by construction operations to the structure base slab for all concrete structures. Any remaining disturbed or loose material shall be removed before the crushed rock subbase is placed. The subbase shall be compacted to the specified compaction, 90% minimum or as approved by the City, by means of a vibratory compactor.

3.3 SUBBASE MATERIALS

Mineral aggregate shall conform with the following gradation requirements:

| Sieve Size | Percentage Passing Sieves |
|------------|---------------------------|
| 3/4-inch | 90 - 100 |
| No. 4 | 40 - 60 |
| No. 30 | 13 - 23 |
| No. 200 | 0 - 2 |

3.4 BACKFILLING

After completion of foundation footings and walls of the structure and of other construction below the elevation of the final grade and prior to backfilling, all forms shall be removed, and the excavation shall be cleared of debris. Backfilling shall not be commenced until the structure and excavation involved have been inspected and approved by the City. Material for backfilling shall consist of selected excavation material, imported sand, gravel or other material approved by the City and shall be free of trash, lumber or other debris. No material of a perishable or spongy nature and no stone or piece of rock greater than 3 inches in the greatest dimension shall be used in backfilling.

Compaction shall be obtained by means of mechanical tamping. Backfill of excavated material shall be placed in horizontal layers not exceeding 6 inches in thickness and shall have a moisture content such that the required degree of compaction may be obtained. Each layer shall be compacted by hand or machine tampers or by other suitable equipment or means to the specified relative compaction, 90% minimum or as approved by the City.

Where backfill or fill is against only one side of a concrete structure, no fill shall be placed until the concrete in place has obtained an acceptable seven-day strength based upon a concrete cylinder test, unless otherwise directed by the City.

Particular care shall be exercised when backfilling at the various structures to obtain adequate compaction beneath pipes connected thereto and to avoid injury or displacement of such pipes or projections of the structure.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
CONCRETE CONSTRUCTION**

SECTION 1 - GENERAL

All concrete construction shall conform to the provisions of Sections 40 and 90 of the State Specifications, except as herein modified. Unless otherwise specified, all concrete shall be Class A.

SECTION 2 - CONCRETE

2.1 CLASS A

Class A concrete shall have a minimum Portland cement content of 564 pounds per cubic yard and have a minimum compressive strength of 4,000 psi in 28 days.

2.2 CLASS B

Class B concrete shall have a minimum Portland cement content of 500 pounds per cubic yard and have a minimum compressive strength of 3,000 psi in 28 days.

2.3 CLASS C

Class C concrete shall have a minimum Portland cement content of 376 pounds per cubic yard and have a minimum compressive strength of 2,000 psi in 28 days.

SECTION 3 - REINFORCING

Where reinforced concrete is required, reinforcing steel conforming to the applicable provisions of the State Specifications shall be furnished and installed.

SECTION 4 - CONCRETE IMPROVEMENTS

Portland cement concrete shall be Class B for curb and gutter, wheelchair ramps, and sidewalks and Class A for cross gutters, driveway approaches, and any other concrete improvement which will be subject to vehicular traffic. Concrete shall conform to the requirements of Section 90, "Portland Cement Concrete", of the State Specifications.

Cross gutters and driveway approaches shall be constructed in accordance with provisions of Section 73, "Concrete Curbs and Sidewalks", of the State Specifications. Drive approaches shall not be constructed within ten feet of curb returns, as measured from return to edge of approach, unless approved by the City. Expansion joints shall be either (a) ¼-inch to ½-inch premolded expansion joint filler per Section 51-1.12 of the State Specifications, or (b) 2-inch deep scored joint (weakened plane, extrusion machine only).

All concrete improvements shall be constructed in conformance with the Standard Details. White pigmented curing compounds, conforming to ASTM C-309, shall be applied to all exposed surfaces of concrete improvements within 6 hours of pouring.

Excavation, grading and backfilling behind the curb returns, including grading of parkway, shall be done in accordance with the Technical Specifications for Earthwork. Any excavated material not needed for grading or backfill, in the opinion of the City, shall be removed from the site of work and disposed of at the expense of the Owner.

The Owner shall submit to the City for approval the design of the mix proposed for use. Said mix design shall set forth weights of cement, sand, coarse aggregate and water to be used together with a grading analysis of sand and coarse aggregate. The source of supply of materials entering into the mix shall also be given. The mix design shall be approved by the City prior to placing any concrete.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS
TECHNICAL SPECIFICATIONS
FOR
PRECAST CONCRETE MANHOLES**

SECTION 1 - GENERAL

Precast concrete drainage and sewer manholes shall be constructed in accordance with the design, size and details and at the locations required and as approved by the City. The manholes shall be constructed of precast eccentric or concentric manhole units in accordance with the Standard Details.

Manhole locations are fixed and cannot be moved to accommodate pipe manufacturing or laying. If necessary, special lengths will have to be provided to meet manhole location requirements.

SECTION 2 - MATERIALS AND WORKMANSHIP

2.1 EXCAVATION AND BACKFILL

Excavation and backfill shall be done in accordance with the Technical Specifications for Earthwork.

2.2 CONCRETE

All concrete used in the construction of manholes shall conform to the Technical Specifications for Concrete Construction.

2.3 PRECAST MANHOLES

Concrete for precast manhole units shall be Class A concrete. The precast cylinder units, the precast concrete taper sections and precast eccentric flat top sections shall meet the strength requirements for ASTM C 478. Precast manholes shall be equal in all respects to those as manufactured by Associated Concrete Products or approved equal. The minimum allowable steel shall be hoops of No. 4 wire to be cast into each unit at adequate places as a precautionary measure for handling. Each manhole section shall be set in a bed of grout to make a watertight joint and shall be neatly pointed on the inside and shall be set perfectly plumb. Sections of various heights shall be used in order to bring the top of the manhole ring and cover to the required elevation.

The precast concrete manhole rings shall be joined with a butyl rubber sealing compound and mortar. The butyl rubber sealing compound shall comply with ASTM C 990. Mortar shall comply with ASTM C 387, type S.

Manhole Bases: Manhole bases shall be constructed of Class A concrete. Said concrete bases shall be formed and poured on undisturbed soil and/or on gravel subbases as required and as approved by the City. That portion of the base above the invert elevation of the sewer pipe shall be formed to provide a smooth channel section as shown on the Plans. The forms shall be checked and approved by the City for accuracy of dimensions and relative smoothness prior to pouring the base. Channels shall vary uniformly in size and shape from inlet to outlet, if required. The manhole base shall be poured as one monolithic pour and shall be reinforced with Grade 60 steel conforming to ASTM A 615 as shown in the Standard Details.

2.4 MANHOLE FRAMES AND COVERS

Castings for frame and cover sets shall conform to the requirements for gray iron castings in ASTM A-48 for Class No. 30 castings. Before leaving the foundry, all castings shall be thoroughly cleaned and subjected to a hammer inspection, after which they shall be dipped twice in a preparation of asphalt or coal tar and oil applied at a temperature of not less than 290°F, nor more than 310°F, and in such a manner as to form a firm and tenacious coating. Each cover shall be ground or otherwise finished so that it will fit in its frame without rocking, and frames and covers shall be match-marked in sets before shipping to the site. Covers shall have the word "SEWER" or "STORM DRAIN" as appropriate cast thereon as shown in the Standard Details. No other lettering on the topside will be permitted.

Setting Manhole Frames and Covers: The elevations at which manhole frames and covers are to be set shall conform to the requirements set forth as required and as approved by the City. Where the cover is in existing pavement or in the traveled way of the existing road shoulder, it is to be placed flush with the existing surface and a concrete collar is to be constructed as shown in the Standard Details. Where the structure is outside the limits of the traveled shoulder but not in the roadside ditch, it should be placed 1/10-foot or more above the existing ground surface. Where the manhole cover falls in the existing roadside ditch or right-of-way, it is to be placed approximately 1-1/2 feet above the existing ground surface or as directed by the City. Manhole frames shall be set at the required grade and shall be securely attached to the top precast manhole shaft unit with a grout bed and fillet as shown on the plans. After the frames are securely set in the place provided herein, covers shall be installed and all necessary cleaning and scraping of foreign materials from the frames and covers shall be accomplished to ensure a satisfactory fit.

2.5 DROP MANHOLES

Drop manholes shall be constructed at the location specified by the City, and in conformance with the Standard Details. Materials and construction of drop manholes shall conform in all respects to the applicable provisions of these specifications for standard precast manholes (including frames and covers), with modifications for the addition of drop inlets as set forth in the Standard Details. The inside diameter of the drop inlet pipe shall be the same diameter as the intercepted sewer, unless approved by the City.

2.6 STUBS AT MANHOLES

Pipe stubs shall be furnished and installed at manholes at the locations required and as approved by the City. All stubs shall be plugged in a manner approved by the City and the method to be used shall be detailed on the Plans.

2.7 SEWER PIPE AND FITTINGS

All sewer pipe and fittings, including installation at manholes, shall conform to the provisions of the Technical Specifications for the type of sewer pipe used in the construction.

2.8 RESURFACING

Resurfacing of all excavations for construction of manholes shall conform to the provisions of the Technical Specifications for Street Pavement.

2.9 WATERTIGHTNESS OF MANHOLES

It is the intent of these specifications that manholes and appurtenances be watertight and free from infiltration. The adequacy of manholes and appurtenances as to watertightness shall be determined when ordered by the City by filling the manhole with water. When testing of the manhole is ordered, said test may

be made in connection with the leakage test of the sanitary sewer. Any evidence of leakage as a result of testing shall be repaired to the satisfaction of the City at the sole expense of the Contractor or Owner.

2.10 RAISING OF MANHOLES WITHIN SURFACED STREETS

The Owner shall be responsible for raising manholes frames and covers to finish grade as shown on the Standard Details within 30 days after pavement placement has been completed. Temporary coverings over manholes shall be provided to keep dirt and other material out of the sewer. Temporary covers shall be subject to approval by the City.

2.11 MANHOLE STEPS

Steps shall be 1/2-inch minimum diameter steel reinforced bar with a polypropylene plastic covering spaced vertically at 12 inches on center and with steps set between 8 and 9 inches from the face of the concrete and shall be aligned with each other in a straight vertical line (both parallel and perpendicular to steps). Steps shall be Lane International P-14938 or equal.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
CONCRETE CATCH BASINS**

SECTION 1 - GENERAL

Catch basins shall consist of a poured-in-place reinforced concrete base section, precast or poured-in-place riser section and curb inlet top section, cast iron frame and cover, depressed curb and gutter section, earthwork, and asphalt-concrete placement, as required by the City.

SECTION 2 - MATERIALS

Cement mortar shall be composed of one part Portland cement and two parts of clean, well-graded sand of such size that it will pass a No. 8 sieve. An admixture of hydrated lime, fire clay or diatomaceous earth may be used in the mortar to facilitate workability and the amount of such material used will be limited as ordered by the City. Quick setting cement may be used when necessary to facilitate the early backfilling of the trench.

No mortar shall be used in which water has been added to the dry ingredients for a period of over thirty (30) minutes.

The consistency of laying mortar shall be such as to adhere to the ends of the pipe while being laid and be easily squeezed out of the joint when the pipe sections are squeezed together. Jointing and banding mortar shall be of such consistency that it will readily adhere to the pipe.

Manhole frames and covers for catch basins shall be cast iron meeting the requirements of ASTM A-48, Class 30B. Frames and covers shall conform to the Standard Details.

SECTION 3 - CONSTRUCTION

All entering and leaving pipes shall be placed flush with the inside edge of the catch basin, except that all edges shall be rounded with cement mortar to a three-inch (3") radius.

The top of the base section shall be keyed to receive the tongue end of the riser section. The key shall be formed in the freshly poured concrete by using a template manufactured to the dimensions of the riser section. If the riser is cast-in-place monolithically with the base section by using a slip form or other means, the key may be omitted between the base and riser. If the base and riser sections are not poured monolithically but separately, a key shall be provided in the base section. In either case, a key will be required in the top of the riser section to receive the tongue end of the tapered cone. Cast-in-place riser sections shall have the minimum wall thicknesses specified in the Standard Details.

The joints between the base and all precast elements of the manhole and catch basin, including adjustment rings, curb inlet section, and manhole frame, shall be filled with cement mortar prior to joining the elements.

The interior of catch basins shall be troweled smooth with a wooden trowel, removing excess mortar extruded out of joints for the entire height of the structure, from the manhole frame to the floor. All excess mortar and any other debris shall be removed from the structure.

The pavement around catch basins shall be patched as necessary in accordance with Technical Specifications for Street Pavement.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
REINFORCED CONCRETE
CONCRETE STORM DRAIN PIPE**

SECTION 1 - GENERAL

Reinforced concrete pipe shall be used for gravity flow storm drain systems.

SECTION 2 - REINFORCED CONCRETE DRAIN PIPE

Reinforced concrete drain pipe shall be manufactured in accordance with ASTM C-76 Class III/2000D with rubber gasket joints and of the size as shown on the plans and shall conform to the provisions of Section 65, "Reinforced Concrete Pipe", of the State Specifications. Upon demand, the manufacturer of precast concrete pipe shall furnish to the City a Certificate of Compliance that the pipe and fittings furnished under the contract comply with all applicable provisions of ASTM C-76.

2.1 JOINTS

The ends of reinforced concrete pipe sections shall be of such design that when properly laid they shall have a smooth and uniform interior surface. Both ends of pipe sections shall be free of cracks and broken edges. Pipe found to be damaged shall be rejected for use in the Work. Each joint shall be sealed to prevent leakage. Rubber-gasketed joints shall conform to the requirements of ASTM C443 and shall be flexible and able to withstand expansion, contraction and settlement.

The ends of the pipe shall be thoroughly cleaned immediately prior to joining sections of pipe. The two sections joined shall be firmly placed together in such a manner that the tongue or gasket end of the pipe is forced as far as possible on the bell end of the pipe. No appreciable gap shall exist at the completed joint, except as permitted by the City at locations where curves in the pipe alignment are specified or required.

Excessive gaps in any case shall be cause for rejection of the Work, and corrective measures shall be taken when ordered by the City.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS

TECHNICAL SPECIFICATIONS
FOR
PVC WATER PIPE AND FITTINGS**

SECTION 1 - CLASSIFICATION

Polyvinyl chloride (PVC) pipe shall be manufactured for use in potable water service and shall conform to AWWA C-900 for twelve-inch (12") pipe and smaller or AWWA C905 for pipe greater than twelve-inches (12"). Pipe shall be rated Class 150 or Class 200 where required.

SECTION 2 - SIZE

Pipe sizes are subject to the review and approval by the City Water Engineer. The minimum pipe size shall be twelve-inches (12") along section and mid-section lines. The minimum size for all remaining piping is eight-inch (8") diameter.

SECTION 3 - JOINTS

Only elastomeric gasket jointed PVC pipe shall be used. Either the integral bell design or the separate sleeve-type coupling joint may be used. In areas where bores are required a PVC restrained joint system shall be used for the carrier pipe. Gaskets shall meet the requirement of AWWA C900. Oil resistant gaskets may be required in some instances by the City. PVC pipe may not be used in areas subject to contamination by petroleum distillates. For such areas an alternative piping system shall be submitted to the City for review and approval.

SECTION 4 - MARKING

Each standard length of PVC pipe and coupling if separate sleeve-type couplings are used, shall be marked with the nominal diameter, the OD base (cast iron pipe OD base is required), the material code (PVC 1120), the dimension ratio (DR) number, AWWA C900, pressure class, the manufacturer's name, and seal of the testing agency that verified the suitability of the pipe material for potable water service.

If pipe is stored at a project site, it shall not be stacked higher than four feet and no weight shall be placed on bells or couplings. Stored pipe shall be covered to protect it from ultraviolet light (sun's rays). PVC pipe with noticeable color changes resulting from exposure to ultraviolet light may be rejected at the discretion of the City.

SECTION 5 - FITTINGS

Fittings shall be manufactured of ductile iron conforming to the requirements of AWWA C-110, 350 psi pressure rating.

Fittings shall be rubber ring, push-on end, suitable for direct connection to the mating PVC pipe except when connecting to a valve.

Flanges shall conform to the bolt circle and bolt hole dimensions for flanges in AWWA C-110. Gaskets for flanged joints shall be full face, cut from 1/8-inch thick rubber with bolt holes prepunched.

Nuts and bolts for bolting flanged joints shall be standard hexagonal head machine bolts and hexagonal nuts conforming to the requirements of ASTM A-307, Grade B. All buried flanged-end fittings shall be bolted with cadmium-plated steel bolts. Flanged faces shall be wire brushed and cleaned prior to joining each flange.

All buried fittings and valves shall be wrapped in polyethylene film per the Technical Specifications, Section 5, for Plastic Film Wrap.

SECTION 6 - INSTALLATION

6.1 WATER MAIN LOCATION

Water mains shall be installed within street or road rights-of-way and shall be located two (2) feet from the right-of-way line or property line, except in curves and other circumstances where maintaining this alignment is impractical.

6.2 TRENCH EXCAVATING AND BACKFILLING FOR DEDICATED STREETS

Pipeline trenches in streets dedicated or offered for dedication shall be excavated, backfilled and compacted in accordance with the City of McFarland or the County of Kern Standards. Note that the City specification is more stringent as to pipe zone material and trench width. These items may be further modified depending on actual or anticipated field conditions.

6.3 TRENCH EXCAVATION AND BACKFILLING OUTSIDE OF DEDICATED STREETS

The City shall specify compaction requirements for the backfill of water line trenches not located in streets dedicated or offered for dedication. Prior to City acceptance of the water system the contractor shall certify that all trenches have been backfilled in accordance with the specifications.

6.4 PIPE DEPTH

All water mains shall be installed so that the top of the pipe is not less than 36 inches below finished grade. In special circumstances the specified depth may be greater than 36 inches.

6.5 EXCAVATION AND BACKFILLING

Embedment & Bedding Materials shall be of the following classifications. Embedment materials (Class I, II, and III) shall conform to paragraphs 6. 1.1, 6.1.2 and 6.1.3, ASTM D2321-83a modified as follows: Modifications underlined.

Class I - angular, 1/4 to 3/4 in., graded stones, including a number of fill materials that have regional significance such as coral, slag, cinders, crushed stone, crushed gravel, and crushed shells. Soil types gw and gp are required.

Class II - coarse sands and gravels with maximum particle size of 3/4 in., including variously graded sands and gravels containing small percentages of fines, generally granular and non-cohesive, either wet or dry. Soil types gw, sw and sp are included in this class.

Class III - fine sand, silty sand and gravels. Soil types in this class. Maximum particle size is 3/4 inch.

Soil classification is in conformance with unified soil classification system, ASTM designation D2487 and D2488. Native soils meeting the requirements for class I, II, and III material may be accepted by the

City. Any native embedment materials not meeting these classifications shall be replaced by imported material approved by the City that does meet these requirements.

6.6 BEDDING/TRENCH BOTTOM

The trench bottom shall be constructed to provide a firm, stable and uniform support for the full length of pipe. Bell holes shall be provided at each joint. Any portion of the trench bottom excavated below grade shall be backfilled to grade and compacted as required to provide firm pipe support. When an unstable subgrade condition is encountered which will provide inadequate pipe support, or when large rocks, boulders, or large stones are encountered, additional depth shall be excavated and refilled with suitable foundation material approved by the City and compacted to 90% relative compaction.

Bedding procedure shall conform to paragraphs 8.1.1, 8.1.2 and 8.1.3 of ASTM D2321-83a and the following:

1. Contractor shall provide a uniformly compacted bedding. If the bedding does not provide an existing uniformly compacted surface at the trench bottom it shall be replaced.
2. Imported bedding material, if required, shall be placed and compacted for all main lines as shown on detail drawing W-1. Flooding or jetting of bedding is not allowed.
3. After preparation of trench bottom and prior to installation of water main and laterals, the City shall inspect the bottom of the trench.

6.7 INSTALLATION OF PIPE, FITTINGS AND HAUNCHING

PVC Pipe exposed to the sun during summer months shall be allowed to cool prior to placing pipe zone backfill in trench. Allowances shall be made for the movement of pipe along the main line and at the laterals. Fittings shall be sized to receive type of pipe used. Installation of fittings shall be in accordance with manufacturer's instruction manuals.

Pipe installation and haunching shall conform to paragraphs 9.1.1, 9.1.2 and 9.1.3 of ASTM D2321-83a, AWWA standards and the following:

1. All water pipe shall be installed with a minimum 12 in. vertical clearance above any existing or proposed sewer pipe. The regulations of as described in these standards for sewer crossings shall be followed closely by the contractor.
2. After laying the PVC Pipe, haunching shall be placed. Care shall be taken to place material under the haunches so that it provides adequate side support of the pipe. Material shall be placed to the spring line of the pipe and compacted by hand or mechanical tamping. In no case shall the pipe come in direct contact with compaction equipment.
3. Materials used for haunching shall be the same class as used for bedding.
4. Care shall be exercised in placing haunching material to prevent damage to or displacement of the water pipe.
5. Prior to placement and compaction of upper pipe zone backfill, the City shall inspect the placement of the water main and 1" Service laterals, haunching and compaction.

6. Initial backfill shall be placed in two stages; one to the top of the pipe and the other to a point at least 12 in. over top of the pipe. Compact each stage of haunching and initial backfill by hand or mechanical tamping to a minimum of 90% relative density. In no case shall the pipe come in direct contact with the compaction equipment. The Contractor shall backfill a minimum of 12-inches prior to compacting directly over the pipe with hand-operated equipment. No mechanical compaction equipment shall be placed over the pipe until a minimum of 24 inches of fill is placed above the pipe.
7. Compaction methods used by the contractor shall be subject to review by the City Engineer. Any pipe compacted by methods of compaction not receiving prior approval by the same shall be removed at the contractor's expense.
8. Flooding or jetting is not allowed.

6.8 BACKFILL OF TRENCH AND STREET ZONES

The remainder of the trench backfill shall conform with City of McFarland Improvement Standards, Kern County Engineering and Survey Services Department and as follows:

1. Backfill material shall be free of all rocks or lumps exceeding six (6) inches maximum dimension. No rock or lump exceeding 3/4 inch diameter shall be allowed within 12" of the pipe.
2. Compaction of backfill material shall be required for all main lines and service laterals as shown on detail sheet "W-1". Compaction in the trench zone shall be 90% relative density. Compaction in the street zone shall be 95% relative density if within road bed. Compaction outside of road bed shall be as required by the City of McFarland or Kern County Engineering and Survey Services Department.
3. Flooding or jetting is not allowed.

6.9 COMPACTION TESTING

Compaction tests shall be taken in each of the three backfill zones; pipe zone, trench zone, and street zone (see Plate W-2). There shall be one set of tests per 1,000 feet of pipe or fraction thereof, or a minimum of nine tests per project (three separate locations), at the City's discretion. Tests that fail shall require additional testing at the City's discretion. The number of additional tests shall be determined by the City.

6.10 SHORING AND SAFETY

Contractors working on the installation of City water systems shall comply with the latest federal, state and local safety regulations. A copy of the contractor's Injury and Illness Prevention Program ("IIPP") shall be on file with the City prior to his commencing work on any work within the City.

6.11 RADIUS OF BENDING

Unless a separate sleeve type coupling jointed pipe is used, the manufacturer of which recommends deflecting pipe at the joints to follow a curved alignment, deviations from a straight pipeline alignment shall be made only by use of fittings or bending the pipe. If pipe is bent, it shall be done in such a manner as to not deflect pipe at a joint. The minimum allowable radii and offset distance, if changes in direction are to be made by bending pipe, are as shown below:

| Pipe Size | Minimum Allowable Radii |
|-----------|-------------------------|
| 6 Inch | 150 Feet |
| 8 Inch | 200 Feet |
| 10 Inch | 250 Feet |
| 12 Inch | 300 Feet |

Contractor shall submit to the City a data sheet with verification of minimum radius of bending. Any pipe not meeting requirement shall be rejected. Fittings shall be supported independently of the pipe. Five foot lengths of pipe shall be used in and out of fittings and valves and wherever pipe passes through a rigid structure.

6.12 THRUST BLOCKS

Concrete thrust blocks shall be installed at all fittings (including tees, reducers, elbows, end caps or plugs), in-line valves, fire hydrants, and any location deemed necessary by the City. Concrete for thrust blocks shall contain not less than four sacks of Portland cement per cubic yard and have a minimum compressive strength of 2,000 psi in 28 days. Concrete thrust blocks shall be placed between undisturbed ground and the fittings to be anchored. The bearing area against undisturbed soil shall be as shown in the Standard Details. The concrete shall be placed so that the pipe joints and fittings will be accessible to repairs.

The requirement for thrust blocks may be waived by the City if restrained-type joints are used to prevent pipe/fitting movements.

At times when pipe laying is not in progress, the open end of pipes shall be covered.

6.13 HYDROSTATIC TEST

After completion of a pipeline installation, all PVC pipe shall be filled with water and trapped air bled off. The pipeline shall then be tested under a hydrostatic pressure test of 150 psi, as measured at the low point of the pipeline, for a period of not less than 4 hours for each section of pipe tested. The pressure shall be maintained by restoring the test pressure whenever it declines 25 psi. At the conclusion of the 4 hours, the test pressure shall be restored and all water used during the test shall be accurately measured to determine the actual leakage.

Suitable calibrated tanks for measurement of leakage and the necessary bulkheads, piping, calibrated gauges, pumps, power, and labor shall be provided by the contractor for filling the pipeline and for obtaining and maintaining the required water pressure. A representative of the City shall witness and approve the test as specified herein.

All leaks or other defects which may develop under the test shall be repaired. Following any repairs, the test shall be repeated until the pipe is found satisfactory.

The maximum allowable leakage rate for PVC pipe with cast or ductile iron fittings shall be:

| Nominal Pipe Size, (Inches) | Average Test Pressure Line P.S.I. (Allowable Leakage per 1,000 Ft or 50 Joints, U.S. Gallons per Hour) | |
|--------------------------------|--|------|
| | 150 | 200 |
| 6 | .50 | .57 |
| 8 | .66 | .76 |
| 10 | .83 | .96 |
| 12 | .99 | 1.15 |

Regardless of the rate of leakage, all detectible leaks shall be repaired.

6.14 DISINFECTION OF POTABLE WATER LINES

After pressure testing and prior to acceptance of the Work, the entire pipeline, including all valves, fittings, hydrants and other accessories, shall be disinfected in accordance with AWWA C-651 and as follows:

Chlorine residual shall be determined in accordance with the method specified in Appendix A of AWWA C-651 with amounts of applied chlorine to produce a dosage of 50 ppm and a residual of not less than 50 ppm in all parts of the line after a 24 hour period has elapsed.

During the chlorination process, all valves and accessories shall be operated. After chlorination, the water shall be flushed at a rate of 2.5 feet per second from the line at its extremities until the replacement water tests are equal, chemically and bacteriologically, to those of the permanent supply.

Following the flushing of the line the City may retain a qualified laboratory to perform a bacteriological test. Such test shall meet the State Department of Health Services requirements for domestic water purposes prior to acceptance of the lines by the City. The cost of the test (s) shall be included in the administration/inspection fees paid to the City by the Developer.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
CONNECTIONS TO EXISTING DOMESTIC WATER SYSTEM**

SECTION 1 - WATER MAINS

Whenever the location of existing mains makes it necessary to use a gradual transition on the alignment of the proposed mains, said gradual transition shall be made in the shortest practical distance. All tie-ins, taps, saddles and connections to existing City mains must be made in the presence of an authorized City representative.

SECTION 2 - VALVES AND HYDRANTS

Installation of valves and hydrants to existing mains may be made by use of tapping sleeves, tapping crosses and tapping valves provided that their locations are shown in the plans and/or specifications. The maximum tap diameter shall be no greater than $2/3$ of the diameter of the pipe being tapped. The tapping sleeves, crosses, and valves must be approved by the City.

SECTION 3 - CROSS-CONNECTION CONTROL REQUIREMENTS

Cross-connections of any type that permit a backflow condition from any source or system other than that of the City's potable water mains are prohibited. A connection constituting a potential or actual backflow hazard is not permissible unless a backflow prevention device or air gap, which is approved by the California State Department of Health Services and complies with the requirements specified in the State Health and Safety Code, applicable sections of the National Fire Protection Association, and Title 17 of the California State Administrative Code, is installed. Such an installation shall at times be subject to inspection and regulation by the City for the purpose of avoiding possibility of backflow.

The City will not provide any water service to any premises or continue to serve water unless the public water supply is protected as required by the state, county and City regulations.

Backflow preventive devices shall be approved by the City and shall be installed by and maintained at the expense of the water user. Testing of these devices shall be in accordance with County of Kern Standards. The cost of annual testing shall be borne by the water user.

Service of water to any premises may be discontinued by the City if a backflow prevention device required by the City is not installed; if any defect is found in an installed backflow preventative device; if it is found that a backflow preventative device has been removed or bypassed; or if unprotected cross-connections exist on the premises; and service will not be restored until such conditions or defects are corrected.

Additional references for guidelines to when, why and what types of backflow and cross-connection control devices are approved may be found in:

- State of California Government Code, Section 11000 Series.
- State of California Health and Safety Code, Section 13000 Series.

- Regulations Relating to Cross-Connections, California Administrative Code - Title 17 - Public Health.
- Manual of Cross-Connection Control Procedures and Practices, State of California, Department of Health Services.
- National Fire Protection Association (NFPA) Standards.

Water users which have multiple water systems shall abide by the requirements specified in Title 17 for marking safe and unsafe water lines, and have a designated water supervisor, if required by the City.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
WATER SERVICES**

SECTION 1 - GENERAL

Water services shall be installed using the type of materials, fittings, valves and appurtenances as shown on the Standard Details of these Improvement Standards. The water services shall be terminated with a curb stop at the location as shown on the Standard Details.

SECTION 2 - DISPLACEMENT WATER METERS

All services shall be one-inch or larger in diameter.

All 1" meters shall be Badger model 40 Recordall. Meters shall measure in cubic feet. Larger diameter meters shall be approved by City.

Water services to residences shall be at least one-inch in diameter. A single service line shall be installed for each service connection unless otherwise approved by the City. Larger diameter services and meters may be required on commercial or industrial service connections. Meter size for commercial or industrial services shall be submitted to the City for approval.

SECTION 3 - METER BOXES

Meter boxes shall be Carson, Green Jumbo Plastic 1320B-13 with hinged solid lid labeled "water", Christy B12 with B12G concrete lid labeled "water", or as specified otherwise by the City.

SECTION 4 - MATERIALS

Water services shall be 1-inch diameter P.E. tubing CTS ASTM 2737 - P.E 3408 or as specified otherwise by the City. The remaining fittings shall be constructed from the following:

- Service saddles shall be bronze Jones J-996 1" CTS thread top.
- Corporation stops shall be Jones J-3401 CTS x Comp.
- Angle Meter stops shall be Jones J-4201 CTS x Comp.
- Meter coupling shall be Jones J130.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
PLASTIC FILM WRAP**

SECTION 1 - GENERAL

Polyethylene plastic film wrap shall be placed around ductile iron pipe and all valves, flanges, and other fittings when buried underground.

SECTION 2 - MATERIALS

The polyethylene film shall be of virgin polyethylene and shall meet the requirements of ASTM D-1248 for Type I, Class A, Grade E-1, and shall have a flow rate not exceeding 0.4 grams/minute per ASTM D-1238.

The polyethylene film shall be 10 mils in thickness. The length shall be sufficient to firmly attach the film to the pipe on either side of the valve, flange, or fitting. The following minimum flat sheet widths shall be used for the specified valve sizes:

| Nominal Fitting Size (Inches) | Minimum Flat Sheet Width (Inches) |
|----------------------------------|--------------------------------------|
| 4 | 24 |
| 6 | 24 |
| 8 | 24 |
| 10 | 30 |
| 12 | 36 |
| 16 | 48 |
| 18 | 48 |
| 20 | 48 |
| 24 | 48 |

Tubular material, cut one side to fold out to the required width may be used.

Tape for securing the polyethylene wrap shall be 2-inch-wide adhesive tape, such as Polyken 900 (polyethylene), Scotch wrap 5 (polyvinyl), or approved equal. The tape shall be such that the adhesive will bond securely to both metal surfaces and polyethylene film.

Valves, flanges, or fittings shall be wrapped by passing the flat sheet of film under the valve bottom and bringing the ends up around the body and securing it in place with 2-inch-wide strips of plastic adhesive tape. The polyethylene shall be secured around the valve in such a manner as to leave the stem free to operate. The film shall be brought completely around the flanges and secured to the pipe with plastic adhesive tape on either side of the valve, flange, or fitting.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
RESILIENT SEAT GATE VALVES**

SECTION 1 - GENERAL

All valves required for domestic water system improvements shall be resilient seat gate valves.

SECTION 2 - MATERIALS AND WORKMANSHIP

Resilient seat gate valves shall conform to the requirements of AWWA C-509 and the requirements set forth herein. All valves shall be designed for 175 psig maximum working pressure with cast iron body and shall be equipped with 2" square wrench nut with non-rising stainless steel stem. Direction of valve opening shall be counter-clockwise when viewed from above.

Gate valves shall be epoxy coated, stainless steel stem, resilient seat gate valves with a minimum working pressure of 175 psi. Mueller, AVK, or approved equal.

2.1 - INTERIOR COATING

The interior of the valve body and wedge shall be coated at the place of manufacturer. Surfaces shall be sandblasted in accordance with SSPC-SP-5 (white metal blast cleaning). Interior coating shall consist of fusion bonded epoxy coating applied to a minimum dry-fill thickness of 10 mils.

2.2 - EXTERIOR COATING

For buried service, valve bodies and cast-iron portions of the operator housings and extensions shall be coated at the place of manufacture. Surfaces shall be sandblasted in accordance with SSPC-SP-6 (commercial blast cleaning). Exterior coating shall consist of fusion bonded epoxy coating applied to a minimum dry film thickness of 10 mils. The paint manufacturer's application recommendations shall be followed.

2.3 - NUTS AND BOLTS

All buried flanged-end fittings shall be bolted with cadmium-plated steel nuts and bolts. All bolt threads shall be lubricated with graphite and oil prior to installation. Flange faces shall be wire brushed and cleaned prior to joining each flange.

2.4 - GASKETS

Gaskets for flanged-end resilient seat gate valves shall be full face, 1/8-inch rubber with prepunched bolt holes.

2.5 - END CONFIGURATIONS

Valve ends shall be hub, flange, or other type as required. Where flanged end valves are used, the flanges shall conform to the bolt circle and bolt hole dimensions for flanges in accordance with AWWA C-110.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS
TECHNICAL SPECIFICATIONS
FOR
POLYVINYL CHLORIDE GRAVITY SEWER PIPE AND FITTINGS**

SECTION 1 - GENERAL

Polyvinyl chloride (PVC) pipe shall be used on main line sewers, residential tract sewers, and residential house laterals.

The maximum design deflection for plastic sewer pipe shall be 5.0% of the pipes diameter for pipes up to and including 12 inches in diameter and 4.0% for pipes over 12 inches in diameter.

SECTION 2 - MATERIALS

Only use PVC pipe and fittings that are recommended by the pipe manufacturer for use in sewer services.

2.1 TEST REQUIREMENTS

Pipe, fittings, and couplings shall meet the requirements of the section titled "Requirements" of ASTM D-3034. During production of the pipe, the manufacturer shall perform the specified tests for each pipe marking. A certification by the manufacturer indicating compliance with specification requirements shall be delivered with the pipe. The certification shall include the test result data.

2.2 GASKETS

Gaskets shall conform to ASTM F-477. A single rubber gasket shall be installed in each bell end of a joint of pipe or fitting.

2.3 BRANCHES

Branches shall be securely and completely fastened to the barrel of the fitting in the process of manufacture. Wye branches shall have their axes 45 degrees to the longitudinal axis of the pipe measured from the socket end. All branches shall terminate in sockets, and the barrel for the branch shall be of sufficient length to permit making a proper joint when the lateral pipe is inserted in the branch socket.

The material and quality of PVC fittings and the joints for fittings shall conform to the applicable provisions of these specifications.

Installation of Branches: PVC wyes, tees and other types of branches shall be furnished and installed along with PVC sewer. Wyes shall be installed for all sewer house connections including foreseeable future sewer house connections. Tees shall be installed for chimneys where applicable. The longitudinal barrel of branch fittings to be placed in line and grade with the sewer mains shall be of the same diameter, quality and type as said sewer. Installation, earthwork and bedding for branches shall conform to the applicable provisions set forth for mainline sewer pipe and the Technical Specifications for Sewer Laterals and House Connections. The branch of wye fittings shall be inclined upward at an angle of

45 degrees from a horizontal line. No wye or tee for sewer laterals shall be placed closer than 5 feet in the downstream side to the centerline of any structure.

Where sewer laterals are not constructed, the wye or tee branch socket shall be plugged.

All joints for stoppers shall be adequate to withstand the internal pressure of the leakage and/or infiltration test; however, joints shall be made in such a manner that they may be removed without injury to the socket.

SECTION 4 – SEWER PIPE INSTALLATION

4.1 INSTALLING PVC SEWER PIPE

Install in accordance with the Earthwork Section of these standards and as described below.

Pipe shall not deviate more than 1 inch from line or 1/4-inch from grade. Measure for grade at the pipe invert.

Minimum bedding thickness shall be 6 inches.

Lay pipe without break, upgrade from structure to structure, with the socket ends of the pipe upgrade.

Do not use the pipe as a drain for removing water that has infiltrated into the trench.

After joint assembly, bring the bedding material up to pipe spring line. Bedding material shall be imported sand, or a suitable material acceptable to the City Engineer. Place the bedding material on each side of the pipe. Tamp the bedding material into final position at pipe spring line and continue to the top of the pipe. Relative compaction shall be in conformance with Section 2.6 in the Earthwork Section of these Standards.

Then place bedding material to 1 foot above the top of the pipe and compact to the same relative compaction as in the pipe zone per Section 2.8 in the Earthwork Section of these Standards. The remainder of the trench backfill shall be native material, installed per said Section 2.8.

Do not use hydro-hammers to compact bedding or backfill.

Trenches shall be kept free of water during the laying operation. The interior of the sewer pipe shall be cleaned of all dirt and superfluous materials of all description as the Work progresses.

4.2 JOINING SYSTEMS

All pipes shall have a home mark on the spigot end to indicate proper penetration when the joint is made.

The socket and spigot configurations for the fittings and couplings shall be compatible to those used for the pipe.

Pipe shall be joined with elastomeric gasketed joints of the push-on type, conforming to ASTM D 3212, manufactured with a socket configuration which will preclude improper installation of the gasket and will ensure the gasket remains in place during the joining operation.

Joining of pipe shall be in accordance with the manufacturer's printed instructions, which shall be furnished to the City. The spigot end shall be inserted to the proper depth of the socket as indicated by the home mark.

4.3 INSTALLING PIPE AT MANHOLES AND STRUCTURES

Place a 2-foot PVC joint of the same inside diameter as the adjoining pipe at the inlet and outlet to each manhole or structure. Use one of the following methods:

1. Directly cast a manhole coupling into the manhole base. Provide rubber-ring gasket in the coupling.
2. Stretch a rubber-ring gasket around the pipe to serve as a water stop when cast into the structure wall.

Do not cast pipe bells into manholes or structures. Cut off the bell so that no recess or offset appears on the exposed face from the inside wall of the pipe to the outside wall of the pipe. The pipe shall have a plain end, flush with the inside wall of the manhole or structure, or as shown on the plans.

SECTION 5 - TESTING

5.1 TEST FOR DAMAGED OR DEFECTIVE PLASTIC SEWER PIPE IN PLACE

Following the permanent and compaction of backfill and prior to the placing of permanent pavement, all main line pipe shall be cleaned and then mandrelled to measure for obstructions (deflections, joint offsets, and lateral pipe intrusions). A rigid mandrel shall be pulled through the pipe.

The mandrell shall:

1. Be a rigid, nonadjustable, odd-numbering-leg (nine legs minimum) mandrel having an effective length not less than its nominal diameter.
2. Have a minimum diameter at any point along the full length as follows:

| Nominal Size (inches) | Minimum Mandrel Diameter (inches) |
|--------------------------|---|
| 6 | 5.619 |
| 8 | 7.524 |
| 10 | 9.405 |
| 12 | 11.191 |
| 15 | 13.849 |
| 18 | 16.924 |
| 21 | 19.952 |
| 24 | 22.446 |
| 27 | 25.297 |

Be fabricated of steel; be fitted with pulling rings at each end; be stamped or engraved on some segment other than a runner indicating the pipe material specification, nominal size, and mandrel OD (e.g., PVC,

D 3034-8"-.524"); and be furnished in a carrying case labeled with the same data as stamped or engraved on the mandrel.

Obstructions encountered by the mandrel shall be corrected by the Contractor.

All material, equipment, and labor to perform the test shall be provided by the Owner and/or Contractor.

5.2 FIELD TESTING FOR PIPE DEFLECTION

Test installed pipe to ensure that vertical deflections for plastic pipe do not exceed the maximum allowable deflection. Maximum allowable deflections shall be governed by the mandrel requirements stated herein and shall nominally be:

| Nominal Pipe Diameter | Percentage |
|---------------------------|------------|
| Up to including 12 inches | 5.0 |
| Over 12 inches | 4.0 |

The maximum average ID shall be equal to the average OD per applicable ASTM standard minus two minimum wall thicknesses per applicable ASTM standards. Manufacturing and other tolerances shall not be considered for determining maximum allowable deflections.

Perform deflection tests not sooner than 30 days after completion of placement and compaction of backfill. Clean and inspect the pipe for offsets and obstructions prior to testing.

Pull a mandrel through the pipe by hand to verify that maximum allowable deflections have not been exceeded.

Prior to use, the mandrel shall be certified by an independent testing laboratory. Use of an uncertified mandrel or a mandrel altered or modified after certification will invalidate test. If the mandrel fails to pass, the pipe will be deemed to be overdeflected.

Uncover any overdeflected pipe and, if not damaged, reinstall. Remove damaged pipe from the site. Any pipe subjected to any method or process other than removal, which attempts, even successfully, to reduce or cure any overdeflection, shall be uncovered, removed from the site, and replaced with new pipe.

5.3 TEST FOR LEAKAGE AND INFILTRATION

It is the intent of these specifications that the completed sewer pipes of all types, along with manholes and other appurtenances, shall be watertight.

Each section of sewer between two successive manholes shall be tested for leakage and/or, at the option of the City, for infiltration. Where groundwater is encountered, the infiltration test shall be made.

Even though a section may have previously passed the leakage or infiltration test, each section of sewer shall be tested subsequent to the last backfill compacting operation in connection therewith, wherein, in the opinion of the City, heavy compaction equipment used in any of the operations may have damaged or affected the required watertight integrity of the pipe, structure and appurtenances. The Owner or his Contractor shall furnish all material required for the tests and bear all costs in connection therewith. Tests shall be made in the presence of the City.

If the leakage and/or infiltration rate, as shown by the tests specified herein, is greater than the amount specified, the pipe joints shall be repaired or, if necessary, the pipe shall be removed and relaid at the Owner's expense. The sewer will not be considered acceptable until the leakage and/or infiltration rate, as determined by test, is less than the allowable.

Prior to testing, all service laterals shall be installed and shall be tested simultaneously.

5.4 LEAKAGE TEST

The Owner may, at his option, air test or water test for leakage, except where the difference in elevation between the invert and the ends of the sewer is more than 10 feet. In this instance an air test shall be made.

Water Test Procedure: Each section of sanitary sewer between two successive manholes shall be tested by closing the lower end of the sewer to be tested and the inlet sewer of the upper manhole with plugs or stoppers and filling the pipe and manhole with water to a point 4 feet above the invert of the open sewer in the upper manhole or to a height of 10 feet above the invert of the sewer in the lower structure, whichever gives the least hydrostatic pressure on the lower manhole.

The total leakage shall be the decrease in volume of water in the upper manhole. The leakage shall not exceed 0.025 gallon per minute per inch of nominal diameter of pipe per 1,000 feet of sewer pipe being tested. The length of house laterals shall not be used in computing the length of sewer main being tested.

If the leakage, as shown by the test, is greater than allowed, the pipe shall be overhauled and, if necessary, replaced and relaid until the joints and pipe shall hold satisfactory under this test. All tests must be completed before street or trench is resurfaced, unless otherwise determined by the City. The Owner or his Contractor shall furnish all labor and materials for making the tests required at his own expense.

Air Test Procedure: Conduct air tests per ASTM F 1417, Table 1, for PVC pipe. Each section of sewer between two successive manholes shall be tested by plugging all pipe outlets with suitable test plugs. Air shall be slowly added until the internal pressure is raised to 4.0 pounds per square inch gage (psig). The compressor used to add air to the pipe shall have a blowoff valve set at 5 psig to ensure that at no time the internal pressure in the pipe exceeds 5 psig. The internal pressure of 4 psig shall be maintained for at least two minutes to allow the air temperature to stabilize, after which the air supply shall be disconnected and the pressure allowed to decrease to 3.5 psig. The time required for the internal air pressure to drop from 3.5 psig to 2.5 psig shall be measured and the results compared with the values tabulated below:

| Pipe Diameter (Inches) | Minimum Test Time | | Length for Minimum Time (Feet) | K Value |
|---------------------------|-------------------|-----------|-----------------------------------|---------|
| | (Minutes) | (Seconds) | | |
| 8 | 7 | 34 | 296 | 1.520 |
| 10 | 9 | 26 | 239 | 2.374 |
| 12 | 11 | 20 | 199 | 3.418 |
| 15 | 14 | 10 | 159 | 5.342 |
| 18 | 17 | 00 | 133 | 7.692 |
| 21 | 19 | 50 | 114 | 10.470 |
| 24 | 22 | 40 | 99 | 13.674 |
| 27 | 25 | 30 | 88 | 17.306 |

The above-tabulated values shall be used for the respective diameter pipes, except where the distance between successive manholes is less than the above tabulated values, in which case the following formula will be used to determine the test time:

$T = KL$, Where T = time in seconds, L = distance between successive manholes in feet, and K = appropriate value from above table.

If the pressure drop from 3.5 psig to 2.5 psig occurs in less time than the above-tabulated or calculated values, the pipe shall be overhauled and, if necessary, replaced and relaid until the joints and pipe shall hold satisfactorily under this test.

5.5 TEST FOR INFILTRATION

If, in the construction of a section of the sewer between manholes, groundwater is encountered, the end of the sewer at the upper manhole shall be closed sufficiently to prevent the entrance of water and pumping of groundwater shall be discontinued for at least three days after which the section shall be tested for infiltration. The infiltration shall not exceed 0.025 gallon per minute per inch of diameter per 1,000 feet of main line sewer being tested and does not include the length of house laterals entering that section. Where any infiltration in excess of this amount is discovered before completion and acceptance of the sewer, the sewer shall be immediately uncovered and the amount of infiltration reduced to a quantity within the specified amount of infiltration, before the sewer is accepted, at the expense of the Owner. Should, however, the infiltration be less than the specified amount, the Owner shall stop any individual leaks that may be observed when ordered to do so by the City. The Owner shall furnish all labor and materials for making the tests required at his own expense. All tests must be completed before street or trench is resurfaced, unless otherwise determined by the City.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
SEWER LATERALS AND HOUSE CONNECTIONS**

SECTION 1 - GENERAL

Sewer laterals shall be constructed of the same material as the mainline pipe and in conformance with these specifications. The term "sewer lateral" is used in these specifications to designate a branch sewer laid from a sanitary sewer main to a point on a street or public right-of-way or easement boundary from which sewer service to an individual building unit can be obtained through proper sewer extension by the property owner and shall be constructed according to the form, dimensions and details shown on the Standard Details.

House connections shall be constructed of the type and size and at the locations required and as approved by the City. The term "house connection" is used in these specifications to designate the sewer line extending from the house soil line 2 feet outside the building to and including its connection with the sewer lateral at the property line including all necessary fittings as shown on the Standard Details.

House connections shall be installed as specified by the most recent revision of the Uniform Plumbing Code.

SECTION 2 - MATERIALS AND WORKMANSHIP

2.1 EARTHWORK

Earthwork for sewer laterals and house connections shall conform to the provisions of the Technical Specifications for Earthwork.

2.2 QUALITY OF PIPE AND FITTINGS

House connections shall be constructed of the following materials subject to the approval of the City for the specific situation:

SDR 35 PVC pipe, all conforming to applicable sections of these Improvement Standards.

2.3 SIZE OF PIPE

Sewer laterals or house connections shall be not less than 4-inches internal diameter. If the number of persons to be served is more than ten (10), a pipe size of not less than 6-inches in diameter shall be installed.

A single sewer lateral shall be constructed for each building unit or lot to be served unless otherwise approved by the City.

2.4 DEPTH OF PIPE

Sewer laterals shall be placed at such depth to give a minimum of 4 feet of cover to the top of the bell at the property line or to edge of the easement. A minimum of 12-inches of clearance shall be maintained at all times between the sewer lateral and any domestic water pipe. The bottom of the water pipe, at all points, shall be above the top of the sewer pipe by the minimum clearance specified.

House connections shall not be laid less than 12-inches below ground surface in open areas, nor less than 18-inches under driveways, porches and steps, whether covered or uncovered, breezeways, roofed portecocheres, carports, covered walks, covered driveways and similar structures or appurtenances.

SECTION 3 - INSTALLATION - SEWER LATERALS

Sewer laterals and sanitary "wye" or "tee" branch fittings shall be of the same material as the sewer mainline and shall be of the diameter and of the form required and as approved by the City.

Each branch fitting shall have its barrel diameter equal to the diameter of the sanitary sewer main and the spur (or branch) diameter as necessary for connection to the sewer lateral. The spur pipe of branch fittings shall be inclined at an angle of 45 degrees from a horizontal line and shall be supported with compacted clean sand, crushed rock or other material approved by the City in accordance with the Standard Details. All branch fittings that are to be left unconnected shall be plugged in a manner approved by the City.

Sewer laterals shall be joined to "wye" branch fittings at the sanitary sewer main as set forth above by 45° bends. All sewer laterals shall be plugged with a stopper in the socket at the last joint of said sewer laterals which shall be securely joined and shall lie approximately at the public right-of-way boundary and/or property line.

Sewer laterals shall be laid with a minimum grade of 1/4-inch per foot.

3.1 LOCATION OF SEWER LATERALS

The location of each sewer lateral shall be marked at its upper end by chiseling a letter "S" 1-1/2 inches high on the top of the curb. If the terminal point of the sewer lateral is more than 8 feet beyond the curb line or curb improvements do not exist, the Contractor or Owner shall furnish and install a wood stake at the end of the sewer lateral in conformance with the Standard Details.

SECTION 4 - INSTALLATION - HOUSE CONNECTIONS

4.1 LAYING PIPE

All pipe shall be laid upgrade on an unyielding foundation true to line and grade and with a uniform bearing under the full length of the barrel of the pipe. Bell and spigot pipe shall be laid with sockets upgrade. Suitable excavations shall be made to receive the bells or collars of the pipe. All adjustments to bring the pipe to line and grade shall be made by scraping away or filling in under the body of the pipe and not by wedging or blocking. The grade of all house connections shall not be less than 1/4-inch to the foot towards the outlet except where otherwise permitted in writing by the City. A standard chimney pipe as shown in the Standard Details shall be constructed where the grade of the house connection without a chimney pipe would exceed 100%.

4.2 ALIGNMENT

The house connection shall leave the building in a straight and direct line to the sewer lateral whenever possible. Any required changes in direction shall be made by the use of "wyes" or "tees", 22-1/2° bends, 45° bends, or by combination fittings that have the same relative sanitary curve and any change from one size of pipe to another size shall be made by the use of a reducer.

4.3 CLEANOUTS

The first section of the house connection laying upgrade from the sewer lateral shall be a cleanout as shown on the Standard Details. Cleanouts shall be placed in every house connection at the junction with pipe at the building and at intervals of not to exceed 50 feet in straight runs. The cleanout shall be the same diameter as the house connection line.

Cleanouts shall be installed at points where required by the City. Cleanouts shall be constructed according to the Standard Details.

SECTION 5 - TESTING

All piping of house connections shall be tested in the presence of the City before the line is backfilled and before the Final Acceptance is issued. All openings in the pipe shall be tightly closed except at the highest point and the piping filled with water. The entire length shall be tested with not less than a 4 foot head of water. All dead ends shall be relieved of air during the process of filling. Under this test condition, the water pressure shall remain constant without showing any addition of water or showing any leaks. The Owner shall at his own expense furnish all materials for making the tests required under the direction of the City. Test period shall be 15 minutes.

SECTION 6 - PRESERVATION OF PROPERTY

Any and all damages to private property which occurs as a result of the Contractor's or Owner's operation in connection with the installation of the sewer lateral or house connection shall be repaired and/or restored to original condition. Prior to final acceptance by the City, a signed release by the private property owner is to be filed with the City that all damages incurred have been restored to the original condition or repaired to his satisfaction.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
SEWER CLEANOUTS**

SECTION 1 - GENERAL

Sewer cleanouts shall be constructed at the locations shown on the Standard Details and/or at locations specified by the City.

SECTION 2 - CONSTRUCTION

Sewer cleanouts shall be encased with Class A Portland cement concrete conforming to the Technical Specifications for Concrete Construction to the form and dimensions as shown on the Standard Details. The base of the concrete encasement shall be poured against firm, undisturbed earth.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
STEEL CASING PIPE**

SECTION 1 - GENERAL

Furnishing and installation of steel casing pipe shall conform to the specifications and requirements of the State of California Department of Transportation (CALTRANS), Kern County Road Department, or other agency having jurisdiction. All necessary permits for the casing pipe installation must be obtained and copies submitted to the City prior to start of work.

A bored and jacked crossing including steel casing pipe shall be required for all underground utility street crossing as specified in the Design Criteria Section of these Improvement Standards.

SECTION 2 - MATERIALS

Fabrication of steel casing pipe shall be in accordance with AWA C200, as modified below. Casing material shall conform to ASTM A 283, Grade C; ASTM A 139, Grade B; or ASTM A 36. Minimum wall thickness shall be 3/8-inch and diameter shall be approved by the City. The Contractor may select a greater thickness and diameter to accommodate the method of work, loadings involved, the site and possible interferences. Provide 2-inch grout connections in the form of threaded couplings welded to the steel shell regularly spaced at 4 feet on centers at the top and bottom of the casing.

Join casing sections by butt-welding in the field. Prepare ends of casings for welding by providing 1/4-inch by 45° chamfer on edges.

2.1 CASING SEALS

Casing seals shall be 1/8-inch-thick synthetic rubber, designed to fit snugly around pipe and casing. Casing seals shall be one piece with no field seams. Bands and hardware for attachment to pipe and casing OD shall be stainless steel. Products: PSI or equal.

SECTION 3 - CASING INSTALLATION

Steel casing pipe of the minimum sizes and thicknesses shown in the Standard Details shall be installed in place by jacking and/or boring methods, without the use of water or air.

3.1 SEWER PIPELINE

The sewer pipelines, which are gravity flow, are designed at grades which will not permit variance from the lines and grades as shown. It shall be the Owner's responsibility for choosing a size of casing at/or above the minimum specified in order that the jacking may be done with a sufficient degree of accuracy to permit installation of the carrier pipe to the grades shown on the plans. Should voids or loss of ground occur during jacking operations, said voids shall be filled with grout consisting of a lean mixture of cement and sand. Lean grout shall consist of one part Portland cement, four parts sand, and sufficient water to produce a workable mixture. Sand for grout to be placed outside the casing shall be of such

fineness that 100% will pass a No. 8 sieve and not less than 35% will pass a No. 50 sieve. The carrier pipe shall be installed in the casing as shown in the Standard Details.

3.2 EARTHWORK AND RESURFACING

Earthwork and resurfacing shall conform respectively to the provisions of the Technical Specifications for Earthwork and Street Pavement.

**CITY OF McFARLAND
IMPROVEMENT STANDARDS**

**TECHNICAL SPECIFICATIONS
FOR
STREET PAVEMENT**

SECTION 1 - GENERAL

Paving of streets, alleys, parking lots and other surfaces shall include rough and fine grading, placing and compacting base material as required, and placing and compacting hot mix asphalt concrete (AC) pavement, all in accordance with these Specifications.

Street pavement and surfaces shall be removed and replaced in all areas of construction where excavation is required and as approved by the City. Resurfacing of existing pavement and surfaces damaged or removed in connection with the construction of improvements shall conform to the provisions of permits issued by the state or county agency for the work within the rights-of-way of the respective agency.

SECTION 2 - EARTHWORK

All earthwork required for construction of street pavement, including replacement of existing surfaces, shall conform to the provisions of the Technical Specifications for Earthwork.

SECTION 3 - REMOVAL OF EXISTING SURFACES

Existing surface material shall be removed as specified below and disposed of as provided in the Technical Specifications for Earthwork. Prior to removal of existing surfacing, cuts shall be made neat and straight along both sides of the trench and parallel to the alignment of the pipe, or where large irregular surfaces are removed, such trimming or cutting as hereinafter provided shall be parallel with roadway centerline or at right angles to the same. All cut edges shall provide clean, solid, vertical faces free from all loose material.

3.1 PORTLAND CEMENT CONCRETE SURFACES

Concrete pavement, cross-gutters, curbs and gutters, sidewalks, driveways and concrete surfaces of whatever nature shall be saw cut to a minimum depth of 1-1/2 inches prior to removal. Said saw cut shall be made one foot beyond the edge of the trench and/or excavation limits.

3.2 ASPHALT CONCRETE PAVEMENT SURFACES

Streets and alleys surfaced with asphalt concrete pavement shall be initially cut by means of pneumatic pavement cutters or other approved equipment at the limits of the trench and/or excavation prior to removal of surfacing. After backfilling the excavation, asphalt concrete pavement shall be saw cut to a minimum depth of 2-inches at a point not less than 8 inches outside the limits of excavation or the previous pavement cut (made by pneumatic tools), whichever limits are the greater. The additional surfacing so cut shall be removed and disposed of prior to resurfacing.

Existing road mix surfaces shall be cut with pneumatic cutters as specified above, but will not require saw cutting prior to resurfacing.

SECTION 4 - RESURFACING

In all streets, alleys or other areas where the existing surface is removed, broken or damaged by equipment or in which the ground has caved in or settled due to the installation of the improvements, the surface shall be restored to the original grade and crown section. Where the street has been improved with pavement, base material, curb and gutter, sidewalk; cross gutter, and/or any other concrete improvement, trenches or damaged sections shall be restored with the type of improvement conforming to that which existed prior to the Work. Prior to resurfacing, the existing surfacing shall be removed as provided above. All broken and jagged edges of the trench edge shall be straightened. If during the initial removal of the existing surface, a method of removal was used which disturbed adjoining improvements or if during general construction the adjacent improvements were disturbed, then these adjoining improvements shall also be removed and replaced.

All resurfacing shall match the appearance of the existing improvements, and finished pavement shall not deviate from existing grade by more than 1/8-inch in 10 feet and shall be free from ruts, depressions, and irregularities. Replacement of concrete surfaces shall conform to the Technical Specifications for Concrete Construction.

Asphaltic paint binder shall be applied to vertical surfaces against which asphalt is to be placed. The completed surface, when ready for acceptance, shall be thoroughly compacted, true to grade and cross section and shall be free from ruts, depressions and irregularities. Where the trench line is approximately parallel with the traveled way, the pavement shall be brought to the final grade with a Barber-Green paving machine or approved equal. The resulting edge of contact between the new and existing pavement on each side shall parallel the existing trench and be a straight and neat join line. New pavement shall not lap over existing pavement.

In the event that no pavement structural section requirements are specified by any other agency, the minimum pavement section for pavement patches shall be 4-inches of asphalt concrete pavement over 8-inches of Class 2 aggregate base.

SECTION 5 - TEMPORARY RESURFACING

In the event that a permanent patch cannot be constructed immediately following any street work requiring existing pavement removal, a temporary asphalt concrete patch shall be provided. The materials used shall be approved by the City or other agency having jurisdiction. A permanent patch shall be constructed as soon as practical.

SECTION 6 - PREPARATION OF SURFACES FOR PAVING

6.1 SUBGRADE

Subgrade is that portion of the roadbed on which aggregate base is to be placed. The top 12-inches of the finished subgrade immediately prior to placement of aggregate base thereon shall have a relative compaction of not less than 95 percent of maximum dry density as determined by test ASTM D-1557. The subgrade shall be smooth and uniform, and true to the required grade and cross section within a tolerance of 1/2-inch above or below the true grade. The Contractor shall repair at his expense any damage to a prepared subgrade caused by his operations or by use of public traffic. No material shall be placed upon the prepared subgrade until the subgrade is in a condition meeting the requirements of these specifications and has been approved by the City.

6.2 AGGREGATE BASE

Where aggregate base is required, 3/4-inch maximum Class 2, as described in Section 26 of the State Specifications, or Class 3 Aggregate Base shall be used.

Aggregate Base shall be free from all vegetable and deleterious material, and shall conform to the grading and quality requirements specified in Section 26 of the State Specification or as shown below. Contractor shall furnish to the City test results demonstrating conformance of material to be used as Aggregate Base prior to placing of any base material.

| Class 3 Aggregate Base | |
|------------------------|------------------------|
| Sieve Size | Percent Passing Weight |
| 2-1/2" | 100 |
| No. 4 | 38 - 100 |
| No. 200 | 5 - 23 |

| Class 3 Aggregate Base | | |
|------------------------|------------------------|----------------------------|
| Test | Test Results (Minutes) | California Test Method No. |
| Resistance (R-Value) | 74 | 301 |
| Sand Equivalent (SE) | 26 | 217 |

All aggregate base shall be compacted to 95 percent of maximum dry density as determined by ASTM D-1557.

SECTION 7 - HOT-MIX ASPHALT CONCRETE PAVEMENT

7.1 MATERIALS

Prime Coat - A prime coat shall be required for all areas to be paved. The prime coat shall be in accordance with Section 39-4.02 of the State Specifications.

Tack Coat - A tack coat shall be required for all areas to receive hot-mix asphalt concrete overlay. Tack coat shall conform with Viscosity Grade AR1000 paving asphalt per Section 92 in the State Specifications.

Paint Binder - All cut asphalt concrete or road mix surfacing edges against which new hot-mix asphalt concrete is to be placed shall be coated with SS-1 type paint binder applied at the rate of 0.1 gallon/square yard of surface covered in accordance with Section 39-4.02 of the State Specifications.

Aggregate - Aggregate for hot-mix asphalt concrete shall conform to all the physical properties and requirements for Type B, per Section 39-2.02 of the State Specifications.

Asphalt - Asphalt shall be Viscosity Grade AR-4000 or AR-8000. The asphalt content in the pavement shall be 5.5 percent to 6 percent.

Paint for Traffic Striping and Marking - Provide white or yellow thermoplastic paint per Section 84 of the State Specifications.

7.2 MIXING

The hot-mix asphalt concrete shall be mixed in strict accordance with the requirements set forth in Section 39 of the State Specifications.

7.3 HAULING

The beds of trucks used to haul asphalt concrete may be coated with a light film of distillate or light oil before loading. Amounts of oil that form visible pools in the truck bed shall be removed prior to loading. The temperature of the asphalt concrete discharged into the hauling vehicles shall not vary more than 20 degrees F for successive loads. When the hauling time from the mixing plant to the jobsite exceeds 2 hours, or when the atmospheric temperature is below 50 degrees F or when rain is falling along the haul route, asphalt concrete shall be covered with tarpaulins during transport. The tarpaulins shall completely cover the load and be firmly secured. Asphalt concrete shall be delivered to the site of the work without segregation of the ingredients and within the temperature range specified in Section 39 of the State Specifications.

7.4 PLACEMENT

Placement of hot-mix asphalt concrete shall be in strict accordance with the requirements set forth in Section 39 of the State Specifications.

The amount of material spread in one day shall not exceed that which can be compacted in the same day. No asphalt concrete shall be placed when the atmospheric temperature is below 50 degrees F at the site of the Work.

7.5 COMPACTION

After the material has been spread, it shall be rolled with steel-drum rollers, starting at the lower edge and progressing toward the centerline or higher point. Under no circumstances shall the center of the road be rolled before the lower portions have been rolled.

Steel-drum rollers shall be supplemented with pneumatic-tired rollers. Rollers shall meet the requirements of Section 39 of the State Specifications.

Asphalt concrete pavement shall be compacted to a minimum of 95 percent of the laboratory maximum density as determined by California Test Method 366.

A rolling pattern for the specific rolling equipment to be used shall be established by the Contractor and shall be subject to review by the City. The pattern shall not be modified without approval of the City. If the rolling pattern established by the Contractor fails to achieve the specified compaction and/or surface, it shall be modified to meet the compaction requirements.

The completed surfacing shall be thoroughly compacted as specified above and shall be free from ruts, humps, depressions or irregularities. The surface shall not vary more than 0.02 feet when checked with a 10-foot straight edge.

The edges of the completed surfacing shall be trimmed uniformly to the required width. Flowlines shall be left clean and unrestricted. Excess material shall be removed from the site as specified in the Technical Specifications for Earthwork.

7.6 SEAL COAT

A fog seal coat conforming to the provisions of Section 37-1 and Section 94 of the State Specifications shall be applied to the finished pavement surface. The bituminous binder fog seal coat shall be mixing type asphaltic emulsion SS-1. A reclamite seal coat may be required in lieu of the fog seal coat as required by the City.

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WATER SYSTEM GENERAL NOTES:

THE FOLLOWING GENERAL NOTES ARE TO BE PLACED ON THE TITLE SHEET OR AS PART OF THE WATER IMPROVEMENT PLANS.

1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF MCFARLAND IMPROVEMENT STANDARDS, AND THE CITY APPROVED PLANS AND SPECIFICATIONS.
2. PRIOR TO COMMENCING CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE ARRANGED BETWEEN THE DEVELOPER, ITS CONTRACTOR, AND THE CITY INSPECTOR. THE CITY MUST BE NOTIFIED THREE (3) WORKING DAYS IN ADVANCE OF THE MEETING.
3. PIPE SPECIFICATIONS: ALL PIPE SHALL BE AWWA C900 OR C905, CL 150 AND 200 PVC OR AS OTHERWISE SPECIFIED HEREIN. JOINTS SHALL BE GASKET/ BELL TYPE AND COMPLY WITH ASTM D3139 SPECIFICATION.
4. ALL GATE VALVES SHALL BE MUELLER SUPER SEAL RESILIENT SEAT OR AVK STAINLESS STEM GATE VALVES IN ACCORDANCE WITH CITY OF MCFARLAND WATER STANDARDS.
5. VALVE BOXES SHALL BE AS DEPICTED ON PLATES "W-7A" AND "W-7B" IN ACCORDANCE WITH CITY OF MCFARLAND WATER STANDARDS.
6. COMPACTION REQUIREMENTS:
DEDICATED STREETS - ALL PIPELINE TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THIS SPECIFICATION AND THE CITY OF MCFARLAND AND/OR COUNTY OF KERN OR STATE OF CALIFORNIA STANDARDS, AS APPLICABLE.
7. MINIMUM SIZE FOR SERVICE CONNECTIONS SHALL BE 1 INCH. SINGLE SERVICES, WITH SADDLES, ARE REQUIRED. NO DOUBLE SERVICES ARE ALLOWED. SEE CITY OF MCFARLAND STANDARDS. CORPORATION STOPS: 1" BRONZE - JAMES JONES MODEL J-3401 ANGLE METER STOPS: 1" BRONZE - JAMES JONES MODEL J-4201 SERVICE SADDLES: 1" BRONZE - JAMES JONES MODEL J-996R FOR PVC PIPE.
8. ALL SERVICES SHALL BE METERED. SEE CITY OF MCFARLAND STANDARDS.

METERS: 1" BADGER RECORDALL COLD WATER, THERMO- PLASTIC DISC METER, MODEL 40. TOTALIZE IN CUBIC FEET.
9. SERVICE PIPING SHALL BE 1" POLYETHYLENE PLASTIC TUBING IN ACCORDANCE WITH ASTM D2737 P.E. 3408 - COPPER TUBE SIZE WITH J-2805/2806

STAINLESS STEEL LINERS. SEE CITY OF MCFARLAND STANDARDS.

10. ALL MAINS SHALL HAVE NO LESS THAN 36" COVER.

11. WATER MAINS SHALL BE LAID AT HIGHER ELEVATIONS THAN NEARBY SEWER LINES. AT CROSSINGS, WATER MAINS SHALL PASS OVER THE TOP OF SEWER LINES AND IN ADDITION, THE BOTTOM OF THE WATER MAIN SHALL CLEAR THE TOP OF "COMMON" SEWER (MAIN STREET LINE) BY A MINIMUM OF 12". THE PROVISIONS OF THE CITY OF MCFARLAND REGARDING CROSSING OF WATER PIPES BY SEWERS AND SEWER LATERALS SHALL BE STRICTLY FOLLOWED. (SEE THE CITY OF MCFARLAND DESIGN CRITERIA)

12. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 200, MODEL A421, WITH 2-2 1/2" HOSE NOZZLES AND 1- 4 1/2" POWER NOZZLE. THE COLOR SHALL BE JOHN DEERE YELLOW.

13. PRIOR TO COMMENCING CONSTRUCTION WITHIN A PUBLIC RIGHT OF-WAY, AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM APPROPRIATE GOVERNMENTAL AGENCY. IF PROJECT IS WITHIN PRIVATE PROPERTY AN EASEMENT SHALL BE OBTAINED.

14. CITY OF MCFARLAND SHALL INSPECT THE INSTALLATION OF THIS WATER SYSTEM TO ASSURE ITS COMPLIANCE WITH THESE PLANS. INSTALLATION SHALL BE BY SUBDIVIDER OR HIS AGENT. CITY OF MCFARLAND SHALL MAINTAIN THE SYSTEM AFTER IT HAS BEEN ACCEPTED BY THE CITY. CITY OF MCFARLAND'S OFFICERS, EMPLOYEES, ENGINEERS, AND OTHER CONSULTANTS SHALL BE PROVIDED FREE, UNOBSTRUCTED ACCESS TO THE WORK AT ALL TIMES FOR INSPECTION PURPOSES. CITY OF MCFARLAND IS NOT PROVIDING SAFETY INSPECTION SERVICES. JOB SITE SAFETY IS THE RESPONSIBILITY OF SUBDIVIDER OR HIS AGENT PERFORMING THE INSTALLATION WORK.

15. INSTALLATION SHALL CONFORM TO AWWA STANDARDS AND CITY OF MCFARLAND STANDARDS, STATE OF CALIFORNIA STANDARDS, AND THE ABOVE. IN CASE OF CONFLICT, THE HIGHER STANDARD SHALL APPLY, AS DETERMINED BY THE CITY OF MCFARLAND.

16. CATALOGUE DATA AND AFFIDAVIT THAT ALL DELIVERED PIPE COMPLIES WITH THE REQUIREMENTS OF AWWA C900 OR C905 SHALL BE PROVIDED TO CITY OF MCFARLAND.

17. THIS WATER SYSTEM IS DESIGNED TO PROVIDE 500/1000/1500 GPM FIRE FLOW PLUS DOMESTIC FLOW.

18. CONCRETE THRUST BLOCKS SHALL BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, CHANGES IN SIZE, DEAD ENDS, FIRE HYDRANTS AND LOCATIONS WHERE

THRUST MAY BE DEVELOPED. THRUST BLOCKS SHALL BE CONSTRUCTED PER PLATE NO.'S W-9A & W-9B OF CITY OF MCFARLAND STANDARDS UNLESS OTHERWISE APPROVED BY CITY OF MCFARLAND. CHANGES IN SIZE FROM THOSE SHOWN IN PLATE NO.'S W-9A & W-9B SHALL BE ACCOMPANIED BY CALCULATIONS BASED ON SOIL VALUES ESTABLISHED BY A REGISTERED GEOTECHNICAL ENGINEER.

19. CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) TWO DAYS PRIOR TO EXCAVATION. PHONE 1-800-227-2600.

20. ANY CONFLICTS WITHIN THIS SPECIFICATION OR BETWEEN THIS SPECIFICATION AND ANOTHER CITED SPECIFICATION SHALL BE RESOLVED BY APPLYING THE MORE STRINGENT SPECIFICATION, UNLESS DIRECTED OTHERWISE IN WRITING BY THE CITY.

21. THE CITY SHALL INSPECT THE WORK OF THE CONTRACTOR TO DETERMINE COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS. INSPECTIONS BY CITY INSPECTOR SHALL IN NO WAY ABSOLVE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLY WITH THESE PLANS AND SPECIFICATIONS.

22. NO CHANGES SHALL BE MADE TO APPROVED PLANS, NOR SHALL FIELD CHANGES BE MADE, WITHOUT PRIOR WRITTEN APPROVAL FROM CITY OF MCFARLAND.

23. CITY OF MCFARLAND STANDARD DETAILS FOR WATER ARE HEREBY INCORPORATED INTO AND ARE A PART OF THESE PLANS. THE STANDARD DETAILS ARE PART OF THE CITY OF MCFARLAND IMPROVEMENT STANDARDS.

