



**PLANNING COMMISSION AGENDA
MEETING OF JULY 18, 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 Regular Planning Commission meeting of June 20, 2019.
Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 3

- a. **Extension of Time for Vesting Tentative Tract Map 6251 (Phased):** Jason Martin requests an extension of time for this tentative tract consisting of 13 lots for single-family residential purposes on 10 acres generally located at the south of McKenna Street, approximately ¾-mile east of Kern Canyon Road. Notice of Exemption on file.
Staff recommends approval.

Ward 4

- b. **Extension of Time for Vesting Tentative Tract Map 6858:** SmithTech USA requests an extension of time for this tentative tract consisting of 86 lots for single-family residential purposes on 20 acres, generally located near the northeast corner of Snow Road and Jewetta Avenue. Notice of Exemption on file.
Staff recommends approval.

Ward 3

- c. **Extension of Time for Vesting Tentative Tract Map 7056 (Phased):** Dennis Sibson requests an extension of time for this tentative tract consisting of 167 single family residential lots on 41 acres, located north of future Morning Drive, approximately ¼ mile

north of the Paladino Drive/Morning Drive intersection. Notice of Exemption on file.

Staff recommends approval.

Ward 5

- d. **Vesting Tentative Tract Map 7354:** McIntosh & Associates, Inc., proposes to subdivide 71.64 acres into 234 single family residential lots, various lots for private streets, private landscaping/common lots, and privately maintained parks, a water well site, and a sewer lift station, located south of the southwest corner of Ming Avenue and Highgate Park Boulevard in the West Ming Specific Plan area. EIR on file.

Staff recommends approval.

Ward 7

- e. **Planned Development Review No. 19-0189:** Bo Lundy is requesting a Planned Development Review to allow development of a retail center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district, located at 8120 Hughes Lane. Notice of Exemption on file.

Staff recommends continuance to August 15, 2019.

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: July 18, 2019

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of June 20, 2019.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of June 20, 2019	Cover Memo



PLANNING COMMISSION MINUTES

Meeting of June 20, 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, Wade

Absent: None

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

CONSENT CALENDAR NON-PUBLIC HEARING

4. a. Approval of minutes for the Regular Planning Commission meeting of June 6, 2019.

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

APPROVED

CONSENT CALENDAR PUBLIC HEARINGS

5. a. **Extension of Time for Vesting Tentative Tract Map 6459:** McKenzie Dibble requests an extension of time for this subdivision to create 57 single-family residential lots on 11.18 acres located north of Niles Street and east of Park Drive. Notice of Exemption on file.

RES NO 74-19

- b. Extension of Time for Vesting Tentative Tract Map 7213:** Porter and Associates, Inc., request an extension of time for this subdivision consisting of 158 single-family residential lots on 35.70 acres, located at the southeast corner of Berkshire Road and Ashe Road. Notice of Exemption on file.
- c. Vesting Tentative Tract Map 7352:** Porter and Associates, Inc., propose to subdivide 7.26 acres into 26 single-family residential lots, located west of Stine Road and Poppyseed Street. Negative Declaration on file.
- d. Tentative Parcel Map 12286:** Wiley D. Hughes Surveying, Inc., proposes to subdivide 0.86 acres into 4 parcels and 1 designated remainder for future multiple-family dwelling development, located ¼ mile west of South H. Street and Planz Road. Notice of Exemption on file. Notice of Exemption on file.
- e. Planned Development Review No. 18-0456:** DeWalt Corporation requests a new planned development review to allow development of a commercial center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district, located at the southeast corner of Hosking Avenue and South H. Street (1631 Hosking Avenue), pending approval of related General Plan Amendment/Zone Change No. 18-0457. Notice of Exemption on file. **Continued from 6/6/19.**
- f. Planned Development Review No. 19-0141:** M. W. Streel Group requests a new planned review to allow development of 81 multiple-family dwelling units in the R-3/P.U.D. (Multiple-Family Dwelling/Planned Unit Development Zone) district located at 3345 Bernard Street. Notice of Exemption on file. **Continued from 6/6/19.**

Staff report given. Public hearing opened and closed. Commission deliberated.

Motion by Commissioner Bell, seconded by Commissioner Koman, to approve Agenda Items 5.a., b., c., d., e., and 5.f.

ACTION TAKEN

RES NO 75-19

RES NO 76-19

RES NO 77-19

RES NO 78-19

RES NO 79-19

APPROVED

6. PUBLIC HEARINGS

None

7. WORKSHOPS

a. 2020-25 Consolidated Plan for HUD Funds
Receive and File

Nina Carter, CD Coordinator, and (Consultant) Diana Elrod, LESAR, gave a presentation on the Consolidated Plan for HUD funds.

Commissioner Rudnick motioned, seconded by Commissioner Lomas to receive and file.

8. COMMUNICATIONS

Planning Director Kevin Coyle stated that there would not be a Planning Commission meeting on July 4, 2019, but there would be one on July 18, 2019.

9. COMMISSION COMMENTS

None

10. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 6:00 p.m.

Dana Cornelius
Recording Secretary

Kevin F. Coyle, AICP CEP
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 18, 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 6251 (Phased): Jason Martin requests an extension of time for this tentative tract consisting of 13 lots for single-family residential purposes on 10 acres generally located at the south of McKenna Street, approximately $\frac{3}{4}$ -mile east of Kern Canyon Road. Notice of Exemption on file.

