

# Mountain Meadows

Community Services District

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## Codes, Covenants, and Restrictions

### Who We Are

Mountain Meadows Community Services District (MMCS D) is an Estate Residential Community located in the unincorporated area of Kern County, California. Parcels are each 2 ½ - 7 acres. Each parcel may have one house and one guest house. All but 3 parcels in MMCS D enter and exit on designated Mountain Meadows CSD roads. The entrance or driveway location to each parcel is determined by the street address of the parcel.

Kern County Code Compliance (KCCC) investigates possible violations in the community. Included in this flyer is general information only. It is the responsibility of the property owner to contact KCCC to obtain the most recent information for Kern County Regulations. Mountain Meadows CSD is in no way responsible for any information provided in this flyer or for any actions or negligence on the part of a property owner, renter or guest.

MMCS D Board of Directors makes up the Architectural Board for MMCS D. At his time (2020) the Board of Directors does not restrict or require any special housing and development restrictions. The Board of Directors recognizes each property title issued at the time of purchase and the Kern County Zoning Codes. MMCS D property titles record the district as E-5 (RS) Estate Zone which is included in R1 codes in the Kern County Zoning Ordinance.

A copy of the codes can be found online. Search for Kern County Zoning Ordinance for the PDF.

### **MMCS D**

The most common questions asked by prospective property owners will be answered below.

### **Mountain Meadows CSD is an Estate Residential Community**

#### **History**

Mountain Meadows (Leisure) was developed in the 1960's by Boise Cascade. 2 parcels were developed and occupied in 1970. Mountain Meadows Community Services District was created and approved by the Kern County Board of Supervisors in 1970 to provide government oversight and services for the 734 properties within MMCS D boundaries.

The Community Services District was approved to maintain 27 miles of roads.

#### **District Fees**

The annual fee per parcel at this time (2020) is \$200 a year.

The fees are collected on the county tax bill by the Kern County Tax Assessor.

This fee has never increased. It is very attractive for prospective buyers but does not provide enough funds for road improvements in the district.

**MMCS D Road Encroachment Permits:** Work that has an impact on, or takes place on MMCS D roads requires an encroachment permit. Cutting a driveway, for example, may affect the drainage on the road. Prior to beginning improvements, property owners and contractors should contact the district office. Contractors installing power and phone lines also must have an encroachment permit prior to digging.

**Permits to build are issued through Kern County.**

**First drill your well.** Permits to build ***WILL NOT*** be issued until a well has been drilled, the water tested and a Water Tank (size determined by KCCC and KCFD) has been installed. The well must be approved by Kern County. When drilling a well, it is the property owner's responsibility to make sure that the well is drilled in compliance with the Kern County set back standards. Kern County Fire Department has size and placement standards for water tanks.

**Secured Permit to Build:** When a permit to build has been secured by the property owner (at this time 2020) generally; an approved Trailer or RV may be used on the parcel during the building stage of a residence (check with KCCC when applying for the permit to make sure any temporary housing is approved). The length of temporary housing is usually 6 months. After the completion of the project, temporary housing may **NOT** be used as a guest house or a home.

**Temporary Storage:** C. Trains/cargo containers, as of now (2020) may be used for **temporary storage only.** The property owner **must APPLY for a Permit** to keep the temporary storage container on the property. On completion of the residence the c. train must be removed.

Mountain Meadows CSD property owners may choose the type or style of home that best suits their needs "if" the plans are approved by Kern County.  
Any alternations to the plans must be approved by Kern County.

**Homes permitted in MMCS D:** ***Only*** site constructed homes or state and county approved manufactured housing is permitted. A home must be a minimum of 800 sq. ft. In size. The plans for the home and project are subject to approval by Kern County.

- **Mobil homes, motor home, camper trailers are not permitted.** These are all considered portable and not a permanent structure.

**Guest House:** A guest house must be a minimum of 400 sq. ft. It may be up to 50% of the sf of the home and no larger (example: A 1,200 sq. ft. home may build a guest home not to exceed, 600 sq. ft.).

- **Mobil homes, motor homes, camper trailers are not permitted.** These are all considered portable and not a permanent structure. **Only** site constructed homes or state and county approved manufactured housing is permitted.

**Unattached Garages and Shops:** All structures 120 sq. ft. or larger require a building permit. Shops and unattached garages must be included in the drawing plan submitted for approval. Unattached shops or garages completed prior to the completion of the home ***may not*** be used or occupied until the Inspector has signed off the project.

**Out Buildings:** Any structure larger than 120 sq. ft. requires a building permit.

**Fencing:** Barbed wire fencing is not allowed in the residential community.

Fences that would require a permit, such as block walls, should be submitted to Building and Safety for approval. Height restrictions and materials are listed in the Kern County Codes.

**Pets:** House pets, chickens, and other small animals are quantified by the Kern County Animal Control Agency.

**Livestock:** Livestock are limited per parcel, one large 4 footed animal for each ¼ acre. Livestock permitted are: Goats, Sheep, Horses, and Cattle.

**Noise Level:** Kern County Ordinances concerning noise apply in MMCSO. Sounds travels far in the open areas in MMCSO. 4 things to consider before building in MMCSO:

- Residents may need to get up early for work. Respect night curfew hours.
- Tract 3117 on the east side borders a glider port. During daylight hours small air craft may take off and land numerous times a day.
- A limited number of farm animals are allowed in MMCSO. The sound of farm animals comes with living in the community.
- Fire Water Tank and Glider Port are located on the east side of tract 3117. Fire crews and helicopters utilize both of these resources when needed. The noise level during daylight hours when these locations are being utilized is extremely high, and unavoidable.

**Utilities:** Only some parcels have power and/or land line phone service.

- **Water:** Is supplied by a well drilled on the parcel it will serve. **No well shares are permitted.**
- **Electricity:** Owners of parcels without power may contract with Edison to bring power to the parcel (contact the district office to obtain an encroachment permit) or install off grid power systems.
- **Sewage:** ALL parcels must install a septic system.
- **Propane:** This is the most common choice for heating water, homes, and for cooking due to the cost of electricity.
- **Phone Service:** Service is provided to some parcels via landline. Contact AT&T to have lines brought to your parcel (obtain an encroachment permit from MMCSO)

**Trash Service:** Trash service is available from Waste Management; in the past they have not picked up trash in bad weather. Currently, household trash can be taken to the dump at no charge to residents. Trash accumulating on a property is a health and safety concern and will be reported to KCCC.