



PLANNING COMMISSION AGENDA
MEETING OF NOVEMBER 7, 2019
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

1. ROLL CALL

DANIEL CATER, CHAIR
LARRY KOMAN, VICE-CHAIR
BOB BELL
MICHAEL BOWERS
BARBARA LOMAS
OSCAR L. RUDNICK
PATRICK WADE

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the October 17, 2019 regular meeting.
Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 3

- a. **Extension of Time for Vesting Tentative Tract Map 6465 (Phased):** DeWalt Corporation requests an extension of time for this tentative tract on a total of 117.63 acres consisting of 174 single family residential lots; 3 multiple family lots; 1 lot for office development; 1 lot for commercial development; 2 lots with existing drill sites; and 1 lot for a park/staging area, located on the south side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road. Notice of Exemption on file.
Staff recommends approval.

Ward 5

- b. **Extension of Time for Vesting Tentative Tract Map 6616 - 2nd Revised (Phased):** McIntosh and Associates requests an extension of time for this tentative tract consisting of 347 single family lots on 80.09 acres, located south of McCutchen Road, approximately ¼ mile west of Gosford Road. Notice of Exemption on file.
Staff recommends approval.

- c. **Extension of Time for Vesting Tentative Tract Map 7252 (Phased):** McIntosh and Associates requests an extension of time for this tentative tract consisting of 50 multi-family lots, 1 sump lot, 1 drill island, 3 landscape lots and a designated remainder in R-2 and C-2 and a designated remainder for commercial development on 32 acres located at the southeast corner of Seventh Standard Road and Shane Street. Notice of Exemption on file.

Staff Recommends approval.

- 6. **PUBLIC HEARINGS**
- 7. **COMMUNICATIONS**
- 8. **COMMISSION COMMENTS**
- 9. **ADJOURNMENT**



Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 7, 2019

ITEM NUMBER: 4.(a.)

TO: Planning Commission

FROM: Kevin F. Coyle, AICP CEP, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the October 17, 2019 regular meeting.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of October 17, 2019	Cover Memo



PLANNING COMMISSION MINUTES

Meeting of October 17, 2019- 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Cater, Koman, Bell, Bowers, Lomas, Rudnick

Absent: Commissioner Wade

Staff Present: Richard Iger, Deputy City Attorney; Kevin F. Coyle, DS Planning Director; Jim Schroeter, Public Works Civil Engineer III; Paul Archambault, Building Civil Engineer III; Jennie Eng DS Principal Planner; Dana Cornelius, Secretary.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the Regular Planning Commission meeting of October 3, 2019.

Motion by Commissioner Rudnick, seconded by Commissioner Koman, to approve Consent Calendar Non-Public Hearing Item 4.a.

APPROVED

**WADE
ABSENT**

5. CONSENT CALENDAR PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Parcel Map 12201:** Justin Batey requests an extension of time for this tentative parcel map consisting of 5 parcels and 1 drainage basin on 11.30 acres, for commercial development, located on the northwest corner of Stockdale Highway and Heath Road. Notice of Exemption on file.

RES NO 103-19

	<u>ACTION TAKEN</u>
b. Extension of Time for Revised Vesting Tentative Tract Map 6736: McIntosh and Associates request an extension of time for this tentative map consisting of 17 lots creating 185 detached residential condominium units on 19.07 acres, located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive east of Miramonte Drive. Notice of Exemption on file.	RES NO 104-19
c. Extension of Time for Vesting Tentative Tract Map 6755 (Phased): Derrick Odland requests an extension of time for this tentative map consisting of 91 single family residential lots, one park lot and one sump lot on 33 acres, located on the north side of East Hosking Avenue, approximately ½ mile east of South Union Avenue.	RES NO 105-19
d. Extension of Time for Vesting Tentative Tract Map 6807 (Phased): Daljinder Chauhan requests an extension of time for this tentative map consisting of 315 single family residential lots, 1 sump, and 5 landscape lots on 86.40 acres, located at the northwest corner of Taft Highway and Green Road. Notice of Exemption on file.	RES NO 106-19
e. Extension of Time for Vesting Tentative Tract Map 6860 (Phased): Darin C. Nelson requests an extension of time for this tentative map consisting of 268 single family residential lots on 69.90 acres, single located near the northwest corner of Gosford Road and State Highway 119 (Taft Highway). Notice of Exemption on file...	RES NO 107-19
f. Vesting Tentative Parcel Map 12326 (Phased): Swanson Engineering, Inc., proposes a tentative parcel map consisting of 4 commercial parcels and one sump on 8.37 acres located at the southeast corner of Rosedale Highway and Gibson Street. Notice of Exemption on file.	RES NO 108-19
g. Amendment to Title 17 of the Bakersfield Municipal Code: Proposed amendment of Section 17.58.120 relating to parking space requirements within the "central district" and other mixed-use areas. Notice of Exemption on file.	RES NO 109-19 REMOVED
Agenda Item 5.g. was removed for separate public hearing.	
Motion by Commissioner Koman, seconded by Commissioner Bell, to approve Agenda Items 5.a. thru 5.f., with staff recommendation. Commissioner Bowers abstained from Agenda Item 5.f.	APPROVED BOWERS ABSTAINED ITEM 5.f. WADE ABSENT

ACTION TAKEN

6. PUBLIC HEARINGS

a. 5.g. Amendment to Title 17 of the Bakersfield Municipal Code:

Proposed amendment of Section 17.58.120 relating to parking space requirements within the "central district" and other mixed-use areas. Notice of Exemption on file.

Staff report given. Public hearing opened. No one spoke in favor or opposition. Public hearing closed. Commission deliberated.

Motion by Commissioner Lomas, seconded by Commissioner Bowers to recommended approval of Agenda Item 5.g. to City Council.

APPROVED

**WADE
ABSENT**

7. COMMUNICATIONS

Planning Director Kevin Coyle stated there would be a Planning Commission meeting on November 7, 2019.

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 6:21 p.m.

Dana Cornelius
Recording Secretary

Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: November 7, 2019

ITEM NUMBER: Consent - Public
Hearing5.(a.)

TO: Planning Commission

FROM: Kevin F. Coyle, AICP CEP, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6465 (Phased): DeWalt Corporation requests an extension of time for this tentative tract on a total of 117.63 acres consisting of 174 single family residential lots; 3 multiple family lots; 1 lot for office development; 1 lot for commercial development; 2 lots with existing drill sites; and 1 lot for a park/staging area, located on the south side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road. Notice of Exemption on file.

APPLICANT: Dewalt Corporation

OWNER: Serra Brisa Development LLC

LOCATION: generally located on the south side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road in northeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution with Exh	Resolution
<input type="checkbox"/> Correspondence	Backup Material

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Planning Commission

AGENDA ITEM: 5.a.

FROM: Kevin F. Coyle, AICP CEP, Planning Director

APPROVED: KCC

DATE: November 7, 2019

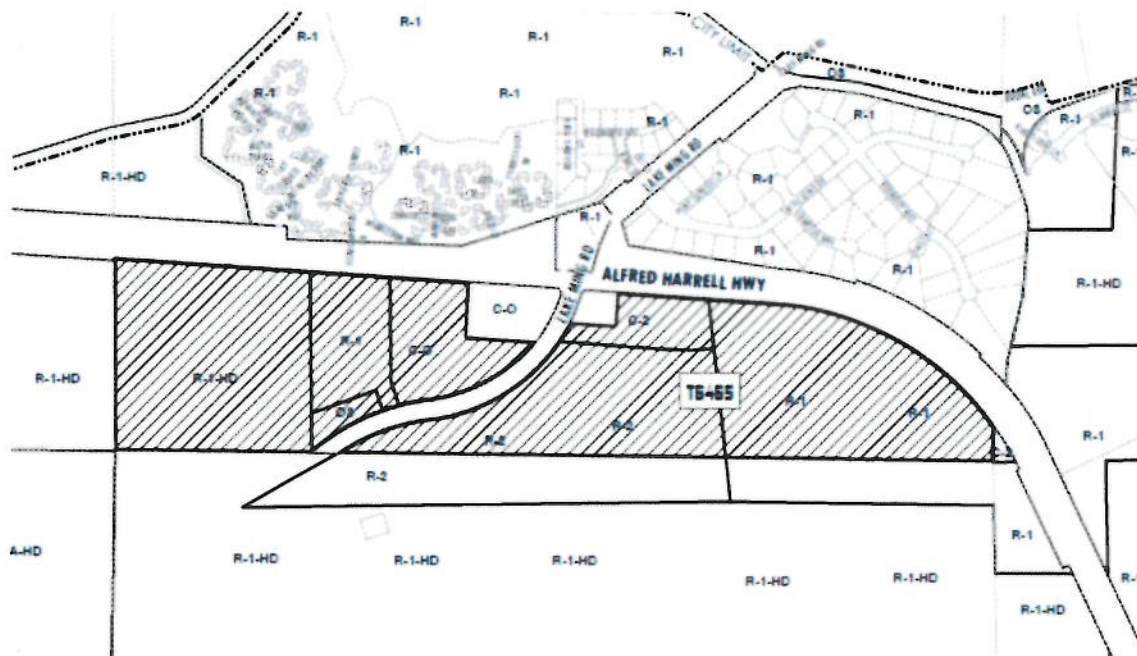
SUBJECT: **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6465 (WARD 3)**

APPLICANT: ENGINEER
DeWalt Corp.
1930 22nd St
Bakersfield, CA 93301

SUBDIVIDER/PROPERTY OWNER
Serra Brisa Development, LLC
Attn: Warren Sanders
532 Camino Mercado
Arroyo Grande, CA 93420

LOCATION: South side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road. (APN #:386-020-14)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 6465 as depicted in the project description.

This project is a request for an extension of time for a vesting tentative tract map on a total of 117.63 acres consisting of 83 single family residential lots on 15.55 acres, zoned R-1 (One-Family Dwelling); 91 single family residential lots on 21.55 acres zoned R-1/HD (One-Family Dwelling Zone/ Hillside Development); 3 multiple family lots on 14.47 acres zoned R-2 (Limited Multiple Family Dwelling); 1 lot on 8.02 acres for office development zoned C-O (Commercial Office); 1 lot on 2.74 acres for commercial development zoned C-2 (Regional Commercial); 2 lots zoned R-1/HD (One-Family Dwelling Zone/ Hillside Development) containing existing drill sites; and 1 lot for a park/staging area on 2.55 acres zoned OS (Open Space).

Figure 2: SITE VISIT PHOTO
View from Lake Ming Road Looking South



PROJECT ANALYSIS:

Background and Timeline:

November 15, 2007. Original approval of Vesting Tentative Tract Map 6465 by your Commission to as described above under "Project Description." A Mitigated Negative Declaration for the project was adopted by the City Council for the original project, GPA/ZC 04-0436 on October 20, 2004, which included air quality study, biota, paleontological and cultural resource, and traffic mitigation requirements.

2008, 2010, 2011, 2013 and 2015: Automatic extensions of time as approved by State legislation (further detail provided below under "Analysis").

Analysis:

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the November 14, 2019 expiration date and the applicant has requested additional time due to the real estate financial slowdown.

In response to the Economic Downturn and the Recession, the California State Legislature approved a series of automatic extensions to certain approved tentative subdivision maps. As a result of these state extensions, Vesting Tentative Tract Map 6465 was previously provided one additional year of approval per SB 1185 (2008), two additional years under AB 333 (2009), two additional years under AB 208 (2011), two additional years under AB 116 (2013) and two additional years under AB 1303 (2015). The cumulative result of the automatic extensions of time approved by the State is that this tentative map expires on November 14, 2019. The Subdivision Map Act allows an additional 60 days beyond the expiration date to provide local jurisdictions time to consider the extension of time request.

The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in 2 three-year intervals. This current request represents the first request for Vesting Tentative Tract Map 6465. Staff recommends approval of a three-year extension of time to expire on November 14, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on October 10, 2007.

Except as may otherwise be described in this staff report, the proposed project is subject to the original conditions of approval, and complies with the ordinances and policies of the City of Bakersfield.

Surrounding Uses:

The site is surrounded primarily by vacant land to the west, east and south, and urbanization to the north.

