

ORDINANCE NO. _____

**AN ORDINANCE OF THE BAKERSFIELD CITY COUNCIL
APPROVING AN AMENDMENT TO TITLE 17 OF THE BAKERSFIELD
MUNICIPAL CODE TO CHANGE THE ZONE DISTRICT GENERALLY
LOCATED AT 9030 ROSEDALE HWY (ZC NO. 20-0343).**

WHEREAS, Chick-fil-A, Inc. (applicant), on behalf of Northwest Target, LLC (property owner), filed an application with the City of Bakersfield Development Services Department requesting to change the zone district from a Planned Commercial Development (P.C.D.) zone to a revised P.C.D. zone on approximately 0.75 acres of a larger 52 acre commercial center generally located at 9030 Rosedale Highway as shown in attached Exhibit 2 (the "Project"); and

WHEREAS, the Planning Commission held a public hearing on December 17, 2020, and approved Resolution No. 69-20, which recommended that the City Council approve the Project; and

WHEREAS, the City Council considered all facts, testimony, and evidence concerning the Project, including the staff report, and the Planning Commission's deliberation, and action; and

WHEREAS, the Project is consistent with the *Metropolitan Bakersfield General Plan*.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED by the Bakersfield City Council as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The Planning Commission's findings as contained in its Resolution No. 69-20 are hereby adopted.
2. The project is exempt from CEQA.
3. The Project is hereby approved and incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the map as shown in Exhibit 2 and as specifically described in Exhibit 3, all of which are incorporated herein.

SECTION 2.

This ordinance must be posted in accordance with the Bakersfield Municipal Code and will become effective not less than 30 days from and after the date of its passage.

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I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on _____, by the following vote:

AYES:	COUNCILMEMBER:	ARIAS, GONZALES, WEIR, SMITH, FREEMAN, GRAY, PARLIER
NOES:	COUNCILMEMBER:	_____
ABSTAIN:	COUNCILMEMBER:	_____
ABSENT:	COUNCILMEMBER:	_____

JULIE DRIMAKIS, CMC
CITY CLERK and Ex Officio Clerk
of the Council of the City of Bakersfield

APPROVED

KAREN GOH
MAYOR of the City of Bakersfield

APPROVED as to form:
VIRGINIA GENNARO
City Attorney

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney

Exhibits:

1. Conditions of Approval
2. Zone Change Map
3. Legal Description
4. Site Plan

Exhibit A
(Conditions of Approval)



BAKERSFIELD

THE SOUND OF *Something Better*

CONDITIONS AND ORDINANCE COMPLIANCE

- I. All conditions of approval as identified in Ordinance 3984 for P00-0519 are hereby incorporated as conditions of approval, with the following revision to Condition 7:

Condition 7. The Northwest Promenade Phase 2 is approved with a total square footage of 440,306 square feet as shown on attached Exhibit "3" and as summarized below:

8 Major Retail Stores	373,406 square feet
4 Retail Shops	35,500 square feet
6 Freestanding Pads (see Condition # 7.1)	31,400 square feet

- 7.1 The fast food/drive-through, restaurant and retail uses and square footages depicted on the site plan for the freestanding pads may be interchanged among the freestanding pads with final development pads. ~~The total square footage for each type of use, and the cumulative total of 31,400 square feet for all the pads must not be exceeded.~~

Specifically describes the proposed square footage approved for the shopping center. Condition 7.1 allows developer flexibility to market and obtain tenants for the freestanding pads as long as the overall project impacts do not increase or create new significant impacts.

The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

**II. A. DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)
(Staff contact - Oscar Fuentes; 661-326-3676 or OFuentes@bakersfieldcity.us)**

1. Prior to review of improvement plans by the City, the developer shall submit a grading plan for the proposed site to be reviewed and approved by the City Engineer and Building Official (Bakersfield Municipal Code Section 16.44.010). With the grading plan, if the project is subject

to the provisions of the National Pollutant Discharge Elimination System (NPDES), a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 99-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

2. A grading permit is required prior to final plan approval. The developer shall submit four (4) copies of grading plans and two (2) copies of the preliminary soils report to the Building Division. A final soils report shall also be submitted to the Building Division before they can issue a building permit. Please note that grading plans must be consistent with the final building site plans and landscaping plans. Building permits will not be issued until the grading permit is approved by the Building Division, Planning Division (HCP), and Public Works Department.

APPLICANT'S RESPONSE: _____

3. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

APPLICANT'S RESPONSE: _____

4. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

APPLICANT'S RESPONSE: _____

5. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.

APPLICANT'S RESPONSE: _____

6. The developer shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling facility (i.e.: market, delicatessen, café, concession, restaurant) before building permits can be issued.

APPLICANT'S RESPONSE: _____

7. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

APPLICANT'S RESPONSE: _____

8. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

APPLICANT'S RESPONSE: _____

9. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

APPLICANT'S RESPONSE: _____

10. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

APPLICANT'S RESPONSE: _____

11. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT'S RESPONSE: _____

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)
(Staff contact – Kassandra Gale; 661-326-3411 or kgale@bakersfieldcity.us)

1. The minimum parking required for this project has been computed based on use and shall be as follows:

Proposed Use	Parking Ratio	Square Footage	Required Parking
Shopping Center (up to 35,000 ft ²)	1 space/200 ft ²	35,000 ft ²	175 spaces
Shopping Center (excess of 35,000 ft ²)	1 space/250 ft ²	373,406 ft ²	1,494 spaces
Restaurant Freestanding Pads	1 space/75 ft ²	31,400 ft ²	419 spaces
Drive-through Credit	2 spaces/window with 44 ft lane		(8 spaces)
Required Parking:			2,080 spaces

(**Note:** 2,696 parking spaces are shown on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements. For commercial development containing a multi-tenant pad, any change in use where 50 percent or more of the pad requires additional parking pursuant to Bakersfield Municipal Section 17.58.110, the Planning Director may require parking commensurate with the new use.)

APPLICANT'S RESPONSE: _____

2. Minimum parking stall dimensions shall be 9 feet wide by 18 feet long and shall be designed according to standards established by the Traffic Engineer. Vehicles may hang over landscape areas no more than 2-1/2 feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles.

APPLICANT'S RESPONSE: _____

3. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

APPLICANT'S RESPONSE: _____

4. Lighting is required for all parking lots, except residential lots with four units or less (Section 17.58.060.A.). Illumination shall be evenly distributed across the parking area with light fixtures designed and arranged so that light is directed downward and is reflected away from adjacent properties and streets. Use of glare shields or baffles may be required for glare reduction or control of back light. No light poles, standards and fixtures, including bases or pedestals, shall exceed a height of 40 feet above grade. However, light standards placed less than 50 feet from

residentially zoned or designated property, or from existing residential development, shall not exceed a height of 15 feet. The final building plans shall include a picture or diagram of the light fixtures being used and show how light will be directed onto the parking area.

(**Note:** Staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.)

APPLICANT'S RESPONSE: _____

5. Because off-site parking and/or off site access to the project is being proposed, the developer shall file with the Planning Division before any building permits are issued, a copy of a recorded lease, CC&Rs, or other instrument that ensures that the offsite parking and/or legal access proposed for this project is available for its actual lifetime.

APPLICANT'S RESPONSE: _____

6. The developer shall include a copy of a final landscape plan with each set of the final building plans submitted to the Building Division. Building permits will not be issued until the Planning Division has approved the final landscape plan for consistency with approved site plans and minimum ordinance standards. **Please refer to the landscaping requirements in Chapter 17.61.** Landscape plans shall include, but are not limited to, data on: gallon/box size, spacing, species (reference approved parking lot tree list), ratio of deciduous vs. evergreen, shade calculations, ground cover calculations, etc.

(**Note 1:** At the time a final site inspection is conducted, it is expected that plants will match the species identified and be installed in the locations consistent with the approved landscape plan. Changes made without prior approval of the Planning staff may result in the removal and/or relocation of installed plant materials and delays in obtaining building occupancy.)

(**Note 2:** No mature landscaping shall be removed without prior approval by the Planning Director.)

(**Note 3:** Upon approval of the final landscape plan, a digital copy shall be submitted to the Planning staff contact listed above.)

APPLICANT'S RESPONSE: _____

7. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs.

(**Note:** Signs must comply with the Sign Ordinance; Chapter 17.60 of the Bakersfield Municipal Code. Review this Chapter as part of due diligence.)

APPLICANT'S RESPONSE: _____

8. The following conditions are required as part of a grading permit:

- a. Habitat Conservation fees shall be required for this project and will be calculated based on the fee in effect at the time we issue an urban development permit (includes grading plan approvals) as defined in the Implementation/Management Agreement (Section 2.21) for the Metropolitan Bakersfield Habitat Conservation Plan. Upon payment of the fee, the applicant will receive acknowledgment of compliance with Metropolitan Bakersfield Habitat Conservation Plan (Implementation/Management Agreement Section 3.1.4). This fee is currently \$2,145 per gross acres, payable to the City of Bakersfield (submit to the Planning Division). This fee must be paid before any grading or other site disturbance occurs.

Forms and instructions are available at the Planning Division or on the city's web site at https://bakersfieldcity.us/gov/depts/community_development/habitat.htm.

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service and the California Department of Fish and Wildlife.

- b. Burrowing Owl Notification: The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the taking, possession, or destruction of birds, their nests or eggs. To avoid violation of the provisions of these laws generally requires that project related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1- August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "taking" and is potentially punishable by fines and/or imprisonment.

- c. Prior to ground disturbance, the developer shall have a California Department of Fish and Wildlife approved MBHCP biologist survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be recommended by the California Department of Fish and Wildlife. Developer shall be subject to the mitigation measures recommended by the biologist. Copies of the survey shall be provided to the Development Services Department, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service prior to ground disturbance.

APPLICANT'S RESPONSE: _____

9. Rooftop areas of commercial buildings (e.g., office, retail, restaurant, assembly, hotel, hospital, church, school), and industrial buildings adjacent to residentially zoned properties, shall be completely screened by parapets or other finished architectural features constructed to a height of the highest equipment, unfinished structural element or unfinished architectural feature of the building.

APPLICANT'S RESPONSE: _____

10. Outside work, storage, sales and display of merchandise and materials is prohibited. All activities and all storage of merchandise and materials shall be conducted and/or contained within an enclosed building.

(Note: This does not include outdoor seating areas for restaurants.)

APPLICANT'S RESPONSE: _____

11. Refuse collection bin enclosures and container areas are subject to all required structural setback from street frontages, and shall not reduce any parking, loading or landscaping areas as required by the Zoning Ordinance.

APPLICANT'S RESPONSE: _____

12. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).

APPLICANT'S RESPONSE: _____

13. Prior to receiving final building or site occupancy, you must contact the Planning Division (staff contact noted above) for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy.

APPLICANT'S RESPONSE: _____

C. FIRE DEPARTMENT (2101 H Street)

(Staff contact - Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)

1. Show on the final building plans the following items:
- a. All fire lanes. Any modifications shall be approved by the Fire Department. Fire lane identification signs shall be installed every 100 feet with red curbing when curbing is required. All work shall be completed before occupancy of any building or portion of any building is allowed.
 - b. All fire hydrants, both offsite (nearest to site) and on-site. Include flow data on all hydrants. Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

(**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)
 - c. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.
 - d. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.
 - e. Name and phone number of the appropriate contact person.

APPLICANT'S RESPONSE: _____

2. The developer must pay required fees to and request an inspection from the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715) for any underground sprinkler feeds at least 2 full business days before they are buried. The Prevention

Services Division (2101 H Street, Bakersfield CA, Ph. 661/326-3979) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.

APPLICANT'S RESPONSE: _____

3. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

APPLICANT'S RESPONSE: _____

4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved fire apparatus access road* with an asphalt, concrete or other driving surface approved by the fire chief. Must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities. All access (Permanent and temporary) to and around any building under construction must be a least 20 feet wide (26 feet wide where building height exceeds 30 feet), with an overhead clearance of 13 feet 6 inches, and contain no obstruction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

APPLICANT'S RESPONSE: _____

5. Turning Radius: The minimum turning radius shall be thirty-seven feet.

APPLICANT'S RESPONSE: _____

6. If you handle hazardous materials or hazardous waste on the site, the Prevention Services Division may require a hazardous material management and/or risk management plan before you can begin operations. Please contact them at 661-326-3979 for further information.

APPLICANT'S RESPONSE: _____

7. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

APPLICANT'S RESPONSE: _____

D. WATER RESOURCES (1000 Buena Vista Road)

(Staff contact – Ivan C. Rodriguez; 661-326-3715 or ICastaneda@bakersfieldcity.us)

1. If the property requires a dedicated fire water service line, Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any existing nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications are available for download from the City's website at www.bakersfieldcity.us/gov/depts./water_resources.

APPLICANT'S RESPONSE: _____

2. Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any existing nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

3. The Contractor responsible for construction of waterlines and appurtenances within the City's right of way or easement, shall have an active Class "A" or "C-34" License from the State of California.

APPLICANT'S RESPONSE: _____

4. Developer shall complete and submit to the Water Resources Department the *Application for Water Service*. The application is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources.

APPLICANT'S RESPONSE: _____

5. Developer shall submit to the Water Resources Department the Contractor's itemized construct cost for all off-site water improvements within the City's right of way or easement. Inspection fees are calculated as five percent (5%) of the approved Contractor's water construction cost. The construction costs are subject to review and approval by the Water Resources Department.

APPLICANT'S RESPONSE: _____

6. Developer shall pay the required domestic inspection fees and request an inspection from the California Water Company at least two (2) full business days before permanent construction within the City's right of way or easement. The California Water Company may be contacted at 661-837-7200.

APPLICANT'S RESPONSE: _____

7. Developer shall pay the required Water Resources Fire Service Inspection Fees and submit an *Inspection Request Form* for any underground fire waterlines and their apparatuses at least two (2) full business days before permanent construction. The form is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)

(Staff contact – Susanna Kormendi; 661-326-3997 or skormendi@bakersfieldcity.us)

1. The developer shall install 1 streetlight along Rosedale Highway. The developer shall be responsible for providing the labor and materials necessary to energize all newly installed streetlights before occupancy of the building or site. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued. Submit street light location and contact the Public Works Department at (661) 326-3584 for street light number.

APPLICANT'S RESPONSE: _____

2. The developer shall install new connection(s) to the public sewer system. This connection shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

3. Show on the final building plans all existing connection(s) to the public sewer system.

APPLICANT'S RESPONSE: _____

4. All on-site areas required to be paved (i.e. parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete (Type B. A. C.) or other paved street material approved by the City Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material (i.e. Class II A. B.) if concrete is used, it shall be a minimum thickness of 4 inches per Municipal Code Section 17.58.060.A. This paving standard shall be noted on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

5. If a grading plan is required by the Building Division, building permits will not be issued until the grading plan is approved by **both** the Public Works Department and the Building Division.

APPLICANT'S RESPONSE: _____

6. All storm water generated on the project site, including the street frontage shall be retained onsite unless otherwise allowed by the Public Works Department (please contact the Public Works Department – Subdivisions at 661-326-3576).

APPLICANT'S RESPONSE: _____

7. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted city standards as directed by the City Engineer. Please call the Construction Superintendent at 661-326-3049 to schedule a site inspection to find out what improvements may be required prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

APPLICANT'S RESPONSE: _____

8. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.