WATER SYSTEM PVC PIPE - GENERAL CONSTRUCTION AND MATERIALS NOTES:

THIS SPECIFICATION IS WRITTEN FOR AWWA C900 AND C905 PVC PIPE FOR WATER INSTALLATIONS. ASTM AND AWWA SPECIFICATIONS, CITY OF MCFARLAND STANDARDS, AND STATE OF CALIFORNIA STANDARDS REFERRED TO HEREIN SHALL BE THE LATEST EDITION THEREOF.

GENERAL

ALL PVC PIPE AND DUCTILE IRON FITTINGS SHALL CONFORM TO THE FOLLOWING:

- A) PIPE SHALL CONFORM TO AWWA C900 OR C905, CLASS 150 AND 200, ASTM D3139.
- B) PIPE FITTINGS. SHALL BE DUCTILE IRON BELL AND SPIGOT FITTINGS CONFORMING TO AWWA C111.
- C) EACH LENGTH OF PIPE SHALL BE MARKED WITH THE APPLICABLE ASTM, DR, PRESSURE CLASSIFICATION, NOMINAL PIPE SIZE, AND MANUFACTURER'S NAME OR TRADE MARK.
- D) A CERTIFICATE OF COMPLIANCE FROM THE PIPE MANUFACTURER SHALL BE PROVIDED.
- E) PVC PIPE SHALL NOT DEVIATE FROM STRAIGHT BY MORE THAN 1/16 INCH PER FOOT (CAMBER) WHEN THE MAXIMUM OFFSET IS MEASURED FROM THE CONCAVE SIDE OF THE PIPE.
- F) PVC PIPE SHALL BE OF THE BELL AND SPIGOT TYPE UNLESS NOTED OTHERWISE BY CITY OF MCFARLAND.

STORAGE AND HANDLING

PVC PIPE SHALL BE STORED ON A SMOOTH BED. THE PIPE SHALL NOT BE DROPPED OR DRAGGED. STORED PIPE SHALL BE COVERED TO PROTECT IT FROM ULTRAVIOLET LIGHT (SUN'S RAYS). PVC PIPE WITH NOTICEABLE COLOR CHANGES RESULTING FROM EXPOSURE TO ULTRAVIOLET LIGHT SHALL BE REJECTED.

EMBEDMENT & BEDDING MATERIALS

EMBEDMENT MATERIALS (CLASS I, II, AND III) SHALL CONFORM TO PARAGRAPHS 6.1.1, 6.1.2 AND 6.1.3, ASTM D2321-83A MODIFIED AS FOLLOWS: MODIFICATIONS UNDERLINED.

CLASS I - ANGULAR, 1/4 TO 3/4 IN., GRADED STONES, INCLUDING A NUMBER OF

FILL MATERIALS THAT HAVE REGIONAL SIGNIFICANCE SUCH AS CRUSHED STONE AND CRUSHED GRAVEL. SOIL TYPES GW AND GP ARE REQUIRED.

CLASS II - COARSE SANDS AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF 3/4 IN., INCLUDING VARIOUSLY GRADED SANDS AND GRAVELS CONTAINING SMALL PERCENTAGES OF FINES, GENERALLY GRANULAR AND NON-COHESIVE, EITHER WET OR DRY. SOIL TYPES GW, SW AND SP ARE INCLUDED IN THIS CLASS.

CLASS III - FINE SAND, SILTY SAND AND GRAVELS. SOIL TYPES SW, SP, SM AND GM ARE INCLUDED IN THIS CLASS. MAXIMUM PARTICLE SIZE IS 3/4 INCH.

SOIL CLASSIFICATION IS IN CONFORMANCE WITH UNIFIED SOIL CLASSIFICATION SYSTEM, ASTM DESIGNATION D2487 AND D2488. NATIVE SOILS MEETING THE REQUIREMENTS FOR CLASSES I, II, AND III MATERIAL MAY BE ACCEPTED BY THE CITY. ANY NATIVE EMBEDMENT MATERIALS NOT MEETING THESE CLASSIFICATIONS SHALL BE REPLACED BY IMPORTED MATERIAL THAT DOES MEET THESE REQUIREMENTS.

BEDDING/TRENCH BOTTOM

THE TRENCH BOTTOM SHALL BE CONSTRUCTED TO PROVIDE A FIRM, STABLE AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE. BELL HOLES SHALL BE PROVIDED AT EACH JOINT. ANY PORTION OF THE TRENCH BOTTOM EXCAVATED BELOW GRADE SHALL BE BACKFILLED TO GRADE AND COMPACTED AS REQUIRED TO PROVIDE FIRM PIPE SUPPORT. WHEN AN UNSTABLE SUBGRADE CONDITION IS ENCOUNTERED WHICH WILL PROVIDE INADEQUATE PIPE SUPPORT, OR WHEN LARGE ROCKS, BOULDERS, OR LARGE STONES ARE ENCOUNTERED, ADDITIONAL TRENCH DEPTH SHALL BE EXCAVATED AND REFILLED WITH SUITABLE FOUNDATION MATERIAL AND COMPACTED.

BEDDING PROCEDURE SHALL CONFORM TO PARAGRAPHS 8.1.1, 8.1.2 AND 8.1.3 OF ASTM D2321-83A AND THE FOLLOWING:

- A) CONTRACTOR SHALL PROVIDE A UNIFORMLY COMPACTED BEDDING. IF THE BEDDING DOES NOT PROVIDE AN EXISTING UNIFORMLY COMPACTED SURFACE AT THE TRENCH BOTTOM IT SHALL BE REPLACED.
- B) IMPORTED BEDDING MATERIAL, IF REQUIRED, SHALL BE PLACED AND COMPACTED FOR ALL MAIN LINES AS SHOWN ON DETAIL DRAWING W-2. FLOODING OR JETTING OF BEDDING IS NOT ALLOWED.
- C) AFTER PREPARATION OF TRENCH BOTTOM AND PRIOR TO INSTALLATION OF WATER MAIN AND LATERALS, THE CITY SHALL INSPECT THE BOTTOM OF THE TRENCH.

INSTALLATION OF PIPE, FITTINGS, HAUNCHING AND BACKFILL OF PIPE ZONE

PVC PIPE HEATED BY THE SUN DURING SUMMER MONTHS SHALL BE ALLOWED TO COOL PRIOR TO PLACING PIPE ZONE BACKFILL IN TRENCH. ALLOWANCES SHALL BE MADE FOR THE MOVEMENT OF PIPE ALONG THE MAIN LINE AND AT THE LATERALS. FITTINGS SHALL BE SIZED TO RECEIVE TYPE OF PIPE USED.

INSTALLATION OF FITTINGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION MANUALS.

PIPE INSTALLATION AND HAUNCHING SHALL CONFORM TO PARAGRAPHS 9.1.1, 9.1.2 AND 9.1.3 OF ASTM D2321-83A, AWWA STANDARDS AND THE FOLLOWING:

- A) ALL WATER PIPE SHALL BE INSTALLED WITH A MINIMUM 12 IN. VERTICAL CLEARANCE ABOVE ANY EXISTING OR PROPOSED SEWER PIPE. THE REGULATIONS AS DESCRIBED IN THESE STANDARDS FOR SEWER CROSSINGS SHALL BE FOLLOWED CLOSELY BY THE CONTRACTOR.
- B) AFTER LAYING THE PVC PIPE, HAUNCHING SHALL BE PLACED. CARE SHALL BE TAKEN TO PLACE MATERIAL UNDER THE HAUNCHES SO THAT IT PROVIDES ADEQUATE SIDE SUPPORT OF THE PIPE. MATERIAL SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND OR MECHANICAL TAMPING.
- C) MATERIALS USED FOR HAUNCHING SHALL BE THE SAME CLASS AS USED FOR BEDDING.
- D) CARE SHALL BE EXERCISED IN PLACING HAUNCHING MATERIAL TO PREVENT DAMAGE TO OR DISPLACEMENT OF THE WATER PIPE.
- E) PRIOR TO PLACEMENT AND COMPACTION OF UPPER PIPE ZONE BACKFILL, THE CITY SHALL INSPECT THE PLACEMENT OF THE WATER MAIN AND SERVICE LATERALS, HAUNCHING AND COMPACTION OF PIPE ZONE BACKFILL.
- F) INITIAL BACKFILL SHALL BE PLACED IN TWO STAGES; ONE TO THE TOP OF THE PIPE AND THE OTHER TO A POINT AT LEAST 12 IN. OVER TOP OF THE PIPE. COMPACT EACH STAGE OF HAUNCHING AND INITIAL BACKFILL BY HAND OR MECHANICAL TAMPING TO A MINIMUM OF 90% RELATIVE DENSITY. IN NO CASE SHALL THE PIPE COME IN DIRECT CONTACT WITH THE COMPACTION EQUIPMENT. THE CONTRACTOR SHALL BACKFILL A MINIMUM OF 12 INCHES PRIOR TO COMPACTION DIRECTLY OVER THE PIPE. NO MECHANICAL EQUIPMENT SHALL BE USED OVER THE PIPE UNTIL 24 INCHES OF COVER HAS BEEN ACHIEVED.
- G) MATERIALS USED FOR THE PIPE ZONE BACKFILL SHALL BE THE SAME CLASS AS THAT USED FOR HAUNCHING.

H) COMPACTION METHODS USED BY THE CONTRACTOR SHALL BE SUBJECT TO REVIEW BY THE CITY ENGINEER. ANY PIPE COMPACTED BY METHODS OF COMPACTION NOT RECEIVING PRIOR APPROVAL BY THE SAME SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.

I) FLOODING OR JETTING IS NOT ALLOWED.

J) TESTING OF PIPE ZONE MATERIAL SHALL BE DONE IN EACH OF THE THREE BACKFILL ZONES; PIPE ZONE, TRENCH ZONE, AND STREET ZONE. THERE SHALL BE ONE SET OF TESTS PER 1,000 FEET OF PIPE INSTALLED OR A MINIMUM OF NINE TESTS PER PROJECT (THREE SEPARATE LOCATIONS), WHICH EVER IS GREATER. PIPE ZONE MATERIAL NOT MEETING COMPACTION REQUIREMENTS SHALL BE RECOMPACTED.

CLEANING

AFTER PRESSURE TESTING AND PRIOR TO ACCEPTANCE OF THE WORK, THE ENTIRE PIPELINE, INCLUDING ALL VALVES, FITTINGS, HYDRANTS AND OTHER ACCESSORIES, SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651, THE CITY OF MCFARLAND, AND AS FOLLOWS:

CHLORINE RESIDUAL SHALL BE DETERMINED IN ACCORDANCE WITH ONE OF THE METHODS SPECIFIED IN AWWA C-651 WITH AMOUNTS OF APPLIED CHLORINE TO PRODUCE A DOSAGE GREATER THAN 50 PPM AND A RESIDUAL OF NOT LESS THAN 50 PPM IN ALL PARTS OF THE LINE AFTER A 24 HOUR PERIOD HAS ELAPSED.

FOLLOWING THE FLUSHING OF THE LINE THE CITY MAY RETAIN A QUALIFIED LABORATORY TO PERFORM A BACTERIOLOGICAL TEST. SUCH TEST SHALL MEET THE STATE DEPARTMENT OF HEALTH SERVICES REQUIREMENTS FOR DOMESTIC WATER PURPOSES PRIOR TO ACCEPTANCE OF THE LINES BY THE CITY. THE COST OF THE TEST (S) SHALL BE INCLUDED IN THE ADMINISTRATION/INSPECTION FEES PAID TO THE CITY BY THE OWNER.

TESTING

DISTRIBUTION MAINS SHALL BE TESTED TO A MINIMUM HYDROSTATIC PRESSURE OF DESIGN PRESSURE OR PIPE CLASS. CLASS 150 PIPE SHALL BE TESTED TO A MINIMUM OF 150 PSIG. THE MINIMUM DURATION OF THE TEST SHALL BE FOUR HOURS. BEFORE APPLYING THE HYDROSTATIC PRESSURE, ALL ENTRAPPED AIR SHALL BE THOROUGHLY BLED OFF. FOR ALL TYPES OF WATER MAINS, THERE SHALL BE NO VISIBLE LEAKAGE AT ANY JOINT OR SECTION OF PIPE AND THE ALLOWABLE LEAKAGE FOR THE TOTAL LENGTHS OF ALL WATER MAINS UNDER TEST SHALL NOT EXCEED THAT AMOUNT SPECIFIED IN "AWWA C600" OR "AWWA M23" AS APPROPRIATE.

ALL TESTS SHALL BE MADE IN THE PRESENCE OF A CITY REPRESENTATIVE.

BACKFILL OVER JOINTS, VALVES OR FITTINGS SHALL NOT EXCEED THE INITIAL BACKFILL UNTIL THEY HAVE BEEN INSPECTED, TESTED, AND APPROVED BY THE CITY.

WHEN IT IS NECESSARY TO BACKFILL THE TRENCH AS SOON AS THE WATER MAIN IS LAID, THE AUTHORIZED REPRESENTATIVE OF THE CITY MAY PERMIT THE BACKFILLING TO BE COMPLETED PRIOR TO TESTING AND DISINFECTING. IF THE PIPE THEN TESTED EXCEEDS THE ALLOWABLE LEAKAGE, THE PIPE MUST BE UNCOVERED, REPAIRED, AND TESTED UNTIL IT MEETS THE ALLOWABLE LEAKAGE.

BACKFILL OF TRENCH ZONE AND STREET ZONE

THE REMAINDER OF THE TRENCH BACKFILL SHALL CONFORM WITH CITY OF MCFARLAND IMPROVEMENT STANDARDS AND AS FOLLOWS:

- A) BACKFILL MATERIAL SHALL BE FREE OF ALL ROCKS OR LUMPS EXCEEDING SIX (6) INCHES MAXIMUM DIMENSION. NO ROCK OR LUMP EXCEEDING 3/4 INCH DIAMETER SHALL BE ALLOWED WITHIN 12" OF THE PIPE.

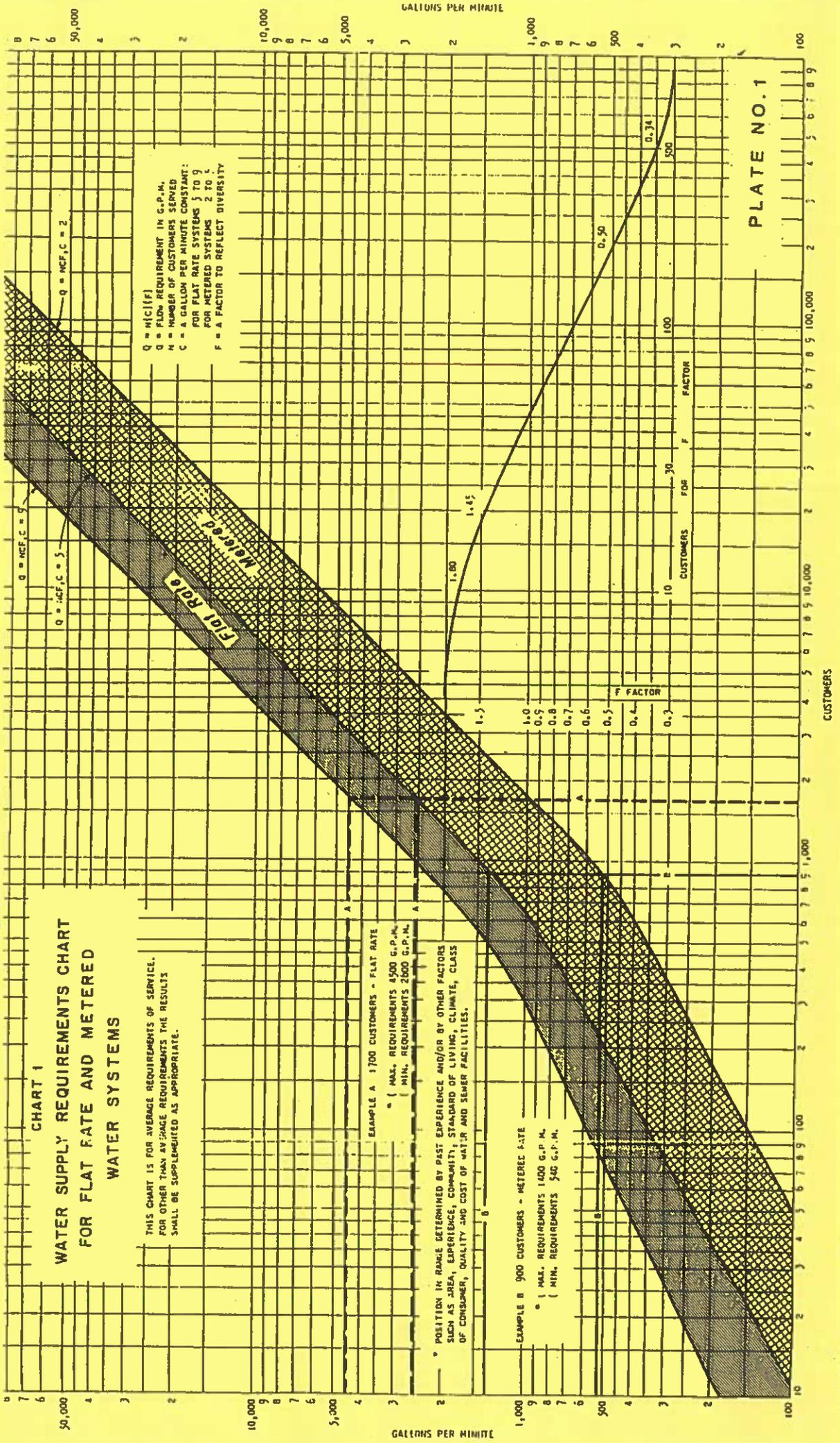
- B) COMPACTION OF BACKFILL MATERIAL SHALL BE REQUIRED FOR ALL MAINLINES AND SERVICE LATERALS AS SHOWN ON DETAIL SHEET "W-2". COMPACTION IN THE TRENCH ZONE SHALL BE 90% RELATIVE DENSITY. COMPACTION IN THE STREET ZONE SHALL BE 95% RELATIVE DENSITY IF WITHIN ROAD BED. COMPACTION OUTSIDE OF ROAD BED SHALL BE AS REQUIRED BY THE CITY OF MCFARLAND OR KERN COUNTY ENGINEERING AND SURVEY SERVICES DEPARTMENT.

- C) FLOODING OR JETTING WILL NOT BE ALLOWED.

CHART 1 WATER SUPPLY REQUIREMENTS CHART FOR FLAT RATE AND METERED WATER SYSTEMS

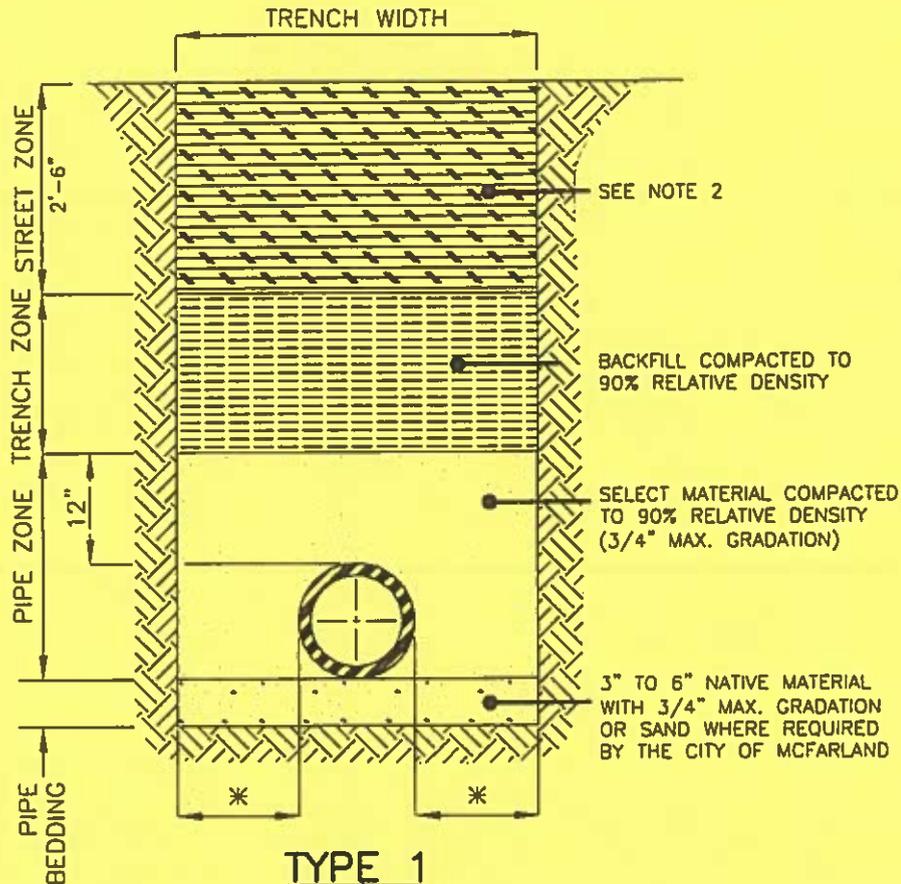
THIS CHART IS FOR AVERAGE REQUIREMENTS OF SERVICE.
FOR OTHER THAN AVERAGE REQUIREMENTS THE RESULTS
SHALL BE SUPPLEMENTED AS APPROPRIATE.

$Q = N(C)(F)$
 Q = FLOW REQUIREMENT IN G.P.M.
 N = NUMBER OF CUSTOMERS SERVED
 C = A GALLON PER MINUTE CONSTANT:
 FOR FLAT RATE SYSTEMS 5 TO 9
 FOR METERED SYSTEMS 2 TO 5
 F = A FACTOR TO REFLECT DIVERSITY



EXAMPLE A 1700 CUSTOMERS - FLAT RATE
 (MAX. REQUIREMENTS 4500 G.P.M.
 (MIN. REQUIREMENTS 2000 G.P.M.

EXAMPLE B 900 CUSTOMERS - METERED RATE
 (MAX. REQUIREMENTS 1000 G.P.M.
 (MIN. REQUIREMENTS 500 G.P.M.



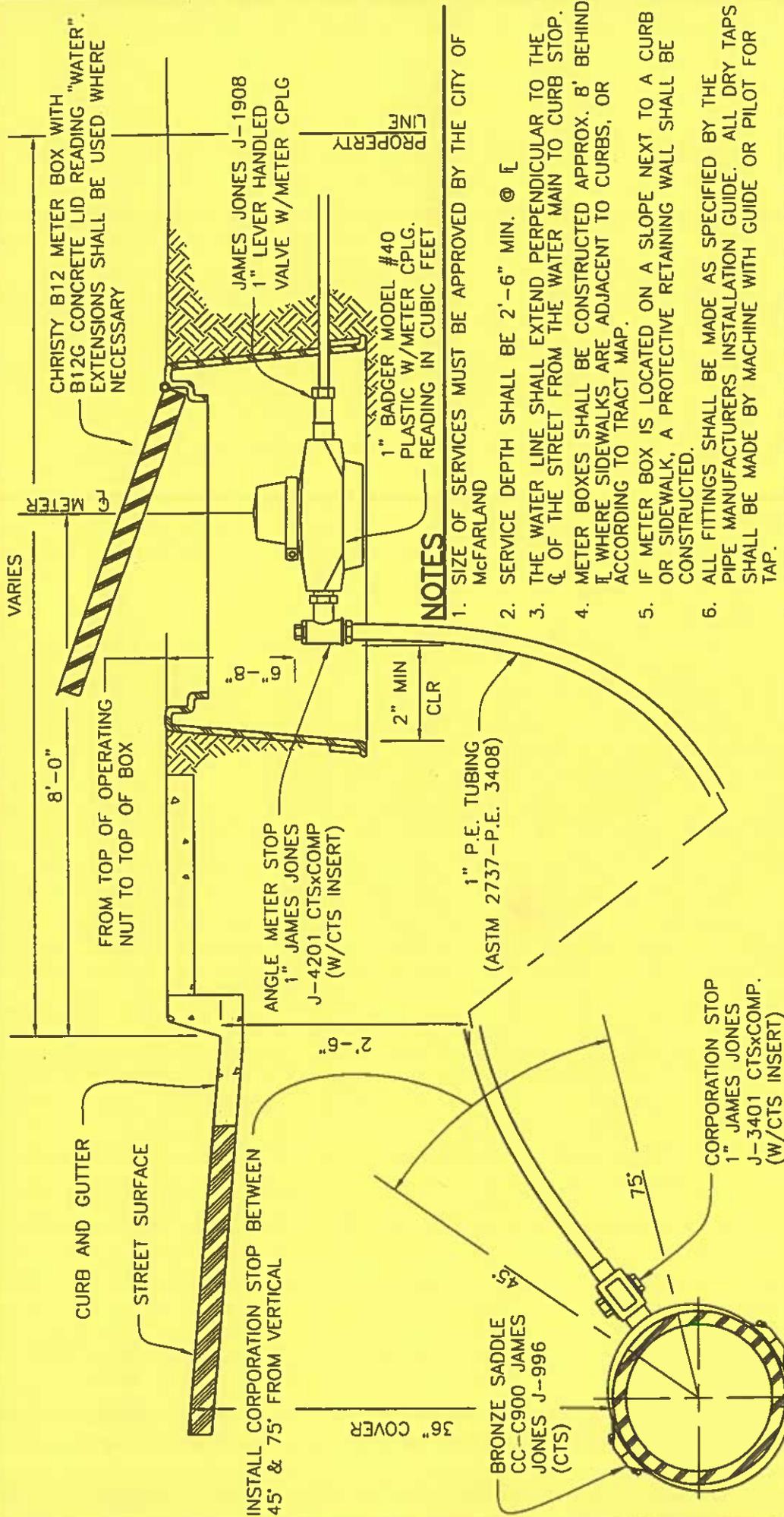
TYPE 1
NORMAL

NOTES:

1. SEE CITY OF MCFARLAND IMPROVEMENT STANDARDS "TECHNICAL SPECS. FOR EARTHWORK" FOR THE FOLLOWING:
 - A. SAND AND SELECT MATERIAL.
 - B. IF TRENCH WIDTH EXCEEDS THE MAXIMUM SHOWN ON DRAWING.
 - C. COMPACTION REQUIREMENTS FOR STREET ZONE.
2. STREET ZONE SHALL BE COMPACTED TO 95% RELATIVE DENSITY IF WITHIN ROAD BED OR TO 90% RELATIVE DENSITY IF OUTSIDE OF ROADBED.
3. SEE APPLICABLE ROAD SECTION FOR PAVING REQUIREMENTS IF WITHIN NEW ROADWAY OR, SHT. R-2 FOR PAVEMENT PATCH REQUIREMENTS IF WITHIN EXISTING ROADWAY
4. MINIMUM COVER OVER ALL WATER DISTRIBUTION MAINS SHALL BE 3' AS MEASURED FROM FINISH GRADE.
5. PERCENT RELATIVE COMPACTION IS THE PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 (5 LAYER)

* 6", 8" OR 10" PIPE = 12"
12" PIPE = 15"

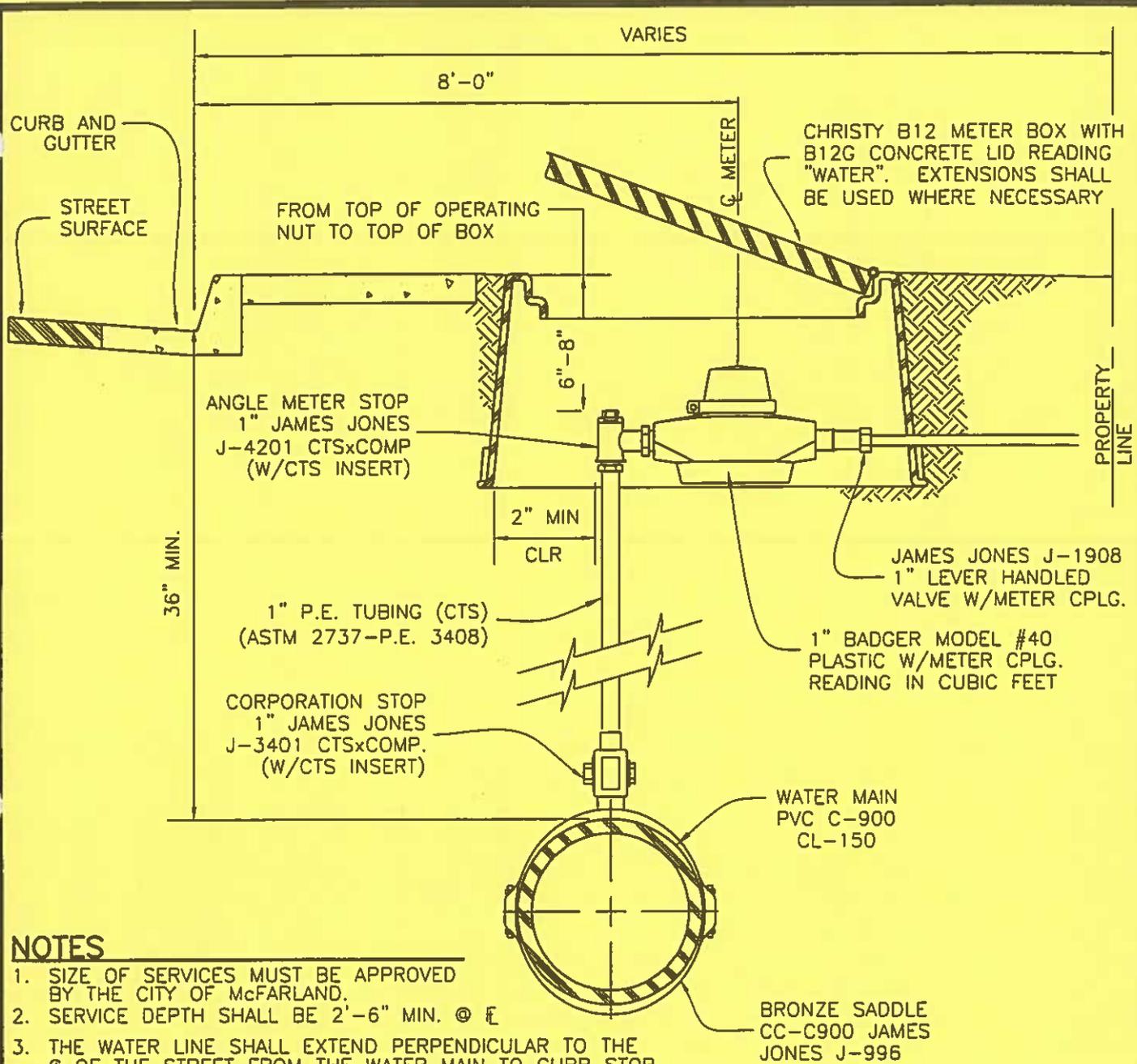
| | | | |
|------------------------------------|----------|--|----------------|
| DATE: | REVISED: | CITY OF MCFARLAND | |
| | | BEDDING AND BACKFILL DETAILS FOR WATER PIPE | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-2 |



NOTES

1. SIZE OF SERVICES MUST BE APPROVED BY THE CITY OF McFARLAND
2. SERVICE DEPTH SHALL BE 2'-6" MIN. @ ℓ
3. THE WATER LINE SHALL EXTEND PERPENDICULAR TO THE ϕ OF THE STREET FROM THE WATER MAIN TO CURB STOP.
4. METER BOXES SHALL BE CONSTRUCTED APPROX. 8' BEHIND ℓ WHERE SIDEWALKS ARE ADJACENT TO CURBS, OR ACCORDING TO TRACT MAP.
5. IF METER BOX IS LOCATED ON A SLOPE NEXT TO A CURB OR SIDEWALK, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED.
6. ALL FITTINGS SHALL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURERS INSTALLATION GUIDE. ALL DRY TAPS SHALL BE MADE BY MACHINE WITH GUIDE OR PILOT FOR TAP.
7. FITTINGS TO CONFORM TO THE CITY OF McFARLAND TECHNICAL SPECIFICATIONS FOR WATER SERVICES.
8. A "W" SHALL BE STAMPED IN THE CONCRETE CURB FACE IN THE LOCATION OF ALL WATER SERVICE METERS.

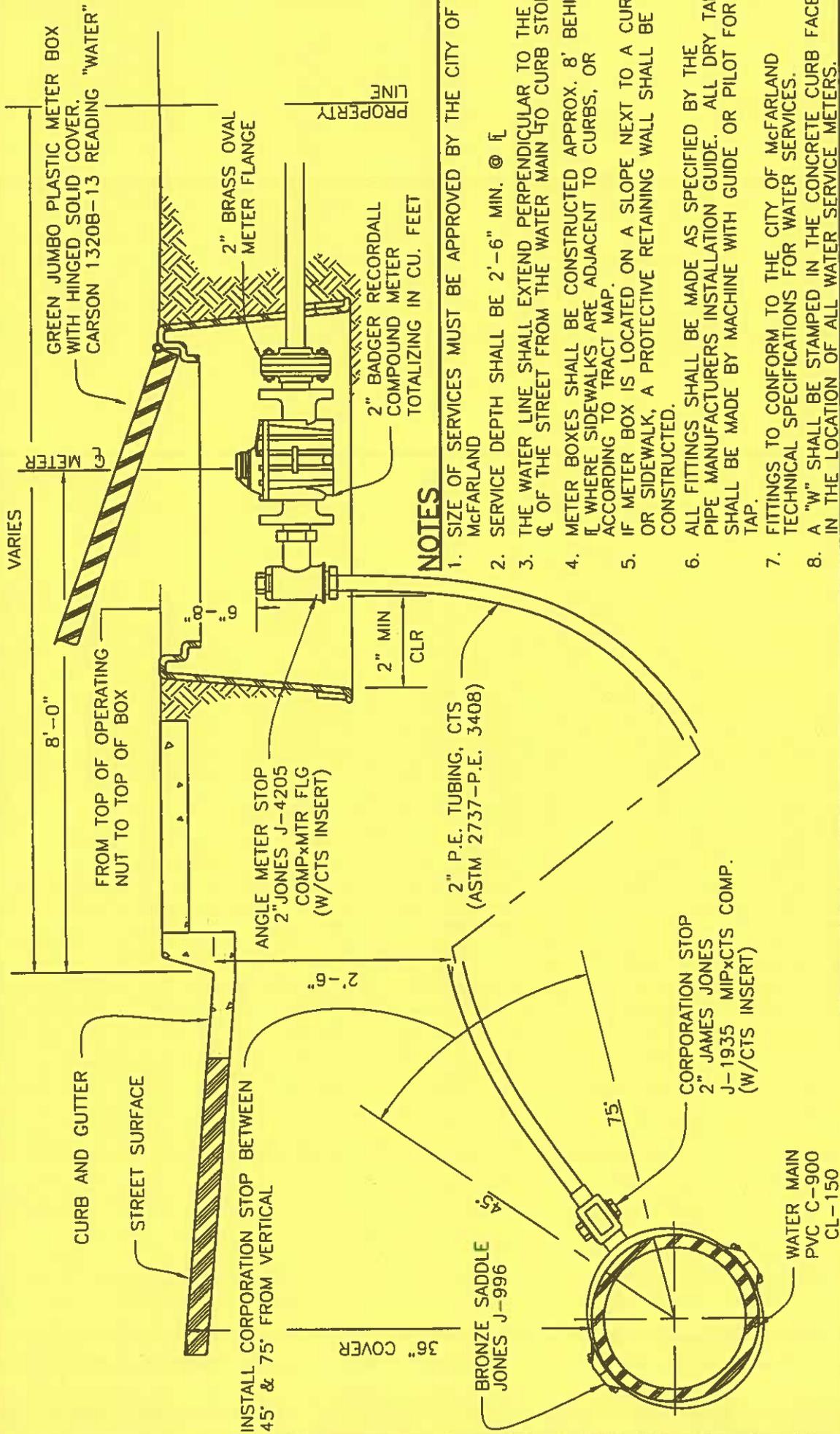
| | | | |
|--|----------------------------|---------------------------|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| 08/31/01 | JAMES JONES METER COUPLING | 1" STANDARD WATER SERVICE | |
| 07/22/02 | CHRISTY METER BOX & LID | TYPICAL LONG SERVICE | |
|  R DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-3A |



NOTES

1. SIZE OF SERVICES MUST BE APPROVED BY THE CITY OF McFARLAND.
2. SERVICE DEPTH SHALL BE 2'-6" MIN. @ E
3. THE WATER LINE SHALL EXTEND PERPENDICULAR TO THE C OF THE STREET FROM THE WATER MAIN TO CURB STOP.
4. METER BOXES SHALL BE CONSTRUCTED APPROX. 8' BEHIND E WHERE SIDEWALKS ARE ADJACENT TO CURBS, OR ACCORDING TO TRACT MAP.
5. IF METER BOX IS LOCATED ON A SLOPE NEXT TO A CURB OR SIDEWALK, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED.
6. ALL FITTINGS SHALL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURERS INSTALLATION GUIDE. ALL DRY TAPS SHALL BE MADE BY MACHINE WITH GUIDE OR PILOT FOR TAP.
7. FITTINGS TO CONFORM TO THE McFARLAND WATER COMPANY TECHNICAL SPECIFICATIONS FOR WATER SERVICES.
8. A "W" SHALL BE STAMPED IN THE CONCRETE CURB FACE IN THE LOCATION OF ALL WATER SERVICE METERS.

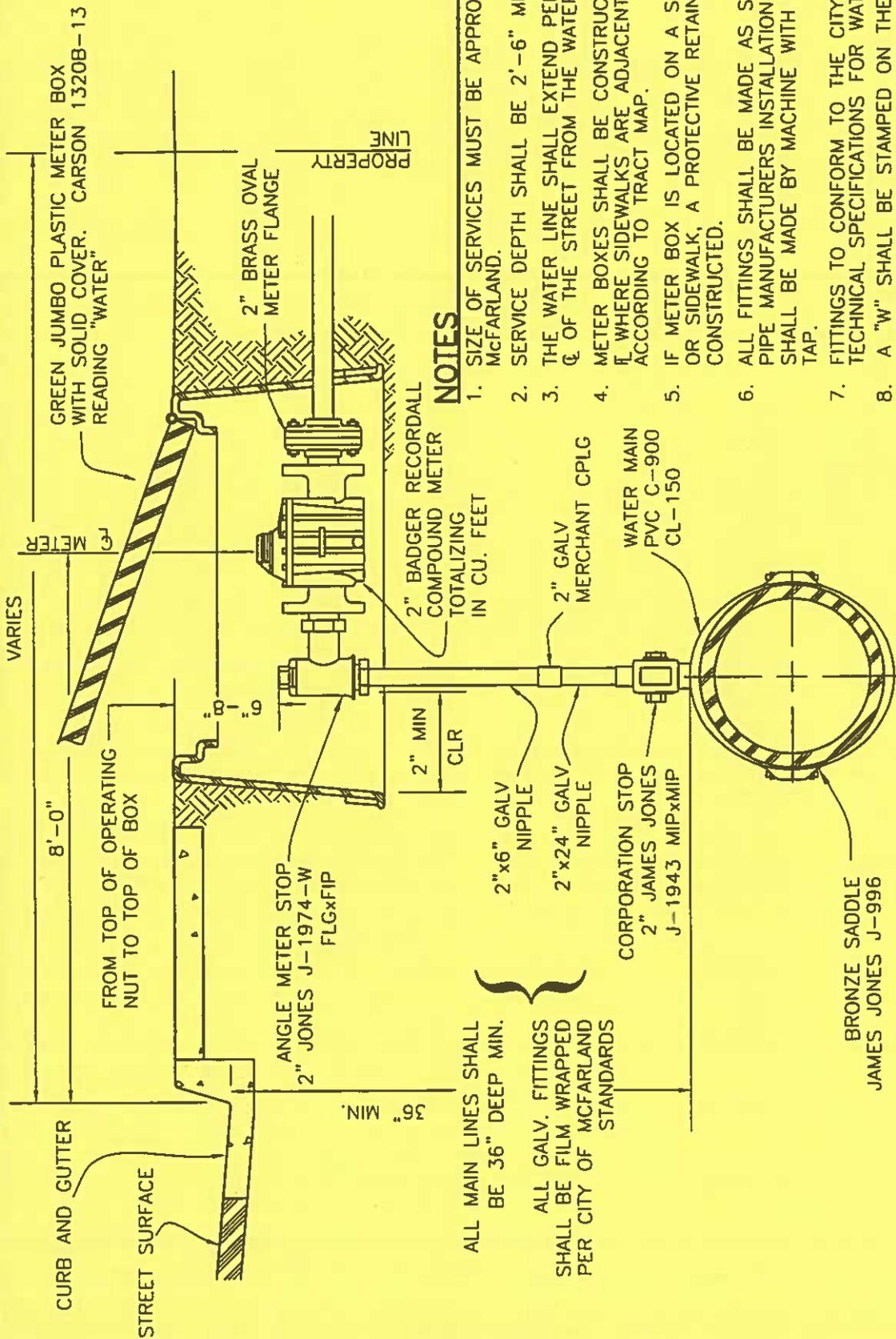
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|------------------------------------|----------------------------|--|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| 08/31/01 | JAMES JONES METER COUPLING | | |
| 07/22/02 | CHRISTY METER BOX & LID | 1" STANDARD WATER SERVICE TYPICAL SHORT SERVICE | |
| | | | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-3B |



NOTES

1. SIZE OF SERVICES MUST BE APPROVED BY THE CITY OF McFARLAND
2. SERVICE DEPTH SHALL BE 2'-6" MIN. @ FL
3. THE WATER LINE SHALL EXTEND PERPENDICULAR TO THE ϕ OF THE STREET FROM THE WATER MAIN TO CURB STOP.
4. METER BOXES SHALL BE CONSTRUCTED APPROX. 8' BEHIND FL WHERE SIDEWALKS ARE ADJACENT TO CURBS, OR ACCORDING TO TRACT MAP.
5. IF METER BOX IS LOCATED ON A SLOPE NEXT TO A CURB OR SIDEWALK, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED.
6. ALL FITTINGS SHALL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURERS INSTALLATION GUIDE. ALL DRY TAPS SHALL BE MADE BY MACHINE WITH GUIDE OR PILOT FOR TAP.
7. FITTINGS TO CONFORM TO THE CITY OF McFARLAND TECHNICAL SPECIFICATIONS FOR WATER SERVICES.
8. A "W" SHALL BE STAMPED IN THE CONCRETE CURB FACE IN THE LOCATION OF ALL WATER SERVICE METERS.

| | | |
|-------------------------|---------------|---------------------------|
| DATE: | REVISED: | CITY OF McFARLAND |
| | | 2" STANDARD WATER SERVICE |
| | | TYPICAL LONG SERVICE |
| | | |
| DEE JASPAR & ASSOCIATES | DATE: 5/04/04 | SHEET No.: W-4A |



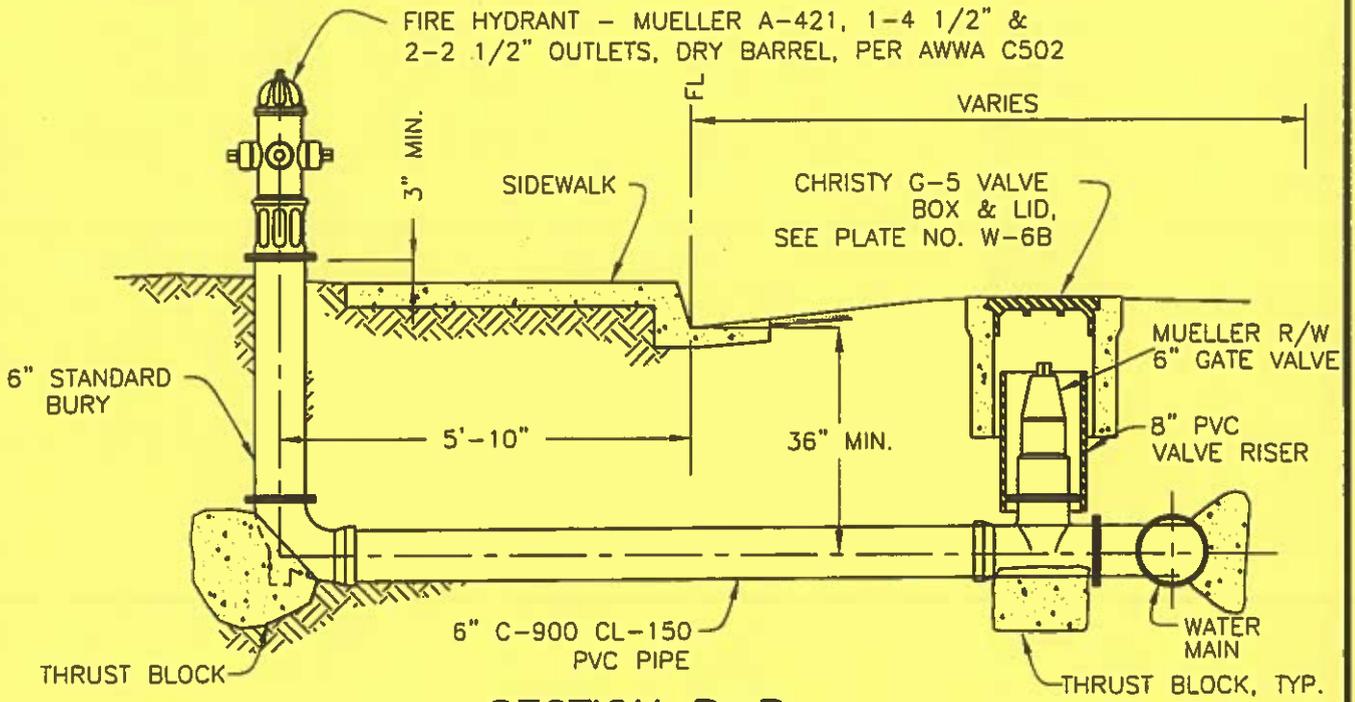
NOTES

1. SIZE OF SERVICES MUST BE APPROVED BY THE CITY OF McFARLAND.
2. SERVICE DEPTH SHALL BE 2'-6" MIN. @ FL
3. THE WATER LINE SHALL EXTEND PERPENDICULAR TO THE C&G OF THE STREET FROM THE WATER MAIN TO CURB STOP.
4. METER BOXES SHALL BE CONSTRUCTED APPROX. 8' BEHIND FL WHERE SIDEWALKS ARE ADJACENT TO CURBS, OR ACCORDING TO TRACT MAP.
5. IF METER BOX IS LOCATED ON A SLOPE NEXT TO A CURB OR SIDEWALK, A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED.
6. ALL FITTINGS SHALL BE MADE AS SPECIFIED BY THE PIPE MANUFACTURERS INSTALLATION GUIDE. ALL DRY TAPS SHALL BE MADE BY MACHINE WITH GUIDE OR PILOT FOR TAP.
7. FITTINGS TO CONFORM TO THE CITY OF McFARLAND TECHNICAL SPECIFICATIONS FOR WATER SERVICES.
8. A "W" SHALL BE STAMPED ON THE CONCRETE CURB FACE IN THE LOCATION OF ALL WATER SERVICE METERS.

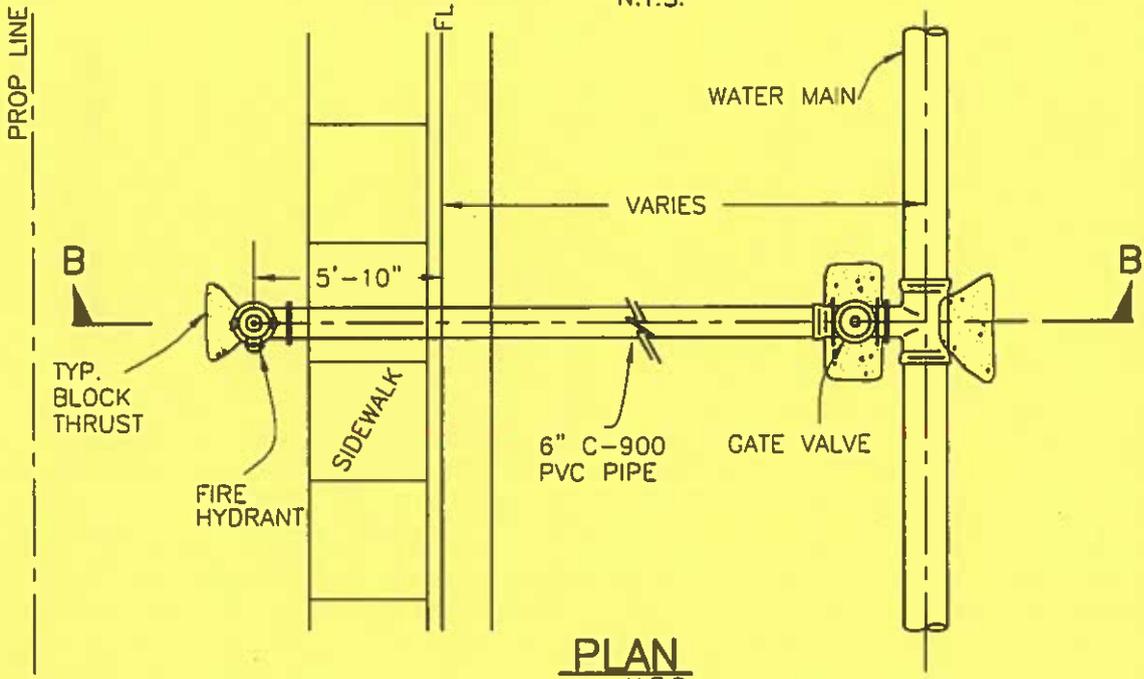
ALL MAIN LINES SHALL BE 36" DEEP MIN.
 ALL GALV. FITTINGS SHALL BE FILM WRAPPED PER CITY OF McFARLAND STANDARDS

| | | |
|-------------------------|----------|--|
| DATE: | REVISED: | CITY OF McFARLAND |
| | | 2" STANDARD WATER SERVICE TYPICAL SHORT SERVICE |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 SHEET No.: W-4B |

PROP LINE



SECTION B-B
N.T.S.

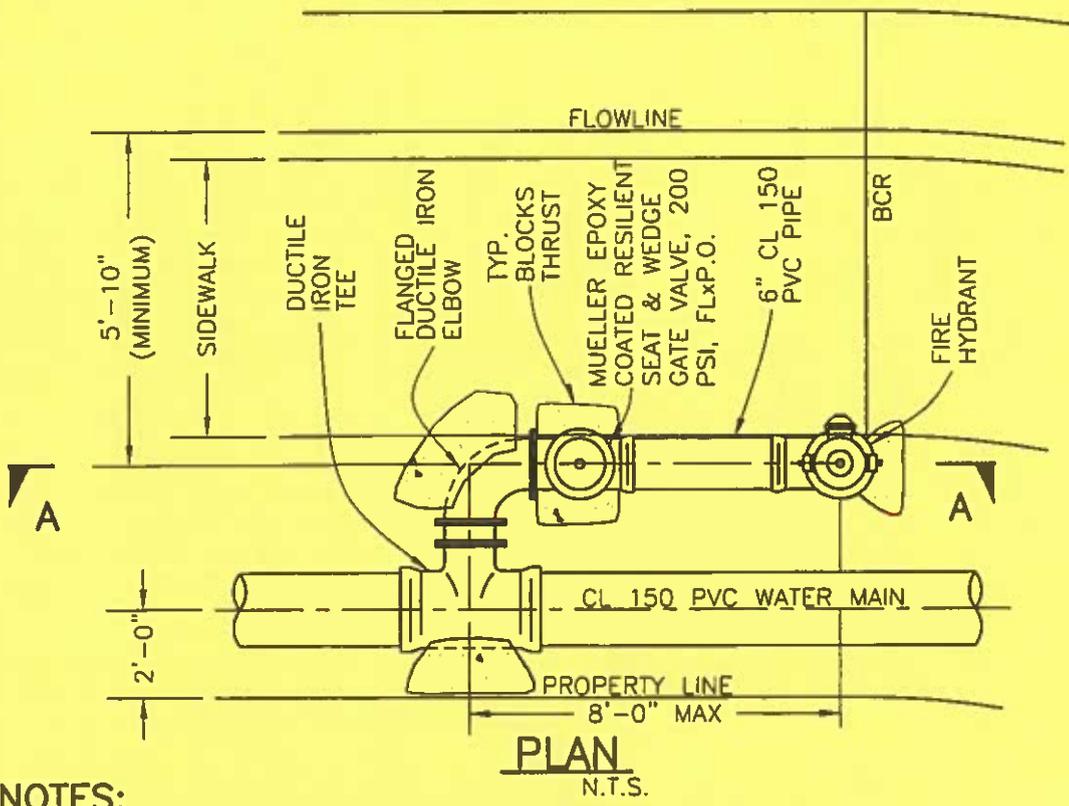
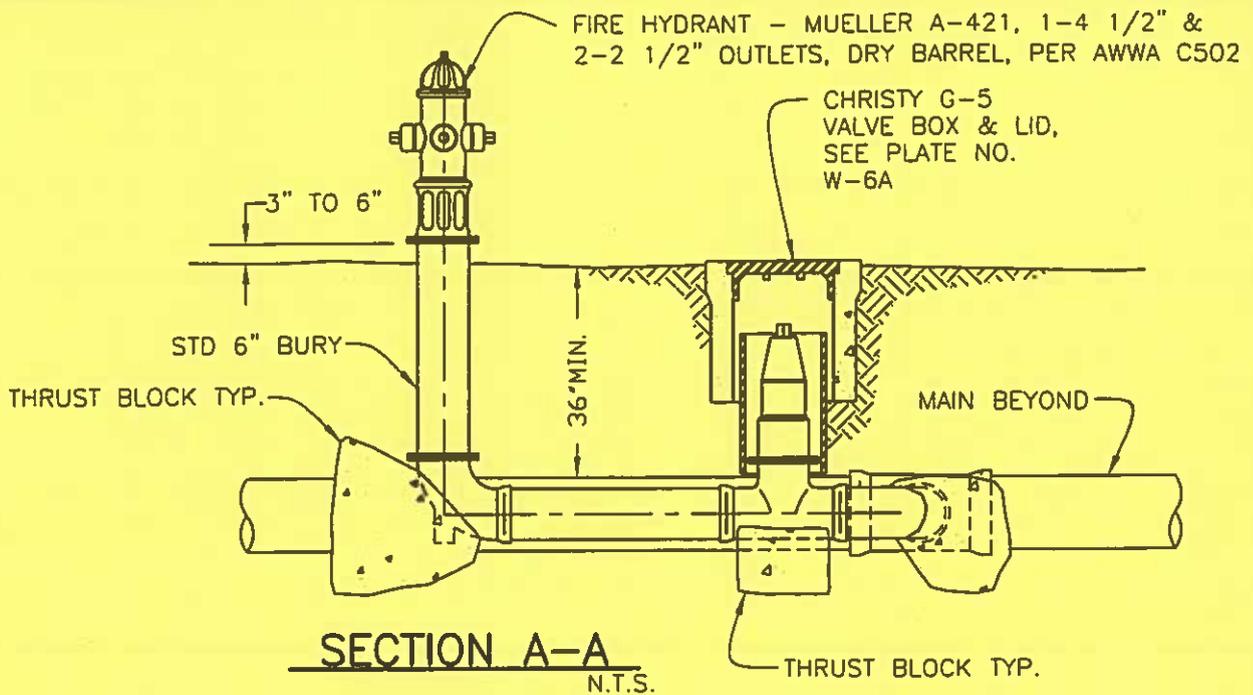


PLAN
N.T.S.

NOTES:

1. HYDRANTS ARE TO BE LOCATED BEHIND CURB LINE AS FOLLOWS:
 - a. WHEN SIDEWALK IS NOT ADJACENT TO CURB HYDRANT ϕ SHALL BE 2'-6" BEHIND CURB LINE.
 - b. WHEN SIDEWALK IS ADJACENT TO CURB HYDRANT SHALL BE 5'-10" BEHIND CURB LINE.
2. WHERE NO CURB, GUTTER & SIDEWALK EXIST, HYDRANTS ARE TO BE PLACED 2'-2" FROM PROPERTY LINE

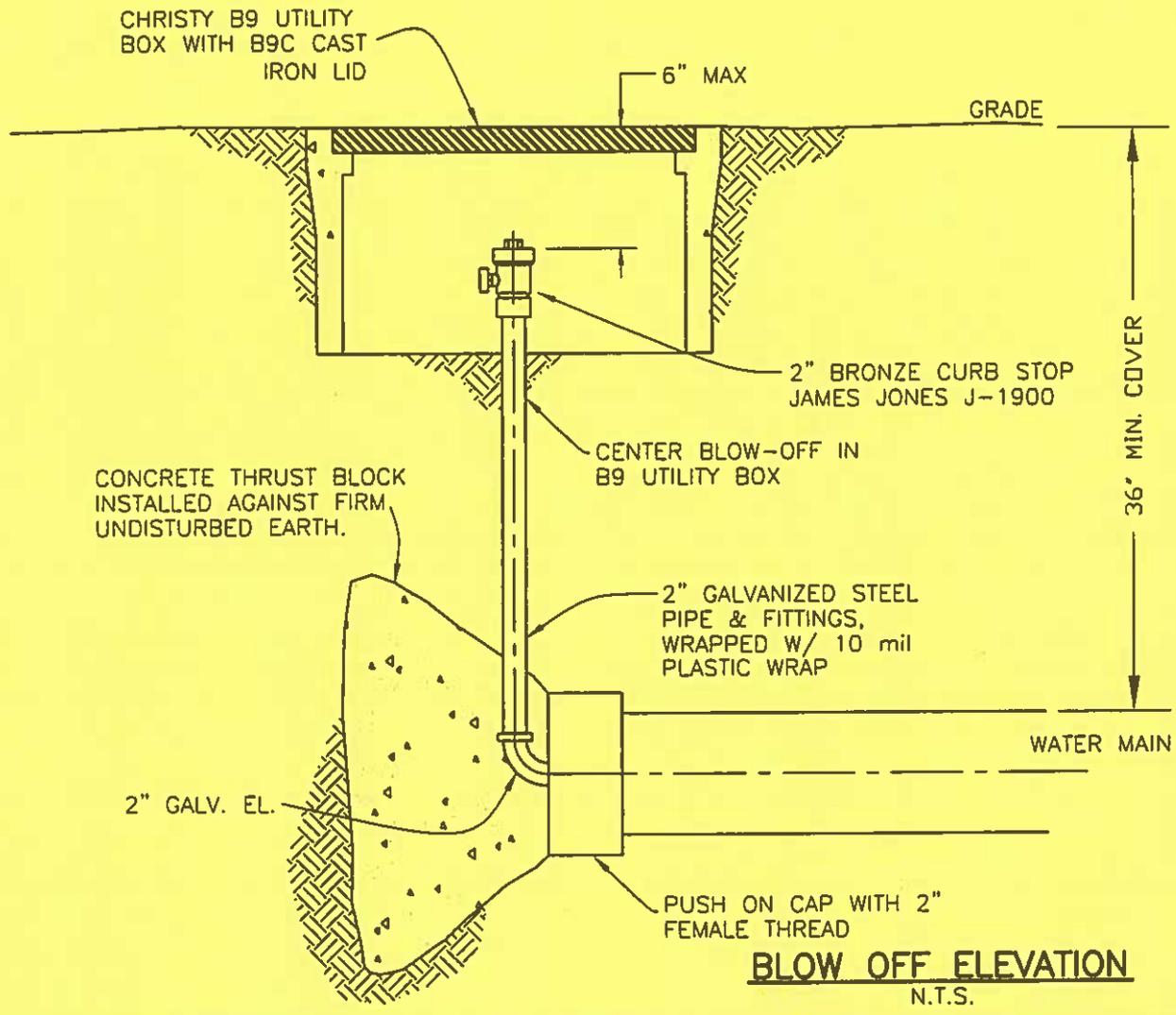
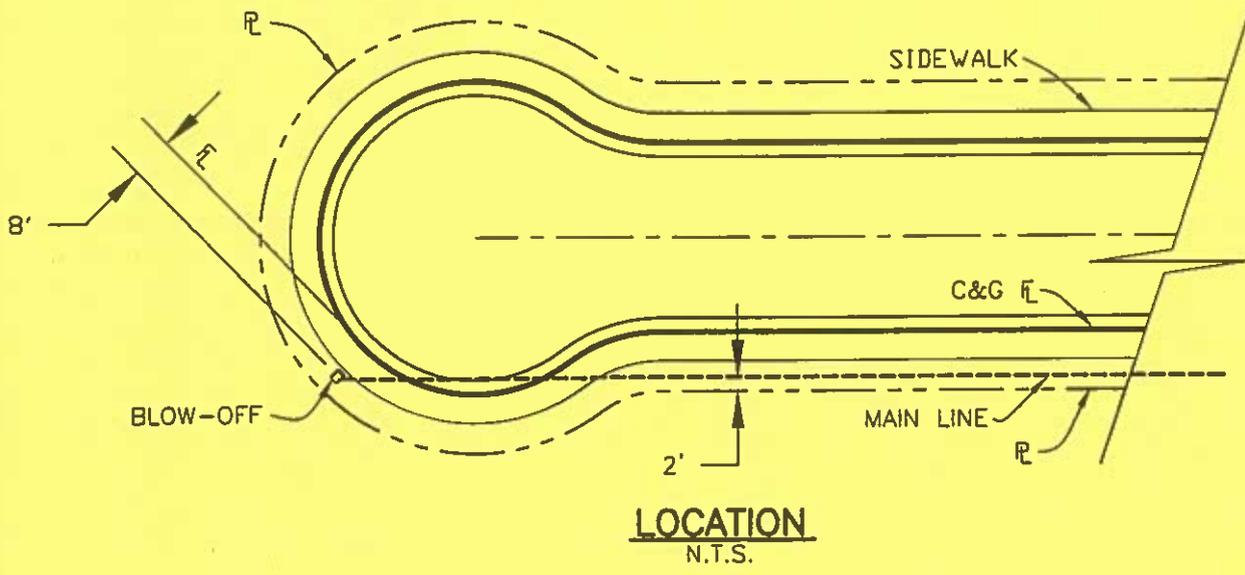
| | | | |
|------------------------------------|----------|--|-------------------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | STANDARD FIRE HYDRANT ASSEMBLY WATER MAIN IN STREET | |
| DEE JASPAR & ASSOCIATES | | DATE: | 5/04/04 SHEET No.: W-5A |



NOTES:

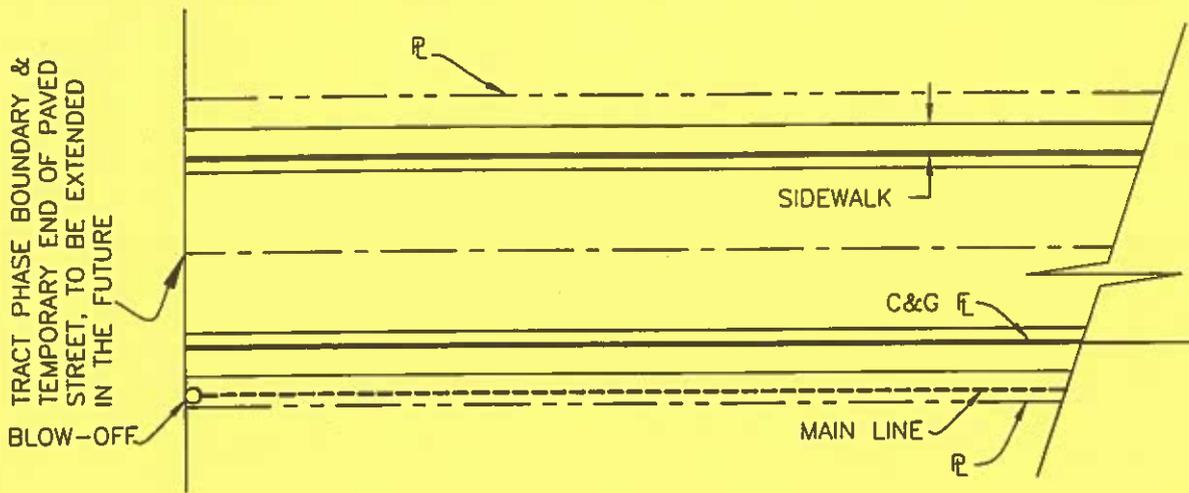
1. HYDRANTS ARE TO BE LOCATED BEHIND CURB LINE AS FOLLOWS:
 - a. WHEN SIDEWALK IS NOT ADJACENT TO CURB HYDRANT & SHALL BE 2'-6" BEHIND CURB LINE.
 - b. WHEN SIDEWALK IS ADJACENT TO CURB HYDRANT SHALL BE 5'-10" BEHIND CURB LINE.
2. WHERE NO CURB, GUTTER & SIDEWALK EXIST, HYDRANTS ARE TO BE PLACED 2'-2" FROM PROPERTY LINE

| | | | |
|------------------------------------|----------|--|---------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | STANDARD FIRE HYDRANT ASSEMBLY WATER MAIN BEHIND CURB | |
| DEE JASPAR & ASSOCIATES | | DATE: | 5/04/04 |
| | | SHEET No.: | W-5B |

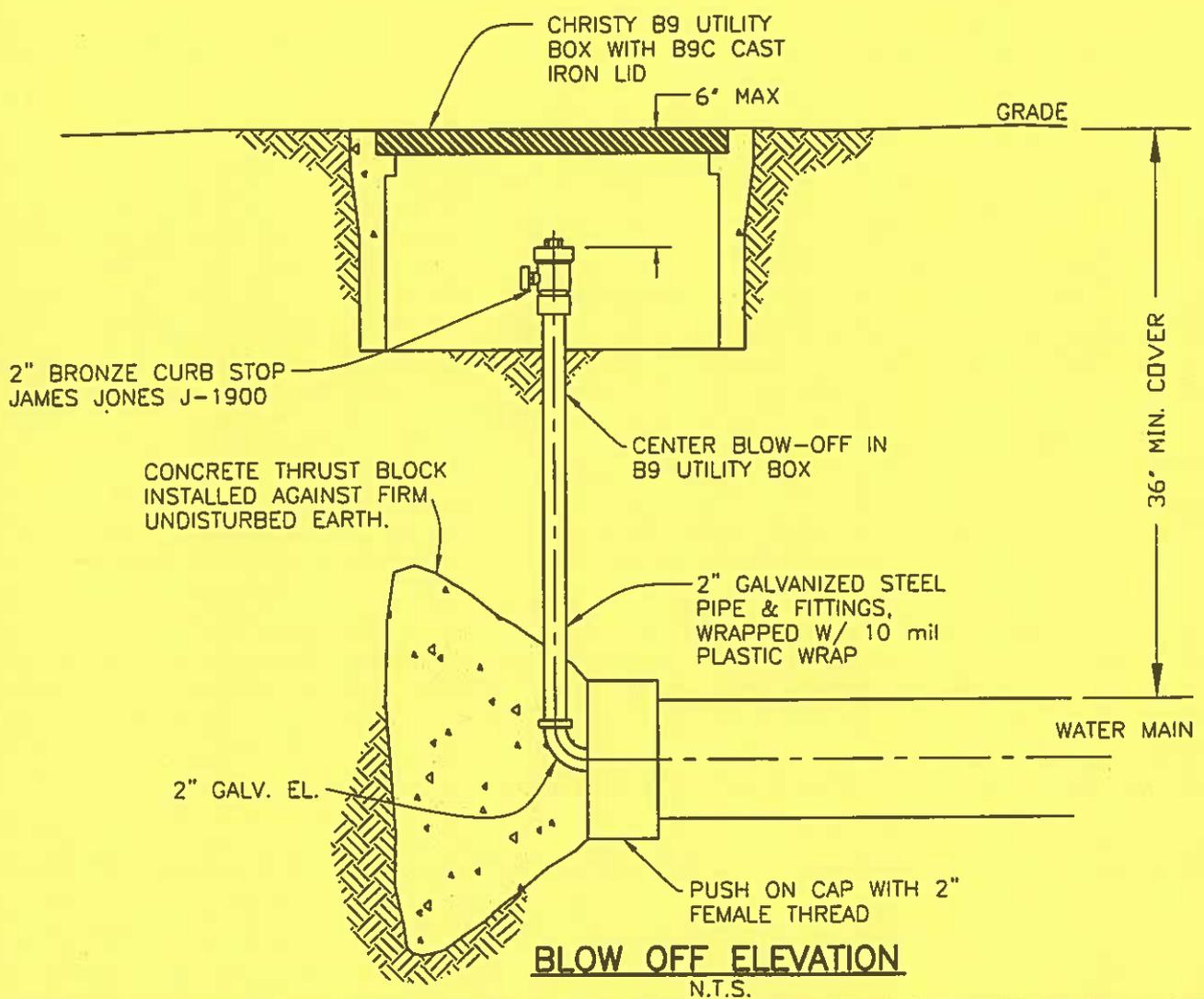


BLOW OFF ELEVATION
N.T.S.

| | | | |
|-------------------------|----------|--------------------------------|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | 2" PERMANENT BLOW-OFF ASSEMBLY | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-6A |

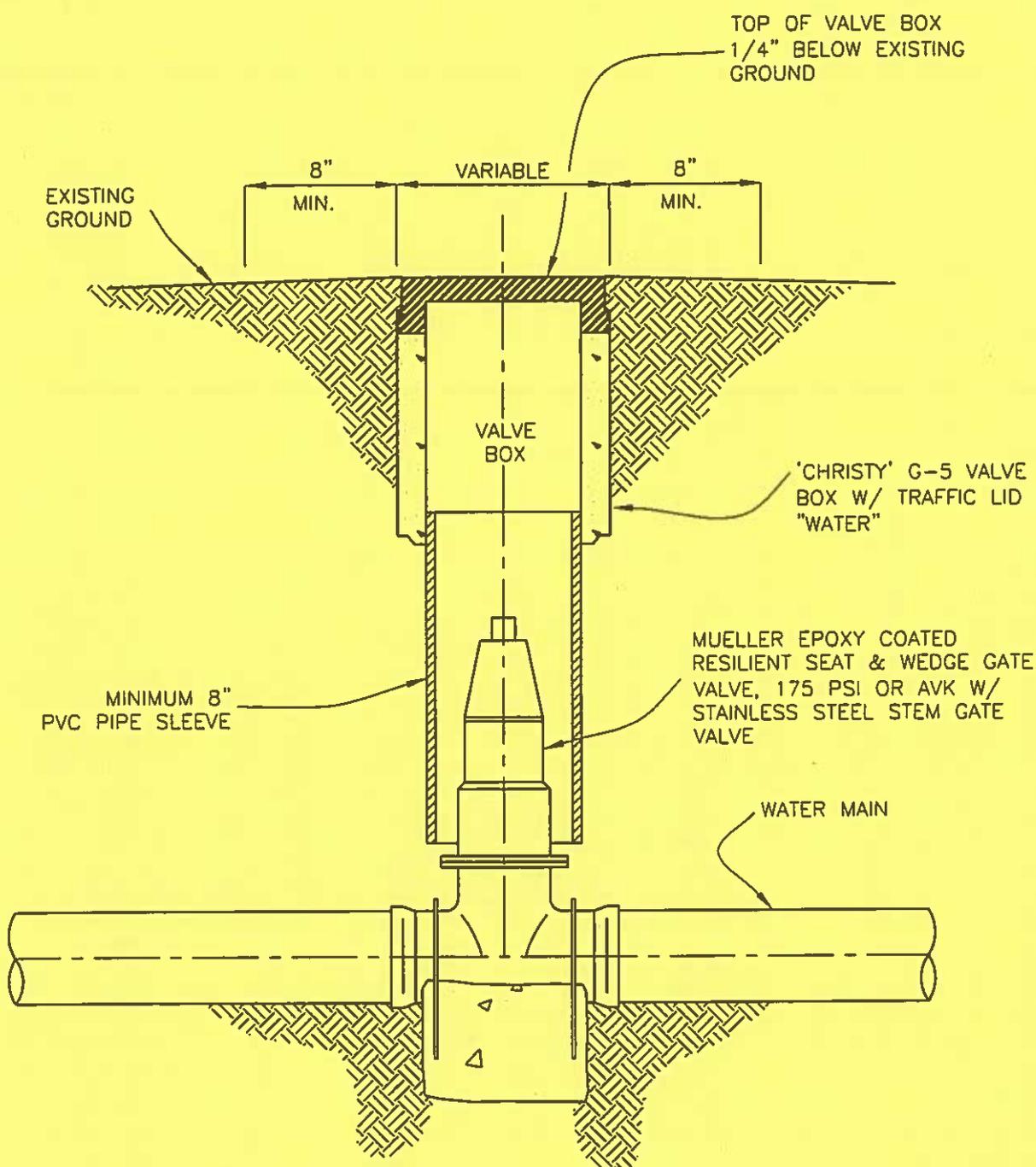


LOCATION
N.T.S.



BLOW OFF ELEVATION
N.T.S.