Figure 3. Aerial Photo



The project site is depicted as Low Density Residential on the Land Use Element of the Metropolitan Bakersfield General Plan. The site is vacant land and is surrounded by:

Table A. Surrounding Land Use Designations and Zoning Districts			
DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
NORTH	GC, LR	C-O, R-1	Commercial, Offices, City Fire Station # 10 Single and multiple family residential.
SOUTH	LR, OS-S	R-1-HD	Vacant
EAST	LR, OS-S	R-1	Vacant
WEST	OS-S	R-1-HD	Vacant
Land Use Designations: OS-S : Open Space-Slope >30% LR: ≤ 7.26 du/na GC: General Commercial		Zoning Designations A: Agriculture R-1: One Family Dwelling R-1-HD: One Family Dwelling – Hillside Development C-O: Commercial Office C-2: Regional Commercial	

Circulation:

Primary access is via Lake Ming Road (arterial) from Alfred Harrell Hwy (expressway). Lake Ming Road will transition to future Masterson Street (arterial) to the south of the project site. As an expressway, access to Alfred Harrell Hwy from abutting property is very limited. The closest Golden Empire Transit (GET) bus is at Panorama and Fairfax (Route 41), and is accessible to the tract approximately 3.5 miles to the southwest. The City's Bikeway Master Plan identifies Masterson Street as a Class 2 facility (bike lanes), and Alfred Harrell Highway as a Class 3 (bike route). Bike lanes will be constructed as surrounding development occurs.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for the original project of the subject property. A Mitigated Negative Declaration for the project was adopted by the City Council for the original project, GPA/ZC 04-0436, on October 20, 2004, which included air quality study, biota, paleontological and cultural resource, and traffic mitigation requirements. In accordance with Section 15061(b)(3), Common Sense Exemption, this project is exempt from the requirements of CEQA because it will not affect the environment.

Noticing:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing at least 10 days prior to the public hearing in accordance with State law.

CONCLUSION:

The applicant provided the application for the Extension of Time for Vesting Tentative Tract Map 6465 in a timely manner, and has requested a three-year extension due to the real estate financial slowdown. The three-year extension is reasonable and is in compliance with the extensions permitted by BMC 16.16.080. Therefore, the request is recommended for approval by the Planning Director.

Exhibits: (attached):

Exhibit A: Resolution

A-1 Location Map with Zoning

A-2 Vesting Tentative Tract Map 6465

Exhibit B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

DRAFT

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE TRACT MAP 6465 LOCATED ON
THE SOUTH SIDE OF ALFRED HARRELL HIGHWAY, ON
BOTH SIDES OF LAKE MING ROAD.**

WHEREAS, DeWalt Corp. representing Serra Brisa Development LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6465 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 24, 2019, which is prior to the expiration date of Vesting Tentative Tract Map 6465, 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 October 10, 2007, conditionally approved by the Planning Commission on November 14, 2007; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on related project GPA/ZC 04-0436 pm October 20, 2004 for Vesting Tentative Tract Map 6465; 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(b)(3), Common Sense Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 7, 2019 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(b) (3), Common Sense Exemption, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.
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(b)(3), Common Sense Exemption.
3. The expiration date of Vesting Tentative Tract Map 6465 is hereby extended until November 14, 2022.

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 November 7, 2019, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

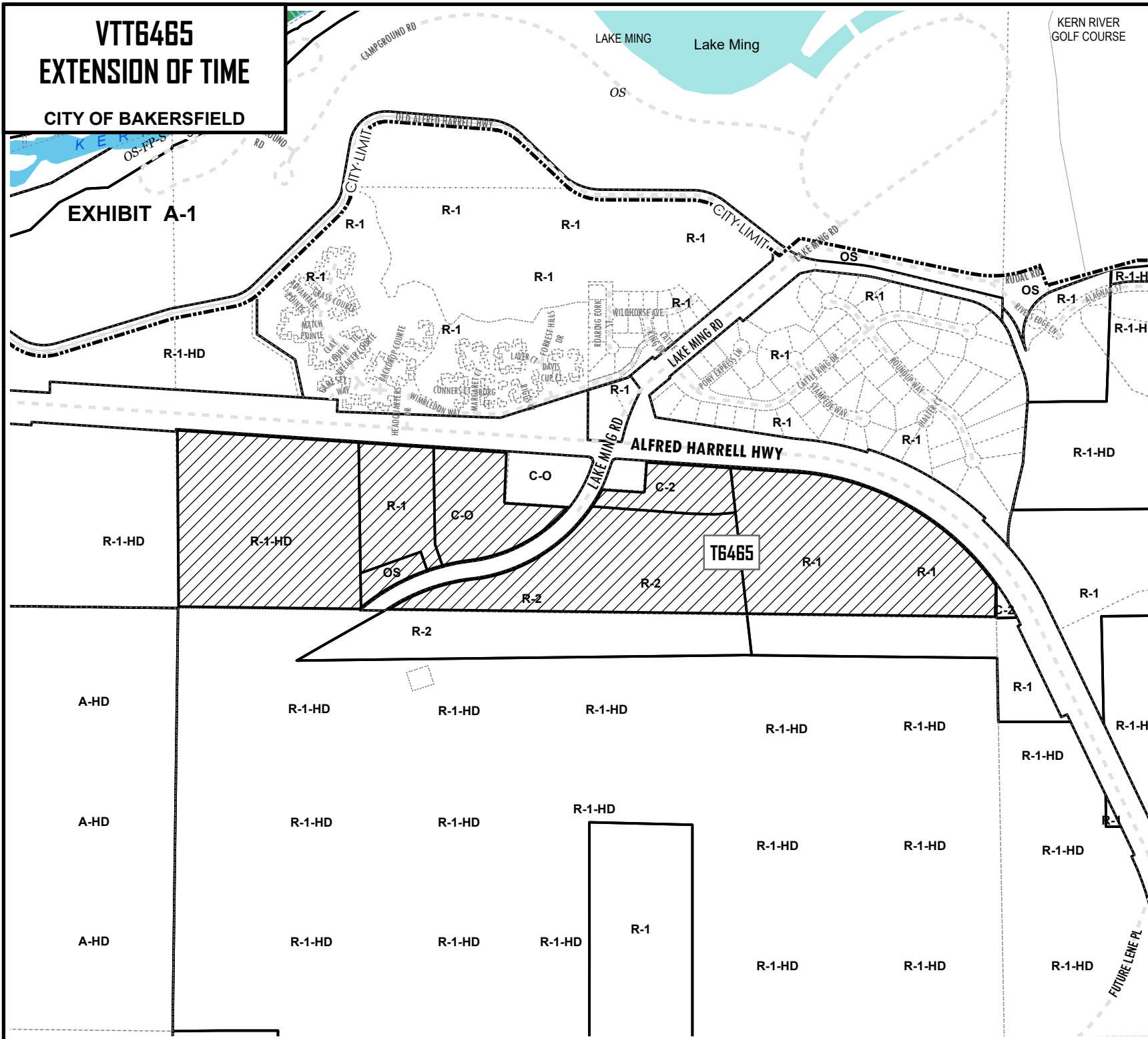
DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map 6465

VTT6465 EXTENSION OF TIME

CITY OF BAKERSFIELD

EXHIBIT A-1



LEGEND (ZONE DISTRICTS)

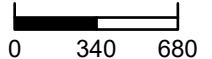
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



N



Feet



LAND USE/USE TABLE									
PARCEL	PHASE	LOTS	AREA ACRES	COMMODAL	STREET	STANDARD	CONCRETE	TOTAL	
HARDY WAY	MOTORIST E	1	1.1	100	9.22 AC			1.34 AC	
		2	11.6	10.67 AC	9.37			15.77	
		3	8	8.37 AC	8.37			16.74	
		4	21	25.14	8.50 AC			33.64	
PARCEL C C	C	5	84.2					84.2	
		6	4.77			2.55		7.32	
		7					1.68	1.68	
CONCRETE NUMBER	T	8	5.48	100	10.75			16.23	
		9	56.8	12.4	14.62			71.42	
		10	12.4	2.17	14			26.57	
		11	16.65					16.65	

STREET NAMES	LENGTHS
PIERPOINT DRIVE	1,518 L.F.
2000 COURT	405 L.F.
RUSSO COURT	1,006 L.F.
DELICIA DRIVE	687 L.F.
ROSSETTA DRIVE	538 L.F.
LAMBERT DRIVE	783 L.F.
BONNET DRIVE	873 L.F.
NEVILLE DRIVE	418 L.F.
DELAUNEY DRIVE	1,123 L.F.
VILLAGE DRIVE	1,232 L.F.
ISABELLA DRIVE	270 L.F.
11 CATHARINE COURT	1,848 L.F.
2 MORRIS DRIVE	5,546 L.F.
ALFRED MARCELL HWY	586 L.F.
1 MONTREALA DRIVE	

DRAINAGE WAY DELINEATION:

LEGEND

- CB FINISHED BASIN
 F.F. FINISHED FLOOR
 E.P. EDGE OF PAVEMENT
 NG NATURAL GROUND
 F.S. FINISHED SURFACE
 FS FINISHED SURFACE
 FLOW LINE
 TOP OF CURB
 RM RIM ELEVATION
 BEGIN CURB RETURN
 END CURB RETURN
 BEGIN CURB CURVE
 END CURB CURVE
 END VERTICAL CURVE
 HEADWALL
 BACK OF SIDEWALK
 CURB RETURN
 PAV
 EXISTING WATER
 PROPOSED SEWER
 PROPOSED STORM DRAIN
 PROPOSED CURB OPENING CATCH BASIN
 LIMIT OF LOT PAV
 R/W
 HANDICAP RAMPS
 RETAINING WALL
 PROPERTY LINE
 PROPOSED TRAIL
 SECTION
 SHEET REFERENCE
 PHASE LINE
 BOUNDARY LINE

100

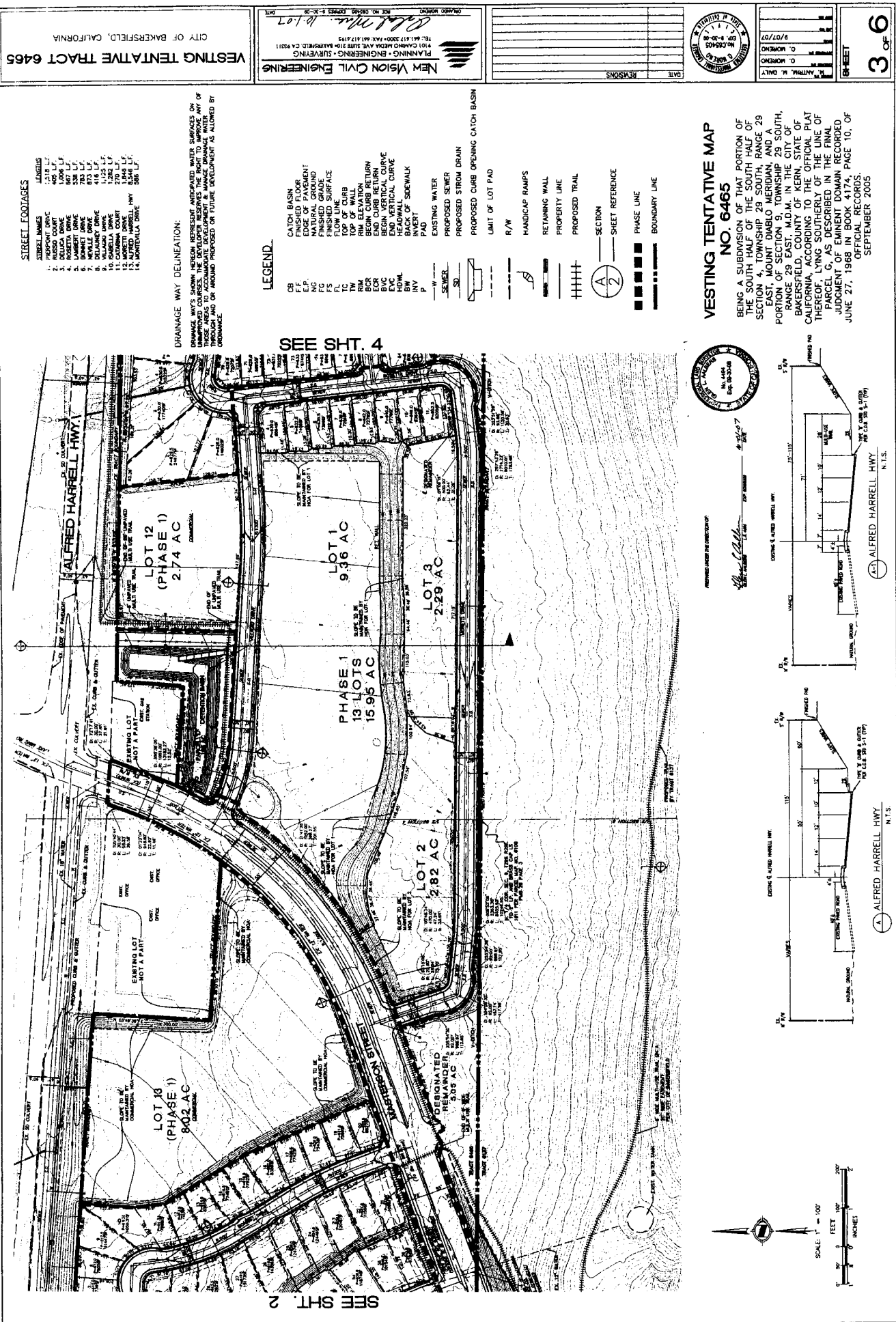
SEE SHT. 3

**VESTING TENTATIVE MAP
NO. 6465**

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 29 EAST, MOUNT DIABLO MERIDIAN, 2ND SOUTH, PORTAGE COUNTY, WISCONSIN, AND THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING SOUTHERLY OF THE LINE OF PARCEL G AS DESCRIBED IN THE FINAL JUDGMENT OF EMINENT DOMAIN RECORDED JUNE 27, 1968 IN BOOK 4174, PAGE 10, OF OFFICIAL RECORDS.