APPLICANT: Jason Martin

OWNER: Rex Martin

LOCATION: Generally located at the south of McKenna Street, approximately $\frac{3}{4}$ -mile east of Kern Canyon 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



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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: KFC

DATE: July 18, 2019

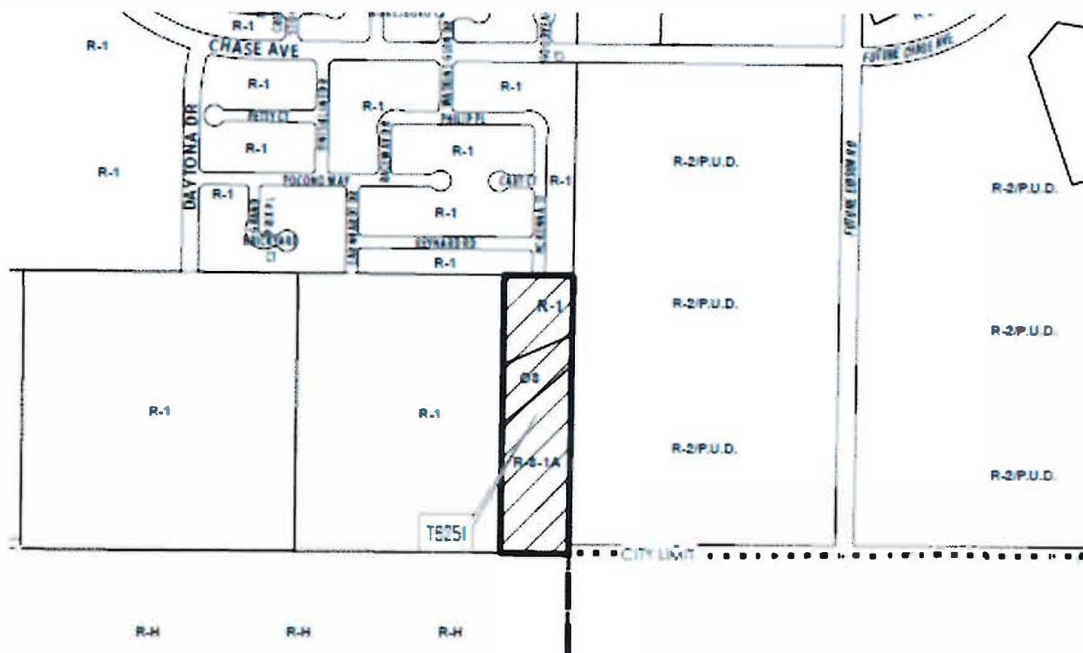
SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6251 (WARD3)

APPLICANT: APPLICANT
Jason Martin
2502 Parkgate St
Bakersfield, CA 93311

SUBDIVIDER/PROPERTY OWNER
Rex Martin
5111 Lyra Ct
Bakersfield, CA 93306

LOCATION: Generally south of McKenna, approximately $\frac{3}{4}$ mile east of Kern Canyon Road
(APN #

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map No. 6251 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 13 single-family residential lots on 10 acres, zoned R-1 (One-Family Dwelling Zone), OS (Open Space) and R-S-1A (Rural Suburban- 1 acre minimum lot size).

Figure 2: SITE VISIT PHOTO

View looking south across site.



PROJECT ANALYSIS:

Background and Timeline:

June 3, 2004. Original approval of Vesting Tentative Tract Map 6251 by your Commission to create 13 single-family lots on a 10 acre subdivision area zoned R-1 (One-Family Dwelling), OS (Open Space) and R-S-1A (Rural Suburban- 1 acre minimum lot size). A Mitigated Negative Declaration for the project was adopted at the same Planning Commission meeting, which included a review of a site specific biological and a cultural resource survey mitigation requirements.

May 17, 2007. The Planning Commission approved a three year extension of time.

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 June 2, 2019 expiration date and the applicant has requested additional time to find a buyer.

a result of these state extensions, Vesting Tentative Tract Map 6251 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 June 2, 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.

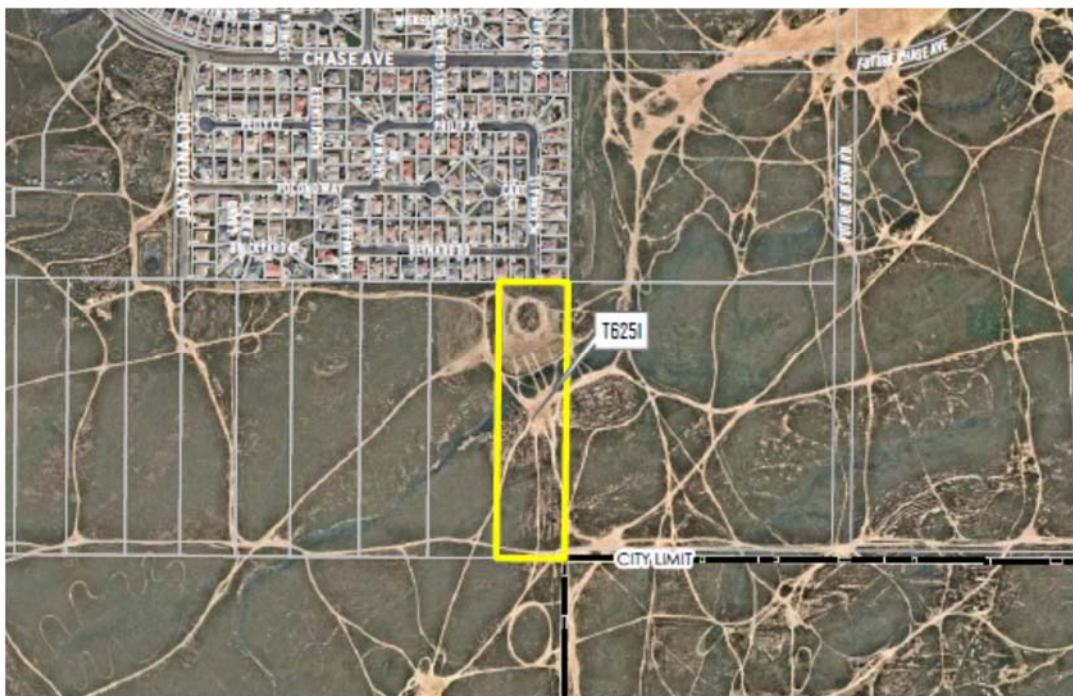
The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in 2 three-year intervals. This current request represents the second request for Vesting Tentative Tract Map 6251, which completes the aggregate of six years that may be approved by the Commission. Staff recommends approval of a three-year extension of time to expire on June 2, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on March 29, 2004.