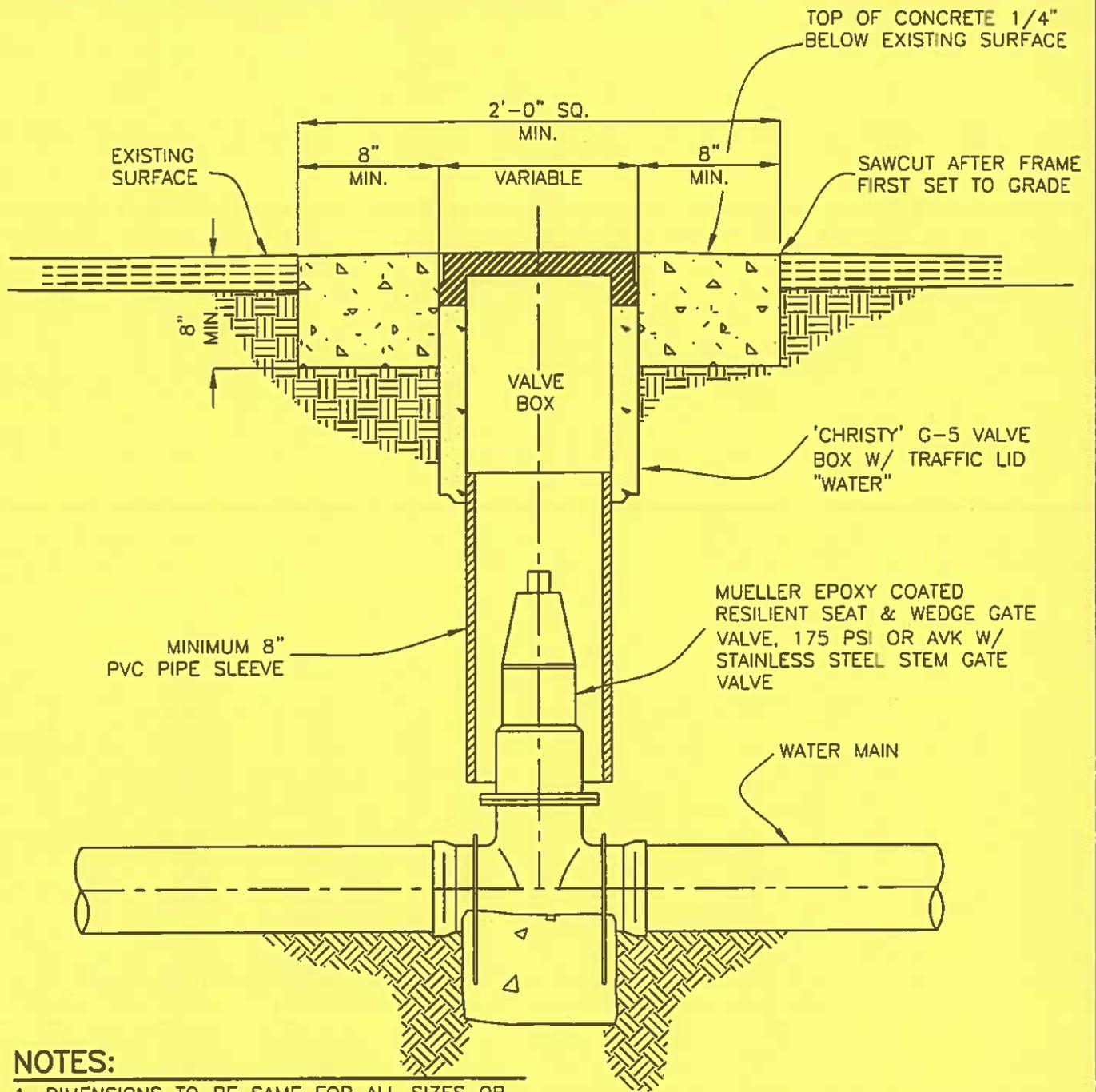
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|-------------------------|----------|--------------------------------|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | 2" TEMPORARY BLOW-OFF ASSEMBLY | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-6B |



NOTES:

- 1. DIMENSIONS TO BE SAME FOR ALL SIZES OR TYPES OF OPENINGS.

| | | | |
|-------------------------|----------|--|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | VALVE BOX ASSEMBLY VALVES LOCATED BEHIND SIDEWALK | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-7A |



NOTES:

1. DIMENSIONS TO BE SAME FOR ALL SIZES OR TYPES OF OPENINGS.
2. CONCRETE MAY BE DELETED ON ROAD MIX STREETS UPON APPROVAL OF INSPECTOR.
3. CONCRETE TO BE CLASS "A" (SIX SACK).
4. CONCRETE TO BE BARRICADED FOR THREE DAYS AFTER POURING
5. CONCRETE CURE TO BE IN ACCORDANCE WITH SECTION 90-7 "CURING CONCRETE" OF THE MOST RECENT CITY OF McFARLAND STANDARDS SPECIFICATIONS EDITION.

| | | | |
|------------------------------------|----------|--|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | VALVE BOX ASSEMBLY VALVES LOCATED IN STREET | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-7B |

INSTALL FORD SERIES 1390
PIPE JOINT RESTRAINTS
ON ALL JOINTS INSIDE CASING.

3/8" THICK STEEL CASING
SEE SCHEDULE FOR CASING
SIZE

WELD 2" THREADED NIPPLE

INSTALL 2" GALV. THREADED
VENT PIPE. LOCATION TO
DETERMINED BY THE CITY OF
McFARLAND

PROVIDE S.S. SCREEN
WITH S.S. HOSE CLAMP

2' MIN.
TYP.

2' MIN.
TYP.

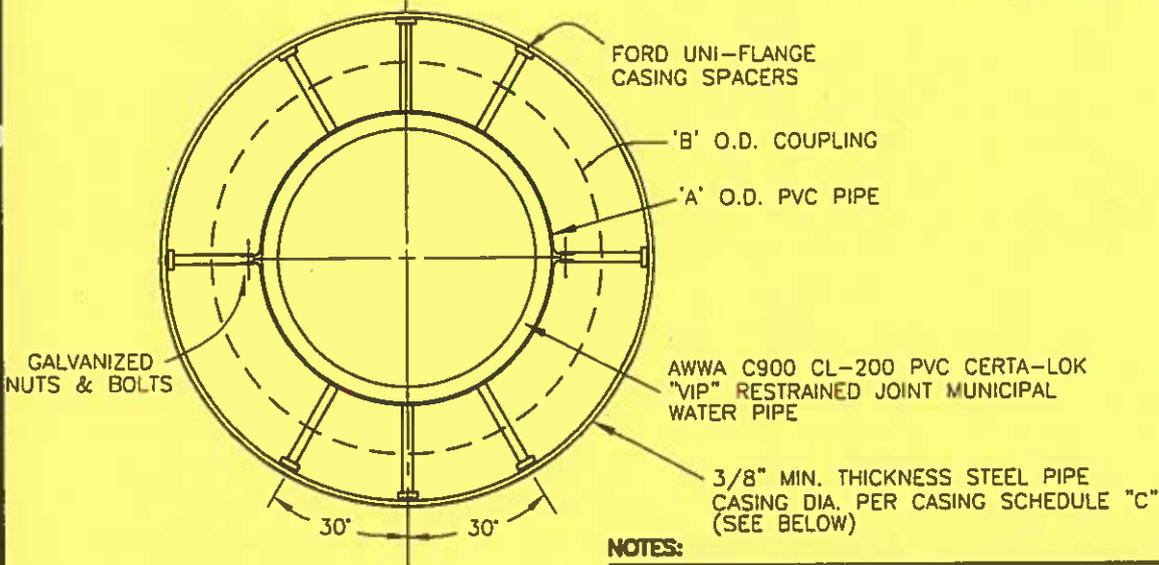
EDGE OF
CASING

CERTA-LOK
COUPLING

C900 PVC MUNICIPAL WATER PIPE
CLASS 200

FORD SERIES 1300 UNI-FLANGE
CASING SPACERS TO
PREVENT CONTACT OF BELL
WITH INTERIOR OF CASING-1"
MINIMUM CLEARANCE (TYP.)
INSTALL 5' C.C.

INSTALL MODEL C CUSTOM
PULL-ON CASING END SEALS.
FASTENED WITH STAINLESS STEEL
CLAMPS. END SEALS SHALL BE
1/8" THICK MINIMUM.

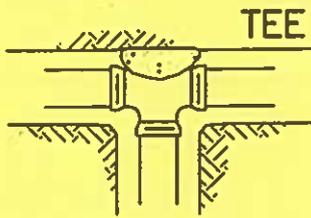


NOTES:

1. STEEL CASING SHALL BE INSTALLED USING THE BORE, JACK AND/OR TUNNEL METHOD.
2. FULL PENETRATING WELDS SHALL BE USED TO JOIN CASING SECTIONS
3. CASING SPACERS SHALL BE INSTALLED AT 5 FT. INTERVALS OR AS RECOMMENDED BY THE PIPE MANUFACTURER. IN ANY CASE MINIMUM JOINT DEFLECTION SHALL BE OBSERVED
4. CARE SHALL BE EXERCISED DURING INSTALLATION IN ORDER TO PREVENT DAMAGE TO PIPE AND BELL.
5. CONTRACTOR SHALL FOLLOW PIPE INSTALLATION PROCEDURES AS DETAILED BY THE PIPE MANUFACTURE.

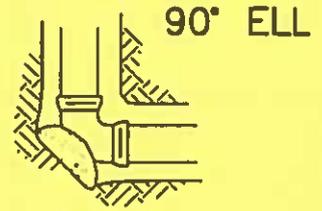
| DIAMETER SCHEDULE | | | |
|-------------------|--------|--------|----------------|
| PIPE SIZE | A | B | C (MINIMUM ID) |
| 6" | 6.625" | 7.84" | 14" |
| 8" | 8.625" | 10.19" | 17.5" |
| 10" | 10.75" | 12.44" | 21.5" |
| 12" | 12.75" | 14.65" | 23" |

| | | | |
|-------------------------|----------|---------------------------------------|----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | STEEL CASING DETAIL FOR WATER PIPE | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-8 |

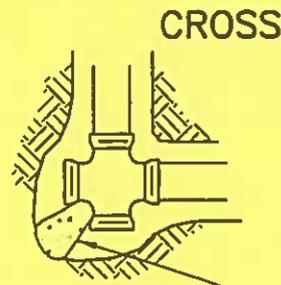
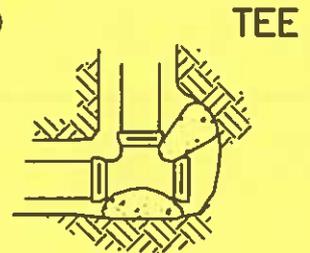
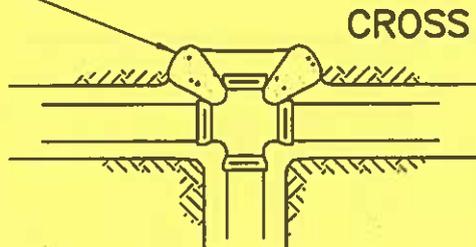
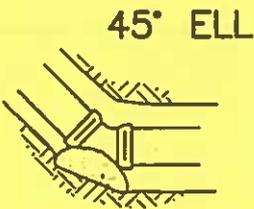


3/8" REINF.
ANCHOR RODS

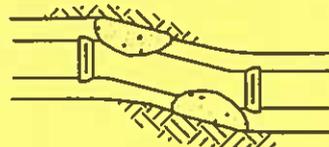
* VERTICAL
BEND



THRUST BLOCK SHALL BE SIZED
ACCORDING TO "TEE" CHART VALUES
(EACH BLOCK SHOWN=HALF THE BEARING AREA)



22.5° ELL



THRUST BLOCK SHALL BE SIZED
ACCORDING TO "90° ELL." CHART VALUES

NOTES:

1. ALL THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED SOIL. CONCRETE SHALL BE PLACED BEHIND BELL OF FITTING
2. SIZE THRUST BLOCK ACCORDING TO THE LARGEST OUTLET DIAMETER ON TEE OR CROSS
3. SEE TECHNICAL SPECIFICATIONS FOR CONCRETE CONSTRUCTION.
4. TEST GREATER THAN 150 PSI REQUIRE CALCULATION

* REQUIRES CALCULATION

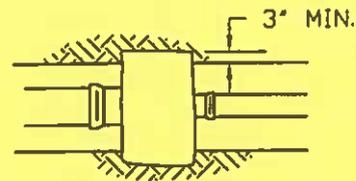
| BEARING AREAS FOR 150 PSI PRESSURE TEST (S.F.) | | | | |
|--|-------------|--------------------|---------|-----------|
| PIPE SIZE | TEE OR PLUG | 90° ELL OR HYDRANT | 45° ELL | 22.5° ELL |
| 6" | 3 | 4 | 2 | 2 |
| 8" | 5 | 8 | 4 | 2 |
| 10" | 8 | 12 | 6 | 3 |
| 12" | 11 | 18 | 8 | 4 |

| | | | |
|-------------------------|----------|------------------------------|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | TYPICAL THRUST BLOCK DETAILS | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-9A |

THRUST BLOCK SCHEDULE BASED ON 2000 PSI CONCRETE & 1500 PSF SOIL BEARING

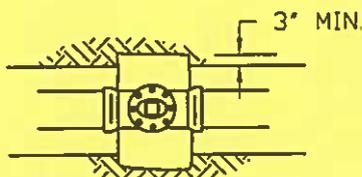
REDUCER

| REDUCER SIZE | AREA REQ'D | THRUST BLOCK SIZE |
|--------------|------------|-------------------|
| 12X10 | 3.5 s.f. | 1.9'x1.9' |
| 12X8 | 6.3 s.f. | 2.5'x2.5' |
| 12X6 | 8.5 s.f. | 2.9'x2.9' |
| 10X8 | 2.8 s.f. | 1.8'x1.7' |
| 10X6 | 5.0 s.f. | 2.2'x2.2' |
| 8X6 | 2.2 s.f. | 1.5'x1.5' |

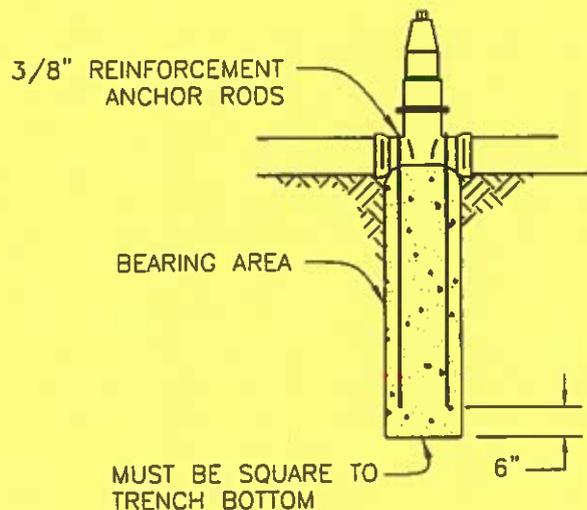


PLAN VIEW

VALVE ANCHORS



PLAN VIEW

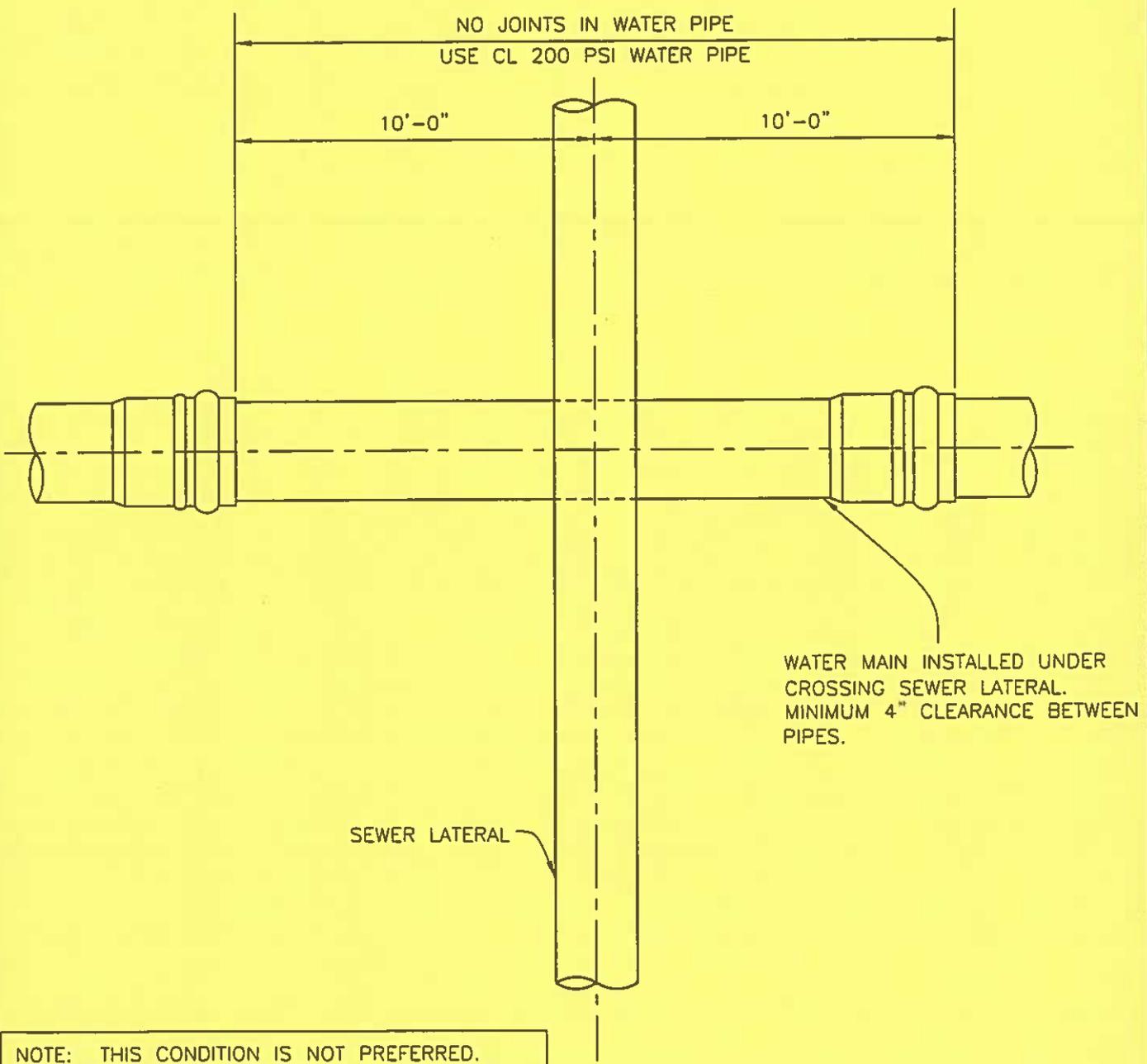


| VALVE SIZE | AREA REQ'D | THRUST BLOCK SIZE |
|------------|------------|-------------------|
| 12 | 11.3 s.f. | 3.4'x3.4' |
| 10 | 7.9 s.f. | 2.8'x2.8' |
| 8 | 5.0 s.f. | 2.2'x2.2' |
| 6 | 2.8 s.f. | 1.7'x1.7' |

NOTES:

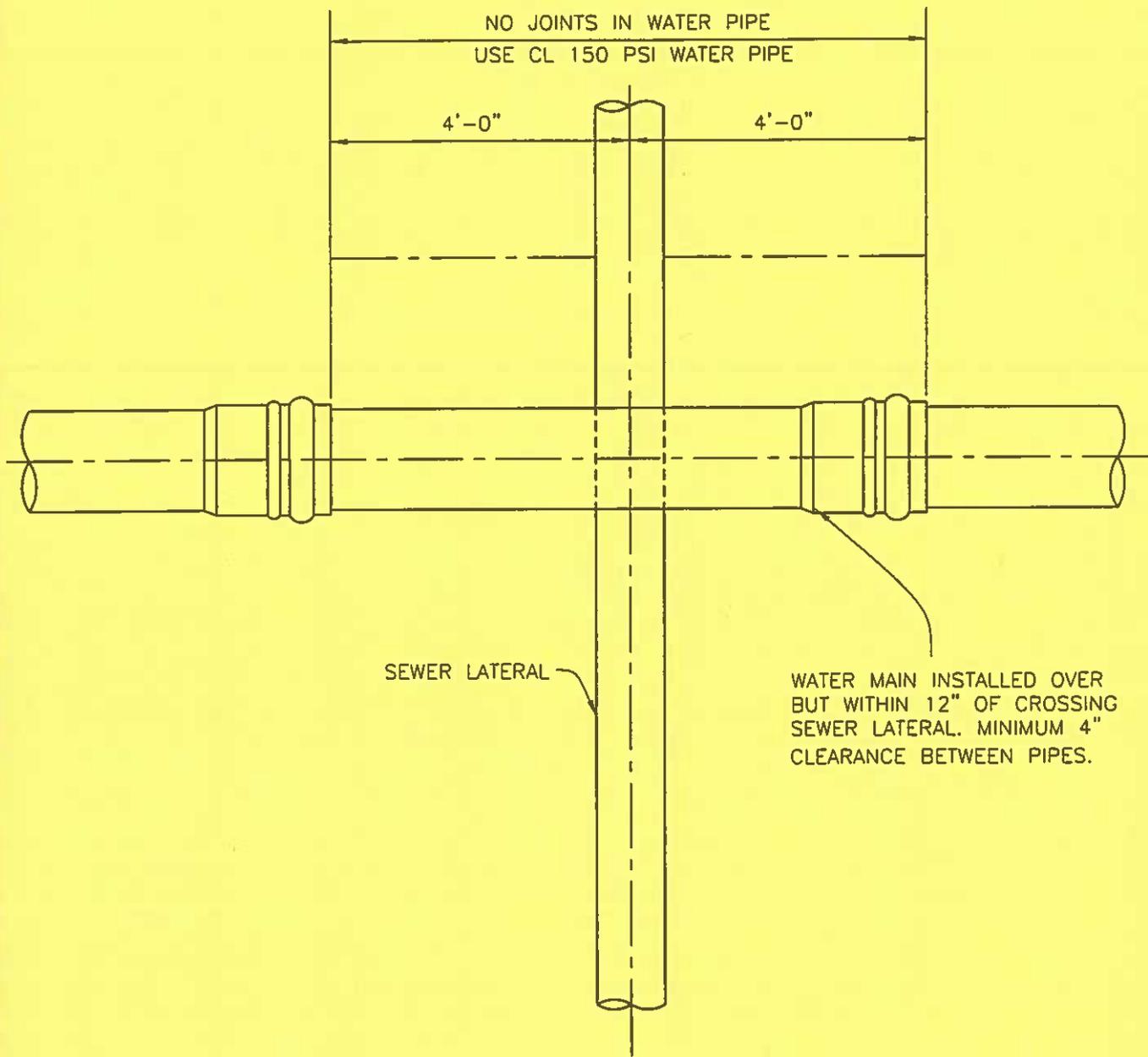
1. ALL THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED SOIL. CONCRETE SHALL BE PLACED BEHIND BELL OF FITTING
2. BEARING AREAS SHOWN IN TABLE ARE BASED UPON ALLOWABLE SOIL PRESSURE OF 1500 psf.
3. CONCRETE STRENGTH SHALL BE 2000 PSI AT 28 DAYS MINIMUM
4. SEE CITY OF McFARLAND'S TECHNICAL SPECIFICATIONS FOR CONCRETE CONSTRUCTION

| | | |
|------------------------------------|----------|---------------------------------|
| DATE: | REVISED: | CITY OF McFARLAND |
| | | TYPICAL THRUST BLOCK DETAILS |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 SHEET No.: W-9B |



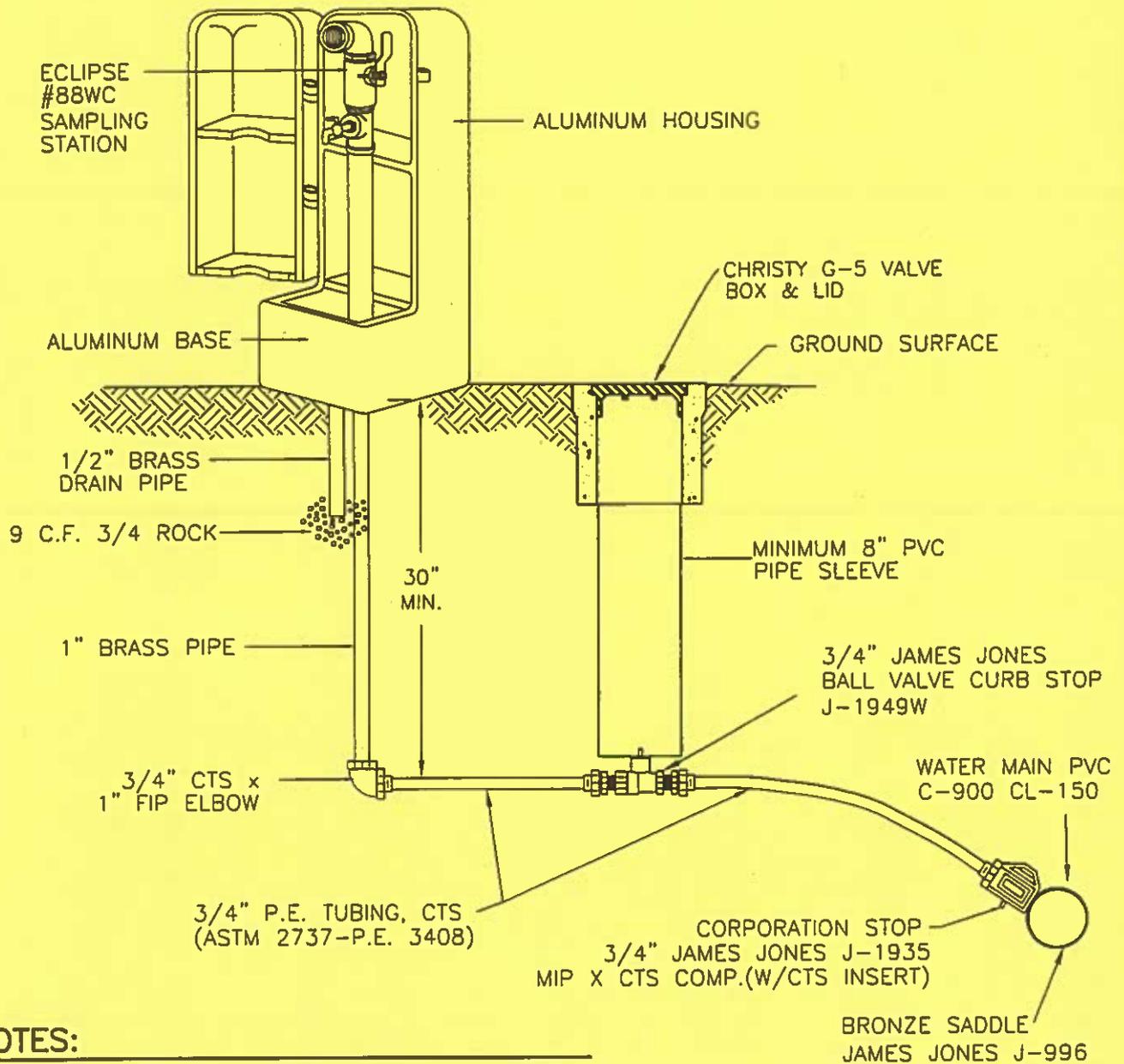
NOTE: THIS CONDITION IS NOT PREFERRED.
ONLY PLACE SEWER LATERAL ABOVE WATER IF
THERE IS NO OTHER ALTERNATIVE.

| | | | |
|-------------------------|----------|--|------------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | WATER MAIN CROSSING BELOW SEWER LATERAL | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-10A |



NOTE: IT IS PREFERABLE TO PLACE THE SEWER LATERAL BELOW WATER PIPES AND SEPERATE THEM BY AT LEAST 12". THIS DETAIL APPLIES WHEN SEWER LATERAL IS CLOSER THAN 12" TO WATER PIPE.

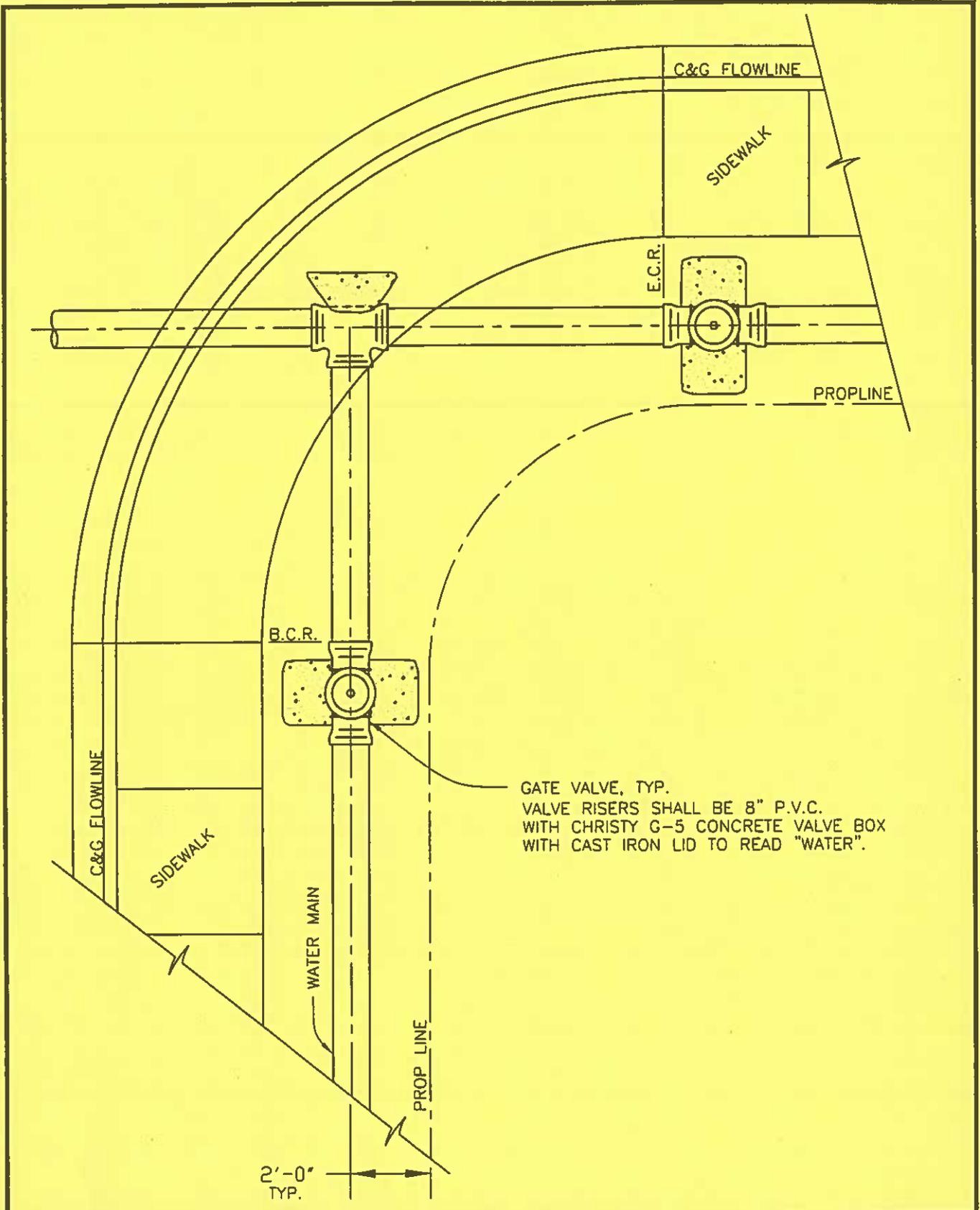
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| DATE: | REVISED: | CITY OF McFARLAND | |
| | | WATER MAIN CROSSING 12" OR LESS ABOVE SEWER LATERAL | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-10B |



NOTES:

1. SAMPLING STATIONS SHALL BE 2.5' BURY, WITH A 1" MIP INLET, AND A 1" FIP DISCHARGE. A 1/4" BENT-NOSE SAMPLING BIB SHALL BE LOCATED BEFORE THE DISCHARGE.
2. ALL STATIONS SHALL BE ENCLOSED IN A LOCKABLE, NONREMOVABLE ALUMINUM-CAST HOUSING.
3. WHEN OPENED, THE STATION SHALL REQUIRE NO KEY FOR OPERATION, AND THE WATER WILL FLOW IN AN ALL BRASS WATERWAY.
4. ALL WORKING PARTS WILL BE OF BRASS AND SERVICEABLE FROM ABOVE GROUND WITH NO DIGGING.
5. A 1" BALL VALVE WILL CONTROL THE WATER FLOW, AND BE LOCATED BEFORE THE SAMPLING BIB, AS MANUFACTURED BY KUPFERLE FOUNDRY, ST. LOUIS, MO 63102.

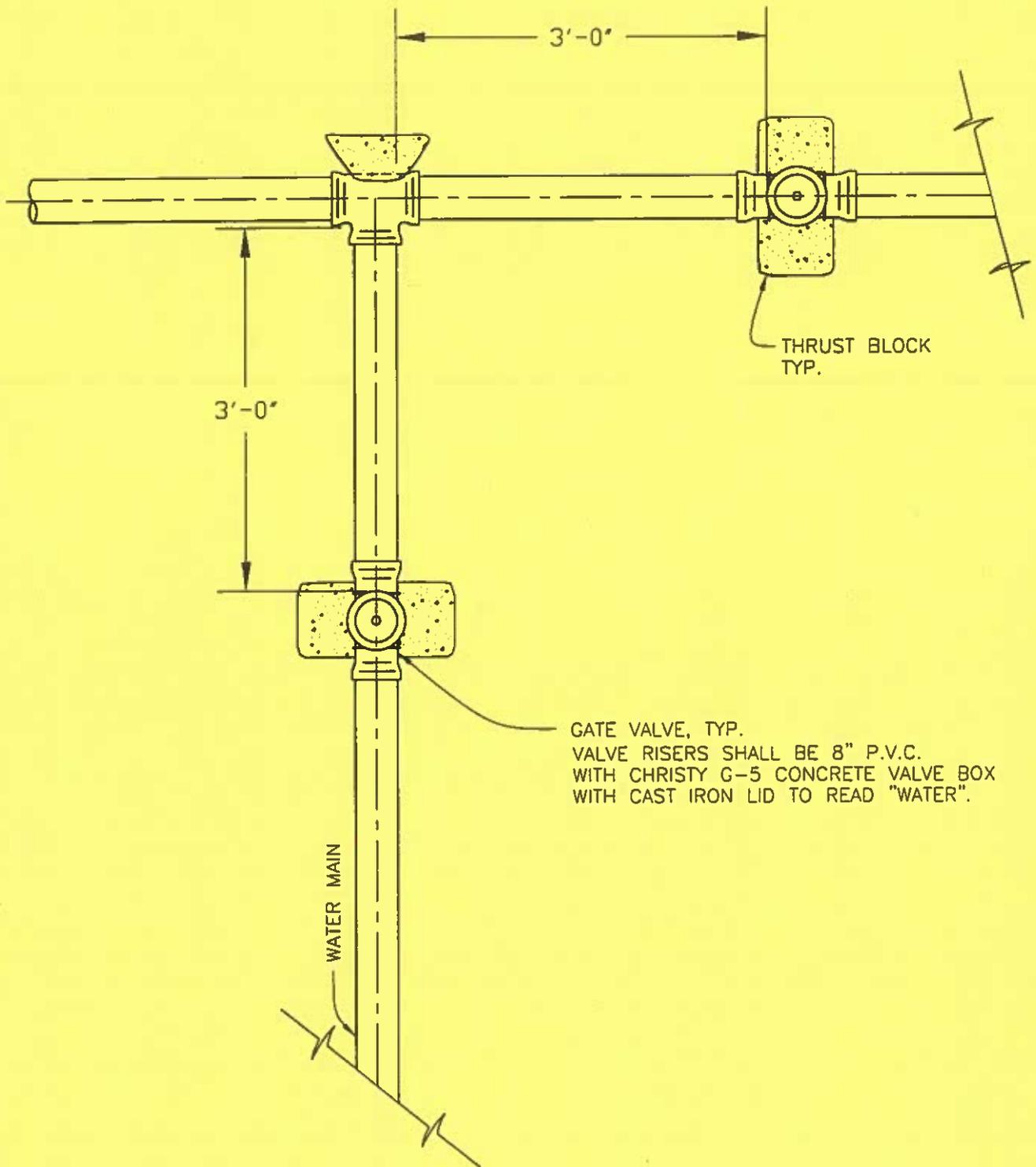
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| DATE: | REVISED: | CITY OF McFARLAND | |
| | | | |
| DEE JASPAR & ASSOCIATES | | DATE: | 5/04/04 |
| | | SHEET No.: | W-11 |



GATE VALVE, TYP.
 VALVE RISERS SHALL BE 8" P.V.C.
 WITH CHRISTY G-5 CONCRETE VALVE BOX
 WITH CAST IRON LID TO READ "WATER".

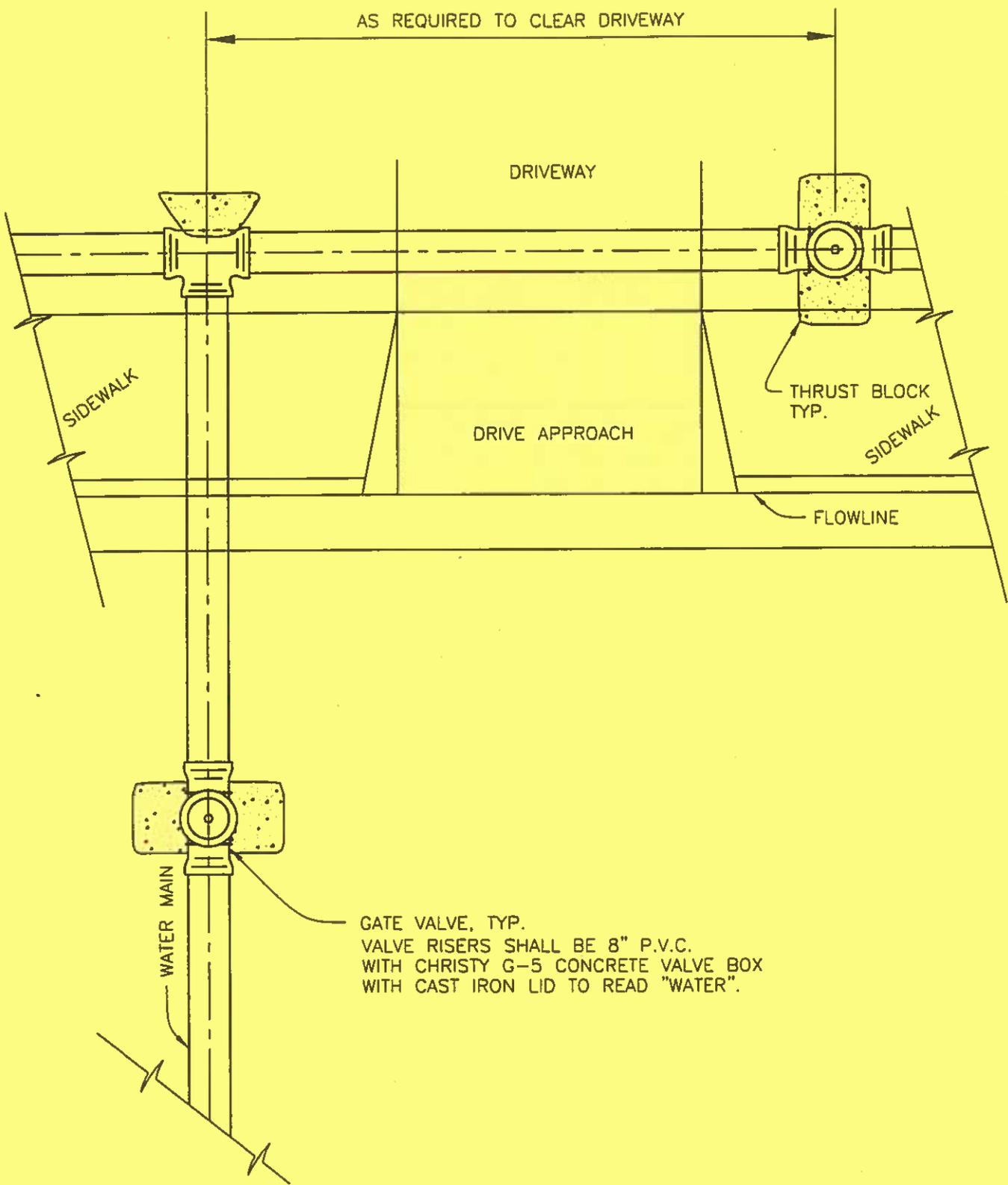
2'-0"
 TYP.

| | | | |
|-------------------------|----------|---|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | GATE VALVE INSTALLATION WITH CURB RETURN | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-12 |



GATE VALVE, TYP.
 VALVE RISERS SHALL BE 8" P.V.C.
 WITH CHRISTY G-5 CONCRETE VALVE BOX
 WITH CAST IRON LID TO READ "WATER".

| | | | |
|-------------------------|----------|---|-----------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | GATE VALVE INSTALLATION NO CURB RETURN | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-13 |



GATE VALVE, TYP.
 VALVE RISERS SHALL BE 8" P.V.C.
 WITH CHRISTY G-5 CONCRETE VALVE BOX
 WITH CAST IRON LID TO READ "WATER".

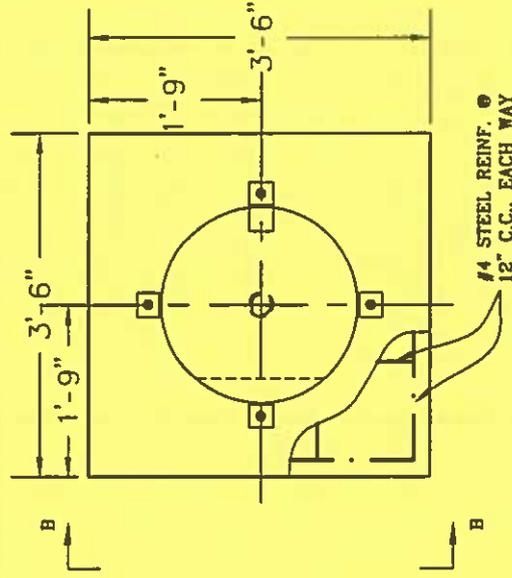
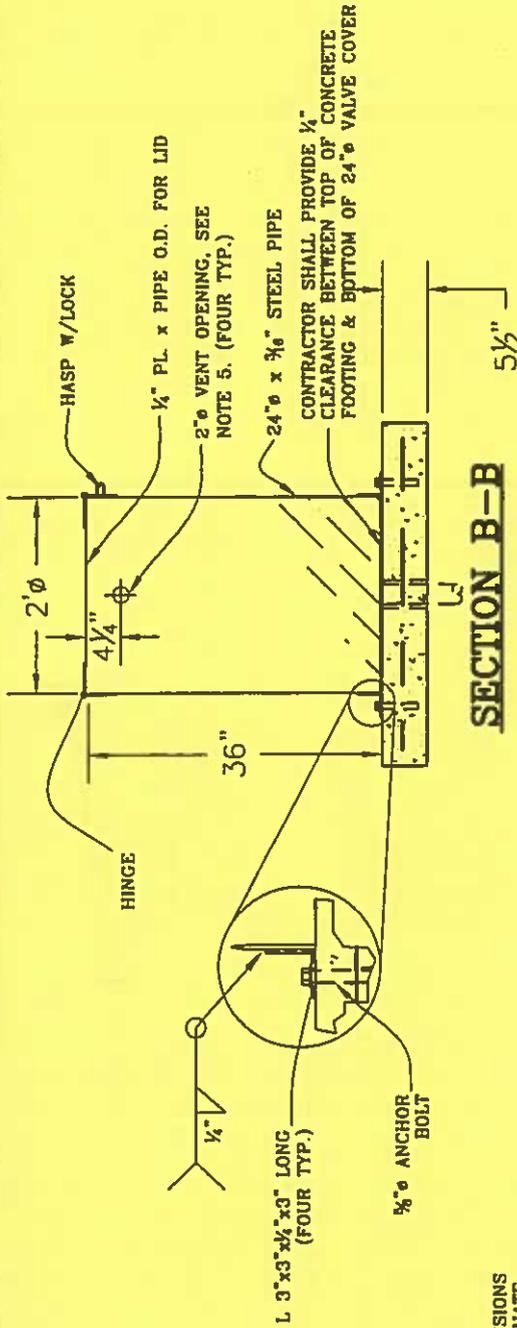
| | |
|-------|----------|
| DATE: | REVISED: |
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| | |

CITY OF McFARLAND

GATE VALVE INSTALLATION
 DRIVEWAY (NO CURB RETURN)

DEE JASPAR & ASSOCIATES

DATE: 5/04/04 SHEET No.: W-14



NOTES:

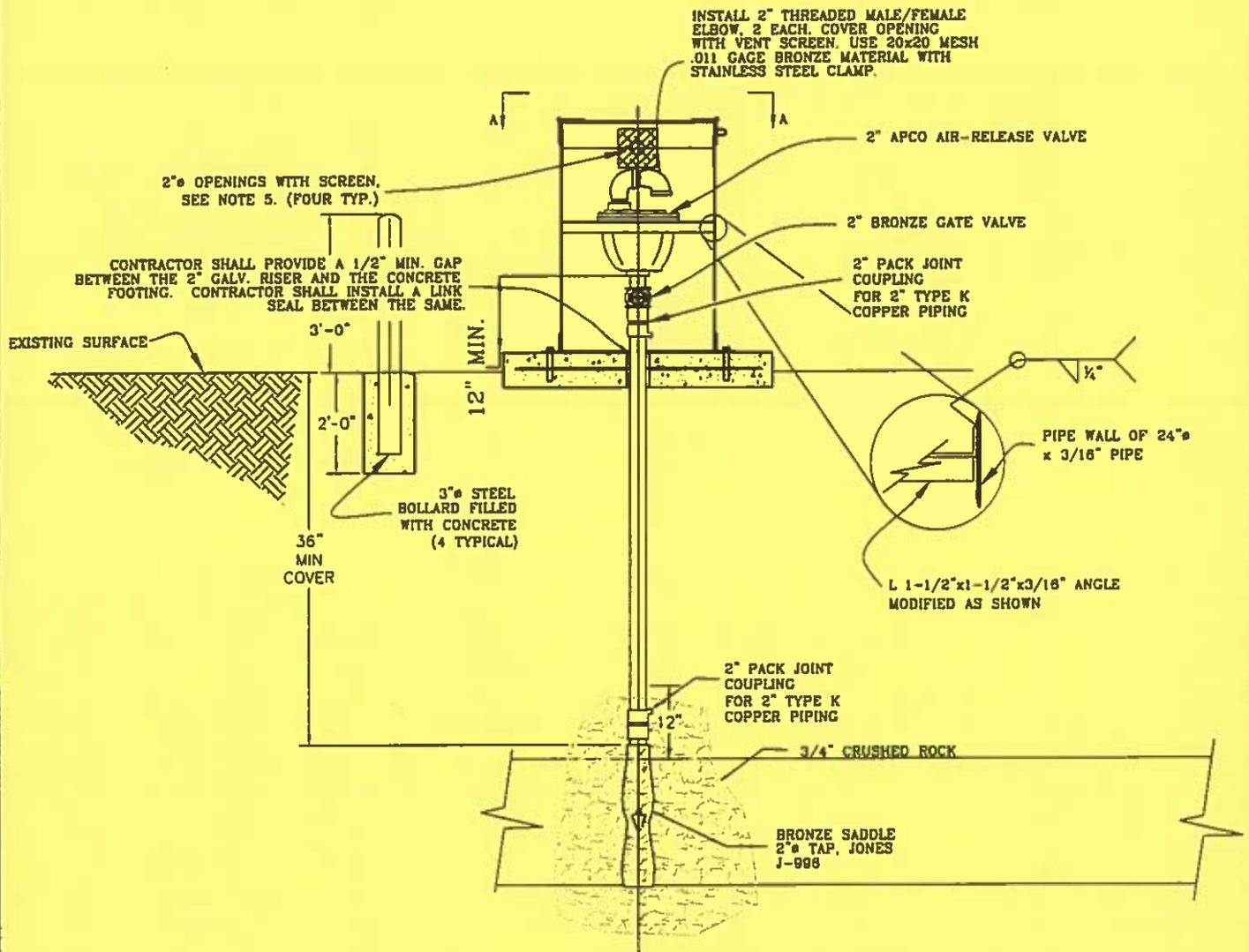
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF PIPE, VALVES AND COVER TO ASSURE ADEQUATE CLEARANCES ARE GIVEN BETWEEN THE SAME.
2. CONTRACTOR SHALL TAKE CARE TO PROTECT ANY PVC PIPE USED FOR TRANSMISSION LINE PIPING DURING THE CONSTRUCTION OF THE VALVE COVER AND AIR RELEASE VALVE INSTALLATION SO AS TO NOT PLACE EXCESSIVE LOADS ON THE PIPE.
3. AIR RELEASE VALVES SHALL BE EPOXY LINED. EPOXY SHALL BE #134 SCOTCHKOTE SYSTEM.
4. SOIL MATERIAL AND COMPACTION REQUIREMENTS SHALL BE THE SAME AS THE TRENCH DETAIL HEREON.
5. FOUR 2"Ø OPENINGS SHALL BE COVERED WITH INSECT SCREEN, 15x14 MESH, .011 STAINLESS STEEL. SCREEN SHALL BE SECURED TO THE INTERIOR OF THE PIPE WITH 1/2"Ø BOLTS-FOUR PER SCREEN TYP.
6. ALL ABOVE GROUND PIPE, VALVES, CONNECTIONS, & BOLLARDS SHALL BE PAINTED AS REQUIRED BY THE CITY OF McFARLAND.
7. ALL BURIED STEEL PIPE FITTINGS AND APPURTENANCES SHALL BE FILM WRAPPED.
8. CONCRETE FOR FOOTING SHALL BE 3000 PSI MIN.
9. HEIGHT OF VALVE COVER SHALL BE 3'-0" FOR 2" COMBINATION AIR RELEASE VALVES (TYP.).

AIR RELEASE VALVE COVER DETAILS

SECTION A-A

NOT TO SCALE

| | | |
|-------------------------|----------|---------------------------------|
| DATE: | REVISED: | CITY OF McFARLAND |
| | | AIR RELEASE VALVE COVER DETAILS |
| DEE JASPAR & ASSOCIATES | | SHEET No.: W-15A |
| | | DATE: 5/04/04 |



COMBINATION AIR RELEASE VALVES

NOT TO SCALE

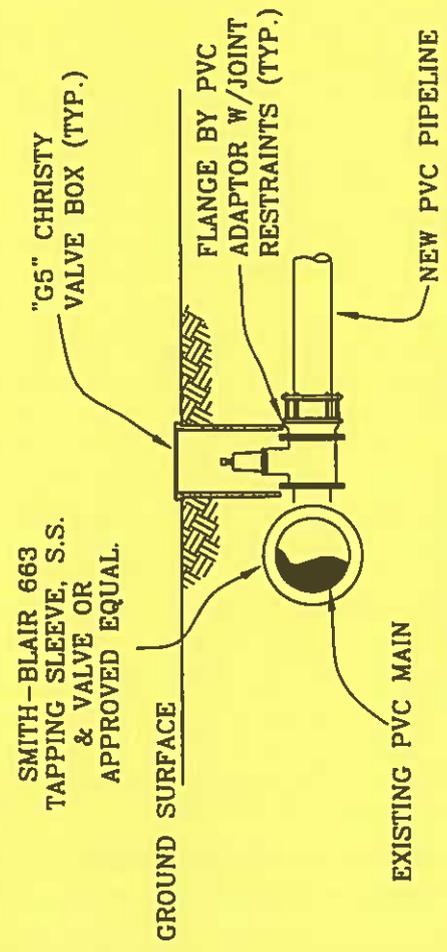
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|-------------------------|----------|-----------------------------------|------------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | COMBINATION AIR RELEASE VALVES | |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-15B |

NOTES:

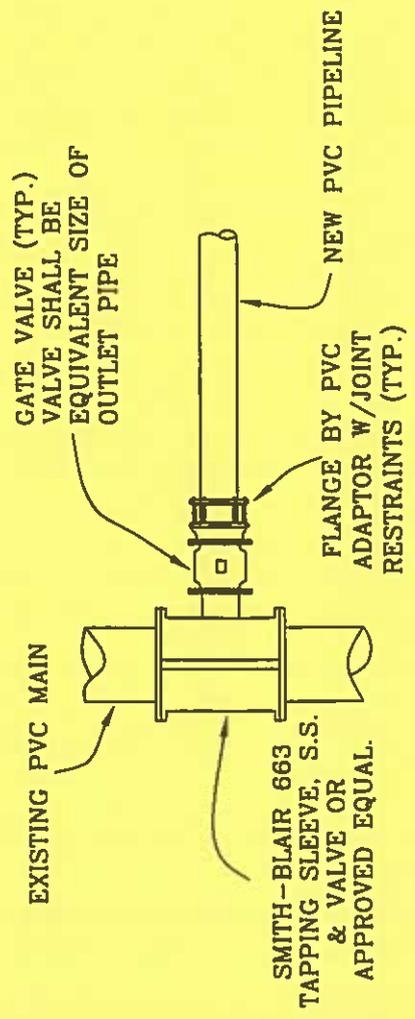
- 1) WHEN TAPPING SLEEVES ARE ORDERED FROM THE MANUFACTURER, THE OUTSIDE DIAMETER OF THE PIPE BEING TAPPED, THE SIZE OF THE OUTLET DESIRED, AND THE WORKING PRESSURE SHALL BE SPECIFIED TO INSURE THAT THE CORRECT SLEEVES ARE FURNISHED. LEAD-JOINT SLEEVES SHALL NOT BE USED AND THE TAPPING SLEEVE SHALL PROVIDE FULL SUPPORT AROUND THE CIRCUMFERENCE OF THE PIPE.
- 2) THE TAPPING SLEEVES SHALL BE ASSEMBLED ON THE PIPE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS, INSURING THAT NO PIPE DISTORTION OCCURS. THE TAPPING VALVE IS THEN CONNECTED TO THE SLEEVE.
- 3) TAPPING SLEEVES SHALL BE SUPPORTED INDEPENDENTLY FROM THE PIPE DURING THE TAPPING. SUPPORT USED SHALL BE LEFT IN PLACE AFTER TAPPING. THRUST BLOCKS SHALL BE USED AS WITH ANY OTHER FITTING OR APPURTENANCE.

ALLOWABLE "HOT TAP" CONNECTION COMBINATIONS

| MAIN BEING TAPPED | SIZE OF OUTLET PIPE |
|-------------------|---------------------|
| 24" | 16" OR SMALLER |
| 18" | 12" OR SMALLER |
| 16" | 10" OR SMALLER |
| 15" | 8" OR SMALLER |
| 12" | 8" OR SMALLER |
| 10" | 6" OR SMALLER |
| 8" | 4" OR SMALLER |

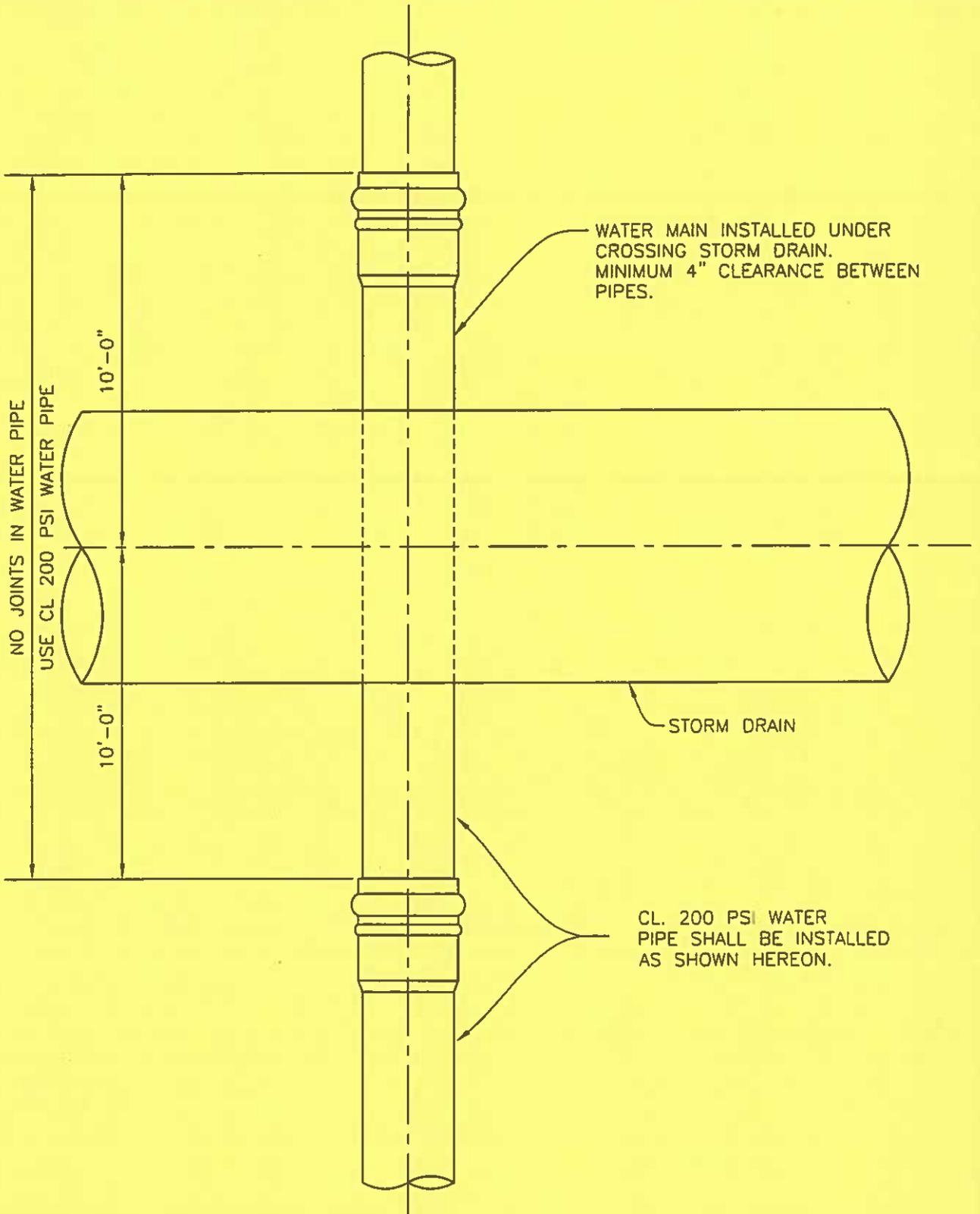


ELEVATION VIEW



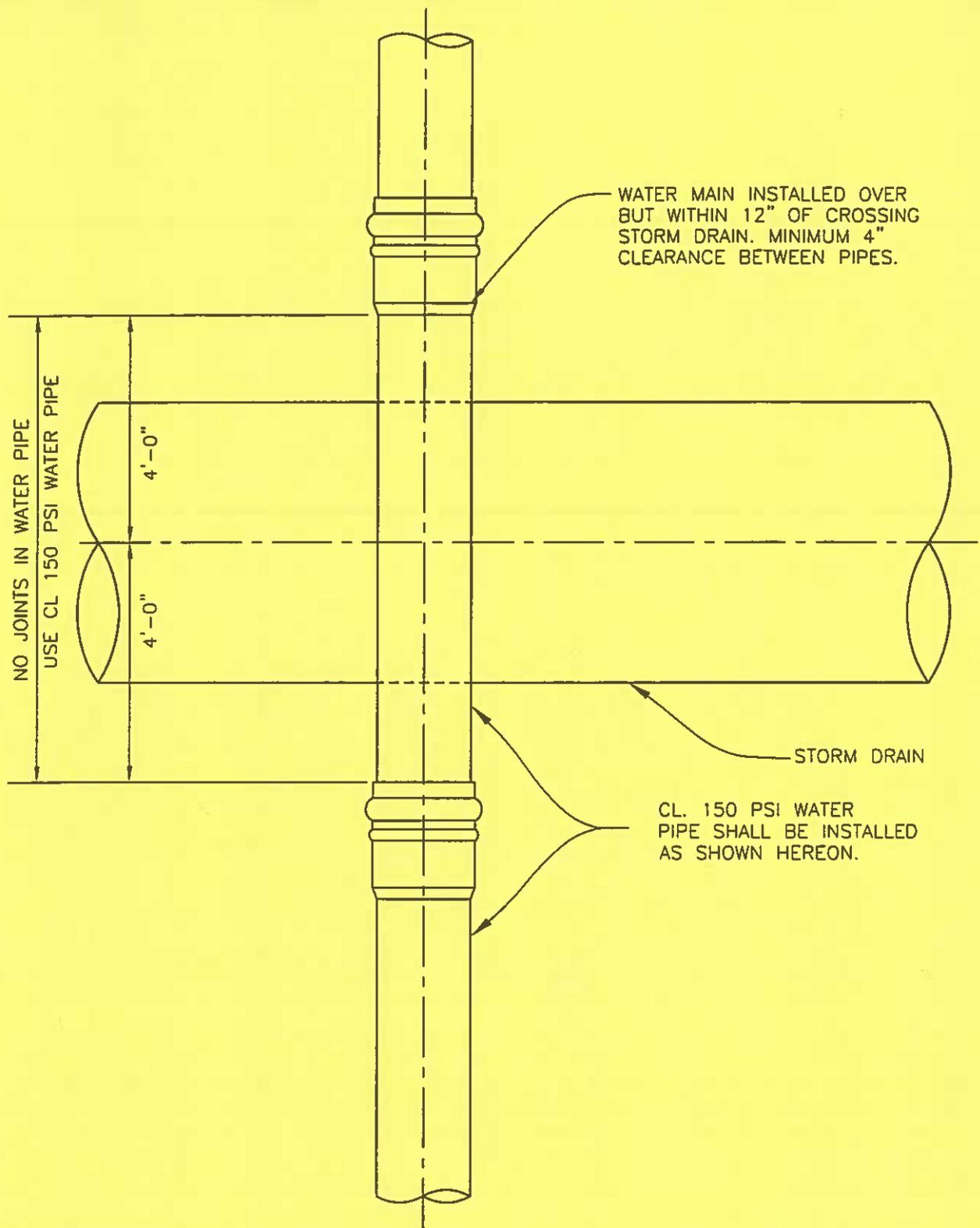
PLAN VIEW

| | | |
|-------------------------|----------|-------------------|
| DATE: | REVISED: | CITY OF McFARLAND |
| | | HOT TAPPING |
| | | WATER MAIN |
| DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 |
| | | SHEET No.: W-16 |



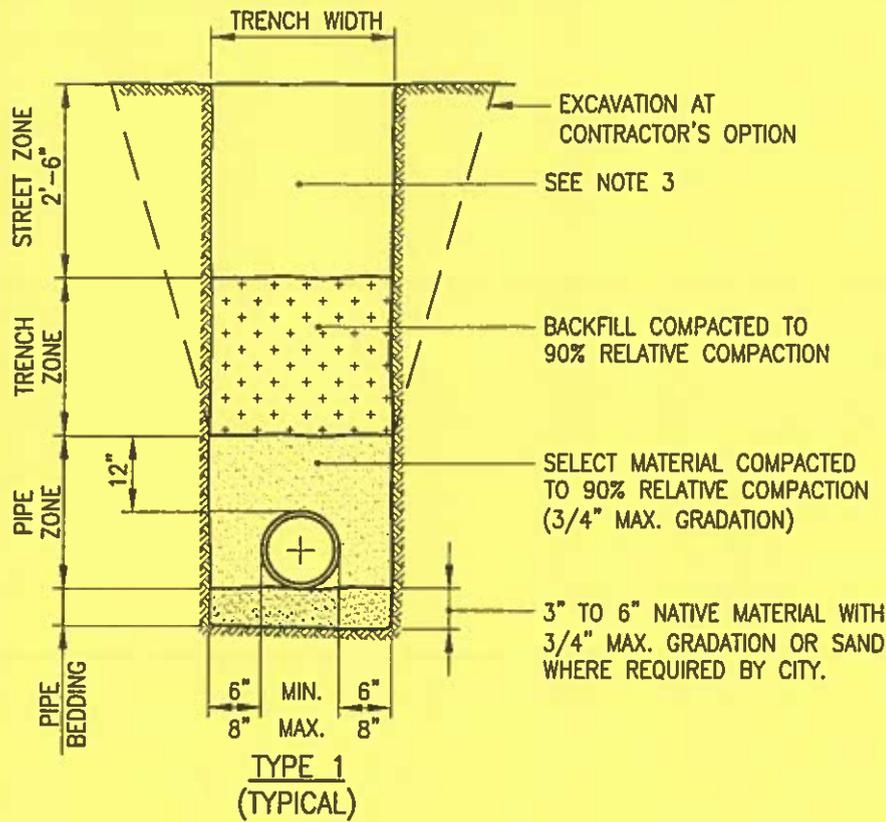
NOTE: THIS CONDITION IS NOT PREFERRED.
 ONLY PLACE STORM DRAIN ABOVE WATER IF
 THERE IS NO OTHER ALTERNATIVE.

| | | | |
|--|----------|--|------------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | WATER MAIN CROSSING BELOW STORM DRAIN | |
|  DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-17A |



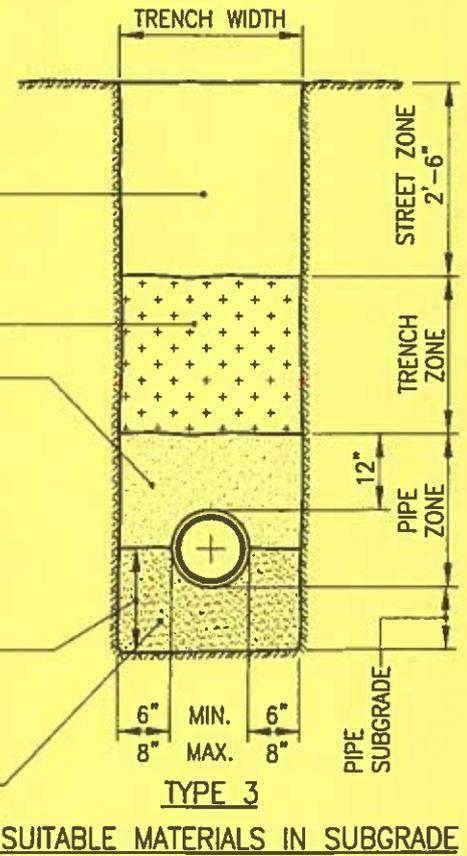
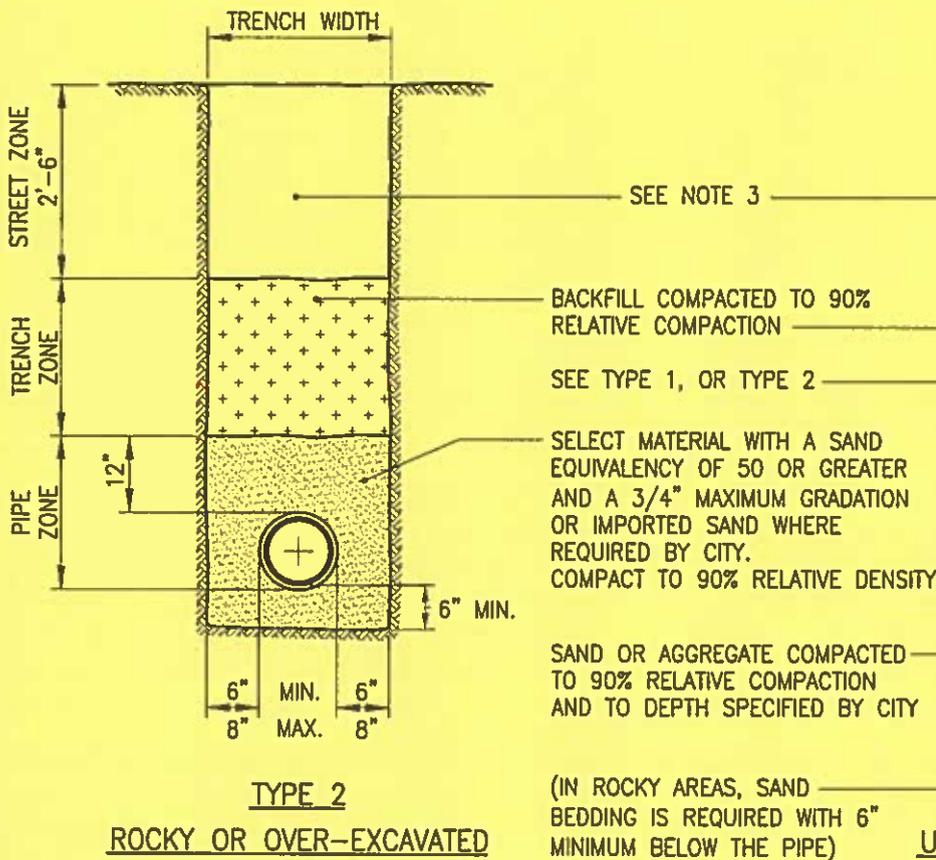
NOTE: IT IS PREFERABLE TO PLACE THE STORM DRAIN BELOW WATER PIPES AND SEPERATE THEM BY AT LEAST 12". THIS DETAIL APPLIES WHEN STORM DRAIN IS CLOSER THAN 12" TO WATER PIPE.

| | | | |
|--|----------|---|------------------|
| DATE: | REVISED: | CITY OF McFARLAND | |
| | | WATER MAIN CROSSING 12" OR LESS ABOVE STORM DRAIN | |
|  DEE JASPAR & ASSOCIATES | | DATE: 5/04/04 | SHEET No.: W-17B |



NOTES:

1. SAND AND SELECT MATERIAL SHALL BE PER TECHNICAL SPECIFICATIONS FOR EARTHWORK.
2. SEE TECHNICAL SPECIFICATIONS FOR EARTHWORK IF TRENCH WIDTH EXCEEDS THE MAXIMUM SHOWN ON THIS DRAWING.
3. STREET ZONE TO BE COMPACTED TO 95% RELATIVE DENSITY. IF WITHIN ROADBED OR TO 90% RELATIVE DENSITY IF OUTSIDE OF ROADBED. SEE TECHNICAL SPECIFICATIONS FOR EARTHWORK.
4. MINIMUM COVER OVER ALL SEWER MAINS TO BE 6- FEET AS MEASURED FROM FINISHED GRADE.
5. PERCENT RELATIVE DENSITY IS THE PERCENT OF THE MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557.
6. SEE APPLICABLE ROAD SECTION FOR PAVING REQUIREMENTS IF WITHIN NEW ROAD WAY, OR CITY OF McFARLAND (C.O.M.) STANDARD DETAILS SHEET R-2 FOR PAVEMENT PATCH REQUIREMENTS IF WITHIN EXISTING ROADWAY.



DATE: 5/20/11, standard details
 DATE: Apr 27 2005 4:24pm
 1.441 USDR ermschuppen
 L-11800 bak

CITY OF McFARLAND

SEWER PIPE BEDDING AND BACKFILL DETAILS

BOYLE ENGINEERING CORPORATION

DATE DRAWN

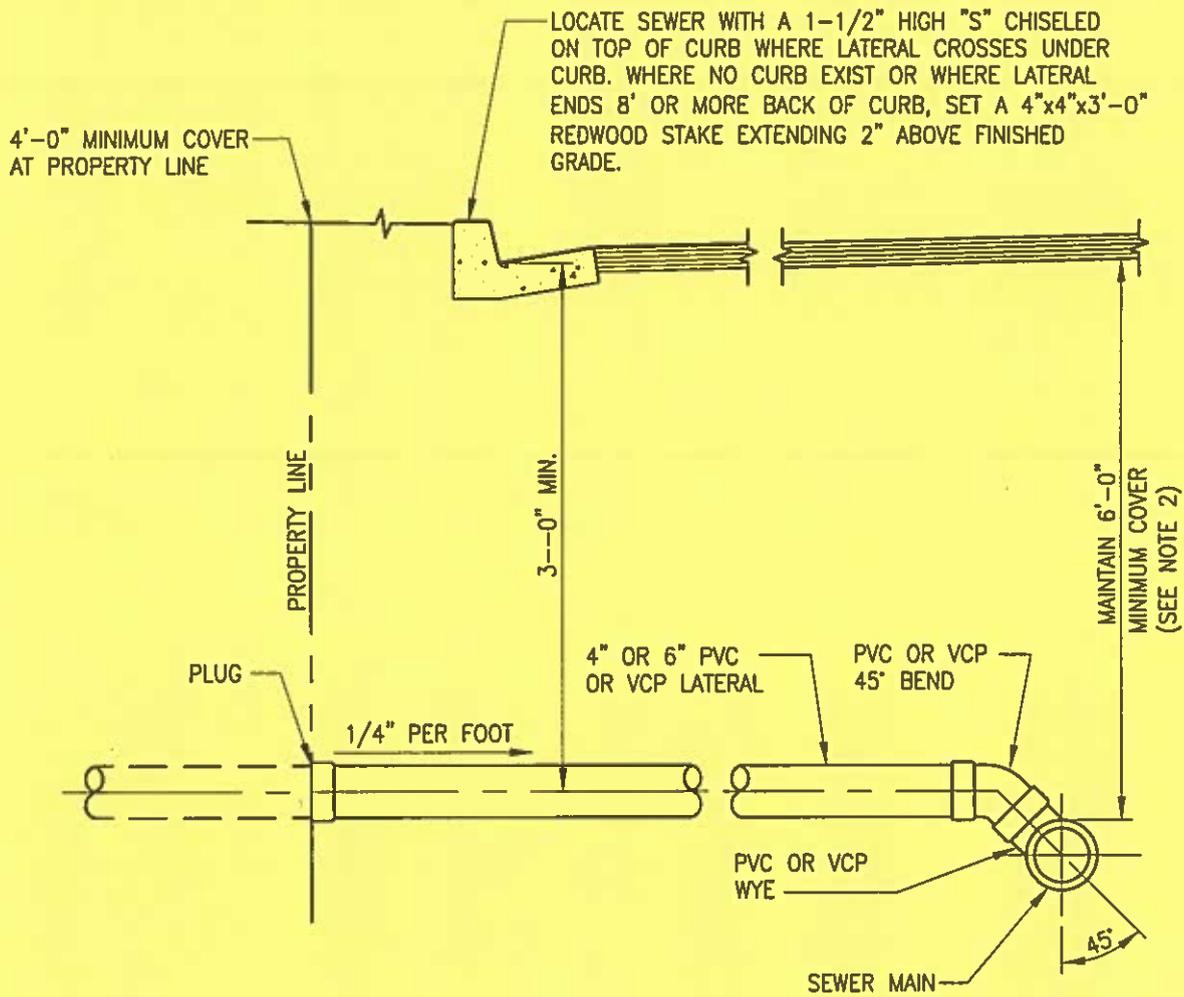
03/04

SHEET NO.