SEPTEMBER 2005.

OFFICIAL RECORDS.
SEPTEMBER 2005



CITY OF BAKERSFIELD, CALIFORNIA
VESTING TENTATIVE TRACT 6465

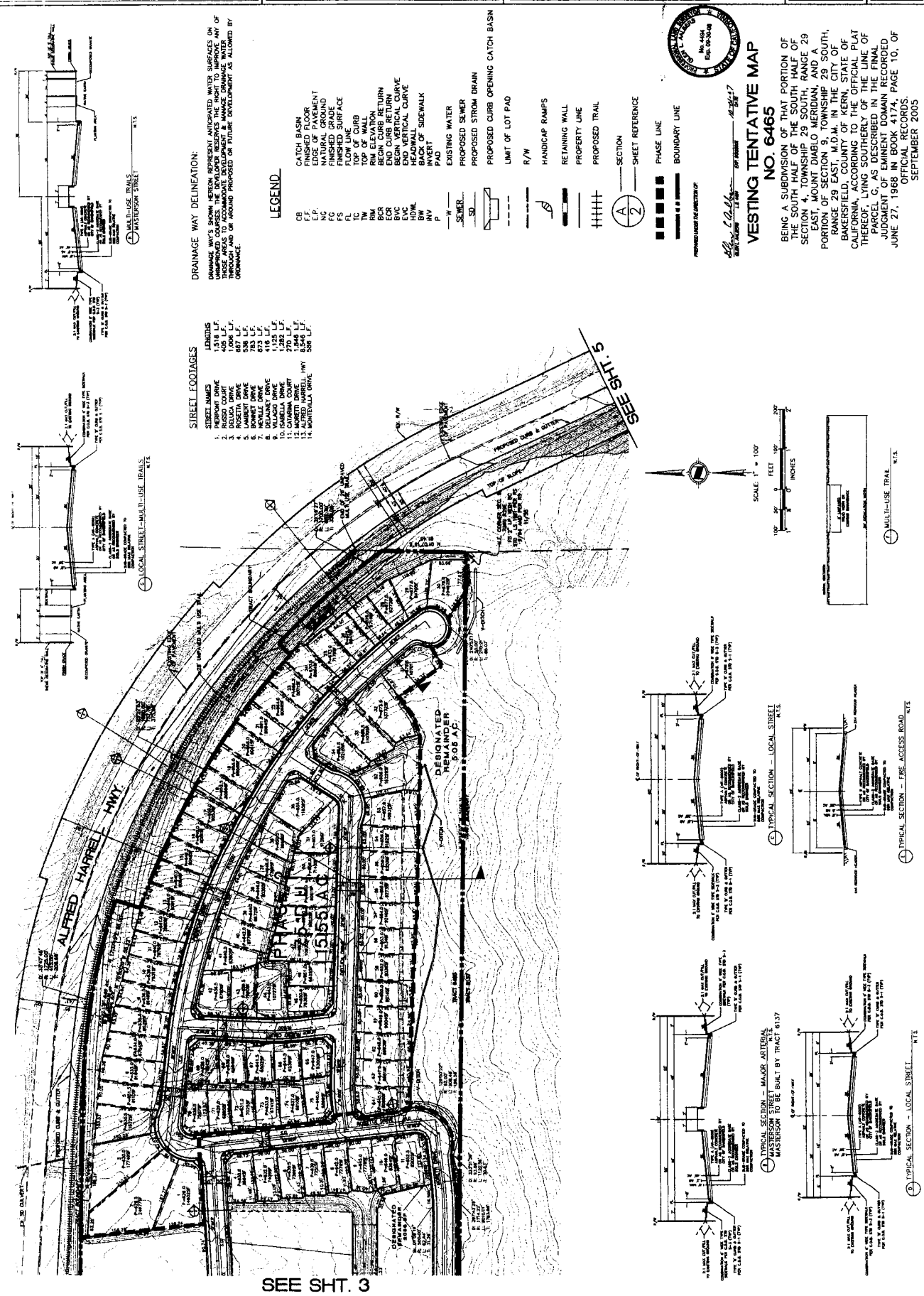
NEW VISION CIVIL ENGINEERING
PLANNING • ENGINEERING • SURVEYING
7101 CAMINO MESA AVE. SUITE 210 • BAKERSFIELD, CA 93311
TEL: 805.338.0000 FAX: 805.338.0001
WWW.NVCENR.COM
DATE: 11/17/07
SHEET: 4 OF 6

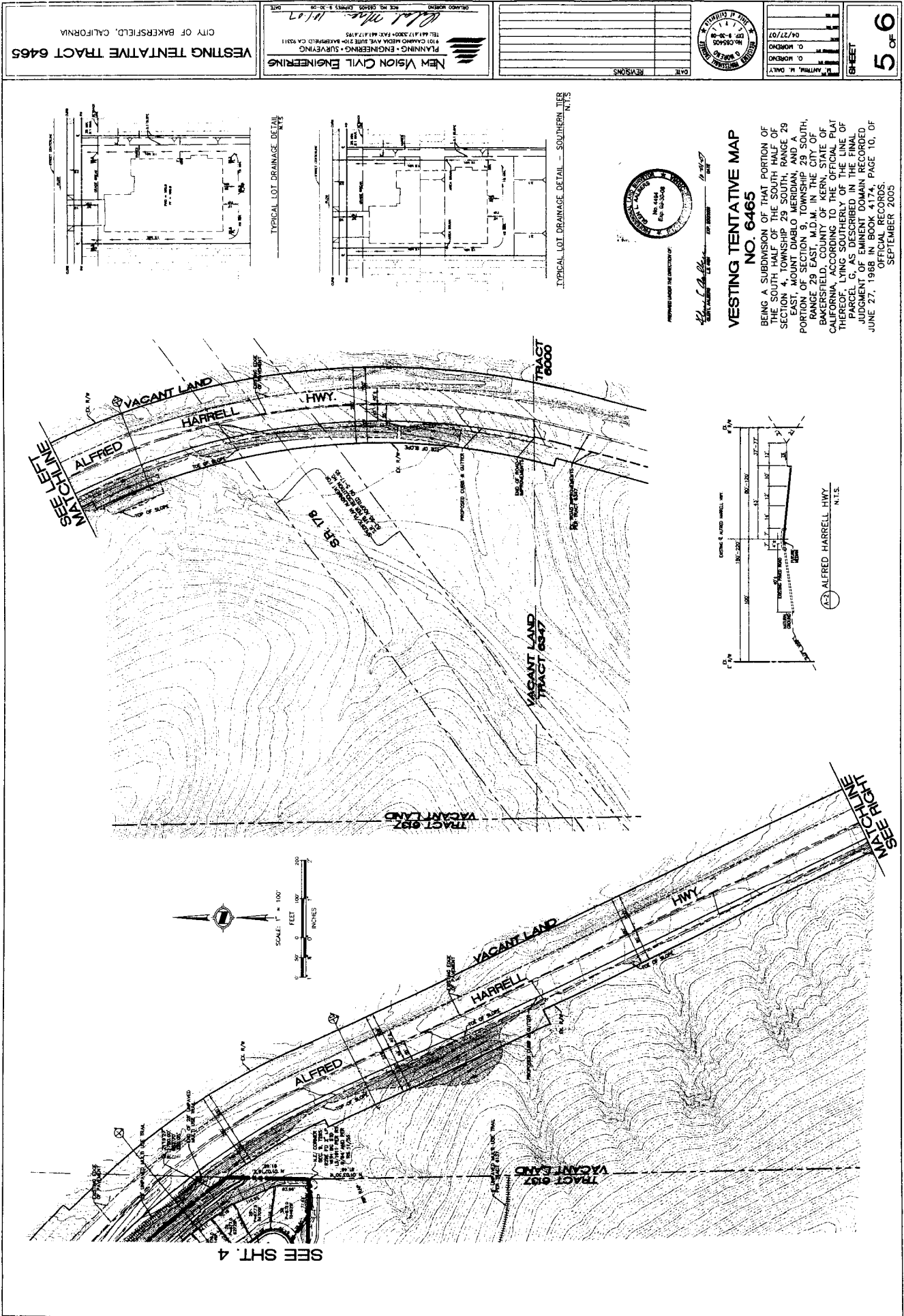
DATE	REVISIONS



DATE	REVISIONS

SHEET
4 OF 6





VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

NEW VISION CIVIL ENGINEERING
PLANNING • ENGINEERING • SURVEYING
910 CHAMBERLAIN AVE. SUITE 200 BAKERSFIELD, CA 93311
TEL 805 417 3000 FAX 805 417 4785
DATE 11/17/07

DATE	REVISIONS



DATE	11/17/07
BY	
CHECKED	
APPROVED	

5 OF 6
SHEET

VESTING TENTATIVE MAP NO. 6465

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 29 EAST, MOUNT DIABLO MERIDIAN, AND A PORTION OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, CALIFORNIA, ACCORDING TO THE PLAT THEREOF LYING SOUTHERLY OF THE LINE OF PARCEL G, AS DESCRIBED IN THE FINAL JUDGMENT OF EMINENT DOMAIN RECORDED JUNE 27, 1968 IN BOOK 4174, PAGE 10, OF OFFICIAL RECORDS, SEPTEMBER 2005.

EXHIBIT A-2

VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

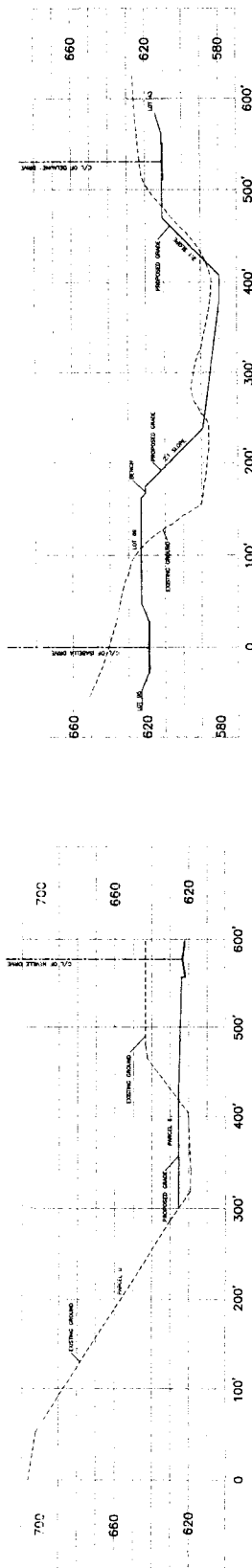
NEW VISION CIVIL ENGINEERING
PLANNING • ENGINEERING • SURVEYING
11811 CAMINO MEDA AVE. SUITE 2100 BAKERSFIELD, CA 93311
TEL: (817) 320-0000 FAX: (817) 317-1195
E-MAIL: info@newvisioncivil.com
DATE: 10/1/07