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, Open Space and Suburban 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	Single family homes
SOUTH	ER	R-H	Vacant
EAST	HMR	R-2/PUD	Vacant
WEST	LR	R-1	Vacant
Land Use Designations: ER: 1 du/na HMR: > 7.26 ≤ 17.42 du/na SR: ≤ 4 du/na LR: ≤ 7.26 du/na		Zoning Designations R-H : Residential Holding R-1: One Family Dwelling R-2/PUD : Limited Multiple Family Dwelling/ Planned Unit Development	

Circulation:

Access is via McKenna St, which intersects to the north with Chase Avenue connecting to Kern Canyon Road to the west. The closest Golden Empire Transit (GET) bus is at Fairfax and Panorama (Route 41), and is accessible to the tract approximately 4 miles east. The City's Bikeway Master Plan identifies Kern Canyon Road as a Class 2 facility (bike lanes), approximately ¼ mile to the west of Vesting Tentative Tract Map 6251.

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 on June 3, 2004. 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 6251 in a timely manner, and has requested a three-year extension to be find a buyer for the development. The request 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 6251
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 6251, LOCATED
GENERALLY SOUTH OF MCKENNA STREET,
APPROXIMATELY ¾-MILE EAST OF KERN CANYON
ROAD.**

WHEREAS, Jason Martin, representing Rex Martin, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6251 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on May 22, 2019, which is prior to the expiration date of Vesting Tentative Map 6251, 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 March 29, 2004, and conditionally approved by the Planning Commission on June 3, 2004, and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on June 3, 2004 for Vesting Tentative Tract Map 6251; and

WHEREAS, the Planning Commission approved a three-year extension of time on May 17, 2007 by the Planning Commission; 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, July 18, 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 6251 is hereby extended until June 2, 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 July 18, 2019, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

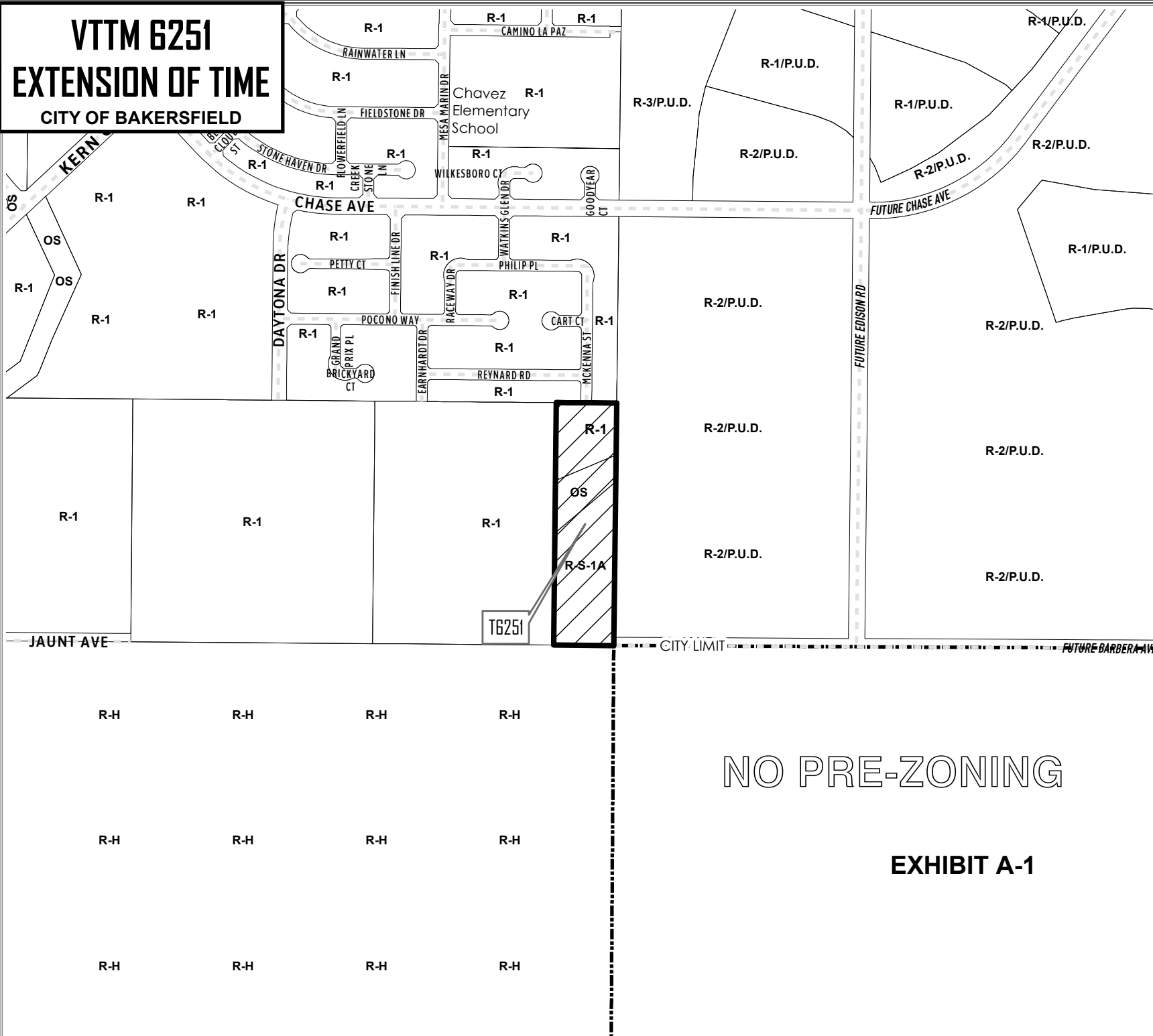
ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

