

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE PARCEL MAP 12251
LOCATED IN THE NORTHEAST CORNER OF OLD RIVER
ROAD AND PANAMA LANE**

WHEREAS, McIntosh & Associates representing Daryl C. Nicholson, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Parcel Map 12251 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on January 3, 2024, which is prior to the expiration date of Vesting Tentative Parcel Map 12251, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on December 17, 2017, conditionally approved by the Planning Commission on January 4, 2018; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on March 7, 2012, for General Plan Amendment/Zone Change (GPA/ZC) No. 11-0383; and

WHEREAS, there have been no substantial changes to the Project or circumstances under which it will be undertaken; and

WHEREAS, no new environmental impacts have been identified; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15061(c)(3), Review for Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, February 15, 2024, at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

WHEREAS, the facts presented in the staff report, environmental review evidence received both in writing, and the verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.

2. The provisions of the CEQA have been followed.
3. Pursuant to State CEQA Guidelines Section 15061 (c)(3), the activity (extension of time) is not considered a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.
4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Bakersfield as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Parcel Map 12251 is hereby extended until January 3, 2027.

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I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on February 15, 2024, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

ZACHARY BASHIRTASH, CHAIR
City of Bakersfield Planning Commission

Exhibits: A. Location Map with Zoning
 B. Vesting Tentative Tract Map

Extension of Time
VTPM 12251
CITY OF BAKERSFIELD

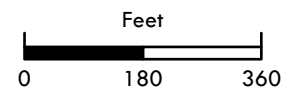
Exhibit A

**LEGEND
(ZONE DISTRICTS)**

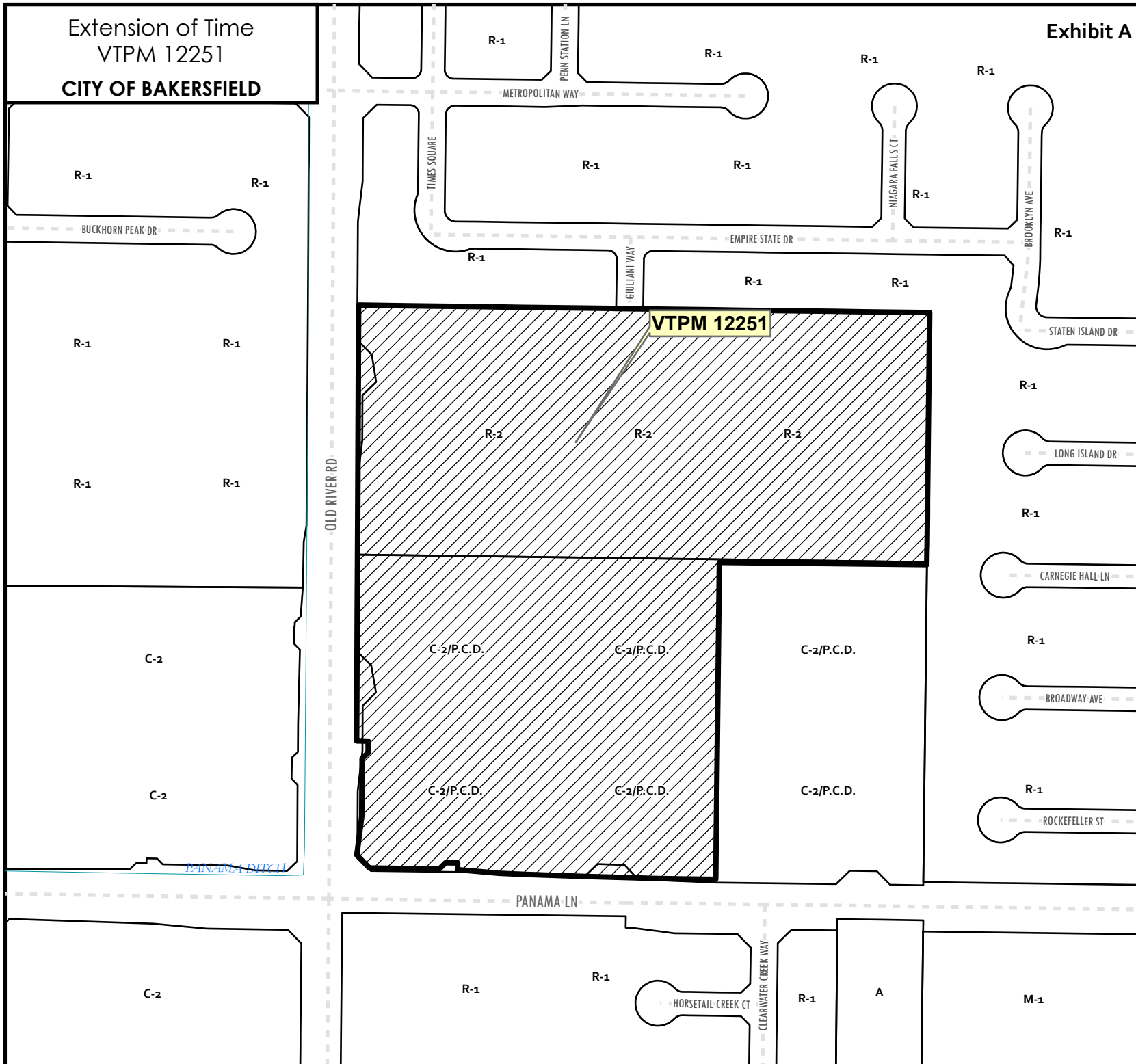
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 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