APPLICANT'S RESPONSE: _____

9. A sewer connection fee shall be paid at the time a building permit is issued. We will base this fee at the rate in effect at the time a building permit is issued.

APPLICANT'S RESPONSE: _____

10. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State

Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

11. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

APPLICANT'S RESPONSE: _____

12. The developer shall form a new Maintenance District. Undeveloped parcels within an existing Maintenance District are required to update Maintenance District documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Louis Rodriguez at 661-326-3571.

(**Note:** If already within a maintenance district, may need to update the maintenance district form.)

APPLICANT'S RESPONSE: _____

13. The developer shall install a full-sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.

APPLICANT'S RESPONSE: _____

14. This project may be located within a Planned Sewer Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

15. This project may be located within a Planned Drainage Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

16. This project may be subject to Bridge and Major Thoroughfare fees. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

(Staff contact – Susanna Kormendi; 661-326-3997 or skormendi@bakersfieldcity.us)

1. Show the typical parking stall dimension on the final building plans (minimum stall size is 9 feet x 18 feet and shall be designed according to standards established by the Traffic Engineer).

APPLICANT'S RESPONSE: _____

2. Please confirm the sidewalk does not extend out of the city right of way. The developer shall dedicate any sidewalk extending out of the right of way to the City of Bakersfield for the pedestrian way along all arterial streets. This must be conducted with a separate instrument or final map.

APPLICANT'S RESPONSE: _____

G. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)

(Staff Contact - Jesus Carrera; 661-326-3114 or jcarrera@bakersfieldcity.us)

(Staff Contact - Niarobi Fletcher: 661-326-3114 or nfletcher@bakersfieldcity.us)

(Staff Contact - Luis Aldaco: 661-326-3114 or laldaco@bakersfieldcity.us)

(Staff Contact - Robert Manuel: 661-326-3114 or rmanuel@bakersfieldcity.us)

(Staff Contact - Richard Gutierrez: 661-326-3114 or rmgutierrez@bakersfieldcity.us)

1. You must contact the staff person noted above before building permits can be issued or work begins on the property to establish the level and type of service necessary for the collection of refuse and/or recycled materials. Collection locations must provide enough containment area for the refuse that is generated without violating required zoning or setback restrictions (see Planning Division conditions). Levels of service are based on how often collection occurs as follows:

- | | | | |
|-------------------------------------|----------------------------|----|-------------------------------------------|
| <input type="checkbox"/> | Cart service | -- | 1 cubic yard/week or less 1 time per week |
| <input checked="" type="checkbox"/> | Front loader bin services | -- | 1 cubic yard/week - 12 cubic yards/day |
| <input type="checkbox"/> | Roll-off compactor service | -- | More than 12 cubic yards/day |

APPLICANT'S RESPONSE: _____

2. Show on the final building plans refuse/recycle bin enclosures. Each enclosure shall be designed according to adopted city standard (Detail # ST-27 and ST-28), at the size checked below ☒. Before occupancy of the building or site is allowed, the following front-loading type refuse/recycle bin(s) shall be placed within the required enclosure(s).

- ☐ _____ 6' deep x 8' wide (1 bin) ☐ _____ 8' deep x 15' wide (3 bins)
☐ _____ 8' deep x 10' wide (2 bins) ☒ One 8' deep x 20' wide (4 bins)
☐ _____ 8' deep x 10' wide; on skids for direct stab only (1-6 yard recycling bin)

(**Note:** All measurements above are curb-to-curb dimensions inside the enclosure. If both refuse and recycling containers are to be combined in the same enclosure area, this area must be expanded in size to accommodate multiple containers/bins - contact the staff person above for the appropriate enclosure size.)

APPLICANT'S RESPONSE: _____

3. Examples of enclosure styles can be found on (Detail # ST-32).

APPLICANT'S RESPONSE: _____

4. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location. This shall be shown on the final building plans. If a grease interceptor is to be used instead of a grease containment bin, the plans must still show the location of an adequately sized enclosure should a grease containment bin be required at a future date. The grease containment bin shall not share the same enclosure as the refuse/recyclable/organic bin enclosure.

APPLICANT'S RESPONSE: _____

5. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.

APPLICANT'S RESPONSE: _____

6. Enclosures shall not be located in an area that would cause refuse trucks to interfere with drive thru traffic flow entering or exiting the site, drive thru lanes, etc.

APPLICANT'S RESPONSE: _____

7. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

APPLICANT'S RESPONSE: _____

ORDINANCE NO. **3984**

AN ORDINANCE AMENDING TITLE SEVENTEEN OF THE BAKERSFIELD MUNICIPAL CODE AND ZONING MAP NO. 102-20 BY CHANGING THE ZONING FROM A C-2 (COMMERCIAL) ZONE TO A PCD (PLANNED COMMERCIAL DEVELOPMENT) ZONE CONSISTING OF A 440,306 SQUARE FOOT COMMERCIAL SHOPPING CENTER ON 52 ACRES GENERALLY LOCATED ON THE NORTHWEST CORNER OF ROSEDALE HIGHWAY AND MAIN PLAZA DRIVE (FILE # P00-0519)

WHEREAS, in accordance with the procedure set forth in the provisions of Title 17 of the Municipal Code of the City of Bakersfield, the Planning Commission held a public hearing on a petition to change the land use zoning of those certain properties in the City of Bakersfield generally located on the northwest corner of Rosedale Highway and Main Plaza Drive; and

WHEREAS, the proposed project, commonly known as "Northwest Promenade Phase 2" is shown on the site plan and elevations attached as Exhibit "B" consists of the following:

8 Major Retail Stores	373,406 square feet
4 Retail Shops	35,500 square feet
6 Freestanding Pads	31,400 square feet
(Includes: 2 restaurant pads; 1 fast food pad; 1 retail store pad; 2 pads with combination of fast food and retail)	
Total Square Feet	440,306 square feet;

and

WHEREAS, by Resolution No. 88-00 on September 7, 2000, the Planning Commission recommended approval and adoption of an ordinance amending Title 17 of the Municipal Code to approve a PCD (Planned Commercial Development) zone as delineated on attached Zoning Map No. 102-20 marked Exhibit "C", by this Council and this Council has fully considered the recommendations made by the Planning Commission as set forth in that Resolution; and

WHEREAS, the Planning Commission, as a result of said hearing, did make several general and specific findings of fact which warranted a negative declaration of environmental impact and changes in zoning of the subject property and the Council has considered said findings and all appear to be true and correct; and

WHEREAS, the law and regulations relating to the preparation and adoption of Negative Declarations, as set forth in CEQA and City of Bakersfield's CEQA Implementation Procedures, have been duly followed by city staff, Planning Commission and this Council; and

WHEREAS, a Negative Declaration was advertised and posted on August 17 and 23, 2000, in accordance with CEQA; and

WHEREAS, the general plan designation for this area allows commercial development; and

WHEREAS, the City Council has considered and hereby makes the following findings:

1. All required public notices have been given.
2. The provisions of CEQA have been followed.
3. Based on an initial study, the proposed Negative Declaration is adequate.
4. The zone change is consistent with the Metropolitan Bakersfield 2010 General Plan and the RiverLakes Ranch Specific Plan.
5. The 52 acre project site to be zoned PCD (Planned Commercial Development) is subject to the site plan and conditions of approval for PCD Zone Change P00-0519.
6. The proposed planned commercial development zone and preliminary development plan are consistent with the general plan and objectives of this ordinance.
7. The proposed planned commercial development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.
8. The proposed planned commercial development justifies exception from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation, and of all areas, improvements, facilities and services provided on the property.
9. The 52 acre project site to be zoned to a PCD (Planned Commercial Development) zone, subject to conditions of approval as shown in attached Exhibit "A", is adequate in size and configuration to provide a commercial environment of sustained desirability and stability.
10. The project must be granted a "de minimis: exemption with respect to the payment of Fish and Game Section 711 fees. Based on the absence of evidence in the record as required by Section 21082.2 of the State of California Public Resources Code (CEQA) for the purpose of documenting significant effects, it is the conclusion of the Lead Agency that this project will result in impacts that fall below the threshold of significance with regard to wildlife resources and, therefore, must be granted a "de minimis" exemption in accordance with Section 711 of the State of California Fish and Game Code. Additionally, the assumption of adverse effect is rebutted by the above-referenced absence of evidence in the record and the Lead Agency's decision to prepare a Negative Declaration for this project.

SECTION 1.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Bakersfield as follows:

1. All of the foregoing recitals are hereby found to be true and correct.
2. The Negative Declaration is hereby approved and adopted.

3. Section 17.06.020 (Zoning Map) of the Municipal Code of the City of Bakersfield be and the same is hereby amended by changing the land use zoning of that certain property in said City, the boundaries of which property is shown on Zoning Map. No. 102-20 marked Exhibit "C" attached hereto and made a part hereof, and are more specifically described in attached Exhibit "D".

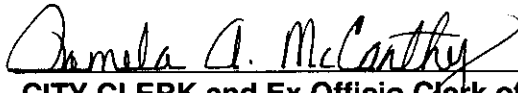
4. Such zone change is hereby made subject to the conditions of approval listed in attached Exhibit "A".

SECTION 2.

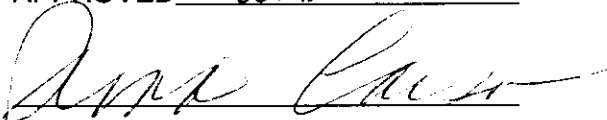
This ordinance shall be posted in accordance with the Bakersfield Municipal Code and shall become effective not less than thirty (30) days from and after the date of its passage.

I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted by the Council of the City of Bakersfield at a regular meeting thereof held on OCT 25 2000, by the following vote:

AYES:	COUNCILMEMBER CARSON, DEMOND, MAGGARD, COUCH, GREEN, SULLIVAN, SALVAGGIO
NOES:	COUNCILMEMBER <u>NONE</u>
ABSTAIN:	COUNCILMEMBER <u>NONE</u>
ABSENT:	COUNCILMEMBER <u>NONE</u>


CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED OCT 25 2000


Vice Mayor
Irma Carson

APPROVED as to form:
BART THILTGEN
City Attorney

By: 
CARL HERNANDEZ
Deputy City Attorney

List of Exhibits: A: Conditions of Approval
A.1. GET Bus Turnout Design
B: Site Plan and Elevations
C: Zone Map # 102-20
D: Legal Description

EXHIBIT "A"
PCD ZONE CHANGE P00-0519
NORTHWEST PROMENADE PHASE 2
CONDITIONS OF APPROVAL

PUBLIC WORKS (Discretionary Conditions)

- 1 Prior to recordation of the parcel map, the subdivider shall
 - 1.1 submit to the City Engineer for his review and approval a drainage and grading plan with soil report. The soil report is to include R-values and percolation tests for retention basin site.
 - 1.2 submit to the Public Works Department and the Building Department for their review and approval a comprehensive plan for providing sewer service to each proposed use or parcel. Include pipe sizes and slopes.
 - 1.3 provide easements as necessary based upon the approved drainage and sewer plans.
 - 1.4 submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Parcel Map which will prohibit occupancy of any lot until all improvements have been completed by the subdivider and accepted by the City.
 - 1.5 submit for the City's Review and approval C.C. & R.'s and Property Owner's Association By-Laws for the use and maintenance of all non-dedicated, shared facilities. Among those non-dedicated, shared facilities will be the on-site sewer main lines and laterals and storm water retention basin(s) and associated storm drain lines and appurtenant facilities.
 - 1.6 ensure that each cable television company provides notice to the City Engineer of its intention to occupy the utility trench.
- 2 On Rosedale Highway,
 - 2.1 The number and location of entrances will be determined and approved by CalTrans
 - 2.2 Dedicate additional right-of-way needed for widening Rosedale Highway to a half width of 67 feet.
 - 2.3 Construct street improvements, including curb & gutter, 5.5 ' wide sidewalk, street lights and street paving to City standards and as approved/required by CalTrans. The improvement plans must be approved by the City Engineer prior to submission to CalTrans.
 - 2.4 The developer may either pay his pro-rata share of the cost of a landscaped median island or he may construct the full width landscaped median island with the City reimbursing him for the south half of the median. Provide a mechanism for payment of maintenance costs. Landscape and irrigation plans must be approved by the Parks Department prior to submission to CalTrans.
- 3 Prior to 50% buildout, provide right-of-way and construct a local road connecting the west side of the project site with Calloway Road, to connect at the existing signal location on Calloway.
- 4 If the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.

- 5 A traffic impact study was prepared by Pinnacle Engineering for a Major Retail project of 440,300 GLFA. Since the development is consistent with the current General Plan designations the project was evaluated for its impacts at full project build out which was considered to occur by 2005. Based upon the study we have the following comments and recommendations:
- 5.1 Opening Day Mitigation. The following improvements are to be constructed with the project. Since both of these are on the Caltrans facility final approval must come from Caltrans.
- 5.1.1 Construction of a traffic signal at the main entrance on Rosedale Highway. However, per CalTrans requirements, the applicant must justify the need for a signal west of Main Plaza. If the signal is justified, the proponent must then evaluate the proposed location of this signal as opposed to placing in at Delbert St.
- 5.1.2 Widen Rosedale Highway to full width along the project frontage with right turn lanes into each entrance. Continuous right turn lanes are not recommended. Striping or barrier curb, acceptable to Caltrans, must be built to satisfactorily delineate the right lanes to avoid potential confusion and conflict.
- 5.1.2.1 A supplemental driveway analysis was performed which showed at 2005 a traffic signal IS NOT expected to be warranted on Main Plaza Drive at the main east-west cross aisle. The aisle lines up with the main cross aisle from Phase I. However, with the combined traffic at this point there is the potential need for a signal at this location.
- Prior to issuance of the first building permit or recording of the first map the developer shall enter into an agreement with the City for the potential future construction of this signal. A cash deposit of \$25,000 will be required with the agreement, with an assurance that, should the City determine that a signal is necessary at this intersection, the developer shall pay the remaining cost to install the signal. At the time it is determined to be needed, the City may utilize the \$25,000 to install a median turn restriction at the intersection instead of installing a traffic signal. The developer shall retain the option of installing a traffic signal at any time and may request a refund of his deposit if a median turn restriction has not yet been constructed. This deposit, if unutilized, could be released within a year of full project build out or some other acceptable threshold subject to review of the need for said signal at that time.
- 5.3 Regional Impact Fee. The project traffic was distributed over the facilities on the fee list and the fee was computed per policy. The fee was computed to be \$1,115,588 which equates to \$2,533.70 per 1,000SF of GLFA. It should be noted per the attached letter that a credit is expected for the portion of Rosedale Highway constructed along the project frontage.
- 6 Concurrently with recordation of the parcel map, the following covenant shall be recorded by the property owner: a covenant containing information with respect to the addition of this subdivision to the consolidated maintenance district. Said covenant shall also contain information pertaining to the maximum anticipated annual cost per single family dwelling for the maintenance of landscaping associated with this tract. Said covenant shall be provided to each new property owner through escrow proceedings.

PLANNING (Discretionary Conditions)

- 7 The Northwest Promenade Phase 2 is approved with a total square footage of 440,306 square feet as shown on attached Exhibit "3" and as summarized below:

8 Major Retail Stores	373,406 square feet
4 Retail Shops	35,500 square feet
6 Freestanding Pads (see Condition # 7.1)	31,400 square feet

- 7.1 The fast food/drive-through, restaurant and retail uses and square footages depicted on the site plan (attached Exhibit "3") for the freestanding pads may be interchanged among the freestanding pads with final development pads. The total square footage for each type of use, and the cumulative total of 31,400 square feet for all the pads must not be exceeded.