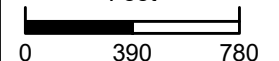
Exhibits: A-1 Location Map with Zoning
 A-2 Vesting Tentative Tract Map

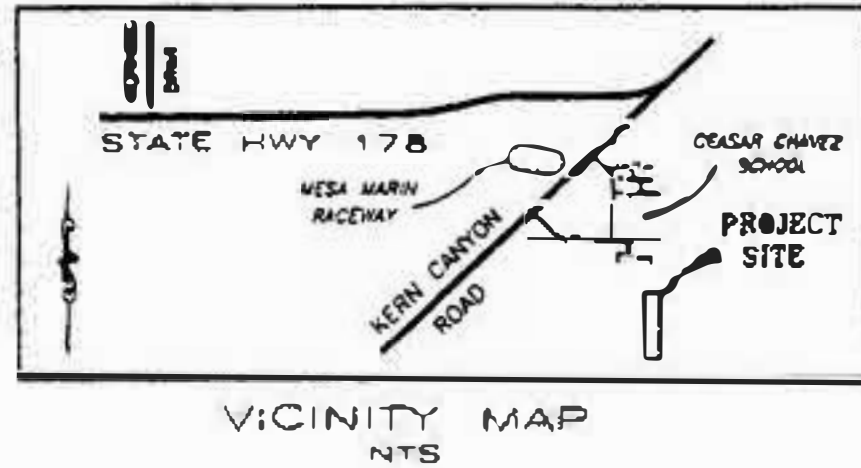
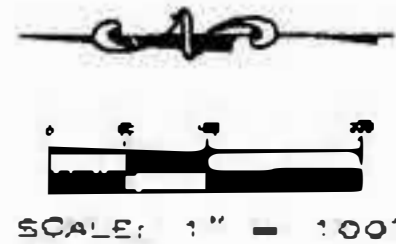
VTTM 6251 EXTENSION OF TIME CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

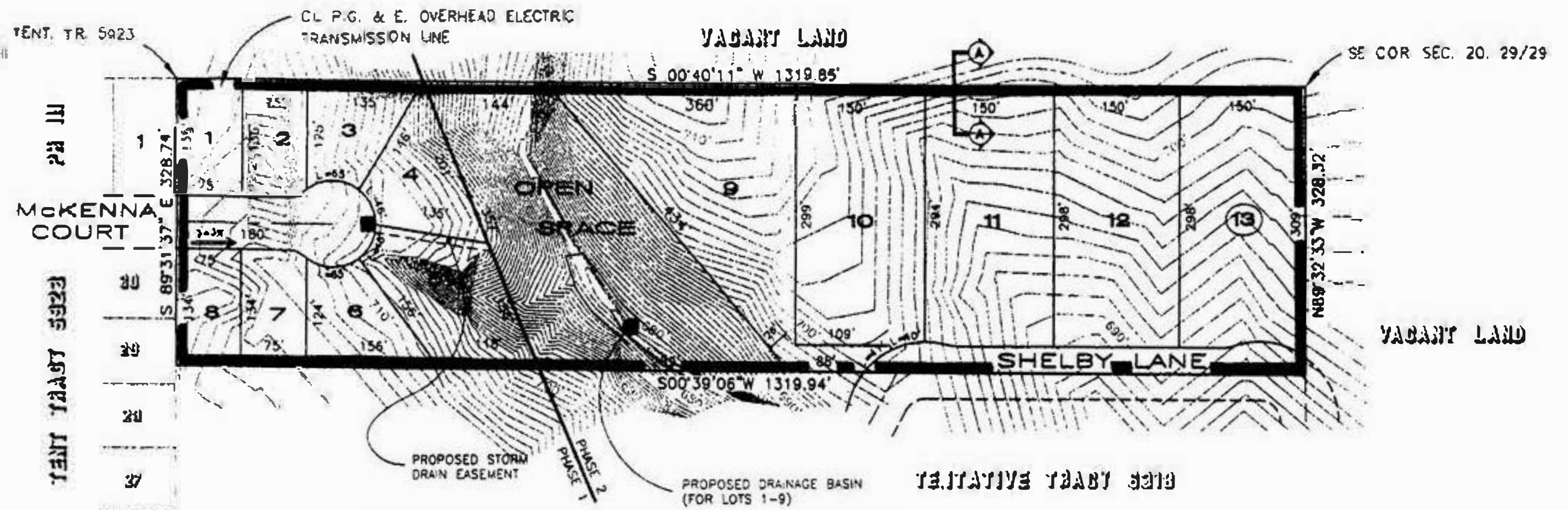
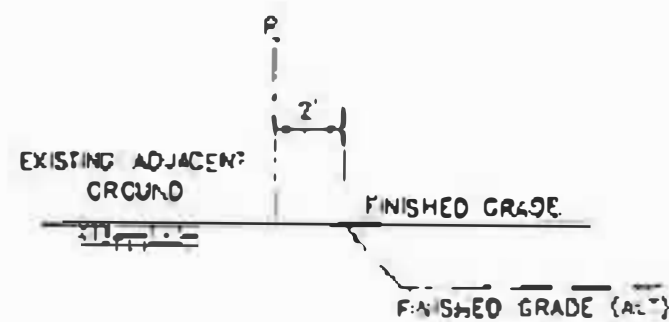
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-1 Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 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-0 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