DATE	REVISIONS

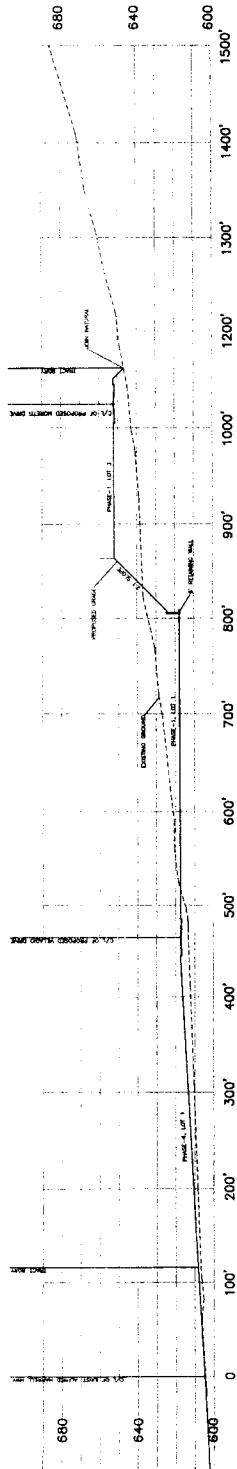


DATE	BY	CHKD	APP'D
10/1/07	D. MORGAN		
	D. MORGAN		

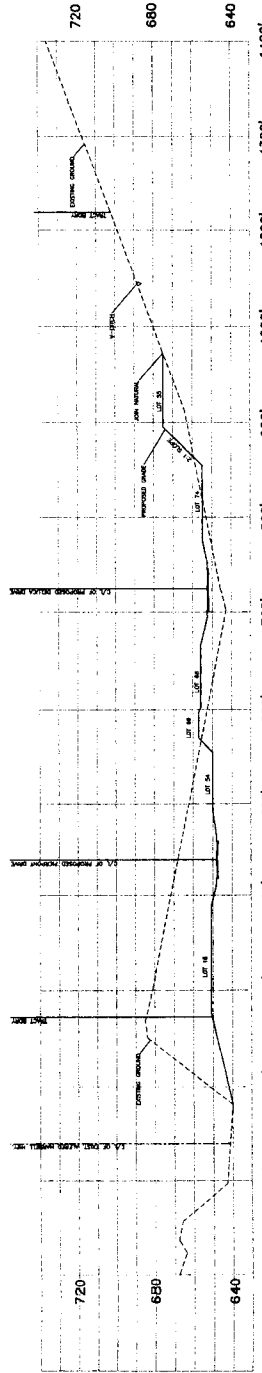
6 of 6



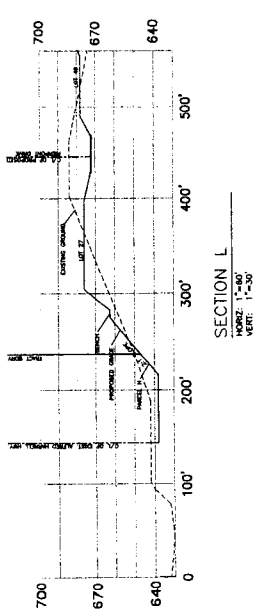
SECTION M
HORIZ: 1"=40'
VERT: 1"=30'



SECTION J
HORIZ: 1"=40'
VERT: 1"=30'



SECTION K
HORIZ: 1"=40'
VERT: 1"=30'



SECTION L
HORIZ: 1"=40'
VERT: 1"=30'

**VESTING TENTATIVE MAP
NO. 6465**
BEING A SUBDIVISION OF THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 29 EAST, MOUNT DIABLO MERIDIAN, AND A PORTION OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND THE SUBDIVISION OF THE PLAT PARCEL C-1 AS DESCRIBED IN THE FINAL JUDGMENT OF EMINENT DOMAIN RECORDED JUNE 27, 1968 IN BOOK 4174, PAGE 10, OF OFFICIAL RECORDS.
SEPTEMBER 2005



APPROVED UNDER THE DIRECTION OF
[Signature]
DATE: 10/1/07
BY: D. MORGAN

ATTACHMENT B - NOTICE OF EXEMPTION

TO: — Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

X County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Extension of Time for Vesting Tentative Tract Map 6465 (Phased):

Project Location-Specific: South side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road.

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project:

Extension of Time for Vesting Tentative Tract Map 6465 (Phased consisting of a total of 117.63 acres for 174 single family residential lots zoned R-1 and R-1/HD; 3 multiple family lots on 14.47 acres zoned R-2; 1 lot on 8.02 acres for office development zoned C-O; 1 lot on 2.74 acres for commercial development zoned C-2; 2 lots zoned R-1/HD containing exiting drill sites; and 1 lot for a park/staging area on 2.55 acres zoned OS.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: DeWalt Corporation

Exempt Status:

- ☐ Ministerial (Sec.21080(b)(1); 15268));
- ☐ Declared Emergency (Sec.21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number.
- ☐ Statutory Exemptions. State section number. _____
- ☒ Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Will not have an effect on the environment based on the common sense exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No__

Signature: _____ **Title:** Principal Planner **Date:** 10/8/19

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

ATTACHMENT C
EXTENSION OF TIME VTTM 6465
CORRESPONDENCE

From: Jennie Eng
Sent: Tuesday, October 29, 2019 1:08 PM
To: 'Theresa Bray' <brayterri48@gmail.com>
Subject: RE: Notice of public hearing re. tract map 6465

Dear Mrs. Bray:

Thank you for contacting me with your questions. In a follow-up to your phone and email messages, I have provided responses below. Please note that Vesting Tentative Tract Map 6465 (VTM 6465) is to divide the land into separate lots; it does not approve or change the zoning. The zoning for VTM 6564 was approved in 2004, and the property may develop in accordance with the approved zoning.

After reviewing the responses below, please contact me at 661-326-3043 or by email if you have further questions. Thank you.



Jennie Eng | Principal Planner
Development Services Department
Planning Division

City of Bakersfield
email: eng@bakersfieldcity.us
web: www.bakersfieldcity.us
phone: 661-326-3343



From: Theresa Bray <brayterri48@gmail.com>
Sent: Monday, October 28, 2019 4:38 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Subject: Notice of public hearing re. tract map 6465

Warning: This email originated from outside the City of Bakersfield. Think before you click!

My name is Terri Bray and my husband and I live in the Cattle King subdivision which borders Alfred Harrell Highway. I have some questions regarding the tentative tract map 6465.

- a. There are 3 multiple family lots planned. Are these multiple family dwellings apartment buildings? If so, how many families will the apartment buildings house and will the individual apartments only allow for single family occupancy?

Response: The R-2 zone allows for both single and multiple family development. The developer has not submitted any plans for the areas zoned R-2 (Limited Multiple Family Dwelling), therefore number of units is unknown at this time.

- b. How large are the lots for the single family dwellings? How large will the homes be? Will the homes be tract homes from one builder or custom owner/builder homes?

Response: The lots for single family dwellings range from 6,239 square feet to 24,977 square feet. The type (custom-built or not) and square footage of single family homes to be constructed is a decision made by the developer, not the City. No plans have been submitted by the developer for any building permit.

- c. What type of commercial development is planned?

Response: A C-O zone allows for mostly professional offices, such as accounting, medical, insurance and others. A C-2 zone allows regional commercial development, including but not limited to retail stores and services. You may see the list of allowed uses on the City's website by selecting the specific zone. <https://bakersfield.municipal.codes/Code/17>

- d. Are there plans to widen Alfred Harrell Highway from Highway 178 and from Hart Park to accommodate increased traffic?

Response: The developer of VTM 6465 is required to construct and widen Alfred Harrell Hwy along the frontage of VTM 6465, however these improvements will be constructed in phases as VTM 6465 is developed.

- e. What type of environmental impact study has been done regarding this development?

Response: The environmental review was conducted in 2004 when the current zoning entitlements were approved by the City Council. A Mitigated Negative Declaration was adopted.

- f. Is any part of this planned development scheduled for low income housing?

Response: The City has no knowledge whether the development includes any low income housing. This is a decision made by the developer.

Thank you for your time and I look forward to hearing from you soon.

Terri Bray

From: Jennie Eng
Sent: Wednesday, October 30, 2019 3:40 PM
To: 'malexander@macaorg.com' <malexander@macaorg.com>
Subject: RE: Notice of Public Hearing, VTTM No. 6465

Dear Mr. Alexander:

I appreciate your email stating your concerns related to the above-mentioned project. The following provides information in response to your questions.

On-site posting of this public hearing is not required under State or local regulations. Public hearing notices are only required to be mailed at least 10 days before the hearing date to property owners located within 300 feet of the project boundaries, and a notice was advertised in the newspaper.

VTTM No. 6465 allows the property to be divided into separate legal parcels for sale, lease or financing. This extension of time (EOT) application would approve more time for the developer to record a final map to create legal parcels consistent with the existing zone districts. The zoning was approved in 2004 and the potential environmental impacts of development on the property were evaluated then. This EOT application does not change the existing zoning, and therefore, does not pose any environmental impacts under CEQA (State regulations). If the Planning Commission approves the EOT application, a Notice of Exemption will be filed in accordance to CEQA.

A copy of your email will be provided to the Planning Commission for their consideration.



Jennie Eng | Principal Planner
Development Services Department
Planning Division

City of Bakersfield
email: jeng@bakersfieldcity.us
web: www.bakersfieldcity.us
phone: 661-326-3043



From: malexander@macaorg.com <malexander@macaorg.com>
Sent: Wednesday, October 30, 2019 2:08 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Subject: Notice of Public Hearing, VTTM No. 6465

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Jennie-

I am writing this email to object to the above referenced application for extension of time for VTTM No. 6465. I am a resident of the Cattle King Estates community directly across from the proposed project. There has been not been any Notice of Public Hearing Signs erected on the proposed project site, so reasonable notice has not been provided to inform the surrounding community about the project. I was told about the hearing from a neighbor, and did not receive notification otherwise. The other issue I see is that the VTTM was conditionally approved in 2005, nearly 15 years ago, is or has the Negative Declaration/ EIR been updated to address the changes that have occurred to the environment over this time to grant such extension? If a Negative Declaration was used for approval of the VTTM in 2005, can the City of Bakersfield provide the Notice of Exemption to CEQA that was completed/ filed after the approval was granted?

Sincerely,

Mark Alexander
805-340-4657

From: Jennie Eng
Sent: Wednesday, October 30, 2019 3:40 PM
To: 'michael dunkel' <dunkelmike@gmail.com>
Subject: RE: VTTM No. 6465

Dear Mr. Dunkel:

I've received your email regarding the above-mentioned item. The following provides information in response to your concerns.

The City Of Bakersfield has a State approved program named the "Metropolitan Bakersfield Habitat Conservation Plan," which addresses kit fox, and other sensitive species. Prior to disturbing the land (example, grading), the developer must retain a qualified biologist to conduct a site survey and if needed, provide mitigation to address and/or avoid harm to sensitive species.

The developer of VTM 6465 is required to construct and widen Alfred Harrell Hwy along the frontage of VTM 6465, however these improvements will be constructed in phases as VTM 6465 is developed.

This application does not change the existing commercial and residential zoning on the property, which was approved in 2004. VTTM No. 6465 allows the property to be divided into separate legal parcels for sale, lease or financing. This extension of time application would approve more time for the developer to record a final map to create legal parcels consistent with the existing zone districts.

A copy of your email will be provided to the Planning Commission for their consideration.



Jennie Eng | Principal Planner
Development Services Department
Planning Division

City of Bakersfield
email: jeng@bakersfieldcity.us
web: www.bakersfieldcity.us
phone: 661-326-3043



From: michael dunkel <dunkelmike@gmail.com>
Sent: Wednesday, October 30, 2019 2:34 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Subject: VTTM No. 6465

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Hello Mamn,

I would like to voice my concern of the proposed project and put the City on notice of the possible problems the City will encounter with moving forward. There are many Kit Foxes in the area along with a lot of Owls (don't know for 100% but I think they are the burrowing type) in the area. Such project would diminish their habitat and put the environment at risk. Has the proper impact studies been accomplished and recorded? Also, I live across the street and I don't feel this would be good thing for the residents there or our families. We already have lots of traffic on the small road system we have now and it will only get worse. Please respond and let me know you have received this email.

thanks for your time

Mike Dunkel



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 7, 2019

ITEM NUMBER: Consent - Public
Hearing5.(b.)

TO: Planning Commission

FROM: Kevin F. Coyle, AICP CEP, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 5

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6616 - 2nd Revised (Phased):
McIntosh and Associates requests an extension of time for this tentative tract consisting of 347 single family lots on 80.09 acres, located south of McCutchen Road, approximately ¼ mile west of Gosford Road. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Vander Weered Investments, LP

LOCATION: Located south of McCutchen Road, approximately ¼ mile west of Gosford Road in southwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution with Exh	Resolution

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Planning Commission AGENDA ITEM: 5.b.

FROM: Kevin F. Coyle, AICP CEP, Planning Director APPROVED: KFC

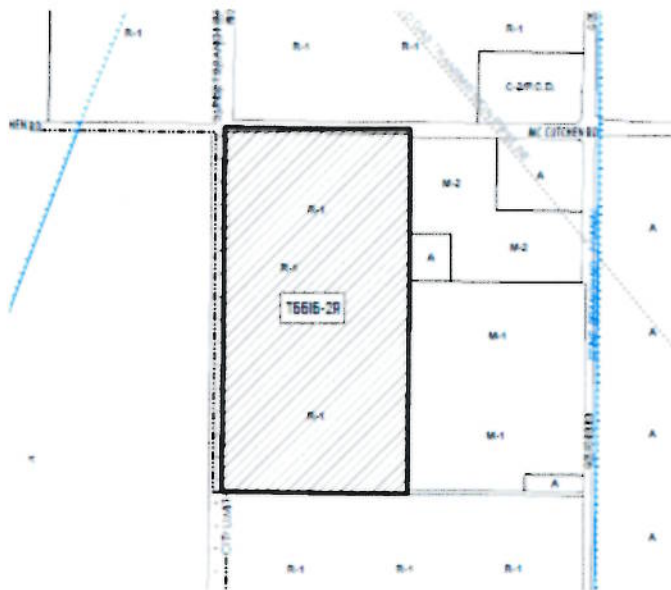
DATE: November 7, 2019

SUBJECT: **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6616 2nd REVISED (WARD)**

APPLICANT:	ENGINEER McIntosh and Associates 2001 Wheelan Ct Bakersfield, CA 93309	SUBDIVIDER/PROPERTY OWNER Vander Weerd LP c/o Matt Wade, Landstone Companies 9205 Camino Media #120 Bakersfield, CA 93311
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LOCATION: South of McCutchen Rd., approximately ¼ mile west of Gosford Road.
(APN #: 543-010-07)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 6612-Second Revised as depicted in the project description.