Specifically describes the proposed square footage approved for the shopping center. Condition 7.1 allows developer flexibility to market and obtain tenants for the freestanding pads as long as the overall project impacts do not increase or create new significant impacts.

- 8 Final landscape plans shall be submitted with the final development plans and shall incorporate the standards and details presented in the preliminary landscape plan and as described in BMC Section 17.53.060 with the following conditions.

- 8.1 Landscape setback areas along Rosedale Highway and Main Plaza Drive shall be developed with bermed landscaping to provide a visual screen to commercial parking areas as required in the RiverLakes Ranch Specific Plan. Berm cross sections and details shall be included with the final development and landscaping plans. The minimum width for landscaping along Rosedale Highway and Main Plaza Drive is 23 feet wide.
- 8.2 Landscaping shall extend along the west side of Main Plaza Drive along the tower line frontage to the north boundary of the project site to match the landscaping on the east side of Main Plaza Drive.
- 8.3 Final landscape plans shall include the parking areas provide the minimum 30% coverage of tree shading in accordance with Landscaping Ordinance § 17.60.030 M.
- 8.4 A minimum of 30% of the total number of trees in the entire project site shall be evergreen species.
- 8.5 Tree sizes shall be a minimum of 15 gallon, except minimum 24 gallon size trees are required for species shown as 24 gallon size on the preliminary landscape plan (Exhibit "3.")
- 8.6 Final landscape plans shall ensure trees adjacent buildings with main entrances facing parking lots in accordance with Landscaping Ordinance Section 17.61.030 N.
- 8.7 All freestanding pad structures shall include a minimum of two trees adjacent to any elevation facing a parking area or drive aisle.
- 8.8 The minimum height of the California Fan Palms shown on the conceptual landscape plan shall be 15-feet. The required tree height shall be labeled on the final landscape plan.

Ensures consistency with the landscaping standards contained in the City's Zoning Ordinance and the RiverLakes Ranch Specific Plan, and the proposed conceptual landscape plan submitted by the applicant.

- 9 Freestanding building pads which will not be built on immediately after grading shall be hydroseeded or turfed and maintained along with other required landscaping. Pad areas to be turfed shall be labeled as such on final development plans and a perimeter barrier to prevent vehicular access shall be provided.

Assists in reducing dust and weeds on undeveloped areas Because the freestanding pads are closest to Rosedale Highway and Main Plaza Drive, there is increase visibility of the undeveloped pads. Turfing the freestanding pads provides for a more pleasing view of the pad areas adjacent these highly traveled streets until construction of the sites begins.

- 10 Applicant shall provide a perimeter barrier (such as curbing) to prevent vehicular access to all major and in-line shop building areas not immediately constructed. Major and in-line shop buildings which will not be constructed immediately after grading shall be, at the option of the developer, either be a) turfed, b) landscaped, or c) treated and maintained with a dust binder.

Assists in reducing dust and weeds on undeveloped areas and provides for aesthetic enhancement of the vacant areas until construction of the sites begins.

- 11 The applicant shall maintain the area within the tower easement for weed and litter control to reduce fire hazards and nuisance. The method of weed control shall be one that produces minimal dust, such as mowing. Applicant shall install a perimeter barrier along the south boundary of the tower easement to prevent vehicular access into the easement.

Needed for public health, welfare and safety to reduce fire hazard and maintain dust control.

- 12 In accordance with the RiverLakes Ranch Specific Plan, the applicant shall construct a 6-foot high wall along the northern and western parcel boundaries of the project site, including the fire station, concurrently with the issuance of the first building permit for any major tenant or in-line shop building. Wall would not be required if a building permit is issued for only a freestanding pad.

Ensures consistency with the development policies related to walls contained in the RiverLakes Ranch Specific Plan.

- 13 Prior to submitting the final development plan, subdivider shall contact the Kern County Fire Department to inquire whether the Department desires a gate in the wall and driveway access directly from the fire station to the shopping center. If the Department desires such an access, the applicant shall coordinate design of the gate and access with the Department and construct the gate and access concurrently with the block wall required along the western perimeter of the center. Applicant shall submit evidence that the inquiry has been made with the Fire Department.

Police power to provide for the public health, welfare and safety.

- 14 The applicant shall provide a bus shelter and turnout on a concrete pad within the shopping center in the vicinity of the buildings shown as "Major 5" and "Shops B" or in another on-site location mutually agreeable between the applicant and Golden Empire Transit (GET). The bus shelter and turnout and elevation shall be shown on the final development plan. The elevation of the shelter shall be complementary to the center's architecture. Written approval from GET as to location and design shall be submitted with the final development plan. A typical turnout design is attached to these conditions as Exhibit "1.A."

Provides for the public health, welfare and safety.

- 15 Prior to or with submittal of final development plans, the applicant shall submit an application for a Comprehensive Sign Plan. Plan shall include design of the "Primary Community Entry" signage identified in the RiverLakes Ranch Specific Plan as located at the northwest corner of Rosedale Highway and Main Plaza Drive. No signage, except for temporary construction signs, shall be permitted prior to approval of a comprehensive sign plan.

A comprehensive sign plan requirement is consistent with the condition placed on Phase 1 of the Northwest Promenade Shopping Center. Typically, staff recommends a sign plan be approved by the Commission in order to maintain the flavor and aesthetics of the shopping center.

- 16 If during construction activities or ground disturbance, cultural resources are uncovered, the subdivider shall stop work and retain a qualified archeologist for further study. Subdivider shall notify the proper authorities and be subject to any mitigation measures required of the archeologist.

Mitigation measure recommended by the Southern San Joaquin Valley Information Center Archeological Inventory as stated in their letter dated June 21, 2000.

SITE PLAN REVIEW

The following are specific items that the Site Plan Review Committee has noted that you need to resolve before you can obtain a building permit or be allowed occupancy. These items may include changes or additions that need to be shown on the final building plans, alert you to specific fees, and/or are comments that will help you in complying with the City's development standards. Each item will note when it is to be completed and they have been grouped by department so that you know who to contact if you have questions.

17. A. DEVELOPMENT SERVICES - BUILDING (staff contact - Phil Burns 661/326-3718)

1. The applicant shall submit 4 copies of grading plans and 2 copies of the preliminary soils report to the Building Division. You must submit a final soils report to the Building Division before they can issue a building permit.
2. Include with the final site plan documentation, or show changes on the final plan that the project complies with all disability requirements of Title 24 of the State Building Code.

3. The applicant shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA; Ph. 661/862-8700) for any food handling facility, (ie. market, delicatessen, café, concession, restaurant) before building permits can be issued.
4. Structures exceeding 10,000 square feet in area shall require installation of an automatic fire sprinkler system.
5. Business identification signs are **not** considered nor approved under this review. A separate review and sign permit from the Building Division is required for all new signs, including future use and construction signs. Signs must comply with the Sign Ordinance (Chapter 17.60).
6. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

17.B. DEVELOPMENT SERVICES - PLANNING (staff contact - Dave Reizer 661/326- 3673)

1. The minimum parking required for this project shall comply with the requirements of BMC Section 17.58.110 (Parking Ordinance) .
For informational purposes the parking has been computed below based on uses shown on the proposed site plan at the rate shown in BMC § 17.58.110, the project requires a minimum of 1,934 spaces. Note that 2,696 parking spaces are shown on the proposed site plan.

<u>Use</u>	<u>Square Footage</u>	<u>Parking Ratio</u>	<u>Required Parking</u>
Shopping Center			
*Gross floor area up to and including 35,000 sq. ft.	35,000 sq. ft.	1 space/200 sq. ft.	175 spaces
*Gross floor area in excess of 35,000 sq. ft	390,506 sq. ft.	1 space/250 sq. ft.	1,562 spaces
*Free standing (single user) satellite pads fast food/ restaurants.	14,800 sq. ft.	1 space/ 75 sq. ft.	<u>197 spaces</u>
Total Required:			1,934 spaces

2. The applicant shall submit one (1) copy of the final landscape plan to the Planning Division, and include a copy of this plan with each set of the final building plans. Building permits will not be issued until the Planning Division has approved the final landscape plan for consistency with approved site plans, zone change conditions of approval, and minimum ordinance standards.

3. Approved landscaping, parking, lighting, and other related site improvements shall be installed and inspected by the Planning Division before final occupancy of any building or site. Please schedule final inspections with Dave Reizer (661/326-3673).
4. A solid masonry wall is required to be constructed adjacent to residentially zoned property as indicated by staff on the returned site plan. This wall must be shown on the final building plans and shall be constructed a minimum height of 6 feet as measured from the highest adjacent finished grade. If the parking lot, including drive aisles, delivery areas, loading and unloading areas are within 10 feet of residentially zoned property, a 7-foot wide landscape strip that includes landscaping consistent with Chapter 17.61 shall be installed between the wall and parking/drive areas (this will also be noted on the returned plan).
5. Parking lot lighting is required by the Bakersfield Municipal Code (Section 17.58.060A). Lights shall be designed, arranged, and shielded to reflect light away from adjacent residential properties and streets. All light fixtures shall be between 15' and 40' above grade with illumination evenly distributed across the parking area. Lighting direction and type of light fixture shall be shown on the final site plan or included with the building plans.
6. Addressing for the project shall be designated as shown by staff on the returned site plan. These address numbers will be the only addresses assigned by the city unless you wish to have a different address program. Internal unit addresses will be only by suite number and will be the responsibility of the owner or developer to assign to each tenant.

(It is recommended that you initially assign suite numbers beginning with 100, 200, 300, etc. instead of an alphabetic character. If in the future a tenant space is split, you would then be able to assign a number between these numbers which would keep your suites addressed in numerical order. Keeping an orderly numbering system will make it easier for customers, emergency personnel, mail delivery to find the business.)
7. Habitat Conservation fees shall be required for this project and will be calculated based on the fee in effect at the time we issue an urban development permit (includes grading plan approvals) as defined in the Implementation/Management Agreement (Section 2.21) for the Metropolitan Bakersfield Habitat Conservation Plan. Upon payment of the fee, the applicant will receive acknowledgment of compliance with Metropolitan Bakersfield Habitat Conservation Plan (Implementation/Management Agreement Section 3.1.4). This fee is currently \$1,240 per gross acre, payable to the City of Bakersfield (submit to the Planning Division).
8. Rooftop areas of commercial buildings (eg. office, retail, restaurant, assembly, hotel, hospital, church, school) shall be completely screened by parapets or other finished architectural features constructed to a height of the highest equipment, unfinished structural element or unfinished architectural feature of the building.

9. Open storage of materials and equipment shall be surrounded and screened with a solid wall or fence (screening also applies to gates). This fence shall be at least 6 feet in height and materials shall not be stacked above the height of the fence. *(Note: A taller fence is allowed in commercial and industrial zones. A building permit is only required for fences and walls over 6 feet in height.)*
10. Prior to issuance of a building permit, a common access and parking easement and/or covenant shall be recorded for the shopping center.

17.C. FIRE DEPARTMENT (staff contact - Greg Yates 661/326-3939)

1. Show on the final site plan:
 - a. All fire lanes as indicated on the returned plans, or as they may be modified by the Fire Department. Spacing between each sign identifying the fire lane must also be shown on the final plan that meets minimum city standards. The applicant shall install all required fire lane signs before occupancy of any building or portion of any building is allowed.
 - b. Both offsite (nearest to site) and on-site fire hydrants with required fire flows. New fire hydrants shall be sited and installed in accordance with the latest adopted version of the California Fire Code. Hydrants must be in working order to assure that adequate fire protection is available during construction unless other arrangements for such protection are approved by the Fire Department. Please provide 2 sets of the engineered water plans to Greg Yates. *(Note: All new fire hydrants must be purchased from the Fire Department.)*
 - c. If the project has fire sprinkler or stand pipe systems. The Fire Department will issue guidelines for connection locations (FDC) when automatic sprinkler and stand pipe systems are required.
 - d. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.
 - e. Name and phone number of the appropriate contact person.
2. The applicant must request an inspection of any underground sprinkler feeds at least 24 hours before they are buried. The Fire Safety Control Division (1715 Chester Avenue, Suite 300, Bakersfield, CA; Ph. 661/326-3951) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.
3. All access (permanent and temporary) to and around any building under construction must be at least 20 feet wide, contain no vehicle obstructions, and be graded to prevent water ponding. Barricades must be in place where ditches and barriers exist in or cross roadways. Emergency vehicle access must always be reliable.

4. The applicant shall obtain all necessary approvals from the Fire Department for fuel tanks or related facilities before they are installed on the site. Please contact the Environmental Services Division at 661/326-3979 for further information.
5. If you handle hazardous materials or hazardous waste on the site, the Environmental Services Division may require a hazardous material management plan before you can begin operations. Please contact them at 661/326-3979 for further information.
6. If you treat hazardous waste on the site, the Environmental Services Division may require a hazardous waste "Tiered" permit before you can begin operations. Please contact them at 661/326-3979 for further information.
7. If you store hazardous materials on the site in either an underground or a permanent aboveground storage tank, a permit from the Environmental Services Division is required to install and operate these tanks. The Environmental Services Division may also require a Spill Prevention Control and Countermeasure Plan before you can begin operations. Please contact them at 661/326-3979 for further information.

17.D. PUBLIC WORKS - ENGINEERING (staff contact - Lauren Dimberg 661/326-3585)

1. The applicant shall construct curbs, gutters, cross gutters, sidewalks, and street paving along Rosedale Highway and Main Plaza Drive according to adopted city standards. These improvements shall be shown on the final site plan submitted to the Building Division before any building permit will be issued. Deceleration lanes shall be constructed at each entrance of Rosedale Highway. Curb and gutter west of the west entrance on Rosedale Highway to the fire station to be constructed at the ultimate location.
2. The applicant shall install 6 street lights along Rosedale Highway and Main Plaza Drive as shown by staff on the returned site plan. The applicant shall be responsible for providing the labor and materials necessary to energize all newly installed street lights before occupancy of the building or site. These improvements shall be shown on the final site plan submitted to the Building Division before any building permit will be issued.
3. The applicant shall construct standard handicap ramps at each entrance on Rosedale Highway and Main Plaza Drive according to adopted city standards. These improvements shall be shown on the final site plan submitted to the Building Division before any building permit will be issued.
4. The applicant shall install new connection(s) to the public sewer system. This connection shall be shown on the final site plan submitted to the Building Division before any building permit will be issued.
5. All driveways, vehicular access and parking areas shall be paved with a minimum of 2" Type B, A.C. over 3" Class II A.B. according to the Bakersfield Municipal Code (Sections 15.76.020 & 17.58.050 N.) and the adopted standards of the City Engineer. This paving standard shall be noted on the final site plan submitted to the Building Division before any building permit will be issued.