S-1

DATE

REVISION

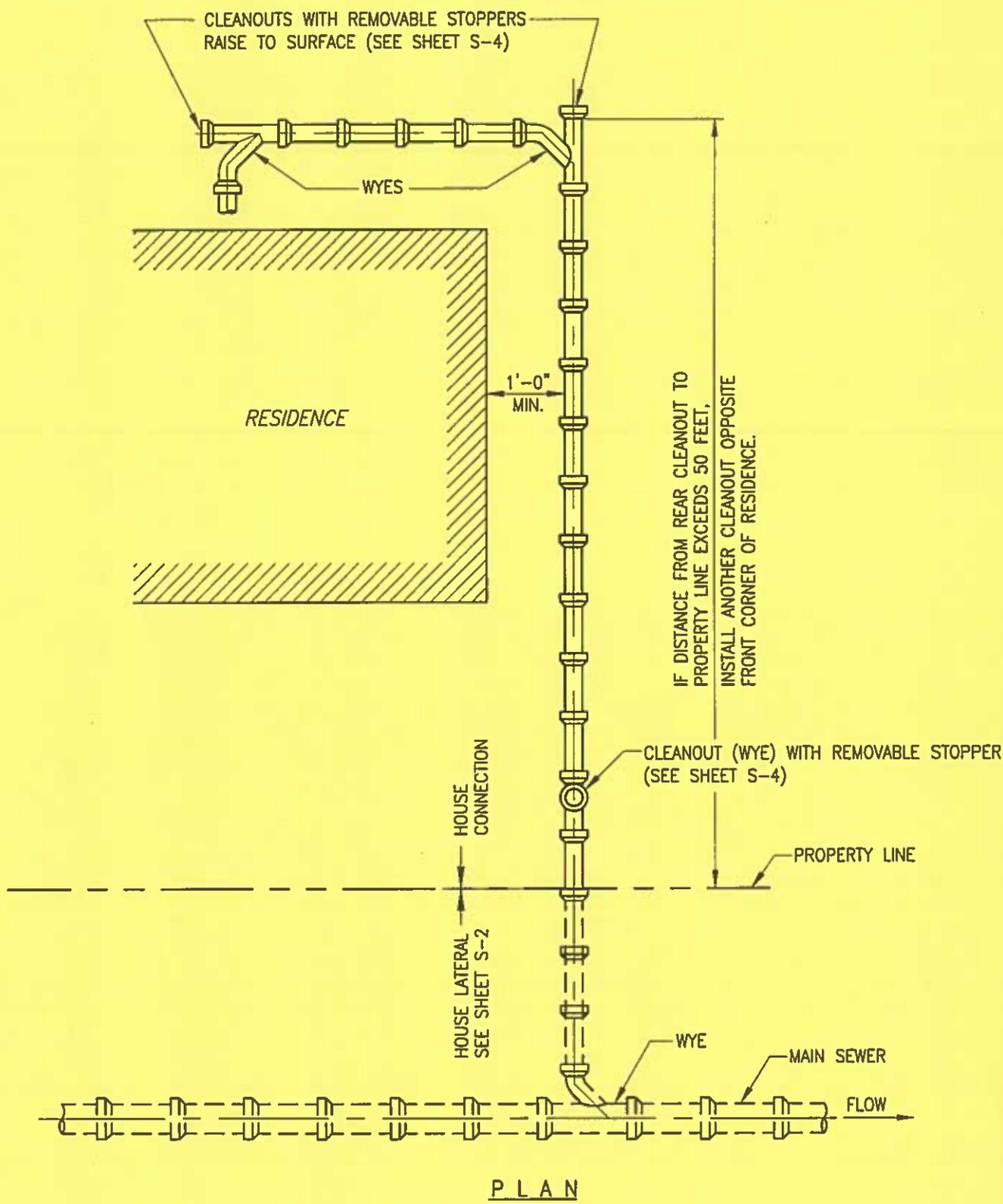


NOTES:

1. FOR TYPICAL HOUSE CONNECTION, SEE SHEET S-3.
2. FOR SEWER PIPE BEDDING AND BACKFILL REQUIREMENTS, SEE SHEET S-1.
3. LATERAL MATERIAL SHALL MATCH SEWER MAIN.
4. FOR EXISTING SEWERS, CONNECTION MAY BE MADE WITH A SADDLE SUBJECT TO APPROVAL BY CITY.

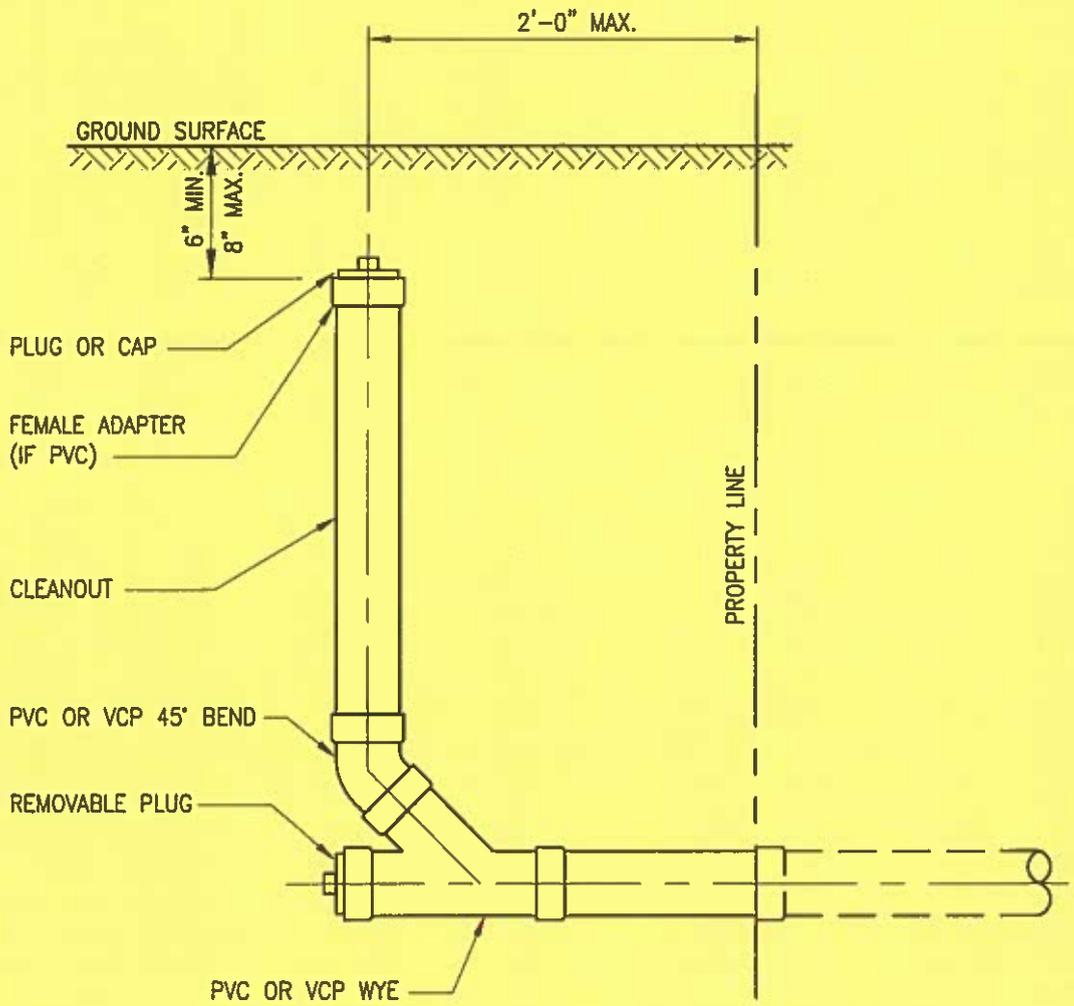
DATE: 5/10/11
 DRAWN: J. BOYD
 CHECKED: J. BOYD
 USER: emmshagen
 11/10/10

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| CITY OF McFARLAND | |
| TYPICAL SEWER LATERAL | |
| | <i>BOYD ENGINEERING CORPORATION</i> |
| | DATE DRAWN 03/04 |
| | SHEET NO. S-2 |
| DATE | REVISION |



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 User: emmshuypen

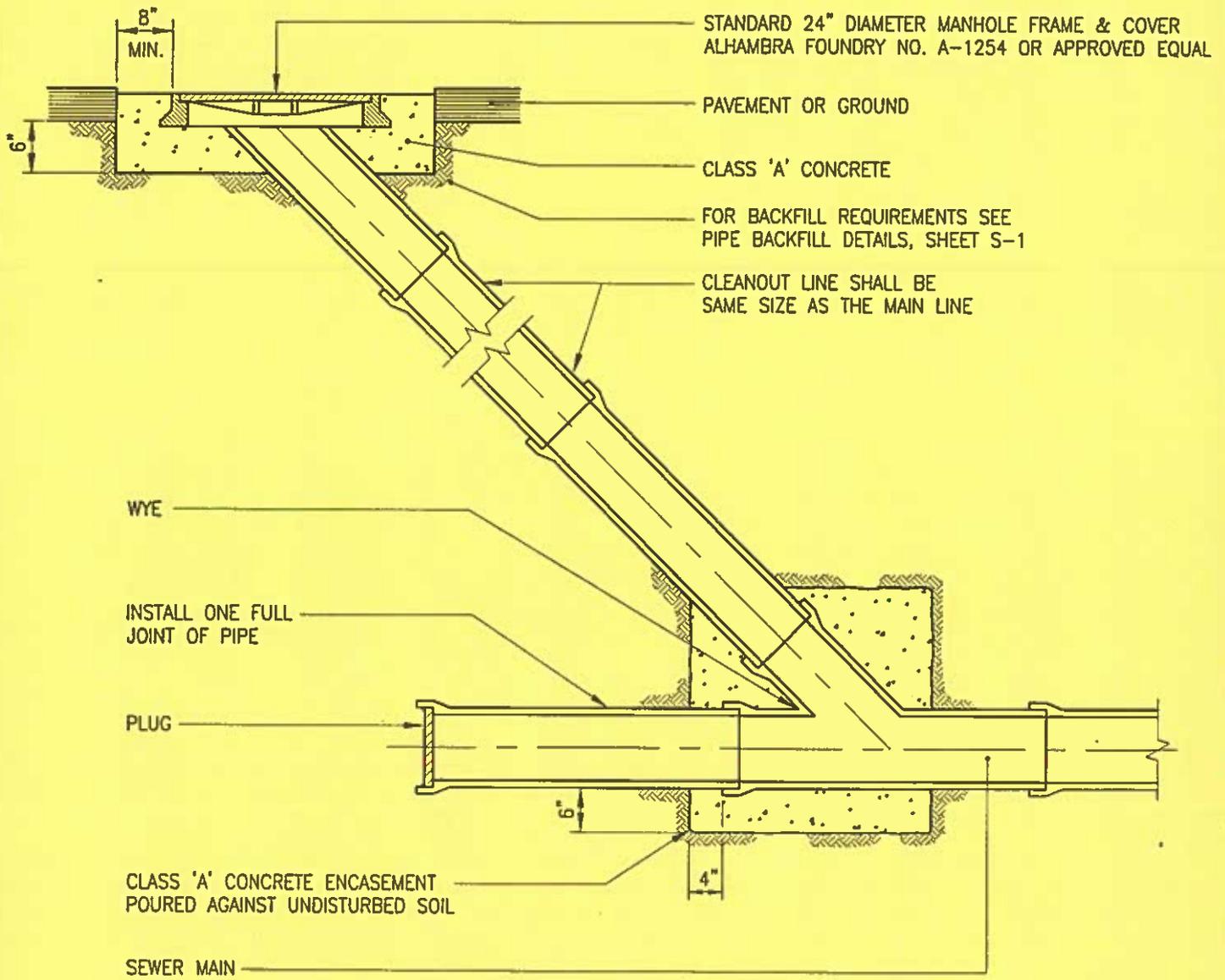
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| | | CITY OF McFARLAND | | |
| | | TYPICAL HOUSE CONNECTION | | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | | DATE DRAWN 03/04 |
| DATE | REVISION | | | SHEET NO. S-3 |



PWC: S.10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
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| CITY OF McFARLAND | |
| HOUSE STANDARD CLEANOUT | |
| <i>BOYLE ENGINEERING CORPORATION</i> | |
| DATE DRAWN | SHEET NO. |
| 03/04 | S-4 |



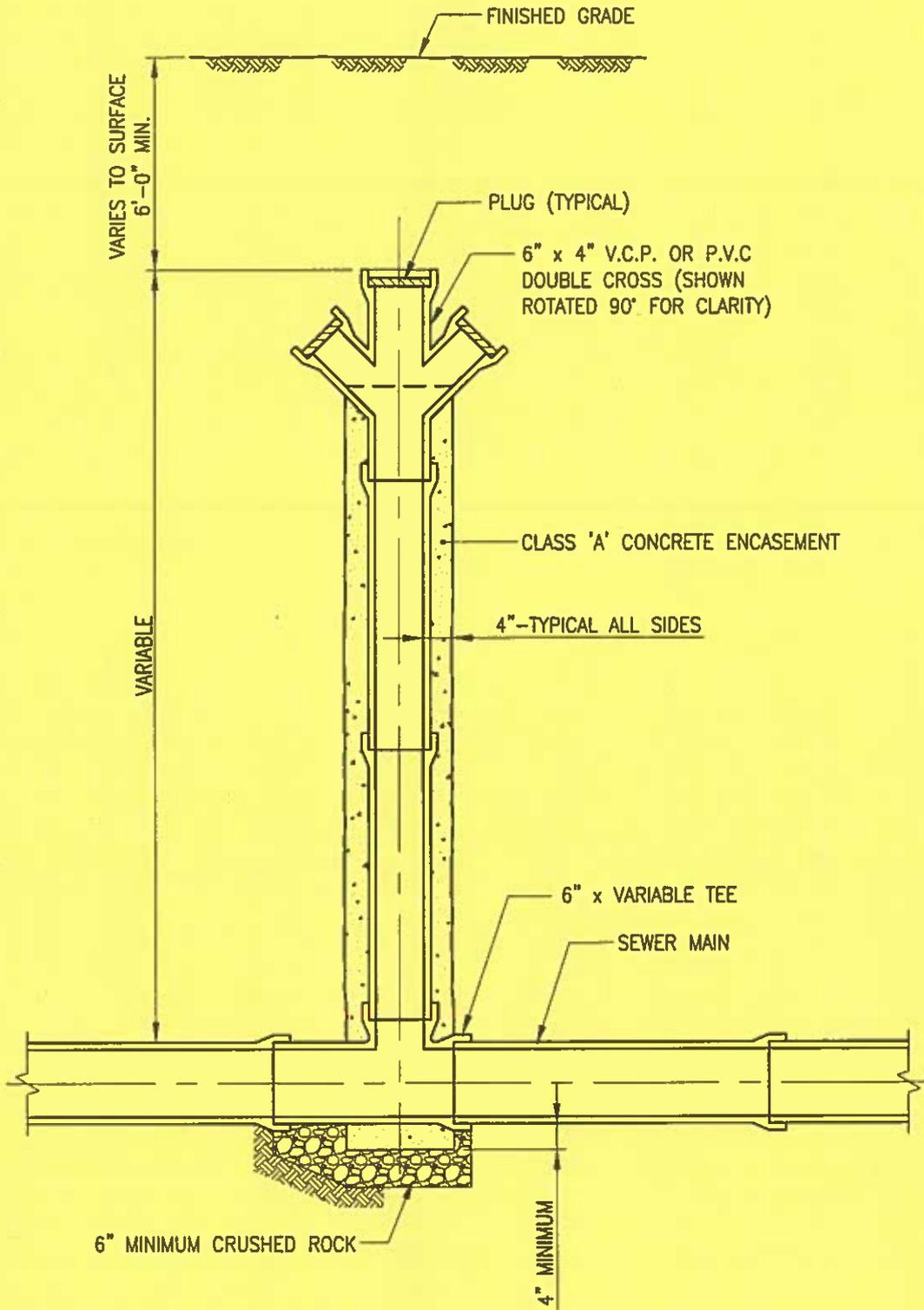
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DATE: 10/18/2000
S 1-1100, 10/0

DATE: 5/14/11, also
DATE: 10/18/2000

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| DATE | REVISION |

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|---|-------------------------|
| CITY OF McFARLAND | |
| MAIN SEWERLINE STANDARD CLEANOUT | |
| <i>BOYLE ENGINEERING CORPORATION</i> | |
| DATE DRAWN 03/04 | SHEET NO. S-5 |



SECTION

CITY OF McFARLAND

STANDARD CHIMNEY

BOYLE ENGINEERING CORPORATION

DATE DRAWN

03/04

SHEET NO.

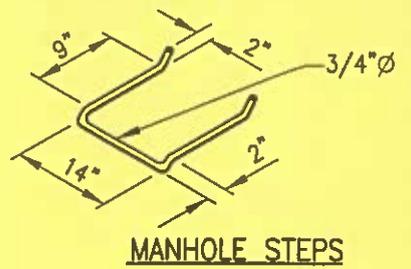
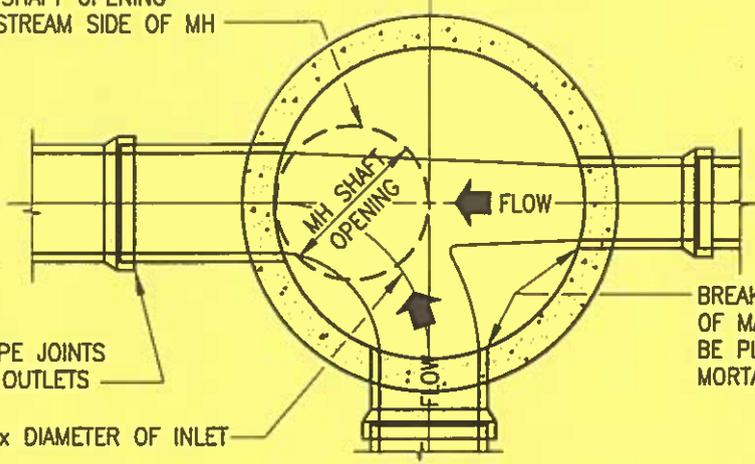
S-6

DATE

REVISION

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 DATE: Apr 27, 2005 4:30pm
 User: USDR emmashopen
 1-1180.dwg

LOCATE MH SHAFT OPENING
OVER DOWNSTREAM SIDE OF MH



2-12" LONG PIPE JOINTS
AT INLETS AND OUTLETS

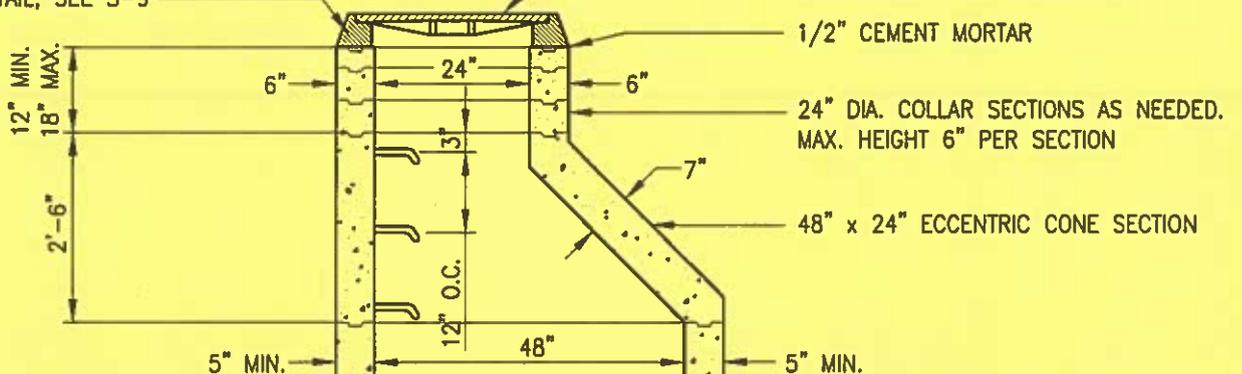
RADIUS = 2x DIAMETER OF INLET

BREAK OR CUT PIPE FLUSH WITH INSIDE
OF MANHOLE WALL. UNEVEN EDGES SHALL
BE PLASTERED SMOOTH WITH CEMENT
MORTAR.

PLAN

FOR CONCRETE COLLAR
DETAIL, SEE S-9

FOR MANHOLE TOP DETAILS SEE S-9



NOTES:

1. MANHOLE RINGS, CONES AND SECTIONS SHALL BE AS APPROVED BY CITY.
2. MORTAR SHALL BE: 1 PART CEMENT TO 4 PARTS SAND.
3. MANHOLES WITH A DEPTH GREATER THAN 10 FEET SHALL BE 60" DIAMETER STANDARD MANHOLES. SEE S-8
4. FOR PVC SEWERS, GROUT RUBBER MANHOLE RING IN MANHOLE BASE TO RECEIVE PVC PIPES.

1/2" CEMENT MORTAR

24" DIA. COLLAR SECTIONS AS NEEDED.
MAX. HEIGHT 6" PER SECTION

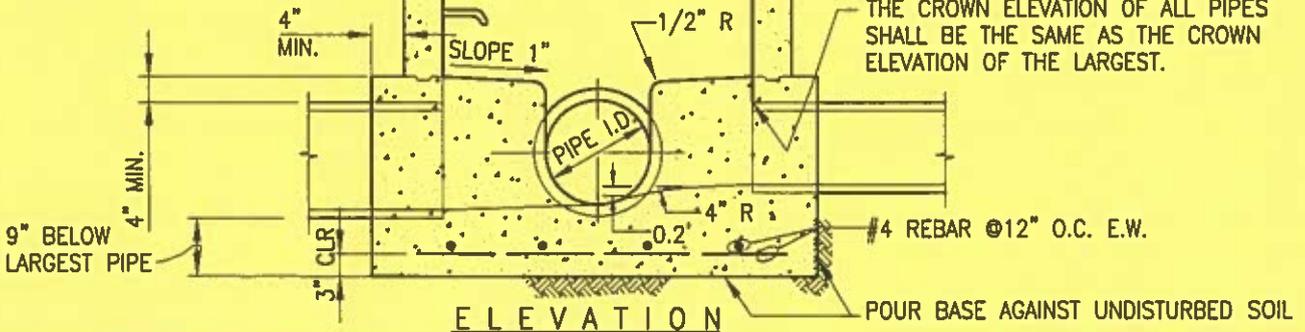
48" x 24" ECCENTRIC CONE SECTION

CITY APPROVED POLYPROPYLENE
COVERED MANHOLE STEPS LANE
INTERNATIONAL P-14938 OR EQUAL TYP.

BUTYL RUBBER SEALING COMPOUND
JOINTS-TYPICAL

FOR BACKFILL REQUIREMENTS SEE PIPE
BACKFILL DETAILS, SHEET S-1

THE CROWN ELEVATION OF ALL PIPES
SHALL BE THE SAME AS THE CROWN
ELEVATION OF THE LARGEST.



ELEVATION

POUR BASE AGAINST UNDISTURBED SOIL

CITY OF McFARLAND

48" I.D. STANDARD MANHOLE

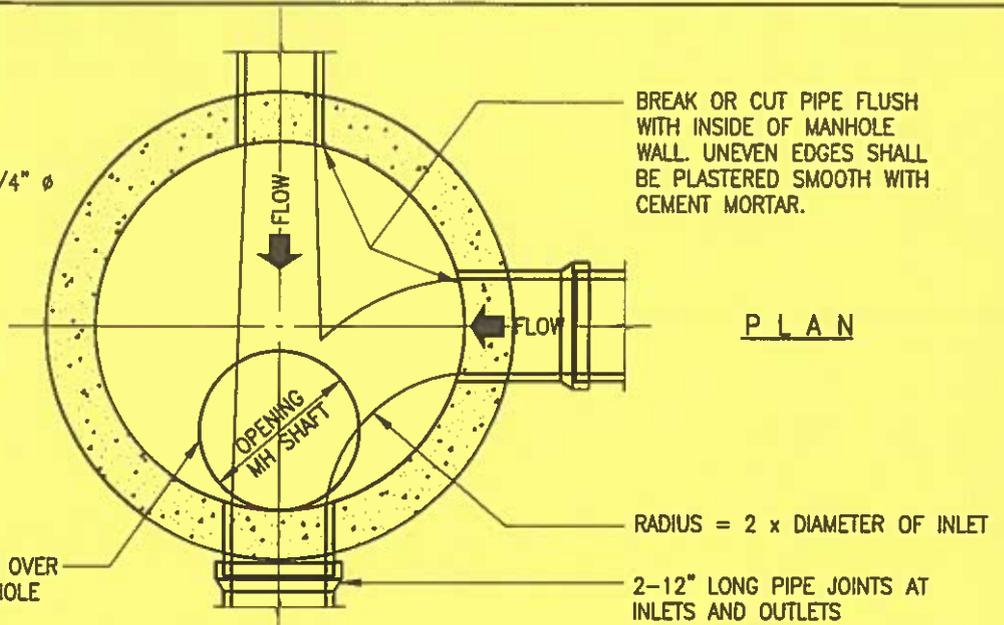
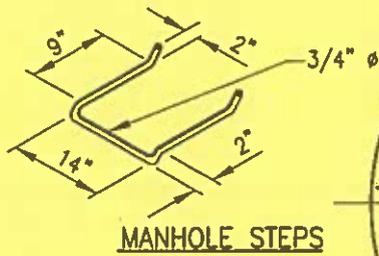
BOYLE ENGINEERING CORPORATION

DATE DRAWN
03/04

SHEET NO.
S-7

DATE REVISION

7/8/04 USER: emmsharpen
 1-11-00 Job
 DATE: Apr 27, 2005 4:21pm
 3 (1/8") attached detail
 DWG.



LOCATE MH SHAFT OPENING OVER
DOWNSTREAM SIDE OF MANHOLE

FOR CONCRETE COLLAR
DETAIL, SEE S-9

FOR MANHOLE TOP DETAILS, SEE S-9

12" MIN.
18" MAX.

1/2" CEMENT MORTAR

6" 36" 6"

36" DIA. COLLAR SECTIONS AS NEEDED.
MAX. HEIGHT 6" PER SECTION

NOTES:

1. MANHOLE RINGS, CONES AND SECTIONS SHALL BE AS APPROVED BY CITY.
2. MORTAR SHALL BE: 1 PART CEMENT TO 4 PARTS SAND.
3. FOR PVC SEWERS, GROUT RUBBER MANHOLE RING IN MANHOLE BASE TO RECEIVE PVC PIPES.

60" x 36" ECCENTRIC CONE SECTION

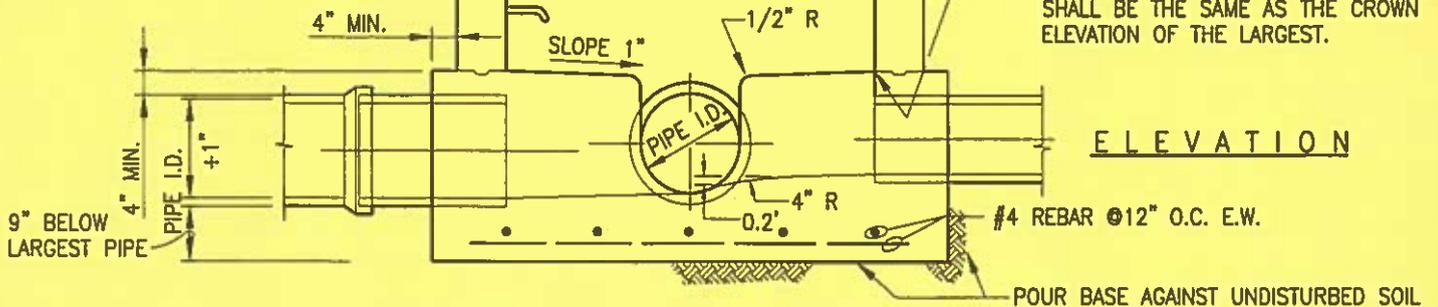
CITY APPROVED POLYPROPYLENE
COVERED MANHOLE STEPS, TYP.

BUTYL RUBBER AND MORTAR
BETWEEN SECTIONS

8" 60" 8"

FOR BACKFILL REQUIREMENTS SEE PIPE
BACKFILL DETAILS, SHEET S-1

THE CROWN ELEVATION OF ALL PIPES
SHALL BE THE SAME AS THE CROWN
ELEVATION OF THE LARGEST.



ELEVATION

DATE: 03/04
 USER: emshelton
 1-11-04 bbl
 DATE: Apr 27, 2005 6:28pm
 DSC: SA\MTL - standard details

CITY OF McFARLAND

60" I.D. STANDARD MANHOLE

BOYLE ENGINEERING CORPORATION

DATE DRAWN

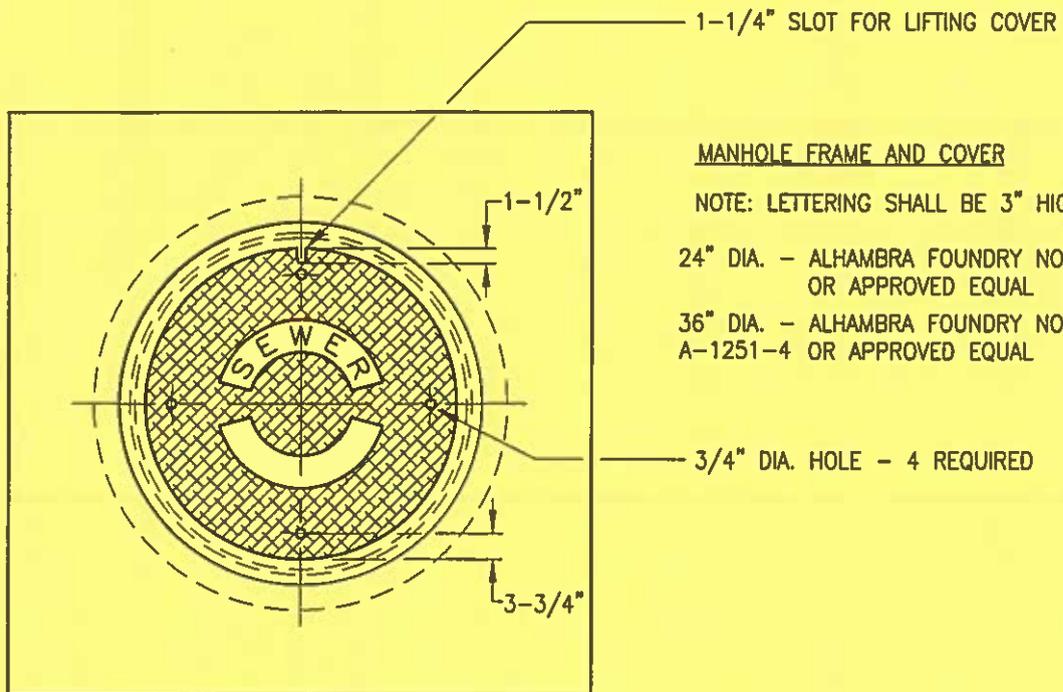
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DATE

REVISION

03/04

S-8



PLAN

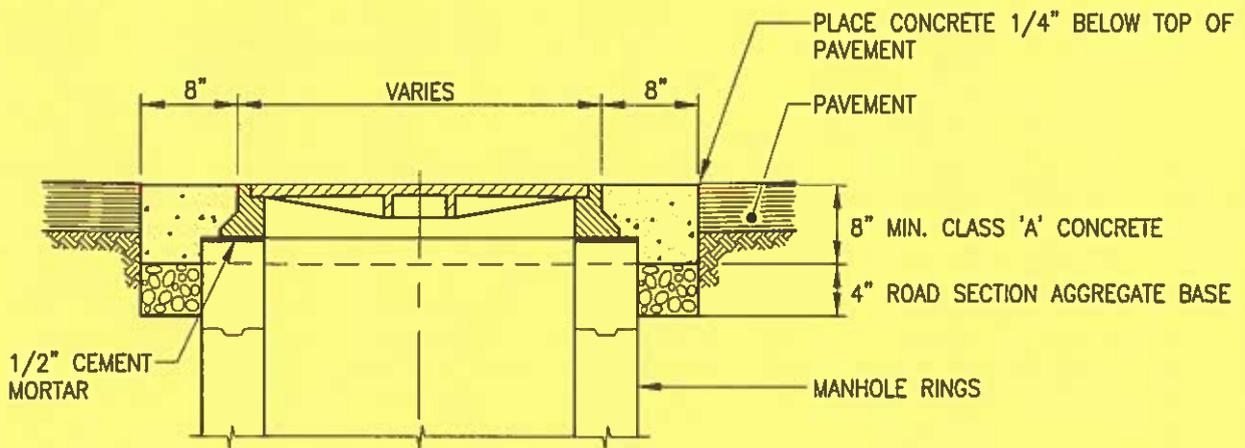
MANHOLE FRAME AND COVER

NOTE: LETTERING SHALL BE 3" HIGH

24" DIA. - ALHAMBRA FOUNDRY NO. A-1254
OR APPROVED EQUAL

36" DIA. - ALHAMBRA FOUNDRY NO.
A-1251-4 OR APPROVED EQUAL

3/4" DIA. HOLE - 4 REQUIRED



SECTION

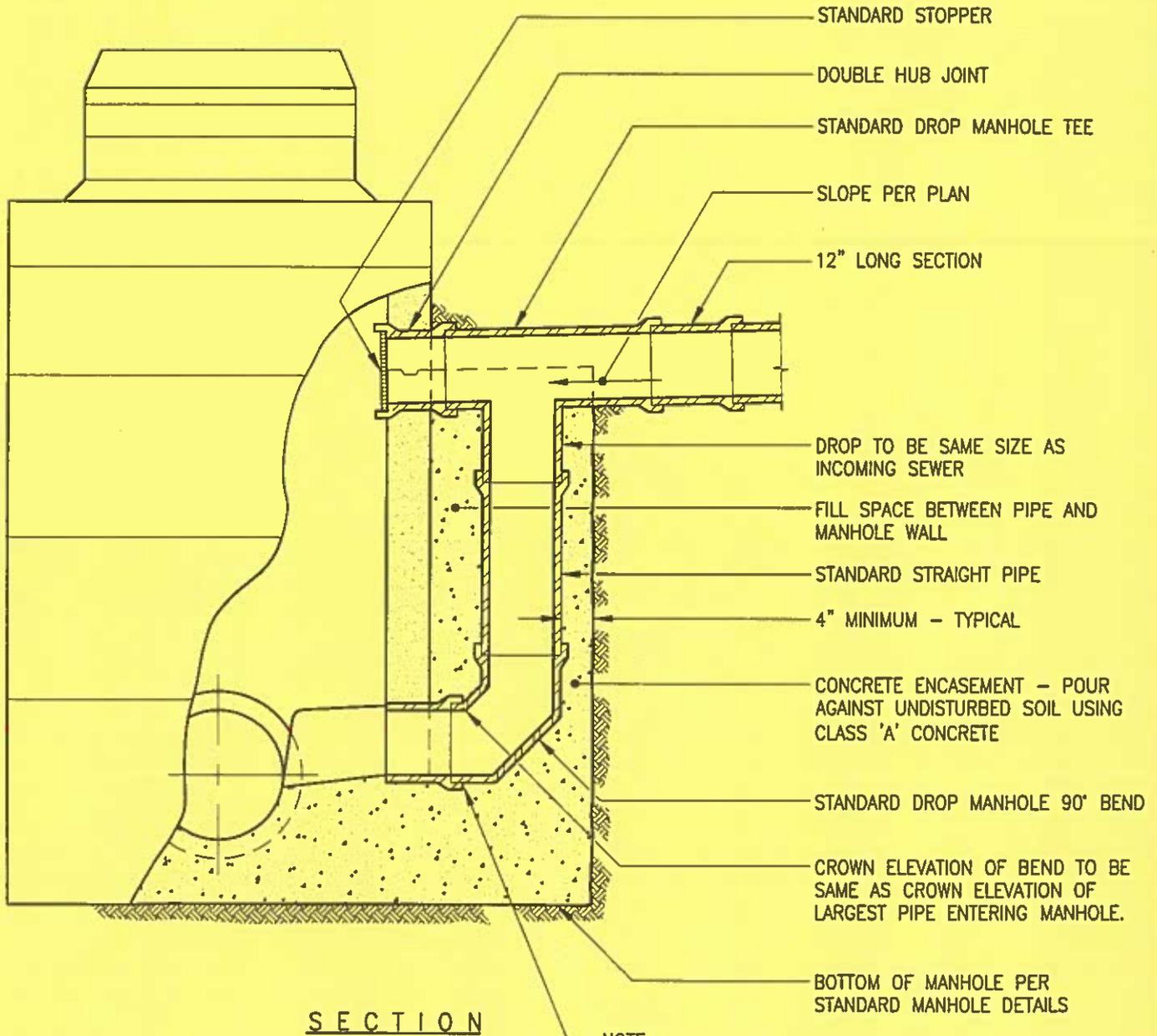
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 L-1680 b4
 DATE: Apr 27, 2020 4:13 pm
 DSC: 614911 - standard.dwg

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| CITY OF McFARLAND | |
| MANHOLE FRAME AND COVER | |
| <i>Boyle Engineering Corporation</i> | DATE DRAWN 03/04 |
| SHEET NO. S-9 | |

NOTES:

1. DROP CONNECTION SHALL BE USED IF THE DIFFERENCE IN ELEVATION BETWEEN THE MAIN & INTERSECTING PIPES IS GREATER THAN 2.5'
2. THE DROP TYPE MANHOLE IS THE SAME AS THE STANDARD MANHOLE EXCEPT FOR THE DROP TYPE CONNECTION.

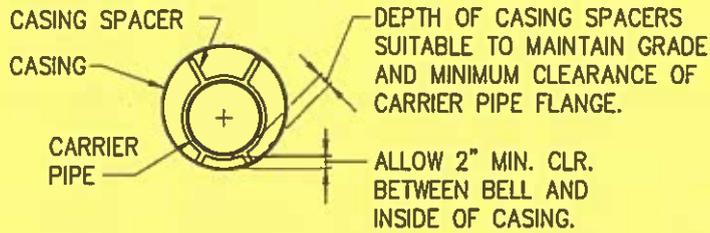


NOTE:
 DROP CONNECTION TYPICAL FOR
 48" & 60" MANHOLES

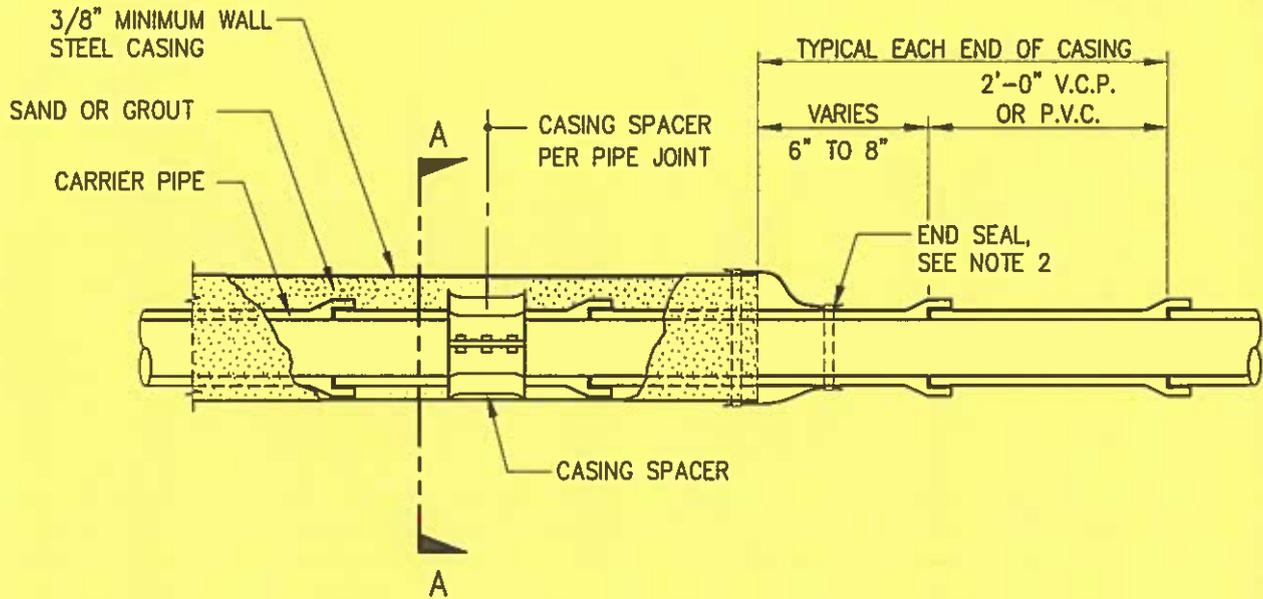
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 USER: smcshagen
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| CITY OF McFARLAND | |
| MANHOLE - DROP INLET | |
| <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| SHEET NO. S-10 | |



SECTION A-A

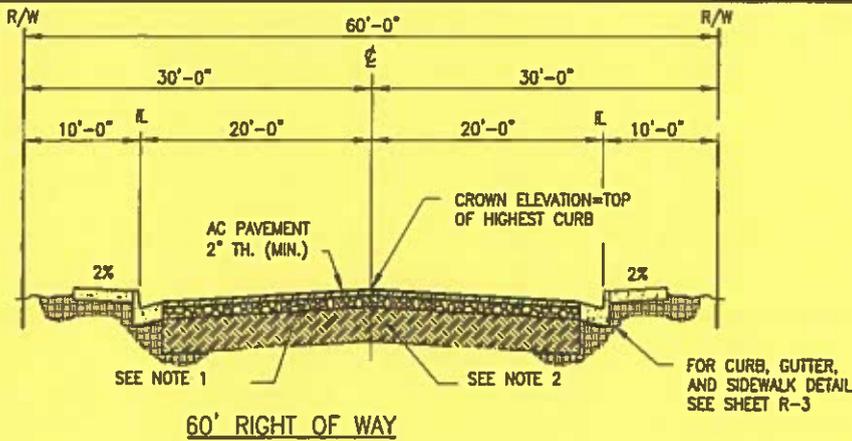


NOTE:

1. CASING SPACER SHALL BE SOLID POLYETHYLENE AS MANUFACTURED BY CALPICO, OR EQUAL.
2. EACH END OF CASING SHALL BE FITTED WITH AN END SEAL, INSTALLED AS SHOWN AND SECURELY FASTENED WITH STAINLESS STEEL CLAMPS. THE END SEAL SHALL BE 1/8" THICK, MINIMUM, NEOPRENE, OR EQUAL.

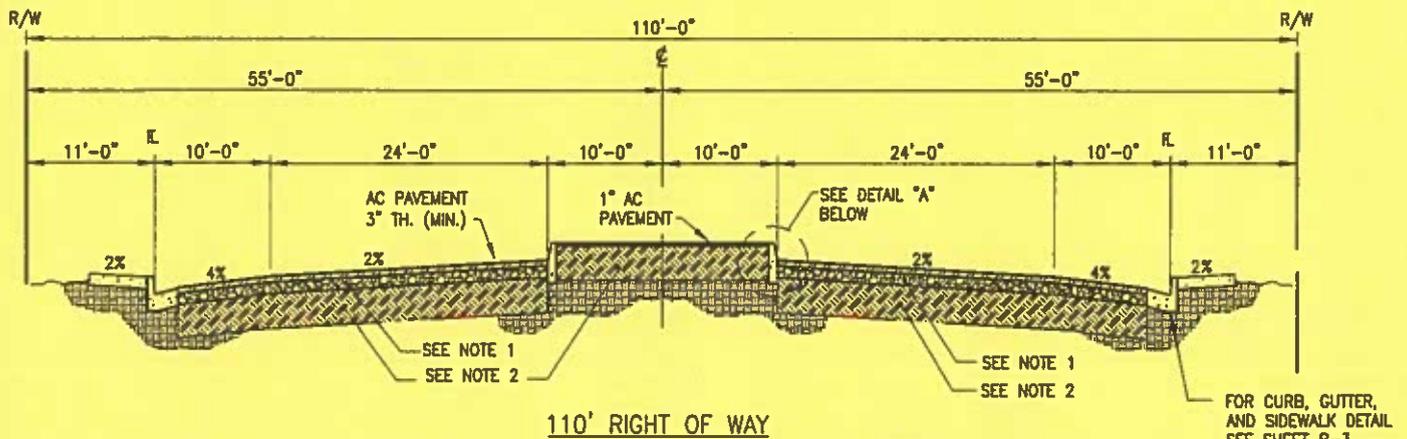
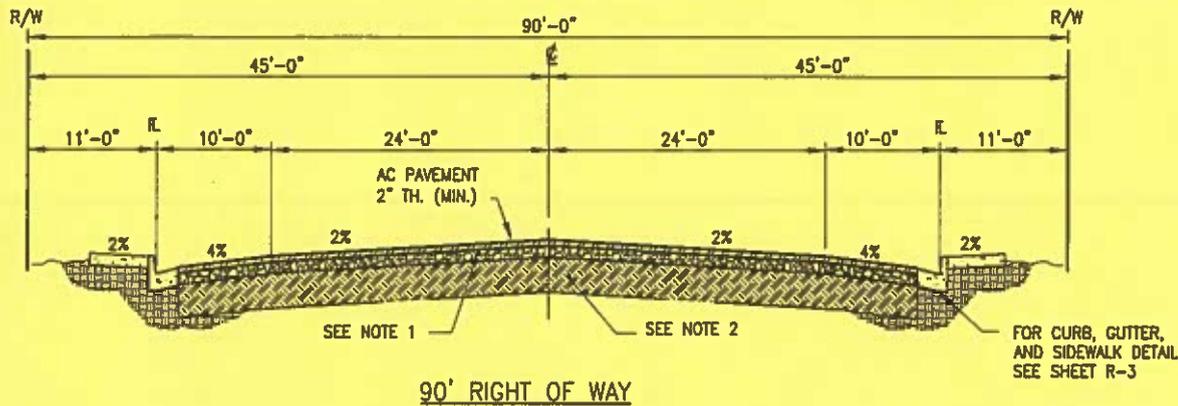
DATE: 5/1/01
 DRAWN BY: J. J. BOYLE
 CHECKED BY: J. J. BOYLE
 USER: emmsb@engr.com
 C:\BOYLE job

| | | | |
|------|----------|--------------------------------------|----------------------------|
| | | CITY OF McFARLAND | |
| | | STEEL CASING FOR SEWER PIPE | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. S-11 |

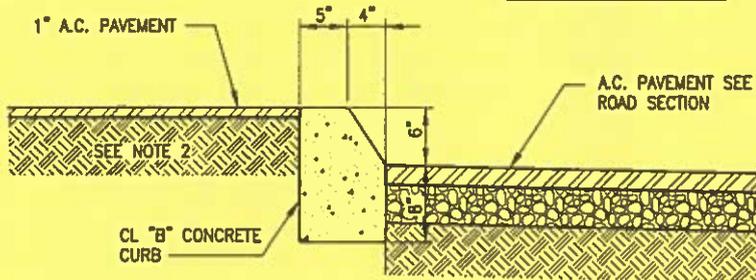


NOTES:

- 1) CLASS 2 OR 3 AGGREGATE BASE MATERIAL (MIN 4" THICK) TO BE COMPACTED TO 95% RELATIVE DENSITY.
- 2) NATIVE MATERIAL TO A DEPTH OF 12" SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- 3) PERCENT RELATIVE DENSITY IS THE PERCENT OF MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557



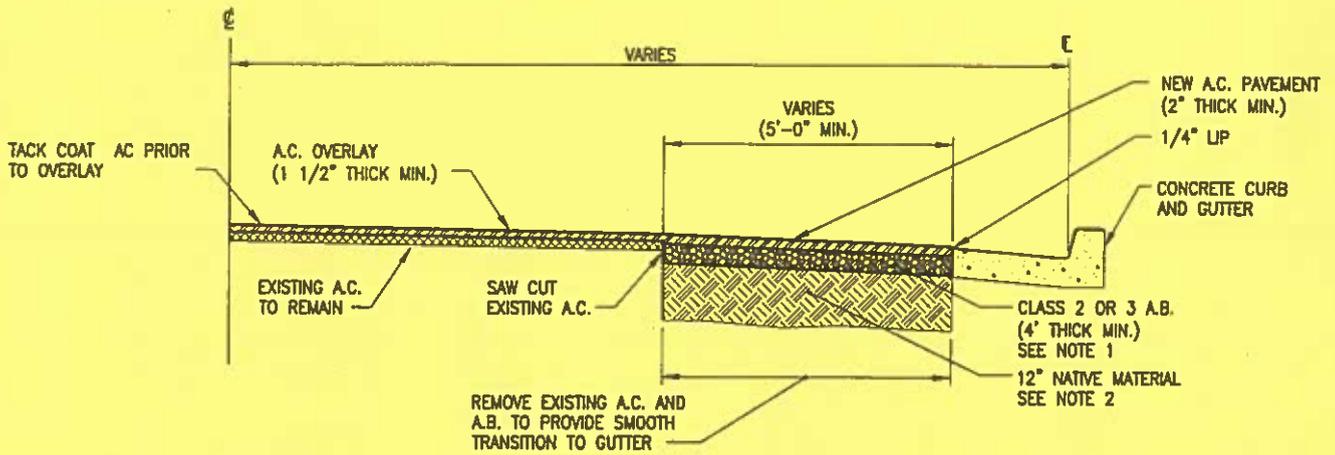
NOTE:
TURNING LANE TO BE CONSTRUCTED WITHIN MEDIAN AREA WHERE REQUIRED.



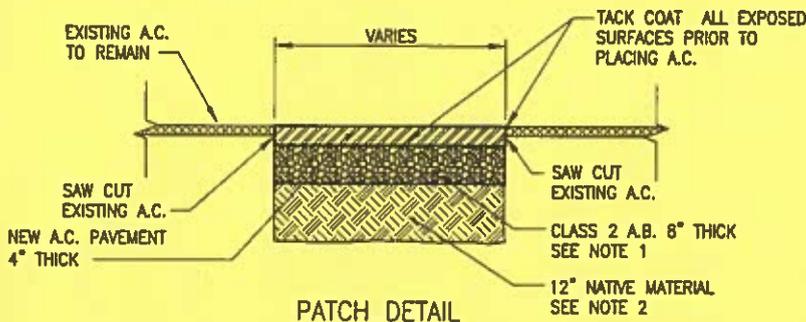
TYPICAL MEDIAN CURB DETAIL "A"

DWG: E:\M\1\standard detail\ L-1180.dwg
 DATE: Apr 21, 2005 4:17pm
 R1:491 USER: mcmahoney

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| CITY OF McFARLAND | | DATE DRAWN | SHEET NO. |
| TYPICAL STREET SECTIONS | | 03/04 | R-1 |
| DATE | REVISION | BOYLE ENGINEERING CORPORATION | |



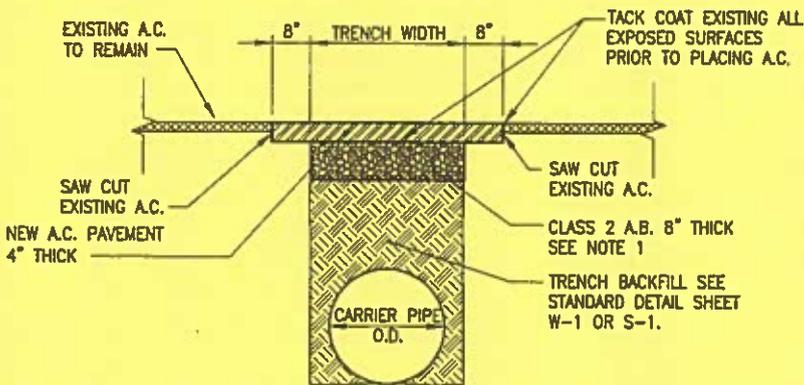
A.C. OVERLAY DETAIL



PATCH DETAIL

NOTES:

- 1) CLASS 2 OR 3 AGGREGATE BASE MATERIAL (MIN 4" THICK) TO BE COMPACTED TO 95% RELATIVE DENSITY. SEE NOTE 3.
- 2) NATIVE MATERIAL TO A DEPTH OF 12" SHALL BE COMPACTED TO 95% RELATIVE DENSITY. SEE NOTE 3.
- 3) PERCENT RELATIVE DENSITY IS THE PERCENT OF MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557



TRENCH DETAIL

CITY OF McFARLAND

A.C. OVERLAY AND PATCH DETAILS

BOYLE ENGINEERING CORPORATION

DATE DRAWN

SHEET NO.

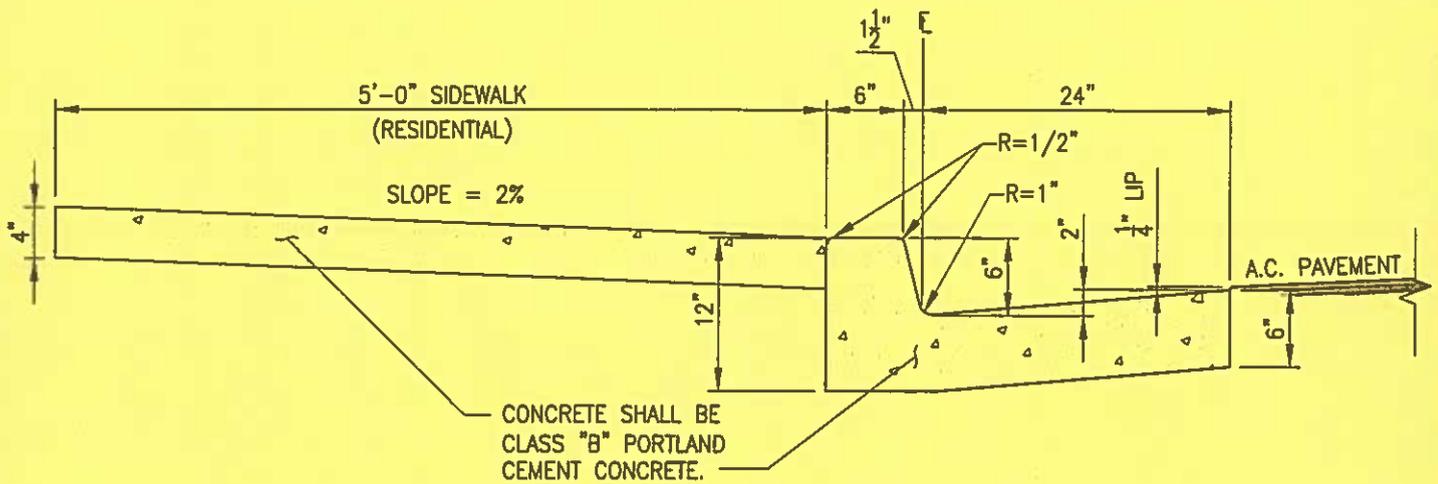
03/04

R-2

DATE

REVISION

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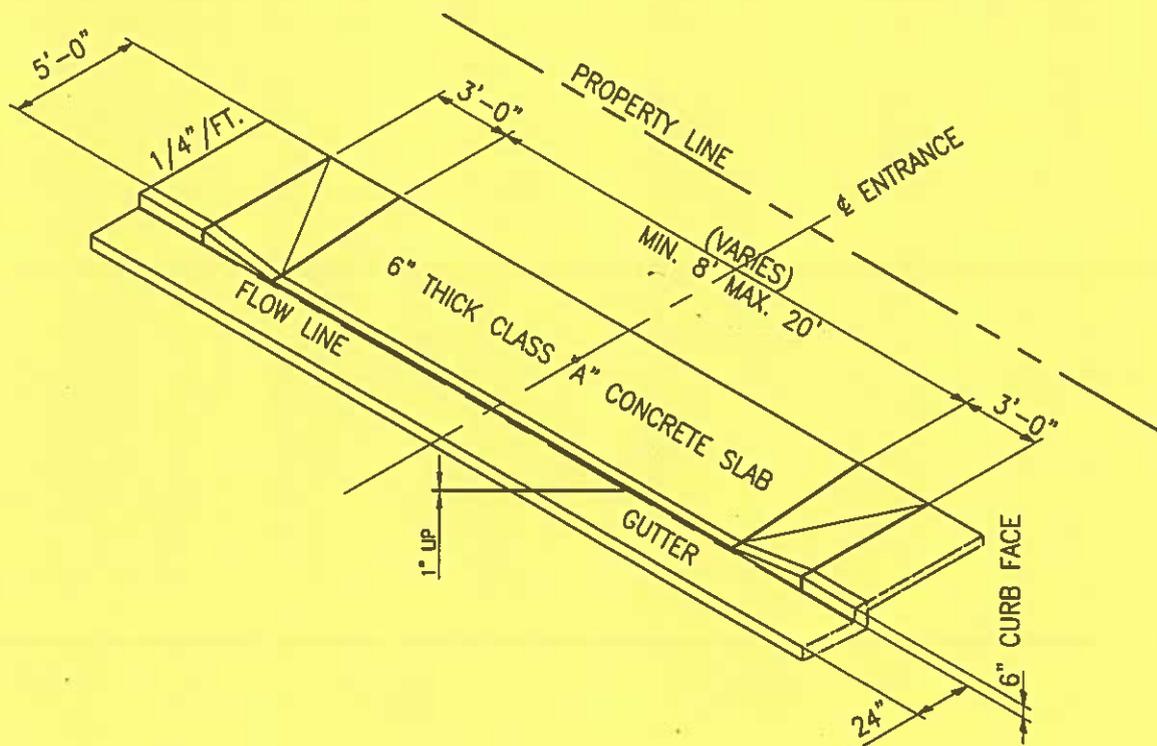


NOTES:

1. SUBGRADE SHALL BE THOROUGHLY WATERED AND ROLLED OR TAMPED TO 90% RELATIVE DENSITY TO A DEPTH OF 12 INCHES. SUBGRADE AND FORMS SHALL BE THOROUGHLY WETTED BEFORE PLACING CONCRETE.
2. SIDEWALKS SHALL BE SCREENED TO SECTION, COMPACTED WITH METAL GRID TO GIVE A LAYER OF MORTAR 3/8-INCH THICK ON THE SURFACE, FINISHED WITH A WOODEN FLOAT TO A MAXIMUM VARIATION OF 1/8-INCH FROM THE EDGE OF A 5-FOOT STRAIGHTEDGE, TROWELED SMOOTH AND FINISHED WITH A FINE HAIR PUSH BROOM TRANSVERSE TO THE DIRECTION OF TRAFFIC.
3. CONCRETE FOR CURBS, GUTTERS AND SIDEWALKS SHALL BE CLASS "B" (5 SACK) AND TO THE DIMENSIONS SHOWN ON THIS PLAN.
4. EXPANSION JOINTS SHALL BE PLACED AT ENDS OF CURB RETURNS AND 20-FOOT INTERVALS IN CURB, GUTTER AND SIDEWALKS.
5. TOP AND FACE OF CURB SHALL BE TROWELED SMOOTH AND FINISHED WITH A FINE BRUSH. GUTTERS SHALL BE GIVEN A BROOM FINISH WITH STROKES PARALLEL TO THE LINE OF THE GUTTER.
6. SIDEWALKS SHALL BE SCORED AT SPACING EQUAL TO SIDEWALK WIDTH.
7. CONCRETE SHALL BE CURED BY IMMEDIATE APPLICATION OF A WHITE PIGMENTED SEALING COMPOUND.
8. PERCENT RELATIVE DENSITY IS THE PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

81.494
1.5" x 11.875" x 1.000" thick
DATE: Nov 27, 2025 4:17pm

| | | | |
|------|----------|---|---------------------|
| | | CITY OF McFARLAND | |
| | | CURB, GUTTER, & SIDEWALK DETAILS | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. R-3 |

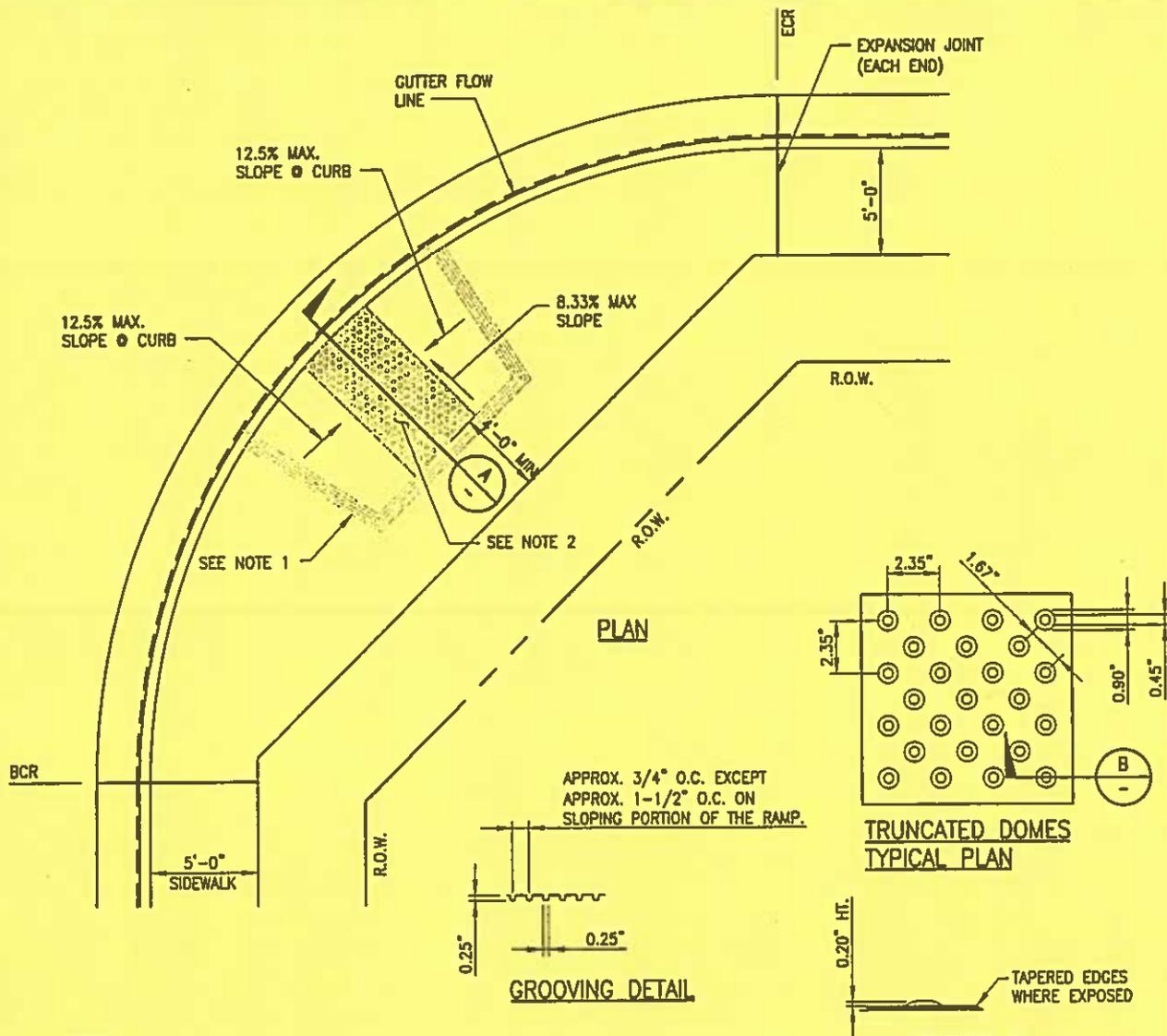


NOTES:

1. SUBGRADE SHALL BE THOROUGHLY WATERED AND ROLLED OR TAMPED TO 90% RELATIVE DENSITY TO A DEPTH OF 12 INCHES. SUBGRADE AND FORMS SHALL BE THOROUGHLY WETTED BEFORE PLACING CONCRETE.
2. DRIVEWAYS SHALL BE SCREENED TO SECTION, COMPACTED WITH METAL GRID TO GIVE A LAYER OF MORTAR 3/8-INCH THICK ON THE SURFACE, FINISHED WITH A WOODEN FLOAT TO A MAXIMUM VARIATION OF 1/8-INCH FROM THE EDGE OF A 5-FOOT STRAIGHTEDGE, TROWELED SMOOTH AND FINISHED WITH A FINE HAIR PUSH BROOM TRANSVERSE TO THE DIRECTION OF TRAFFIC.
3. CONCRETE FOR DRIVEWAYS SHALL BE CLASS "A" (6 SACK) 6-INCHES THICK.
4. WHEN SIDEWALKS HAVE NOT BEEN CONSTRUCTED, THE DRIVEWAY SHALL EXTEND TO THE THEORETICAL EDGE OF THE SIDE AS DETERMINED FROM DIMENSIONS OF THE STANDARD STREET SECTIONS.
5. DRIVEWAYS SHALL NOT ENCROACH ON CURB RETURNS AT INTERSECTIONS WITHOUT SPECIAL PERMISSION FROM THE CITY.
6. EXPANSION JOINTS SHALL BE PLACED AT EACH END OF THE DRIVEWAY.
7. CONCRETE SHALL BE CURED BY IMMEDIATE APPLICATION OF A WHITE PIGMENTED SEALING COMPOUND.
8. PERCENT RELATIVE DENSITY IS THE PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

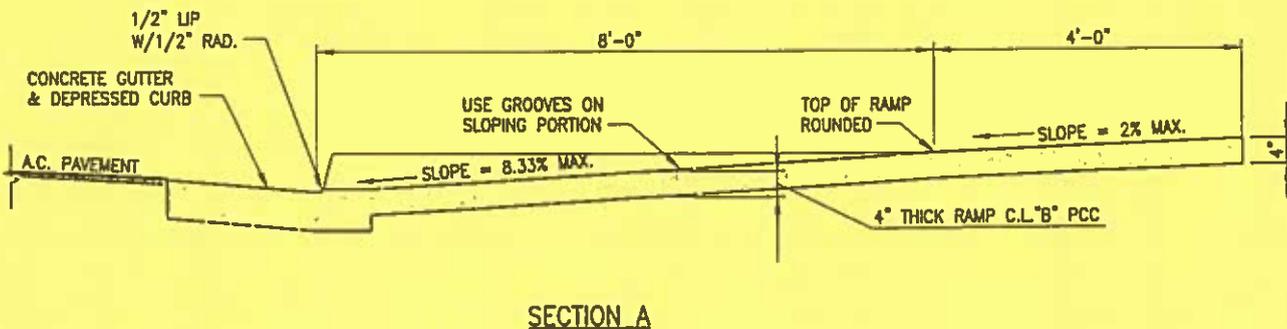
911-1000 (1-1580) b6
 DATE: Apr 27, 2005 4:16pm
 DFC: S:\M\11-attending\delia\

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| | | CITY OF McFARLAND | |
| | | RESIDENTIAL DRIVEWAY APPROACH DETAIL | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. R-4 |



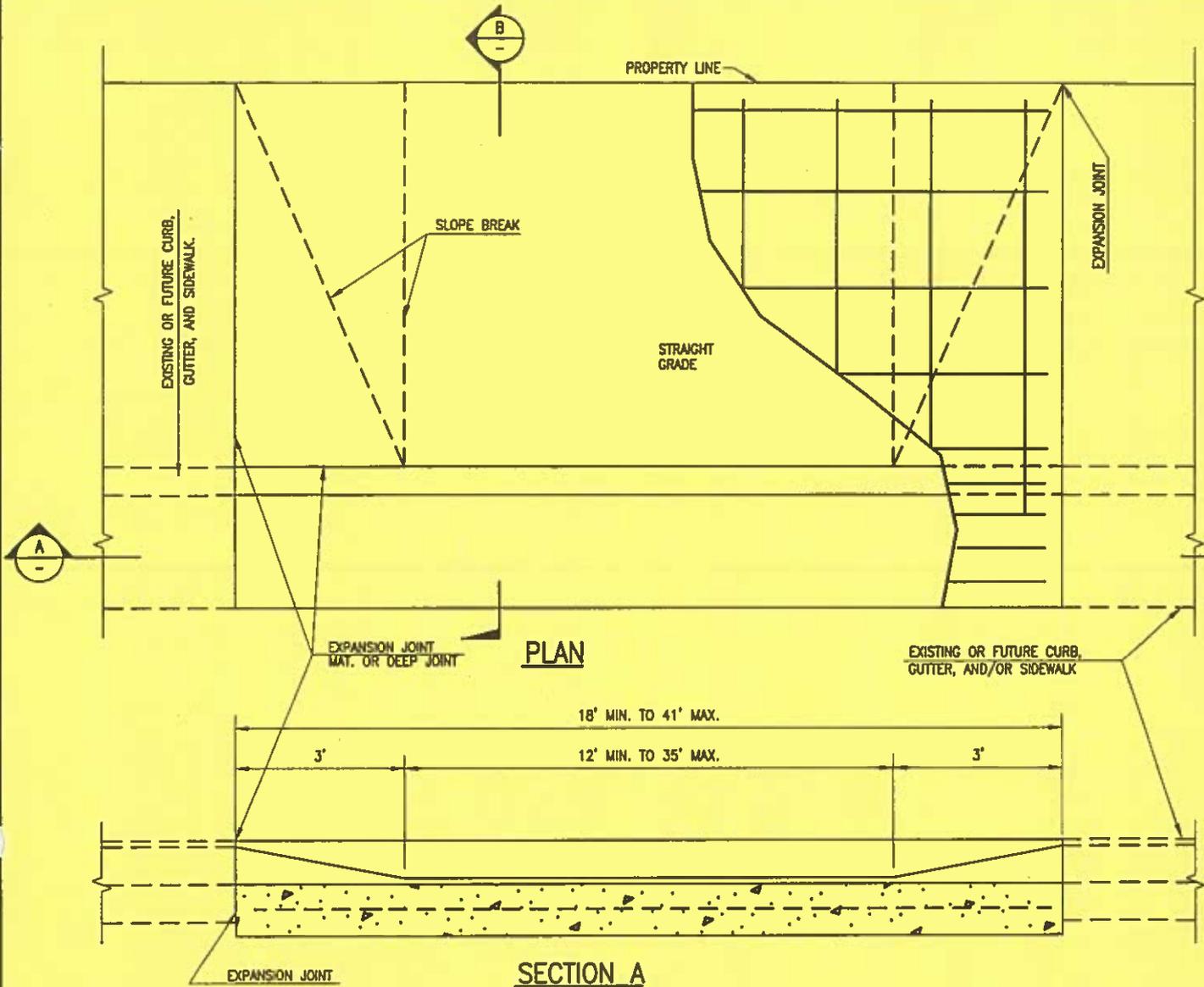
NOTES:

1. THE RAMP SHALL HAVE A 12-INCH WIDE BORDER WITH 1/4-INCH GROOVES. SEE GROOVING DETAIL.
2. THE RAMP SHALL HAVE TRUNCATED DOMES, EXCEPT WHERE THE RAMP SLOPE EXCEEDS 6.67%. SEE TRUNCATED DOMES DETAIL.
3. CONSTRUCT HANDICAP RAMP AT ALL RETURNS.
4. COMPACTION REQUIREMENTS FOR WHEELCHAIR RAMP SEE STANDARD DETAILS SHEET R-3.