PROJECT DESCRIPTION

This project is a request for an extension of time for a vesting tentative tract map to create 347 single-family residential lots on 80.09 acres, zoned R-1 (One-Family Dwelling Zone).

Figure 2: SITE VISIT PHOTO
View from McCutchen Road looking south._____



PROJECT ANALYSIS:

Background and Timeline:

March 1, 2007. Original approval of Vesting Tentative Tract Map 6612-Second Revised by your Commission to create 347 single-family lots on an 80.09 acre subdivision area zoned R-1 (One-Family Dwelling). An Environmental Impact Report (EIR) was certified on November 16, 2005 for the original GPA/ZC 04-1012 (McCutchen 110 EIR), and an addendum to the EIR was approved by the Planning Commission on March 1, 2007 for Vesting Tentative Tract Map 6616-Second Revised. Review of noise, aesthetics, agricultural resources, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, utilities and service systems and related mitigation measures were adopted.

2008, 2010, 2011, 2013 and 2015: Automatic extensions of time as approved by State legislation (further detail provided below under "Analysis").

Analysis:

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the October 6, 2019 expiration date and the applicant has requested additional time to record final maps.

In response to the Economic Downturn and the Recession, the California State Legislature approved a series of automatic extensions to certain approved tentative subdivision maps. As a result of these state extensions, Vesting Tentative Tract Map 6612-Second Revised was previously provided one additional year of approval per SB 1185 (2008), two additional years

under AB 333 (2009), two additional years under AB 208 (2011), two additional years under AB 116 (2013) and two additional years under AB 1303 (2015). The cumulative result of the automatic extensions of time approved by the State is that this tentative map expires on October 6, 2019. The Subdivision Map Act allows an additional 60 days beyond the expiration date to provide local jurisdictions time to consider the extension of time request.

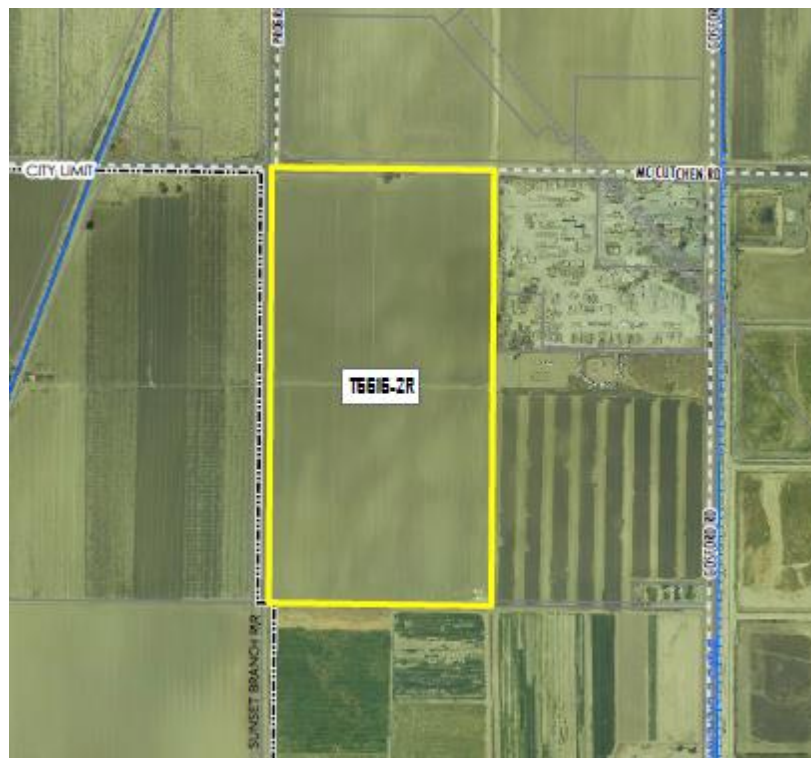
The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in 2 three-year intervals. This current request represents the first request for Vesting Tentative Tract Map 6612-Second Revised. Staff recommends approval of a three-year extension of time to expire on October 6, 2022 with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on December 4, 2006.

Except as may otherwise be described in this staff report, the proposed project is subject to the original conditions of approval, and complies with the ordinances and policies of the City of Bakersfield.

Surrounding Uses:

The site is surrounded primarily by vacant land to the north, west and south, and urbanization to the east.

Figure 3. Aerial Photo



The project site is depicted as Low Density Residential on the Land Use Element of the Metropolitan Bakersfield General Plan. The site is vacant land and is surrounded by:

Table A. Surrounding Land Use Designations and Zoning Districts

DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
NORTH	LR	R-1	Agriculture
SOUTH	LR	R-1	Agriculture
EAST	R-1A, SI, LI	A, M-1 M-2	Industrial, Vacant
WEST	R-1A	County: A	County: Agriculture
Land Use Designations: R-1A : Resource- Intensive Agriculture LR: ≤ 7.26 du/na SI: Service Industrial LI : Light Industrial		Zoning Designations A: Agriculture R-1: One Family Dwelling M-1 : Light Manufacturing M-2 : General Manufacturing	

Circulation:

The project site will have access to McCutchen Road through two local streets on the north side. There will be access to future McKee Road to the south through two local streets. The closest Golden Empire Transit (GET) bus is at Hosking and Stine (Route 62), and is accessible to the tract approximately 2 miles east along Hosking. The City's Bikeway Master Plan identifies Gosford as a Class 2 facility (bike lanes), approximately ¼ mile to the east of this subdivision. Bike lanes are in place both north of Panama Lane.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA) an initial study was prepared for the original project of the subject property. An Environmental Impact Report (EIR)) was certified on November 16, 2005 for the original GPA/ZC 04-1012 (McCutchen 110 EIR), and an addendum to the EIR was approved by the Planning Commission on March 1, 2007 for Vesting Tentative Tract Map 6616 –Second Revised. In accordance with Section 15061(b)(3), Common Sense Exemption, this project is exempt from the requirements of CEQA because it will not affect the environment.

Noticing:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing at least 10 days prior to the public hearing in accordance with State law.

CONCLUSION:

The applicant provided the application for the Extension of Time for Vesting Tentative Tract Map 6612-Second Revised in a timely manner, and has requested a three-year extension to be have more time to record final maps. The three-year extension is reasonable and is in compliance with the extensions permitted by BMC 16.16.080. Therefore, the request is recommended for approval by the Planning Director.

Exhibits: (attached):

Exhibit A: Resolution
 A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map 6612-Second Revised
 Exhibit B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

DRAFT

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE TRACT MAP 6616-SECOND
REVISED LOCATED SOUTH OF MCCUTCHEN ROAD,
APPROXIMATELY ¼ MILE WEST OF GOSFORD ROAD.**

WHEREAS, McIntosh and Associates, representing Vander Weerd Investments LP, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6616 –Second Revised (the “Project”) located in the City of Bakersfield as shown on attached (Exhibit “A”); and

WHEREAS, the application was submitted on October 3, 2019, which is prior to the expiration date of Vesting Tentative Map 6616 –Second Revised, 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 4, 2006, conditionally approved by the Planning Commission on March 1, 2007; and

WHEREAS, an Environmental Impact Report (EIR)) was certified on November 16, 2005 for the original GPA/ZC 04-1012 (McCutchen 110 EIR), and an addendum to the EIR was approved by the Planning Commission on March 1, 2007 for Vesting Tentative Tract Map 6616 –Second Revised; 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(b)(3), Common Sense Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 7, 2019 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(b) (3), Common Sense Exemption, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.
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(b)(3), Common Sense Exemption.
3. The expiration date of Vesting Tentative Tract Map 6616 –Second Revised is hereby extended until October 6, 2022.

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 November 7, 2019, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map 6616 –Second Revised

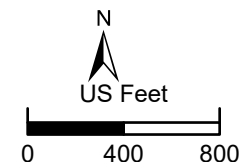
VTTM 6616 R2 EXTENSION OF TIME

CITY OF BAKERSFIELD

EXHIBIT A-1

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



Document Name: 20191004

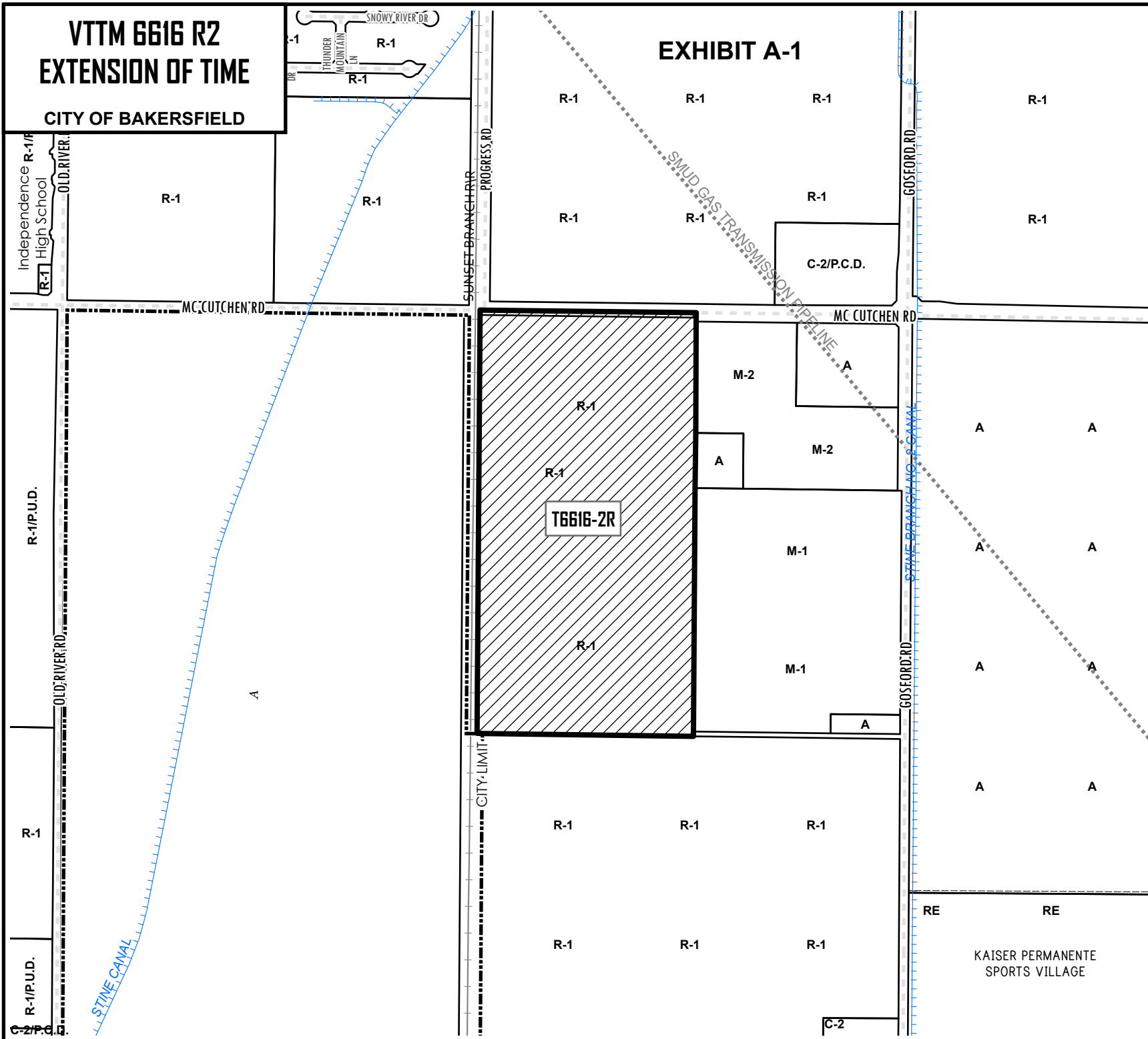


EXHIBIT A-1

REVISED TENTATIVE TRACT MAP NO. 6616

BEING THE W. 1/2 OF THE N.E. 1/4 OF SECTION 32, T. 30 S., R. 27 E., M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AND LOTS 26 AND 31 OF SECTION 29, T. 30 S., R. 27 E., M.D.M. ACCORDING TO THE "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY" FILED JUNE 16, 1997 IN THE KERN COUNTY RECORDS OFFICE.