6. If a grading plan is required by the Building Division, a building permit will not be issued until the grading plan is approved by both the Public Works Department and Building Division.
7. If the project generates industrial waste, it shall be subject to the requirements of the Industrial Waste Ordinance. You must obtain an industrial waste permit from the Public Works Department before issuance of the building permit. To find out what type of waste is considered industrial, please contact the waste water treatment superintendent at 661/326-3249.
8. Before you can occupy any building or site, you must reconstruct or repair substandard off-site improvements to adopted city standards as directed by the City Engineer. Please call the construction superintendent at 661/326-3049 to schedule a site inspection to find out what improvements may be required.
9. You must obtain a street permit from the Public Works Department and/or Caltrans before any work can be done within the public right-of-way. Please include a copy of this site plan review decision to the department at the time you apply for this permit.
10. Sewer connection fees shall be paid at the time a building permit is issued. We will base these fees at the rate in effect at the time a building permit is issued.
11. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 92-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.
12. A transportation impact fee for local and regional facilities shall be paid at the time a building permit is issued. This fee will be based on the traffic study for this project. The Public Works Department will calculate an estimate of the total fee when you submit construction plans for the project.
13. The developer shall, along the entire frontage of the development within Rosedale Highway, construct a landscaped median island. Landscape plans to be approved by the City Parks Department.
14. The developer shall form a maintenance district for operating and maintaining the traffic signal at the main entrance on Rosedale Highway.

17.E. PUBLIC WORKS - TRAFFIC (staff contact - George Gillburg 661/326-3997)

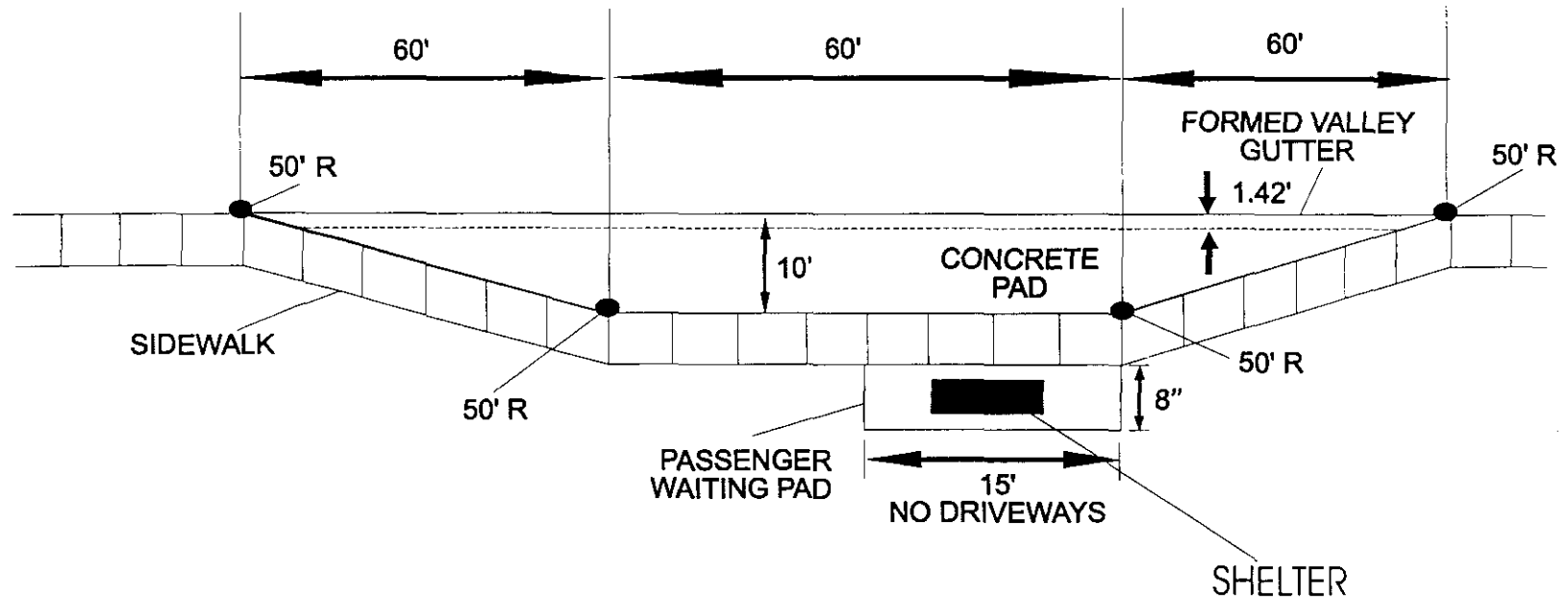
1. Street return type approach(es), if used, shall have 20' minimum radius returns with a 24' minimum throat width.

2. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90°) parking spaces are proposed where a vehicle must back into these aisles, the minimum aisle width shall be 25 feet. All drive aisle widths shall be shown on the final plan.
3. Show the typical parking stall dimensions on the final plan. Minimum parking stall dimensions shall be 9' wide x 18' long. Vehicles may hang over landscape areas, including tree wells, no more than 2½ feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles as required by the Planning Division.
4. Proposed Traffic signal on Rosedale Highway at main entrance shall be operational before any part on this phase opens.
5. Construct Rosedale Highway to ultimate width adjacent Freestanding Pad 6.

17.F. PUBLIC WORKS - SOLID WASTE (staff contact - John Wilburn 661/326-3114)

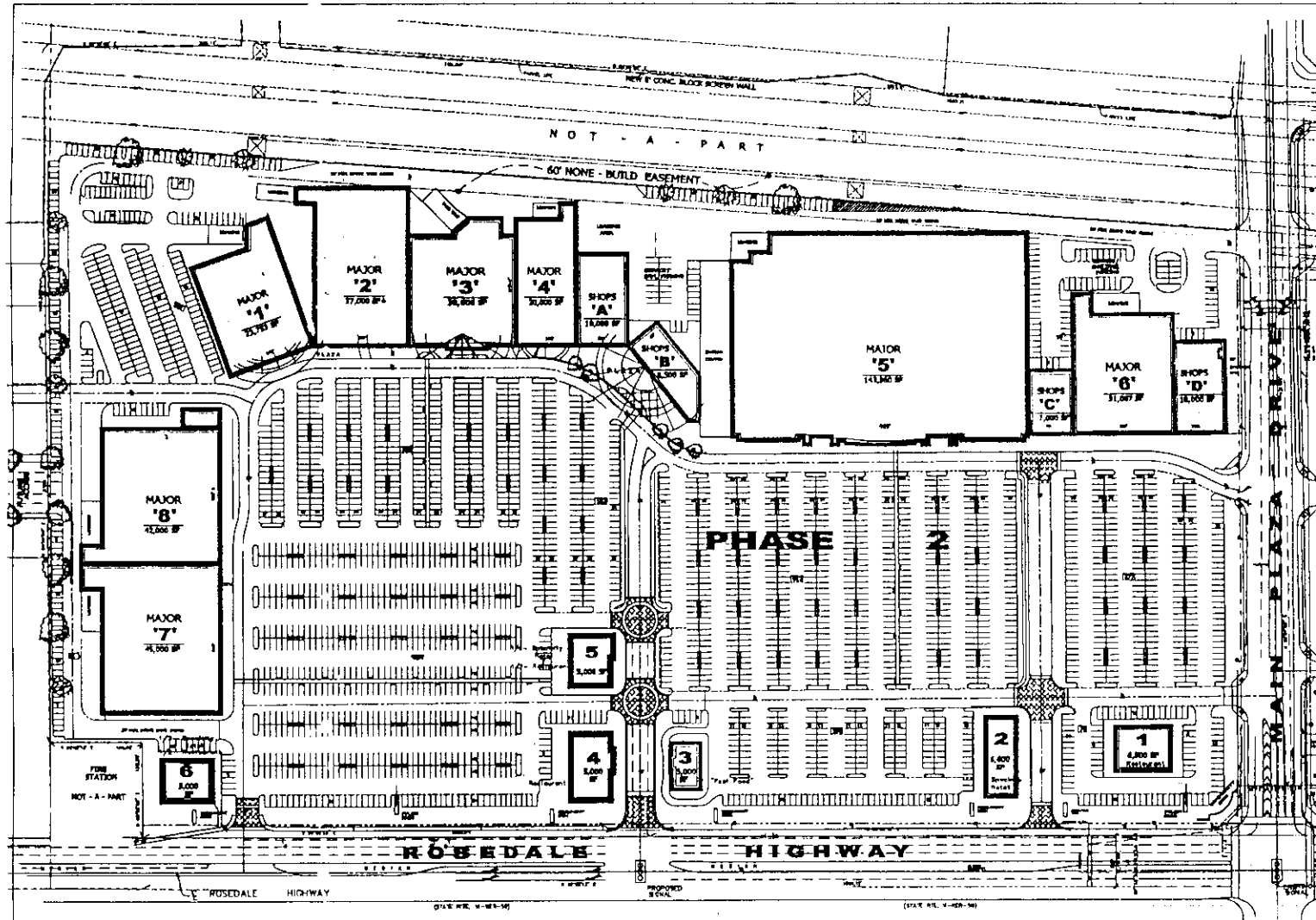
1. Show on the final plan 6, 8' x 10' and 3, 8' x 20' refuse bin enclosures designed according to adopted city standards (Detail #S-43). Before occupancy of the building or site is allowed, 14, 3 cubic yard front loading type refuse bins shall be placed within the required enclosures.
2. Show on the final plan 8 compactor roll-off bin location(s).
3. Before building permits can be issued or work begins on the property, you must contact the staff person noted above to establish the level and type of service necessary for the collection of refuse and/or recycled materials.
4. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.
5. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location.
6. Facilities that participate in recycling operations must provide a location that is separate from the refuse containment area.
7. The Solid Waste Division will determine appropriate service levels for refuse collection required for a project. These levels of service are based on how often collection occurs as follows:
 - Can or cart service -- 1 cubic yard/week or less
 - Front loader bin service -- 1 cubic yard/week - 12 cubic yards/day
 - Roll-off compactor service -- More than 12 cubic yards/day

EXHIBIT "A.1."



TURNOUT DESIGN
NORTHWEST PROMENADE
PHASE 2

EXHIBIT "B"



PHASE 2 SITE PLAN

PHASE 2 AREA ANALYSIS

SITE AREA : (gross) ± 52.1 ACRES
(net) ± 43.2 ACRES

MAJOR	USE	BUILDING AREA
'1'	(Retail)	23,753 SF
'2'	(Retail)	37,000 SF
'3'	(Retail)	20,000 SF
'4'	(Retail)	30,606 SF
'5'	(Retail)	143,960 SF
'6'	(Retail)	31,087 SF
'7'	(Retail)	45,000 SF
'8'	(Retail)	42,000 SF

SHOPS 'A'	(Retail)	10,000 SF
'B'	(Retail)	8,500 SF
'C'	(Retail)	7,000 SF
'D'	(Retail)	10,000 SF

PAD '1'	(Restaurant)	6,803 SF
'2'	(Specialty Retail)	6,600 SF
'3'	(Fast Food)	3,000 SF
'4'	(Restaurant)	5,000 SF
'5'	(1/2 Fast Food)	5,000 SF
'6'	(1/2 Fast Food)	5,000 SF

TOTAL G.L.A. : 440,306 SF

PARKING PROVIDED : 2,696 CARS

PARKING RATIO : 6.12 / 1000 SF

PARKING REQUIRED : 1,967 CARS

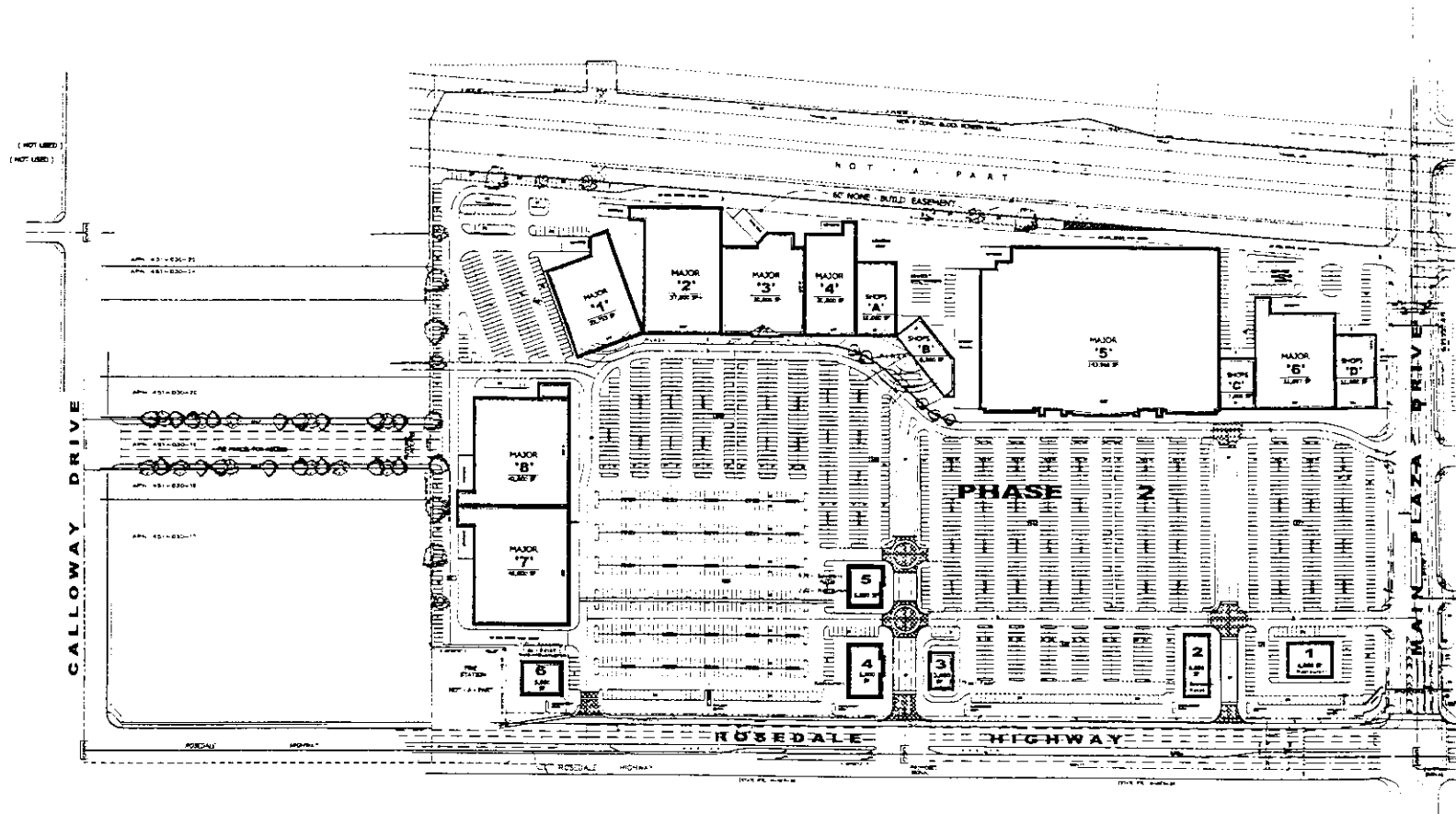
Proposed Project Requirements
 Gross Floor Area: 31,400 SF 299Cars
 Retail Use: 8/1000 SF (11,800 SF) = 88
 Restaurant Use: 12/1000 SF (19,600 SF) = 117.6
 Total: 205.6
 In-Line, Parcel A, Shop: 1st 35,000 SF Retail @ 1/200 SF = 35,000 SF = 175 Cars
 Rest of Retail @ 1/250 SF = 373,806 SF = 1,495 Cars
 TOTAL PARKING REQUIRED : 1,967 Cars

USA 20027
1" = 60'
NORTH



MAY 18, 2000
REV: JUNE 6, 2000
JUNE 12, 2000
JUNE 13, 2000
REV: JUNE 27, 2000
JULY 21, 2000

EXHIBIT "B"