DATE: 6/10/11, drawing details: 1-1, DATE: Apr 27, 2005 4:16pm, 11 1580 job

| | | | |
|------|----------|--------------------------------------|----------------------------|
| | | CITY OF McFARLAND | |
| | | HANDICAP RAMP DETAIL | |
| | | <i>BOYCE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. R-5 |

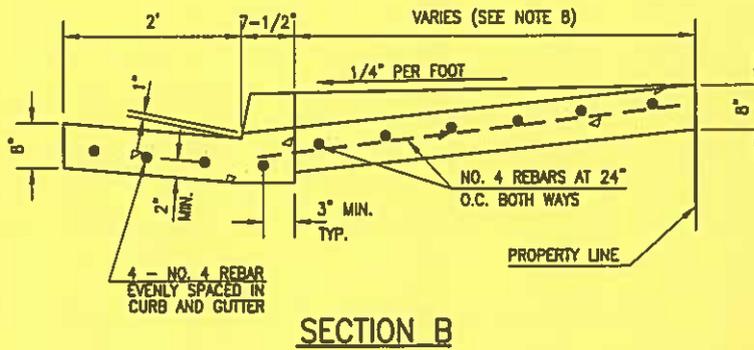


PLAN

SECTION A

NOTES:

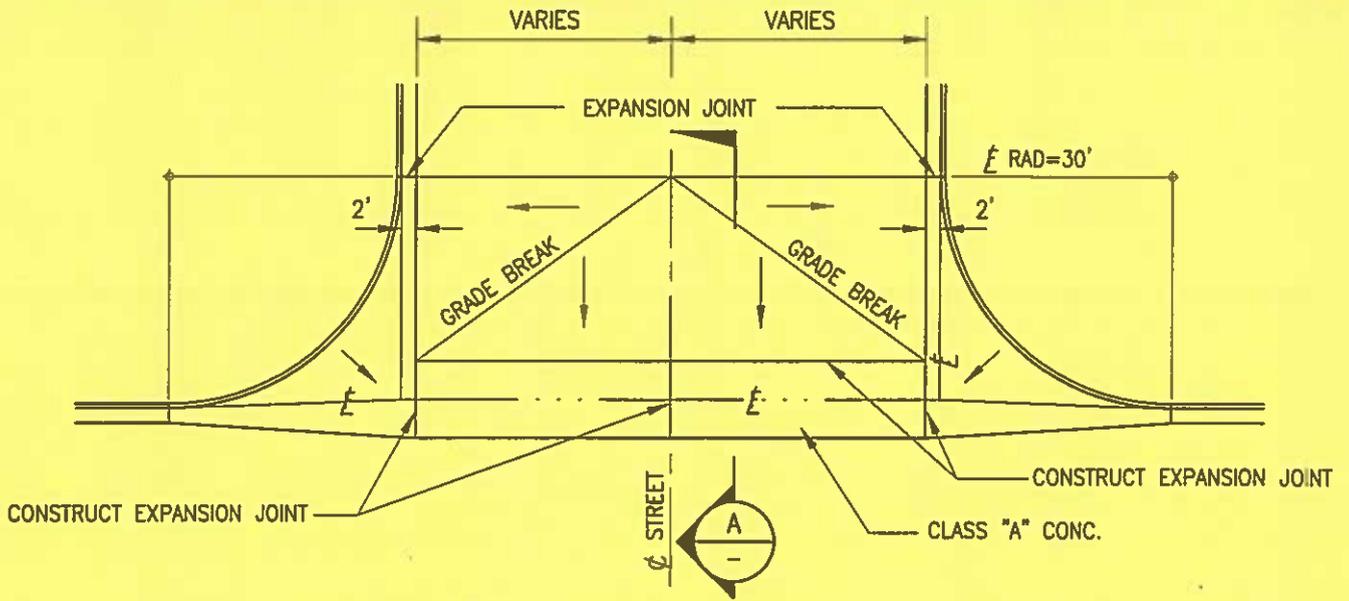
- 1) CONCRETE SHALL BE CLASS "B"
- 2) SUBGRADE SHALL BE THOROUGHLY WATERED AND ROLLED OR TAMPED TO 90% RELATIVE COMPACTION TO A DEPTH OF 12 INCHES. SUBGRADE AND FORMS SHALL BE THOROUGHLY WETTED BEFORE PLACING CONCRETE.
- 3) DRIVEWAYS SHALL BE SCREENED TO SECTION, COMPACTED WITH METAL GRID TO GIVE A LAYER OF MORTAR 3/8-INCH THICK ON THE SURFACE, FINISHED WITH A WOODEN FLOAT TO A MAXIMUM VARIATION OF 1/8-INCH FROM THE EDGE OF A 5-FOOT STRAIGHTEDGE, TROWELED SMOOTH AND FINISHED WITH A FINE HAIR PUSH BROOM TRANSVERSE TO THE DIRECTION OF TRAFFIC.
- 4) EXPANSION JOINTS SHALL BE PLACED AT EACH END OF THE DRIVEWAY. CONCRETE SHALL BE CURED BY IMMEDIATE APPLICATION OF A WHITE PIGMENTED SEALING COMPOUND.
- 5) PERCENT RELATIVE DENSITY IS THE PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
- 6) CURB & GUTTER SHALL BE CONSIDERED AS PART OF THE DRIVEWAY APPROACH AND BE INSTALLED AS DIRECTED.
- 7) DRIVEWAY APPROACH AND CURB & GUTTER SHALL NOT BE POURED AS A MONOLITHIC POUR. IN ALL CASES, THE DRIVEWAY APPROACH SHALL EXTEND BACK TO THE PROPERTY LINE.
- 8) WHEN APPLICABLE, THE BACK OF DRIVEWAY APPROACH SHALL MATCH VALLEY GUTTER FLOWLINE.
- 9) THESE REQUIREMENTS ARE MINIMUM STANDARDS. APPROACHES SUBJECT TO EXTREME TRAFFIC LOADS MAY HAVE ADDITIONAL REQUIREMENTS.
- 10) IN ALL CASES, THE DRIVEWAY APPROACH SHALL EXTEND BACK TO THE PROPERTY LINE.



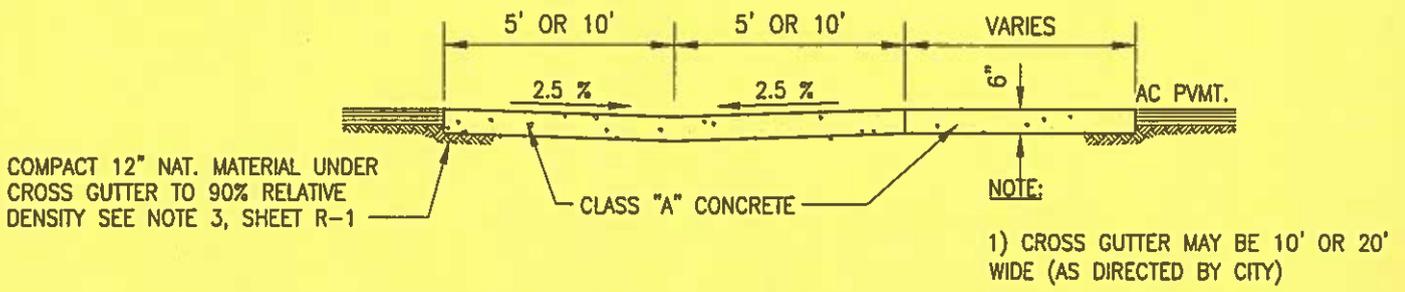
SECTION B

Dwg. 5 (Auto) standard details
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 11.4.03
 L:11080 bar
 USD: emmasharpen

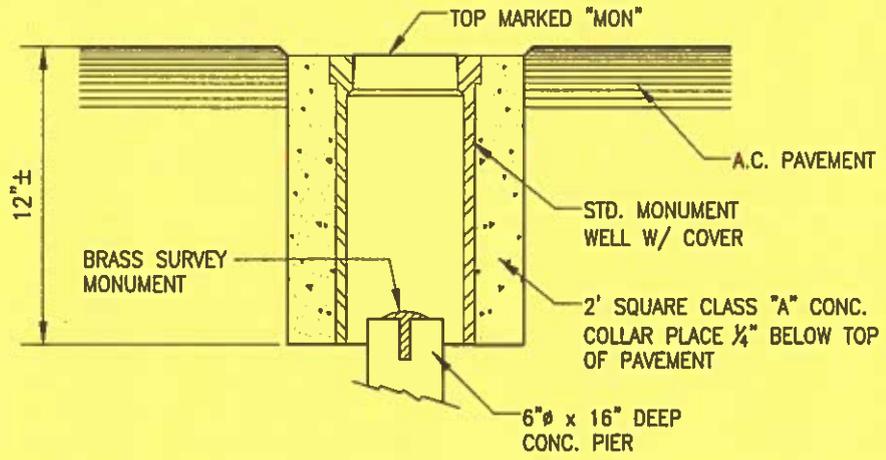
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|--------------------------|----------|--------------------------------------|----------------------------|
| CITY OF McFARLAND | | COMMERCIAL DRIVEWAY APPROACH | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. R-6 |



PLAN



SECTION A - CROSS GUTTER DETAIL



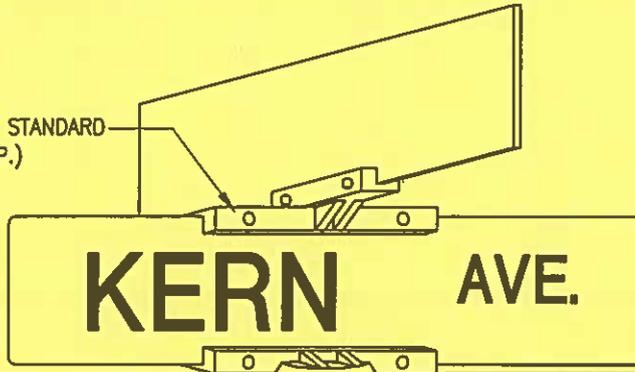
SURVEY MONUMENT DETAIL

NOTE:
 1) FOR MANHOLE & WATER VALVE ADJUSTMENT
 DETAILS, SEE SHEET S-8 AND W-6.

7.09g USDR: emshaugen
 L-1620 bdd
 DMC: E:\M\11\standard detail\1
 DATE: Apr 27, 2005 4:15pm

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| | | CITY OF McFARLAND | |
| | | CROSS GUTTER & SURVEY MONUMENT DETAILS | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | |
| DATE | REVISION | DATE DRAWN | SHEET NO. |
| | | 03/04 | R-7 |

DIE-CAST ALUMINUM STANDARD WEIGHT CASTING (TYP.)

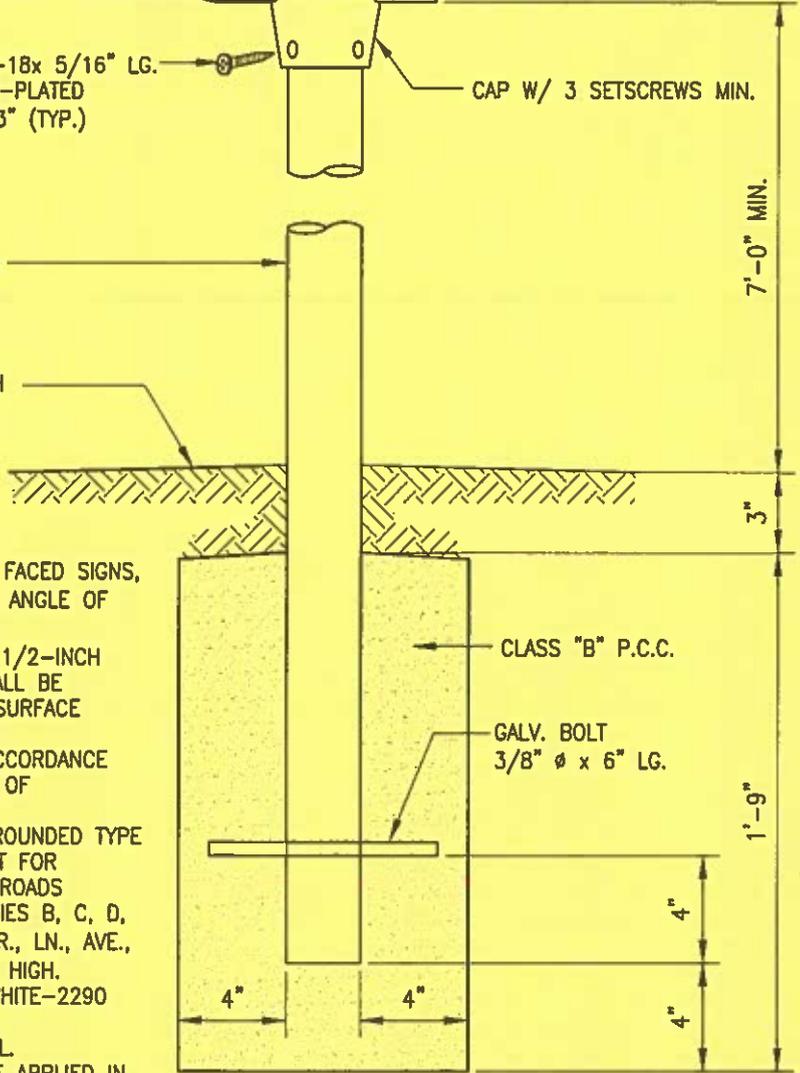


SETSCREWS 5/16"-18x 5/16" LG.
ALLENHEAD ELECTRO-PLATED ZINC-COATED 0.0003" (TYP.)

CAP W/ 3 SETSCREWS MIN.

STD. WT. GALV. PIPE 2" I.D. x 9'-6" LG.

SIDEWALK OR ROUGH GRADE



NOTE:

- 1) STREET SIGNS SHALL CONSIST OF TWO DOUBLE FACED SIGNS, MOUNTED AT RIGHT ANGLES. (OR 45 DEGREE IF ANGLE OF INTERSECTION WARRANTS)
- 2) PLATE SHALL BE 24 X 6 X .125-INCH WITH A 1/2-INCH RADIUS AT THE CORNERS. PLATE MATERIAL SHALL BE ALUMINUM, 6061T6 ALLOY WITH ALODINE 1200 SURFACE TREATMENT.
- 3) SIGNS SHALL BE BAKED ENAMEL FINISHED IN ACCORDANCE WITH THE STATE OF CALIFORNIA SPECIFICATIONS OF INTERSTATE GREEN.
- 4) THE LETTERS SHALL BE DIE CUT AND OF THE ROUNDED TYPE STYLE CONFORMING TO THE STANDARD ALPHABET FOR HIGHWAY SIGNS DESIGNED BY THE U.S. PUBLIC ROADS ADMINISTRATION. STREET NAMES SHALL BE SERIES B, C, D, OR E, 4-INCHES HIGH. ABBREVIATIONS (ST., DR., LN., AVE., CT., WAY, ETC.) SHALL BE SERIES C, 2-INCHES HIGH. STREET NAMES AND ABBREVIATIONS SHALL BE WHITE-2290 SCOTCHLITE REFLECTIVE SHEETING MATERIAL, AS MANUFACTURED BY THE 3M COMPANY, OR EQUAL. APPLICATION OF REFLECTIVE SHEETING SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 5) STREET SIGN STANDARD LOCATION FOR FULL INTERSECTION OF LOCAL STREETS SHALL BE ON NORTHWEST CORNER. (WHEN NORTHWEST LOCATION DOES NOT APPLY, PLACE SIGN ON SOUTHEAST CORNER)
- 6) FOR FULL INTERSECTION OF A LOCAL STREET AND A MAJOR OR SECONDARY HIGHWAY, STREET SIGNS SHALL BE PLACED AT BOTH NORTHWEST AND SOUTHEAST CORNERS.
- 7) LOCATE ALL STREET SIGNS AT BACK OF EXISTING AND FUTURE SIDEWALKS.

CITY OF McFARLAND

STANDARD STREET SIGN DETAIL

SOYLE ENGINEERING CORPORATION

DATE DRAWN

SHEET NO.

03/04

R-8

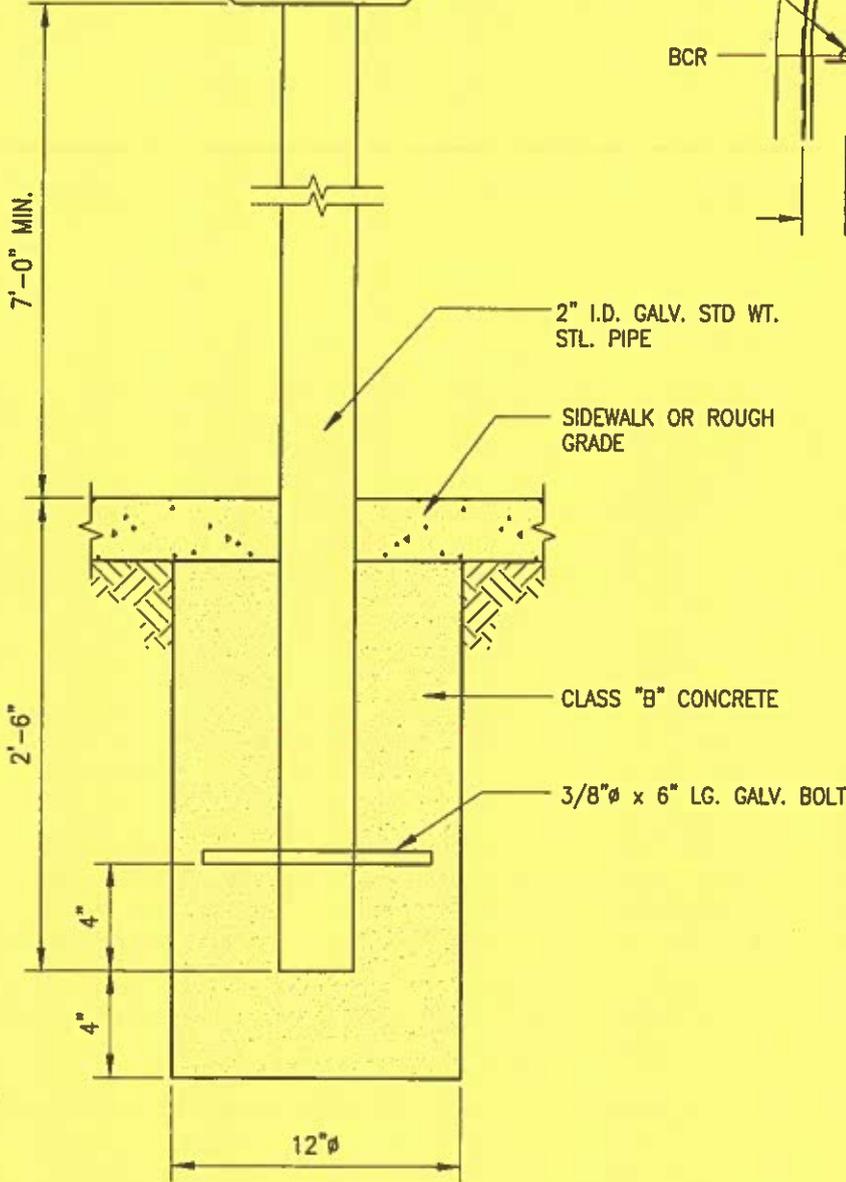
DATE

REVISION

Dwg. SA 1001, Standard Detail, DATE: Apr 27, 2005, 4:21pm
 133P: emesh@soyle.com
 S. L. 11800 b4f



STANDARD R-1
SIZE 30" x 30"



GUTTER FLOW LINE

ECR

R.O.W.

CURB, GUTTER
& SIDEWALK

STOP SIGN

BCR

R.O.W.

27" ϕ PIPE TO
CURB FACE

NOTE:

1) SIGN SHALL BE REFLECTORIZED.

Dwg. S:\101\Standard\std\std.dwg
 DATE: Apr 27, 2005 4:21pm
 USER: emesh@epn
 L: 1180 b2

CITY OF McFARLAND

STANDARD STOP SIGN DETAIL

BOYLE ENGINEERING CORPORATION

DATE DRAWN

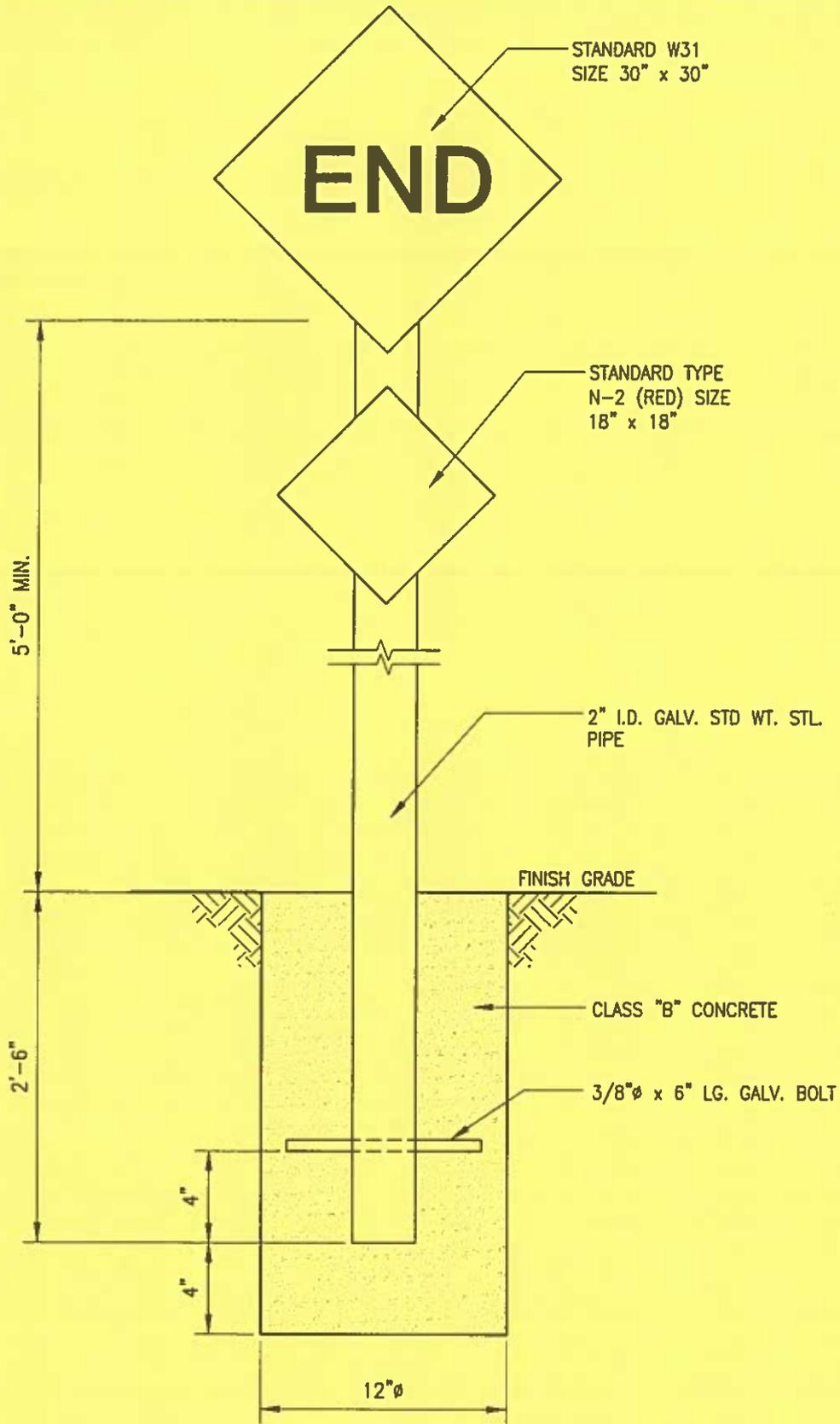
SHEET NO.

DATE

REVISION

03/04

R-9



SEE NOTES FOR STANDARD STOP SIGN SHT. R-9. SIGN SHALL BE PLACED AT ϕ OF APPROACH LANE.

DEC. 51 (91), Standard 44(2)(a)
DATE: Apr 27, 2005, 4:22pm
110444 USDC: ems/abp
L-1180 b4

CITY OF McFARLAND

STANDARD END OF ROAD SIGN DETAIL

BOYLE ENGINEERING CORPORATION

DATE DRAWN

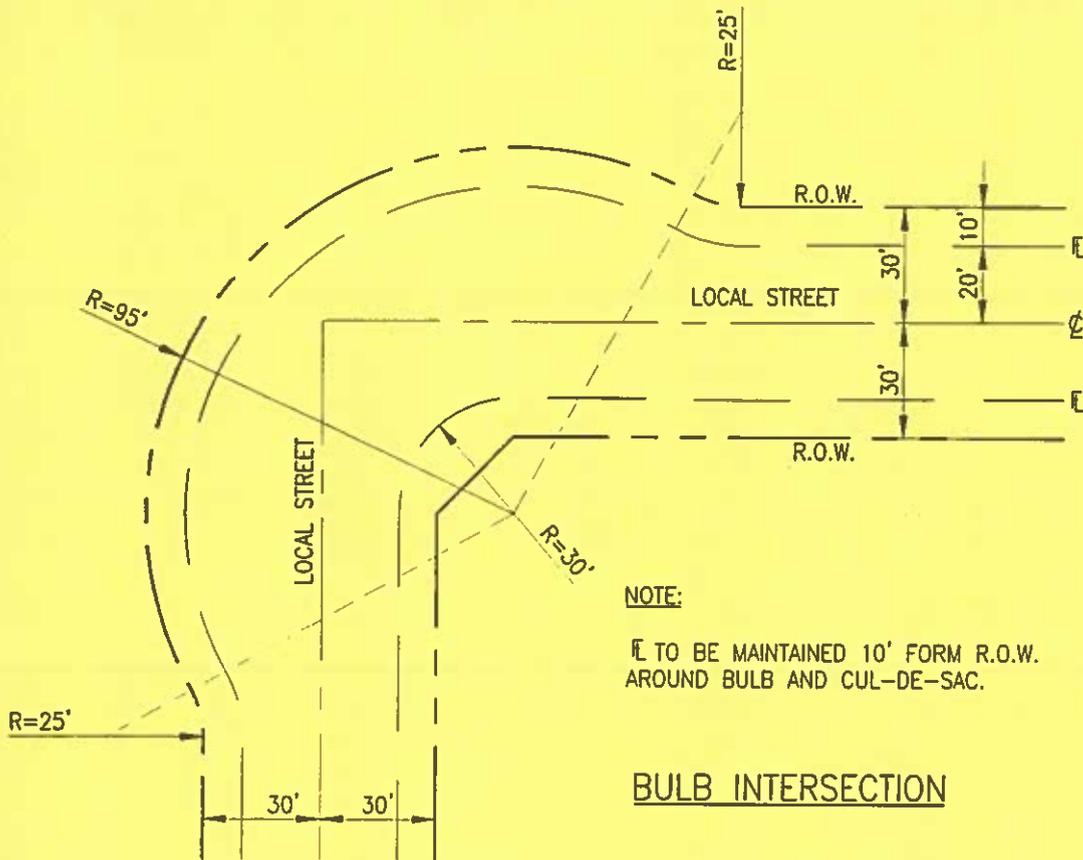
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DATE

REVISION

03/04

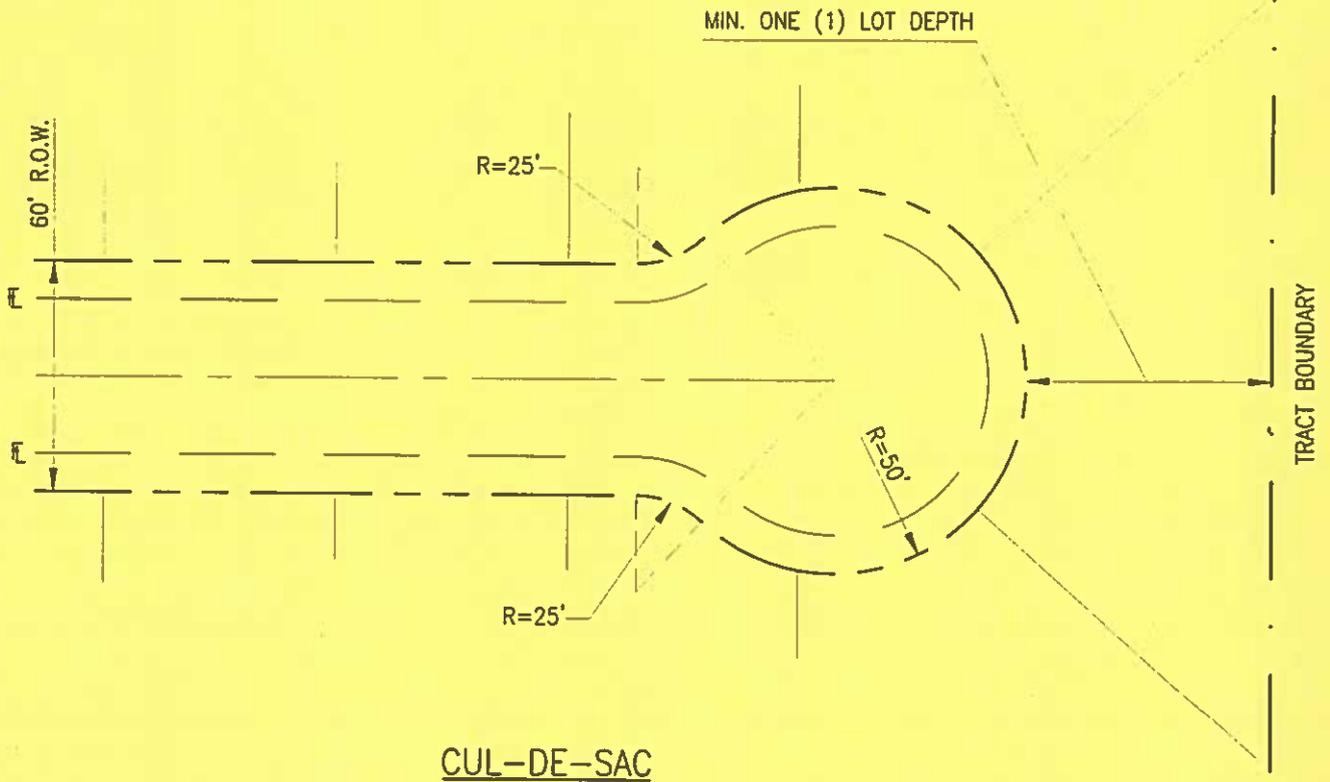
R-10



NOTE:

℄ TO BE MAINTAINED 10' FROM R.O.W. AROUND BULB AND CUL-DE-SAC.

BULB INTERSECTION



CUL-DE-SAC

CITY OF McFARLAND

BULB AND CUL-DE-SAC TREATMENT

BOYLE ENGINEERING CORPORATION

DATE DRAWN

03/04

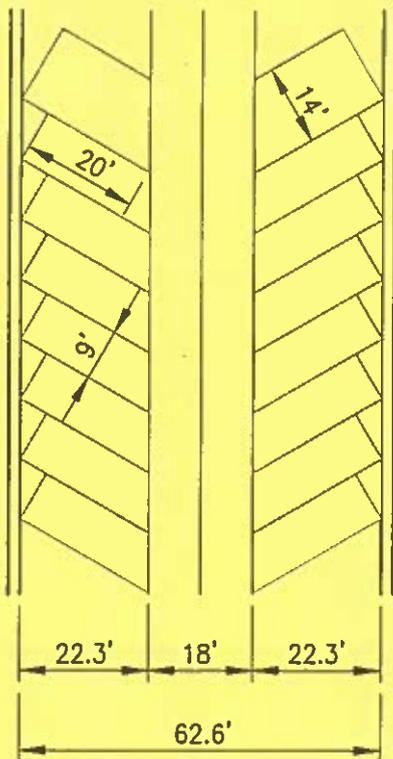
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R-11

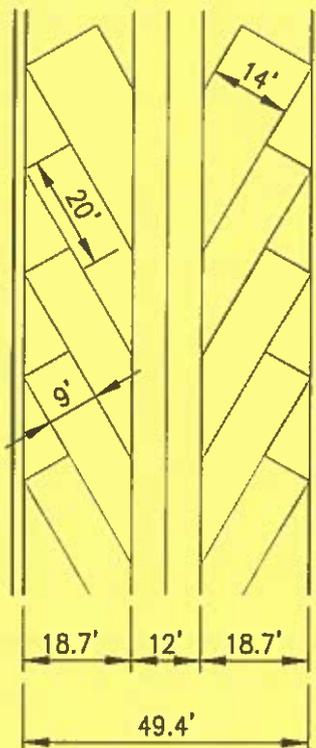
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REVISION

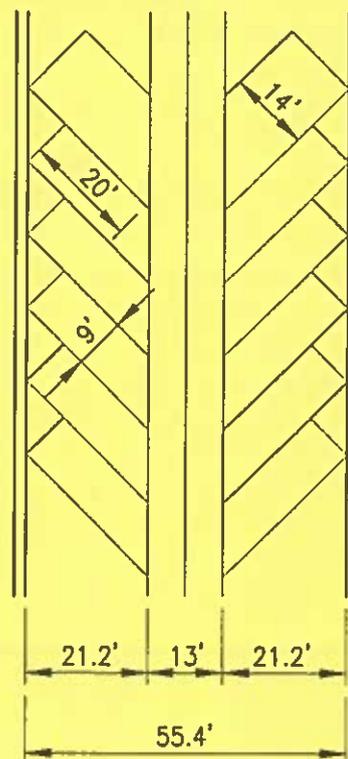
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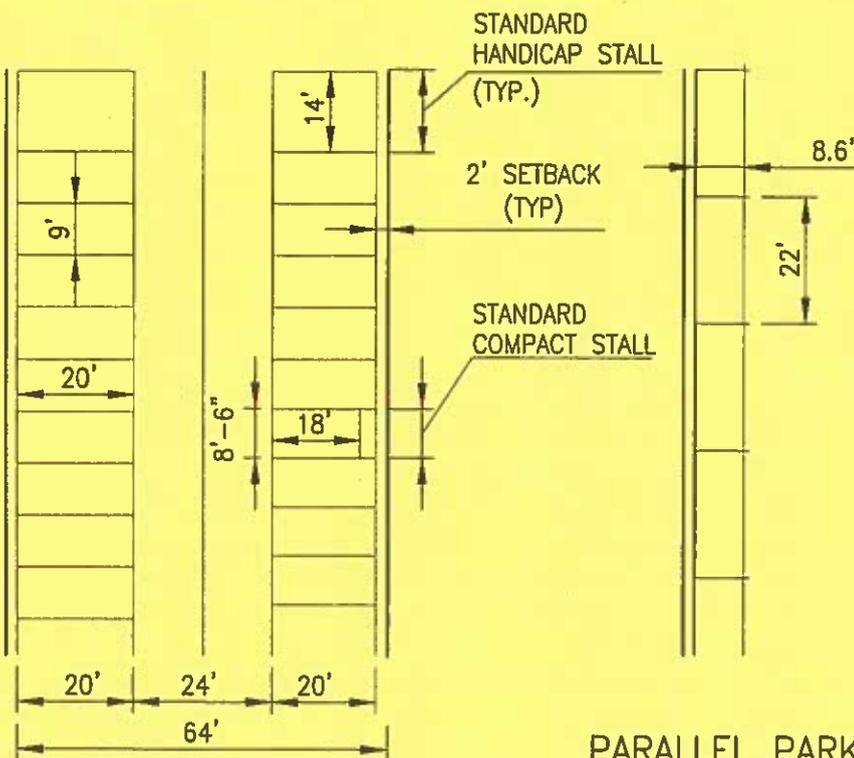
60° PARKING



30° PARKING



45° PARKING



90° PARKING

PARALLEL PARKING

| HANDICAP PARKING REQUIREMENTS | |
|---------------------------------|--------------------------------------|
| TOTAL NUMBER OF SPACES REQUIRED | NUMBER OF HANDICAPED SPACES REQUIRED |
| 1 - 25 | 1 |
| 26 - 50 | 2 |
| 51 - 75 | 3 |
| 76 - 100 | 4 |
| 101 - 150 | 5 |
| 151 - 200 | 6 |
| 201 - 300 | 7 |
| 301 - 400 | 8 |
| 401 - 500 | 9 |
| 501 - 1000 | 2% |
| 1001 - UP | 20+1 PER 100 OR FRACTION |

NOTES:

1. SURFACING TO BE MIN. 2" A.C PAVEMENT OVER 4" CLASS 2 AGGREGATE BASE MATERIAL COMPACTED TO 95% RELATIVE DENSITY.
2. SUBGRADE UNDER SURFACING TO BE COMPACTED TO 95% RELATIVE DENSITY TO A DEPTH OF 12"
3. THE NUMBER OF COMPACT SPACES SHALL NOT EXCEED 10% OF TOTAL REQUIRED SPACES.

R12.dwg USER: emmabryen
 DATE: 03/04/2005 4:16pm
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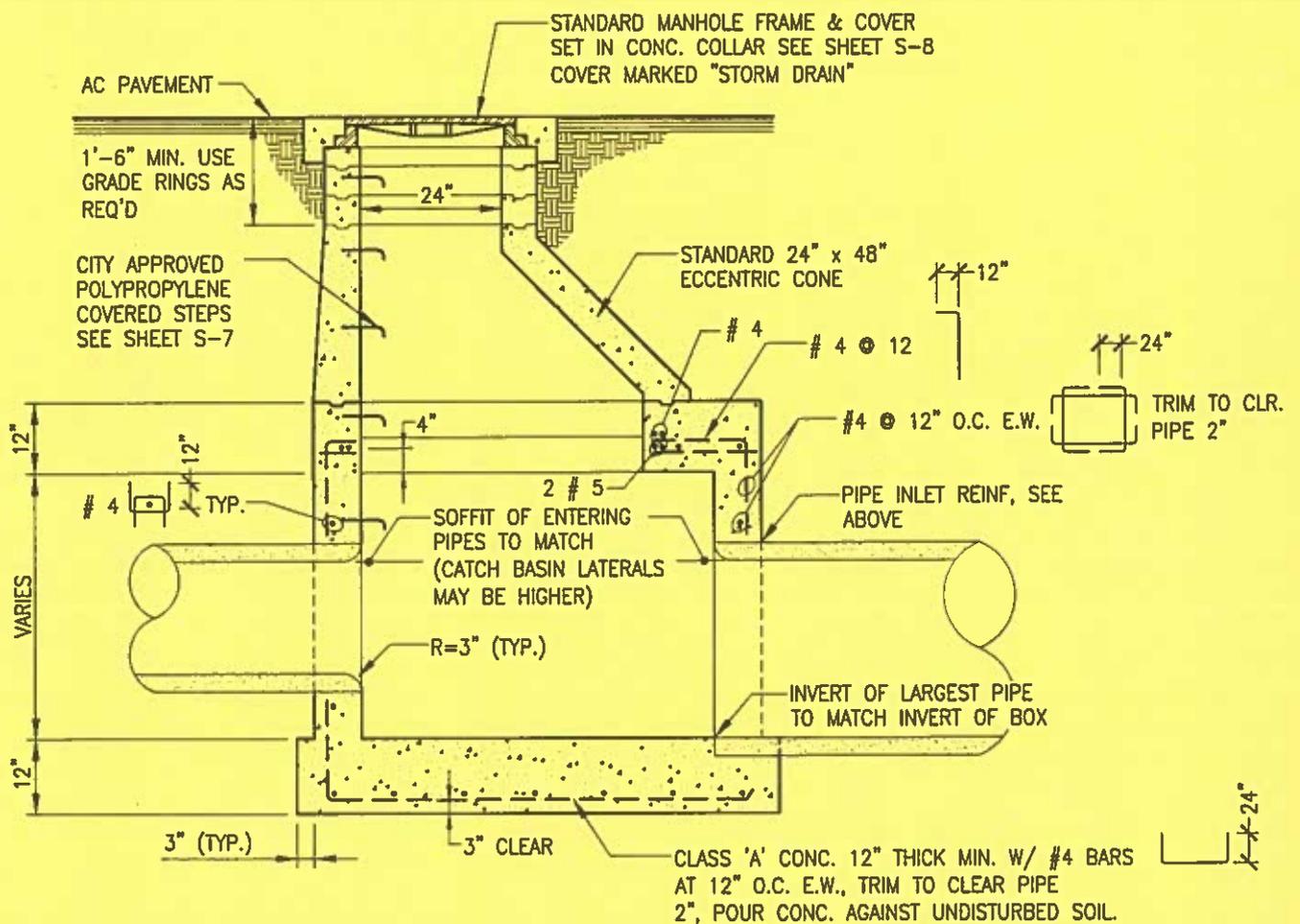
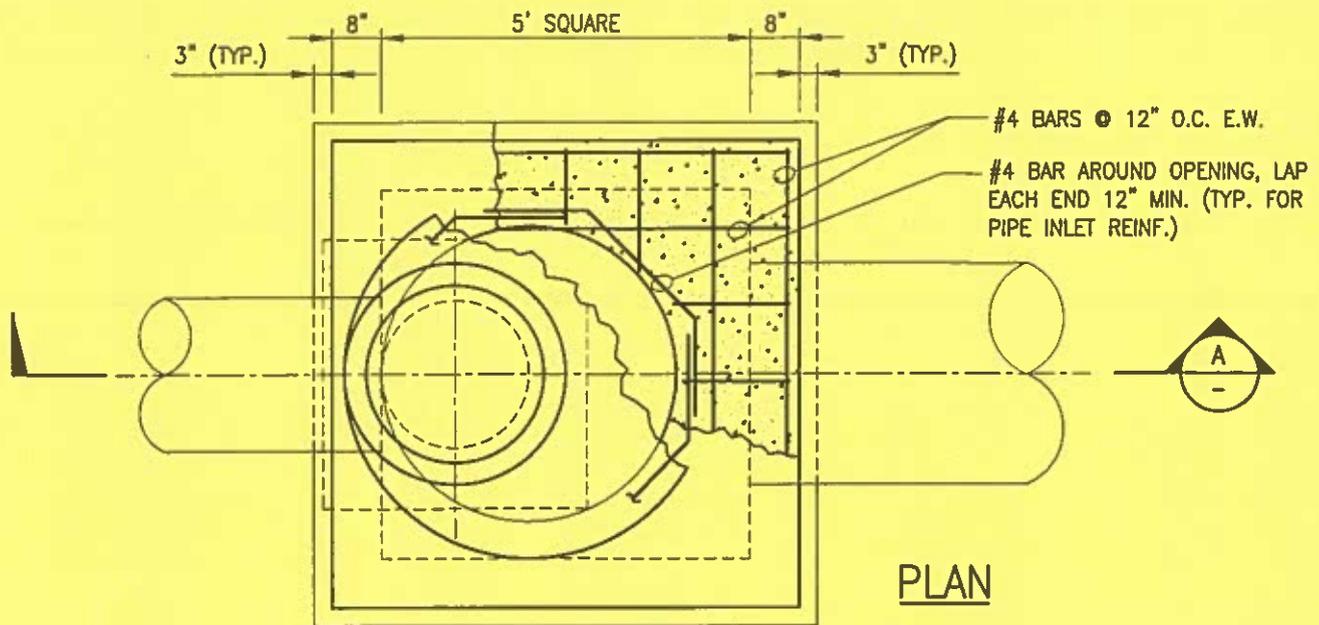
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CITY OF McFARLAND

STANDARD PARKING STALL DETAILS

BOYLE ENGINEERING CORPORATION

| | |
|------------|-----------|
| DATE DRAWN | SHEET NO. |
| 03/04 | R-12 |



NOTE:
FOR BACKFILL REQMTS, SEE PIPE BACKFILL
DETAILS SH. S-1

CITY OF McFARLAND

JUNCTION MANHOLE DETAIL

BOYLE ENGINEERING CORPORATION

DATE DRAWN

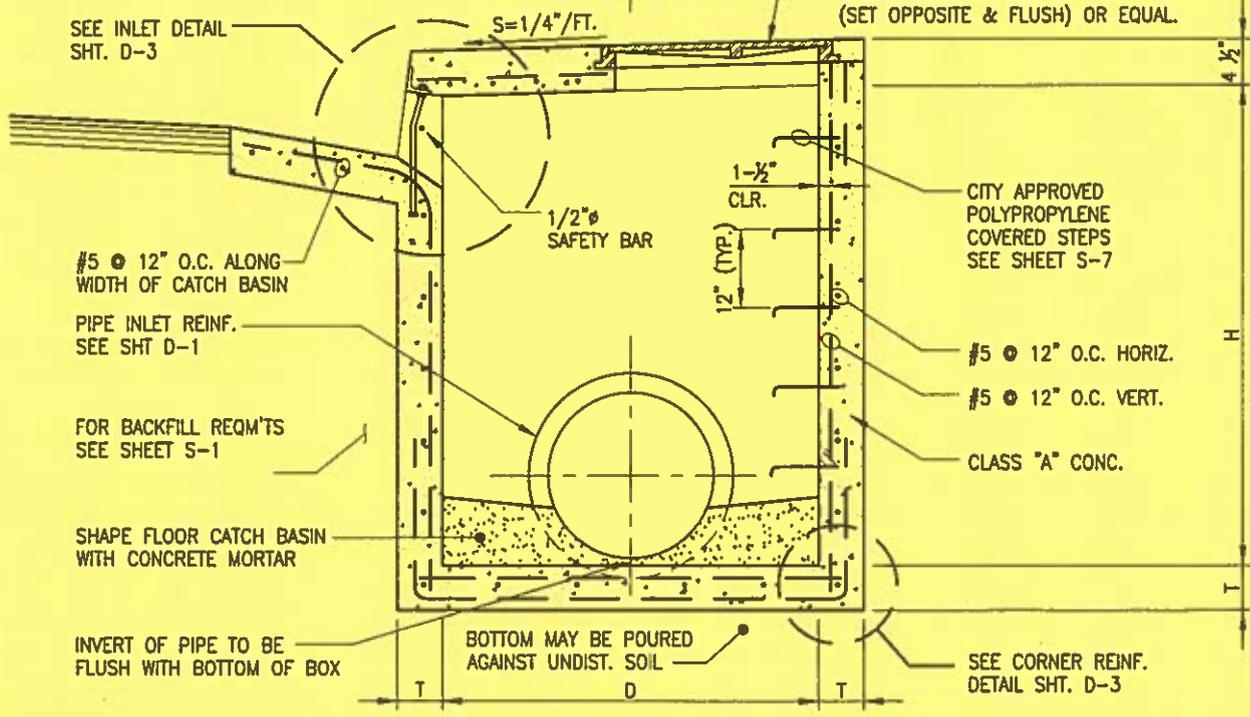
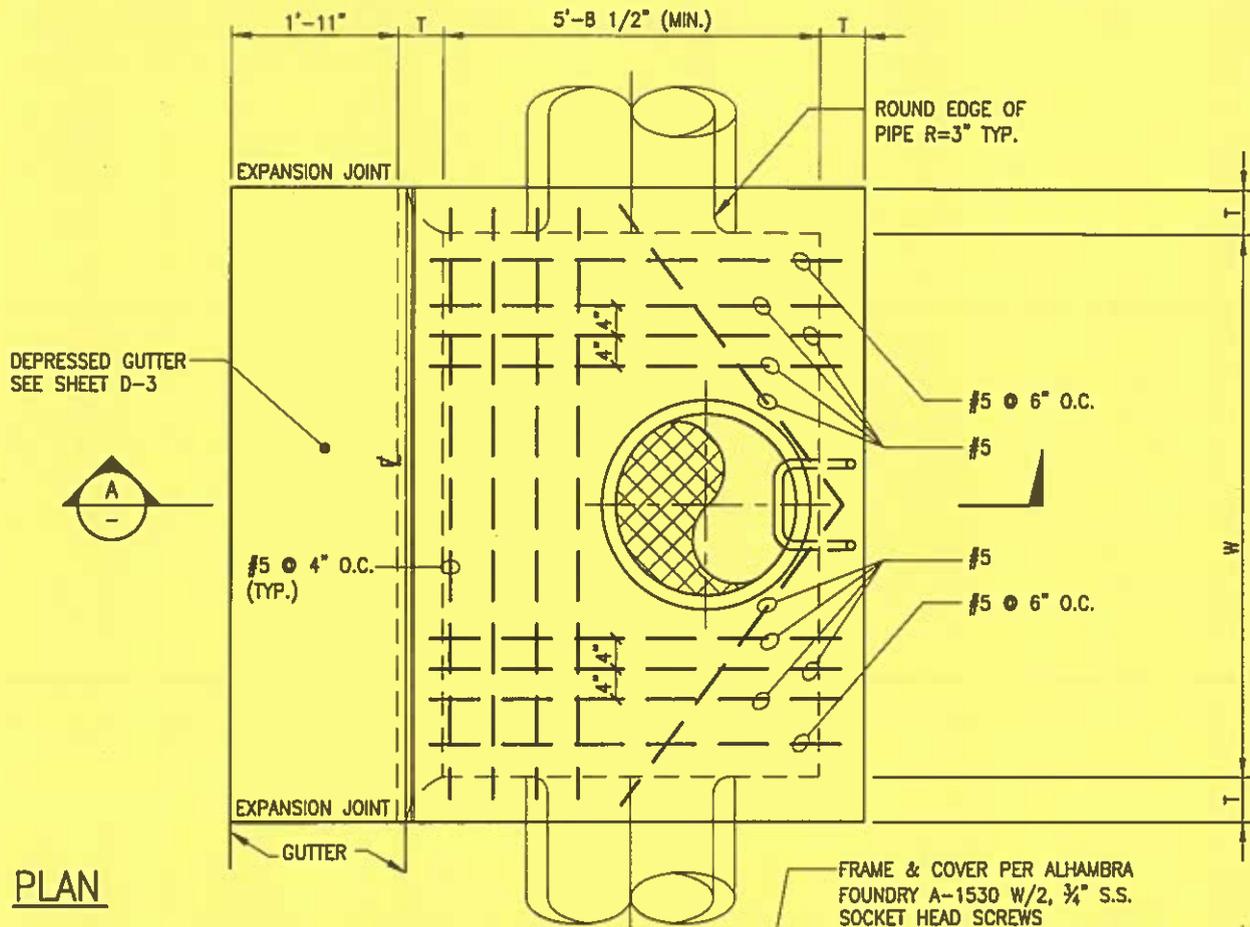
SHEET NO.

DATE

REVISION

03/04

D-1



NOTE:
FOR "T,W,D, AND H" REQUIREMENTS SEE SHEET D-3

CITY OF McFARLAND

CATCH BASIN DETAIL

BOYLE ENGINEERING CORPORATION

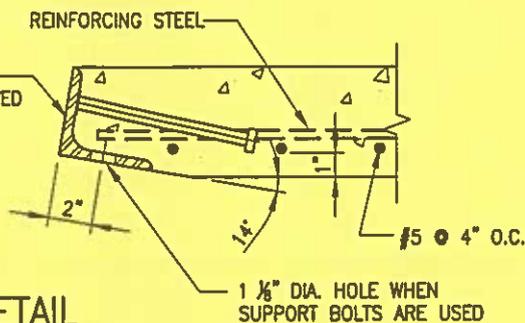
DATE DRAWN
03/04

SHEET NO.
D-2

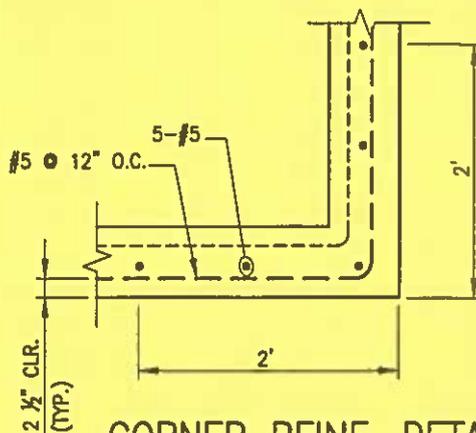
DATE: 5/14/04, standard detail
 DATE: Apr 27, 2005, 4:15pm
 USER: emethungen
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 25, 1:18:00 PM

| DATE | REVISION |
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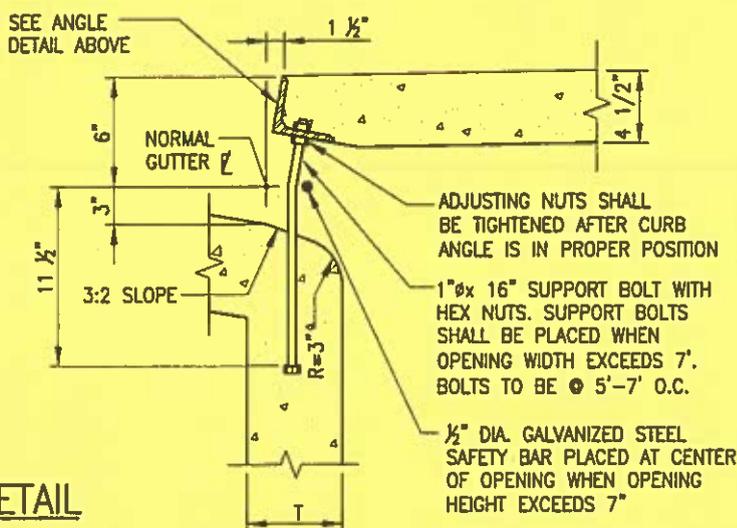
CURB ANGLE, ALHAMBRA
 FOUNDRY A-3903 OR APPROVED
 EQUAL (LENGTH = W-6")



CURB ANGLE DETAIL



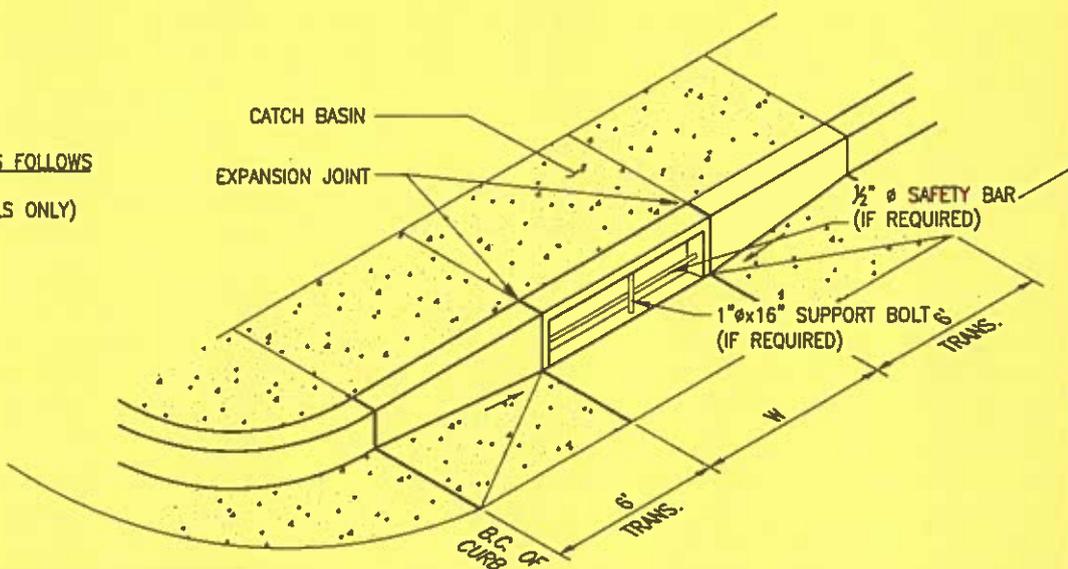
CORNER REINF. DETAIL



INLET DETAIL

WALL THICKNESS "T" SHALL BE AS FOLLOWS

- W>8', T=8" (FRONT & BACK WALLS ONLY)
- H>8', T=8"
- D>8', T=8" (SIDE WALLS ONLY)
- OTHERWISE T=6"



GUTTER DEPRESSION DETAIL

DATE: 01/27/2020 4:25pm
 USER: emsharpen
 01/27/2020 4:25pm

CITY OF McFARLAND

CATCH BASIN DETAILS

BOYSE ENGINEERING CORPORATION

DATE DRAWN

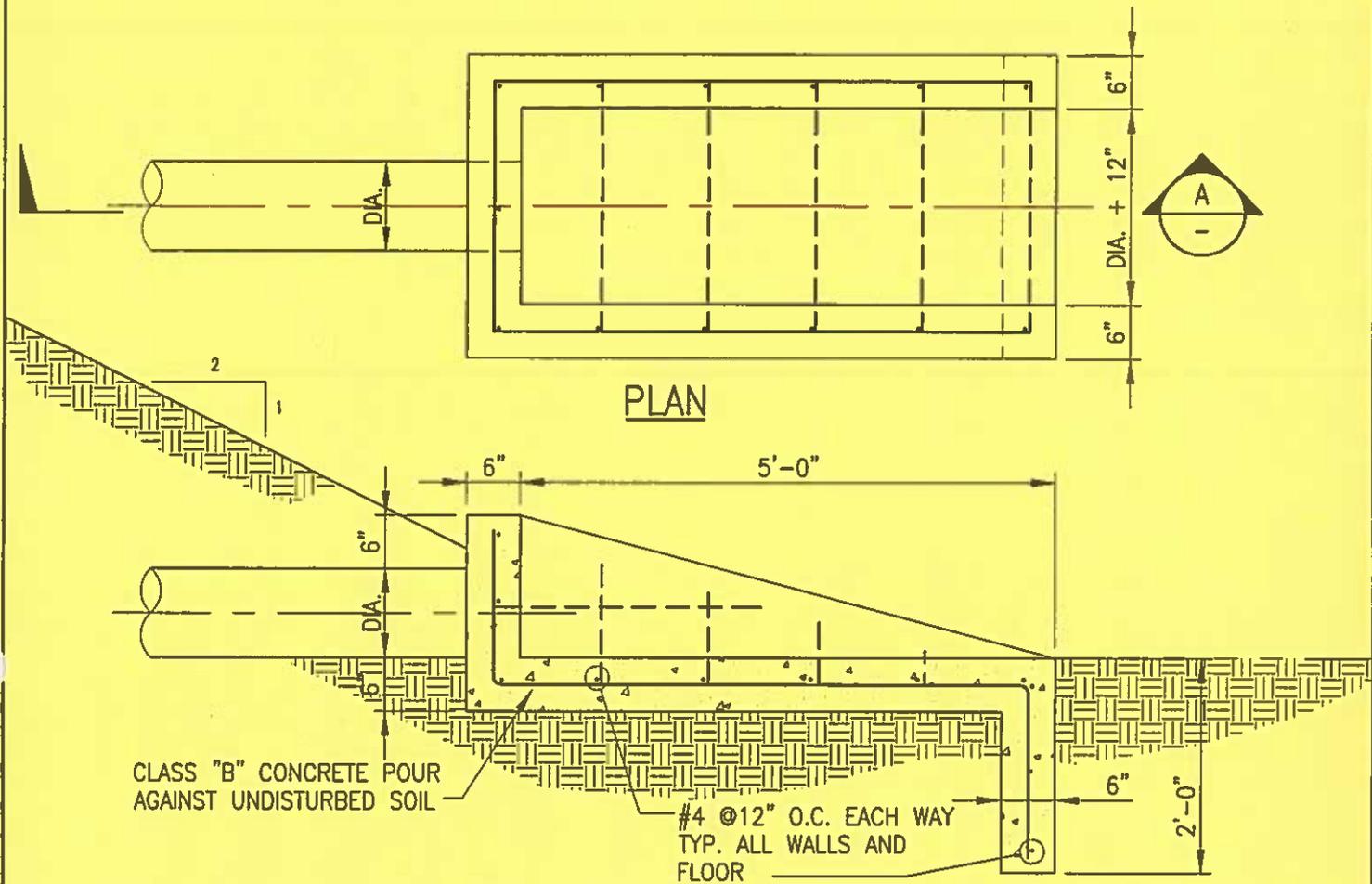
SHEET NO.

DATE

REVISION

03/04

D-3



Dwg: S:\M017 Standard.dwg
 DATE: Apr 27, 2005 11:20am
 User: mredkopp
 Plt: 1-1100.bpl

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| | | CITY OF McFARLAND | |
| | | MISC. DRAINAGE DETAILS | |
| | | <i>BOYLE ENGINEERING CORPORATION</i> | DATE DRAWN 03/04 |
| DATE | REVISION | | SHEET NO. D-4 |

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| GRANT OF EASEMENT FORM | 1 - 2 |
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| FLOOD PLAIN ELEVATION CERTIFICATE | 1 - 1 |

**CITY OF McFARLAND
IMPROVEMENT AGREEMENT
FOR TRACT NO. _____**

THIS AGREEMENT is made and entered into this _____ day of _____, 20____, by and between the CITY OF McFARLAND, a municipal corporation of the State of California, hereinafter referred to as "CITY", and _____, hereinafter referred to as "SUBDIVIDER".

WITNESSETH:

WHEREAS:

1. The SUBDIVIDER is in the process of subdividing land which is located within the CITY (herein "Subdivision") and labeled "Tract No. _____", pursuant to and in accordance with the provisions of the Subdivision Map Act of the State of California (herein "Subdivision Map Act"), Sections 66410 to 66499.58 as amended, of the Government Code, and pursuant to and in accordance with the provisions of the Subdivision Ordinance of the City of McFarland and amendments thereto (herein "Subdivision Ordinance"); and

2. Heretofore the SUBDIVIDER filed a tentative map for the Subdivision with the Planning Commission of the CITY (herein "Planning Commission"), which tentative map conforms with all of the provisions of the Subdivision Map Act and the Subdivision Ordinance and was approved by the Planning Commission in the manner prescribed by law; and

3. The SUBDIVIDER has now prepared a final subdivision map for the Subdivision (herein sometimes "Final Map") and is desirous of filing it with the City Council of the City (herein "City Council") for its approval pursuant to and in accordance with the provisions of the Subdivision Map Act and the Subdivision Ordinance; and

4. The SUBDIVIDER has complied with all of the provisions of the Subdivision Map Act and the Subdivision Ordinance which are applicable to the Subdivision, excepting only that the SUBDIVIDER has not completed the improvement work therefore and has not set or placed all of the permanent monuments required for the Subdivision under the Subdivision Ordinance; and

5. The Subdivision Ordinance, among other things, provides that if the improvement work has not been completed or if the permanent monuments have not been set or placed before the Final Map is presented to the City Council for approval, the SUBDIVIDER shall concurrently therewith enter into an

agreement with the CITY to complete the improvement work and to place or set the permanent monuments within one (1) year from the date of the approval thereof; and

6. The City Council is willing to approve the Final Map and is willing to accept on behalf of the CITY all of the streets, Roadways, Courts, Ways, Alleys, Easements, Utilities, etc., dedicated therein or deed to the CITY in connection therewith, under the terms and conditions hereinafter more particularly set forth;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS AND CONDITIONS HEREIN CONTAINED, IT IS EXPRESSLY AGREED AND UNDERSTOOD AS FOLLOWS:

I. Concurrently with the execution of this Agreement and upon the posting by the SUBDIVIDER of the surety required by law and the CITY, the CITY, by and through its City Council, does hereby agree to approve the Final Map and accept all Streets, Roadways, Courts, Ways, Alleys, Easements, Utilities, etc., dedicated therein or deeded by the SUBDIVIDER to the CITY in connection therewith. The surety referred to in this paragraph shall be a good and sufficient surety in amounts fixed and approved by the City Council.

II. For and in consideration of the approval of the Final Map referred to herein, and for and in consideration of the acceptance of the Streets, Roadways, Courts, Ways, Alleys, Easements, etc., dedicated therein or deeded by the SUBDIVIDER to the CITY in connection therewith, it is hereby agreed:

1. The SUBDIVIDER shall install all required overhead and underground utilities and grade, pave, construct and improve all of the Streets, Roadways, Courts, Ways, Alleys, Easements, etc., dedicated to the CITY on the Final Map referred to herein or deeded by the SUBDIVIDER to the CITY in connection therewith, pursuant to and in accordance with all of the provisions of the Subdivision Ordinance which are applicable thereto, and more particularly pursuant to and in accordance with:
 - (a) The Improvement Plans and Profiles as approved by the City's Engineer and by this reference incorporated herein and made a part of the Agreement as though set forth in full; and
 - (b) The Special Provisions and/or Conditions attached hereto, marked Exhibit "A", and by this reference incorporated herein and made a part hereof as though set forth in full.

III. It is expressly agreed and understood that the SUBDIVIDER at their sole cost and expense, and at no expense to the CITY, except as otherwise set forth in the Agreement, shall furnish all of the necessary materials, tools, equipment, machinery and labor to do all of the work and to construct all of the improvements referred to in Paragraph II above, which work shall be done and which improvements shall be

constructed by the SUBDIVIDER in a good and workmanlike manner and in accordance with all ordinances, laws, rules and regulations of the CITY or other entities having jurisdiction. It is further agreed and understood that all of the work referred to in Paragraph II above shall be completed within one (1) year from the date this Agreement unless the period of completion is extended in writing by the CITY.

IV. Upon completion of all improvements referred to in Paragraph II above and prior to acceptance of the same by the CITY for maintenance, the SUBDIVIDER shall furnish the CITY with a bond or other satisfactory surety to guarantee the maintenance of said improvements for a period of one year from the date of acceptance of said improvements by the CITY.

V. The CITY shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring from the improvement work specified in this Agreement prior to the completion and acceptance of same by the CITY, nor shall the CITY or any officer or employee thereof, be liable for any person injured or property damaged by reason of the nature of said work or by reason of the acts or omissions of the SUBDIVIDER, their contractors, agents, or employees, in the performance of said work, but all of said liability shall be assumed by the SUBDIVIDER. The SUBDIVIDER shall, and does hereby agree, to hold harmless and indemnify the CITY and its Council members, its officers, agents and employees from any and all claims, demands, causes of action, liability or loss of any nature because of or arising out of, the acts or omissions of the SUBDIVIDER, their contractors, agents and employees in the performance of this Agreement. In fulfillment of this obligation, SUBDIVIDER shall furnish to the CITY stating that the insurance hereby required is in effect and may not be cancelled or modified except on at least thirty (30) days prior written notice to the CITY. In addition, such insurance shall contain a waiver of subrogation, it being the intention of the parties that such insurance shall protect both parties and be primarily liable for any and all losses covered by and referred to in this Agreement. Such insurance policy shall also acknowledge that the CITY and the other additional insureds have or may have existing insurance, but the insurance hereby required is and shall be the primary insurance and such other insurance shall not be called upon for contribution, deficiency, concurrent or double insurance.

VI. Should either party hereto institute any action or proceeding of any nature whatsoever in a court of law, equity, arbitration or otherwise, to enforce any provision of this Agreement or for a declaration of such party's rights or obligations hereunder or for any other remedy, the prevailing party shall be entitled to receive from the losing party its/their costs, including such amount as the Court or Arbitration panel may adjudge to be reasonable attorney's fees for the services rendered the party finally prevailing in any such action or proceeding.

VII. This Agreement is made, entered into, executed and is to be performed in Kern County, California.

VIII. Time is hereby expressly declared to be the essence of this Agreement and of each and every provision thereof, and each such provision is hereby made and declared to be a material, necessary and essential part of this Agreement.

IX. As used in the Agreement, the masculine, feminine or neuter gender, and the singular or plural number shall be deemed to include the other whenever the context so indicates.

X. The covenants and agreements herein contained are binding on the parties hereto, their legal representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF McFARLAND:

SUBDIVIDER:

By: _____
Mayor

By: _____
City Clerk

By: _____

Approved By:

City Administrator

“EXHIBIT A” TO IMPROVEMENT AGREEMENT

SPECIAL PROVISIONS AND/OR CONDITIONS

FOR TRACT NO. _____

1. DEFINITIONS:

For the purpose of these Special Provisions and/or Conditions, the following terms shall be defined as herein provided:

- (a) “CITY” shall mean the City of McFarland
- (b) “Subdivision Ordinance” shall mean the City of McFarland Ordinance No. 121 and amendments thereto.
- (c) “Agreement” shall mean the Agreement attached hereto, of which these Special Provisions and/or Conditions are a part.
- (d) “Subdivision” shall mean the subdivision of land referred to in the Agreement.
- (e) “Standard Specifications” shall mean the Improvement Standards adopted by the City Council of the CITY and all amendments thereto.
- (f) “Plans and Profiles” shall mean the Plans and Profiles referred to in Paragraph II of the Agreement.

2. INCONSISTENT PROVISIONS:

- (a) In the case of conflict between any of the provisions of the Subdivision Ordinance and any of the provisions of the Standard Specifications or the Plans and Profiles, the provisions of the Subdivision Ordinance shall prevail.
- (b) In the case of a conflict between any of the provisions of the Standard Specifications and any of the provisions of the Plans and Profiles, the provisions of the Standard Specifications shall prevail.

3. REMOVAL OF OBSTRUCTIONS:

The SUBDIVIDER at its/their sole cost and expense shall remove and relocate, if relocation is necessary, any and all obstructions which are located in the Streets, Roadways, Courts, Ways, Alleys, Easements, etc., dedicated in the final subdivision map of the Subdivision or deeded to the CITY in connection therewith, or located within existing streets or roadways belonging to the CITY.

4. IMPROVEMENTS:

The SUBDIVIDER at its/their sole cost and expense shall construct, install and provide all the improvements and facilities prescribed for the Subdivision in the Plans and Profiles in accordance with the specifications and details set forth herein.

SUBDIVIDER shall have the right to remove improvements to be installed in accordance with the Improvement Plans and Profiles at such time as SUBDIVIDER constructs any subdivisions adjacent to the Subdivision which is the subject of this Agreement, provided, however, the SUBDIVIDER shall, upon removal of the improvements provided for herein, construct such additional improvements as shall be determined by the CITY to be necessary in conjunction with the development of the future subdivision.

5. NOTIFICATION:

The SUBDIVIDER shall give the City Engineer at least three calendar days notice before commencing any part of the improvement work required for the Subdivision under the Agreement. If the improvement work is interrupted for a continuous period in excess of ninety-six (96) hours, the SUBDIVIDER shall give twenty-four (24) hours notice to the City Engineer prior to resuming the improvement work.

6. Upon the completion of all of the improvement work required for the Subdivision under the Agreement the SUBDIVIDER shall clean all Streets, Roadways, Courts, Ways, Alleys, Easements, Utilities, and all Drainage Facilities. The SUBDIVIDER shall then notify the CITY in writing that all improvement work has been so completed and shall request the CITY to accept the same. Such notice and request shall be given to the City Council and a signed copy thereof shall be furnished to the City's Engineer. Upon receipt of the notice and request, the City's Engineer shall inspect the improvement work and if it has been completed in accordance with the Agreement, he shall so advise the City Council as provided in the Subdivision Ordinance. If the improvement work is not completed in accordance with this Agreement, the City's Engineer shall notify the SUBDIVIDER and the SUBDIVIDER shall make such alterations, additions and corrections as are necessary to cause the work to be so completed. If the SUBDIVIDER fails to complete the improvements as provided for in the Agreement within the time period set forth herein, the CITY may complete the same and recover the full costs and expenses thereof from the SUBDIVIDER.

7. If the CITY should require the services of any attorney to enforce the provisions of this Agreement, there shall become due, in addition to the sums specified herein and all costs incurred by CITY, the reasonable value of the services of its attorney, whether any such controversy be adjudicated in a court of law, arbitration or settled otherwise.

CITY OF McFARLAND
AGREEMENT FOR CURB AND GUTTER

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the CITY OF McFARLAND, a municipal corporation, hereinafter referred to as "CITY", and _____, hereinafter referred to as "OWNER".

In consideration of the mutual covenants contained herein and other valuable considerations, receipt of which is hereby acknowledge, the parties agree as follows:

1. CITY shall cause to be constructed curbs and gutters, per CITY's specifications, adjacent to OWNER's premises which borders _____, in the CITY, and shall pay cost of same.
2. OWNER shall pay the CITY \$_____ per lineal foot, not to exceed \$_____ plus interest, for said work, to be paid in installments as follows: \$_____ to be paid upon completion of construction, and \$_____ per month thereafter until said principal and interest thereon is paid in full. Interest on the unpaid balance shall be evidenced by the OWNER's promissory note to be completed and executed after the completion of the work called for, herein, at the rate of ____%.
3. Should suit be commenced to collect any portion of the amount which OWNER agrees to pay, such sum as the court may deem reasonable and for attorney's fees for the collection of same, shall be paid by OWNER.

WITNESS our hands the day and year above written.

City

Owner

PROMISSORY NOTE

\$ _____ McFARLAND, CALIFORNIA DATE _____

In installments and at the times hereinafter stated, for value received, we _____, promise to pay the CITY OF McFARLAND, the sum of \$ _____, with interest from _____ 20____, on the amounts of principal remaining from time to time unpaid, until said principal sum is paid, at the rate of _____% per annum. The principal and interest shall be due in monthly installments of \$ _____ on the _____ day of each month, beginning on the _____ day of _____, 20____, and continuing until said principal sum and the interest thereon has been fully paid. At any time, the privilege is reserved to pay more than the sum due. Each payment shall be credited first, on the interest then due; and the remainder on the principal sum; and interest shall thereupon cease upon the amount so credited on the said principal sum.

Should default be made in the payment of any of the said installments when due, the whole sum of the principal and interest shall become immediately due and payable at the option of the CITY. Should suit be commenced to collect this note or any portion thereof, such sum as the Court may deem reasonable shall be added hereto as attorney's fees.