TOPOGRAPHIC LEGEND

(1) LANDMARK
(2) 2" ROAD PAVEMENT
(3) 4" ROAD PAVEMENT
(4) 6" ROAD PAVEMENT
(5) 8" ROAD PAVEMENT
(6) 12" ROAD PAVEMENT
(7) 18" ROAD PAVEMENT
(8) 24" ROAD PAVEMENT
(9) 36" ROAD PAVEMENT
(10) 48" ROAD PAVEMENT
(11) 60" ROAD PAVEMENT
(12) 72" ROAD PAVEMENT
(13) 84" ROAD PAVEMENT
(14) 96" ROAD PAVEMENT
(15) 108" ROAD PAVEMENT
(16) 120" ROAD PAVEMENT
(17) 132" ROAD PAVEMENT
(18) 144" ROAD PAVEMENT
(19) 156" ROAD PAVEMENT
(20) 168" ROAD PAVEMENT
(21) 180" ROAD PAVEMENT
(22) 192" ROAD PAVEMENT
(23) 204" ROAD PAVEMENT
(24) 216" ROAD PAVEMENT
(25) 228" ROAD PAVEMENT
(26) 240" ROAD PAVEMENT
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BEING THE W 1/2 OF THE NE 1/4 OF SECTION 32, T. 30 S., R. 27 E., M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AND LOTS 26 AND 31 OF SECTION 29, T. 30 S., R. 27 E., M.D.M. ACCORDING TO THE "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY" FILED JUNE 16, 1997 IN THE KERN COUNTY RECORDERS OFFICE.

THE BEARING OF S 89° 7' 52" E FOR THE NORTH LINE OF THE N.W. 1/4 OF SECTION 32, T. 30 S., R. 27 E. M.D.M. (AND THE CENTERLINE OF McCUTCHEN ROAD) PER TRACT NO. 6359 WAS USED FOR THE BASIS OF HEARING FOR THIS MAP

3470 WILSHIRE BLVD, STE 1020
LOS ANGELES, CA 90010

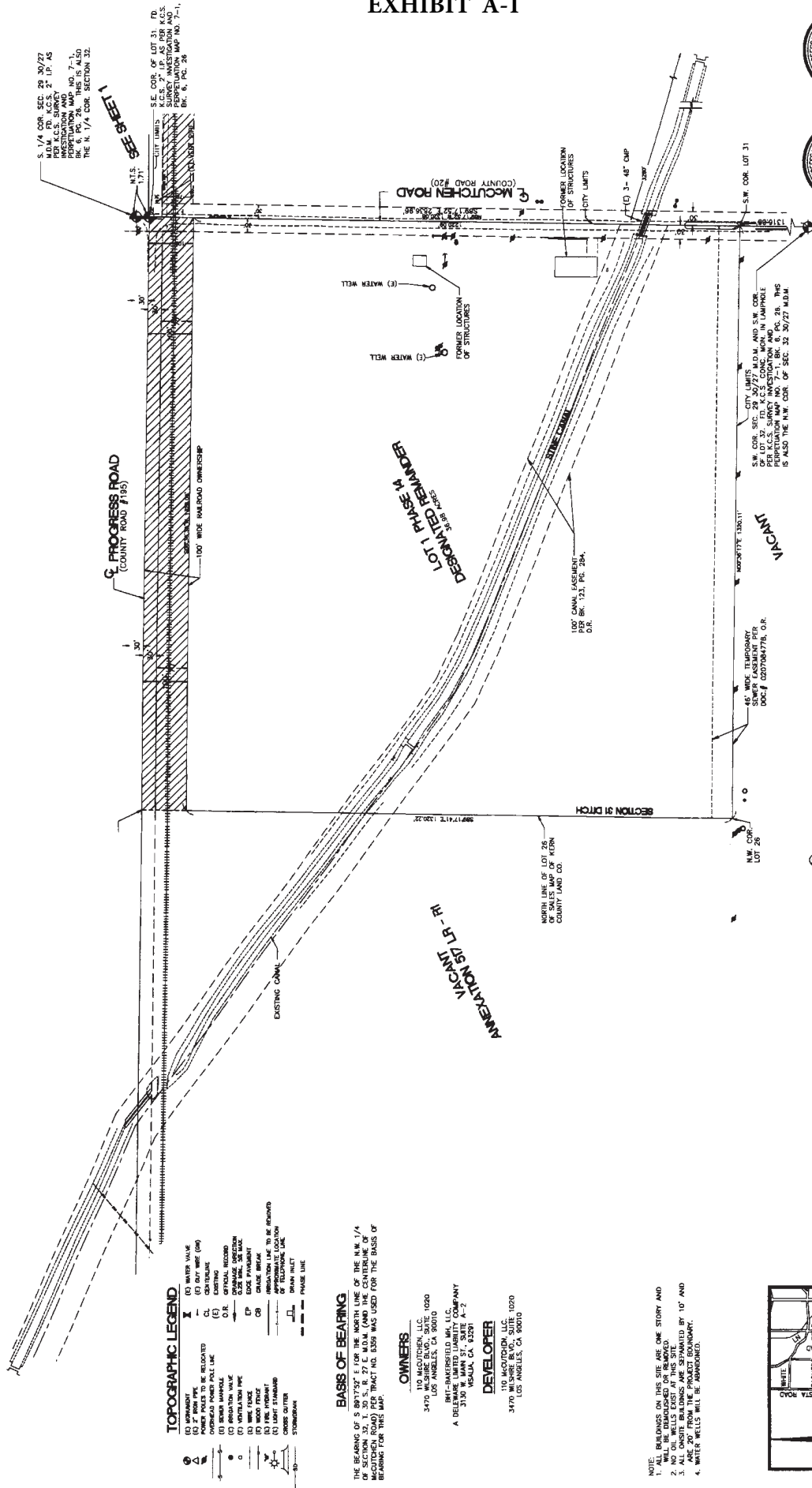
CIVIL ENGINEERS LAND SURVEYORS

PORTIONS OF SEC. 32, T.30S., R.27E., M.D.M.

SHEET TITLE
REVISED VESTING TENTATIVE MAP

[illegible]

EXHIBIT A-1



REVISED VESTING TENTATIVE TRACT MAP NO. 6616

BEING THE W. 1/2 OF THE N.E. 1/4 OF SECTION 32, T. 30 S., R. 27 E., M.D.M.
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AND
LOTS 26 AND 31 OF SECTION 29, T. 30 S., R. 27 E., M.D.M. ACCORDING TO THE
"SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY" FILED JUNE 16, 1897
IN THE KERN COUNTY RECORDERS OFFICE.

THE LUSICH COMPANY INC.

CIVIL ENGINEERS LAND SURVEYORS
631 7th STREET SUITE 200
DANFORTH, CA 93304
PHONE: (881) 327-1112

110 McCUTCHEN, LLC
PORTIONS OF SEC. 29, T.30S., R.27E., M.D.

SHEET TITLE
REVISED VESTING TENTATIVE MAP 6616C

2

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APPROVED BY	
DATE	

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ATTACHMENT B - NOTICE OF EXEMPTION

TO: — Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

☒ County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Extension of Time for Vesting Tentative Tract Map 6616 - 2nd Revised (Phased)

Project Location-Specific: South of McCutchen Rd., approximately ¼ mile west of Gosford Rd.

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: McIntosh and Associates requests an extension of time for Vesting Tentative Tract 6616 – 2nd Revised consisting of 347 lots on 80.09 acres, zoned R-1 for single family residential development located south of McCutchen Rd., approximately ¼ mile west of Gosford Road.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh and Associates

Exempt Status:

- ☐ Ministerial (Sec.21080(b)(1); 15268));
- ☐ Declared Emergency (Sec.21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number.
- ☐ Statutory Exemptions. State section number. _____
- ☒ Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Will not have an effect on the environment based on the common sense exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No__

Signature: _____ **Title:** Principal Planner **Date:** 10/18/19

☒ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: November 7, 2019

ITEM NUMBER: Consent - Public
Hearing5.(c.)

TO: Planning Commission

FROM: Kevin F. Coyle, AICP CEP, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 7252 (Phased): McIntosh and Associates requests an extension of time for this tentative tract consisting of 50 multi-family lots, 1 sump lot, 1 drill island, 3 landscape lots and a designated remainder in R-2 and C-2 and a designated remainder for commercial development on 32 acres located at the southeast corner of Seventh Standard Road and Shane Street. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER:

LOCATION: Located at the southeast corner of Seventh Standard Road and Shane Street in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff Recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution with Exh	Resolution

**CITY OF BAKERSFIELD
PLANNING DEPARTMENT
STAFF REPORT**

TO: Chair and Members of the Planning Commission AGENDA ITEM: 5.c.

FROM: Kevin F. Coyle, AICP CEP, Planning Director APPROVED: KFC

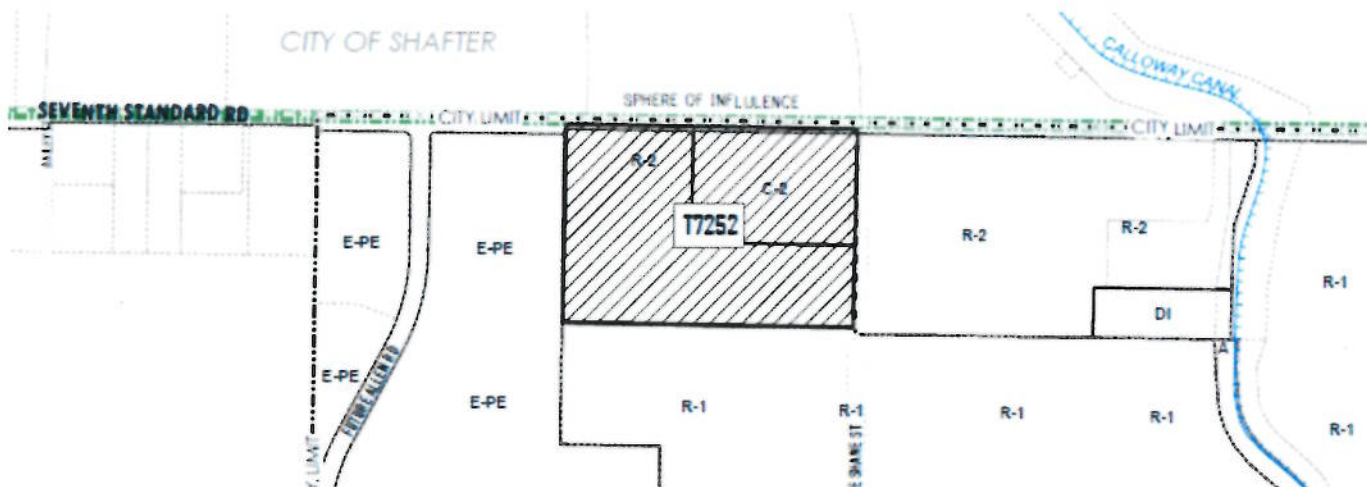
DATE: November 7, 2019

SUBJECT: **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7252 (WARD)**

APPLICANT: ENGINEER SUBDIVIDER/PROPERTY OWNER
 McIntosh and Associates Julie Randolph Trust, et. al
 2001 Wheelan Ct c/o Urban Land Advisors
 Bakersfield, CA 93309 9201 Camino Media, #120
Bakersfield, CA 93311

LOCATION: Southeast corner of Seventh Standard Rd. and Shane St. (APN #: 530-010-53)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 7252 as depicted in the project description.

PROJECT DESCRIPTION

This project is a request for an extension of time for a Vesting Tentative Tract Map 7252 consisting of 50 multi-family lots, 1 sump lot, 1 drill island, 3 landscape lots and a designated remainder in R-2 (Limited Multiple-Family Dwelling Zone) and C-2 (Regional Commercial) zones on 32 acres, located at the southeast corner of Seventh Standard Rd. and Shane St.

Figure 2: SITE VISIT PHOTO

View from Seventh Standard Road looking south.



PROJECT ANALYSIS:

Background and Timeline:

July 14, 2014. Original approval of Vesting Tentative Tract Map 7252 by your Commission to create consisting of 50 multi-family lots, 1 sump lot, 1 drill island, 3 landscape lots and a designated remainder in R-2 and C-2 zones on 32 acres located at the southeast corner of Seventh Standard Rd. and Shane St. A Mitigated Negative Declaration for the project was adopted by the City Council on March 5, 2014, in conjunction with related Zone Change No. 13-0324, which included a review of a site specific mitigation measures relating to air quality, traffic, and cultural resources.

November 10, 2016. Seventh Standard Rd. No 3 Annexation (No. 651) into the City Of Bakersfield was completed.

Analysis:

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the November 10, 2019 expiration date and the applicant has requested additional time to record final maps.