CONCEPTUAL SITE PLAN

ARCHITECTS
LEIDENFROST/MOROWITZ & ASSOCIATES
 300 VICTORY BOULEVARD
 BAKERSFIELD, CALIFORNIA 93301 (805) 346-6999

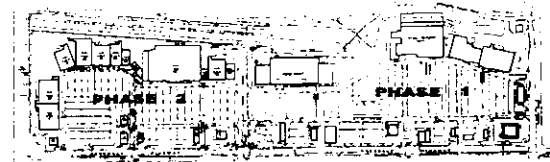
NORTHWEST PROMENADE
 BAKERSFIELD CALIFORNIA

HOPPER PROPE
 2101 STATE ROAD
 BAKERSFIELD, CA 93306
 TEL: (805) 393-7000 FAX: (805) 393-4

EXHIBIT "B"



EXHIBIT "B"



KEY PLAN

VIGNETTE - 1

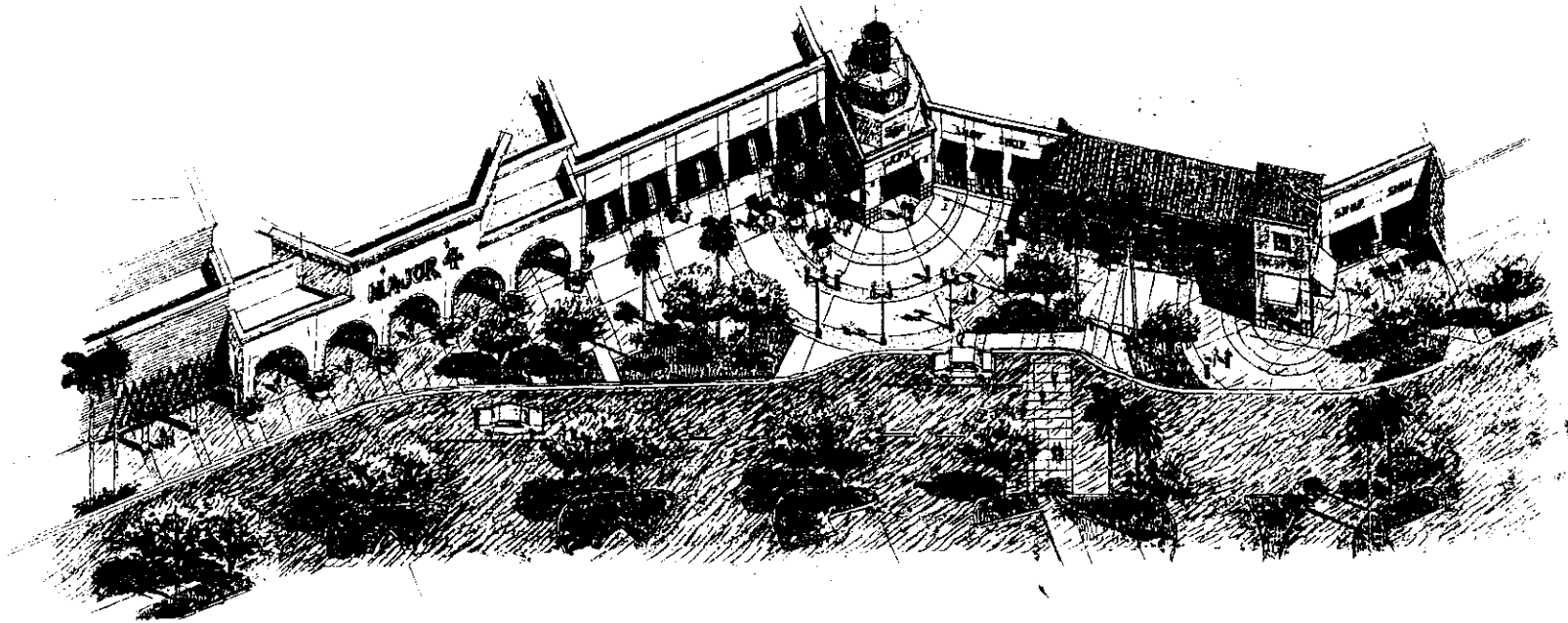
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
GLENDALE CALIFORNIA

NORTHWEST
BAKERSFIELD

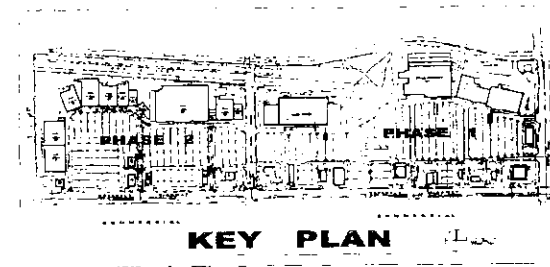
PROMENADE
CALIFORNIA

HOPPER PROPERTIES
3101 STATE ROAD
BAKERSFIELD, CA 93308
TEL: (661) 393-7000 FAX: (661) 393-8738

EXHIBIT "B"



VIGNETTE - 2



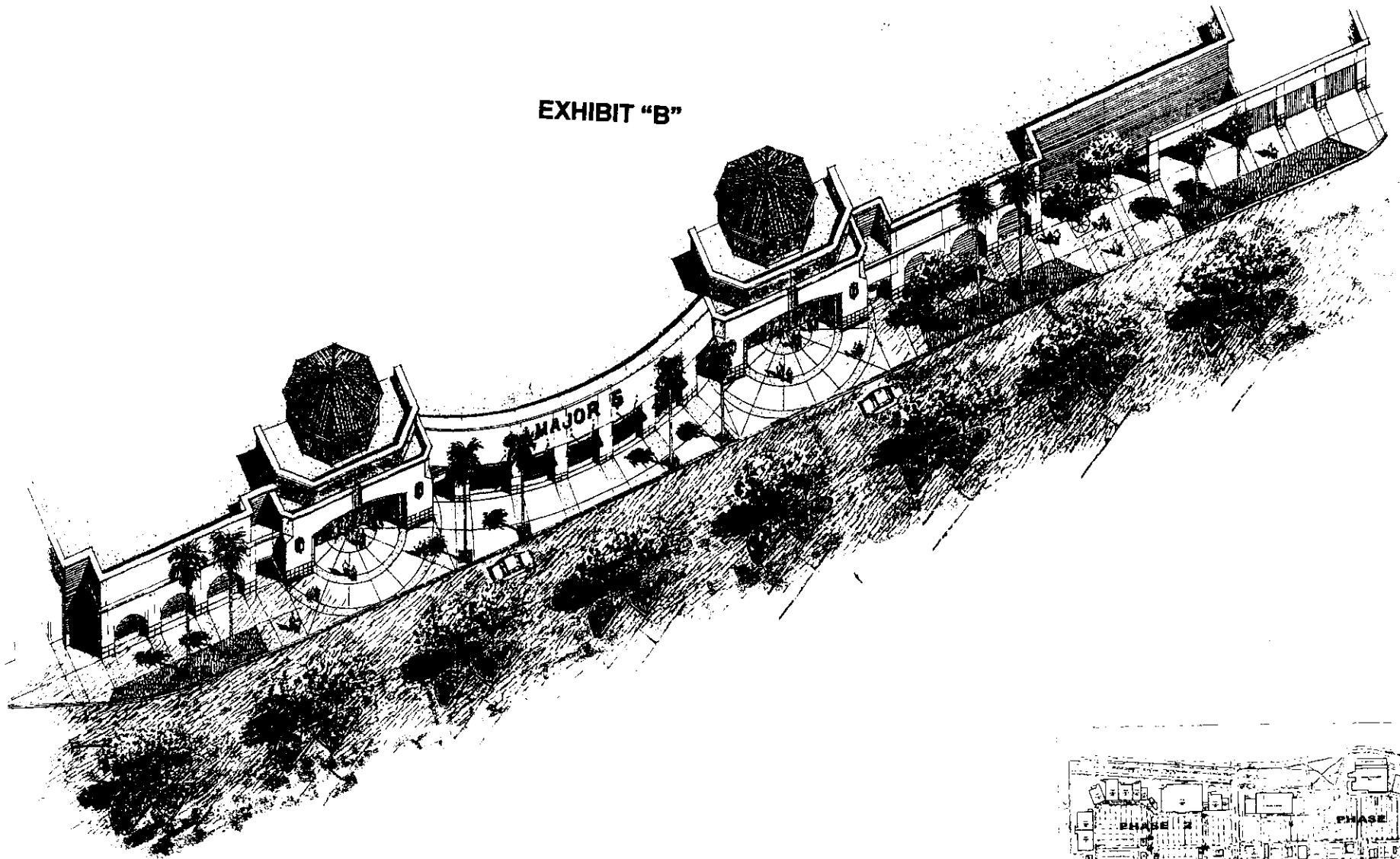
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
GLENDALE CALIFORNIA

NORTHWEST
BAKERSFIELD

PROMENADE
CALIFORNIA

HOPPER PROPERTIES
3101 STATE ROAD
BAKERSFIELD, CA 93308
TEL: (661) 393-7000 FAX: (661) 393-8738

EXHIBIT "B"



VIGNETTE - 3

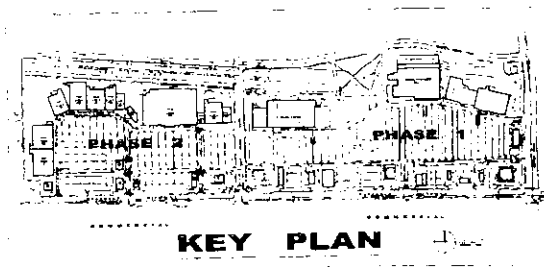
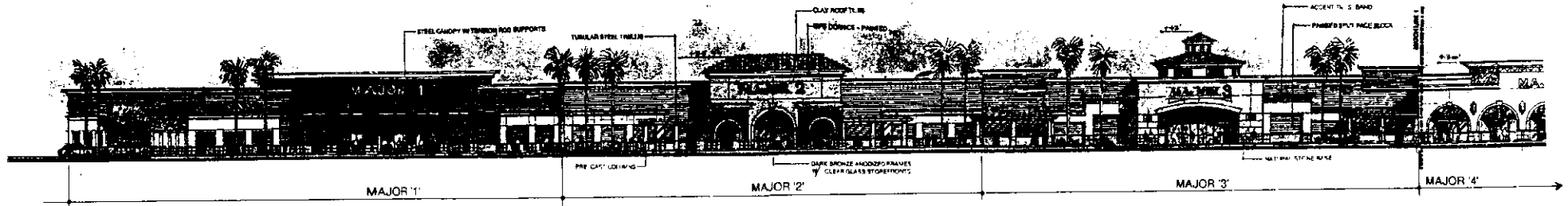
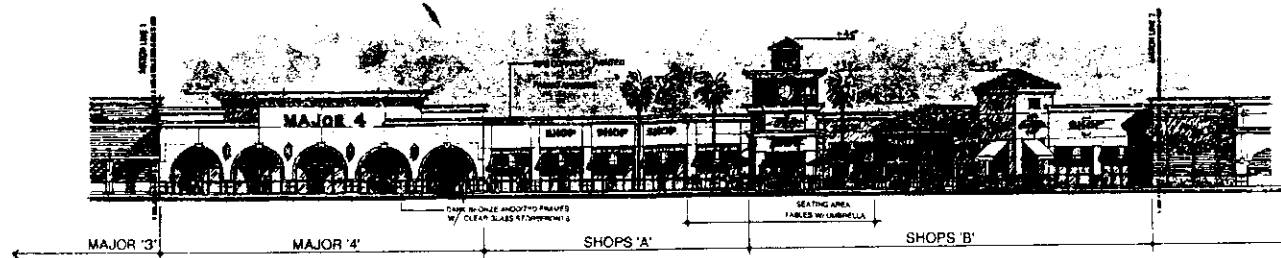


EXHIBIT "B"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

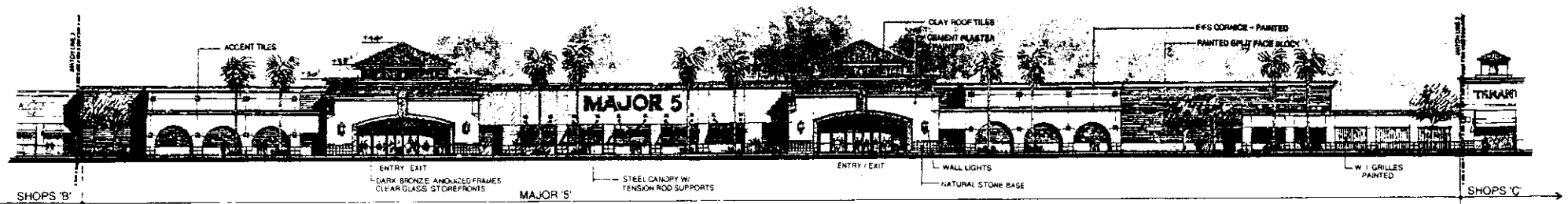
BLDG. ELEVATIONS

ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
GLENDALE CALIFORNIA

NORTHWEST PROMENADE
BAKERSFIELD CALIFORNIA

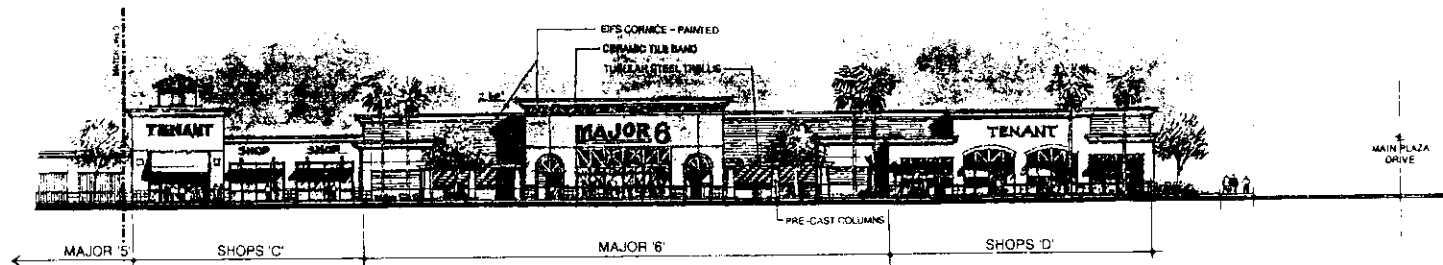
HOPPER PROPERTIES
3101 STATE ROAD
BAKERSFIELD, CA 93308
TEL: (661) 393-7050 FAX: (661) 393-8738

EXHIBIT "B"



SOUTH ELEVATION

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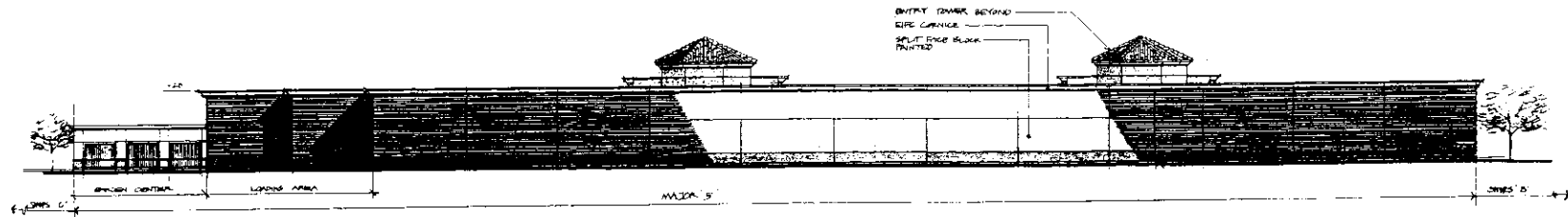


SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

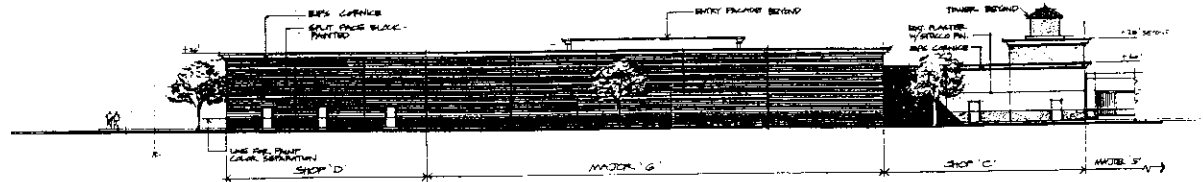
BLDG. ELEVATIONS

EXHIBIT "B"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

BLDG. ELEVATIONS

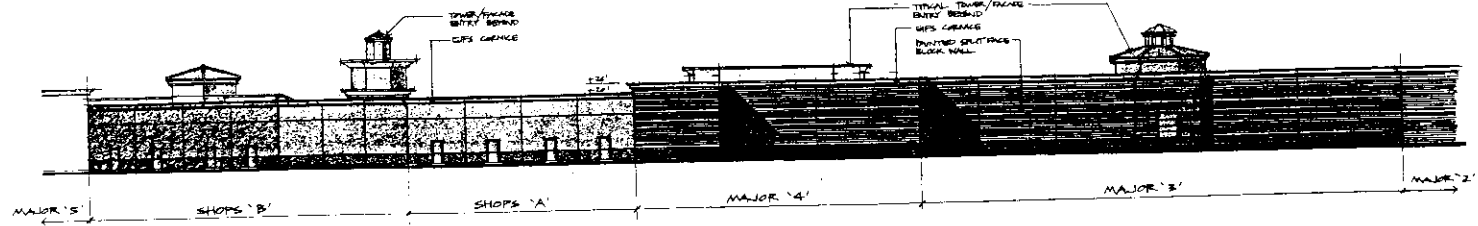
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
 1823 VICTORY BOULEVARD
 GLENDALE, CALIFORNIA 91201
 (619) 246-6050
 FAX: (619) 246-6050

NORTHWEST
 BAKERSFIELD

PROMENADE
 CALIFORNIA

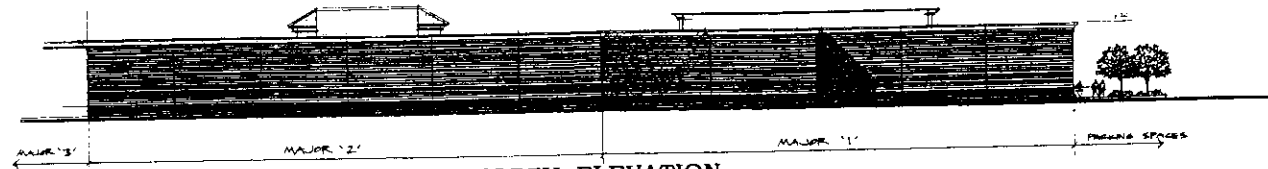
HOPPER PROPERTIES
 3101 STATE ROAD
 BAKERSFIELD, CA 93306
 TEL: (661) 393-7000 FAX: (661) 393-8738

EXHIBIT "B"

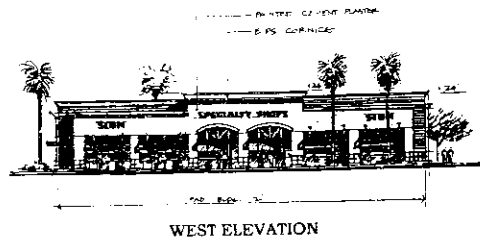


NORTH ELEVATION

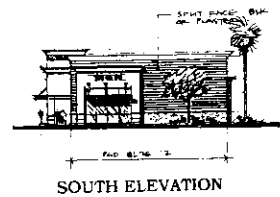
SCALE 1/16" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BLDG. ELEVATIONS

ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
3113 VICTORY BOULEVARD GLENDALE, CALIFORNIA 91201 (818) 246-8007

NORTHWEST
BAKERSFIELD

PROMENADE
CALIFORNIA

HOPPER PROPERTIES
3101 STATE ROAD
BAKERSFIELD, CA 93308
TEL (661) 393-7000 FAX (661) 393-8738

EXHIBIT "D"

PCD ZONE CHANGE #P00-0519 NORTHWEST PROMENADE PHASE 2 LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP 6521, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED SEPTEMBER 15, 1983 IN BOOK 30, PAGE 6 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE SOUTH HALF OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M. D. B. M., ALL OIL, GAS AND OTHER MINERALS CONTAINED WITHIN THE PROPERTY HEREINABOVE DESCRIBED WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED; ALL OIL, GAS AND OTHER MINERAL RIGHTS BELONGING OR APPERTAINING TO SAID PROPERTY; THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE, MINE, EXTRACT AND REMOVE OIL, GAS AND OTHER MINERALS UPON, FROM AND THROUGH SAID PROPERTY; THE EXCLUSIVE RIGHT TO INJECT IN, STORE UNDER AND THEREAFTER Withdraw FROM SAID PROPERTY OIL, GAS AND OTHER MINERALS AND PRODUCTS THEREOF WHETHER PRODUCED FROM SAID PROPERTY OR ELSEWHERE; THE EXCLUSIVE RIGHT TO DRILL AND OPERATE WHATEVER WELLS, CONSTRUCT, INSTALL, OPERATE, MAINTAIN AND REMOVE WHATEVER FACILITIES AND DO WHATEVER ELSE MAY BE REASONABLY NECESSARY ON AND IN SAID PROPERTY FOR THE FULL ENJOYMENT AND EXERCISE OF THE RIGHTS SO EXCEPTED AND RESERVED; AND THE UNRESTRICTED RIGHT OF INGRESS TO AND EGRESS FROM SAID PROPERTY FOR ALL SUCH PURPOSES; BUT GRANTOR AND ITS SUCCESSORS AND ASSIGNS, SHALL COMPENSATE GRANTEE AND ITS SUCCESSORS AND ASSIGNS, UPON DEMAND FOR ANY AND ALL DAMAGES CAUSED TO IMPROVEMENTS AND GROWING CROPS UPON SAID PROPERTY BY THE ENJOYMENT OR EXERCISE OF THE RIGHTS SO EXCEPTED AND RESERVED AS EXCEPTED IN THE DEED FROM KERN COUNTY LAND COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 13, 1969 IN BOOK 4256, PAGE 762 AND RE-RECORDED MARCH 28, 1969 IN BOOK 4261, PAGE 402, BOTH OF OFFICIAL RECORDS.

BY INSTRUMENT RECORDED SEPTEMBER 8, 1983 IN BOOK 5587, PAGE 61 OF OFFICIAL RECORDS, TENNECO WEST, INC. WAIVED THE RIGHT OF SURFACE INGRESS AND EGRESS AND TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND; With THE EXCEPTION OF 16 DRILL SITES THEREIN DESCRIBED, AND AS SHOWN ON SAID PARCEL MAP; AND 8 STORM DRAIN SUMP SITES, AS THEREIN DESCRIBED.

BY INSTRUMENT ENTITLED, "MEMORANDUM OF WAIVER OF SURFACE RIGHTS OF ACCESS AGREEMENT," TENNECO WEST, INC. A DELAWARE CORPORATION, WAIVED ITS SURFACE RIGHTS OF ACCESS TO SAID LAND UPON THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED AGREEMENT DATED FEBRUARY 10, 1986, AND FEBRUARY 11, 1986, SAID MEMORANDUM RECORDED OCTOBER 8, 1987 IN BOOK 6055, PAGE 1386 OF OFFICIAL RECORDS.

52.1 ± acres

Exhibit B
(Location Map)

ZC 20-0343

CITY OF BAKERSFIELD

**LEGEND
(ZONE DISTRICTS)**

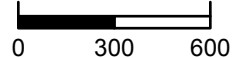
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-1 Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD



Feet



Document Name: 2020_11_10zc

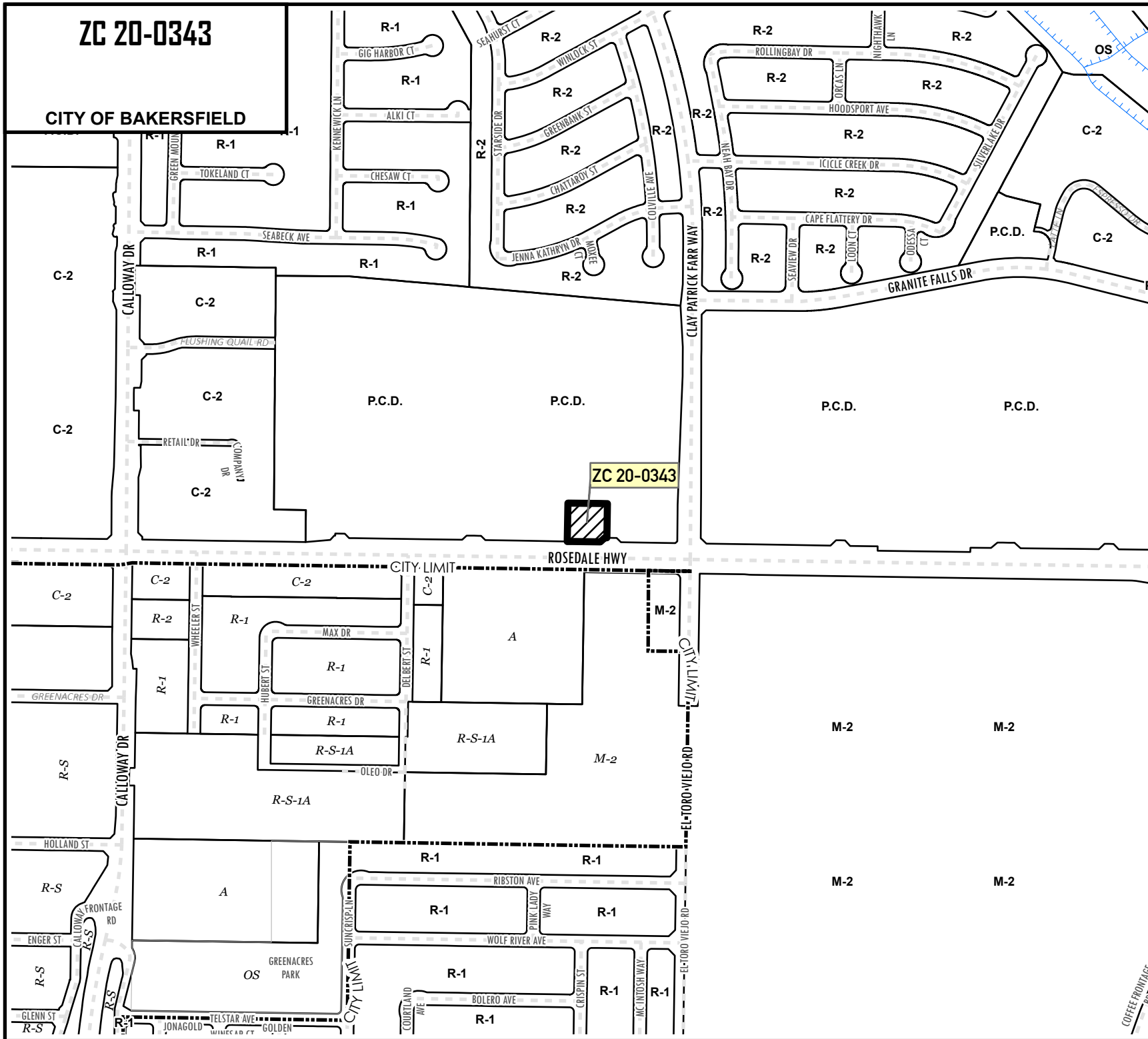
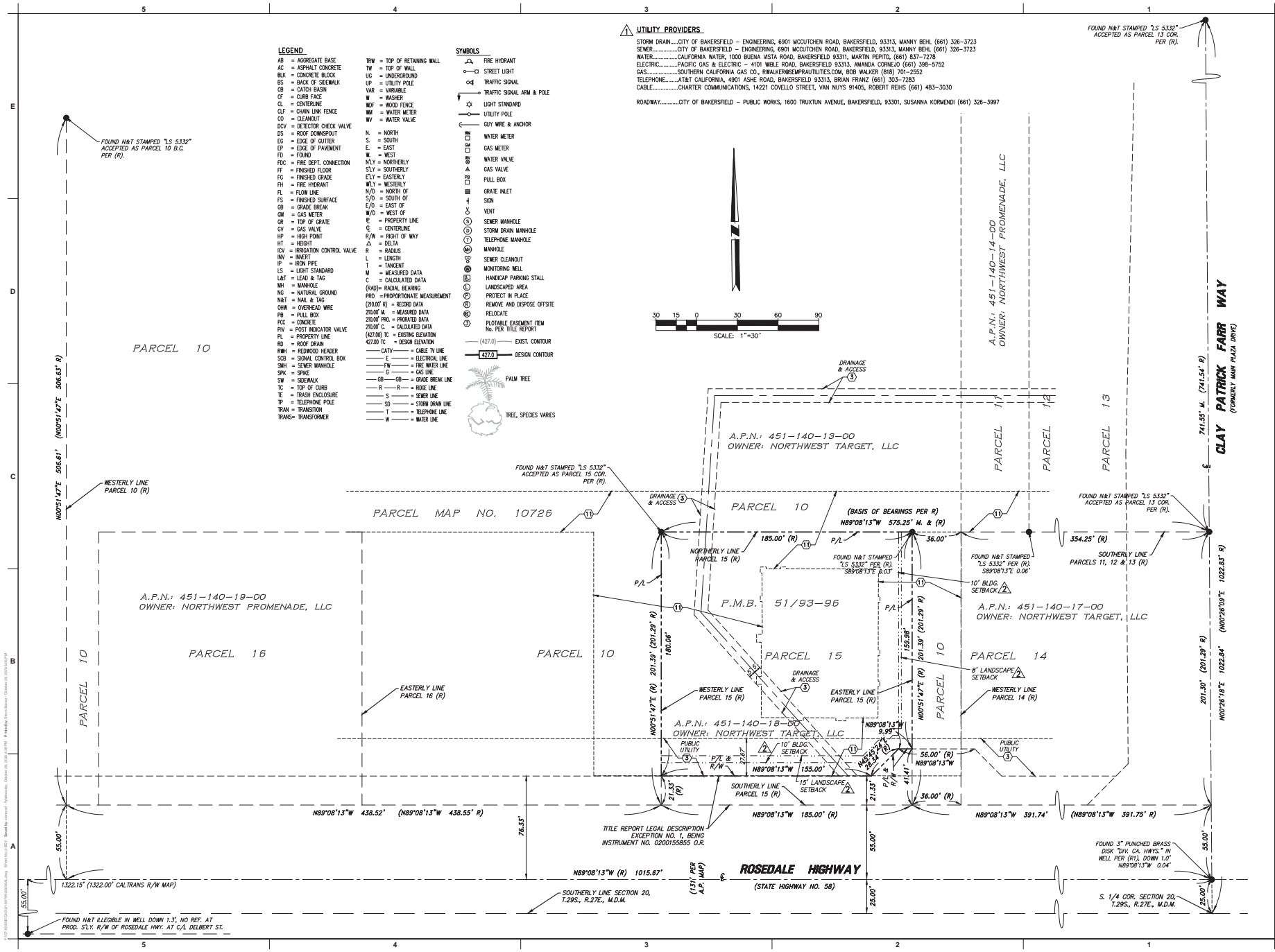