OWNER

(Attach Notarial Jurat)

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
AND WHEN RECORDED
MAIL TO:

City of McFarland
P.O. Box 1488
401 Kern Avenue
McFarland, CA 93250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

IRREVOCABLE OFFER OF DEDICATION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hereinafter called GRANTOR, hereby grants to the CITY OF McFARLAND, a municipal corporation in the State of California, an Irrevocable Offer of Dedication of an easement for ingress, egress and road purposes, over and across the hereinafter described real property in the City of McFarland, County of Kern, State of California, according to the official plat thereof, more particularly described as follows:

SEE EXHIBITS "A" and "B", attached hereto

Said easement shall be kept open, clear and free from buildings and structures of any kind except for any buildings, structures, or improvements which the City of McFarland elects to place thereon in order for it to effectively utilize or protect the easement for the purpose for which it was granted.

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted at any time by the City Council of the City of McFarland.

This Offer of Dedication shall convey to the City of McFarland upon its acceptance a superior right of easement over any facility or facilities located within or under the aforementioned parcel of land.

This Offer of Dedication may be terminated and right to accept such offer abandoned in the same manner as is prescribed for the vacation of streets or highways by Part 3 of Division 9 of Streets and Highways Code of the State of California. Such termination and abandonment may be made by the City Council of the City of McFarland.

This Offer of Dedication shall be irrevocable and shall be binding on the GRANTOR, his heirs, executors, administrators, successors and assigns.

The term GRANTOR as used herein shall include the plural as well as the singular number and word "he" shall include the feminine and neuter gender as the case may be.

IN WITNESS HEREOF, GRANTOR has executed this Irrevocable Offer of Dedication this _____ day of _____, 20_____.

GRANTOR:

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
AND WHEN RECORDED
MAIL TO:

City of McFarland
P.O. Box 1488
401 Kern Avenue
McFarland, CA 93250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

GRANT OF EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Hereinafter called GRANTOR, hereby grants to the CITY OF McFARLAND, a municipal corporation in the State of California, hereinafter called GRANTEE, an easement and right-of-way to lay, construct, reconstruct, maintain, operate, repair, renew, change the size of and remove water, sewer, and/or drainage pipelines with appurtenant fittings, structures, and other equipment, with the right of ingress to and egress from the same, over, through, under, along and across those certain parcels of land situated in the City of McFarland, County of Kern, State of California, according to the official plat thereof, being more particularly described as follows:

SEE EXHIBITS "A" and "B", attached hereto

GRANTOR and its successors further dedicates to the GRANTEE the right to trim such trees and other foliage and to cut such roots on said parcels of land as may be necessary for the construction, protection, maintenance, operation, renewal and replacement of such pipeline or lines necessary to carry the water, sewage, and/or drainage over, under, across and through said lands, and the full exercise of the rights hereby dedicated, and covenants that no building or permanent improvements will be placed thereon.

Said easement shall be kept open, clear and free from buildings and structures of any kind except for any buildings, structures, or improvements which the City of McFarland elects to place thereon in order for it to effectively utilize or protect the easement for the purpose for which it was granted.

IN WITNESS HEREOF, GRANTOR has executed this Grant of Easement this _____ day of _____, 20_____.

GRANTOR:

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by _____
dated _____, 20, from _____ to the City
of McFarland, a municipal corporation in the State of California, is hereby accepted subject to the following
conditions:

By order of the City council of the City of McFarland on _____, 20 ____, said City consents to the
recording thereof by its duly authorized officer.

DATED: _____

City Administrator
City of McFarland

ATTEST:

City Clerk
City of McFarland

(Seal)

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
AND WHEN RECORDED
MAIL TO:

City of McFarland
P.O. Box 1488
401 Kern Avenue
McFarland, CA 93250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

**NOTICE OF COMPLETION
AND
ACCEPTANCE OF WORK
(WORK WITHIN PUBLIC RIGHT-OF-WAY)**

NOTICE IS GIVEN that work was completed on that certain project known as _____, located _____, for the undersigned agency on _____, 20_____, and that said project was accepted by this agency on _____, 20_____. The undersigned agency owns the following interest in said property described above: right-of-way and public improvements within the right-of-way.

The Contractor/Developer on said project was _____, and contract is City of McFarland Improvement Agreement dated _____, 20_____. Please refer to said contract on all communications relating to said contract. The address of the undersigned agency is P.O. Box 1488, McFarland, California 93250.

APPROVED BY THE CITY COUNCIL
OF THE CITY OF McFARLAND

CITY OF McFARLAND

on _____, 20_____

City Administrator

ATTEST:

City Clerk

I declared under penalty of perjury under the laws of the State of California that the contents herein are true and correct to the best of my knowledge.

City Administrator

Executed on _____, 20_____, at McFarland, California.

Copies: City Clerk (original & 1)
Engineer File (2)
Contractor (1)

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
AND WHEN RECORDED
MAIL TO:

City of McFarland
P.O. Box 1488
401 Kern Avenue
McFarland, CA 93250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

OWNER'S CERTIFICATE

PARCEL MAP NO. _____

I (We) hereby certify that I (We) are the owners of, or have some right, title or interest in and to, the real property included within the subdivision shown upon Parcel Map No. _____, and I (We) consent to the preparation and recordation of this Parcel Map.

Owner

Owner

Attach Notarial Jurat(s)

PARCEL MAP RECORDED IN PARCEL MAP BOOK _____, PAGE _____.

Pursuant to Section 66436 (c) (1) of the Subdivision Map Act, I (We), the owner(s) named above, hereby request the waiver of the signature(s) of the following:

Name

Nature of Interest

RECORDING REQUESTED BY
AND FOR THE BENEFIT OF
AND WHEN RECORDED
MAIL TO:

City of McFarland
P.O. Box 1488
401 Kern Avenue
McFarland, CA 93250

PARCEL MAP WAIVER NO. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ NONE

CERTIFICATE OF COMPLIANCE
(Section 66499.35, Government Code)

The undersigned, _____, Planning Director of the City of McFarland, designated by the City Council as Advisory Agency with respect to Parcel Maps, and acting herein on behalf of the City of McFarland, hereby certifies that the hereinafter-described parcel(s) of land comply(ies) with the provisions of the Subdivision Map Act of the State of California, regulating divisions of land.

Said parcel(s) of land being situated in the City of McFarland, County of Kern, State of California, and being more particularly described as follows:

See Attached Exhibit "A"

Owner(s) of the described parcel(s) of land:

Dated this _____ day of _____ 20 _____.

Planning Director,
City of McFarland



CITY OF MCFARLAND
ENVIRONMENTAL INFORMATION FORM

(To be Completed by Applicant)

Date Filed: _____

GENERAL INFORMATION

1. Name and address of developer or project sponsor: _____

2. Address of project: _____

Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: _____

4. Indicate number of the permit application for the project to which this form pertains: _____
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: _____

6. Existing zoning district: _____
7. Proposed use of site (project for which this form is filed): _____

PROJECT DESCRIPTION

8. Site size.
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.

13. Proposed scheduling.
14. Associated project.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use, or rezoning application, state this and indicate clearly why the application is required.

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|--|--------------------------|--------------------------|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. Change in pattern, scale, or character of general area of project. | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. Significant amounts of solid waste or litter. | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. Change in dust, ash, smoke, fumes, or odors in vicinity. | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. Change in ocean, bay, lake, stream, or groundwater quality or quantity, or alteration of existing drainage patterns. | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Site on filled land or on slope of 10 percent or more. | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. | <input type="checkbox"/> | <input type="checkbox"/> |

- 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 32. Relationship to a larger project or series of projects.

ENVIRONMENTAL SETTING

- 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects. Describe any existing structures on the site and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
- 34. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____ Signature _____

For _____

Environmental Fees:
 Notice of Exemption: \$30.00
 Negative Declaration: \$300.00
 Environmental Impact Report: Cost + 15% administrative overhead fee

Please return completed form to:

City of McFarland
 Planning Department
 401 West Kern Avenue
 McFarland, CA 93250
 (661) 792-3091

File No. _____
(Office Use Only)



CITY OF MCFARLAND

Planning-Related Application Form

City of McFarland Planning Department
401 West Kern Avenue
McFarland, CA 93250
Telephone (661) 792-3091
Fax (661) 792-3093

APPLICATION TYPE

(Please check all that apply)

General Plan and Zone Changes

- General Plan Amendment
- Specific Plan Amendment
- New Specific Plan
- Zone Change
- Concurrent GPA/ZC
- PUD Zone Changes
- Other _____

Zoning Applications-Site Plan Reviews

- Conditional Use Permits
- Variances/Modifications
- Site Plan Review
- PD Plan Review (New)
- PD Plan Review
- (Modify Approved Plan)
- Sign Plan Application
- Temporary Use Application
- Other _____

Land Divisions

- Tract Map
- Vesting Tentative Maps
- Tract Map-Optional Design/Modifications
- Revised Tract Map
- Parcel Map
- Revised Parcel Map
- Parcel Map Waiver/Merger
- Lot Line Adjustment
- Certificate of Compliance
- Final Map

Miscellaneous

- Annexation
- Administrative Review (Advertised)
- Administrative Review (In-House)
- Development Agreement
- Wall and Landscape Review

APPLICANT / OWNER INFORMATION

APPLICANT CONTACT

Name: _____

Address: _____

Phone No.: _____

PROPERTY OWNER OF RECORD

Name: _____

Address: _____

Phone No.: _____

PROJECT INFORMATION

(Please fill out as completely as possible - put N/A if the item is not applicable)

A. Description of proposal *(explain in detail; attach additional or supporting information as necessary)*:

B. Reason for request *(explain in detail, attach additional or supporting information as necessary; if this is an extension of time, explain why the extension is necessary and why the project cannot be commenced within the allocated time)*:

C. Site address *(if none, general location)*: _____

D. Assessor's Parcel Number(s): _____

Please include with your application, a copy of the Assessor's map(s) that show the entire project boundary. These maps may be obtained from the Kern County Assessor, 1115 Truxtun Ave., Bakersfield, CA (661/868-3485)

E. Zoning: _____ General Plan Designation: _____

F. Project site size *(acreage or square footage)*: _____

G. If this is a division of land, number of lots being created: Buildable: _____ Nonbuildable: _____
Is a modification or optional design being requested? Yes No
If yes, describe the modification: _____

H. Will the project (or map) be phased? Yes No
If yes, what is the anticipated schedule of development? *(explain)*: _____

I. List and describe any other permits or other public agency approvals required for this project:

J. List any associated projects or relationship to a larger project or series of projects: _____

K. Proposed Use (Check use being proposed and provide all necessary information, attach additional sheets if necessary).

1. **Residential:** (Check type) Single Family Multiple Family
Number of units: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Square footage of units: _____
Number of bedrooms per unit: _____
Density (units per acre): _____

2. **Commercial:** (Check type) Retail Office Other (Identify) _____
Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

3. **Industrial:**
Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

4. **Institutional:**
Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

5. **Other:**
Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

L. Hazardous waste verification:

California law requires that persons applying for development projects review a listing of all hazardous waste sites. As part of this application, you must indicate whether or not your project site is included on the list of hazardous waste sites. Please review the list of hazardous waste sites and check the appropriate confirmation below (*note: a copy of this list and the law is available at the Planning Department*). By signing this application, you or your agent is verifying that the most current hazardous waste and substance site list from the State Environmental Protection Agency-Department of Toxic Substances Control has been reviewed in accordance with the California Government Code (65962.5).

I or my agent confirms that the project site is (*check one*) **included** **not included** on this list

M. Other information:

List any other information or notes that you feel are necessary for review of this application (*you may also attach additional sheets or information as needed*):

AUTHORIZED SIGNATURES

I /We certify that any statements contained in this application packet and any information attached as part of this application are true and correct to the best of my /our knowledge. I /We agree to comply with all city ordinances, state and other applicable laws relating to the development requested in this application.

The undersigned acknowledges that they are responsible for submitting required information on the most current City of McFarland planning application form. Any permit or approval issued by the City as a result of false information on this application, or, use of an altered or out-of-date planning application, shall be void and subject to all penalties/remedies allowed by law.

Applicant:

Property Owner:

Print Name

Print Name

Signature

Signature

Date

Date

Note: In order for this application to be considered complete for processing, signatures of both the current property owner and applicant are required. A letter from the property owner authorizing or acknowledging that the applicant is acting on their behalf is acceptable in lieu of the owner signing this application; however, this acknowledgement must be included with the project information submitted to the City of McFarland.

Indemnification Agreement

In consideration by the City of McFarland of a project, including any related environmental documents,
for a _____
(Identify the type of project from page 1)

located at _____
(Address or general location)

I/We, _____
(Print name of property owner or authorized representative/applicant)

agree to indemnify, defend, and hold harmless the City of McFarland, its officers, agents, employees, departments, commissioners or boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions, whether imposed by the City or not, except for City's sole active negligence or willful misconduct.

This indemnification agreement does not prevent the property owner from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify property owner of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the property owner and the City is not obligated to use any law firm or attorney chosen by another entity or party.

Authorized Signature

Date

(If the owner is not an individual, the corporation name goes above and authorized signature goes below.)

By: _____

Title: _____

IMPORTANT NOTE:

In order for your project to be considered complete for processing, this properly executed form must be included with your project application. Please note that this agreement can only be signed by the property owner of record at the time this application is submitted to the City.

SUPPLEMENTAL INFORMATION CHECKLIST

It may be necessary for your application to include supplemental information such as site plans or special studies to ensure that the application can be adequately reviewed and processed. This information is necessary so that untimely delays may be avoided. Please review the following and include any additional items as directed to ensure that the application can be deemed complete for processing (*check those that apply*).

A. Land Division:

If you are making a land division application, you must also complete any required items in the "Land Division Supplement" which is a separate packet from this application. (*Please obtain from the Planning Department*).

B. Zone Changes (including those associated with General Plan Amendments):

Attach with this application packet a specific map and legal description for each zone district proposed on the project site. The legal description must be stamped and signed by a licensed land surveyor or registered civil engineer.

C. Street Renaming:

- Meet with Planning staff to review proposed name change and go through review process
- Identify new street name with alternatives if required by Planning staff

D. Development Agreement (*discuss each on a separate attachment*):

- Featured or amenities unique to the project;
- Provisions for the reservation and dedication of land for public purposes;
- Explain what conditions, terms, restrictions and requirements are being requested for the project; include any request to modify existing rules, regulations and policies applicable to the project and how subsequent changes to them will be applied to the project over the life of the agreement;
- Explain what public improvements, facilities, services or other public benefit would occur as a direct result of the City entering into a development agreement for this project;
- Explain the period of time the development agreement is to be affective and how that time frame relates to when the project will commence, when it will be completed and how it will be phased;
- Explain how the development agreement will promote investment in and commitment to comprehensive planning at the least economic cost to the public and the developer;
- Explain how the development agreement will promote the orderly development of the property and reduce the economic costs of development in a manner that is mutually beneficial to the City and the developer.

E. Items A-D are not applicable to this application.

SITE DEVELOPMENT PLANS

Please use the appropriate checklist, which corresponds to the type of application you will be submitting. The checklist will help you in showing all information necessary to complete any site plans or other drawings required for your project. Please note that incomplete plans could delay review of your project.

(Note: Unless otherwise stated, site development plans are not required to be drawn or stamped by a licensed engineer or architect).

Site Plan Review Conditional Use Permit

Planned Commercial & Planned Unit Development (includes PD plan review)

Site Plan Review & Conditional Use Permits

- 2 full-sized site plans neatly dimensioned and drawn to an appropriate scale (*preferred scale is 1" = 20'*)
- 1 reduced site plan (*8 1/2" x 11"*)

PCDs & PUDs only (includes PD plan review)

- 8 full-sized site plans neatly dimensioned and drawn to an appropriate scale (*Preferred scale is 1" = 20'*)
- 1 reduced site plan (*8 1/2" x 11"*)
- 1 color rendition of the site plan and elevations indicating the colors and materials being proposed (*Full size and 8 1/2" x 11"*)

The site plan shall include the following (*if applicable*):

- Vicinity map
- North arrow, numerical scale and bar scale
- Existing property lines
- Abutting streets
- Site address
- Legal boundaries of the site clearly delineated, including any interior parcel lines
- Location of all existing on and off-site improvements (*show as existing*)
- Type and location of any improvements to be removed
- Location of off-street parking, indicate the number of required parking spaces, the number of provided parking spaces, and the number and location of handicapped spaces, type of paving, direction arrows depicting traffic flow, and parking dimensions

- Location and type of parking lot lighting, including pole locations, pole height, light source, illumination level and fixtures types
- Locations and width of drive approaches
- Location, height and material of fences and walls
- Method of storm water disposal, on-site drainage
- Location of existing and/or proposed public improvements (*such as curbs, gutters, sidewalks. Sewers, utility poles, fire hydrants, street lights, traffic-control signing, traffic signals, specific plan lines for streets & highways, etc.*)
- Method of sewage disposal
- Locations of trash refuse areas
- Landscaped areas
- Summary of all proposed buildings including:
 - (a) Total gross floor area of all buildings and structures
 - (b) Number of floors and gross square footage of each
 - (c) Use and square footage of existing buildings
 - (d) Use and square footage of proposed buildings
 - (e) Required and provided parking ratios for use
- Elevations mid floor plans (including description of room use) of all proposed and/or existing buildings or additions to existing buildings; in the case of building additions the plans shall clearly show existing and proposed areas and any areas proposed for demolition
- All applications**— APN map(s) of project area
- Second units only**—in addition to the above information required regarding architectural compatibility with the main home (*elevations and or photographs are recommended*)

Comprehensive Sign Plan (New or revised)

- 2 copies of the sign plan that includes plans, drawings lighting, building orientation sign locations, materials, etc. (*1 color and 1 black and white*)
- Written justification explaining why deviations from the sign ordinance are needed
- Statement or letters that the sign plan is supported by a majority (+50%) of the property and business owners
- List of all property owners and business owners with their mailing addresses

Wall and Landscape Review

- 4 sets of plans neatly dimensioned and drawn to an appropriate scale (24"x 36" sheet - preferred scale is 1'=10' or 1'=20')
- 1 set of colored renderings (at the size noted above) indicating the colors and materials being proposed
- 1 reduced site plan (8 1/2"x 11")

The plan shall include the following (if applicable):

- Location, height, elevation design of wall identifying all materials for a typical section
- Proposed subdivision/neighborhood corner wall signs
- Existing and proposed uses adjacent to site
- Existing property lines
- Cross-section showing dimensions of the street right-of-way, sidewalk, landscape area, wall, and any other proposed improvements
- Layout and legend of all plant materials (state common and botanical names), and other decorative materials and/or treatments for a typical section
- Actual number of trees, tree placement shown to scale, percentage of evergreen and deciduous tree species, number and placement of shrubs, and groundcover; all must be shown at mature spread and must meet the minimum requirements of Chapter 17.61.
- If applicable, include a detail of street corner treatments; clear site views at intersections and median islands must meet minimum city standards.
- Any other improvements that may have an impact on the design, including existing adjacent walls, curbs, gutters, sidewalks, utility poles, street lights, traffic signals, traffic control signs, etc.
- If hardscape is proposed for arterial streets show the amount of square footage and percent of hardscape with all materials and design

SPECIAL STUDIES

The City requires that all environmental impacts be evaluated for a project. We have identified on this and the following page those specific studies that are necessary for most projects. If required, these studies need to be completed and included with your application before it can be further processed (*this will depend on the application type selected so please read each carefully*). Please note that during the course of review of your project or as part of the environmental analysis, the Planning Department may determine that the preparation of additional studies (*e.g. Noise, agricultural land conversion, land use studies, parking analysis, etc.*) may be necessary, or if impacts are found to be significant, the Planning Department will most likely require the preparation of an environmental impact report (*ELR*).

ARCHEOLOGICAL EVALUATION/STUDY:

If you checked an application type in the General Plan & Zone Changes category, Tract Map, or Parcel Map, please consult with the Archaeological Information Center (AIC) at California State University - Bakersfield, located at 9001 Stockdale Highway, (661) 664-2289 / FAX (661) 664-2415. The AIC will provide you with a letter informing the City as to how to proceed regarding the archaeological impacts of your project. If the AIC recommends that an archaeological study and/or evaluation be completed, you must retain a qualified archeological consultant to prepare the analysis. You will be responsible to pay any fees for this work directly to the AIC and/or consultant.

If your project is a Site Plan Review or Conditional Use Permit, you do not need to contact the AIC. Staff will first evaluate your project and determine if consultation with the AIC is necessary.

TRAFFIC STUDY:

If you checked an application type in the General Plan & Zone Change category, or your project is a Site Plan Review or Conditional Use Permit that is a large retail or shopping center, please contact the City Planning Director or the City Engineer at (661) 792-3091. The City Planning Director or the City Engineer will determine if a study is required (*please include a copy of his/her determination with your application*). If a study is required, you must:

- Retain a qualified traffic engineering consultant at your expense (*the City Planning Director or City Engineer can provide a list of the minimum acceptable qualifications for the consultant*).
- Submit six (6) copies of the draft study with your project application.
- Allow a minimum of five (5) weeks for the review of this study by the City and other agencies (Caltrans, Kern County, and the Kern Council of Governments).
- Submit six (6) copies (*or more as determined by the City Planning Director or City Engineer*) of the final study which responds to agency comments.
- Enter an agreement and provide security for traffic impact mitigation as may be identified in the study (*if the project is approved*).

WATER "WILL SERVE" LETTER:

If you checked an application type in the General Plan & Zone Change category, Tract Map or Parcel Map, you must include with your application a "will serve" letter (*on their official letterhead*) from the appropriate water purveyor. This letter must be dated within 60 days of submitting the application. You will be responsible, for contacting the water purveyor and paying any fee they may charge for preparing this letter.

AIR QUALITY IMPACT STUDY:

If you checked an application type in the **General Plan & Zone Change category, Tract Map or Parcel Map**, and the size of your project is at or above one of the levels shown in the following tables, you are required to submit an Air Quality Impact Study with your application that uses the most currently available emissions model. The preparer of this study must be qualified to prepare an air quality analysis in accordance with the San Joaquin Valley Air Pollution Control District (APCD) "Guide for Assessing and Mitigating Air Quality Impacts." At a minimum, the study shall include a project description; a discussion of the environmental setting, and an evaluation of the following items: (1) short and long term project emission impacts, (2) cumulative impacts, and (3) proposed mitigation measures. Any adjustments to the default settings of the emissions model shall be clearly identified and presented along with summary printouts from the model run that support the conclusions in the report. If you have questions regarding the thresholds or study, the contact person for APCD is Heather Ellison, 2700 M Street #275, Bakersfield CA 93301; (661) 326-6980. You may contact the Planning Department at (661) 326-3733 for a list of consultants qualified to prepare this analysis.

Generally, projects at or above the levels indicated in the tables below are likely to exceed the recommended threshold of significant impact of 10 tons per year for Reactive Organic Gases (ROG) and Oxides of Nitrogen (NOx). However, there may be some projects that are less than the levels shown that may still require an air quality study to be prepared. In this case, the Planning Department will notify you after preliminary review of your application if additional analysis is necessary.

SMALL PROJECT ANALYSIS LEVEL (SPAL) IN VEHICLE TRIPS*

| LAND USE CATEGORY | PROJECT SIZE |
|---------------------|---------------------|
| Residential Housing | 1,453 trips per day |
| Commercial | 1,676 trips per day |
| Office | 1,628 trips per day |
| Institutional | 1,707 trips per day |
| Industrial | 1,506 trips per day |

*Source: San Joaquin Valley Air Pollution Control District

SMALL PROJECT ANALYSIS LEVEL (SPAL) IN VEHICLE TRIPS*

| LAND USE CATEGORY | PROJECT SIZE |
|-------------------------|--------------|
| Single Family | 152 Units |
| Apartments, Low Rise | 220 Units |
| Apartments, High Rise | 345 Units |
| Condominiums, General | 270 Units |
| Condominiums, High Rise | 335 Units |
| Mobile Homes | 330 Units |
| Retirement Community | 460 Units |

*Source: San Joaquin Valley Air Pollution Control District

MITIGATION AGREEMENT

Property owners or applicants with projects requiring mitigation measures (as typically identified in a traffic study, biological report or EIR) to reduce potential impacts to a level less than significant, **must** sign this form and submit it **prior to project consideration**, in order for the City to process the environmental document for the project.

I, _____ representing _____
(Print name of owner or applicant) (Print name of owner or N/A)

am applying to the City of McFarland for _____
(Identify type of project)

at _____
(General location)

Check one of the following and complete, if applicable:

- My application materials specifically identify impacts and mitigation for:

(Traffic, biological resources, other - - please specify)
- An Environmental Impact Report prepared for the above referenced project identifies mitigation measures for the environmental impacts.

I hereby agree to incorporate all of the mitigation measures referenced in the materials identified above and from any other applicable environmental documents into this project.

(Property Owner's or Applicant's Signature) (Date)

NOTE: In order for your project to be advertised and set for hearing with an environmental document, this properly executed form must be submitted prior to consideration of the project by the City. **Although you may sign and submit this form with your application, it is not required until such time during processing when mitigation has been identified and required to become part of the project.** Staff can provide further assistance and advice regarding this document as the project moves forward.

References: Section 21080 © Public Resources Code and Section 15070(b) of the California Environmental Quality Act (CEQA)

REVIEW / PUBLIC HEARING PROCESS

The City has three different hearing boards that review and approve projects. In addition, some of the reviews are handled administratively with only a staff review. The following indicate the type of process, its estimated time for processing based on submitting the application by the deadline, and its tentative public hearing date. Please note that additional environmental studies or delays on your part may extend these times. If your project is subject to a public hearing by one of these boards, please refer to the applicable schedule to determine the deadline to submit your application packet and hearing dates.

(Note: Staff review items have no deadlines for submitting applications; processing begins as soon as they are received.)

| Application Type | Administrative Staff Review | Public Hearings | | |
|--|--------------------------------|-------------------------------|----------------------------|---------------------|
| | | Development Services Director | Board of Zoning Adjustment | Planning Commission |
| Site Plan Review Small Projects Large Projects | 15 working days | 39 days | | |
| PD Plan Review (PCD/PUD overlay) ⁽¹⁾ | | | | 62 days |
| Conditional Use Permit | | | 46 days | |
| Modification | | | 46 days | |
| Comprehensive Sign Plan | | | | 41 days |
| Tract Map (Includes revised) | | | | 62 days |
| Parcel Map (Includes revised) | | | | 62 days |
| Parcel Map Waiver | 50 days | | | |
| Parcel Merger | 50 days | | | |
| Lot Line Adjustment | 50 days | | | |
| General Plan Amendment ⁽¹⁾ (Includes Concurrent & Specific Plan) | | | | 90 days |
| Zone Change ⁽¹⁾ | | | | 62 days |
| Administrative Review (Includes Plan & Map Changes) | | | | 41 days |
| Annexation (Pre-zoning) ⁽²⁾ | | | | 62 days |
| Extension of Time ⁽³⁾ | 2-5 days (Site Plan Review) | | 14-35 days | 41 days |
| Street Renaming | | | | 41 days |
| Wall and Landscape Review | | | | 41 days |

(1) Add 30 – 45 days for final City Council action/review.

(2) Because the final determination is made by the Local Agency Formation Commission (LAFCo) their process will take an additional 90 - 180 days.

(3) The extension processing time is dependent upon the hearing body that initially approved the project.



LAND DIVISION SUPPLEMENT

Development Services Department • Planning Division
401 West Kern Avenue • McFarland, CA 93250
PH (661) 792-3091 • PH (661) 325-2728
FAX (661) 792-3093 • FAX (661) 325-0788
E-Mail: blanca@mcfarlandcity.org

Check application type (all maps are, tentative):

- | | |
|---|---|
| <input type="radio"/> Tract Map – Standard | <input type="radio"/> Parcel Map Waiver |
| <input type="radio"/> Tract Map - Optional Design/Modifications | <input type="radio"/> Lot Line Adjustment |
| <input type="radio"/> Revised Tract Map | <input type="radio"/> Parcel Merger (owner initiated) |
| <input type="radio"/> Parcel Map | <input type="radio"/> Certificate of Correction/Amend Final Map |
| <input type="radio"/> Revised Parcel Map | |

GENERAL REQUIREMENTS/DEFINITIONS FOR CHANGING, CREATING OR COMBINING PARCELS

Tract Map:

- Required when creating 5 or more parcels (except commercial or industrial zoned properly)
- Requires tentative and final map
- Requires approval from Planning Commission
- Must be done by a registered civil engineer or licensed land surveyor

Parcel Map:

- Required when creating fewer than 5 parcels (except commercial or industrial zoned properly)
- Requires tentative and final map
- Requires approval from Planning Commission
- Must be done by a registered civil engineer or licensed land surveyor

Parcel Map Waiver:

- Allows parceling if all improvements exist
- Can be used to merge parcels
- Must meet the requirements of a parcel map
- Does not require a tentative or final map
- Requires approval from the City Engineer
- Must be done by a registered civil engineer or licensed land surveyor

Lot Line Adjustment:

- Allows altering of lot lines between adjacent parcels
- Cannot increase or decrease the number of parcels nor create substandard parcels
- Does not require a tentative or final map
- Requires approval from the City Engineer
- Must be done by a registered civil engineer or licensed land surveyor

Parcel Merger:

- Allows for joining together 2 or more contiguous parcels of land under one ownership into 1 parcel
- Cannot adjust location of lot or parcel lines which are to remain (this requires a lot line adjustment)
- Does not require a tentative or final map
- Requires approval from the City Engineer
- Must be done by a registered civil engineer or licensed land surveyor

Tract / Parcel Map - Tentative Map Preparation Checklist

Tract / Parcel Map No. _____

The tentative map shall be prepared by or under the direction of a registered civil engineer authorized to perform land surveying or a licensed land surveyor.

- The tentative map and all required information shall be clearly and legibly drawn and written. The Planning Director may reject an application if the required information is not shown.
- The size of each sheet shall be at least 18" by 26" but not larger than 24" by 36" inches.
- The scale of the map shall be large enough (*not smaller than 1" = 100'*) to show clearly all required information. If more than one sheet is used, the number of the sheet and the total number of sheets comprising the tentative map shall be stated on each of the sheets and its relation to each adjoining sheet shall be clearly shown. Each parcel or lot shall be numbered or otherwise designated. The exterior boundary of the parcels or lots being created shall be indicated by shaded border. The map shall show the definite location of the parcels or lots and the maps relation to surrounding surveys.
- Ten (10) folded copies of the map.
- (*Note: After the application is reviewed by staff, you will be notified to submit 35 folded copies of the map, 1 vellum of the map, and 1 copy of the map reduced to 8 1/2" x 11"*)
- Three (3) copies of the preliminary title report (*must be timed within 60 days of submitting the application*)
- Letter requesting phasing, if applicable
- Letter requesting modification of standards or optional design (*include justification and site/floor plans of homes*)

The tentative map shall show the following information:

- The number of the subdivision as secured from Kern County and date of preparation
- Name and address of the record owner or owners
- Name and address of the registered engineer or licensed land surveyor showing license expiration date, signature and seal.
- Name and address of the subdivider.
- Partial legal description (*1/4 section, township/range*)
- Vicinity map
- 4"x 4" clean area for stamps
- Sufficient description to define the location and boundaries of the proposed subdivision and its relationship to existing, adjacent subdivisions and surroundings.
- North arrow, numerical scale and bar scale
- The locations, names and widths of adjacent, existing and proposed streets, rights-of-way, pedestrian ways, easements, and appurtenant utilities on site and within 200 feet of the exterior subdivision boundaries; approximate grades of existing or proposed streets or access easements (*proposed street names shall not exceed 3 words nor 20 characters, and shall be easily pronounceable in English*)
- Radius of each curve (in accordance with the City's "Subdivision and Important Standards Manual")*
- Label Private Streets, and show their cross sections*
- Lot or parcel layout dimensions, and area in square feet for each lot or parcel, and the area in acreage for the entire tract*

- The total number of lots, total number of buildable lots, net density of the subdivision (*i.e. number of dwelling units per net acre*), and boundaries of the entire portion of land being subdivided (*the boundaries of the entire land subdivided may be shown on a separate sheet*)
- Boundaries of areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses, drainage channels and existing drainage structures
- Existing topographic contours to 100 feet outside of the subdivision boundary (*unless a lesser distance is approved by the City Engineer*) and proposed direction of drainage flows in the streets
- A preliminary grading plan whenever a subdivision has:
 - Any excavation two feet or more in vertical depth and/or any cut slope five feet or more in vertical height
 - Any embankment placed on natural grade greater than three feet in depth with slope steeper than five feet horizontal to one foot vertical. No such embankment shall obstruct a drainage course
 - Any portion with an elevation differential of 1.5 feet or more from adjacent property
- All existing buildings, structures or uses, including trees, fences, utility towers, pole lines, pipelines and their purpose or function, existing oil wells and petroleum related operations and idle and abandoned wells accurately located on the property being divided together with their dimensions; the distance between buildings and structures, the number of stories of each building, and their locations in relation to existing or proposed streets and lot or parcel lines
- The distance of existing buildings or structures to the boundary lines of parcels
- Location of all obstructions within existing or proposed rights-of-way
- Proposed use or uses of the property including drilling islands for oil wells and/or production operations, and easements for pipelines and access; if the land is to be reserved for future petroleum related uses, the applicant shall submit a plan depicting the ultimate use of the land if petroleum operations cease or are unneeded
- Proposed method of water supply, sewage disposal and other utility supply
- Present and proposed zone district(s), including acreage of each, and present general plan land use and circulation designations, and if applicable, the specific plan name and designations
- Proposed public areas and facilities, if any
- Specific plan freeway alignment, if any
- For any residential subdivision, the school district and schools serving the subdivision
- Show all dedications and irrevocable offers of dedication on the tentative map or to be made by separate instrument
- Show secondary access to each phase of development
- Existing improvements on the opposite sides of streets, such as street intersections, drive approaches, median islands (*and turn openings, if any*), street lights, and drainage structures

Parcel Map Waiver / Lot Line Adjustment/Parcel Merger - Map Preparation Checklist

- Two (2) copies of the application signed by all property owners, including trustees or beneficiaries under deeds of trust
- Legal description (*metes and bounds*) of each parcel proposed and referenced Exhibit "A". Provide the original plus copy
- Two (2) copies of a preliminary title report (*must be dated within 30 days of submitting the application*) covering the parcels affected
- Three (3) copies of the map, referenced Exhibit "B". The map shall be 18"x 26" maximum, drawn to a scale sufficient in size to show all necessary details
- Letter deferring improvements, if applicable
- All existing structures accurately located on the original parcel together with their dimensions, the distance between them, and the number of stories or height of each structure
- The distance from the structures to the boundary lines of the new parcels on which the structures are located (*Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey as required by the Advisory Agency*)
- The names and widths of abutting and intersecting streets, with curb to property line distances shown
- The locations, purposes, widths of all existing and proposed easements, streets, and appurtenant utilities
- The location of existing water systems or proposed method of water supply (*sufficiency & availability of the water supply to be verified by the surveyor, if required by the Advisory Agency*)
- The location of all watercourses, drainage channels, and existing drainage structures
- All existing improvements shown. i.e., curb breaks, curbs and gutters, sidewalks, sewer lines, storm drains, etc
- North arrow and scale (*scale must be large enough to clearly show all lettering & numbers when the map is reduced for recording*)
- Vicinity map
- Contour lines covering the area within the project boundary and up to 100 feet beyond the boundaries (*the Advisory Agency may require at any time prior to approval of the parcel map waiver, additional contour lines covering areas within the neighborhood of the project as it deems necessary for its proper consideration of the waiver request - this condition shall not apply to waivers for property line adjustments unless requested by the Advisory Agency*)
- If all or any part of the mapped area lies within any Special Studies Zone, as delineated by the State Geologist pursuant to Alquist-Priolo Special Zones Act, it shall be identified and the boundary of such zone shown

The map shall show the following information:

- The boundary lines of the original parcel(s) with dimensions based on survey data or information of record deemed to be adequate by the Advisory Agency*
- The proposed adjusted, merged, or division lines with accurate dimensions, and the area of each parcel created by such adjustment, merger, or division*
* *These maps should be separate drawings*
- If access is other than a public street, it must be clearly shown
- Engineer's or surveyor's stamp and signature on each page or sheet of the map
- A caption showing a description of the action being taken, a legal description of the property being acted upon, the property location as to ¼ section, township and range, and the current Assessor's parcel number
- Names of all property owners, as shown on the title report

Certificate of Compliance — Preparation and Recording

Prior to recording the Certificate of Compliance (*parcel map waiver and lot line adjustment*), you must provide recordable maps, which shall be labeled as Exhibit "B" of both the existing lots or parcels, and of the new, adjusted or merged lots or parcels. The preferred dimensions of the maps are 8 ½" x 11" with a maximum allowable size of 8 ½" x 14". The maps, including verification of compliance with Section 66412(d) of the Subdivision Map Act (*lot line adjustment only*), shall be submitted to the City Engineer along with a check, made payable to the Kern County Recorder, for the recording of the Certificate and any accompanying documents. Your title company may be allowed to record the final documents subject to prior approval by the City Engineer.

Note: If common use facilities exist (i.e. driveways, parking areas, private streets, sewer lines. etc.), then provisions shall be made for their common use and maintenance This may be accomplished through CC & R's, deed restrictions, covenants, etc., which will be required to be recorded concurrently with the Certificate of Compliance.

PERFORMANCE BOND

We, _____

as OWNER, and _____
as Surety, jointly and severally, bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the

CITY OF McFARLAND

(herein called CITY) for payment of the penal sum of _____

_____ Dollars (\$ _____), lawful money of the United States. The OWNER'S contract is for the construction of

MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE OWNER AND THE CITY

THE CONDITION OF THIS OBLIGATION IS SUCH that if the OWNER shall in all things abide by and well and truly keep and perform the covenants, and agreements in the said contract, and any alteration thereof made as therein provided, on his part to be kept and performed at the time and in the manner therein specified, and shall indemnify and save harmless the CITY, the CITY ENGINEER and their consultants, all other CITY consultants, and each of the foregoing directors, officers, employees and agents, as therein stipulated, this obligation shall become null and void, otherwise, it shall be and remain in full force and effect.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the contract, or the work to be performed thereunder, or the plans and specifications shall in any way affect its obligation on this bond, and it does hereby waive notice thereof.

Furthermore, this obligation shall remain in full force and effect for a period of two years from the date of Final Acceptance by the CITY of the improvements described in the Contract between the OWNER and the CITY.

OWNER and Surety agree that if the CITY is required to engage the services of an attorney in connection with the enforcement of this bond, each shall pay CITY'S reasonable attorney's fees incurred, with or without suit, in addition to the above sum.

Executed in four original counterparts on _____, 20____

OWNER

(Seal if Corporation)

By _____

Title _____

(Attach Acknowledgment of Authorized Representative of OWNER)

Any claims under this bond may be addressed to:

_____ (name and address of Surety)

_____ (name and address of Surety's agent for service of process in California, if different from above)

_____ (telephone number of Surety's agent in California)

(Attach Acknowledgment)

_____ SURETY

By _____

(Attorney-in-Fact)
(Power of Attorney Attachment Required)

APPROVED:

(Attorney for CITY)

NOTICE:

No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in California. Certified copy of Power of Attorney must be attached.

PAYMENT BOND

We, _____

as OWNER, and _____
as Surety, jointly and severally, bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the

CITY OF McFARLAND

(herein called CITY) for payment of the penal sum of _____

_____ Dollars (\$ _____),
lawful money of the United States. The OWNER'S contract is for the construction of

MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE OWNER AND THE CITY

If OWNER or any of his Contractors or subcontractors fails to pay any of the persons named in Section 3181 of the California Civil Code, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the contractor and his subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to such work and labor, then Surety will pay the same in an amount not exceeding the sum specified above, and also will pay, in case suit is brought upon this bond, such reasonable attorney's fees as shall be fixed by the court.

This bond shall insure to the benefit of any of the persons named in Section 3181 of the California Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the contract, or the work to be performed thereunder, or the plans and specifications shall in any way affect its obligation on this bond, and it does hereby waive notice thereof.

Furthermore, this obligation shall remain in full force and effect for a period of one year from the date of Final Acceptance by the CITY of the improvements described in the Contract between the OWNER and the CITY.

OWNER and Surety agree that should the CITY become a party to any action on this bond that, each will also pay CITY'S reasonable attorney's fees incurred therein in addition to the sum above set forth.

Executed in four original counterparts on

_____, 20____

(Seal if Corporation)

OWNER

By _____

Title _____

(Attach Acknowledgment of Authorized Representative of OWNER)

Any claims under this bond may be addressed to:

(name and address of Surety)

(name and address of Surety's agent for service of process in California, if different from above)

(telephone number of Surety's agent in California)

(Attach Acknowledgment)

SURETY

By _____
(Attorney-in-Fact)

APPROVED:

(Attorney for CITY)

NOTICE:

No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in California. Certified copy of Power of Attorney must be attached.

GUARANTEE BOND

We, _____

as OWNER, and _____
as Surety, jointly and severally, bind ourselves, our heirs, representatives, successors and assigns, as set forth herein, to the

CITY OF McFARLAND

(herein called CITY) for payment of the penal sum of _____

_____ Dollars (\$ _____), lawful money of the United States. The OWNER'S contract is for the construction of

MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE OWNER AND THE CITY

Pursuant to the Contract, OWNER is required to provide a bond to the CITY securing Owner's guarantee that it will not be necessary for CITY to make any repairs to OWNER'S work under said Contract which may be caused by defective workmanship or materials furnished by OWNER for a period of _____ (____) year (s) from the date of acceptance thereof by City;

THE CONDITION OF THIS OBLIGATION IS SUCH that if the OWNER, his or its heirs, executors, administrators, successors and assigns, shall faithfully fulfill the _____-year guarantee of all materials and workmanship furnished by the OWNER as set forth in the Contract, then this obligation shall become null and void, otherwise, it shall be and remain in full force and effect. In the event legal action is required to enforce the provisions of this bond, the prevailing party shall be entitled to recover reasonable attorney's fees in addition to court costs, necessary disbursements and damages.

Surety agrees that no change, extension of time, alteration, or addition to the terms of the contract, or the work to be performed thereunder, or the plans and specifications shall in any way affect its obligation on this bond, and it does hereby waive notice thereof.

The rate of premium on this bond is \$ _____ per thousand.

The total amount of premium charged is \$ _____.

(The above must be filled in by the Surety)

Executed in four original counterparts on

_____, 20____

OWNER

(Seal if Corporation)

By _____

Title _____

(Attach Acknowledgment of Authorized Representative of OWNER)

Any claims under this bond may be addressed to:

(name and address of Surety)

(name and address of Surety's agent for service of process in California, if different from above)

(telephone number of Surety's agent in California)

(Attach Acknowledgment)

_____ SURETY

By _____

(Attorney-in-Fact)

APPROVED:

(Attorney for OWNER)

NOTICE:

No substitution or revision to this bond form will be accepted. Sureties must be authorized to do business in and have an agent for service of process in California. Certified copy of Power of Attorney must be attached.

CONTRACTOR'S CERTIFICATE REGARDING WORKERS' COMPENSATION

Description of Contract: MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20____
BETWEEN THE CITY OF McFARLAND AND
_____, AS OWNER

Labor Code Section 3700 provides (in part):

“Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- (a) By being insured against liability to pay compensation in one or more insurers duly authorized to write compensation insurance in this State.
- (b) By securing from the Director of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Director of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.”

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

Dated: _____, 20____

(CONTRACTOR)

By _____

(Official Title)

(SEAL)

(Labor Code Section 1861 provides that the above certificate must be signed and filed by the CONTRACTOR with the OWNER prior to performing any work under this contract.)

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY
CERTIFICATE OF INSURANCE

Description of Contract:

MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20____
BETWEEN THE CITY OF McFARLAND AND
_____, AS OWNER

Type of Insurance:

Workers' Compensation and Employers' Liability Insurance

THIS IS TO CERTIFY that the following policy has been issued by the below-stated company in conformance with the requirements of Article 5.04 of the General Provisions and is in force at this time, and is in a form approved by the Insurance Commissioner.

The Company will give at least ten (10) days' written notice to the CITY prior to cancellation of said policy for nonpayment of premium and thirty (30) days' written notice to the CITY prior to cancellation of said policy for any other reason.

POLICY NUMBER

EXPIRATION DATE

LIMITS OF LIABILITY

Workers' Compensation:
Statutory Limits Under the Laws
of the State of California

Employers' Liability:

\$ _____ Each Accident

\$ _____ Disease - Policy Limit

\$ _____ Disease - Each Employee

Named Insured (CONTRACTOR)

Insurance Company

Street Number

Street Number

City and State

City and State

By _____

(Company Representative)

(SEE NOTICE ON PAGE 2)

Insurance Company Agent for Service
of Process in California:

Name

Agency

Street Number

City and State

Telephone Number

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage afforded by the policy listed herein.

This is to certify that the policy has been issued to the named insured for the policy period indicated, notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy described herein is subject to all the terms, exclusions, and conditions of such policy.

NOTICE:

No substitution or revision to the above certificate form will be accepted. If the insurance called for is provided by more than one insurance company, a separate certificate in the exact above form shall be provided for each insurance company.

WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY
INSURANCE ENDORSEMENT

Description of Contract: MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE CITY OF McFARLAND AND
_____, AS OWNER

Type of Insurance: Workers' Compensation and Employers' Liability Insurance

This endorsement forms a part of Policy No. _____.

ENDORSEMENT

It is agreed that with respect to such insurance as is afforded by the policy, the Company waives any right of subrogation it may acquire against the CITY, the CITY ENGINEER and their consultants, all other CITY consultants, and each of the foregoing directors, officers, agents, and employees by reason of any payment made on account of injury, including death resulting therefrom, sustained by any employee of the insured, arising out of the performance of the above-referenced contract.

The additional premium for this endorsement shall be _____%* of the California Workers' Compensation premium otherwise due on such remuneration.

This endorsement does not increase the Company's total limits of liability.

| | |
|-------------------------------------|--------------------------------------|
| _____ Named Insured (CONTRACTOR) | _____ Insurance Company |
| _____ Street Number | _____ Street Number |
| _____ City and State | _____ City and State |
| | By _____ (Company Representative) |

*CONTRACTOR's insurance company to fill in this percentage.

NOTICE:

No substitution or revision to the above endorsement form will be accepted. If the insurance called for is provided by more than one policy, a separate endorsement in the exact above form shall be provided for each policy.

LIABILITY INSURANCE CERTIFICATE OF INSURANCE

Description of Contract: MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE CITY OF McFARLAND AND
_____, AS OWNER

Type of Insurance: Liability Insurance

THIS IS TO CERTIFY that the following policies have been issued by the below-stated company in conformance with the requirements of Article 5.04 of the General Provisions and are in force at this time:

| Type of Insurance | Policy Number | Effective Date | Expiration Date | Limits | |
|----------------------|---------------|----------------|-----------------|-------------------------------|----|
| General Liability | | | | General Aggregate | \$ |
| | | | | Products—Comp/Ops Agg. | \$ |
| | | | | Personal & Adv. Injury | \$ |
| | | | | Each Occurrence | \$ |
| | | | | Fire Damage (Any one fire) | \$ |
| | | | | Med. Expense (Any one person) | \$ |
| Automobile Liability | | | | Combined Single Limit | \$ |
| | | | | Bodily Injury (Per person) | \$ |
| | | | | Bodily Injury (Per Accident) | \$ |
| | | | | Property Damage | \$ |
| Excess Liability | | | | Each Occurrence | \$ |
| | | | | Aggregate | \$ |

This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend, or alter the coverage afforded by the policies listed herein.

This is to certify that the policy has been issued to the named insured for the policy period indicated, notwithstanding any requirement, term, or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions, and conditions of such policies.

The Company will give at least ten (10) days' written notice to the CITY prior to cancellation of said policy for nonpayment of premium and thirty (30) days' written notice to the CITY prior to cancellation of said policy for any other reason.

| | |
|----------------------------|--------------------------|
| _____ | _____ |
| Named Insured (CONTRACTOR) | Insurance Company |
| _____ | _____ |
| Street Number | Street Number |
| _____ | _____ |
| City and State | City and State |
| | By _____ |
| | (Company Representative) |

Insurance Company Agent for Service of Process in California:

| |
|------------------|
| _____ |
| Name |
| _____ |
| Agency |
| _____ |
| Street Number |
| _____ |
| City and State |
| _____ |
| Telephone Number |

NOTICE:

No substitution or revision to the above certificate form will be accepted. If the insurance called for is provided by more than one insurance company, a separate certificate in the exact above form shall be provided for each insurance company.

Insurers must be authorized to do business and have an agent for service of process in California and have at least a B+ VIII rating in accordance with the most current Best's Rating Guide.

LIABILITY INSURANCE ENDORSEMENT

Description of Contract: MUNICIPAL IMPROVEMENTS FOR TRACT NO. _____
DESCRIBED IN IMPROVEMENT AGREEMENT
DATED _____, 20_____
BETWEEN THE CITY OF McFARLAND AND
_____, AS OWNER

Type of Insurance: Liability Insurance

This endorsement forms a part of Policy No. _____.

ENDORSEMENT

The CITY, the CITY ENGINEER and their consultants, all other CITY consultants, and each of the foregoing directors, officers, and employees are included as additional insureds under said policy but only while acting in their capacity as such and only as respects operations of the named insured, his contractors, any subcontractor, any supplier, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable in the performance of the above referenced contract. This insurance shall not apply if the loss or damage is ultimately determined to be the result of the sole and exclusive negligence (including any connected with the preparation or approval of maps, drawings, opinions, reports, surveys, designs, or specifications) of one or more of the aforesaid additional insureds. The insurance afforded to these additional insureds is primary insurance. If the additional insureds have other insurance which might be applicable to any loss, the amount of this insurance shall not be reduced or prorated by the existence of such other insurance.

The contractual Liability Insurance afforded is sufficiently broad to insure all of the matters set forth in Section 7-10 of the General Provisions of the City of McFarland Improvement Standards except those matters set forth in the fourth paragraph thereof.

This endorsement does not increase the Company's total limits of liability.

| | |
|----------------------------|--------------------------|
| _____ | _____ |
| Named Insured (CONTRACTOR) | Insurance Company |
| _____ | _____ |
| Street Number | Street Number |
| _____ | _____ |
| City and State | City and State |
| | By _____ |
| | (Company Representative) |

NOTICE:

No substitution or revision to the above endorsement form will be accepted. If the insurance called for is provided by more than one policy, a separate endorsement in the exact above form shall be provided for each policy.

CITY OF McFARLAND
FLOODPLAIN DEVELOPMENT PERMIT

Date : _____ Permit No.: _____

Applicant's Name: _____

Location of Development

Address or Description: _____

Assessor's Parcel Number: _____

Legal Description

Tract/Parcel Map No.: _____ Lot No.: _____

Type of Development: _____

New Construction _____

Substantial Improvement _____

Required Information:

___ Two (2) sets grading or site plan showing existing elevation of highest adjacent grade prior to development and proposed elevation of lowest floor for all structures.

___ Proposed elevation to which any structure will be floodproofed, and nature of floodproofing: _____

___ Existing and proposed drainage facilities: _____

___ Extent to which any watercourse will be altered or relocated: _____

Applicant's Signature: _____

NOTE: All development within flood hazard areas shall conform to the requirements of City Ordinance No. 205.

Permit Fee: \$ _____

Date Paid: _____

City Engineer Review By: _____ Date: _____

Flood Hazard Zone

___ AH FF elev. to be at or above Base Flood Elevation: _____ ft.

___ X FF elev. to be 12 inches above crown of adj. City Street

Permit issued by: _____ Date: _____

Elevation Certification received on: _____

CONTENTS

NOTICES AND LETTER FORMS

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NOTICE OF REVIEW OF TENTATIVE TRACT/PARCEL MAP

NOTICE OF PUBLIC HEARING

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NOTICE OF REVIEW OF FINAL TRACT/PARCEL MAP IMPROVEMENT PLANS AND SPECIFICATIONS

NOTICE OF APPROVAL OF FINAL TRACT/PARCEL MAP FINAL IMPROVEMENT PLANS AND SPECIFICATIONS

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REQUEST FOR RECORDING DOCUMENTS

REQUEST FOR "RECORD DRAWINGS"/GRANT DEED AND GUARANTEE SECURITY

Developer's Name

Mailing Address

City, State, Zip

Date of Notice
Tract No. _____
Parcel Map No. _____
Waiver No. _____

NOTICE OF REVIEW OF INTENT TO SUBDIVIDE

The Notice of Intention to Subdivide real property within the City of McFarland, which was received by the City on _____, 20____, has been reviewed. Findings are indicated below:

_____ Subdivision Map is required (_____ Tract, _____ Parcel Map)

Please file with the City Planner the following:

- 20 copies of the Tentative Tract/Parcel Map
- Environmental Questionnaire
- 3 sets Preliminary Title Report
- Transmittal Letter
- Processing fee in the amount of \$ _____
- Authorization Letter
- 3 sets any supporting documents

Planning Commission hearing date has been tentatively set for _____.

_____ Subdivision Map is not required
(Parcel Map Waiver No. _____ Minor Subdivision No. _____)

Please file with the City Planner the following:

- 15 sets "Tentative Map" (minor subdivision)
- 3 sets Preliminary Title Report
- Completed application
- Processing fee in the amount of \$ _____

_____ Subdivision conference date has been set for _____

City Planner
City of McFarland

Developer's Name

Mailing Address

City, State, Zip

Date of Notice
Minor Subdivision No. _____
Waiver No. _____

NOTICE OF APPROVAL OF PARCEL MAP WAIVER/MINOR SUBDIVISION

Parcel Map Waiver No. _____/Minor Subdivision No. _____ was approved by the City of McFarland

_____ Enclosed with this Notice is a Certificate of Compliance for execution by the owner(s) of the affected land. Please return the certificate along with a legal description of the new parcel(s) and 8-1/2" x 14" plat showing proposed changes to affected land.

_____ Please file three (3) copies of the final minor subdivision map with the City Engineer for review.

City Planner
City of McFarland

Developer's Name

Date of Notice

Mailing Address

Tract No.

City, State, Zip

Parcel Map No.

NOTICE OF REVIEW OF TENTATIVE TRACT/PARCEL MAP

The Tentative Map referenced above which was filed with the City of McFarland on _____,
20____, has been reviewed.

_____ Enclosed with this Notice is a copy of the preliminary staff report on the Tentative Map. Planning
Commission hearing date has been scheduled for _____.

_____ Enclosed with this Notice is a copy of the Planning Commission Staff report on the Tentative Map.
Planning Commission hearing date has been scheduled for _____.

City Planner
City of McFarland

Name

Date of Notice

Mailing Address

City, State, Zip

NOTICE OF PUBLIC HEARING

A public hearing regarding the development referenced below will be held by the City of McFarland
____ Planning Commission/ _____ City Council on _____, 20____, at the
City of McFarland Council Chambers.

The Commission/Council is vitally interested in concerns and comments of citizens owning property near or adjacent to the proposed development. Your attendance at this meeting will be appreciated.

_____ Tentative Tract No. _____

_____ Tentative Parcel Map No. _____

_____ Conditional Use Permit No. _____

_____ Zone Change No. _____

_____ Zone Variance No. _____

_____ Other development _____

City Planner
City of McFarland

Developer's Name

Mailing Address

City, State, Zip

Date of Notice

Tract No.

Parcel Map No.

NOTICE OF APPROVAL OF TENTATIVE TRACT/PARCEL MAP

The Tentative Map referenced above was approved by the City Council of the City of McFarland on _____, 20____.

Enclosed with this Notice is a copy of the conditions of approval, if any, set by the City Council for the referenced subdivision.

Please file with the City Engineer the following:

3 of the Final Tract/Parcel Map

3 sets deed restrictions (updated Title Report, if necessary)

3 sets of preliminary plans and specifications

Plan check fees in the amount of \$ _____, payable to the City of McFarland

City Planner
City of McFarland

Developer's Name

Date of Notice

Mailing Address

Tract No.

City, State, Zip

Parcel Map No.

**NOTICE OF REVIEW OF FINAL TRACT/PARCEL MAP
IMPROVEMENT PLANS AND SPECIFICATIONS**

The Final Map referenced above, along with plans and specifications, if any, which were filed with the City Engineer on _____, 20____, have been reviewed. One copy of the Final Map and/or one set of the plans and specifications with revisions and corrections noted, if any, are enclosed.

Please return three (3) copies of the corrected final Map and/or plans and specifications to the City Engineer. At the same time, please submit the following:

- _____ 2 sets Easement documents, if required
- _____ 2 sets Owner's Certificate (Parcel Maps)
- _____ Engineer's Estimate for improvement construction cost

City Engineer
City of McFarland

Developer's Name

Mailing Address

City, State, Zip

Date of Notice
Tract No. _____
Parcel Map No. _____

**NOTICE OF APPROVAL OF FINAL TRACT/PARCEL MAP
FINAL IMPROVEMENT PLANS AND SPECIFICATIONS**

The Final Map referenced above, along with plans and specifications for Municipal Improvements, if any, have been approved by the City of McFarland City Council on _____, 20____.

Please submit to the City the following:

- _____ Executed Improvement Agreement (2 copies enclosed).
- _____ 5 sets Performance Bond* in the amount of \$_____.
- _____ 5 sets Payment Bond* in the amount of \$_____.
- _____ 5 sets Insurance Certificates and Endorsements.
- _____ Improvement fees in the amount of \$_____.
- _____ Sewer connection fees in the amount of \$_____.
- _____ Drainage fees in the amount of \$_____.

City Planner
City of McFarland

* Substitute securities may be furnished to the City for review pursuant to the Subdivision Ordinance.

Developer's Name

Date of Notice

Mailing Address

Tract No.

City, State, Zip

Parcel Map No.

**NOTICE OF REVIEW OF BOND AND INSURANCE FORMS
AND EXECUTION OF IMPROVEMENT AGREEMENT**

The bonds and insurance forms for the construction of the Municipal Improvements for the development referenced above, which were received by the City on _____, 20____, have been reviewed.

_____ The bond* and insurance forms will be presented to the City Council at their regular meeting on _____, 20____, for review and approval.

_____ The bond* and insurance forms with revisions and corrections noted are enclosed with this Notice. Please return five (5) sets of the documents after the revisions and corrections have been made.

_____ Enclosed with this Notice is a fully executed improvement agreement for your files.

City Planner
City of McFarland

* Or other acceptable securities pursuant to the Subdivision Ordinance.

Name

Date of Notice

Mailing Address

Tract No.

Parcel Map No.

City, State, Zip

REQUEST FOR RECORDING DOCUMENTS

Please submit to the City of McFarland City Engineer the following items for recordation of the Final Tract/Parcel Map referenced above:

_____ Original Final Map

_____ Assessor's Tax Estimate

_____ Tax Collector's Certificate

_____ 2 sets Subdivision or Parcel Map Guarantee (dated within 30 days of recording)

_____ Recording fees in the amount of \$ _____ made payable to the County of Kern

_____ Other: _____

The original map will be subsequently signed by the City Engineer and City Planning Director. Documents will be filed with the Clerk of the Board of Supervisors by the City. Once the map has been recorded, please submit one (1) blue-line copy each to the City and the City Engineer.

City Engineer
City of McFarland

Name

Date of Notice

Mailing Address

Tract No.

Parcel Map No.

City, State, Zip

REQUEST FOR "RECORD DRAWINGS"/GRANT DEED AND GUARANTEE SECURITY

Enclosed is a "Grant Deed" transferring title of the sanitary sewer system, domestic water system, and public street improvements to the City. Please execute and notarize where indicated and return to the City.

Also enclosed are 5 sets of the Guarantee Bond to remain in effect for one year from the City's acceptance of the improvements. Please complete the bond forms (or acceptable substitute) and return to the City.

Guarantee Bond Amount \$ _____

Upon receipt of the "Record Drawings" described in Section 3-3 of the General Provisions of the City's Improvement Standards, the executed "Grant Deed", and guarantee security, the project will be presented to the City Council at their next regular Council meeting to be held _____ for final acceptance by the City.

City Engineer
City of McFarland

CITY OF McFARLAND
IMPROVEMENT STANDARDS

APPENDIX I

Subdivision Ordinance
(McFarland City Ordinance No. 182)

PUBLIC NOTICE

ORDINANCE NO. 182

AN ORDINANCE OF THE CITY OF MCFARLAND REGULATING THE SUBDIVISION AND RESUBDIVISION OF LAND WITHIN THE CITY OF MCFARLAND, PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ORDINANCES IN CONFLICT THEREWITH.

THE CITY COUNCIL OF THE CITY OF MCFARLAND DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. SCOPE:

The provisions of this Ordinance shall be supplemental to those of the Subdivision Map Act of the State of California and shall apply to all subdivisions within the City.

Section 2. DEFINITIONS:

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

- A. "Alley" shall mean a public way permanently reserved primarily for vehicular service access to the rear or side of properties otherwise abutting on a street.
- B. "Arterial street" shall mean a street designated as an arterial street on the General Plan or an element thereof which, because of its design and location with respect to other streets or other sources of traffic, is used or designed to carry relatively heavy volumes of traffic through an urban area or between urban areas, which serve as an approach to a highway or a freeway.
- C. "Bicycle path" shall mean a strip or parcel of land permanently reserved and designed for use by bicyclists, not located within a street or right-of-way.
- D. "Block" shall mean the distance, measured along a street center line between the centerlines of intersecting streets, between the centerline of an intersecting street and the end of said street.
- E. "City" shall mean the City of McFarland, California.
- F. "Collector street" shall mean a street designated as a collector street on the General Plan or an element thereof which, because of its location with respect to other streets and other sources of traffic, is used or designed to carry moderately heavy volumes of traffic between portions of urban areas or between arterial streets.
- G. "Commission" shall mean the Planning Commission of the City of McFarland.
- H. "Cul-de-sac street" shall mean a street having only one outlet for vehicular traffic and which is not intended to be extended or continued to serve future subdivisions on adjacent lands.
- I. "Frontage street" shall mean a local street which is parallel to and adjacent to an arterial street or limited-access highway and which provides access to abutting properties while relieving them of the effects of heavy volumes of fast through traffic.
- J. "Local street" shall mean a street which, because of its design and location with respect to other streets, is used primarily for access to the abutting properties.

- K. "Lot" shall mean a parcel or subdivided land under one ownership used, or susceptible to being used, in accordance with the provisions of this Ordinance and in accordance with the zoning regulations applicable to the district in which the parcel is located.
- L. "Non-access strip" shall mean a strip adjoining the property line, within a street right-of-way, which is intended to prevent access to abutting properties from the street.
- M. "Pedestrian way" shall mean a public way designed and intended for use by pedestrians and which is not located within a street right-of-way.
- N. "Planting strip" shall mean a strip adjoining the sidewalk within a street right-of-way or between the pavement of a frontage street and the arterial street or limited-access highway it parallels, which is intended to be planted with trees or otherwise landscaped.
- O. "Sidewalk" shall mean a way designed for use by pedestrians, which is located within a street right-of-way.
- P. "Standard specifications" shall mean the specifications of the City pertaining to subdivision design and improvements.
- Q. "Stubbed street" shall mean a street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future subdivisions on adjacent lands.
- R. "Subdivision Map Act" shall mean the applicable provisions of the Government Code, State of California, governing the subdivision and/or resubdivision of land in said state.
- S. Subdivision Map Act terms. All terms, unless defined in this section, which are defined in the Subdivision Map Act of the State of California shall have the same meaning as ascribed thereto in the said Act and as said Act may hereafter be amended.

Section 3. ADVISORY AGENCY, SUBDIVISION REVIEW BOARD:

- A. Advisory Agency. The Commission is hereby designated as the advisory agency referred to in the Subdivision Map Act of the State of California and is charged with the duty of making investigations and reports on the design and improvements of proposed subdivisions and is hereby authorized to recommend to the City Council that the Council approve, conditionally approve, or disapprove tentative maps of subdivisions prepared and filed with the City according to the provisions of this Ordinance and the Subdivision Map Act. The City Planner is hereby designated as Executive Secretary to the Advisory Agency with the authority to receive preliminary and tentative maps of proposed subdivisions according to the Subdivision Map Act.
- B. There is hereby established a Subdivision Review Board consisting of the City Administrator, the Director of Public Works, City Engineer, City Planner (or their representatives), and such other members as may be prescribed by the

City Administrator. The Subdivision Review Board shall have the powers and duties specified by this Ordinance and shall function in an advisory capacity to the Planning Commission and City Council.

Section 4. DESIGN STANDARDS:

- A. Conformance to plans. All subdivision maps shall conform to any specific plans of streets, public areas, or other projects adopted by the Council. There shall be conformance to the principles and standards of the General Plan or elements thereof, and to the City's zoning regulations. In the absence of a general or master plan, the street system in a proposed subdivision shall relate to the existing streets in the area adjoining the subdivision.
- B. Arterial streets. Arterial streets shall conform to the standard specifications adopted by the Council for subdivision improvements.
- C. Collector streets. Collector streets shall conform to the standard specifications adopted by the Council for subdivision improvements.
- D. Local streets and cul-de-sacs. Local streets shall conform to the standard specifications adopted by the Council for subdivision improvements. Cul-de-sac streets shall be not more than 600 feet in length, measured from the centerline of the intersecting through street to the center of the cul-de-sac, and shall be terminated by a turn-around of not less than fifty (50) feet radius. Local streets shall be laid out so that their use by through traffic will be discouraged.
- E. Frontage streets. Along arterial streets or highways, a frontage street separated from the arterial street or highway by an adequate separation, when indicated by a master or precise plan, may be required for access to abutting private property and local streets.
- F. Street curves and tangents. A minimum centerline radius of at least 500 feet shall be used on all arterial streets. Curves on local streets shall have minimum radii of 235 feet.
- G. Street corner property line radii. Street corner radii shall be 20 feet.
- H. Street intersections. Street intersections shall be as near right angles as practicable.
- I. Alignment of continuation of streets. Streets which are a continuation of streets in contiguous territory shall be aligned so that their centerlines will coincide. In cases where straight line continuations are not physically possible, such centerlines shall be continued by curves.
- J. Alleys. Alleys twenty (20) feet wide will be required at the rear of all lots zoned for, or to be used for, commercial or industrial purposes. Where two alleys intersect, the corner shall be cut on a straight line connecting points on both lot lines fifteen (15) feet from the projected intersection of the alleys.

- K. Lot frontage. All lots shall have a frontage on a public street. Lots having double frontage should be avoided but where unavoidable should have depths of not less than 200 feet, except where access is limited to one street frontage only or such double frontage is necessitated by topographical or other physical conditions.
- L. Lot boundary lines. No lot shall be divided by the boundary line of the City, a school district or any other taxing district.
- M. Size of blocks. Blocks less than 400 feet in length or more than 880 feet in length may be cause for disapproval of the tentative map, but in no case shall blocks be longer than 1320 feet in residential subdivisions. Block length is measured along the street centerline on which lots front; blocks which have no lots fronting thereon may be lesser length.
- N. Size of blocks adjacent to arterial streets. Long blocks shall be desirable adjacent to arterial streets in order to reduce the number of intersections. The dimensions of such blocks measured at right angles to such arterial streets shall be sufficient to allow for two (2) tiers of lots except when access from lots is limited to one frontage street only.
- O. Commercial and industrial areas. When property is designated for commercial or industrial use whether in the General Plan, an element thereof or the zoning regulations, the plan of the subdivision shall be appropriate for such uses. Streets shall have adequate capacity to handle the anticipated traffic which will utilize them. As far as practicable, streets shall be laid out so that there will be direct access to the commercial or industrial area from arterial or collector streets without utilizing local streets traversing residential areas. Lot areas and dimensions shall be adequate to accommodate the yard spaces, off-street parking facilities, and off-street loading facilities required by the zoning regulations.
- P. Undergrounding of utilities in new subdivisions. Utility distribution facilities and lines, including, but not limited to, electric, communications, street lighting and cable television, shall be placed underground in any residential, commercial, or industrial subdivision. The subdivider shall be responsible for complying with the requirements of this section, and the subdivider shall make the necessary arrangements with the utility companies for the installation of and access to such facilities. For the purposes of this section, appurtenances and associated equipment such as, but not limited to, surface-mounted transformers, pedestal-mounted terminal boxes, and meter cabinets may be placed above ground. The provisions of this section shall not apply to utility distribution facilities and lines which do not provide services to the area being subdivided.
- Q. Streets in subdivisions adjoining unsubdivided land (acreage). Where a subdivision adjoins unsubdivided land, streets

which may be necessary to assure the proper subdivision of the adjoining land shall be provided to the boundary line of the subdivision. A temporary turn-around of a 50 foot radius shall be provided at the end of a stubbed street where it is determined by the Planning Commission to be necessary for the movement of emergency vehicles.

- R. Reserve strips. (1) A one (1) foot reserve strip shall be provided at the dead-end of a stubbed street or at the edge of a partial width street and shall be offered to the City for dedication thereto for future street purposes. (2) Reserve strips shall be designated on the final map of the subdivision and shall be specifically referred to in the dedication certificate.
- S. Private streets. Private streets shall not be permitted.
- T. Walkways. The subdivider may be required to dedicate and improve walkways through long blocks or to provide access to schools, parks, or other public areas.
- U. Flood hazards. The City Engineer shall review all subdivision proposals to assure that (a) all such proposals are consistent with the need to minimize flood damage, (b) all public facilities and utilities, such as sewer, gas, electrical, and water systems are located, elevated, and constructed to minimize or eliminate flood damage, and (c) adequate drainage is provided so as to reduce exposure to flood hazards.
- V. Water courses, drainage, flood control. The subdivider shall, subject to riparian rights, dedicate right-of-way as may be approved by the City Engineer for storm drainage purposes conforming substantially with the lines of any natural water course or channel, stream, or creek that traverses the subdivision, or provide by dedication further and sufficient easements or construction or both, as approved by the City Engineer, to dispose of surface and storm water. All flood control works to be constructed within selected flood lines shall be subject to approval by the City Engineer. In those cases where all or a portion of a subdivision is located within a flood plain, and the subdivider is required to construct flood control works which will be dedicated to the City, the City may require that the subdivider enter into an agreement with the City for the construction of such flood control works. The City may require the subdivider to provide security to carry out his obligations under such an agreement, and the type and amount of such security and provisions for release of such security shall be set forth in the agreement.

Section 5. SUBDIVISION CONFERENCE:

A. Letter of Intention to Subdivide.

1. Prior to the filing of a tentative map, a subdivider shall submit a letter to the City Clerk indicating his intention to subdivide. Such letter of intention is required to alert City officials and interested public and private agencies of the intention to subdivide so that such interested parties may have an oppor-

tunity to inform the subdivider of physical conditions, facts and policies of the respective agencies which are or may be pertinent to the preparation of the tentative map.

2. The subdivider shall submit 20 copies of the letter of intention to subdivide to the City Clerk. The City Clerk shall transmit one copy to each member of the Planning Commission and City Council, and one copy to the City Engineer, together with requests for recommendations thereon. Additional requests for recommendations thereon. Additional copies of the letter of intention shall be transmitted by the City Clerk to school districts, water districts, irrigation districts, the State Division of Highways, utility companies and other public and private agencies when affected by the proposed subdivision, together with requests for recommendations thereon.
 3. A preliminary map or sketch may be submitted by the subdivider as an aid to review and discussion of his design proposals. When a preliminary sketch is submitted, the number of copies and method of distribution required under Paragraph A above shall apply.
- B. Information on Letter of Intention. The Letter of Intention shall contain the following information:
1. Location of the proposed subdivision with reference to section, township and range, and with reference to the names for any streets which bond the property.
 2. Names and addresses of record owner(s) and subdivider.
 3. The area of the parcel, range of lot sizes, and uses contemplated for the subdivision.
 4. Proposed methods of utility service.
 5. Such other information as will be helpful to indicate the intent of the subdivider.
- C. Subdivision Conference. Within twenty (20) days after the receipt of the letter of intention by the City Clerk, the City Clerk shall schedule a subdivision conference with the subdivider and/or his engineer. The Subdivision Review Board shall attend the conference. Representatives of other public and private agencies affected by the proposed subdivision may attend and shall be encouraged by the City Clerk to attend the subdivision conference. Representatives of the City and other public and private agencies may transmit such information and make such recommendations to the subdivider as they deem desirable for the benefit of the subdivider in preparing the tentative map. As a result of the discussion conducted during the subdivision conference, the subdivider may request such additional meetings with participants in the subdivision conference or with the City Council as may be necessary to clarify policies of the City or other public or private agencies which may have an affect on the proposed subdivision.

Section 6. TENTATIVE MAPS:

A. The tentative map shall be prepared in accord with the provisions of the Subdivision Map Act and this Ordinance and shall be filed with the City Clerk. Such filing shall be prior to the completion of final surveys of streets and lots and before the start of any grading or construction work within the proposed subdivision.

A minimum of 20 copies of the tentative map, plus one (1) sepia, and accompanying reports and statements shall be submitted to the City Clerk at the time of filing. Filing of required documents shall be deemed official upon a written receipt notice from the City Clerk.