This tentative subdivision is not eligible for any of the automatic extensions the California State Legislature approved in response to the Economic Downturn and the Recession. The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in 2 three-year intervals. This current request represents the first request for

Vesting Tentative Tract Map 7252. Staff recommends approval of a three-year extension of time to expire on November 10, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on June 6, 2014.

Except as may otherwise be described in this staff report, the proposed project is subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

Surrounding Uses:

The site is surrounded by vacant land to the north, east and south, and urbanization to the west.

Figure 3. Aerial Photo



The project site is depicted as depicted as LMR (Low Medium Density Residential) and GC (General Commercial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The site contains agricultural cultivation and oil production facilities, but is otherwise vacant. It is surrounded by:

Table A. Surrounding Land Use Designations and Zoning Districts			
DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
NORTH	City of Shafter	City of Shafter	City of Shafter: Vacant/Agriculture
SOUTH	LR	R-1	County of Kern – Vacant/Agriculture
EAST	LMR	R-2	City of Bakersfield - Vacant/Agriculture
WEST	SR	E-PE	City of Bakersfield – Vacant, VTM 7198
Land Use Designations: SR: ≤ 4 du/na LR: ≤ 7.26 du/na LMR: > 4 ≤ 10 du/na		Zoning Designations R-1: One Family Dwelling PUD: Planned Unit Development E-PE :Estate-Petroleum Extraction	

Circulation:

Primary access to the site will be from Shane Street (collector). Access is limited to Seventh Standard Road because it is designated as an expressway. Currently, there is no Golden Empire Transit (GET) bus service to the project site. The closest GET bus route is Route 84 traveling Old Farm Road and Olive Drive to Frontier High School, approximately two miles south of the project site. It is expected as development occurs and demand for bus service increases, GET bus will determine future route needs.

According to the City's Bikeway Master Plan the closest designated bike route is Seventh Standard Road as a Class 3 facility (bike route with posted signs, no marked lanes); however, bike lanes or routes currently do not exist.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA) an initial study was prepared for the original project of the subject property and a Mitigated Negative Declaration was adopted by the City Council on March 5, 2014, in conjunction with related Zone Change No. 13-0324. In accordance with Section 15061(b)(3), Common Sense Exemption, this project is exempt from the requirements of CEQA because it will not affect the environment.

Noticing:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing at least 10 days prior to the public hearing in accordance with State law.

CONCLUSION:

The applicant provided the application for the Extension of Time for Vesting Tentative Tract Map 7252 in a timely manner, and has requested a three-year extension to have more time to record final maps. The three-year extension is reasonable and is in compliance with the extensions permitted by BMC 16.16.080. Therefore, the request is recommended for approval by the Planning Director.

Exhibits: (attached):

Exhibit A: Resolution

A-1 Location Map with Zoning

A-2 Vesting Tentative Tract Map 7252

Exhibit B: Notice of Exemption

EXHIBIT A

RESOLUTION NO. _____

DRAFT

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 7252 LOCATED AT THE SOUTHWEST CORNER OF SEVENTH STANDARD ROAD AND SHANE STREET.

WHEREAS, McIntosh and Associates, representing Julie Randolph Trust, et. al, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 7252(the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on October 9, 2019, which is prior to the November 7, 2019 expiration date of Vesting Tentative Map 7252, 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 June 6, 2014, conditionally approved by the Planning Commission on July 14, 2014; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on March 5, 2014, in conjunction Zone Change No. 13-0324, in accordance with California Environmental Quality Act (CEQA for related Vesting Tentative Tract Map 7252; 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(b)(3), Common Sense Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 7, 2019 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(b) (3), Common Sense Exemption, the Project is exempt from the requirements of CEQA because it will not affect the environment. The Notice of Exemption was properly noticed for public review.
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(b)(3), Common Sense Exemption.
3. The expiration date of Vesting Tentative Tract Map 7252 is hereby extended until November 7, 2022.

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 November 7, 2019, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map

VTT7252 EXTENSION OF TIME

CITY OF BAKERSFIELD

EXHIBIT A-1

CITY OF
SHAFTER

CITY OF
SHAFTER

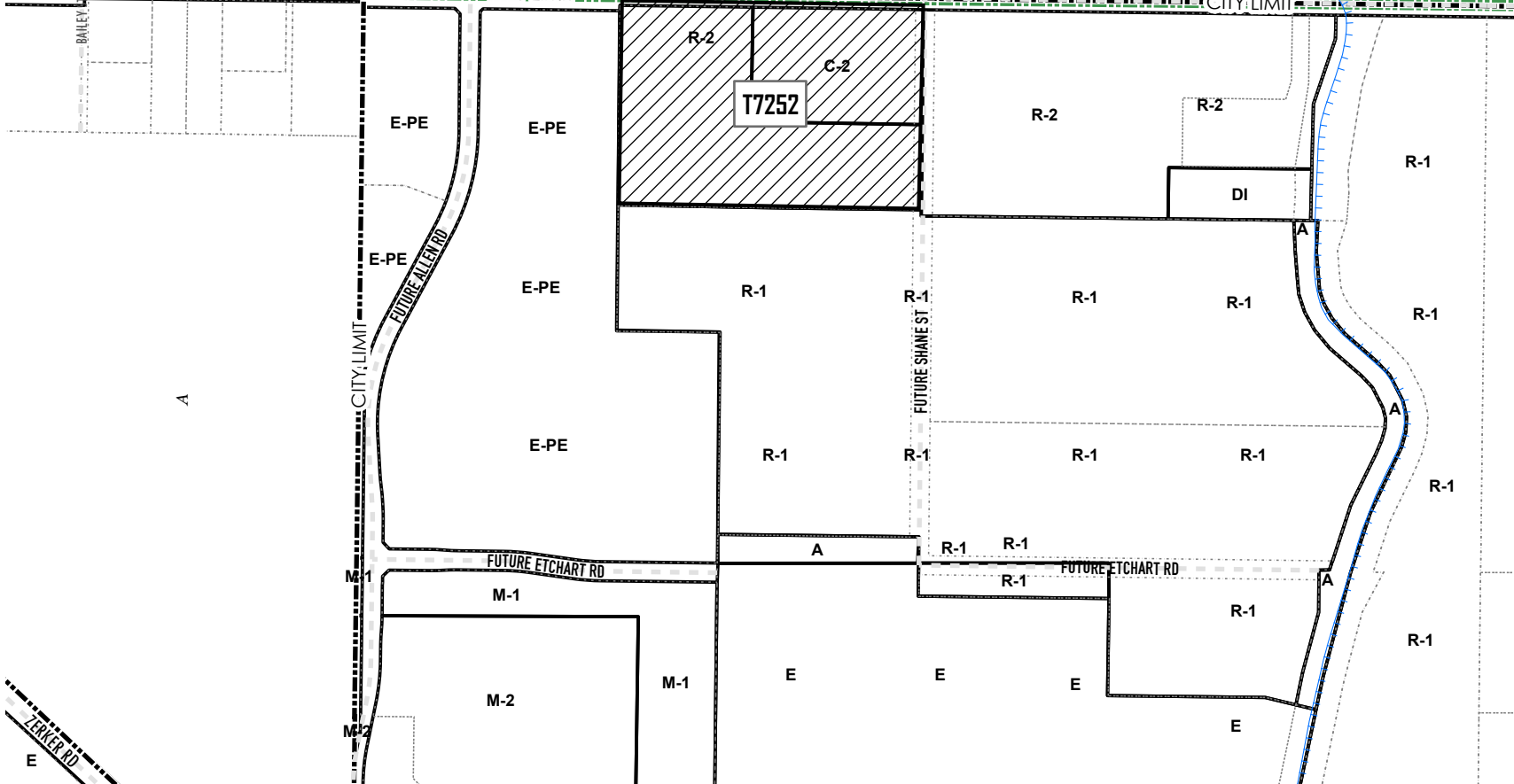
CALLOWAY CANAL

SEVENTH STANDARD RD

CITY LIMIT

SPHERE OF INFLUENCE

CITY LIMIT



LEGEND (ZONE DISTRICTS)

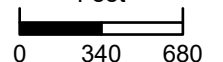
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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

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Document Name: 20190816-TIS

VESTING TENTATIVE TRACT NO. 7252

OWNERS:

L.A.P., LP.
JULIE RANDOLPH
JAMES F. ETCHEVERRY
FRANCES PETERSON
8937 COPPER SPRINGS CT
BAKERSFIELD, CA 93314

CONTACT: MATT WADE
(661) 679-6780

SUBDIVIDER:

URBAN LAND ADVISORS, LLC
4927 CALLOWAY DR. STE. 101
BAKERSFIELD, CA 93312
CONTACT: MATT WADE
(661) 679-6780

ENGINEER:

McINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA. 93309
CONTACT-ROGER MCINTOSH
(661) 834-4814

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.

IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.030(0) OF THE MUNICIPAL CODE.

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.

ALL STREETS SHALL BE PUBLIC.

ALL RETURN RADI ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

ANNEXATION AND ZONE CHANGE PROCEDURES FOR THIS MAP ARE IN PROGRESS.

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

1. PINTAIL
2. GADWALL
3. BRANT
4. TUNDRA
5. SORA

PHASING

THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 2 PHASES.

STATISTICS:

APN:530-010-53
ACREAGE: 31.78 GR AC / 25.79 NET AC (INCLUDES DESIGNATED REMAINDER)
NUMBER OF LOTS: 50 RESIDENTIAL, 1 REMAINDER LOT
4 LETTERED LOTS AND 1 DRILL SITE

NUMBER OF DWELLING UNITS: 147

MINIMUM LOT AREA ALLOWED: 7,500 NET SF (3-UNIT LOTS)
5,000 NET SF (2-UNIT LOTS)

EXISTING USE: AGRICULTURE & PETROLEUM

PROPOSED USE: RESIDENTIAL

NET DENSITY: 8.72 D.U./NET AC. (CURRENT LAYOUT)