VESTING TENTATIVE TRACT MAP NO. 6251

CONSISTING OF ONE SHEET
IN THE CITY OF BAKERSFIELD
COUNTY OF KERN, STATE OF CALIFORNIA
BEING A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF THE
SOUTHEAST QUARTER OF SECTION 20, T. 29 S., R. 29 E., M.D.M.



STATISTICS

APN: 387-040-06
AREA: 10.0 ACRES
NUMBER OF LOTS: 13, NUMBER OF BUILDABLE LOTS: 13
GROSS LOT YIELD: 1.3 LOTS/AC
EXISTING USE - VACANT
PROPOSED USE - RESIDENTIAL & SUBURBAN RES.
LAND USE DESIGNATION
LOTS 1-8: LR - LOW DENSITY
LOTS 9-13: SR - SUBURBAN RESIDENTIAL

ZONING

LOTS 1-8: R-1 - RESIDENTIAL
LOTS 9-13: R-S-1A - RESIDENTIAL SUBURBAN (1 AC MIN)

SEWER: CITY OF BAKERSFIELD

LOTS 9-13 ARE PROPOSED FOR SEWER VIA
2 LIFT STATION IN CONJUNCTION WITH
TENTATIVE TRACT 6318

WATER: CALIFORNIA WATER SERVICE COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
PHONE: SBC COMMUNICATIONS
CABLE: V. BRIGHT HOUSE NETWORKS
SCHOOL DISTRICTS:

HIGH SCHOOL: HIGHLAND HIGH
JUNIOR HIGH SCHOOL: SERRA
ELEMENTARY SCHOOL: CESAR CHAVEZ

GENERAL NOTES

THIS IS A PHASED DEVELOPMENT

IMPROVEMENTS, DRAINAGE, AND DEDICATIONS TO BE IN
ACCORDANCE WITH CITY OF BAKERSFIELD STANDARDS.

McKENNA CT. RIGHT-OF-WAY HAS A 80 FOOT WIDTH

McKENNA COURT TO BE DEDICATED TO THE CITY OF BAKERSFIELD

THE CUL-DE-SAC RETURN RADIUS ARE 25'.

THE CUL-DE-SAC RIGHT-OF-WAY RADIUS IS 50'.

DRAINAGE FOR LOTS 10-13 IS PROPOSED FOR INDIVIDUAL ON-SITE STORAGE

LEGEND

- 3-0.2% PROPOSED DRAINAGE FLOW W/ APPROX. SLOPE
- EXISTING GROUND CONTOURS (1 FT. INTERVAL)
- PROPOSED CATCH BASIN
- EXISTING POWER POLE
- EXISTING OVERHEAD ELECTRIC

LOT AREAS
(NET S.F.)

1	10,120
2	10,056
3	11,825
4	14,097
5	21,589
6	12,977
7	9,959
8	9,939
9	52,122
10	46,712
11	48,854
12	44,759
13	42,338

ALTERNATE STREET NAMES

SETH LANE
ETHAN LANE



OWNER/OWNER		REX MARTIN 5111 LYRA COURT BAKERSFIELD, CALIFORNIA 93306
PREPARED BY:		SAN JOAQUIN ENGINEERING, INC. Civil Engineering & Land Development Services 1801 24th STREET SUITE 1 BAKERSFIELD, CA 93301 PHONE: (805)336-0877 • FAX (805)336-0879
 Brett Cowson, P.E.		 Agustin... DATE
ONE SHEET ONLY		

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 Department
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 6251

Project Location-Specific: Located south of McKenna Street, approximately ¾-mile east of Kern Canyon Road.

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

Description of Project: A request for an extension of time for a vesting tentative tract map containing 13 lots for single-family residential purposes on 10 acres zoned R-1 (One-Family Dwelling), OS (Open Space) and R-S-1A (Rural Suburban- 1 acre minimum lot size).

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Jason Martin

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. _____
 X Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Project will not affect the environment.

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: (661) 326-3733

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:** July 19, 2019

 X Signed by Lead Agency
_____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 18, 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 4

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6858: SmithTech USA requests an extension of time for this tentative tract consisting of 86 lots for single-family residential purposes on 20 acres, generally located near the northeast corner of Snow Road and Jewetta Avenue. Notice of Exemption on file.