1/22/2024



VESTING TENTATIVE PARCEL MAP No. 12251

BEING A SUBDIVISION OF PARCEL B OF LOT LINE ADJUSTMENT No. 14-0427 AS PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 15, 2015 AS DOCUMENT No. 0215076484 O.R., IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA. 9 PARCELS & 1 REMAINDER PARCEL - 9 PHASES 32.01 ACRES JUNE OF 2017

BASIS OF BEARINGS:

THE BEARING OF N 02°21'13" E SHOWN FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, T. 30 S., R. 27 E. OF PARCEL MAP No. 12167 PHASE 1, P.M. BK. 60, PG. 105 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK:

TOP OF CONCRETE MONUMENT IN LAMPHOUSE AT THE INTERSECTION OF OLD RIVER ROAD AND BERSHIRE ROAD. ELEVATION = 346.42' (USGS DATUM)

ZONING LEGEND:

C-2 = REGIONAL COMMERCIAL ZONE
P.C.D. = PLANNED COMMERCIAL DEVELOPMENT ZONE
R-1 = OFF-FAMILY DWELLING ZONE
A = AGRICULTURAL

LAND USE LEGEND:

GC = GENERAL COMMERCIAL
LR = LOW DENSITY RESIDENTIAL
LI = LIGHT INDUSTRIAL

OWNER(S)/SUBDIVIDER:

DARYL C. NICHOLSON, TRUSTEE OF THE DARYL C. NICHOLSON AND VICTORIA M. NICHOLSON TRUST AGREEMENT DATED OCTOBER 1, 1990
THE NICHOLSON GROUP
28914 AVENUE 140
PORTERVILLE, CA 93257
PHONE: 559-333-0611
CONTACT: DARYL NICHOLSON

ENGINEER

McINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA 93309
PHONE: 661-834-4814
CONTACT: ROGER A. McINTOSH
ROGER A. McINTOSH
EXP. 06-30-18

TOPOGRAPHY LEGEND:

FOUND MONUMENT AS DESCRIBED
EXISTING POWER POLE
EXISTING DOWN GUY
EXISTING ELECTRICAL METER
EXISTING TRAFFIC SIGN
EXISTING STREET LIGHT
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING WHARF HYDRANT
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING GAS VALVE
EXISTING P&GE GAS PIPELINE MARKER
EXISTING FIBER OPTIC MARKER
EXISTING TRAFFIC SIGNAL PULL BOX
EXISTING SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING WATER LINE
EXISTING FIBER OPTIC LINE
EXISTING GAS LINE
EXISTING O.H. ELECTRICAL LINE(S)
EXISTING OIL LINE
EXISTING UTILITY TRENCH
EXISTING EDGE OF PAVEMENT
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING GROUND CONTOUR
EXISTING CURB AND GUTTER
PARCEL MAP BOUNDARY
DIRECTION OF DRAINAGE AND APPROXIMATE GRADE
0.25% MIN.