B. Review by Subdivision Review Board.

1. All tentative maps of subdivisions shall be reviewed by the Subdivision Review Board prior to the submission of such tentative map to the Planning Commission.

2. The Subdivision Review Board shall examine and review the following:

a. The completeness and accuracy of the tentative map and the suitability of the land for purposes of subdivision.

b. Conformity of the overall design of the subdivision to the General Plan and all pertinent requirements of this Ordinance and other laws and plans of the City.

c. The provisions for, and suitability of street improvements, underground utilities, fire hydrants, street lights, storm drains, streets, trees, and sidewalks. The adequacy of the water supply, sewage disposal and easements for utilities and drainage.

d. Provisions for public area, including parks, schools, public utilities facilities, etc.

3. If any portion of the subdivision is in conflict with any of the requirements of this Ordinance, other ordinances, or State law, the Subdivision Review Board shall, to the best of its ability, advise the subdivider of such conflicts.

4. The Subdivision Review Board may deem it advisable to recommend additional improvements, easements, dedications, etc., to be included, in which case the subdivider shall be duly informed of the nature of the recommendations following the Subdivision Review Board meeting.

5. The Subdivision Review Board shall make a report of its findings to the Planning Commission, and shall furnish a copy of that report to the subdivider, in writing, no less than three (3) days prior to the Planning Commission meeting at which the tentative map is to be considered by the Commission.

C. Fees. Filing fees to cover the costs of processing and checking shall be paid for each tentative map at the time of filing thereof in amounts as may be adopted by the City Council from time to time by resolution. If, after approval of a tentative map, revisions of the initial map are filed or a new tentative map is filed covering the same or additional land, each filing shall be considered as a new subdivision.

and the subdivider shall pay in the manner above stated a fee in the amount of fifty (50) percent of the original filing fee; provided, however, there shall be no charge for filing of changes in tentative maps to meet the requirements of the City.

D. Size of map. The tentative map shall show the entire subdivision on one or more 18"x26" sheets at a scale of not less than 200 feet to the inch.

E. Information required. Each tentative map shall contain the following information:

1. The name of the proposed subdivision, and designation as a tentative map.

2. The name and address of the owner of the property proposed to be subdivided.

3. The name and address of the subdivider.

4. The name of the person or firm who prepared the map.

5. The approximate acreage.

6. The north point.

7. The scale.

8. The date.

9. The boundary line.

10. The location and width of all streets within the boundaries of the proposed subdivision.

11. The proposed name of all streets within the boundaries of the proposed subdivision; proposed streets which are obviously in line with others already named and existing should be given the same name.

12. The name, location and width of adjacent streets.

13. The width and location of alleys.

14. The lot lines and approximate dimensions; lots shall be numbered consecutively.

15. The approximate location and width of watercourses or areas subject to inundation from floods, including flood plain boundaries, and the location of structures, irrigation districts, and other permanent physical features.

16. An accurate description of the exterior boundaries of the subdivision or legal description of the property comprising the subdivision, a vicinity map indicating the location of the proposed subdivision in relation to the surrounding area or region.

17. The width and location of all existing or proposed public or private easements.

18. The proposed use of lots as to desired residential, commercial, industrial, or other uses.

19. Any railroads.

20. The approximate radius of curves.

21. Approximate contours drawn to one foot contour intervals.

22. The zoning district in which the proposed subdivision is located.

23. The General Plan land use designated for the area of the proposed subdivision.

24. Any public areas proposed.

25. The dimensions and locations of any existing buildings which are to remain in place on the property; the variety, size and location of all existing trees having a diameter of four inches (4") or

greater, except orchard trees, which shall be shown by general area, location and spacing or rows.

26. The locations of any existing wells, pipelines or septic tanks.

27. Any of the foregoing information as may not be practicably shown on the map shall be contained in a written statement accompanying the map.

F. Accompanying reports and statements. The tentative map shall contain or be accompanied by reports and/or written statements from the subdivider giving essential information regarding the following matters:

1. The source of water supply.

2. The type of street improvements, and utilities which the subdivider proposes to install.

3. The proposed method of sewage disposal.

4. The proposed storm water sewage or other means of drainage.

5. The proposed tree planting and related landscaping.

6. Preliminary title reports of the entire property.

7. If a subdivision is to be developed as consecutive individual units, it shall be so stated on the tentative map and the order and approximate dates of completion of each unit shall be given at the time of filing of the tentative map.

8. Distribution of filed maps. When the tentative maps, accompanying reports and statements are filed, the City Clerk shall immediately forward copies of each to the following agencies:

a. The City Engineer, (2); (plus 1 sepia).

b. The County Health Officer, (1).

c. All applicable school districts, (1 each).

d. All utility companies involved, (2 each).

e. The irrigation or drainage district, if any (1).

f. The City Planner, (1).

g. The Building Inspector, (1).

h. The California Regional Water Quality Control Board, (1).

i. Other agencies as required.

Such agencies shall respond within fifteen (15) days after the date of submission of the tentative map for their comments to be considered by the Commission.

9. Staff reports. Any report or recommendation on a tentative map by the staff of the Commission or Council shall be in writing and a copy thereof served on the subdivider at least three (3) days prior to any hearing or action on such map by the Commission or Council.

10. Commission approval. Within fifty (50) days after the tentative map has been filed with the City Clerk or at such later date as may be required to concurrently process the appurtenant environmental review documents required by State law and local ordinances, the Commission shall report in writing to the subdivider and to the Council their recommendations regarding approval, conditional

approval, or disapproval of the map and the conditions on which such action is based. On the official filed copy of the tentative map, or attached thereto, a statement shall be made covering such action. Such report shall be transmitted to the City Council at its next succeeding meeting.

11. Council action. The City Council may overrule or modify any ruling or determination of the Commission in regard to a tentative map and may make conditional exceptions if special circumstances pertaining to the property involved justify a variance to the provisions of this Ordinance.
12. Expiration of approval or conditionally approved tentative map.

Failure to record a final map within eighteen months after approval or conditional approval of the tentative map shall terminate all proceedings; provided, however, that upon application of the subdivider in writing, two extensions not exceeding one (1) year each may be granted by the Planning Commission. In the event the Planning Commission denies a subdivider's application for extension, the subdivider may appeal to the City Council. Where proceedings have terminated because of failure to record a final map or failure to receive extension by the Planning Commission or the City Council, a new tentative map shall be filed in accordance with the provisions of this article before a final map thereafter be recorded or any lot sold.

The periods of time herein specified shall not include any period of time during which a water or sewer moratorium, imposed after approval of the tentative map, is in existence, provided, however, that the length of such moratorium does not exceed five years. Once such a moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed; provided, however, that if such remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

Section 7. FINAL MAPS:

- A. Filing. Within eighteen months after receipt of the Council action approving or conditionally approving the tentative map, the subdivider may file with the City Clerk the original final map and three prints of the final map, completed in accordance with the Subdivision Map Act and this Ordinance. Such final map shall be accompanied by:
 1. Plans, profiles, and specifications of the proposed public improvements, designed in accord with the requirements of the City Engineer.
 2. A filing fee to cover the expense of checking in an amount to be established by the City Council from time to time by resolution.
 3. A preliminary title report issued by a title insurance company, in the name of the owner of the land, issued to or for the benefit or protection of the City, showing all parties whose consent is necessary

and their interest therein, except where the land included in such subdivision is registered under the Land Registration Act. If the land is so registered, a certified copy of the certificate of title shall be furnished.

4. Calculation and traverse sheets used in computing the distances, angles and courses shown on the final map and ties to existing and proposed monuments, and showing closures, within the allowable limits of error specified in this Ordinance, for exterior boundaries of the subdivision and for each irregular block or lot of the subdivision.
 5. Two (2) copies of the proposed deed restrictions.
- B. Size, format, and materials. The final map which is filed shall be in full accord with all applicable provisions of the Subdivision Map Act.
 - C. Information required. Each final map shall contain the following information:
 1. If more than three (3) sheets are used, an index map shall show the entire subdivision.
 2. The act name, date, north arrow and scale.
 3. A general description of the land included.
 4. The location and names, without abbreviations of all:
 - a. Proposed streets.
 - b. Proposed public areas and easements; and
 - c. monuments.
 5. The dimensions, in feet and decimals of a foot.
 6. The dimensions of all lots, and a lot number for each lot.
 7. The centerline data for streets including bearings and distances.
 8. The radius, tangent, arc length, and central angle of curves.
 9. Suitable primary survey control points.
 10. The location and description of permanent monuments.
 11. Ties to any City or County boundary lines involved.
 12. All required certificates.
 13. Any other requirements of the Subdivision Map Act.
 - D. Lot data. Sufficient data shall be shown to determine readily the bearing and length of each line. Dimensions of lots shall be the net dimensions. No ditto marks shall be used. Lots containing one acre or more shall show net acreage to the nearest hundredth.
 - E. Surveying data. The final map shall show the centerlines of all streets; the lengths, tangents, radii and central angle, or radial bearings of all curves; the bearings of radial lines in each beginning and end of a curve; the total width of each street; the width of the portion being dedicated, the width of the existing dedication, and the width each side of the centerline; and the width of rights-of-way of railroads, flood control or drainage channels and any other easements appearing on the map.

Surveys in connection with the preparation of subdivision maps shall be made in accordance with standard practices and

principles for land surveying. A traverse of the boundaries of the subdivisions and all lots and blocks shall close within a limit of error of 0.005 feet.

- F. Record of easements. The final map shall show the location, width, and side lines of all easements to which the lots are subject. If an existing easement is not definitely located of record, a statement as to the easement shall appear on the title sheet. Easements for storm drains, sewers, utilities and other purposes shall be denoted by broken lines. Distance and bearings on the sidelines of the lots which are cut by an easement shall be so shown as to indicate clearly the actual lengths of the lot lines. The width of the easement, the lengths and bearings of the lines thereof, and sufficient ties to locate the easement shall be clearly labeled and identified, and, if already of record, proper reference to the records shall be given. Easements being dedicated shall be so indicated in the certificate of dedication.
- G. Monuments. The final map shall show clearly what stakes, monuments, or other evidence were found on the ground to determine the boundaries of the tract. The corners of adjoining subdivisions, or portions thereof, shall be identified, and ties thereto shall be shown.
- H. City boundaries. The final map shall show City boundaries adjoining the subdivision.
 1. Lot and block numbers. The lots shall be numbered consecutively, commencing with the number one, with no omissions or duplications; provided, however, where the subdivision is a continuation of, or an addition to, an existing subdivision, the lot numbers may commence with the number immediately following the last or highest number of such existing subdivision, and in all other respects shall conform with the preceding requirements. Each lot shall be shown entirely on one sheet. Blocks may be used. They shall be consecutively numbered or lettered in the manner required for numbering lots. Lots within each block shall be numbered as provided for subdivisions where block numbers are not used.
 - J. Dedications. All streets, alleys, access rights, drainage and/or sewer easements, and other easements and parcels of land shown on the final map as intended for public use shall be offered for dedication for public use pursuant to the Subdivision Map Act.
 - K. Waiver of direct access rights. The Council, at its discretion, may require that offers of dedication of streets include a waiver of direct access rights from any property shown on the final map as abutting thereon.
 - L. Reservations. At the discretion of the Council, areas of real property within the subdivision may be reserved for future needs for schools, fire stations, libraries, recreational facilities, or other public uses, pursuant to the applicable provisions of the Subdivision Map Act.
 - M. Approval of the City Planner. If the final map conforms to the tentative map as ap-

proved by the Planning Commission and no changes have been made which have not been approved by the Planning Commission, the City Planner shall certify the original tracing of the final map on behalf of the Planning Commission. If the final map does not so conform, the City Planner shall report such fact and the nature of the non-conforming features to the City Engineer and the City Planner shall not certify the map on behalf of the Planning Commission until the Commission specifically authorizes him to do so.

- N. Approval of the City Engineer. After issuance of a receipt by the City Clerk for the improvement drawings and the final map, the City Engineer shall examine them as to conformity with the tentative map, as to the sufficiency of affidavits, and acknowledgements, correctness of surveying data, mathematical data and computations, and such other matters as require checking to insure compliance with the provisions of the Subdivision Map Act and this Ordinance. The City Engineer shall return one (1) copy of the map to the subdivider or his engineer, showing necessary corrections, if any. If the final map is found to be in correct form and the matters shown thereon are sufficient, the City Engineer shall endorse his approval thereon and transmit it to the City Council for approval within twenty (20) days from the time the final map is submitted to him by the subdivider for approval.
- O. Approval by the Council. At its first regular meeting following the filing of the final map, or within ten (10) days following the filing thereof, the Council shall consider the final map, the plan of subdivision improvements, and the offers of dedication in accord with the requirements of this Ordinance. The Council may reject any and all offers of dedication and the City Clerk shall certify on the final map such action by the Council. If the Council determines that the map is in conformity with the requirements of this Ordinance, it shall approve the final map.
- P. Transmittal to County. When the subdivider shall have filed with the City Clerk the agreement and bond or other security and shall have made the deposits and cost payments required by the provisions of this Ordinance and the Subdivision Map Act and when such agreement, deposits and/or security shall have been approved by the City Engineer as to sufficiency and by the City Attorney as to form, the final map shall be transmitted by the City Clerk to the Clerk of the County Board of Supervisors for ultimate transmittal to the County Recorder.
- Q. Disapproval by the Council. If the Council shall determine that the final map is not in conformity with the requirements of this ordinance or the tentative map, it shall disapprove the map, specifying its reason or reasons therefor and the City Clerk shall advise the subdivider in writing of such disapproval and the reason or reasons for such disapproval. If

the Council has disapproved any map, the subdivider may file with the City Clerk a map altered to meet the approval of the Council. In such case the subdivider shall conform to all the requirements imposed upon him by this Ordinance when filing the first final map with the City, and the same proceedings shall be required as are prescribed by this Ordinance upon the filing of the first final map with the City. If the map fails to meet a technical requirement of this Ordinance or any provision of the Subdivision Map Act and/or the map has an inadvertent error which, if determined by the Council, does not materially affect the validity of the map, the Council may waive the appropriate provisions of this Ordinance and/or Subdivision Map Act relative thereto.

Section 8. IMPROVEMENTS:

- A. General requirements. The subdivider shall install improvements in accord with the general requirements set forth in this section; provided, however, that the City Engineer may require changes in typical sections and details if unusual conditions appertain to the subdivision or arise during the construction to warrant such change.
- B. Standard specifications. All improvements shall conform to the Standard Specifications adopted by the City of which copies are on file for use and examination in the office of the City Clerk.
- C. Improvement plans and profiles. Improvement work shall not be commenced until plans and profiles for such work have been submitted to, and approved by the City Engineer. Such plans will be required before approval of the final map. All such plans and profiles shall be drawn on 24-inch (24) by 36-inch tracing cloth or paper, in ink or pencil capable of producing a legible print and shall be filed with the City Engineer. An estimate of the quantities of improvement work for purposes of determining security agreement requirements, shall accompany the plans.
- D. Improvement work: Notice. Improvement work shall not be commenced until the City Engineer and Public Works Director have been notified in advance, and if work has been discontinued for any reason, it shall not be begun again until the City Engineer and Public Works Director have been notified.
- E. Improvement work: Inspections. All required improvements shall be constructed under the inspection of, and to the approval of, the City Engineer and the City Public Works Director.
- F. Underground utilities. All underground utilities, sanitary sewers, and storm drains installed in streets, service roads, alleys, or highways shall be constructed prior to the surfacing of such street, service road, alley or highway. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley improvements when connections thereto are made.
- G. Streets and highways. All streets and

highways shall be graded and surfaced to cross sections and grades approved by the City Engineer. The subdivider shall improve the extension of all subdivision streets, highways or public ways to the intercepting paving line of any County road, City street, or State highway.

- H. Structures. Structures shall be installed as required for drainage, access and/or public safety. Such structure shall be placed to grades and shall be of a design approved by the City Engineer.
- I. Sidewalks, curbs, gutters, and driveway approaches. Vertical curbs, gutters, and sidewalks shall be installed to grades and at locations approved by the City Engineer prior to the issuance of an occupancy permit on building construction on any site within the subdivision. Sidewalks shall be required on all street frontages.
- J. Sanitary sewers. Sanitary sewer facilities connecting with the existing City sewer system shall be installed to serve each lot and to grades, location, and design, and size approved by the City Engineer. No septic tanks or cesspools shall be permitted. Location of house sewer laterals shall be marked on curb or sidewalk with a letter "S".
- K. Storm drains. Storm drains shall be installed as required by the City Engineer.
- L. Water mains and fire hydrants. Water mains and fire hydrants of design and layout and in locations approved by the City Engineer and the Public Works Director, shall be installed by the subdivider. Location of water services shall be marked on curb or sidewalk with a letter "W". The water system shall be installed and in operation and all required fire hydrants connected thereto prior to the commencement of building construction on any site within the subdivision. Fire hydrants shall be installed in accord with the following:
 1. Hydrants shall be of a type approved by the Public Works Director or City Engineer.
 2. One fire hydrant shall be installed for each 180,000 square feet, including street of single family residential development, or major portion thereof. In areas of strip development, one hydrant shall be installed for each 600 lineal feet of residential frontage. In isolated single family residential areas, no development shall have less than two (2) hydrants located not more than 450 feet, one from the other.
 3. One fire hydrant shall be installed for each 120,000 square feet (including streets) of multiple family or mobile home park residential development, or major portion thereof. In area of strip multiple family development, one hydrant shall be installed for each 450 lineal feet of residential area. In isolated areas, no development shall have less than two hydrants located not more than 450 feet, one from the other.
 4. One fire hydrant shall be installed for each 90,000 square feet (including streets), of commercial or industrial development, or major portion thereof.

In areas of strip development, one hydrant shall be installed for each 300 lineal feet of commercial or industrial frontage. In isolated areas, no development shall have less than two hydrants located not more than 300 feet, one from the other.

5. Combined use areas shall have fire protection installed in accord with the above criteria as approved by the City Engineer.
 6. Areas of strip development shall be as defined by the Planning Commission.
 7. The exact location of fire hydrants within or adjacent to subdivisions and final decision as to the number of fire hydrants to be installed for adequate fire protection shall be determined by the City Engineer.
 8. In areas where fire hydrant installation has taken place at the expense of the City, the developer shall pay a proportional share of hydrant installation.
- M. Street signs, access barricades. Street signs of a type approved by the City shall be installed by the subdivider, in locations approved by the City Engineer, or shall, at the subdivider's option, be installed by the City at the subdivider's expense. Two (2) street name signs shall be installed at each four-way intersection within the subdivision and one (1) street name sign shall be installed at each two-way or three-way intersection. Any required barricades to prevent traffic access at deadend streets shall be provided by the subdivider.
- N. Street lights. Ornamental street lights shall be installed by the subdivider, at locations approved by the City Engineer, at each four-way intersection, at each three-way intersection, at each two-way intersection, at the end of each cul-de-sac and at such other locations as necessary to provide that no point along any street within the subdivision shall be more than 250 feet from a street light.
- O. Railroad crossings. Provisions shall be made for any and all railroad crossing necessary to provide access to, or circulation with, the proposed subdivision including the preparation of all documents necessary for application to the Public Utilities Commission of the State of California for the establishment and improvement of such crossing. Costs for such establishment and improvement shall be the responsibility of the subdivider.
- P. Monuments. Permanent monuments in accord with the Standard Specifications shall be set at all angle and curve points on the exterior boundaries of the subdivision, at all street intersections, at all angle points of street lines, and at all curve points, both simple and compound, of street lines. Monuments in street lines shall be set on street centerlines unless otherwise directed by the City Engineer; provided, however, such permanent monuments need not be set at an angle and curve points on the exterior boundaries of the subdivision when such points on the exterior boundaries of the subdivision have been previously monumented and accepted by the City.

terior boundaries of the subdivision have been previously monumented and accepted by the City.

- Q. Lot markers. The engineer or surveyor shall set at all lot corners a marker not less substantial and enduring than one-half (1/2") inch iron pipe eighteen (18") inches long with a non-corroding material with the registered engineer's or licensed land surveyor marker on the head thereof.
- R. Permanent elevation benchmarks. Permanent elevation benchmarks of a type approved by the City Engineer and referred to the City datum shall be set at locations approved by the City Engineer.
- S. Replacement of monuments and benchmarks. Any monument or benchmark, as required by the provisions of this Ordinance, which is disturbed or destroyed before acceptance of all improvements shall be replaced by the subdivider.
- T. Setting of monuments and benchmarks. Monuments and benchmarks shall be set before acceptance of the improvements by the Council.
- U. Cost of improvements. All improvements necessary to conform the proposed subdivision to the standards and policies of the City existing at the time of filing the tentative map shall be installed at the cost of the subdivider.
- V. Agreement. Prior to approval by the Council of the final map, the subdivider shall execute and file an agreement between himself and the City specifying a period (not to exceed twelve (12) months), within which he, or his agent or contractor, shall complete all improvement work and providing that if he shall fail to complete such work within such period, the City may complete the same and recover full cost and expense thereof from the subdivider. The agreement shall provide for the inspection of all improvements by the City Engineer. Such agreement shall include such stipulations as may be required to assure completion of the subdivision in accord with the requirements of the City.
- W. Security. The subdivider shall file with the agreement required by the provisions of sub-section 8-V of this Ordinance, to assure his full and faithful performance thereof, a bond or security for such sum as the City Engineer deems sufficient to cover the cost of the improvements.
- X. Security: Form: Amount. Such security shall be in the manner, form, and kind provided by the Subdivision Map Act. The security shall be in the amount of 100% of the estimated cost of the improvements, conditioned upon the faithful performance of his agreement by the subdivider, and in the additional amount of 50% of such sum securing the payment by the subdivider to his contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the improvements.

The security provided shall guarantee maintenance and/or all defects in the required public improvements for a period of one (1) year following acceptance of

said improvements by the City.

In lieu of a one hundred (100%) percent performance bond and fifty (50%) percent labor and materials bond, surety may be assured by the filing of an instrument of credit, cash deposit, or deposit of negotiable bonds, which creates a trust fund in an amount equal to one hundred and fifty (150%) percent of the cost of the work estimated by the City Engineer. Said trust fund shall be maintained in a financial institution subject to regulation by the State and Federal Government with the trust fund limited to the following conditions:

1. Ten (10%) percent of the cost, representing a labor and materials deposit, to be retained for thirty (30) days after the filing of the Notice of Completion.
 2. Funds may be discharged from the balance of the surety account from time to time as work is completed, up to ninety (90%) percent of value of work completed, with authorization of the City Engineer, until all work is completed and the Notice of Completion is filed, at which time an additional fifty (50%) percent shall be released thirty (30) days thereafter.
 3. Prior to final acceptance by the City of the improvements, the subdivider shall provide the City with a one (1) year maintenance bond in the amount of ten (10%) percent of the estimated cost of improvements.
- Y. Completion of work by the City. In the event that the subdivider shall fail to complete all improvement work in accordance with the provisions of this Ordinance and the City shall have completed the same, or if the subdivider shall fail to reimburse the City for the cost of incidental expenses or to cover the cost of replacement and the repair of existing streets or other improvements damaged in the development of the subdivision or requiring repair or replacement during the one-year guarantee period, the City shall demand performance of the agreement by the bonding company, or use the cash or other security deposit placed with the City by the subdivider to do such work and reimburse itself for the cost of work agreed to be performed by the subdivider. If the amount of the surety bond or cash deposit exceeds all costs and expenses incurred by the City, the City shall release the remainder of such bond or certification less the cost and expense incurred by the City. The subdivider shall be liable to the City for any costs additional to those secured, in an action to be brought therefore by the City.
2. Cash payments. In addition to the required securities, the subdivider shall file with the agreement required by the provisions of subsection 8-V of this Ordinance a cash payment in an amount deemed sufficient by the City Engineer to pay all City improvement costs, or City fees required by this Ordinance and/or other City ordinances and resulting from or required with the approval and/or construction of the subdivision.

AA. Assessment act financing of improvements. The City will require that the completion of all improvements be secured under the provisions of Section 8, subsections Y through Z, of this Ordinance and will not permit completion of such improvements by assessment act financing.

BB. Improvements inspection. All required improvements shall be constructed under the inspection of the Public Works Director and/or the City Engineer. The cost of inspection or work shall be paid for by the subdivider in an amount, as determined by the City Engineer, sufficient to pay for said inspection, and in no case less than two (2%) percent of the estimated cost of said improvements.

CC. Approval. No extension of time, progress payments from cash deposits, or releases of surety bond or cash deposit shall be made except upon the certification by the City Engineer that work covered thereby has been satisfactorily completed, and upon approval of the City Council.

DD. Storm drainage agreements and bonds. In the event the immediate construction of storm drains to serve the subdivision is not required by the City Engineer, the subdivider shall execute and file an agreement between himself and the City providing that he shall contribute to the future construction of storm sewers which will be of benefit to the subdivision whether the construction is performed or required by the City or any other public district or body. The agreement shall specify the termination date of same and shall provide that the City may call for the contribution at any time during the period of the agreement, provided, however, that the City shall not have the right to call for the contribution unless plans have been made and a resolution passed to advertise for bids. The agreement shall also specify the amount of the contribution, which amount shall be specified by the City Engineer. In the event that the agreement described above is executed, the subdivider shall also file, to assure his full and faithful performance of the agreement, a bond sufficient to cover the total amount of the contribution. The term of the bond shall cover the full term of the agreement. Such bond shall be executed by a surety company authorized to transact a surety business in the State of California and must be approved by the City Attorney as to form and by the City Engineer as to sufficiency. In lieu of said bond, the subdivider may deposit cash or a certified check with the City Clerk.

EE. Alternate - storm drainage disposal fees.

1. When it is not possible for the developer to provide for the ultimate disposal of storm drainage into a natural channel deemed adequate by the City Engineer to carry the provided flow without artificial channel or bridge construction, and a connection is made to an existing storm drainage line which has been previously in-

stalled by the City, County or other governmental agency or by private parties regulated by such agency, a fee shall be paid in such amount as may be established by the City Council.

2. Ponding basins, as a method of storm water disposal shall not be permitted.

3. The maximum distance permitted for surface drainage in developments within the City is one thousand three hundred (1,300') feet. Storm drainage disposal fees shall be paid if surface drainage to other than an approved point of ultimate disposal is permitted.

FF. Lot grading. The subdivider of any proposed subdivision shall grade the entire area thereof so that all lots drain to street grades approved by the City.

GG. Irrigation ditches. All irrigation ditches traversing, adjoining or abutting property to be subdivided under this Ordinance, shall be permanently abandoned, permanently pipelined or otherwise totally enclosed in a manner satisfactory to the City, or shall be fenced with chain link fencing of minimum five (5') feet height, or other fencing acceptable to the City.

HH. Street trees shall be planted in the parkway area as a part of the required subdivision development. The required trees shall be planted in accordance with the standard specifications governing spacing, size, and allowance varieties.

The subdivider shall mark on his initial plot map the variety, size and location of all native or ornamental trees having a diameter of four (4") inches or greater. No such trees may be destroyed until the applicant has satisfied the Planning Commission that such tree either has no landscaping value or is so badly located that it cannot reasonably be integrated into the plan of the development. The subdivider shall remove all fruit trees which may be on the property unless a responsible party posts a bond satisfactory in form to the City Attorney and satisfactory in amount to the Planning Commission assuring adequate pruning, spraying and other cultural practice to protect neighborhood agricultural uses from diseases or pests which might be harbored or spread because of inadequately tended fruit trees in the parkway.

Section 9. PLANNED UNIT DEVELOPMENTS:

Where, in accordance with the provisions of the City Zoning Ordinance, a use permit has been granted authorizing a planned unit development on the land or portion of the land proposed to be subdivided, the plan of the subdivision shall conform with the plan of the planned unit development as approved by the Planning Commission and City Council. Exceptions to the subdivision regulations which are necessary to execute the planned unit development as approved by the Planning Commission and City Council may be authorized by the Planning Commission in accordance with the provisions of Section 11 of this Ordinance.

Section 10. PARCEL MAPS:

A. Purpose of section. The Council incorporates this section in its Subdivision Ordinance in order to adopt rules, regulations, and specifications for the division, either by lease, sale, or financing of any land, including land divided into four (4) parcels or less, which is a subdivision regulated by the Subdivision Map Act and/or the preceding sections of this Ordinance.

B. Advisory Agency. The Commission is hereby designated as the advisory agency referred in Chapter 2 of the Subdivision Map Act and is charged with the duty of making investigations and reports on the design and improvements of proposed divisions of land under this section. The City Planner is hereby designated as the secretary to the Advisory Agency with authority to receive parcel maps.

C. Tentative parcel maps. The person or agency dividing land under this section shall file a Tentative Parcel Map with the Secretary of the Planning Commission not less than thirty (30) days before the date of the Commission meeting at which such map is to be considered. Such filing shall be prior to the start of any grading or construction work within the proposed division of land. The tentative parcel map shall be submitted in the same manner as provided for subdivisions as to area improvement and design, flood and water drainage control, and as to required public improvements.

D. Tentative parcel map procedures. A person desiring to divide land subject to the provisions of this section shall submit the tentative parcel map therefore in accord with the following requirements:

1. Filing. Fifteen copies of the tentative parcel map shall be filed with the Secretary of the Planning Commission. The tentative parcel map shall be legibly drawn, on eighteen (18") inch by twenty-six (26") inch tracing paper suitable for reproduction, to a scale and in a manner to best illustrate the proposed division. Said scale shall be not less than two hundred (200') feet to the inch.
2. Fees. At the time of filing the tentative parcel map, a fee shall be paid to the City in such amount as may be established by the City Council from time to time by resolution.
3. Acceptance. The City Engineer shall examine any such tentative parcel map within five (5) working days of presentation and shall not accept such map unless the map is in full compliance with the provisions of this Ordinance and the Subdivision Map Act of the State of California as to form, data, information, and other matters to be shown on or furnished therewith.
4. Distribution. The Secretary of the Planning Commission shall immediately forward copies of the tentative parcel map to each of the following:
 - a. The City Administrator, one (1) copy;
 - b. The City Planner, one (1) copy;
 - c. The City Engineer, two (2) copies;
 - d. The appropriate utility companies, two (2) copies each;
 - e. Others required.

5. Agency or department action. The department or agency receiving a copy of the tentative parcel map shall file a report within fifteen (15) days after the receipt thereof. If a reply is not received prior to the meeting at which consideration of the map is made, it will be assumed that the map conforms to the requirements of the particular agency or department concerned.
- E. Information on tentative parcel maps. The tentative parcel map shall contain the following information:
1. The name and address of the person preparing the parcel map and the legal owner of record of the land, and applicant if different from the legal owner of record.
 2. The boundary line of the entire parcel, including the area to be divided, with dimensions based on existing survey data or property descriptions.
 3. The proposed division lines, approximate dimensions, and approximate acreage or square footage of each proposed parcel.
 4. The identification of each parcel with a letter designation.
 5. All existing surface and underground structure and improvements located on the original parcel, together with their dimensions, the distance between them, the distance to division and property lines, and the number of stories or the height of each structure.
 6. The names, widths, and locations of all existing and proposed streets abutting or traversing the original parcel, and a statement if the street is private and/or a statement if the street does not actually exist on the ground.
 7. The location, purposes, width and recorded owners of all existing and proposed easements or private rights-of-way abutting or traversing any part of the original parcel. Easement boundaries shall be shown by means of dotted lines.
 8. An accurate description of the original parcel.
 9. The date of preparation, north arrow, and scale of the drawing.
 10. The existing and proposed uses of the property.
 11. The proposed method of sewage disposal.
 12. The proposed domestic water supply.
 13. The assessor's parcel numbers.
 14. The new street names.
 15. The approximate location and width of watercourses of areas subject to inundation from floods, and the location of structures, irrigation ditches, and other permanent features.
 16. Any railroads.
 17. The approximate radius of curves.
 18. A location map showing the original parcels and surrounding area.
 19. The existing zone designation of the original parcels.
- F. Review of tentative parcel maps. The Commission shall review the tentative parcel map and approve, conditionally approve, or disapprove the map within thirty (30) days after the receipt of such map, or at such later date as may be required to con-

currently process the appurtenant environmental review documents required by state law and local regulations adopted in implementation thereof. The Commission may approve the map only if all of the following conditions are met:

1. The division shall conform to all applicable zoning regulations, the provisions of this article, and the requirements of the improvement standards of the City and the Subdivision Map Act.
 2. All parcels proposed shall have road and public utility easement access in accordance with improvement standards, allowing access to each parcel and such roads shall be dedicated to the City.
- G. Appeals procedure. If the applicant is dissatisfied with the decision of the Commission, he may, within fifteen (15) days after the decision of the Commission, appeal in writing to the Council for a hearing thereon. Such hearing need not be concluded on the day thus set but may be continued.
- H. Exemptions. Any division of land not subject to a Parcel Map procedure by the provisions of the Subdivision Map Act shall be exempt from the provisions of this section.
1. Improvements. Pursuant to the provisions of the Subdivision Map Act, the subdivider shall install, construct, and/or provide all on or off site improvements as recommended by the City Engineer and as required by the Commission, and the nature, extent and design of such improvements and the guaranteeing of completion thereof shall be in full conformance with the provisions of Section 8 of this Ordinance, all of which shall comply with Government Code Section 66411.1 of the Subdivision Map Act.
 2. Right-of-way dedications. Pursuant to the Subdivision Map Act, the subdivider shall provide such dedication of such right-of-way and/or easements as may be required by the Commission.
 3. Waiver of direct access rights. The Commission may, at its discretion, require that offers of dedication or dedication of streets include a waiver of direct access rights to any such streets from any property shown on the final parcel map as abutting thereon in accord with the provisions of the Subdivision Map Act.
 4. Expiration of tentative parcel map. Such tentative map shall expire twelve (12) months after it has been approved or conditionally approved by the Commission or by the Council in the case of an appeal.
 5. Final Parcel Maps. Within twelve (12) months from the date of approval by the Commission, or by the Council in the case of an appeal of the tentative parcel map, and upon the accomplishment of all dedications by certification on the map and required construction of all public improvements, or the execution of an agreement and provision of surety providing therefor, and the payment of all applicable fees and charges, the applicant may submit a final parcel map with the City Engineer for his examination prior to

filing. Within twenty (20) days after receiving the final parcel map, the City Engineer shall examine it for the survey information shown thereon, and if satisfied that it is technically correct, he shall place his certificate thereon per Government Code Section 66450 of the Subdivision Map Act, and immediately thereafter file the map with the Secretary of the Planning Commission, who shall approve the final parcel map if it substantially conforms to the approved tentative parcel map and all applicable provisions of the Subdivision Map Act and this Ordinance. The appropriate certificates, as provided by the applicant in accordance with the provisions of the Subdivision Map Act, shall be signed by the City Engineer and the Secretary of the Planning Commission. The City Clerk shall then transmit said map to the County Recorder for recording.

- N. Waiver of final parcel map. The City Council may, at its discretion, waive the final parcel map when the division is solely for the purpose of conveyance to an adjacent property owner, or when one or more of the following conditions is found to exist:
1. The land before division contains less than five (5) acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements have been required by the City; or
 2. Each parcel created by the division has a gross area of twenty (20) acres or more and has an approved access to a maintained public street or highway; or
 3. The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of tract of land zoned for industrial or commercial development, and which has the approval of the City as to street alignments and widths; or
 4. Each parcel created by the division has a gross area of not less than forty (40) acres or is not less than a quarter of a quarter section; provided, however, that the City hereby requires that a tentative and final parcel map be approved for a subdivision in which one or more of the resultant parcels is between forty (40) acres and sixty (60) acres in size.

If the City Council elects to waive the filing of a final parcel map it shall make the following finding: That the proposed division of land complies with all requirements established by the Subdivision Map Act and all City Ordinances enacted pursuant thereto as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other requirements of the Subdivision Map Act and City Ordinances enacted pursuant thereto.

Section 11. EXCEPTIONS:

A. Petition. The Planning Commission may recommend that the City Council authorize conditional exceptions to any of the requirements and regulations set forth in this Ordinance. Application for any such exception shall be made by a petition of the subdivider stating fully the grounds for the application and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision.

B. Findings.

1. In order for the property referred to in the petition to come within the provision of this Section, it shall be necessary that the Planning Commission find the following facts:

- a. That there are special circumstances and conditions affecting said property.
- b. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.
- c. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

2. In recommending such exceptions, the Planning Commission shall secure substantially the objectives of the regulations to which exceptions are requested, and shall act to protect the public health, safety, convenience, and general welfare.

3. In recommending the authorization of any exception under the provisions of this section, the Planning Commission shall report to the City Council its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and conditions designated.

4. Upon receipt of such report, the City Council may approve the tentative map with or without exceptions and conditions recommended by the Planning Commission, and with such other exceptions, if any, as the City Council deems necessary to substantially secure the objectives of this Ordinance.

Section 12. SEVERABILITY:

A. Validity of Ordinance. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance in each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

Section 13. PENALTIES:

A. Violations of Ordinance. Any person, firm, corporation, partnership, or co-partnership who willfully violates any of the provisions of fails to comply with any of the mandatory requirements of this Or-

inance is guilty of a misdemeanor, and upon conviction thereof, shall be punishable by a fine not to exceed \$500.00, or by imprisonment not to exceed ninety (90) days in the County Jail, or both fine and imprisonment, except that nothing herein contained shall be deemed to bar any legal, equitable, or summary remedy for which the City or other corporation, partnership, or co-partnership may file a suit in the Superior Court of the County of Kern, to restrain or enjoin any attempted or proposed subdivision, or act in violation of this Ordinance.

Section 14. ORDINANCES REPEALED:

A. Conflicting Ordinances. All ordinances and parts of ordinances of the City, in conflict herewith, to the extent of such conflict and no further, are hereby repealed.

B. Ordinance 121 of the City of McFarland. Ordinance No. 121 (Subdivision) of the City of McFarland is hereby repealed in its entirety.

Section 15. EFFECTIVE DATE:

This Ordinance shall take effect thirty (30) days after the date of its passage and within fifteen (15) days of the date of its passage shall be published once in the McFarland Press, a newspaper of general circulation, printed and published in the City of McFarland.

INTRODUCED at a regular meeting of the City Council of the City of McFarland on the 13th day of December, 1979.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland on the 11th day of January, 1980, by the following vote:

AYES: CAMPBELL, BOSTON, MC LAUGHLIN,
STRAND & SHULTS

NOES: NONE

ABSENT: NONE

DONNIE CAMPBELL, Mayor of the City of McFarland, California

ATTEST:

DORIS L. WOOD, City Clerk
of the City of McFarland,
California

I hereby certify that the foregoing Ordinance was duly and regularly adopted by the City Council of the City of McFarland at a regular meeting thereof held on January 11, 1980.

DORIS L. WOOD, City Clerk of the City of McFarland, California

Publish: January 18, 1980

CITY OF McFARLAND
IMPROVEMENT STANDARDS

APPENDIX II

Zoning Ordinance
(McFarland City Ordinance No. 109)

LEGAL NOTICE

ORDINANCE NO. 109
AN ORDINANCE OF THE CITY OF MCFARLAND, CALIFORNIA, ESTABLISHING LAND USE ZONES WITHIN THE CITY OF MCFARLAND, ESTABLISHING CLASSIFICATIONS OF LAND USES AND REGULATING THE USE OF LAND: THE USE, BULK, HEIGHT, AREA AND YARD SPACES OF BUILDINGS; ADOPTING A ZONING MAP; PROVIDING FOR THE ADJUSTMENT, ENFORCEMENT AND AMENDMENT THEREOF; AND PRESCRIBING PENALTIES FOR THE VIOLATION OF ITS PROVISIONS

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

ARTICLE 1
PURPOSE

Section 1.00:

General Purpose. This official "Land Use Zoning" Ordinance for the City of McFarland is hereby adopted and established to serve the public health, safety, comfort, convenience and general welfare and to provide the economic and social advantages resulting from an orderly planned use of land resources, and to encourage, guide and provide a definite plan for the future growth and development of the City of McFarland.

ARTICLE 2
DEFINITIONS

Section 2.00:

Definitions. This Chapter shall be known as the "Land Use Zoning Ordinance of the City of McFarland."

For the purpose of this Chapter certain terms and words are defined as provided in this succeeding sections of this Article.

When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural number and words in the plural number include the singular number and the masculine includes the feminine. The word "shall" is always mandatory and not merely directory.

Section 2.01:

Accessory Use. A use naturally and normally incidental to, subordinate to and devoted exclusively to the main use of the premises.

Section 2.02:

Accessory Building. A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land and which is located on the same lot with the main building or use.

Section 2.03:

Alley. A public way permanently reserved as a secondary means of access to abutting property.

Section 2.04:

Apartment House. A building, or portion thereof, designed for or occupied by three (3) or more families living independently of each other.

Section 2.05:

Automobile Service Station. A service station which supplies gasoline and diesel fuel to motor vehicles, and including grease racks or elevators, wash racks or pits, tire repairs, battery servicing and repairing, ignition service, sales of motor vehicle accessories and other customary services for automobiles, but excluding painting, body work and steam cleaning.

Section 2.06:

Boarding and Rooming House. A building or portion thereof which is used to accommodate, for compensation, five or more boarders or roomers, not including members of the occupant's immediate

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family who might be occupying such building. The word "compensation" shall include compensation in money, services or other things of value.

Section 2.07:

Building. Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals, chattels or property of any kind.

Section 2.08:

Building Height. The vertical distance from the "Grade" to the highest point of the structure.

Section 2.09:

Building Site. The ground area of a building or group of buildings together with all open spaces as required by this ordinance.

Section 2.10:

Bungalow Court. A group of three or more detached one-story, one-family or two-family dwellings located upon a single lot, together with all open spaces as required by this ordinance, but not including motels.

Section 2.11:

Camp Car. A motor vehicle which is designed or permanently altered and equipped for human habitation, and is subject to the provisions applicable to a travel trailer.

Section 2.12:

Camper, or Pick-up Camper Coach. A shelter structure designed to be mounted on a motor vehicle, to provide facilities for human habitation or camping purposes and which is subject to the provisions applicable to a travel trailer.

Section 2.13:

Camping Trailer. A trailer with one or more wheels containing a disassembled temporary shelter, which is designed for human habitation, and is subject to the provisions applicable to a travel trailer.

Section 2.14:

Carport. A permanent, roofed structure with not more than two enclosed sides and which is used or intended to be used for automobile shelters and storage.

Section 2.15:

Church. A building, together with its accessory buildings and uses, where persons regularly assemble for worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

Section 2.16:

Club. An association of persons, whether incorporated or unincorporated, for some common purpose but not including groups organized primarily to render a service carried on as a business.

Section 2.17:

Dwelling. A building or portion thereof designed for or occupied for residential purposes, including one-family, two-family and multiple dwellings, but not including hotels, motels, boarding and lodging houses and trailers.

Section 2.18:

Dwelling, One-Family. A detached building designed for or occupied exclusively by one (1) family.

Section 2.19:

Dwelling, Two-Family. A detached building designed for or occupied exclusively by two (2) families living independently of each other.

Section 2.20:

Dwelling, Group. A combination or arrangement of dwellings on one (1) building site.

Section 2.21:

Dwelling, Multiple-Family. A

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building or portion thereof, designed for or occupied by three (3) or more families living independently of each other.

Section 2.22:

Dwelling Unit. One (1) or more rooms in a dwelling, apartment house or apartment hotel designed for or occupied by one (1) family for living or sleeping purposes and having not more than one (1) kitchen.

Section 2.23:

Educational Institution. A college or university giving general academic instruction equivalent to the standards prescribed by the State Board of Education.

Section 2.24:

Family. An individual, or two (2) or more persons related by blood or marriage or legal adoption, or a group of not to exceed five (5) persons (excluding servants) living together as a single housekeeping unit in a dwelling unit.

Section 2.25:

Garage, Private. A building or portion of a building in which motor vehicles used by the occupants or tenants of the main building or buildings of the premises are stored or kept.

Section 2.26:

Garage, Public. A building other than a private garage, used for the care, repair, or equipment of automobiles or where such vehicles are parked or stored for remuneration, hire or sale.

Section 2.27:

Grade. Grade (ground level) is the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, said ground level shall be measured at the sidewalk.

Section 2.28:

Hot Ranch. Any premises used for the commercial raising of livestock that are fed garbage secured from off the premises.

Section 2.29:

Home Occupation. An occupation carried on by the resident of a dwelling as a secondary use in connection with which there is no person employed, no sounds audible beyond the premises, no display and no advertising, except that one sign, not to exceed two (2) square feet in area may be attached flat against the wall of a building.

Section 2.30:

Quasi-Home Occupation. An occupation carried on by the occupant of a dwelling as a secondary use in connection with which there is no display or sign, no stock in trade or commodity sold upon the premises; no person employed; and no mechanical equipment used except such as is necessary for housekeeping purposes.

Section 2.31:

Hospital. Any building or portion thereof used for the accommodations and medical care of sick, injured or infirm persons and including sanitariums.

Section 2.32:

Hotel. A building designed for, or occupied as the more or less temporary abiding place of individuals who are lodged with or without meals in which there are six (6) or more guest rooms, and in which no provision is made for cooking in any individual room or suite.

Section 2.33:

Lot. A parcel of real property with a separate and distinct number of letters as shown on a plat recorded or filed with the Recorder of Kern County, State of Calif-

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ornia, or a parcel of real property abutting upon at least one (1) public street or private easement and held under separate ownership prior to the effective date of this Chapter.

Section 2.34:

Lot, Area. The total horizontal area within the lot lines of a lot.

Section 2.35:

Lot, Corner. A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty-five (135) degrees.

Section 2.36:

Lot, Interior. A lot other than a corner lot.

Section 2.37:

Lot, Key. The first lot to the rear of a reversed corner lot whether or not separated by an alley.

Section 2.38:

Lot, Reversed Corner. A corner lot whose side street line is substantially a continuation of the front lot lines of the first lot to its rear.

Section 2.39:

Lot, Through. A lot having frontage on two (2) parallel or approximately parallel streets.

Section 2.40:

Lot Line, Front. The property line dividing a lot from a street. On a corner lot only one (1) street line shall be considered as a front line and the shorter street frontage shall be considered the front lot line.

Section 2.41:

Lot Line, Rear. The line opposite the front lot line.

Section 2.42:

Lot Line, Side. Any lot lines other than front lot lines or rear lot lines.

Section 2.43:

Mobilehome. A large independent trailer coach or a prefabricated dwelling with wheels attached, which is of such size that it is conveyable over the highway system only with special motorized equipment, special permits, and a special driver's license. A mobilehome is usually larger in size than 8' X 40', and contains all the basic facilities of a dwelling unit, including one or more rooms for living or sleeping purposes, one kitchen and one or more bathrooms with a toilet, a bathtub or shower, and a lavatory, and can perform the functions of dwelling unit when connected to the utilities on a mobilehome site. The mobile home can be a single, expandable or multiple coach unit.

Section 2.44:

Mobilehome, Cabana. Any portable, unmountable or permanent accessory building or other enclosure erected or constructed on a mobilehome lot within six (6) feet of a mobilehome on the same lot and used for human habitation, which though not attached to the mobilehome, is considered part of the mobilehome unit for dimensional purposes, and which shall not contain a kitchen or other space for the preparation of food nor be used for sleeping purposes. The height of such cabana shall not exceed one story, or thirteen (13) feet.

Section 2.45:

Mobilehome Lot. Any lot within a mobilehome park for the accommodation of one (1) mobilehome. It shall include a mobilehome site and surrounding area with accessory buildings or structures and at least two (2) parking spaces.

Section 2.46:

Mobilehome Park. Any area or

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tract of land where one or more mobilehome lots are rented or held out for rent in compliance with all requirements set forth by City and State Law.

Section 2.47:

Mobilehome Site. The area occupied by a mobilehome unit.

Section 2.48:

Mobilehome Space. A concrete surfaced area or concrete slab on a mobilehome site for the placement or parking of a mobilehome with free ingress and egress at all times, which concrete slab shall be placed upon well graded land, extend not less than two (2) inches above the surrounding ground level and be of a size not less than two feet longer and two feet wider than the mobilehome, that is to be placed upon it.

Section 2.49:

Mobilehome Unit. A mobilehome in a mobilehome space and its accessory cabana or utility structure, including the utility connections in a concrete utility island, which together provide complete housekeeping facilities for one family.

Section 2.50:

Motel. A group of attached or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients with garage or parking space conveniently located to each unit, including tourist courts, auto courts, or motor lodges.

Section 2.51:

Non-Conforming Building. A building or structure or portion thereof existing in conflict with the provisions of this ordinance applicable to the zone in which it is situated.

Section 2.52:

Non-Conforming Use. The use of a structure or premises for a purpose which is in conflict with the provisions of this ordinance.

Section 2.53:

Occupied. The word "occupied" includes arranged, designed, built, altered, converted, rented or leased or intended to be occupied.

Section 2.54:

Person. Any individual, firm, co-partnership, joint adventure, association, club, fraternal organization, corporation, estate, trust, receiver, organization, syndicate, city, county, municipality, district or other political subdivision, or any other group or combination acting as a unit.

Section 2.55:

Ramada. Any roof or shade structure, installed, erected or used above a mobilehome and lot or any portion thereof.

Section 2.56:

Recreational Trailer Park. Any area or tract of land, within a designated recreation area, owned, operated, and maintained by an agency of the Federal, State, County or City Government, where one or more travel trailers, camp car, or tent camping sites are rented or held out for rent.

Section 2.57:

School, Elementary or High. An institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California. (High schools include Junior and Senior.)

Section 2.58:

Self-Service Laundry. Any establishment for laundering where there is no pick-up or delivery service and no steam or hand laundry of any type.

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Section 2.59:

Sign. Any outdoor advertising, whether it be in the form of a sign, cloth, paper, metal, display, device, figure, painting, drawing, message, placard, poster, billboard or other thing or device whatsoever which is designed, intended or used to advertise or inform by erecting, constructing, maintaining, posting, assembling, painting, printing tacking, nailing, gluing, sticking, carving or otherwise fastening or placing, affixing or making visible outdoor advertising on or to the ground or any tree, bush, rock, fence, post, wall, vehicle, building, structure or thing.

Section 2.60:

Stable, Private. A detached accessory building for the keeping of one or more horses owned by the occupants of the premises and not kept for remuneration, hire or sale.

Section 2.61:

Stable, Public. A stable other than a private stable.

Section 2.62:

Stock Yard. An enclosed area where animals are fed concentrated food prior to shipping to market or slaughtering or where animals are held for resale only.

Section 2.63:

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

Section 2.64:

Story, Half. A story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor area immediately below it.

Section 2.65:

Street. A public thoroughfare which affords the principle means of access to abutting property.

Section 2.66:

Structure. Anything constructed or erected, which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences less than six (6) feet in height.

Section 2.67:

Trailer Coach. A vehicle, other than a motor vehicle designed for human habitation, or human occupancy for industrial, professional, or commercial purposes, for carrying persons and property on its own structure, and for being drawn by a motor vehicle. The larger sizes, over 8' X 40' (Calif. Vehicle Code), include the mobilehome and the smaller sizes, less than 8' X 40' (Calif. Vehicle Code) include the travel trailers.

Section 2.68:

Travel Coach, Dependent. Is a trailer coach not equipped with a toilet for sewage disposal.

Section 2.69:

Trailer Coach Park — Parking Space (Automobile) — An enclosed and roofed or an open air off-street and well surfaced area containing not less than three (3) inches of bituminous concrete, or other surfacing of a higher type and covering an area of not less than (9) nine feet wide and twenty (20) feet long for placement of a motor vehicle, except trucks of more than one ton capacity, with free ingress and egress provided at all times.

Section 2.70:

Travel Trailer. Any trailer coach, camping trailer, camper or camp car, dependent or independent, which is used for travel or

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recreational purposes, and which at no time exceeds 8 feet in width and 40 feet in length, and for which a special permit and/or special drivers license is not required by the California Vehicle Code to move such vehicle on a public highway.

Section 2.71:

Use. The purpose for which land or building is designed, arranged or intended, or for which either is or may be occupied or maintained.

Section 2.72:

Yard. An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.

Section 2.73:

Yard. Front. A yard extending across the full width of the lot between the front lot line and the nearest line or point of the main building.

Section 2.74:

Yard. Rear. A yard extending across the full width of the lot between the rear lot line and the nearest line or point of the main building.

Section 2.75:

Yard. Side. A yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the main building or of accessory building attached thereto.

ARTICLE 3
ZONES

Section 3.00:

Establishment of Zones. In order to classify, regulate, restrict and segregate the uses of lands and buildings; to regulate and restrict the height, bulk and construction of buildings; to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, 28 classes of land use zones are hereby established to be known as follows:

- R-1 One-family Dwelling Zone
- R-2 Two-family Dwelling Zone
- R-3 Limited Multiple-family Dwelling Zone
- R-4 Multiple-family Dwelling Zone
- R-5 Suburban Residential Zone
- E Estate Zone
- E-1 Estate Zone
- E-2 Estate Zone
- E-3 Estate Zone
- E-4 Estate Zone
- E-5 Estate Zone
- E-6 Estate Zone
- E-7 Estate Zone
- E-8 Estate Zone
- C-1 Professional Office Commercial Zone
- C-2 Commercial Zone
- M-1 Limited Manufacturing Zone
- M-2 Light Manufacturing Zone
- M-3 General Manufacturing Zone
- A-1 Light Agricultural Zone
- A-2 General Agricultural Zone
- P Automobile Parking Zone
- D Architectural Design Zone
- H Alldroit Approach Height Zone
- B Buffer Zone
- P-D Precise Development Zone
- R-1-C One-family Dwelling and Limited Commercial Zone

Section 3.01:

Zoning Map. The zones aforesaid and the boundaries of such zones are shown upon the map attached hereto and made a part of this Ordinance, being designated as the "Zoning Map" and said map and

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all the notations, references and other information shown thereon shall be as much a part of this ordinance as if the matters and information set forth by said map were all fully described herein.

Section 3.02:

Boundaries of Zones. Where uncertainty exists as to the boundaries of any zone shown on said map, the following rules shall apply:

- A. Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries;
- B. In unsubdivided property or where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the map;
- C. In case any uncertainty exists, the Planning Commission shall determine the location of the boundaries.
- D. Where any public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley;
- E. Where any private right-of-way or easement of any railroad, railway, canal, transportation or public utility company is vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned property.

Section 3.03:

Uses Permitted in Zones. Except as hereinafter provided:

- A. No building shall be erected, and no existing building shall be moved, altered, added to or enlarged, nor shall any land, building, or premises be used, designed or intended to be used, for any purpose or in any manner other than a use listed in this Ordinance or amendments thereto as permitted in the zones in which such land, building or premises is located.
- B. No building shall be erected nor any existing building be moved, reconstructed or structurally altered to exceed in height the limit established by this Ordinance or amendments thereto for the zone in which such building is located.
- C. No building shall be erected nor shall any existing building be moved, altered, enlarged or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner except in conformity with the building site requirements and the area and yard regulations established by this Ordinance or amendments thereto for the zone in which such building is located.
- D. No yard or other open space provided about any building for the purpose of complying with the regulations of this Ordinance, or amendments thereof, shall be considered as providing a yard or open space for any other building or structure.

ARTICLE 4

R-1 ZONE

Section 4.00:

R-1 One-family Dwelling Zone. The regulations set forth in this Article shall apply in the R-1 one-family dwelling zone unless otherwise provided in this Ordinance.

Section 4.01:

Uses Permitted.

- A. A one-family dwelling.
- B. The accessory buildings and structures necessary to such use

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located on the same lot or parcel of land, including a private garage, the capacity of which shall not exceed three (3) automobiles.

- C. Quasi-home occupations upon the granting of a special permit by the Planning Commission, which permit shall not be granted unless the Planning Commission finds that the proposed quasi-home occupation complies with the definition of this Ordinance.
- D. Maintaining mail address for commercial and business license purpose only, provided no stock in trade, supplies, professional equipment, apparatus, or business equipment are kept on the premises, and provided that no employees or assistants are engaged for said services on the premises, and, except as otherwise provided in the Section, no signs are displayed.
- E. One (1) unlighted sign of not to exceed one-half (1/2) square foot in area attached to and parallel with the front wall of the building, and containing only the name and title or occupation of the occupant.
- F. One (1) sign of not to exceed four (4) square feet in area advertising the premises for sale, lease or rent, located not nearer than ten (10) feet to adjoining premises, not nearer than five (5) feet to a street line.
- G. One (1) temporary sign of not to exceed six (6) square feet in area giving the name of the contractors, engineers and architects during construction period.
- H. Agricultural and horticultural uses for domestic purposes, including nurseries, greenhouses, orchards or the raising of field crops, tree crops, berry or bush crops, or vegetable or flower gardening.
- I. Poultry, rabbits, or similar small fowl and animals raised for food, scientific or fur bearing purposes, provided not more than twelve (12) of any one or combination of such animals may be maintained on one lot. The keeping of such fowl and animals shall conform to all other provisions of law governing same, and no fowl or animals, nor any pen or coop, shall be kept or maintained within thirty (30) feet of any window or door of any residence, dwelling or other building used for human habitation, or within one hundred (100) feet of the front lot line of the lot upon which it is located, or within twenty-five (25) feet of the street side of a corner lot, or within one hundred (100) feet of any public park, school, hospital or similar institution.
- J. Where a dwelling exists, prior to the passage of this Ordinance, on the rear half of the lot and at least seventy-five (75) feet back of the front line, an additional dwelling may be constructed and maintained on the front half of said lot, provided there shall be a minimum distance of twenty (20) feet between said dwellings.
- K. A trailer may be used or occupied as a temporary dwelling for a period not to exceed ninety (90) days in any one year period.
- L. Oil and gas drilling and production shall be permitted by the Planning Commission if a conditional use permit has been secured from the Planning Commission for such purposes, as pro-

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vided in Section 31.03. Provided, however, that nothing herein shall be construed to require the Planning Commission to issue such a permit, except as provided in said Section 31.03.

M. Additional uses may be permitted by the Planning Commission according to the provisions of 35.01 of this Ordinance.

Section 4.02:

Building Height. Two and one-half (2½) stories and not to exceed thirty-five (35) feet.

Section 4.03:

Front Yard. There shall be a front yard of not less than twenty-five (25) feet, except, where lots comprising forty (40) percent or more of the frontage on one side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than thirty-five (35) feet from the front property line of buildings facing a side street on a corner lot shall not be counted.

The front yard shall be measured from the front property line except that where there is an official plan line or a future street line the front yard shall be measured from said official plan line or future street line. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 4.04:

Side Yard. There shall be a side yard on each side of a main building of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than ten (10) feet. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 4.05:

Rear Yard. There shall be a rear yard behind every main building of not less than five (5) feet.

Section 4.06:

Area Requirements. The minimum lot area shall be six thousand (6,000) square feet per dwelling unit, provided, however, that when a lot has less area than herein required and was recorded at the time of the passage of this Ordinance, said lot may be occupied by not more than one (1) dwelling unit. In no case shall more than forty-five (45) percent of any lot be covered by buildings or structures.

Section 4.07:

Distance Between Buildings on the Same Lot. There shall be a minimum distance of six (6) feet between a building used for dwelling purposes and an accessory building.

There shall be a minimum distance of six (6) feet between accessory buildings.

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Accessory buildings.

**ARTICLE 4 (A)
R-1-C ZONE**

Section 4(A).00:

R-1-C Zone. All regulations in the R-1-C Zone shall be the same as in the R-1 Zone, except as follows:

One building not to exceed twenty-four (24) feet by thirty (30) feet to be used for the repair of the occupant's own equipment used in his commercial harvesting enterprise with the height thereof limited to one story or in no event twenty-five (25) feet in height.

**ARTICLE 5
R-2 ZONE**

Section 5.00:

R-2 Two-Family Dwelling Zone. The regulations set forth in this Article shall apply in the R-2 two-family dwelling zone unless otherwise provided in this Ordinance.

Section 5.01:

Uses Permitted.

A. A two-family dwelling or two one-family dwellings.

B. The accessory buildings and structures necessary to such use, located on the same lot or parcel of land.

C. Home occupations.

Section 5.02:

Building Height. Two and one-half (2½) stories and not to exceed thirty-five (35) feet.

Section 5.03:

Front Yard. There shall be a front yard of not less than twenty-five (25) feet, except, where lots comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, no buildings hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than thirty-five (35) feet from the front property line or buildings facing a side street on a corner lot shall not be counted.

The front yard shall be measured from the front property line except that where there is an official plan line or a future street line the front yard shall be measured from said official plan line or future street line. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the center line of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the center line of the highway shall be required.

Section 5.04:

Side Yard. There shall be a side yard on each side of a main building of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than ten (10) feet. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the center line of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the center line of the highway shall be required.

Section 5.05:

Rear Yard. There shall be a rear yard behind every main building

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of not less than five (5) feet.

Section 5.06:

Area Requirements. The minimum lot area shall be six thousand (6,000) square feet. The minimum lot area per dwelling unit shall be three thousand (3,000) square feet. Provided, however, that when a lot has less area than herein required and was recorded at the time of passage of this Ordinance, said lot may be occupied by not more than one (1) dwelling unit. In no case shall more than fifty (50) percent of any lot be covered by buildings or structures.

Section 5.07:

Distance Between Buildings on the Same Lot. There shall be a minimum distance of ten (10) feet between buildings used for dwelling purposes.

There shall be a minimum distance of six (6) feet between a building used for dwelling purposes and an accessory building.

There shall be a minimum distance of six (6) feet between accessory buildings.

**ARTICLE 6
R-3 ZONE**

Section 6.00:

R-3 Limited Multiple-Family Dwelling Zone. The regulations set forth in this Article shall apply in the R-3 limited multiple-family dwelling zone unless provided in this Ordinance.

Section 6.01:

Uses Permitted.

A. Three-family dwellings, four-family dwellings and bungalow courts.

B. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.

Section 6.02:

Building Height. Two and one-half (2½) stories and not to exceed thirty-five (35) feet.

Section 6.03:

Front Yard. There shall be a front yard of not less than fifteen (15) feet, except where lots comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than thirty-five (35) feet from the front property line or buildings facing a side street on a corner lot shall not be counted.

The front yard shall be measured from the front property line except where there is an official plan line or a future street line the front yard shall be measured from said official plan line or future street line. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 6.04:

Side yard. There shall be a side yard on each side of a main building of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than ten (10) feet. Provided, however, that along any secondary highway, as designated by the City or County's Highway

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Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 6.05:

Rear Yard. There shall be a rear yard behind every main building of not less than fifteen (15) feet, provided, however, this rear yard may be reduced to five (5) feet if not more than fifty-five (55) percent of the lot is covered by buildings or structures.

Section 6.06:

Area Requirements. The minimum lot area shall be six thousand (6,000) square feet. The minimum lot area per dwelling unit shall be fifteen hundred (1,500) square feet. Provided, however, that when a lot has less area than herein required and was recorded at the time of the passage of this Ordinance, said lot may be occupied by not more than one (1) dwelling unit for each fifteen hundred (1,500) square feet.

Section 6.07:

Distance Between Buildings on the Same Lot. There shall be a minimum distance of ten (10) feet between buildings used for dwelling purposes.

There shall be a minimum distance of six (6) feet between a building used for dwelling purposes and an accessory building.

There shall be a minimum distance of six (6) feet between accessory buildings.

ARTICLE 7

R-4 ZONE

Section 7.00:

R-4 Multiple-Family Zone. The regulations set forth in this Article shall apply in the R-4 zone unless otherwise provided in this Ordinance.

Section 7.01:

Uses Permitted.

A. Group dwellings, apartment houses, churches; schools, elementary or high; day nurseries; nursery schools; boarding and rooming houses; institutions of educational, philanthropic, or eleemosynary nature; lodge halls; and private clubs, except the chief activity of which is a service customarily carried on as a business.

B. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.

Section 7.02:

Building Height. Four (4) stories and not to exceed forty-five (45) feet.

Section 7.03:

Front Yard. There shall be a front yard of not less than ten (10) feet, except, where lots comprising forty (40) percent or more of the frontage on one (1) side of a street between intersecting streets are developed with buildings having an average front yard with a variation of not more than ten (10) feet, no building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than twenty-five (25) feet from the front property line or buildings facing a side street on a corner lot shall not be counted.

The front yard shall be measured from the front property line except that where there is an official plan line or a future street line the front yard shall be measured from said official plan line

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or future street line. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 7.04:

Side Yard. There shall be a side yard on each side of a main building of not less than five (5) feet, except that on the street side of corner lots there shall be a side yard of not less than ten (10) feet. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 7.05:

Rear Yard. There shall be a rear yard behind every main building of not less than fifteen (15) feet, provided however, the rear yard may be reduced to five (5) feet if not more than sixty (60) percent of the lot is covered by buildings or structures.

Section 7.06:

Area Requirements. The minimum lot area shall be six thousand (6,000) square feet. The minimum lot area per dwelling unit shall be one thousand (1,000) square feet. Provided, however, that when a lot has less area than herein required and was recorded at the time of the enactment of this Ordinance, said lot may be occupied by not more than one (1) dwelling unit for each one thousand (1,000) square feet.

Section 7.07:

Distance Between Buildings on the Same Lot. There shall be a minimum distance of ten (10) feet between buildings used for dwelling purposes.

There shall be a minimum distance of six (6) feet between a building used for dwelling purposes and an accessory building.

There shall be a minimum distance of six (6) feet between accessory buildings.

ARTICLE 8

R-S ZONE

Section 8.00:

R-S Suburban Residential Zone. All permitted uses and regulations in the R-S Zone shall be the same as in the R-1 Zone, except that the following additional uses are permitted in any R-S Zone:

A. Breeding, hatching, raising and fattening of poultry, fowl, birds, rabbits, chinchillas, fish, frogs and bees, for the domestic use of the resident occupant of the lot.

B. Keeping of bovine, sheep and horses under ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot shall be limited to one animal for every one-quarter ($\frac{1}{4}$) acres. Land classified in an R-S Zone, may also be classified in another zone, except the B, C or M Zones, and when so used said land shall be subject to all of the regulations and restrictions applicable to such other zone.

The keeping of such fowl and

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animals shall conform to all other provisions of law governing same, and no fowl or animals, nor any pen, coop, stable, barn or corral shall be kept or maintained within fifty (50) feet of any dwelling or other building used for human habitation, or within one hundred (100) feet of the front lot line of the lot upon which it is located, or within twenty-five (25) feet of the street side of a corner lot, or within one hundred (100) feet of any public park, school, hospital or similar institution. There shall be no killing or dressing of any of such animals or poultry for commercial purposes.

ARTICLE 9

E ZONE

Section 9.00:

E ESTATE ZONE. All regulations in the E zone shall be the same as in the R-1 zone, except as follows:

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than ten thousand (10,000) square feet.

ARTICLE 10

E-1 ZONE

Section 10.00:

E-1 Estate Zone. All regulations in the E-1 zone shall be the same as in the R-1 zone, except as follows:

Each single family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than twelve thousand (12,000) square feet.

ARTICLE 11

E-2 ZONE

Section 11.00:

E-2 Estate Zone. All regulations in the E-2 zone shall be the same as in the R-1 zone except as follows:

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than eighteen thousand (18,000) square feet.

ARTICLE 12

E-3 ZONE

Section 12.00:

E-3 Estate Zone. All regulations in the E-3 Zone shall be the same as in the R-1 zone, except as follows:

Each single family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than twenty-four thousand (24,000) square feet.

ARTICLE 13

E-4 ZONE

Section 13.00:

E-4 Estate Zone. All regulations in the E-4 zone shall be the same as in the R-1 zone, except as follows:

Each single family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than one (1) acre.

ARTICLE 14

E-5 ZONE

Section 14.00:

E-5 Estate Zone. All regulations in the E-5 zone shall be the same as in the R-1 zone, except as follows:

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than two and one-half ($2\frac{1}{2}$) acres.

ARTICLE 15

E-6 ZONE

Section 15.00:

E-6 Estate Zone. All regulations in the E-6 zone shall be the same as in the R-1 zone, except as follows:

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Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than five (5) acres.

**ARTICLE 16
E-7 ZONE**

Section 16.00:
E-7 Estate Zone. All regulations in the E-7 zone shall be the same as in the R-1 zone, except as follows:

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than ten (10) acres.

**ARTICLE 17
E-8 ZONE**

Section 17.00:
E-8 Estate Zone. All regulations in the E-8 zone shall be the same as in the R-1 zone, except as follows:

Each single-family dwelling with its accessory buildings hereafter erected shall be located upon a lot having an area of not less than twenty (20) acres.

**ARTICLE 18
C-O ZONE**

Section 18.00:
C-O Professional Office Zone. The regulations set forth in this Article shall apply in the C-O Professional Office Zone unless otherwise provided in this Ordinance.

Section 18.01:
Uses Permitted.

A. Professional, executive and administrative offices, including, but not limited to: accountants, architects, attorneys-at-law, chiropractors, chiropractors, dentists, registered engineers and licensed surveyors, insurance agents, opticians, optometrists, osteopaths, physicians, real estate brokers and surgeons.

B. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.

C. Automobile parking areas when developed as required in Section 26.01 if adjacent to a residential zone.

Any exterior sign displayed shall pertain only to a use conducted within the building; shall be attached flat against a wall of the building and parallel with its horizontal dimension and shall front the principal street, a parking area in the rear or, in the case of a corner building, on that portion of the side street wall within fifty (50) feet of the principal street. In no case shall a sign project above the roof line.

Section 18.02:
Building Height. Four (4) stories and not to exceed forty-five (45) feet.

Section 18.03:
Front Yard. There shall be a front yard of not less than ten (10) feet. The front yard shall be measured from the front property line except that where there is an official plan line or a future street line the front yard shall be measured from said official plan line or future street line. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 18.04:
Side Yard. None.
Section 18.05:
Rear Yard. There shall be be-

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hind every building a rear yard having a minimum depth of twenty (20) feet, except where an alley abuts the property in the rear, and in that event the rear yard shall have a minimum depth of 5'.

Section 18.06:
Area Requirements. The minimum lot area shall be six thousand (6,000) square feet.

Section 18.07:
Distance Between Buildings on the Same Lot. None.

Section 18.08:
Parking Requirements. For all professional offices, not less than the same area of parking shall be provided on the same site as there is floor space in the office building.

**ARTICLE 19
C-1 ZONE**

Section 19.00:
C-1 Neighborhood Commercial Zone. The regulations set forth in this Article shall apply in the C-1 neighborhood commercial zone unless otherwise provided in this Ordinance.

Section 19.01:
Uses Permitted.

A. Any use permitted in a C-O Zone.

B. Any of the following uses:

1. ~~Apartment hotels.~~
2. Automobile parking areas when developed as required in Section 26.01 if adjacent to a residential zone.
3. Banks, not to exceed 1,000 square feet in floor area and not employ more than 3 employees.
4. Barber shops with not more than 3 chairs.
5. Beauty shops with not more than 3 chairs.
6. Book stores.
7. Confectionery stores.
8. Dress or millinery shops.
9. Drug stores, not to exceed 1,500 square feet floor area and not to employ more than 3 employees.
10. Dry cleaning, pressing and laundry agencies (pick-up) only.
11. Dry goods or notions stores not to exceed 1,500 square feet of floor area.
12. Electric appliance stores and repairs (not furniture stores.)
13. Florist shops.
14. Grocery, fruit and vegetable stores, not to exceed 1,500 square feet in floor area and not employing more than 3 employees.
15. Ice storage houses of not more than five (5) ton capacity.
16. Jewelry stores.
17. Meat markets or delicatessen stores, not to exceed 1,500 square feet floor area.
18. Offices, business, professional or public utility (not to exceed 1,000 square feet).
19. Pet food stores.
20. Photographic shops.
21. Self-service laundries.
22. Shoe stores or shoe repair shops.
23. Stationery stores.
24. Tailor, clothing or wearing apparel shops.

The above specified stores, shops or businesses shall be retail establishments selling new merchandise exclusively and shall be permitted only under the following conditions:

- a. Such stores, shops or businesses shall be conducted entirely within an enclosed building.
- b. Products made incidental to a permitted use shall be sold at retail on the premises.

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c. All public entrances to such stores, shops or businesses shall be from the principal street upon which the property abuts or within fifty (50) feet thereof, except that a rear or side entrance from the building to a parking area may be provided.

d. Except as hereinafter provided, any exterior sign displayed shall pertain only to a use conducted on the premises shall not exceed a height of twenty-four (24) feet above the ground level, shall not project into a street or alley more than twelve (12) inches beyond any property line, and any sign projecting beyond a property line shall have a clearance of not less than ten (10) feet between the bottom of the sign and the ground level.

C. The accessory buildings and structures necessary to such use located on the same lot or parcel of land, including a storage garage for the exclusive use of the patrons and employees of the above stores or businesses.

Section 19.02:
Building Height. Four (4) stories and not to exceed fifty (50) feet.

Section 19.03:
Front Yard. All buildings shall be located not nearer than forty (40) feet from the centerline of a street. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 19.04:
Side Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 Zone.