APPLICANT: SmithTech USA

OWNER: M.P & K.A. Etcheverry Family Trust, et. al.

LOCATION: Near the northeast corner of Snow Road and Jewetta Ave., 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



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair and Members of the Planning Commission

AGENDA ITEM: 51b

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

APPROVED: KFC

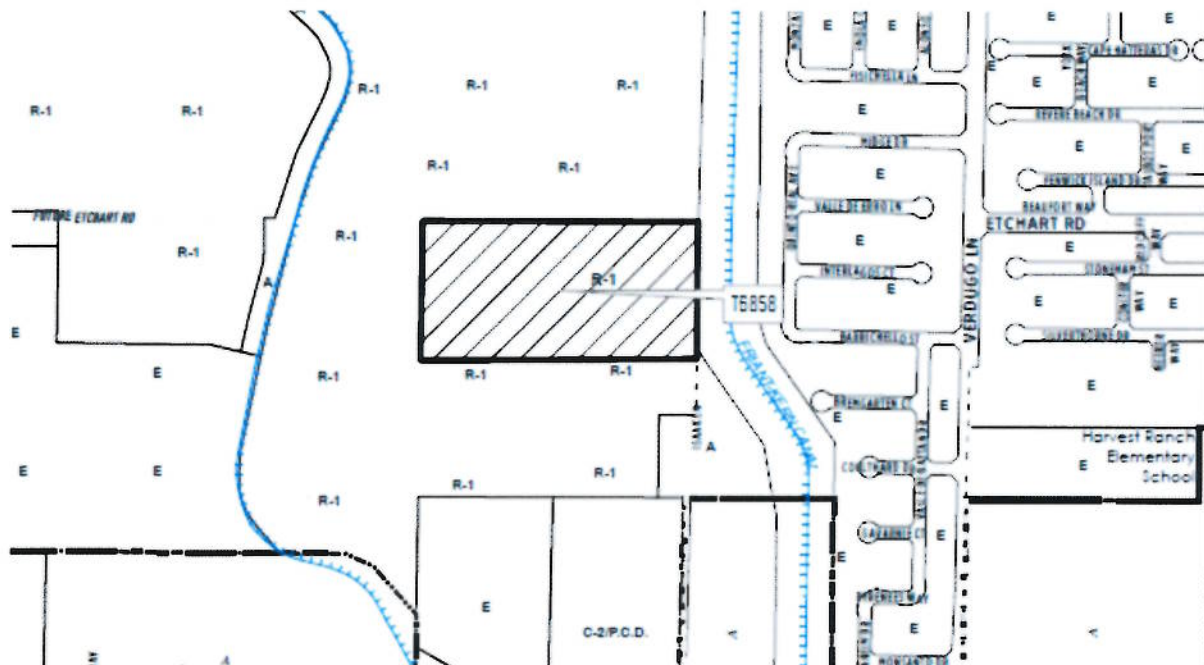
DATE: July 18, 2019

SUBJECT: EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6858 (WARD 4)

APPLICANT: ENGINEER	SUBDIVIDER/PROPERTY OWNER
SmitTech USA	Martin P. & Kathleen A. Etcheverry Family Trust, et.al.
1424 17 th St	PO Box 2346
Bakersfield, CA 93301	Bakersfield, CA 93303

LOCATION: Generally located near the northeast corner of Snow Road and Jewetta Avenue.
(APN #:492-090-01)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map No. 6858 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 86 single-family residential lots on 20 acres, zoned R-1 (One-Family Dwelling Zone).

Figure 2: SITE VISIT PHOTO
View Looking Northwest Across Property. _____



PROJECT ANALYSIS:

Background and Timeline:

November 2, 2006. Original approval of Vesting Tentative Tract Map 6858 by your Commission to create 86 single-family lots on a 20 acre subdivision area zoned R-1 (One-Family Dwelling). A Mitigated Negative Declaration for the project was adopted at the same Planning Commission meeting, which included a review of a site specific traffic and cultural resource mitigation.

June 6, 2007: Snow No. 9 (Annexation No. 533) completed and subject property was annexed into the City of Bakersfield.

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 June 5, 2019 expiration date and the applicant has requested additional time due to the economic 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 6858 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 June 5, 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 6858. Staff recommends approval of a three-year extension of time to expire on June 5, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on October 3, 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:

Currently, the site is surrounded in agricultural production as well as to the west, north and south. Urbanization is to the east across the canal.

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	Vacant; agriculture
SOUTH	LR	R-1	Vacant; agriculture
EAST	RI-A	R-1	Friant-Kern Canal; single family homes
WEST	LR	R-1	Vacant; agriculture
Land Use Designations: RI-A : Resource Intensive-Agriculture LR: ≤ 7.26 du/na		Zoning Designations R-1: One Family Dwelling	

Circulation:

Primary access to the tract is Jewetta Avenue along its western boundary. Local streets connect to pending T6766 and T6861 to the south. The closest Golden Empire Transit (GET) bus is at Olive Dr. and Old Farm Road (Route 84), and is accessible to the tract approximately 1.5 miles to the south along Old Farm Road. The City's Bikeway Master Plan identifies Snow Road as a Class 2 facility (bike lanes), approximately ½ mile to the south of Vesting Tentative Tract Map 6858.