9.61 D.U./NET AC. (PROPOSED WELL/DRILL SITE BUILDOUT)

EXISTING/PROPOSED GENERAL PLAN DESIGNATION: LMR / GC

EXISTING/PROPOSED ZONING: R-2 AND C-2

WATER SOURCE: CALWATER

SEWAGE DISPOSAL: NORTH OF THE RIVER SANITATION DISTRICT

GAS CO. - SOUTHERN CALIFORNIA GAS COMPANY

ELECTRICAL - PACIFIC GAS & ELECTRIC COMPANY

CABLE - BRIGHTHOUSE

PHONE - AT&T

SCHOOL DISTRICTS: NORRIS SCHOOL DIST. & KERN UNION HIGH SCHOOL

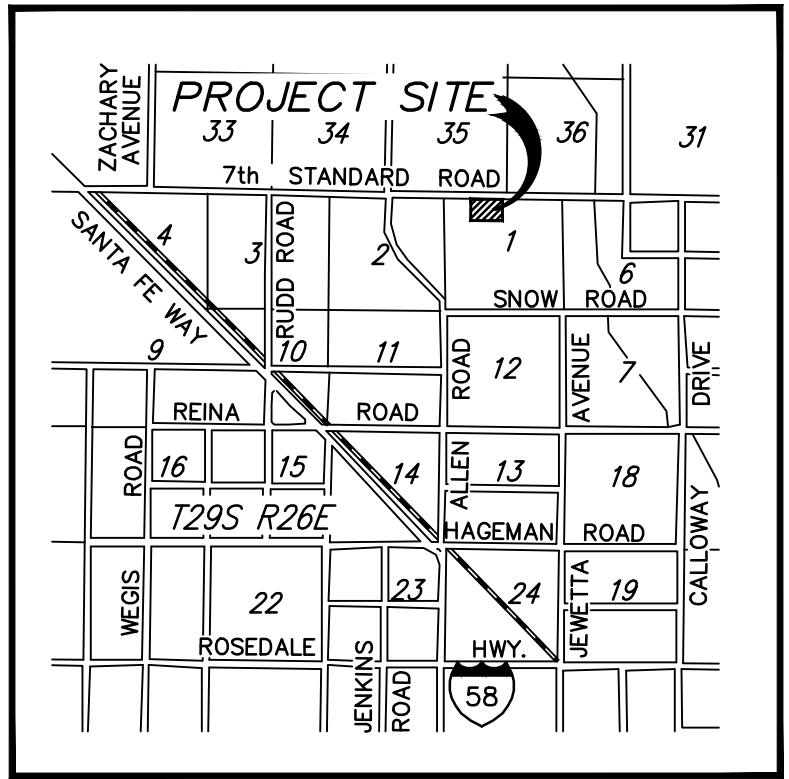
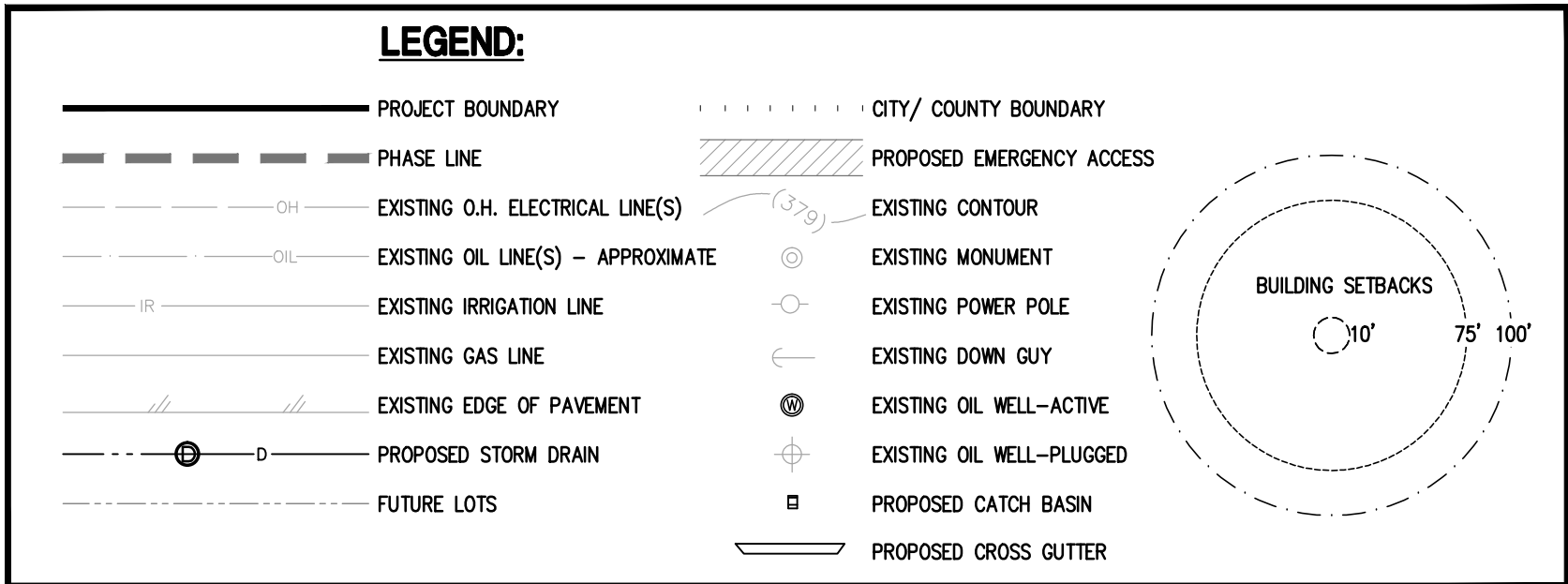
SCHOOLS:

ELEMENTARY - NORRIS ELEMENTARY

MIDDLE SCHOOL - NORRIS MIDDLE SCHOOL

HIGH SCHOOL - FRONTIER HIGH SCHOOL

CITY OF SHAFTER
EX. INDUSTRIAL / SPECIFIC PLAN



EASEMENT NOTES AND OIL & GAS LEASES:

1-AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF KERN, AS ESTABLISHED BY ORDER OF THE BOARD OF SUPERVISORS OF KERN COUNTY ENTERED IN VOLUME 6, PAGE 577, OF THE MINUTE BOOKS.

SAID EASEMENT IS FOR PUBLIC HIGHWAY PURPOSES, COUNTY ROAD NO. 151, ALSO KNOWN AS SEVENTH STANDARD ROAD, AND IS LOCATED WITHIN THE NORTHERLY 30 FEET OF SAID LAND.

2-AN EASEMENT IN FAVOR TO GENERAL PETROLEUM CORPORATION OF CALIFORNIA FOR PIPELINE PURPOSES, RECORDED AUGUST 5, 1939, BOOK 882, PAGE 118, OF OFFICIAL RECORDS.

3-AN OIL AND GAS LEASE IN FAVOR OF STANDARD OIL COMPANY OF CALIFORNIA (LESSEE), RECORDED AUGUST 26, 1952, BOOK 1977, PAGE 20, OF OFFICIAL RECORDS

BY VARIOUS ASSIGNMENTS OF RECORD THE LESSEES INTEREST UNDER SAID LEASE WAS CONVEYED TO CRIMSON RESOURCE MANAGEMENT CORP., A COLORADO CORPORATION. AFFECTS THAT PORTION OF SAID LAND LYING WITHIN THE S1/2 OF THE N1/2 OF THE NW 1/4 OF SAID SECTION 1.

4-AN EASEMENT GRANTED TO THE ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN GENERAL FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED DECEMBER 11, 1973, BOOK 4816, PAGE 906, OF OFFICIAL RECORDS.

AFFECTS THAT SOUTHERLY 25 FEET OF THE NORTHERLY 55 FEET OF SAID LAND.

5-AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR INGRESS, EGRESS AND ROAD PURPOSES IN FAVOR OF THE COUNTY OF KERN, RECORDED DECEMBER 11, 1973, BOOK 4816, PAGE 906, OF OFFICIAL RECORDS.

AFFECTS THAT SOUTHERLY 25 FEET OF THE NORTHERLY 55 FEET OF SAID LAND.

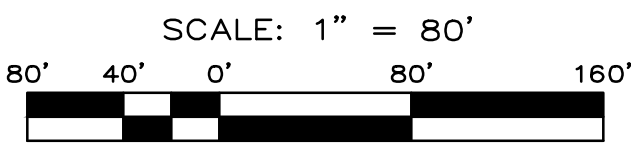
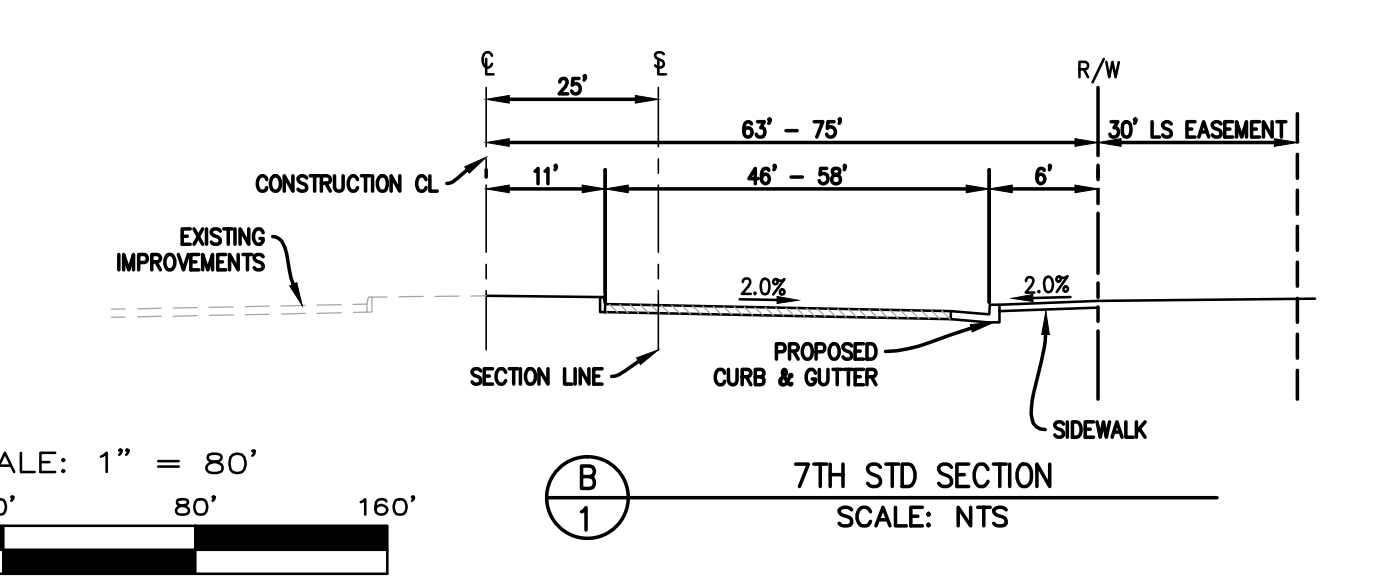
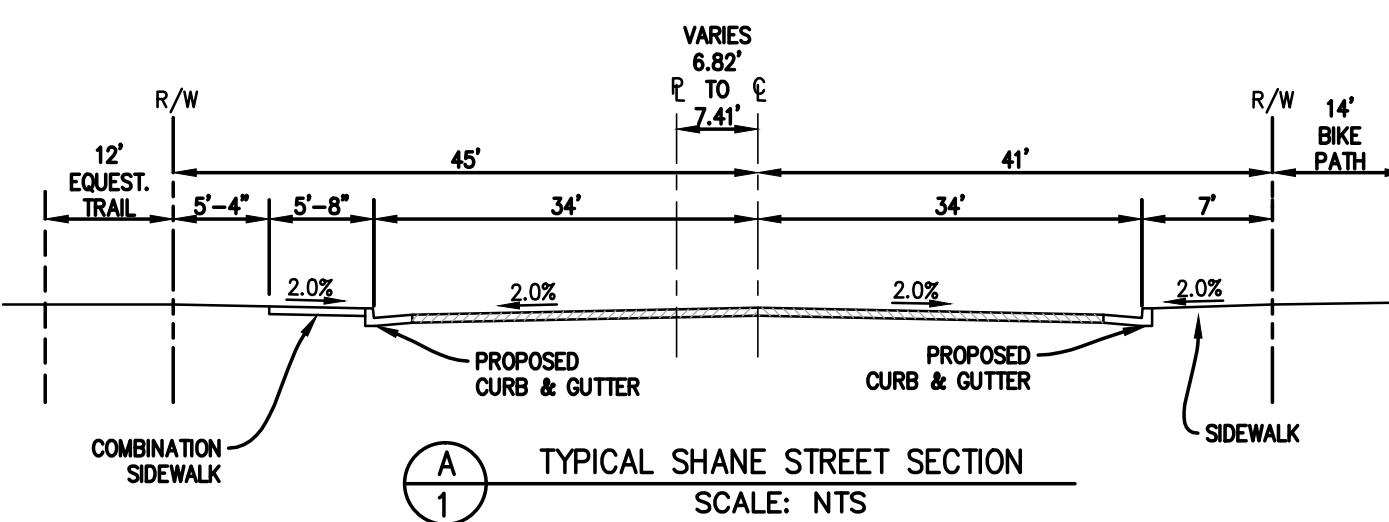
6-AN EASEMENT GRANTED TO THE GETTY OIL COMPANY, OF DELAWARE FOR PIPELINE PURPOSES, RECORDED APRIL 14, 1982, BOOK 5451, PAGE 2458, OF OFFICIAL RECORDS.

AFFECTS THAT EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

7-AN EASEMENT GRANTED TO THE GETTY OIL COMPANY OF DELAWARE FOR VALVE AND REGULATOR PURPOSES, RECORDED JULY 29, 1983, BOOK 5575, PAGE 599, OF OFFICIAL RECORDS.

8-AN EASEMENT GRANTED TO THE GENERAL PUBLIC FOR INGRESS, EGRESS AND ROAD PURPOSES, RECORDED JANUARY 18, 2012, INSTRUMENT NO. 0212006598, OF OFFICIAL RECORDS.

9-AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR INGRESS, EGRESS AND ROAD PURPOSES TO THE COUNTY OF KERN, RECORDED JANUARY 18, 2012, INSTRUMENT NO. 0212006598, OF OFFICIAL RECORDS.



COUNTY OF KERN
VESTING TENTATIVE
MAP NO. 7251
ANNEXATION NO. 652
EX. SR / A/E
PROPOSED LR / R-1

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING • 2014

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

DRAWN BY: ARB
CHECKED BY: JWB
DATE: 5/1/14

ISSUED FOR: []

BY: []
DATE: []

REVISIONS: []

DATE: []

URBAN LAND ADVISORS, LLC
SECTION 1, T29S, R26E, M2A
VESTING TENTATIVE TRACT NO. 7252

SHEET 1 OF 1 SHEETS

ATTACHMENT B- NOTICE OF EXEMPTION

TO: — Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

☒ County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Extension of Time for Vesting Tentative Tract Map 7252 (Phased)

Project Location-Specific:

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: Extension of Time for Vesting Tentative Tract Map 7252 (Phased) consisting of 50 multi-family lots, 1 sump lot, 1 drill island, 3 landscape lots and a designated remainder in R-2 and C-2 zones on 32 acres located at the southeast corner of Seventh Standard Rd. and Shane St.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh and Associates

Exempt Status:

- ☐ Ministerial (Sec.21080(b)(1); 15268));
- ☐ Declared Emergency (Sec.21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number.
- ☐ Statutory Exemptions. State section number. _____
- ☒ Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Will not have an effect on the environment based on the common sense exemption.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No__

Signature: _____ **Title** Principal Planner **Date:** 11/8/19

☒ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____