Section 19.05:
Rear Yard. There shall be behind every building a rear yard having a minimum depth of twenty (20) feet.

Section 19.06:
Area Requirements. 6,000 square feet minimum lot area.

Section 19.07:
Distance Between Buildings on the Same Lot. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 Zone.

**ARTICLE 20
C-2 ZONE**

Section 20.00:
C-2 Commercial Zone. The regulations set forth in this Article shall apply in the C-2 commercial zone unless otherwise provided in this Ordinance.

Section 20.01:
Uses Permitted.

A. Any use permitted in the C-O and C-1 zones.

B. Any of the following uses:

1. Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the retail business conducted on the premises and provided that no more than five (5) persons are employed, and not more than fifty (50) percent of the floor area of the building is used, in the manufacture, processing or treat-

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ment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes.

2. Automobile parking areas.
3. Automobile service stations.
4. Bakeries, employing not more than ten (10) persons on premises.
5. Baths, Turkish and the like.
6. Billiard or pool halls or bowling alleys.
7. Blueprinting and photostating shops.
8. Bird stores or pet shops.
9. Churches, temporary revivals.
10. Cleaning and pressing establishments using non-inflammable and non-explosive cleaning fluid.
11. Conservatories of music.
12. Department stores.
13. Electric distributing substations and gas distribution regulating and metering stations.
14. Furniture stores.
15. Furniture warehouses for storing personal household goods.
16. Garages, public.
17. Hotels.
18. Interior decorating shops.
19. Liquor stores.
20. Medical laboratories.
21. Motels, auto courts and tourist courts.
22. Music and vocal instructions.
23. Music stores.
24. Nurseries, flowers or plant.
25. Printing, lithographing or publishing establishments.
26. Public parking areas.
27. Radio and television stores.
28. Refrigerated lockers.
29. Restaurants, tea rooms or cafes.
30. Skating rinks.
31. Studios.
32. Taxidermists.
33. Telephone exchanges.
34. Theatres or auditoriums (except drive-in theatres).
35. Trade schools, not objectionable due to noise, odor, dust, smoke, vibration, or similar causes.
36. Upholstery shops.
37. Used car sales areas, provided (a) that no repair or reconditioning of automobiles shall be permitted, except when enclosed in a building and (b) that such area is located and developed as required in Section 26.01 of this Chapter.
38. Wedding chapels.

C. The accessory buildings and structures necessary to such uses located on the same lot or parcel of land.

Section 20.02:
Building Height. Six (6) stories and not to exceed seventy-five (75) feet unless the building sets back from each street, alley and lot line at least one (1) foot for each three (3) feet of height above six (6) stories or seventy-five (75) feet. No building shall exceed one hundred and thirty-five (135) feet or ten (10) stories.

Section 20.03:
Front Yard. All buildings shall be located not nearer than forty (40) feet from the centerline of a street. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum

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setback of fifty-five (55) feet from the centerline of the highway shall be required.

Section 20.04:
Side Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 20.05:
Rear Yard. There shall be behind every building a rear yard having a minimum depth of twenty (20) feet.

Section 20.06:
Area Requirements. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 20.07:
Distance Between Buildings on the Same Lot. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

ARTICLE 21
M-1 ZONE

Section 21.00:
M-1 Limited Manufacturing Zone. The regulations set forth in this Article shall apply in the M-1 Limited Manufacturing Zone unless otherwise provided in this Ordinance.

Section 21.01:
Uses Permitted.

A. Any use permitted in the C-2 zone, provided, however, that no building shall be used as a dwelling except accessory buildings which are incidental to the use of the land.

B. Any of the following uses:

1. Any kind of manufacture, compounding, assembling, processing or treatment of products other than any which produces, causes or emits any fumes, odor, dust, smoke, gas, noise or vibrations which are or may be detrimental to properties in the neighborhood or to the welfare of the occupants thereof and which are conducted wholly within a building.
2. Assaying.
3. Animal hospitals, kennels and veterinaries.
4. Frozen food lockers.
5. Wholesale businesses, storage buildings and warehouses.
6. The following uses, if wholly enclosed within a masonry wall or fence as approved by the Planning Commission, not less than six (6) feet in height, and provided that such uses are conducted so that no material or equipment is visible to a person walking or riding on adjoining streets or property:
 - a. Building material storage yards.
 - b. Contractors' plants or storage yards.
 - c. Draying, freighting or trucking yards or terminals.
 - d. Feed and fuel yards.
 - e. Lumber yards.
 - f. Petroleum products storage.
 - g. Stone Monument works.
 - h. Truck parking or storage.
 - i. Plumbing and sheet metal shops.
 - j. Public Utilities Service Yards.

C. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.

D. Oil and gas drilling and production shall be permitted by the

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Planning Commission according to the provisions of Section 31.04 of this Ordinance.

E. Additional uses may be permitted by the Planning Commission according to the provisions of Section 35.01 and 35.02 of this Ordinance.

Section 21.02:
Building Height. Two (2) stories and not to exceed thirty-five (35) feet.

Section 21.03:
Front Yard. All buildings shall be located not nearer than forty (40) feet from the centerline of a street. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

All buildings used exclusively for dwelling purposes, shall comply with the provisions of the R-4 Zone.

Section 21.04:
Side Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 21.05:
Rear Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 21.06:
Area Requirements. 6,000 square foot minimum lot area, all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 21.07:
Distance Between Buildings on the Same Lot. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 21.08:
Parking Requirements. For all buildings, not less than the same area of parking space shall be provided on the same site as there is floor space in the building.

ARTICLE 22
M-2 ZONE

Section 22.00:
M-2 Light Manufacturing Zone. The regulations set forth in this Article shall apply in the M-2 Light Manufacturing Zone unless otherwise provided in this Ordinance.

Section 22.01:
Uses Permitted.

A. Any use permitted in the M-1 zone, provided however, that no buildings shall be used as a dwelling except accessory buildings which are incidental to the use of the land.

B. Any of the following uses:

1. Any kind of manufacturing, compounding, assembling, processing or treatment of products other than any which produces, causes or emits any fumes, odor, dust, smoke, gas, noise or vibrations which are or may be detrimental to properties in the neighborhood or to the welfare of the occupants thereof.
2. Agricultural industries, including packing, canning and processing plants.
3. Aircraft and automobile factories (no foundries).

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4. Automobile assembling, body and fender works, painting, upholstering, dismantling and used parts storage when operated or maintained wholly within a building.
 5. Automobile and truck parking and storing.
 6. Bakeries.
 7. Blacksmith shops.
 8. Boat building.
 9. Bottling plants.
 10. Breweries.
 11. Building material storage yards.
 12. Cabinet or carpenter shops.
 13. Carpet, awning, blinds, mattress or upholstery shops, including cleaning and repair.
 14. Contractors plants or storage yards.
 15. Creameries.
 16. Distributing plants.
 17. Draying, freighting or trucking yards or terminals.
 18. Electric welding and electroplating.
 19. Equestrian establishments, including stables or riding academies, schools or amusement.
 20. Feed and fuel yards.
 21. Flour mills.
 22. Fruit, vegetable and meat canning, freezing, packing, and preserving plants.
 23. Ice and cold storage plants.
 24. Laboratories, experimental and the like.
 25. Laundries, cleaning and dyeing plants.
 26. Lumber yards.
 27. Machine shops (except punch presses of over twenty tons rated capacity, drop hammers and automatic screw machines).
 28. Motion picture studios.
 29. Paint mixing plants (not employing a boiling process).
 30. Petroleum products storage, provided that no storage structures shall exceed fifty (50) feet in height.
 31. Planing mills.
 32. Poultry and rabbit raising, slaughter or storage.
 33. Public utilities service yards, electric transmission substations and gas transmission and compressor stations.
 34. Rubber fabrication or products made from finished rubber.
 35. Sheet metal shops.
 36. Storage spaces for transit and transportation equipment.
 37. Tire rebuilding, recapping and retreading plants.
 38. Truck repairing and overhauling shops.
 39. Manufacture of:
 - a. batteries.
 - b. billboards and advertising structures, electric or neon signs.
 - c. ceramic products.
 - d. clothing or garments.
 - e. cosmetics, perfumes and toiletries, drugs and pharmaceuticals.
 - f. electronic instruments and devices, radios, television and phonographs.
 - g. food products (except the rendering of fats or oils).
 - h. furniture.
 - i. musical instruments and toys.
 - j. prefabricated buildings.
 - k. shoes.
 - l. soap (cold mix only).
 - m. textiles.
- Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur,

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- glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.
- C. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.
- D. Oil and gas drilling and production shall be permitted by the Planning Commission according to the provisions of Section 31.04 of this Ordinance.
- E. Additional uses may be permitted by the Planning Commission according to the provisions of Section 35.01 and Section 35.02 of this Ordinance.
- Section 22.02:
Building Height. Six (6) stories and not to exceed seventy-five (75) feet.
- Section 22.03:
Front Yard. All buildings shall be located not nearer than forty (40) feet from the centerline of a street. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.
- All buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.
- Section 22.04:
Side Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.
- Section 22.05:
Rear Yard. None, except that all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.
- Section 22.06:
Area Requirements. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.
- Section 22.07:
Distance Between Buildings on the Same Lot. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

ARTICLE 23
M-3 ZONE

- Section 23.00:
General Manufacturing Zone. The regulations set forth in this Article shall apply in the general manufacturing zone unless otherwise provided in this Ordinance.
- Section 23.01:
Uses Permitted.
- A. Any use permitted in the M-2 zone, provided, however, that no building shall be used as a dwelling except accessory buildings which are incidental to the use of the land.
- B. Any of the following uses:
1. Acetylene gas manufacture or storage.
 2. Alcohol and alcoholic beverages manufacture.
 3. Ammonia, chlorine and bleaching powder manufacture.
 4. Bag cleaning.
 5. Blast furnaces.
 6. Boiler or tank works.
 7. Brick, tile or terra cotta products manufacture.
 8. Building materials manufacture.
 9. Candle factories.

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10. Celluloid or pyroloxin manufacturing when the manufacture.
 11. Cement and lime manufacturing plant is equipped with turing plan is equipped with dust collecting equipment capable of collecting at least ninety-seven (97) percent of all particulate matter from kiln gases.
 12. Chewing tobacco manufacture.
 13. Coke ovens.
 14. Cotton gins or oil mills.
 15. Crematories.
 16. Creosote treatment or manufacture.
 17. Disinfectant manufacture.
 18. Distillation of coal, wood or tar.
 19. Dye-stuffs manufacture.
 20. Exterminator or insect poison manufacture.
 21. Feed mills.
 22. Forge plants.
 23. Freight classification yards.
 24. Iron, steel, brass or copper foundries or fabrication plants and heavy weight casting.
 25. Lamp black manufacture.
 26. Linoleum or oiled products manufacture.
 27. Ore reduction.
 28. Paint, oil, shellac, turpentine or varnish manufacture.
 29. Paper or pulp manufacture.
 30. Petroleum products storage.
 31. Petroleum refining and reclaiming plants, if located more than 1320 feet from any property classified other than as M-3 zone or U zone.
 32. Pickle manufacture.
 33. Plastic manufacture.
 34. Potash works.
 35. Quarry or stone mills, provided operations are not conducted closer than fifty (50) feet to any public street or highway.
 36. Railroad roundhouses and repair shops.
 37. Rock, sand and gravel excavating, crushing and distribution, provided such operations are not conducted closer than fifty (50) feet to any public street or highway.
 38. Rolling mills.
 39. Rubber or gutta percha manufacture.
 40. Sauerkraut manufacture.
 41. Saw mills.
 42. Soap manufacture.
 43. Sodium compounds manufacture.
 44. Starch manufacture.
 45. Stove or shoe polish manufacture.
 46. Tar roofing or waterproofing or other tar products manufacture.
 47. Wool pulling or scouring.
- C. Any of the following uses provided that practical technological improvements subject to the approval of the Planning Commission, are employed for the control of fumes, odors, dust, smoke, gas, noise, vibration or other conditions which are or may be detrimental to the public health, safety, convenience or general welfare of the community:
1. Acid manufacture.
 2. Ammunition manufacture.
 3. Except as provided in Subparagraph B-11 hereof, cement, lime, gypsum or plaster of paris manufacture.
 4. Chemical manufacture.
 5. Curing, tanning and storage of raw hides or skins.
 6. Distillation of bones.
 7. Drop forge industries manufacturing forgings with power hammers.
 8. Explosives, manufacture or

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- storage.
 - 9. Fat rendering.
 - 10. Fertilizer manufacture.
 - 11. Garbage, offal or dead animal reduction or dumping.
 - 12. Gas manufacture.
 - 13. Gelatin or size manufacture.
 - 14. Glass manufacture.
 - 15. Glucose or dextrine manufacture.
 - 16. Glue manufacture.
 - 17. Non-mineral oil extraction plants.
 - 18. Petroleum refining and reclaiming plants, if located within 1,320 feet from any property classified other than as the M-3 or U zone.
 - 19. Smelting of tin, copper, zinc or iron ores.
- D. The accessory buildings and structures necessary to such use located on the same lot or parcel of land.
- E. Oil and gas drilling and production shall be permitted according to the provisions of Section 31.04 of this Ordinance.
- F. Additional uses may be permitted by the Planning Commission according to the provisions of Section 35.01 and Section 35.02 of this Ordinance.

Section 23.02:
Building Height. Thirteen (13) stories and not to exceed one hundred and fifty (150) feet.

Section 23.03:
Front Yard. All buildings shall be located not nearer than forty (40) feet from the centerline of a street. Provided, however, that along any secondary highway, as designated by the City or County's Highway Plan, a minimum setback of forty-five (45) feet from the centerline of the highway shall be required, and along any major highway, as designated by the City or County's Highway Plan, a minimum setback of fifty-five (55) feet from the centerline of the highway shall be required.

All buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 23.04:
Side Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 23.05:
Area Requirements. 6,000 square feet minimum lot area.

Section 23.06:
Rear Yard. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

Section 23.07:
Distance Between Buildings on the Same Lot. None, except all buildings used exclusively for dwelling purposes shall comply with the provisions of the R-4 zone.

**ARTICLE 24
A-1 ZONE**

Section 24.00:
A-1 Light Agricultural Zone. The regulations set forth in this Article shall apply in the A-1 light agricultural zone unless otherwise provided in this Ordinance.

Section 24.01:
Uses Permitted.

- A. Any of the following uses:
1. All agricultural uses, including the keeping of poultry and rabbits or similar livestock, provided, however, that not to exceed one horse, hog, mule, cow, goat, sheep, or other similar animals shall be permitted for each one-quarter (1/4) acre of area of the parcel of land upon which the same

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- are kept.
 - 2. Accessory agricultural buildings, structures and uses, including farm buildings, housing for agricultural workers, garages and implement shelters, provided no livestock or any building or enclosure used in connection with livestock shall be located nearer than one hundred (100) feet to the front lot line, nor nearer than fifty (50) feet to any existing dwelling on any contiguous property, or to any public park or school.
 - 3. Excavation and quarrying of natural materials, provided such operations are not conducted closer than one hundred and fifty (150) feet to any public street or highway or to any existing dwelling.
 - 4. Animal hospitals, kennels and veterinaries.
 - 5. Equestrian establishments, including stables or riding academies, schools or amusements.
 - 6. Storage of petroleum products for use on the premises, but not for resale.
 - 7. Two (2) signs not to exceed twelve (12) square feet in area, each advertising the products produced or sold on the premises or identifying the premises or occupants.
 - 8. Temporary stands for the sale of agricultural, horticultural or farming products grown or produced on the premises, subject to the following conditions:
 - a. That the floor area of such stands does not exceed four hundred (400) square feet.
 - b. That the stands be located not closer than fifty-five (55) feet from the centerline of any public road, street or highway right of way.
 - c. That the stand is exclusively of wood frame construction and erected in such a manner that said stand can be readily removed by means of skids or some other device.
 - d. That the owner remove such stand at his own expense when said stand is not in use for a period of thirty (30) days.
 - 9. Accessory buildings, structures and uses, customary and incidental to the above uses.
- B. Oil and gas drilling and production shall be permitted according to the provisions of Section 31.04 of this Ordinance.
- C. Additional uses may be permitted by the Planning Commission according to the provisions of Section 35.01 and Section 35.02 of this Ordinance.

Section 24.02:
Building Height, Front, Side and Rear Yards, Area Requirements and Distance between Buildings on the Same Lot.

All buildings used for housing purposes shall comply with R-1 requirements, provided, further, that all buildings shall be located not nearer than sixty (60) feet from the centerline of any public street or highway.

**ARTICLE 25
A-3 ZONE**

Section 25.00:
A-2 General Agricultural Zone. The regulations set forth in this Article shall apply in the A-2 general agricultural zone unless otherwise provided in this Ordinance.

Section 25.01:
Uses Permitted.

- A. Any use permitted in the A-1 zone.

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- B. All agricultural and grazing uses including cattle feed yards, dairies and animal sales yards.
 - C. Oil and gas drilling and production shall be permitted according to the provisions of Section 31.04 of this Ordinance.
 - D. Additional uses may be permitted by the Planning Commission according to the provisions of Section 35.01 and Section 35.02 of this Ordinance.
- Section 25.02:
Building Height, Front, Side and Rear Yard, Area Requirements and Distance Between Buildings on the Same Lot.
- All buildings used for housing purposes shall comply with R-1 requirements; provided, further, that all buildings shall be located not nearer than sixty (60) feet from the centerline of any public street or highway.

**ARTICLE 28
P ZONE**

Section 26.00:
Automobile Parking Zone. Land classified in a P zone may also be classified in either an A, E or R Zone and the regulations set forth in this Article shall apply in the P automobile parking zone unless otherwise provided in this Ordinance.

Section 26.01:
Uses Permitted.

- A. Any use permitted in the A, E, or R Zone in which the land is classified and when so used subject to all of the provisions contained in the sections defining said zone.
- B. Open air, temporary parking of transient automobiles, except trucks of over fifteen hundred (1500) pounds capacity. All such parking areas shall be surfaced with a bituminous surface treatment or other surfacing of a higher type and adequate drainage shall be provided. Where such parking area abuts property classified for R or E uses, it shall be separated therefrom by a solid masonry wall six (6) feet in height, provided said wall, from the front property line to a depth equal to the required front yard on the abutting R or E classified property, shall be four (4) feet in height. Where such parking area abuts a street, it shall be separated therefrom by an ornamental fence, wall or compact cypress or other evergreen hedge having a height of not more than four (4) feet. Such fence, wall or hedge shall be maintained in good condition.

Each entrance and exit to a parking lot shall be constructed, and maintained so that any vehicle entering or leaving the parking lot shall be clearly visible at a distance of not less than ten (10) feet to a person approaching such entrance or exits on any pedestrian walk or foot path. Exits from parking lots shall be clearly posted with "Stop" signs and it shall be unlawful for a motorist to fail to stop at such sign before leaving the parking lot. Appropriate bumper guards, entrance and exit signs, and directional signs shall be maintained where needed. Any lights used to illuminate such parking area shall be so arranged as to reflect the light away from adjoining premises and streets.

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**ARTICLE 27
D ZONE**

Section 27.00
D. Architectural Design Zone. Land classified in a D Zone shall also be classified in another zone and the regulations set forth in this Article shall also apply in the D architectural design zone unless otherwise provided in this Ordinance.

Section 27.01
Architectural Standards. In order that buildings, structures, signs and landscaping will be in harmony with other structures and improvements in the area, and not of obnoxious, undesirable or unsightly appearance, the following items may be considered in approving plans of proposed improvements in the architectural design zone.

1. The height, bulk and area of buildings.
2. The setback distances from all property lines.
3. The colors and materials on the exterior.
4. The type and pitch of roofs.
5. The size and spacing of windows, doors and other openings.
6. The size, type and location of signs.
7. Towers, chimneys, roof structures, flagpoles, radio and television masts.
8. Plot plan landscaping and automobile parking areas.
9. The relation to the existing buildings and structures in the general vicinity and area.
10. Lighting of buildings, signs and grounds.

Section 27.02
Procedure. Plans of the exterior architectural design and appearance of all buildings and structures, plot plans, advertising sign plans, parking area plans and building setback plans shall be subject to the approval of the Planning Commission or its designated representative in order that the proposed buildings, structures, signs and landscaping will be in harmony with other structures and improvements in the area, and not of obnoxious, undesirable or unsightly appearance.

In the event it is determined that such proposed structures are inharmonious or unsightly in appearance, the Planning Commission, or its designated representative, shall confer with the applicant in an endeavor to have the plans changed so that the structures will be harmonious and attractive in appearance. In case the applicant is not satisfied with the action of the Planning Commission or its designated representative, he may, within thirty (30) days after such action, appeal in writing to the City Council. Said City Council shall hold a public hearing on said appeal and shall render its decision thereon within thirty (30) days after the filing thereof. Upon approval of the City Council, the building permit shall be issued provided all other requirements of law have been complied with.

Section 27.03
The provisions of the D Architectural Design Zone shall be applicable only in the vicinity of civic centers, public parks, and public buildings and grounds as provided in Section 65800 (d) of the Government Code (Conservation and Planning Law), provided, however, that it may be applied elsewhere if requested by the owner or owners of property involved.

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**ARTICLE 28
H ZONE**

Section 28.00
H Airport Approach Height Zone. Land classified in an H zone shall also be classified in another zone and the additional regulations set forth in this Article shall apply in the H airport approach height zone unless otherwise provided in this Ordinance.

Section 28.01
Airport Zoning Commission. The Planning Commission is hereby appointed as the Airport Zoning Commission of the City of McFarland with all the powers and duties specified by the Airport Approaches Zoning Law of the State of California, Chapter 1741, Statutes of 1953, now included in Sections 50481 to 50485.14, inclusive, of the Government Code, or any amendment thereto.

Section 28.02
Procedure. No building or structures, including all super-structures and appurtenances, shall be erected, moved, altered or reconstructed, nor shall any plant or tree be allowed to grow in such a manner, so that the height thereof will constitute a hazard to the safe landing or take-off of aircraft using the airport in the district subject to these regulations. The height limit thus imposed shall be determined in each case by the Planning Commission and shall be governed by and not more restrictive than those imposed by Civil Aeronautics Administration Technical Standard Order N18, "Criteria for Determining Obstructions to Air Navigation," dated April 26, 1950, as amended. A copy of said Technical Standard Order N18, with amendments, shall be on file in the office of the Planning Commission. In no event shall the provisions of this Section prevent the erection or maintenance of building, structure or tree, no part of which exceeds thirty-five (35) feet in height. Permits issued for buildings and structures in areas subject to Airport Approach zones shall specify the height limitations of such buildings or structures as set forth in this Section.

The proceeding for classifying any land in the H Airport Approach Height Zone shall comply with the provisions of said Airport Approaches Zoning Law.

**ARTICLE 29
B ZONE**

Section 29.00
B Buffer Zone. Land classified in a B Zone may also be classified in another zone, except in the C and M zones, and the regulations set forth in this Article shall apply in the B buffer zone unless otherwise provided in this Ordinance.

Section 29.01
Uses Permitted.

A. Any use permitted in the other respective zones in which the land is classified and with which the B zone is combined, provided, however, as follows:

1. No outdoor advertising sign or outdoor advertising structure shall be placed and/or maintained in any B zone, provided, however, that there may be displayed on the premises occupied by any permitted business use which is located in any B zone outdoor advertising structures for the advertising only of such business; and the total area

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for all outdoor advertising signs and outdoor advertising structures in the aggregate displayed by or for any one place of business shall not exceed the equivalent of one (1) square foot for each one (1) foot of frontage actually occupied by such business, including the widths of driveways directly appurtenant thereto.

2. No junk, salvage or auto wrecking yard shall be established in any B zone unless the same is completely enclosed within a building or within a fence approved by the Planning Commission.

B. The following additional uses, if not permitted in the other zone, may be permitted in a B zone upon the granting of a conditional use permit:

1. Automobile parking areas.
2. Automobile service stations.
3. Directional or informational signs of a public or quasi-public nature.
4. Drug stores.
5. Garages, public, including repairing and servicing.
6. Grocery, fruit and vegetables stores.
7. Hotels, apartment houses and multiple residences.
8. Motels, auto courts and tourist courts.
9. Meat markets or delicatessen stores.
10. Professional offices.
11. Restaurants, tearooms and cafes.

Section 29.02
Building Height, Front, Side and Rear Yards, Area Requirements and Distance Between Buildings on the Same Lot. None except that on parcels or lots of less than ten thousand (10,000) square feet in area, said regulations shall be the same as required in the R-3 zone; and provided that all buildings, except temporary stands, shall be located not nearer than ninety (90) feet from the centerline of any public street or highway.

ARTICLE 30

P-D ZONES & P-D PLANS

Section 30.00
P-D (Precise Development) Zone. A Precise Development Zone may be established for any area which is suitable for the type of uses provided for in the zones defined in this Ordinance, if said area is so located with respect to surrounding zoned areas uses and conditions that said uses may not, in the opinion of the City Council and the Planning Commission, be established therein without being detrimental to the public health, safety and welfare, and without being detrimental or injurious to property or improvements within the vicinity unless a precise plan therefor has been approved by the Planning Commission with respect to the matters hereinafter set forth, to-wit: the location, height and bulk of buildings and other improvements, traffic control, arrangement, design and dimension of streets, alleys and parking areas, screening of uses from visibility from adjacent areas of public highways by fencing or landscaping; and such other matters as in the opinion of the Planning Commission may be necessary to accomplish the aforesaid purposes.

Section 30.01
P-D Zone — Method of Establishment — Permitted Uses. A

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Precise Development Zone shall be established in the same manner as other zones created under this ordinance are established, and the uses permitted in such zone shall be by reference to any one of the zones established in this Ordinance, in which case the said permitted uses shall be as provided for the zone of reference. When such a zone has been established it shall be designated in the official zone map by appropriate symbol for the zone of reference followed with the letters "P-D" (for example, C-2 P-D). No "P-D" Zone shall be established, nor shall any precise plan be adopted therefor, except upon the written request of all owners of all property to be located therein.

Section 30.02

P-D (Precise Development) Plan. No permit shall be issued for the grading, erection, or moving in of any building or structure, nor for the use of any land in a P-D Zone until a P-D (Precise Development) Plan therefor has been approved by the Planning Commission.

Section 30.03

P-D Plan — Method of Adoption.

(1) The precise plan for a P-D Zone may be adopted simultaneously with and as a part of the same proceeding for the establishment of such zone or by separate proceedings commenced any time after the establishment of said zone. Action for adoption of a P-D Plan shall be commenced by submission of the original linen of a P-D Plan to the Planning Department. The P-D Plan shall include:

- (a) A plot plan of the proposed development drawn to scale showing the boundaries of the property, topography and a proposed grading plan; the width, location and names of surrounding streets; the location, dimensions and uses on adjacent property of all existing buildings and structures within fifty (50) feet of the boundary line of the subject property, the location, dimensions, ground floor area and uses of all existing and proposed buildings and structures on the subject property; landscaping; parking areas, including the size and number of stalls and the internal circulation pattern; signs, including location, size and height; pedestrian, vehicular and service ingress and egress; location, height and material of walls and fences; and other specific uses of the property.
- (b) Statistical information including the following:
 - (i) Acreage or square footage in the property.
 - (ii) Height, ground floor area and total floor area of each building.
 - (iii) Number of dwelling units in each building.
 - (iv) Building coverage expressed as a percent of the total area of the property.
 - (v) Parking ratio expressed as the ratio of the number of dwelling units to the area devoted to the off-street parking stalls, parking aisles and drive-

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ways but excluding walkways, landscape areas, and unused land.

- (vi) Area of land devoted to landscaping and/or Open Space useable for recreation purposes and its percentage of the total land area.

(2) Upon receipt of a P-D Plan the Planning Commission will schedule the Plan for consideration by the Planning Commission at the next earliest Commission meeting at which it is estimated by the Planning Commission, the reports of the City departments concerned will be ready for presentation to the Commission. Not less than ten (10) days before the date of Planning Commission consideration of said Plan, written notice of the time and place of Planning Commission consideration shall be given by mail to the applicant and to the owners of all property within three hundred (300) feet of the exterior boundaries of the property included in the proposed P-D Plan. The Planning Commission shall correlate city departmental recommendation and shall consider said Plan and shall approve, conditionally approved shall be approved the proposed plan. The P-D Plan as approved or conditionally approved shall be retained as a permanent record of the Planning Commission.

(3) A conditional approval may specify the limits within which the dimensions shown on the P-D Plan may vary. The Planning Commission's action shall be final subject to appeal to the City Council. Upon approval or conditional approval of the P-D Plan permits may be issued for grading, uses and buildings and structures which are in substantial conformity with the approved P-D Plan and the conditions imposed.

No grading shall be commenced nor shall any building or structure be erected, moved, altered, enlarged or rebuilt on property in a P-D Zone except in substantial conformity with the approved P-D Plan and said conditions. "Substantial Conformity" shall be determined by the Building Inspector, or in case of any disagreement with the developer, by the Planning Commission.

Revised P-D Plans may be submitted and processed in the same manner as the original P-D Plan. When approved, such revised plan shall automatically supersede any previously approved plan.

Section 30.04

Nonconforming Uses — Conflicts. No use shall be permitted in a P-D Zone, except as may be established as a nonconforming use or except in strict conformity with the precise plan therefor. In the event of any conflict between the uses permitted in the zone of reference and in the precise plan for a P-D (Precise Development) Zone, the precise plan shall prevail.

ARTICLE 31

OIL AND GAS PRODUCTION

Section 31.00
Oil and Gas Production. It is hereby declared to be the purpose and object of Article 31 of the Land Use Zoning Ordinance

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of the City of McFarland to establish reasonable limitations, safeguards and controls with respect to the future drilling for, development and production of oil, gas and other hydrocarbon substances within the City of McFarland.

Such limitations, safeguards and controls are deemed necessary in the public interest to insure practices which will permit the economic recovery of the maximum amount of oil, gas and other hydrocarbon substances but which will also take into consideration the surface uses of land as such uses are indicated by the value and character of the existing improvements in or near localities where oil and gas operations are conducted, the desirability of the area for residential or other uses, and other factors relating to the public health, comfort, safety and general welfare.

It is recognized that in regulating the surface uses of land for the development of such natural resources it is in the public interest that such regulations be of a character designed to impose the minimum burdens consistent with the maximum enjoyment of each use.

Section 31.01

Oil Drilling Permitted In Specific Zones. Notwithstanding the provisions of any other part of this Ordinance, oil wells or well holes for the exploration for, development and production of oil, gas and other hydrocarbon substances may be drilled, operated and maintained, together with the installation and use of such equipment, structures and facilities as are necessary or convenient for such purposes, including but not limited to the initial separation of oil, gas and water, and for the storage, handling, recycling and transportation of such oil, gas and water to and from the premises in the City of McFarland, and the owner or operator thereof shall not be required to obtain any permit or variance as a condition precedent therefor, except as in this Article herein after provided. However, a variance may be granted to the provisions of this Article 31 according to the provisions of Article 34 of this Chapter.

Section 31.02

Unrestricted Drilling. In the M-3 General Manufacturing Zone, A12 General Agricultural Zone and A-1 Light Agricultural Zone the following conditions shall apply: No review or permit shall be required for the drilling of any well hole for the exploration for, development and production of oil, gas and other hydrocarbon substances, or the installation of equipment, structures and facilities incidental thereto provided that all drilling installations and operations shall conform to State law and to fire and safety ordinances or regulations of the County of Kern and the City of McFarland in force and effect and applicable, provided, further, that drilling shall not be commenced within one hundred (100) feet of any residence then in existence without the written consent of the owner thereof.

Section 31.03

Drilling by Conditional Use Permit. In the R-1 One Family Dwelling Zone, R-2 Two-Family Dwelling Zone, R-3 Limited Multiple Family Dwelling Zone, R13 Limited Multiple Family Dwelling Zone, R-4 Multiple Family Dwelling Zone, R-5

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Suburban Residential Zone, E Estate Zone, E-1 Estate Zone, E-2 Estate Zone, E-3 Estate Zone, E-4 Estate Zone, E-5 Estate Zone, E-6 Estate Zone, E-7 Estate Zone, C-O Professional Office Zone, C-1 Limited Commercial Zone and C-2 Commercial Zone the following conditions shall apply:

No person, firm or corporation shall conduct the drilling of any well, hole or holes for the exploration for, development and production of oil, gas and other hydrocarbon substances, or install any equipment, structures and facilities incidental thereto, on or upon lands within the Zones above specified in Section 31.03 without first having applied for and obtained, by payment of the fee hereinafter provided, a conditional use permit from the Planning Commission so to do. No plant for the refining of petroleum products from such operation shall be permitted hereunder. The procedure for filing of applications, investigation, notices, public hearings, finding and appeal shall be the same as herein provided for variances, in Sections 34.04, 34.06, 34.07, 34.08, and 34.09 of this Ordinance, except that the Planning Commission may waive public hearing if all of the owners of surface rights within three hundred (300) feet of the proposed site consent in writing. Such permit shall provide that all drilling and producing operations shall conform to conditions No. 1 to No. 10, inclusive, as hereinafter set forth, and one or more of conditions No. 11 to No. 15, inclusive, if applicable and determined as hereinafter set forth, except that upon request of the applicant, at or subsequent to the time the permit is issued, the Planning Commission, by specific action in each instance, may waive any one or more of such conditions if it finds that such waiver will not result in material detriment to the public welfare or to the property of other persons located in the vicinity thereof.

1. That no oil or gas well shall be drilled within one hundred (100) feet of any public highway or within one hundred and fifty (150) feet of any residence constructed prior to the commencement of such drilling, without the written consent of the owner thereof.
2. That all drilling and producing shall conform to all applicable fire and safety regulations.
3. That no signs, other than directional and warning signs and those required for identification of the well shall be constructed, erected, maintained, or placed on the premises or any part thereof except those required by law or ordinance to be displayed in connection with the drilling or maintenance of the well.
4. That suitable and adequate sanitary toilet and washing facilities, approved by the Kern County Department of Health, shall be installed and maintained in a clean and sanitary condition at all times.
5. That proven technological improvements generally accepted and used in drilling and production methods shall be adopted as they may become from time to time available if capable of reducing factors of nuisance and annoyance.
6. That the derrick, all boilers

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and all other drilling equipment used pursuant to this section to drill any well hole or to repair, clean out, deepen or redrill any completed or drilling well, shall be removed within ninety (90) days after completion of production tests following completion of such drilling, or after abandonment of any well, unless such derrick, boilers and drilling equipment are to be used, within a reasonable time limit determined by the Planning Commission, for the drilling of another well or wells on the premises.

7. That after any well has been placed on production no earthen sumps shall be used for storage of petroleum.
 8. That within ninety (90) days after any well has been placed on production or after its abandonment earthen sumps used in drilling or production or both, unless such sumps are to be used, within a reasonable time limit determined by the Planning Commission for the drilling of another well or wells, shall be filled and the drilling site restored as nearly as practicable to a uniform grade.
 9. That any derrick used for servicing operations shall be of the portable type, provided, however, that upon presentation of proof that the well is of such depth or has such other characteristics, or for other cause, that a portable type derrick will not properly service such well, the Planning Commission may approve the use of a standard type of derrick.
 10. That prior to the drilling, re-drilling or deepening of any well, the permittee shall file with the City Council a satisfactory corporate bond in favor of the City of McFarland in the sum of Five Hundred Dollars (\$500) per well or Twenty-five Hundred Dollars (\$2500) for five or more wells, executed by such permittee as principal and by an authorized surety company as surety, conditioned that the principal named in the bond shall faithfully comply with all the provisions of this section in drilling, re-drilling or deepening any well or wells covered by the bond, and shall secure the City of McFarland against all losses, charges and expenses incurred by it to obtain such compliance by the principal named in the bond.
- The following additional conditions No. 11 to No. 15, inclusive, may be added by the Planning Commission if deemed necessary or desirable to protect the public health, safety, comfort, convenience and general welfare.

11. That all oil or gas produced shall be carried away by pipelines or, if produced into and shipped from tanks located on the premises, such tanks shall be surrounded by shrubs or trees, planted and maintained so as to develop attractive landscaping and, insofar as practicable, screen such tanks from public view.
12. That, except in case of emergency, no materials, equipment, tools or pipe used for either drilling or production operations shall be delivered to or removed from the drilling site, except between the hours of 8:00 A.M. and 8:00 P.M. of any day.

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13. That adequate fire fighting apparatus and supplies, approved by the Kern County Fire Department, shall be maintained on the drilling site at all times during drilling and production operations.

14. That pumping wells shall be operated by electric motors or muffled internal combustion engines, and the height of all pumping units shall be not more than twenty (20) feet. All permanent equipment shall be painted and kept in neat condition. All producing operations shall be as free from noise as possible with modern oil operations.

15. That the drilling site shall be fenced or landscaped as prescribed by the Planning Commission.

If a producing well is not secured upon land subject to said permit within twelve (12) months from the date of issuance of said permit, or within any extended period thereof, the permit shall expire and the premises shall be restored to their original condition as nearly as practicable so to do. No permit shall expire, however, while the permittee is continuously conducting drilling, re-drilling, completing or abandoning operations, or related operations, in a well on the lands covered by such permit, which operations were commenced while said permit was otherwise in effect. For the purposes hereof, continuous operations are operations suspended not more than thirty (30) consecutive days. If at the expiration of said twelve (12) months period the permittee has not completed his drilling program on the lands covered by such permit, the Planning Commission may, upon a written request of permittee, extend the permit for the additional time requested by permittee for the completion of such drilling program.

Section 31.04

Drilling by Counter Permit. In the M-1 Limited Manufacturing Zone, and the M-2 Light Manufacturing Zone the following conditions shall apply.

No person, firm or corporation shall drill any well hole for the exploration for, development and production of oil, gas and other hydrocarbon substances or install any equipment, structures and facilities incidental thereto without first having applied and obtained, by payment of the fee hereinafter provided, an oil well counter permit from an authorized employee of the Planning Commission. Said permit shall provide that all drilling and producing operations shall conform to conditions No. 1 to No. 10, inclusive, as specified in Section 31.03 except that upon request of the applicant, at or subsequent to the time the permit is issued, the Planning Commission, by specific action in each instance, may waive any one or more of such conditions if it finds that such waiver will not result in material detriment to the public welfare or to the property of other persons located in the vicinity thereof. No plant for the refining of petroleum products from such operation shall be permitted hereunder.

Section 31.05

Filing Fee for Oil Well Drilling. No fee shall be collected for unrestricted drilling under the provisions of Section 31.02.

The City shall charge and collect the following fees for the

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purpose of defraying the expenditures incidental to the proceedings described in this Article 31.

A. A fee of Thirty-Five Dollars (\$35.00) shall be collected for each Conditional Use Permit granted under the provisions of Section 31.03. An additional fee of Thirty-Five Dollars (\$35.00) shall be paid by the permittee for each well (after the first well) drilled upon lands covered by a Conditional Use Permit.

B. A fee of Five Dollars (\$5.00) shall be collected for each Counter Permit issued under the provisions of Section 31.04. An additional fee of Five Dollars (\$5.00) shall be paid by the permittee for each additional well (after the first well) drilled upon lands covered by a Counter Permit.

ARTICLE 32

GENERAL PROVISIONS

Section 32.00

General Provisions. The regulations specified in this Ordinance shall be subject to the following interpretations and exceptions.

Section 32.01

Less Restrictive Uses Prohibited. The express enumeration and authorization in this Ordinance of a particular class of building, structure, premises or use in a designated zone shall be deemed a prohibition of such building, structure, premises or use in all zones of more restrictive classification, except as otherwise specified.

Section 32.02

Additional Permitted Uses. Uses other than those specifically mentioned in this Ordinance as uses permitted in each of the zones may be permitted therein, provided such uses are similar to those mentioned and are in the opinion of the City Council as evidenced by a resolution in writing, after a report and recommendation by the Planning Commission, not more obnoxious or detrimental to the welfare of the community than the permitted uses specifically mentioned in the respective zones.

Section 32.03

Additional Excluded Uses. Uses other than those specifically mentioned in this Ordinance as uses excluded from any zone may be excluded therefrom provided such uses are in the opinion of the City Council, as evidenced by a resolution in writing, after a report and recommendation by the Planning Commission, not less obnoxious or detrimental to the welfare of the community than the excluded uses specifically mentioned in any zone.

Section 32.04

Non-Conforming Buildings and Uses. The following regulations shall apply to all non-conforming buildings and structures or parts thereof and uses existing at the effective date of this Ordinance.

A. Any such non-conforming building or structure may be continued and maintained provided there is no physical change other than necessary maintenance and repair in such building or structure except as permitted in other sections of this Ordinance.

B. Any such non-conforming use may be maintained and continued provided there is no increase or enlargement of the area, space or volume occupied or devoted to such non-conforming use, except as otherwise provided in this Or-

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dinance.

C. Any part of a building, structure or land occupied by such a non-conforming use which is changed to or replaced by a use conforming to the provisions of this Ordinance shall not thereafter be used or occupied by a non-conforming use.

D. Any part of a building, structure or land occupied by such nonconforming use, which use is abandoned, shall not again be used or occupied for a non-conforming use. Any part of a building, structure or land occupied by such a non-conforming use, which use shall have ceased for a period of one (1) year or more, shall not again be used or occupied for a non-conforming use.

E. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of a more restrictive classification.

F. Every non-conforming use of land (where no main building is involved) existing at the time this Ordinance becomes effective shall be discontinued within three (3) years from the effective date of this Ordinance, except that this provision shall not apply to public utility structures of companies under the jurisdiction of the Public Utilities Commission of the State of California.

G. Any sign, billboard, commercial advertising structure or statutory which is lawfully existing and maintained at the time this Ordinance becomes effective shall be controlled by and conform to the requirements set forth in McFarland City Ordinances Nos. 36, 57, and 86 and any amendments heretofore or hereafter adopted relating thereto and any other ordinance heretofore or hereafter adopted pertaining to said structures.

H. Anything in this Ordinance to the contrary notwithstanding, land which is being used or heretofore has been used, the drilling for, production of or handling of oil, gas and other hydrocarbons, may continue in such use regardless of the land zone in which it is located, and such use shall not be considered a non-conforming use in said zone, provided that this exception to the non-conforming use provisions of this Ordinance shall not apply to oil wells, oil well structures, appurtenances or equipment which have been abandoned and the use thereof discontinued for a period of twelve (12) successive months.

Section 32.05

Subsequent Non-Conformance. The foregoing provisions of Section 32.04 shall also apply to buildings, structures, land or uses which hereafter become non-conforming due to any re-classification of zones under this Ordinance or any subsequent change in the regulations of this Ordinance, provided, however, that wherever a period of years is specified in said Section for the removal of non-conforming buildings, structures or uses, said period shall be computed from the date of such reclassification or change.

Section 32.06

Building Under Construction.

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Any building or structure for which a building permit has been issued prior to the effective date of this Ordinance may be completed and used in accordance with the plans, specifications and permits on which said building permit was granted, if construction is commenced within sixty (60) days after the issuance of said permit and diligently prosecuted to completion.

Section 32.07

Reconstruction of Damaged Non-Conforming Building. Nothing in this Ordinance shall prevent the reconstruction, repairing or rebuilding and continued use of any non-conforming building or structure partially damaged by fire, collapse, explosion or acts of God, subsequent to the effective date of this Ordinance, wherein the expense of such reconstruction does not exceed one hundred and fifty (150) percent of the assessed value of the building or structure at the time such damage occurred. All such reconstruction shall be performed under one building permit, started within period of one (1) year from the date of damage and diligently prosecuted to completion.

Section 32.08

Non-Conforming Uses Resulting from Amendments. The provisions of this Ordinance shall apply to uses which become non-conforming by reason of any amendments to this Ordinance, as of the effective date of such amendment.

Section 32.09

Modernization. Nothing in Article 32 or otherwise in this Ordinance shall be construed or applied so as to prevent the expansion, modernization, replacement, reconstruction, repair, or rebuilding and continued use of public utility buildings, structures, equipment and facilities where there is no change of use or increase in area of the land so used.

Section 32.10

Location of Dwelling. Except where otherwise provided for in this Ordinance, every dwelling shall face or have frontage upon a street or permanent means of access to a street, by way of a public or private easement or passageway other than the alley.

Section 32.11

Height of Buildings. No penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment, towers, steeples, roof signs or other structures shall exceed the height limit provided in this Ordinance. Radio and television masts, flagpoles, chimneys and smokestacks may extend not more than forty-five (45) feet above the height limit provided in this Ordinance, provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances.

Section 32.12

Dwelling and Other Occupancies. Where a dwelling is located, placed or erected above another type of use in zones other than R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones, the rear and side yards for the floors occupied for dwelling purposes, shall comply with the provisions of the R-4 zone.

Section 32.13

Accessory Buildings. The following regulations shall apply to the location of accessory buildings unless otherwise provided in this Ordinance.

A. No detached accessory build-

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ings in the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6 or E-7 zones may exceed two (2) stories, or thirty-five (35) feet in height.

B. No detached accessory buildings in the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones shall be located at a distance less than sixty (60) percent of the depth of the lot from the front property line, or ninety (90) feet, whichever is less.

C. On a corner lot no detached accessory buildings in the R-1, R-2, R-3, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, E-7 zones shall be located at a distance less than ten (10) feet from the side street line.

D. No accessory buildings in the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, E-7 zones, if two (2) stories in height, shall be located nearer than five (5) feet to any interior property line.

E. No accessory buildings on the rear twenty-five (25) feet of a reverse corner lot in the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones shall be located nearer to the side lot line on the street side of such reversed corner lot than the front yard depth required on the key lot in the rear.

F. A private garage of not to exceed six hundred (600) square feet may be a part of the main building if the garage and the main building have a common wall of not less than five (5) feet in length, or if not more than four (4) feet from the main building and connected thereto by a roof of not less than five (5) feet in width.

G. One detached accessory building for use as a private garage may be permitted to occupy the required front yard of an interior lot in the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones, when the slope of the front half of such lot is greater than one (1) foot rise or fall in the horizontal distance of four (4) feet from the established street elevation at the front property line, provided, however, that no portion of any such building shall be less than five (5) feet from the side or front line of the lot and further provided that no such building shall exceed ten (10) feet in height.

Section 32.14
Additional Dwelling Units. Notwithstanding any other provisions of this Ordinance, where a lot in the R-1 zone has an area of twelve thousand (12,000) square feet or more and with adequate provisions for ingress and egress, a conditional use permit may be granted by the Planning Commission for the construction of additional one-family dwellings and allowable accessory buildings; however, the minimum site area shall be six thousand (6,000) square feet of lot area per each one-family dwelling. Notwithstanding any other provisions of this Ordinance, where a lot in the R-2 zone has an area of nine thousand (9,000) square feet or more and with adequate provisions for ingress and egress, a conditional use permit may be granted for the construction of additional family dwelling units and allowable accessory buildings however, the minimum site area shall be three

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thousand (3,000) square feet of lot area per each family dwelling unit.

The procedure for filing of applications, filing fees, investigation, notices, public hearings and findings shall be the same as herein provided for variances.

Section 32.15
Through Lots. On through lots, either line separating such lot from a public thoroughfare may be designated by the owner as the front lot line. In such cases, the minimum rear yard shall be the average of the yards on lots next adjoining. If such lots next adjoining are undeveloped, the minimum rear yard shall conform to the front yard setback for the zone in which the property is located.

Section 32.16
Yard Encroachments. Where yards are required in this Ordinance, they shall not be less in depth or width than the minimum dimension specified for any part, and they shall be at every point open and unobstructed from the ground upward, except as follows:

A. Cornices, canopies, eaves, or other similar architectural features not providing additional floor space with the buildings may extend into a required front, side or rear yard not to exceed three (3) feet.

B. Open, unenclosed, uncovered porches, platforms or landing places which do not extend above the level of the first floor of the building, may extend into any front, side or rear yard not more than six (6) feet; provided, however, that an open work railing, not more than thirty (30) inches in height, may be installed or constructed on any such porch, platform or landing place.

C. Detached accessory buildings may occupy front, side and rear yards except as provided in Section 32.15 of this Ordinance.

Section 32.17
Fences, Walls and Hedges.

A. In the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones no fence, wall or hedge located in the rear or side yards shall exceed a height of six (6) feet, provided, however, that approved Public Utility uses which are under the jurisdiction of a State agency may be approved to a greater height.

B. In the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones no fence, wall, or hedge located in the required front yard shall exceed a height of four (4) feet.

C. In the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones no fence, wall or hedge located within twenty-five (25) feet of the rear line of a reversed corner lot between the street and the established setback line on the key lot, to the rear, shall exceed a height of four (4) feet.

D. In the R-1, R-2, R-3, R-4, R-S, E, E-1, E-2, E-3, E-4, E-5, E-6, or E-7 zones no barbed wire shall be used or maintained in or about the construction of a fence, wall or hedge along the front, side or rear lines of any lot, or within three (3) feet of said lines, and no sharp wire or points shall project at the top of

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any fence or wall less than six (6) feet in height.

Section 32.18
Storage in Yards. No portion of any required front yard, or side yard on the street side of a corner lot, shall be used for the permanent storage of motor vehicles, trailers, airplanes, boats, parts of any of the foregoing, or building materials (except building materials for use on the premises stored thereon during the time a valid permit is in effect for construction on the premises.) Permanent storage, as used in this section, means the presence for a period of forty-eight (48) or more consecutive hours in the required front or side yard.

Section 32.19
Public Utility Uses. The provisions of this Ordinance shall not be construed to apply to the construction, installation, operation and maintenance of public utility distribution and transmission lines, towers and poles and underground facilities for providing gas, water, electricity or telephone and telegraph services by public utility companies under the jurisdiction of the Public Utilities Commission of the State of California; provided, however, before any right of way for transmission lines is acquired, the proposed route shall be submitted to the Planning Commission for review and recommendation.

ARTICLE 33
AUTOMOBILE
PARKING REQUIREMENTS

Section 33.00
Automobile Parking Requirements. For each dwelling, multiple dwelling, business or industrial establishment or other structure hereafter erected there shall be provided and maintained off-street parking facilities to accommodate the motor vehicles used by the occupants, customers, clientele and employees of such dwelling, multiple dwelling, business or industrial establishment or structure. Each required parking space shall be not less than eight (8) feet wide and twenty (20) feet long, and in addition there shall be adequate space for ingress and egress. The number of parking spaces for each type of use shall be not less than that stated in the following:

Section 33.01
One-Family, Two-Family and Multiple Dwellings. For every dwelling, multiple dwelling or other structure erected or intended to be used as a dwelling, there shall be provided on the same lot or parcel of land one (1) parking space for each dwelling unit.

Section 33.02
Rooming Houses, Lodging Houses, Clubs, Fraternity Houses, and Dormitories. For each two (2) guest rooms there shall be provided one (1) parking space. Each such parking space shall be on the same lot or parcel of land or contiguous thereto.

Section 33.03
Auto Courts, Tourist Courts, Hotels and Motels. One (1) parking space shall be provided for each living or sleeping unit on the same lot or parcel of land or contiguous thereto, except that parking space for hotels shall be on the same lot or within five hundred (500) feet of the building.

Section 33.04
Hospitals, Sanitariums, Convalescent Homes and Homes for the Aged. One (1) parking space shall be provided for each two hundred and fifty (250) square feet

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of floor space or fraction thereof on the same lot or parcel of land or contiguous thereto.

Section 33.05

Auditoriums. For church, high schools, college or university auditoriums and for theatres, general auditoriums and other similar places of assembly one (1) parking space shall be provided for every four (4) seats provided in such building. A seat shall mean eighteen (18) lineal inches of seating space when seats are arranged in rows of pews. For auditoriums with no permanent seats, a seat shall mean seven (7) square feet of floor area. Each such parking space shall be on the same lot or within five hundred (500) feet of the building.

Section 33.06

Amusements. For stadiums, arenas and fairs one (1) parking space shall be provided for each two (2) seats of eighteen (18) lineal inches each.

For dance halls one (1) parking space shall be provided for each ten (10) square feet of floor area or fraction thereof.

For bowling alleys seven (7) parking spaces shall be provided for each alley, which shall include spectator spaces, but not for any other accessory use.

Each such parking space shall be on the same lot or within two hundred and fifty (250) feet of the building or amusement area.

Section 33.07

Commercial and Industrial Buildings. For all office, commercial and industrial buildings one (1) parking space shall be provided for each five hundred (500) square feet of floor space or fraction thereof.

Each such parking space shall be on the same lot or within two hundred fifty feet of the building.

Section 33.08

Loading Space. On the same premises with every building, structure or part thereof erected or occupied for manufacturing, storage, warehouse, goods display, department store, wholesale or retail market, hotel, restaurant, hospital, laundry, dry cleaning plant, or other uses similarly involving the receipt or distribution of vehicles carrying materials or merchandise, there shall be provided and maintained on the lot adequate space for stacking, loading and unloading services in order to avoid undue interference with the public use of the streets or alleys. Required loading space may be included within the required parking space adjacent to a building.

Section 33.09

Miscellaneous Provisions. Nothing in this Ordinance shall prohibit the collective use of space for off-street parking, provided such collectively used space is equal to the sum of the requirements of each individual establishment participating in such collective use.

When the required off-street parking space is provided on a separate lot from the main building, there shall be recorded in the office of the County Recorder of Kern County, California, a covenant by the owner or owners of said lot for the benefit of the City of McFarland to the effect that such owner or owners will continue to maintain such parking space so long as said building is maintained.

Neither a required side yard abutting a street, nor a front yard, shall be used for off-street park-

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ing, which provision shall not apply in the P Zone.

All off-street automobile parking areas and all driveways for ingress and egress to said areas, including automobile sales lots, service stations and other drive-in establishments shall be surfaced with a bituminous surface treatment or other surfacing of a higher type.

The conditions for fences, walls, hedge, planting, driveways, bumper guards, lighting, setback and drainage shall be as provided for in Section 26.01.

ARTICLE 34

VARIANCES, MODIFICATIONS AND ZONE CHANGES

Section 34.00

Variance, Modifications and Zone Changes. The following regulations shall apply to the granting of variances, modifications and zone changes.

Section 34.01

Variances. The Planning Commission upon its own motion may, or upon the verified application of any interested persons shall in specific cases, initiate proceedings for the granting or denial, as the case may be, of a variance from the provisions of this Ordinance. The Planning Commission may grant said variance only when the following circumstances are found to apply:

A. That the variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

B. That special circumstances exist which are applicable to the subject property, including size, shape, topography, location or surroundings, where-in the strict application of the zoning ordinance in question is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

All acts of the Planning Commission and City Council under the provisions of this section shall be construed as administrative acts performed for the purpose of assuring that the intent and purpose of this Ordinance shall apply in special cases, as provided in this section, and shall not be construed as amendments to the provisions of this Ordinance or map.

Section 34.02

Information Required. Applications for variances shall be accompanied by:

A. A plot plan and description of the property involved, showing the location of all existing and proposed buildings. Additional plans and descriptions of the proposed use of the property with ground plans and elevations for all proposed buildings may be required at the discretion of the Planning Commission.

B. A reference to the provisions of the Ordinance from which said property is sought to be excepted.

Section 34.03

Amendments and Changes of Zone Boundaries. Whenever the public necessity, convenience general welfare or good zoning practices justify such action, the Planning Commission upon its own motion, or upon the veri-

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fied application of any interested person, may initiate proceedings to amend, supplement or change the zones, regulations or districts established by this Ordinance.

With the exception of amendments changing property from one zone to another, or changing the boundaries of any zone, amendments may be made or new zoning maps adopted in the same manner as this Ordinance was adopted.

Section 34.04

Filing of Applications. Applications for variances, modifications and changes of zone shall be made in writing to the Planning Commission in such form as is approved by the Planning Commission. The Planning Commission may provide forms for such purposes and may prescribe the type of information to be provided thereon. No petition shall be received unless it complies with such requirements.

Applications filed pursuant to this Ordinance shall be numbered consecutively in the order of their filing and shall become a part of the permanent official records of the Planning Commission, and there shall be attached thereto copies of all notices and actions pertaining thereto.

Section 34.05

Filing Fees. Before accepting any application for filing, the City shall charge and collect the following fees for the purpose of defraying the expenditures incidental to the proceedings prescribed herein:

A. Change of Zone. For each application for a change of zone a fee of One Hundred Dollars (\$100.00) for the first lot or portion thereof, plus One Dollar (\$1.00) for each additional lot or portion thereof.

B. Variance. For each application for a variance a fee of Thirty-Five Dollars (\$35.00) for the first lot or portion thereof, plus One Dollar (\$1.00) for each additional lot or portion thereof.

C. Modification. For each application for a modification, where no public hearing is required, a fee of Fifteen Dollars (\$15.00) for the first lot or portion thereof, plus One Dollar (\$1.00) for each additional lot or portion thereof, except as hereinafter provided. Where a public hearing is required, the fees shall be the same as for a variance.

D. Appeal. For each appeal to the Planning Commission or City Council from any order, requirement, decision or determination of the Planning Commission in the administration or enforcement of the provisions of this Ordinance, a fee of Fifteen Dollars (\$15.00) for the first lot or portion thereof, plus One Dollar (\$1.00) for each additional lot or portion thereof.

Section 34.06

Investigation. The Planning Commission shall cause to be made by its own members, or members of its staff, such investigation of facts bearing upon such application as will serve to provide all necessary information to assure that the action on each such application is consistent with the intent and purposes of this Ordinance and with previous amendments or variances.

Section 34.07

Notices. Following the receipt

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on proper forms of any application filed under the provisions of this Article with the exception of an application filed pursuant to the provisions of Section 34.03, the Secretary of the Planning Commission shall fix a time and place of public hearing thereon. Upon receipt in proper form of any application filed pursuant to the provisions of Section 34.03, the Secretary of the Planning Commission, when directed to do so by the Planning Commission, shall fix a time and place of public hearing thereon.

Not less than ten (10) days before the date of any public hearing fixed by the Secretary of the Planning Commission as herein provided, the date of such public hearing, notice of the date, time, place of hearing and location of the property and the nature of the request shall be given by any two of the following methods, the publishing and mailing methods to be used unless otherwise directed by the Planning Commission:

- A. By publishing once in a newspaper of general circulation in the City of McFarland.
- B. By mailing a notice, postage prepaid, to the applicant, to each member of the Planning Commission, and to the owners of all property within three hundred feet of the exterior boundaries of the property involved, using for this purpose the last known name and address of such owners as shown upon the last assessment roll of the County.
- C. By posting notices not more than three hundred (300) feet apart along each and every street upon which the property involved abuts, for a distance of not less than three hundred (300) feet in each direction from the exterior limits of such property.

Section 34.08

Public Hearing. Public hearings as provided for in this Ordinance and by State law shall be held before the Planning Commission at the time and place for which public notice has been given as hereinbefore required. The Planning Commission may establish its own rules for the conduct of such hearings. A summary of all pertinent testimony offered at a public hearing, together with the names and addresses of all persons testifying, shall be recorded and made a part of the permanent files of the case. Any such hearing may be continued, provided that, prior to the adjournment or recess thereof, the Presiding Officer at such hearing shall announce the time and place to which such hearing will be continued.

Section 34.09

Findings: Within thirty-five (35) days after the conclusion of a public hearing, the Planning Commission shall render its decision on the matter so heard. The failure of the Planning Commission to render such decision within thirty-five (35) days after the conclusion of the hearing may be deemed to constitute a denial, but in no case shall be deemed to constitute an approval.

The Planning Commission shall announce and record its actions by formal resolution, and such resolution shall recite the findings of the Planning Commission upon which it based its decision.

- A. Variance, Modifications and Conditional Use Permits. Within five (5) days after final

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decision by the Planning Commission on an application for a variance, modification or conditional use permit, notices of the decision in the matter shall be mailed to the applicant at the address shown upon the application, the City Clerk, the members of the City Council, the owners of the adjoining property and persons requesting said notice.

The granting, either with or without conditions, or the denial of such application by the Planning Commission shall be final unless within fifteen (15) days after the decision by the Planning Commission, or ten (10) days after the mailing of the required notices, whichever date is later, the applicant, or any other person aggrieved, shall appeal therefrom in writing to the City Council by presenting such appeal to the City Clerk. At its next regular meeting after the filing of such appeal with the City Clerk, the City Council shall set a date for a hearing thereon. The manner of setting the hearing, giving of notices and conducting the hearing shall be the same as hereinbefore prescribed for hearing by the Planning Commission. The decision appealed from shall be affirmed unless reversed by a vote of not less than a majority of all members of the City Council.

No permit or license shall be issued for any use involved in an application for a variance, modification or conditional use permit, until same shall have become final by reason of the failure of any person to appeal or by reason of the action of the City Council.

If the use authorized by any variance, modification or conditional use permit is, or has been, unused, abandoned, discontinued or has ceased for a period of six (6) months, or the conditions have not been complied with, said variance, modification or conditional use permit shall become null and void and of no effect unless an extension therefor has been granted by the Planning Commission, upon written petition of the applicant for such extension before the expiration of the above period.

- B. Amendments and Changes of Zone Boundaries. Within ten (10) days after final action by the Planning Commission on an application for amendments or changes of zone boundaries, its recommendations together with the complete records of the case shall be delivered to the City Council.

The City Council, after receipt of the report and recommendation from the Planning Commission, shall hold a final hearing thereon. The manner of setting the hearing, giving of notice and conducting the hearing shall be the same as hereinbefore prescribed for hearings by the Planning Commission. The recommendation of the Planning Commission shall be approved unless reversed by a vote of not less than a majority of all members of the City Council.

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No permit or license shall be issued for any use involved in an application for an amendment or change of zone until same shall have become final by the adoption of an ordinance.

- C. Notwithstanding any provision in subsections A and B hereof to the contrary, at the request of the applicant, or any other interested persons, the vote of the City Council on any application for a variance, modification, conditional use permit or change of zone boundaries, shall be deferred by the City Council until such time as all members of the said City Council are present and have had the opportunity to vote thereon.

Section 34.10

Modification Committee. The Planning Commission shall act as the Modification Committee.

Section 34.11

Authority of Modification Committee. The Planning Commission shall have authority to grant, subject to appeal to the City Council, under the provisions of this Ordinance, the following:

- A. Permit the modification of the setback yard and lot area regulations that may be necessary to secure an appropriate improvement on a lot, to prevent unreasonable hardship, or to promote uniformity of improvement; provided, however, such modification shall not grant a reduction in excess of twenty-five (25) percent of the applicable setback, yard or lot area requirements.
- B. Permit the modification of fence, wall and hedge regulations that may be necessary to secure an appropriate improvement on a lot.

Section 34.12

Procedure for Modifications. The procedure for acting upon applications for modifications shall be the same as the procedure for acting upon applications for variances except that no notice of public hearing will be required if the application for such modification is accompanied by the written consent of the owners of all property abutting and of all property directly across a street from subject property. Appeals from decisions of the Planning Commission shall be made to the City Council in the same manner as an appeal for a variance.

ARTICLE 35

CONDITIONAL USE PERMITS

Section 35.00

Conditional Use Permits. The following regulations shall apply to the granting of conditional use permits.

Certain uses may be permitted by the Planning Commission, and the City Council in zones in which they are not permitted by this Ordinance where such uses are deemed essential or desirable to the public convenience or welfare, and are in harmony with the various elements or objectives of the comprehensive general plan. The procedure for filing of applications, filing fees, investigations, notices, public hearings, findings and appeal shall be the same as herein provided for variances, except that the Planning Commission may waive public hearings on an application for conditional use permits for public utility or public service uses or public buildings, when found

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| <p>to be necessary for the public health, safety, convenience or welfare.</p> <p>Section 35.01 Uses Permitted In Any Zone. The following uses may be permitted in any zone upon the granting of a conditional use permit:</p> <ol style="list-style-type: none"> 1. Airports or aircraft landing fields. 2. Cemeteries, columbariums, crematories, mausoleums, mortuaries and funeral parlors. 3. Churches and other places used exclusively for religious worship. 4. City, County, State and Federal Enterprises, including buildings, facilities and uses of departments or institutions thereof which are necessary or advantageous to the general welfare of the community. 5. Day nurseries and nursery schools. 6. Educational institutions including Schools, elementary or high. 7. Establishments or enterprises involving large assemblages of people or automobiles, including: amusement parks, circuses, carnivals, expositions, fairs, grounds, open air theaters, race tracks, recreational sport centers. 8. Hospitals, sanitariums and rest homes. 9. Institutions of a philanthropic or eleemosynary nature. 10. Large scale neighborhood housing projects having a minimum gross area of twenty (20) acres. 11. Libraries, museums and private clubs. 12. Natural resources development together with the necessary buildings, apparatus or appurtenances incident thereto, except drilling for or removal of oil, gas or other hydrocarbon substances. 13. Parks, playgrounds and community buildings. 14. Public utility or public service buildings, structures and uses. 15. Radio and television transmitters. 16. Real estate tract offices and signs. 17. Golf courses and country clubs. <p>Section 35.02 Uses Permitted in Specific Zones. The following uses may be permitted in the zones herein indicated upon the granting of a conditional use permit:</p> <ol style="list-style-type: none"> 1. Advertising sign boards or structures in the C-2 zone. 2. Agricultural industries and the processing of agricultural products in the A-2 zone. 3. Animal hospitals, kennels and veterinaries in the C-2 zone. 4. Automobile trailer courts or camps, house or coach trailers, and public camp grounds in the C-2, M-1, B, and A-1 zones. 5. Automobile wash, being a building or portion thereof, or other structure containing facilities for washing more than two automobiles, using production-line methods with a chain conveyor, blower, steam-cleaning device or other mechanical devices in the C-2, M-1, M-2 and M-3 zones. 6. Coin-operated self-service car wash in the C-1 and | <p>C-2 zones.</p> <ol style="list-style-type: none"> 7. Commercial stockyards and animal slaughter in the A-2 and M-3 zones. 8. Dairies and livestock feed yards in the M-2, M-3 and A-1 zones. 9. Dumps and refuse disposal areas in the A-2 and M-3 zones. 10. Dwellings in the M-1, M-2 and M-3 zones. 11. Esquestrian establishments, including stables, riding academies, schools or amusements in the C-2 zone. 12. Fruit, vegetable and meat packing plants in the A-1 and A-2 zones. 13. Hog ranches in the A-2 zone. 14. Hotels, inns, motels, house or coach trailers and automobile trailer courts or camps in the H-F zone. 15. Junk, salvage or auto wrecking yards in the M-2, M-3 and A-2 zones. 16. Sewer farms or sewage disposal plants in the A-2 and M-3 zones. <p style="text-align: center;">ARTICLE 36</p> <p>CERTIFICATE OF OCCUPANCY Section 36.00. Purpose. To ensure that each new or expanded use of a structure or site and each new structure or alteration of an existing structure complies with all applicable provisions of this ordinance, and in order that the city may have a record of each new or expanded use of a structure or site, a certificate of occupancy is required before any structure or site may be occupied or used.</p> <p>Section 36.01. Certificate Required. No structure erected, moved, altered or enlarged after the effective date of this ordinance shall be occupied or used, and no site shall be initially occupied or used after the effective date of this ordinance until a certificate of occupancy shall have been issued by the Building Inspector.</p> <p>Section 36.02. Application. Application for a certificate of occupancy shall be filed with the Building Inspector on a form prescribed by the City Planning Commission prior to the erection, moving, alteration or enlargement of any structure and prior to the commencement of a new use or a change in use of any structure or site.</p> <p>Section 36.03. Issuance. The Building Inspector shall issue a certificate of occupancy upon receipt of written notice that the structure or site is ready for occupancy or use and after he has inspected the structure or site, provided that the structure or site and the intended use thereof conform with the regulations for the district in which it is located and all other applicable provisions of this ordinance.</p> <p style="text-align: center;">ARTICLE 37</p> <p>ENFORCEMENT AND PENALTY Section 37.00 Enforcement. All departments, officials and public employees of the City of McFarland vested with the duty or authority to issue permits, certificates or licenses, shall comply with the provisions of this Ordinance and shall issue no permit, certificate or license for uses, buildings, or purposes in conflict with the provisions of this Ordinance; and any such permit or license issued in conflict with the provisions of this Ordinance shall be null and void.</p> <p>Any building or structure erect-</p> | <p>ed, moved, altered, enlarged, or maintained, or any use of property, contrary to the provisions of this Ordinance, shall be and the same is hereby declared to be unlawful and a public nuisance, and the City Attorney shall immediately commence actions and proceedings for the abatement, removal and enjoinder thereof, in the manner provided by law; and shall take such other steps, and shall apply to any court as may have jurisdiction to grant such relief as will abate or remove such building, structure or use and restrain and enjoin any person, firm or corporation from erecting or maintaining such building or structure, or using any property contrary to the provisions of this Ordinance.</p> <p>This Ordinance may also be enforced by injunction issued out of the Superior Court upon the suit of the City or the owner or occupant of any real property affected by such violation or prospective violation. This method of enforcement shall be cumulative and in no way affect the penal provisions hereof.</p> <p>Section 37.01. Duties of Building Inspector. The Building Inspector shall be the official responsible for the enforcement of this ordinance. In the event the Building Inspector is unable for any reason to act in this capacity, the City Council shall appoint someone to act in his stead. In the discharge of this duty the Building Inspector shall have the right to enter on any site or to enter any structure for the purpose of investigation and inspection, provided that the right of entry shall be exercised only at reasonable hours and that in no case shall any structure be entered in the absence of the owner or tenant without the written order of a court of competent jurisdiction. The Building Inspector may serve notice requiring the removal of any structure or use in violation of this ordinance on the owner or his authorized agent, on a tenant, or on an architect, builder, contractor or other person who commits or participates in any violation. The Building Inspector may call upon the City Attorney to institute necessary legal proceedings to enforce the provisions of this ordinance, and the City Attorney hereby is authorized to institute appropriate actions to that end. The Building Inspector may call upon the Chief of Police and his authorized agents to assist in the enforcement of this ordinance.</p> <p>Section 37.02. Penalty. Any person, firm or corporation, whether as principal, agent, employee or otherwise violating any provision of this Ordinance shall be deemed guilty of a misdemeanor, and punishable by a fine of not more than Five hundred (\$500.00) Dollars, or by imprisonment in the County Jail for a period of not more than six (6) months, or by both such fine and imprisonment. Each day that violation of this Ordinance continues shall be considered a separate offense.</p> <p>Section 37.03. Validity. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares</p> |

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that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

Section 37.04.

Repeals. Subject to the provisions of Section 36.02, all ordinances of the City of McFarland inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed; provided that the foregoing repeal as in this section provided shall not affect repeal of any provisions of other ordinances which impose greater restrictions or limitations.

The repeal of any of the above mentioned ordinances does not revive any other ordinance or portion thereof repealed by said ordinance.

Such repeals shall not affect or prevent the prosecution or punishment of any person for the violation of any ordinance repealed hereby for an offense committed prior to the repeal.

Section 37.05.

Effective Date. This ordinance shall take effect 30 days after the date of its passage and within 15 days of the date of its passage, shall be published in the McFarland Press, a newspaper of general circulation printed and published in the City of McFarland.

INTRODUCED at a regular meeting of the City Council of the City of McFarland, California, on the 8 day of April, 1969.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland, California, on the 10th day of June, 1969, by the following vote:

AYES: Hurst, New, Vangel and Campbell.

NOES: None.

ABSENT: McNurlan.

H. B. McNurlan, Mayor of the City of McFarland, California
IN WITNESS WHEREOF, I have hereunto set my hand and official seal of the said City this 10th day of June, 1969.

Doris L. Wood
City Clerk of the City of McFarland, California.
Publish June 13, 1969.

ORDINANCE NO. 273

AN ORDINANCE OF THE CITY OF MCFARLAND
AMENDING ORDINANCE NO. 109 (ZONING) BY
CHANGING THE ZONING ON CERTAIN PROPERTY
WITHIN THE CITY LIMITS (ZONE CHANGE 04-94)

THE CITY COUNCIL OF THE CITY OF MCFARLAND DOES HEREBY
ORDAIN AS FOLLOWS:

Section 1. Amendment:

Section 3.01 (Zoning Map) of Article 3 of Ordinance No. 109 of the City of McFarland is amended by changing the South 1/2 of the undeveloped property directly North of Tract 5177, West of Tract 4795 and South of Elmo Highway, as recorded in Book 5894 of the Official Records of the County of Kern, from MH to R-1.

Section 2. Effective Date:

This Ordinance shall take effect thirty (30) days after the date of its passage and within fifteen (15) days of its passage shall be posted in at least three (3) public places in the City of McFarland.

INTRODUCED at a regular meeting of the City Council of the City of McFarland, California, on the 13th. Day of April, 1995.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland, California, on the 11th. Day of May, 1995.


RUBEN G. GARZA, MAYOR of the
City of McFarland, California

ATTEST:


DORIS L. WOOD, City Clerk of the
City of McFarland, California

I hereby certify that the foregoing ordinance was duly and regularly adopted by the McFarland City Council at a regular meeting thereof held on May 11, 1995.


DORIS L. WOOD, City Clerk of the
City of McFarland, California