Exhibit C
(Legal Description)



LEGEND

- AB = AGGREGATE BASE
- AC = ASPHALT CONCRETE
- BLK = CONCRETE BLOCK
- BS = BACK OF SIDEWALK
- CB = CATCH BASIN
- CF = CURB FACE
- CL = CENTERLINE
- CO = CHAIN LINK FENCE
- CLF = CLEANT
- DCV = DETECTOR CHECK VALVE
- DS = ROOF DOWNSPOUT
- EG = EDGE OF CUTTER
- EP = EDGE OF PAVEMENT
- FD = FOUND
- FSC = FIRE DEPT. CONNECTION
- FT = FINISHED FLOOR
- FG = FINISHED GRADE
- FH = FIRE HYDRANT
- FL = FLOW LINE
- F3 = FINISHED SURFACE
- GB = GRADE BREAK
- GM = GAS METER
- GR = TOP OF GRATE
- GV = GAS VALVE
- HP = HIGH POINT
- HT = HEIGHT
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- P = IRON PIPE
- LS = LIGHT STANDARD
- LAT = LEAD & TAG
- MH = MANHOLE
- NG = NATURAL GROUND
- NAT = NAIL & TAG
- OWH = OVERHEAD WIRE
- PB = PULL BOX
- PCG = CONCREE
- PV = POST INDICATOR VALVE
- PL = PROPERTY LINE
- RD = ROOF DRAIN
- RWH = REDWOOD HEADER
- SBS = SIGNAL CONTROL BOX
- SMH = SEWER MANHOLE
- SPK = SPIKE
- SW = SIDEWALK
- TS = TOP OF CURB
- TE = TRASH ENCLOSURE
- TP = TELEPHONE POLE
- TRM = TRANSITION
- TRANS = TRANSFORMER

- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALL
- UC = UNDERGROUND
- UP = UTILITY POLE
- VAR = VARIABLE
- W = WISHER
- WOF = WOOD FENCE
- WM = WATER METER
- WV = WATER VALVE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- NLY = NORTHERLY
- Sly = SOUTHERLY
- Ely = EASTERLY
- Wly = WESTERLY
- N/O = NORTH OF
- S/O = SOUTH OF
- E/O = EAST OF
- W/O = WEST OF
- P = PROPERTY LINE
- C = CENTERLINE
- R/W = RIGHT OF WAY
- Δ = DELTA
- R = RADIUS
- L = LENGTH
- T = TANGENT
- M = MEASURED DATA
- C = CALCULATED DATA
- (RAD) = RADIAL BEARING
- PRO = PROPORTIONATE MEASUREMENT
- (20.00' R) = RECORD DATA
- 20.00' M = MEASURED DATA
- 20.00' PRO = PROPORTIONATE DATA
- 20.00' C = CALCULATED DATA
- (47.00) E = EXISTING ELEVATION
- 47.00 T = DESIGN ELEVATION
- CATV = CABLE TV LINE
- E = ELECTRICAL LINE
- F = FIRE WATER LINE
- G = GAS LINE
- GB = GRADE BREAK LINE
- R = ROSE LINE
- S = SEWER LINE
- SD = STORM DRAIN LINE
- T = TELEPHONE LINE
- W = WATER LINE

SYMBOLS

- FIRE HYDRANT
- STREET LIGHT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL ARM & POLE
- LIGHT STANDARD
- UTILITY POLE
- GUY WIRE & ANCHOR
- WATER METER
- GAS METER
- WATER VALVE
- GAS VALVE
- PULL BOX
- GRATE INLET
- SIGN
- VENT
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- SEWER CLEANOUT
- MONITORING WELL
- HANDICAP PARKING STALL
- LANDSCAPE AREA
- PROTECT IN PLACE
- REMOVE AND DISPOSE OFFSITE
- RELOCATE
- PLOTTABLE EASEMENT ITEM
- NO. PER TITLE REPORT
- (47.0) — EXIST. CONTOUR
- (47.0) — DESIGN CONTOUR
- PALM TREE
- TREE, SPECIES VARIES

UTILITY PROVIDERS

- STORM DRAIN.....CITY OF BAKERSFIELD - ENGINEERING, 6901 MCCUTCHEN ROAD, BAKERSFIELD, 93313, MANNY BEHL (661) 326-3723
- SEWER.....CITY OF BAKERSFIELD - ENGINEERING, 6901 MCCUTCHEN ROAD, BAKERSFIELD, 93313, MANNY BEHL (661) 326-3723
- WATER.....CALIFORNIA WATER, 1000 BUENA VISTA ROAD, BAKERSFIELD 93311, MARTIN PETITO, (661) 837-7278
- ELECTRIC.....PACIFIC GAS & ELECTRIC - 4101 WIBLE ROAD, BAKERSFIELD 93313, MANUELA CORNEJO (661) 308-5752
- GAS.....SOUTHERN CALIFORNIA GAS CO., 800 WALKER STREET, BAKERSFIELD, 93311, BOB WALKER (818) 701-2552
- TELEPHONE.....AT&T CALIFORNIA, 4901 ASH ROAD, BAKERSFIELD 93313, BRIAN FRANZ (661) 303-7283
- CABLE.....CHARTER COMMUNICATIONS, 14221 COVELLO STREET, VAN NUYS 91405, ROBERT REHS (661) 483-3030
- ROADWAY.....CITY OF BAKERSFIELD - PUBLIC WORKS, 1600 TRUXTON AVENUE, BAKERSFIELD, 93301, SUSANNA KORMENDI (661) 326-3997



Chick-Fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:
JOSEPH C. THILAW & ASSOCIATES, INC.
Civil Engineers and
Land Surveyors
1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 935-0265
(714) 935-0106 (FAX)



CHICK-FIL-A
ROSEDALE HWY & CLAY PATRICK FARR
9030 ROSEDALE HIGHWAY
BAKERSFIELD, CA 93312

FSU# 04799

REVISION SUMMARY

NO.	DATE	DESCRIPTION
1	9/22/20	ADDITIONAL STREET MON. BOY ADJUST.
2	10/28/20	PLOT SETBACKS STATEMENT OF ENCROACHMENTS

ENGINEER'S PROJECT # CHA2003
PRINTED FOR: ENTITLEMENT
DATE: 08/31/20
DRAWN BY: SDS
Information contained on this drawing and all sheets shall constitute the entire contract and shall not be subject to change without written consent of the client and the engineer.
SHEET ALTANSPLS LAND TITLE SURVEY
SHEET NUMBER

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(858) 410-2151
COMMITMENT NUMBER: NCS-1020212-50
COMMITMENT DATE: JULY 06, 2020
TITLE OFFICER: TERRY BROWN / JANICE TRANOR

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 15 OF PARCEL MAP 10726 IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AS PER MAP RECORDED DECEMBER 15, 2000 IN BOOK 51, PAGE 93, OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION SAID LAND CONVEYED TO THE STATE OF CALIFORNIA IN DEED RECORDED DECEMBER 6, 2000 AS INSTRUMENT NO. 0200155855 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM FROM ALL THAT PORTION OF SAID LAND LYING WITHIN THE SOUTH HALF OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.B.M., ALL OIL, GAS AND OTHER MINERALS CONTAINED WITHIN THE PROPERTY HEREON ABOVE DESCRIBED WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED; ALL OIL, GAS AND OTHER MINERAL RIGHTS BELONGING OR APPERTAINING TO SAID PROPERTY; THE EXCLUSIVE RIGHT TO PROSPECT FOR, DRILL FOR, PRODUCE, MINE, EXTRACT AND REMOVE OIL, GAS AND OTHER MINERALS UPON, FROM AND THROUGH SAID PROPERTY; THE EXCLUSIVE RIGHT TO INJECT IN, STORE UNDER AND THEREAFTER WITHDRAW FROM SAID PROPERTY OIL, GAS AND OTHER MINERALS AND PRODUCTS THEREOF WHETHER PRODUCED FROM SAID PROPERTY OR ELSEWHERE; THE EXCLUSIVE RIGHT TO DRILL AND OPERATE WHATEVER WELLS, CONSTRUCT, INSTALL, OPERATE, MAINTAIN AND REMOVE WHATEVER OTHER FACILITIES AND DO WHATEVER ELSE MAY BE REASONABLY NECESSARY ON AND IN SAID PROPERTY FOR THE FULL ENJOYMENT AND EXERCISE OF THE RIGHTS SO EXCEPTED AND RESERVED; AND THE UNRESTRICTED RIGHT OF INGRESS TO AND EGRESS FROM SAID PROPERTY FOR ALL SUCH PURPOSES; BUT GRANTOR AND ITS SUCCESSORS AND ASSIGNS, SHALL COMPENSATE GRANTEE AND ITS SUCCESSORS AND ASSIGNS, UPON DEMAND FOR ANY AND ALL DAMAGES CAUSED BY IMPROVEMENTS AND CROWING CROPS UPON SAID PROPERTY BY THE ENJOYMENT OR EXERCISE OF THE RIGHTS SO EXCEPTED AND RESERVED AS EXCEPTED IN THE DEED FROM KERN COUNTY LAND COMPANY, A DELAWARE CORPORATION, RECORDED MARCH 13, 1969 IN BOOK 4256, PAGE 762 AND RE-RECORDED MARCH 28, 1969 IN BOOK 4261, PAGE 402 BOTH OF OFFICIAL RECORDS.

BY INSTRUMENT ENTITLED WAIVER OF SURFACE ACCESS RECORDED OCTOBER 10, 2000 AS INSTRUMENT NO. 020028688 OF OFFICIAL RECORDS, CITY RESOURCES CALIFORNIA LLC WAIVED ITS RIGHT OF SURFACE ACCESS FROM THE SURFACE OF SAID LAND TO A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND.

APN: 451-140-18-00-2

EASEMENT NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

- ITEM THAT DEALS WITH TAXES.
- ITEM THAT DEALS WITH TAXES.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 10726 RECORDED DECEMBER 15, 2000 AND ON FILE IN BOOK 51, PAGE 93-96, OF PARCEL MAPS, FOR: PUBLIC UTILITY, DRAINAGE AND ACCESS AND INCIDENTAL PURPOSES.

4 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT RELATING TO ISSUANCE OF CERTIFICATE OF OCCUPANCY" RECORDED DECEMBER 15, 2000 AS INSTRUMENT NO. 0200160324 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

5 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT RELATING TO REMOVAL OF GROUNDWATER UPON SUBVERSION" RECORDED DECEMBER 15, 2000 AS INSTRUMENT NO. 0200160325 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

6 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT DISCLOSING INCLUSION IN MAINTENANCE DISTRICT" RECORDED DECEMBER 15, 2000 AS INSTRUMENT NO. 0200160326 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

7 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OPERATION AND EASEMENT AGREEMENT" RECORDED JANUARY 12, 2001 AS INSTRUMENT NO. 0201004921 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AMONG OTHER ITEMS, INCLUDES NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SIGNS AND CITY ACCESS TO COMMON AREAS. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT NOTES

8 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT AND VARIOUS AGREEMENT" RECORDED JANUARY 12, 2001 AS INSTRUMENT NO. 0201004922 OF OFFICIAL RECORDS.

NOTE: SAID DOCUMENT AFFECTS THE SUBJECT PROPERTY AND INCLUDES AMONG OTHER ITEMS BUILDING CONSTRUCTION RESTRICTIONS AND IS NOT PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

9 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED NOVEMBER 10, 2000, BY AND BETWEEN NORTHWEST TARGET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND ROSS STORES, INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED FEBRUARY 06, 2001 AS INSTRUMENT NO. 0201016309 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

AFFECTS: THE LAND AND OTHER PROPERTY.

NOTE: SAID DOCUMENT IS A LEASE AGREEMENT FOR A ROSS STORE AND INCLUDES BLANKET RESTRICTIONS NOT PLOTTED HEREON. AMONG AMONG OTHER ITEMS THE DOCUMENT INCLUDES AN EXHIBIT SHOWING A SHOPPING CENTER ACCESS DRIVE HATCHED AS A "CONTROL AREA". REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

10 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED FEBRUARY 05, 2001, BY AND BETWEEN NORTHWEST TARGET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND AARON BROTHERS, INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF SHOPPING CENTER LEASE RECORDED FEBRUARY 14, 2001 AS INSTRUMENT NO. 0201019761 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

AFFECTS: THE LAND AND OTHER PROPERTY.

NOTE: SAID DOCUMENT IS NOT A SURVEY ITEM AND IS NOT PLOTTED HEREON.

11 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 04, 2001, BY AND BETWEEN NORTHWEST TARGET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND PIER 1 IMPORTS (U.S.), INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 11, 2002 AS INSTRUMENT NO. 0202003298 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

NOTE: SAID DOCUMENT INCLUDES AN EXHIBIT FOR A "NO BUILD AREA" FOR THE CURRENT TENANT'S SITE AREA EXCLUDING THE BUILDING. SAID AREA LIMITS IS APPROXIMATELY PLOTTED HEREON. REFER TO SAID DOCUMENT FOR FULL PARTICULARS.

12 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED DECEMBER 27, 2019, BY AND BETWEEN NORTHWEST TARGET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND ULTA SALON COSMETICS & FRAGRANCE, INC., A DELAWARE CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JANUARY 22, 2020 AS INSTRUMENT NO. 220008868 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

AFFECTS: THE LAND AND OTHER PROPERTY.

NOTE: SAID DOCUMENT IS NOT A SURVEY ITEM AND IS NOT PLOTTED HEREON.

13 WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INCREDIBLENESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.

14 PRIOR TO CLOSING, THE COMPANY MUST CONFIRM WHETHER THE COUNTY RECORDING OFFICE IN WHICH THE LAND IS LOCATED HAS CHANGED ITS ACCESS POLICIES DUE TO THE COVID-19 OUTBREAK. IF RECORDING HAS BEEN RESTRICTED, SPECIFIC UNDERWRITING APPROVAL IS REQUIRED; AND, ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE MADE.