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 on by the City Council on February 8, 2006, in conjunction with Concurrent General Plan Amendment/Zone Change Project No.05-0936. 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 6858 in a timely manner, and has requested a three-year extension due to the economic 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 6858
 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 6858, LOCATED
GENERALLY NEAR THE NORTHEAST CORNER OF SNOW
ROAD AND JEWETTA AVENUE.**

WHEREAS, SmithTech USA, representing Martin P. and Kathleen A. Etcheverry Family Trust, et.al., filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6858 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on May 22, 2019, which is prior to the expiration date of Vesting Tentative Map 6858, 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 3, 2006, and conditionally approved by the Planning Commission on November 2, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on February 8, 2006, in conjunction with Concurrent General Plan Amendment/Zone Change Project No.05-0936 for Vesting Tentative Tract Map 6858; 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, July 18, 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 6858 is hereby extended until June 5, 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_____, 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

VTTM 6858

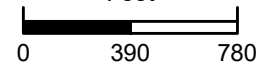
EXTENSION OF TIME

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-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-0 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: 20190518_tts

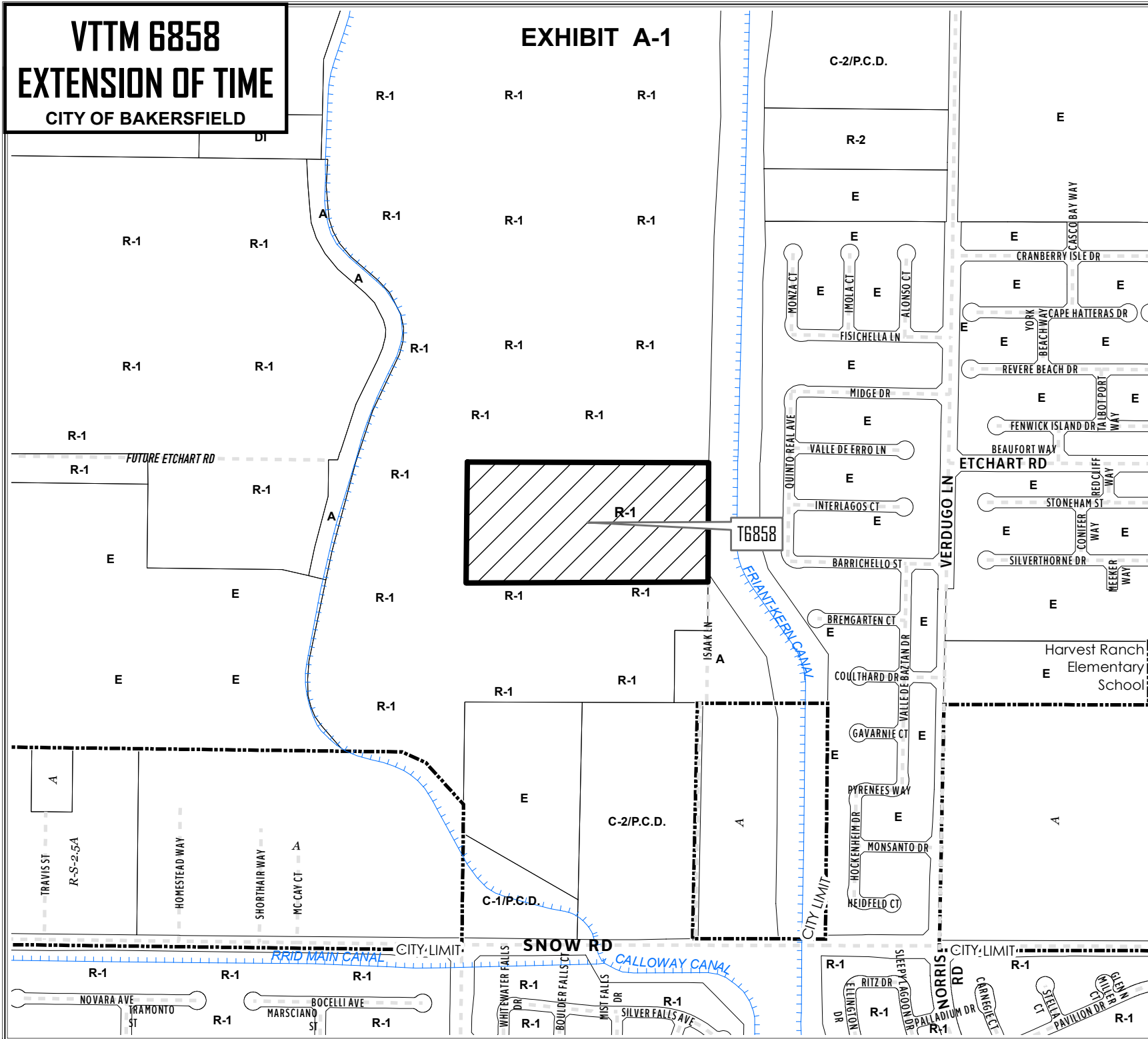


EXHIBIT A-2

GENERAL NOTES:

- [illegible]

EASUREMENT NOTES

① 3% DISCOUNT FOR PREPAID CASH PURCHASES
FOR BOOK AT PAGE 300 OF Q.2
(P. 35 ADVERTISED PRICE IS
RECOMMENDATION OF THE MFG.)