EASEMENT LEGEND:

- AN EASEMENT IN FAVOR OF THE PUBLIC IN GENERAL FOR PUBLIC ROAD AND HIGHWAY PURPOSES PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED MAY 28, 1982.
- AN EASEMENT IN FAVOR OF THE COUNTY OF KERN FOR PUBLIC ROAD PURPOSES BY ORDER OF THE BOARD OF SUPERVISORS OF KERN COUNTY MADE ON DECEMBER 10, 1992 AND ENTERED IN BOOK 5, PAGE 579 OF THE MINUTE BOOKS.
- AN EASEMENT IN FAVOR OF KERN COUNTY LAND COMPANY FOR INCIDENTAL PURPOSES RECORDED JANUARY 19, 1912 IN BOOK 225, PAGE 99 OF DEEDS. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)
- AN EASEMENT IN FAVOR OF PACIFIC GAS & ELECTRIC COMPANY FOR PIPELINE PURPOSES RECORDED MAY 12, 1953 IN BOOK 2079, PAGE 547 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED SEPTEMBER 16, 2015 AS DOC. No. 0215128232 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR STREET RIGHT-OF-WAY PURPOSES RECORDED MAY 26, 2015 AS DOC. No. 0215065495 OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR TEMPORARY FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074112 OF OFFICIAL RECORDS. (TO BE VACATED WITH THE REORDINATION OF THE FINAL MAP)
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR FLOWAGE AND DRAINAGE PURPOSES RECORDED JUNE 10, 2015 AS DOC. No. 0215074113 OF OFFICIAL RECORDS.

STATISTICAL INFORMATION:

APN: 497-010-94
EXISTING USE: VACANT
PROPOSED USE: COMMERCIAL AND FUTURE RESIDENTIAL
ZONING: EXISTING: R-1 & C-2/P.C.D.
GENERAL PLAN DESIGNATION: LR & GC
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
PHONE: A.T.&T.
SEWER: CITY OF BAKERSFIELD
WATER: CITY OF BAKERSFIELD
TYPE "A" IMPROVEMENTS

SCHOOL DISTRICTS:

ELEMENTARY SCHOOL: PANAMA-BUENA VISTA SCHOOL DISTRICT - STOCKDALE ELEMENTARY
MIDDLE SCHOOL: PANAMA-BUENA VISTA SCHOOL DISTRICT - TEVIS JUNIOR HIGH SCHOOL
HIGH SCHOOL: KERN HIGH SCHOOL DISTRICT - INDEPENDENCE HIGH SCHOOL

GENERAL NOTES:

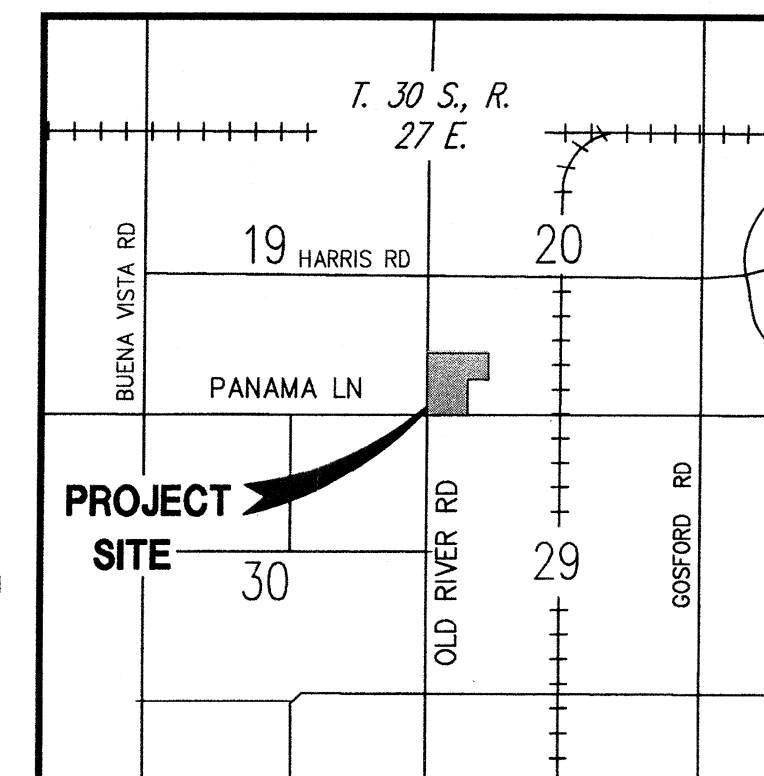
ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. TERMINAL SUMP LOCATED EAST OF THE EASTERLY OF THE BOUNDARY OF THIS SUBDIVISION. EXISTING SUMP SHALL BE MODIFIED TO CONTAIN THIS SUBDIVISION'S STORM WATER. (LEGAL DESCRIPTION: LOT 67 OF TRACT No. 6169 - UNIT 2)
IT IS ANTICIPATED THAT THE GRADING OF THIS SUBDIVISION WILL BE WITHIN THE AMOUNTS OUTLINED WITH SECTION 16.16030(0) OF THE MUNICIPAL CODE.
ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
THE BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP.
THIS MAP IS BASED UPON RECORD INFORMATION.
THIS MAP WILL BE RECORDED IN PHASES. THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DOES NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.
ON SITE ACCESS, CROSS PARKING, UTILITIES, & DRAINAGE WITHIN COMMERCIAL AREA SHALL BE PROVIDED THROUGH C.C.&R's.
THIS PARCEL MAP SHALL FOLLOW THE "COMPLETE STREETS" POLICY PER RESOLUTION 035-13.
ALL OBSTRUCTIONS SHALL BE REMOVED AND/OR RELOCATED WITHIN EXISTING OR PROPOSED RIGHT-OF-WAYS.
SEWER CONNECTION POINT SHOWN ON MAP AT GIULIANI WAY IS PRELIMINARY AND PENDING FINAL DESIGN OF SITE; OPTIONAL SEWER CONNECTION POINT IN PANAMA LANE, 400' WEST OF OLD RIVER ROAD.

FLOOD ZONE:

THIS SITE IS IN A FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 60229C2300E, DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPOSED ACCESS TO PARCELS:

ACCESS TO EACH PARCEL WILL BE PROVIDED BY PUBLIC ROADS AS SHOWN ON THIS MAP, PANAMA LANE, OLD RIVER ROAD AND GIULIANI WAY.



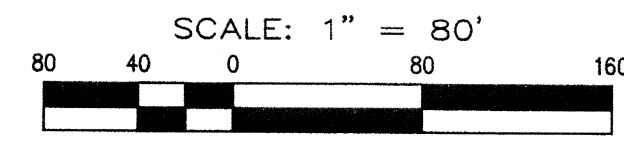
VICINITY MAP

NO SCALE



ABBREVIATIONS

EX. EXISTING
TYP. TYPICAL
F.D. FOUND
C. CENTERLINE
P.U.E. PUBLIC UTILITY EASEMENT
MON. MONUMENT
No. NUMBER
PH. PHASE
L.H. LAMPHOUSE
B.C. BRASS CAP
I.P. IRON PIPE
P.M. PARCEL MAP
BK. BOOK
PG. PAGE
O.R. OFFICIAL RECORDS
GR. GROSS
S.F. SQUARE FEET



McINTOSH & ASSOCIATES

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2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834 - 4814

OWNER: MEN
DATE: 7/07/17
DRAWN BY: [blank]
CHECKED BY: [blank]

THE NICHOLSON GROUP
NE CORNER OF PANAMA LANE & OLD RIVER ROAD
VESTING TENTATIVE
PARCEL MAP No. 12251

SHEET 1 OF 1 SHEETS