15 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

16 RIGHTS OF PARTIES IN POSSESSION.

SITE AREA

THE SUBJECT SITE, PER TITLE REPORT DESCRIPTION CONTAINS APPROXIMATELY:
32,910 SQ. FT. OR 0.756 ACRES

BASIS OF BEARINGS

THE BEARING NORTH 89°08'13" WEST FOR THE NORTHERLY LINES OF PARCELS 15 AND 14 AS SHOWN ON PARCEL MAP NO. 10726, FILED IN BOOK 51, PAGES 93-96 OF PARCEL MAPS, RECORDS OF KERN COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD DATA

(R) = RECORD DATA PER PARCEL MAP NO. 10726, BOOK 51, PAGES 93-96
(R1) = RECORD DATA PER PARCEL MAP NO. 10456, BOOK 48, PAGES 86-90

BENCHMARK

CITY OF BAKERSFIELD BENCHMARK
ELEVATION = 398.33 FEET
FOUND BRASS DISK, STAMPED "1012" IN MONUMENT WELL ALONG ROSEDALE HIGHWAY EAST OF THE INTERSECTION OF FRUITVALE AVENUE.
PER CITY COORDINATES LIST: (STATE PLANE COORDINATES)
233,2327523.85,6241405.28,398.33, MT ROSEDALE & FRUITVALE

FLOOD ZONE

COMMUNITY PANEL NUMBER: 06029C1825E, EFFECTIVE DATE: 09/28/2008

ZONE: X (UNSHADED); PROPERTY NOT IN A SPECIAL FLOOD HAZARD AREA, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 8/6/2020

PARKING COUNT

15 PARKING STALLS EXIST WITHIN SUBJECT SITE LEGAL DESCRIPTION. (INCLUDES 2 HANDICAP STALLS)

SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY AG DEVELOPMENT AND CONSULTING, INC. IN THE SITE INVESTIGATION REPORT DATED 09/04/2020.

ZONED: PCD (PLANNED COMMERCIAL DEVELOPMENT)

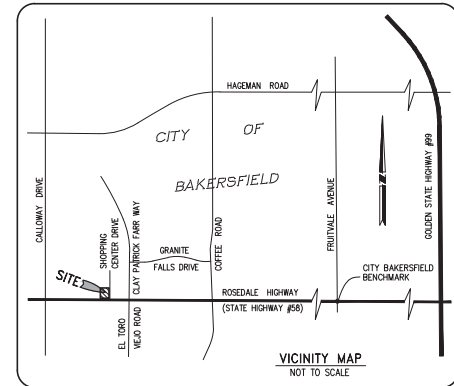
LAND USES CLASSIFIED AS BEING WITHIN A PCD ZONE INCLUDES REGIONAL COMMERCIAL (C-2), DESIGN CRITERIA ARE PER STANDARDS IN THE C-2 ZONE.

FUTURE LAND USE DESIGNATION: METROPOLITAN BAKERSFIELD GENERAL PLAN

MAXIMUM BUILDING HEIGHT: 90 FEET.

SETBACKS

BUILDING: NORTH = N/A
WEST = N/A
EAST = 10 FEET
SOUTH = 10 FEET
LANDSCAPE: NORTH = N/A
WEST = N/A
EAST = 8 FEET
SOUTH = 15 FEET



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES

- IT IS NOT WITHIN THE PURVIEW OF THIS SURVEYOR TO MAKE DETERMINATIONS OF OWNERSHIP, AS TO "ENCROACHMENTS" SPECIFICALLY, NO INFERENCE TO SUCH DETERMINATION IS INTENDED OR IMPLIED.
- LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES. THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED, UTILITY PURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.
- VEHICULAR ACCESS TO THE "SUBJECT SITE" IS CURRENTLY FROM DRIVE ENTRANCES ALONG ROSEDALE HIGHWAY, CLAY PATRICK FARR WAY AND ACROSS ADJACENT PARCELS.
- ALL MATTERS SHOWN ON RECORDED PLATS LISTED IN RECORD DATA HEREON THAT ARE PERTINENT TO THE SURVEY OF THE SUBJECT SITE ARE SHOWN ON THIS ALTA SURVEY HEREON.
- AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING, CONSTRUCTION OR ADDITIONS WERE OBSERVED ON THE SUBJECT SITE.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY OR STREET CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.

SURVEY CERTIFICATION

TO: CHICK-FIL-A, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7, 8, 9, 11, 13, 16 & 17 OF "STANDARD PRACTICES FOR ALTA/NSPS SURVEYS".

THE FIELD WORK WAS COMPLETED ON AUGUST 11 AND SEPTEMBER 11, 2020.

THIS CERTIFICATION IS SUBMITTED PURSUANT TO SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT, BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA.

STEPHEN M. HAGER
REGISTERED LAND SURVEYOR NO. 6161

10/28/2020

DATE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. THIDAW
& ASSOCIATES, INC.
Civil Engineers and
Land Surveyors

1915 W. GRANGERWOOD AVE.
SUITE 101
GRANITE, CA 92608
(714) 935-0265
(714) 935-0106 (TOLL)

CHICK-FIL-A
ROSEDALE HWY & CLAY PATRICK FARR
9030 ROSEDALE HIGHWAY
BAKERSFIELD, CA 93312

FSU# 04799

REVISION SCHEDULE
NO. DATE DESCRIPTION
1 9/22/20 ADDITIONAL STREET
WORK, BOY ADJUST.
2 10/28/20 PLOT SETBACKS
STATEMENT OF ENCROACHMENTS

INSURERS PROJECT # CPA20208

PRINTED FOR ENTITLEMENT

DATE 08/31/20

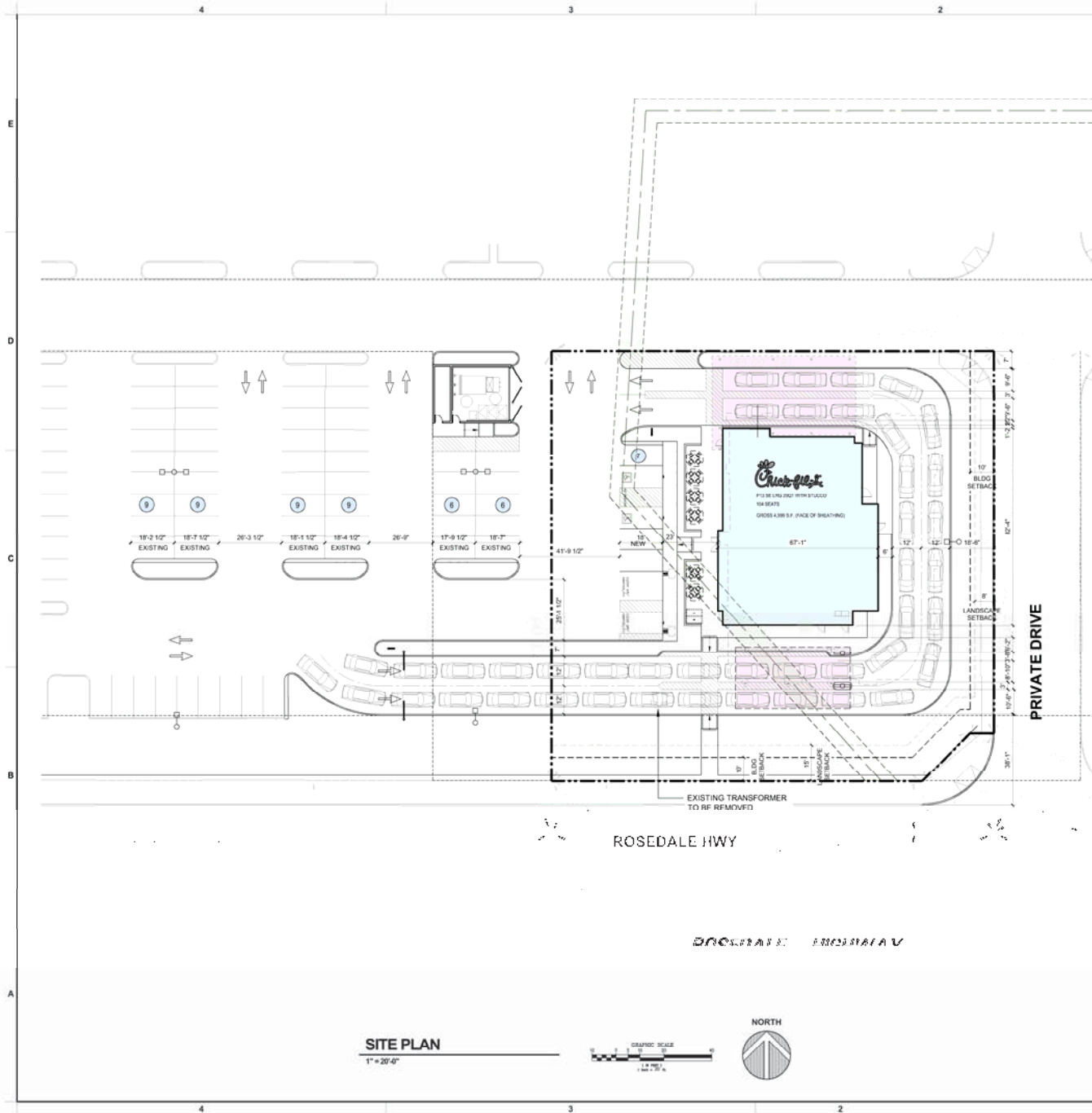
DRAWN BY SCS

SHEET
ALT/NSPS LAND
TITLE SURVEY

SHEET NUMBER

1 of 3

Exhibit D
(Site Plans)



BUILDING DATA

OCCUPANCY:	RESTAURANT
PERMITTED:	YES
CONSTRUCTION:	Y/N
SITE AREA:	32,910 S.F.
BUILDING AREA:	4,999 SF
FAR:	.16
ZONING:	PCD - PLANNED COMMERCIAL DEVELOPMENT
APH:	451-140-18-00-2

PARKING

PARKING REQUIREMENT:	1 PER 75 SF OF GROSS FLOOR AREA
BUILDING AREA:	4,999 S.F.
PATIO AREA:	24 SEATS
SPACES REQUIRED:	4,999/ 75 = 67 SPACES REQUIRED
SPACES PROVIDED:	48 SPACES PROVIDED
BIKE RACKS PROVIDED:	2 (4 SPACES)

EXISTING

EXISTING USE:	PIER 1 IMPORTS
EXIST. BUILDING AREA:	9,460 S.F.



VICINITY MAP

SITE STATISTICS

7 SPACES TOTAL
35 SPACES LOST
PROPOSED PARCEL AREA: 32,910 S.F.
43 CAR STACK
ORDER POINT: 10TH CAR AT INNER LANE



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

crho
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834

CHICK-FIL-A
ROSEDALE HWY & CLAY PATRICK FARR
9030 ROSEDALE HWY
BAKERSFIELD, CA

FSR# 04799

PRINTED FOR: Perry Building Co.

DATE: 03-17-20

DRAWN BY: BL

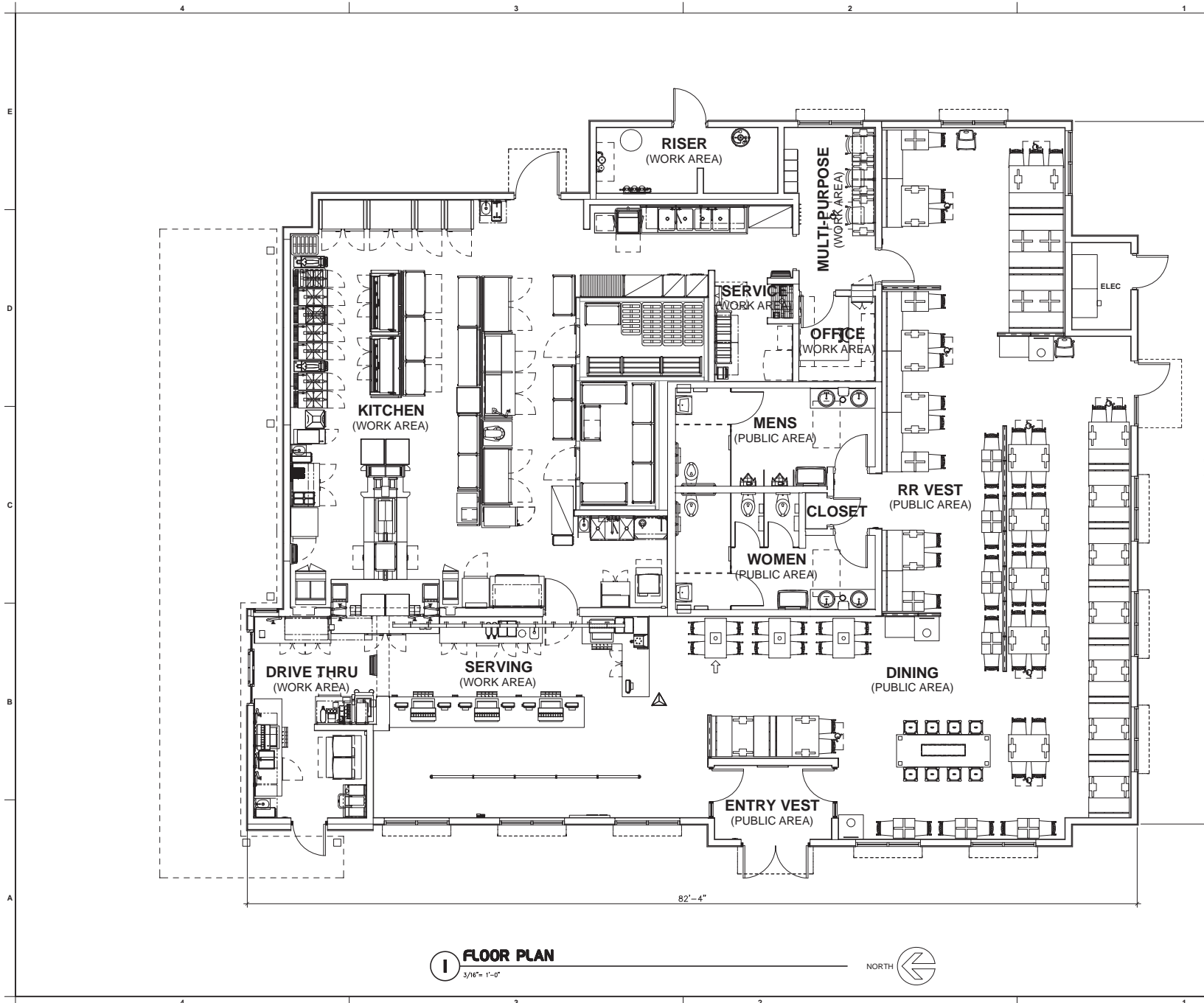
Information contained on this drawing and any other drawings shall be the property of Perry Building Co. and shall not be reproduced or used in any other manner without the written consent of Perry Building Co.

SHEET: 1

SITE PLAN

SHEET NUMBER

SP-1

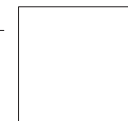


1 FLOOR PLAN
3/16" = 1'-0"



Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

rch
architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1894



CHICK-FIL-A
ROSEDALE HWY & CLAY PATRICK FARR
9030 ROSEDALE HWY
BAKERSFIELD, CA

FSR# 04799

REVISION SCHEDULE
NO. DATE DESCRIPTION

ARCHITECT'S PROJECT # 20-119
PRINTED FOR Parly Building Co.
DATE 05-17-20
DRAWN BY BK

SHEET
FLOOR PLAN

SHEET NUMBER

A-110



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



PRELIMINARY ELEVATIONS Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

Note:

All roof top mechanical equipment shall be located in equipment well and screened from view by parapet walls.

COLOR AND MATERIAL LEGEND

STC-1	Stucco - Paint Sherwin Williams #SW7566 "Westhighland White"
STC-2	Stucco - Paint Sherwin Williams #SW6172 "Hardware"
STC-3	Stucco - Paint Sherwin Williams CFA Custom "Urban Night"
EC-1	Parapet Wall Coping - Durolast/Exceptional Metals - Dark Bronze (Matte)
A-1	Aluminum Awning - Color: "Dark Bronze"
ST-1	YKK Storefront System - Color: "Dark Bronze"