ALTER NAME STREET NAMES

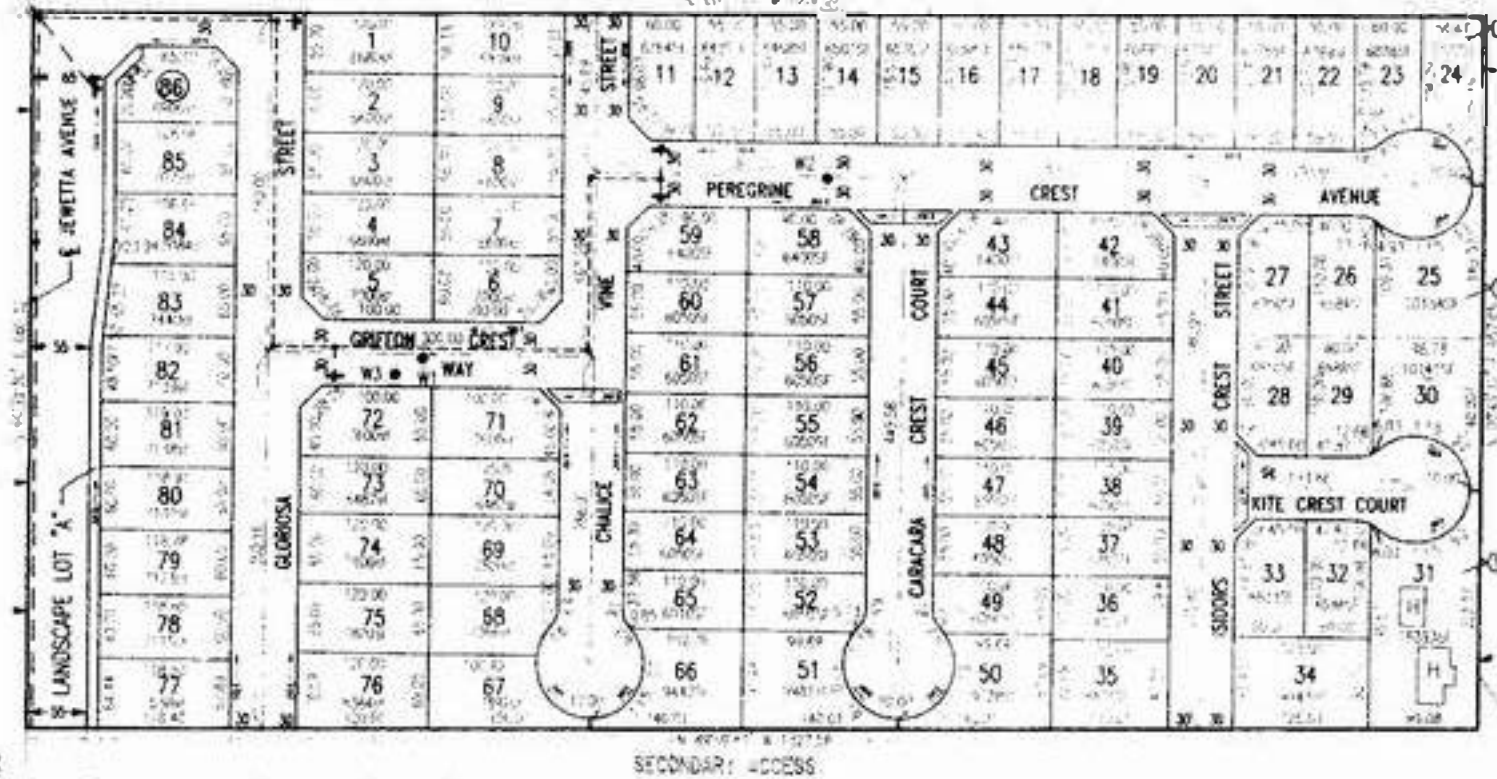
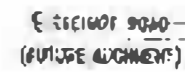
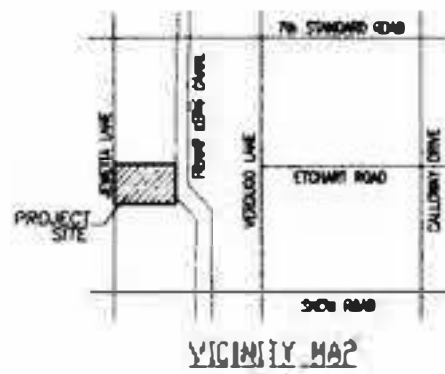
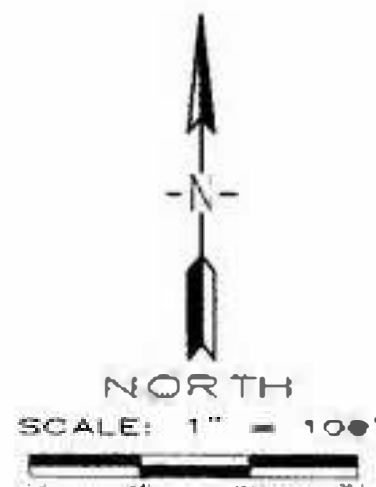
WARREN CRIST
BROWN CRIST
ZACHARY CRIST

ADDITIONAL NOTES

OWNER:	WHEATON P. AND KATHLEEN A. ETOHERY FAMILY TRUST P.O. BOX 2346 BAKERSFIELD, CA 93303
	MARK ETOHERY AND JENNIFER ETOHERY P.O. BOX 2346 BAKERSFIELD, CA 93303
SUBOWNER:	ADAVIS, INC. PO BOX 2346 BAKERSFIELD, CA 93303
ENGINEER:	SMITH/CHILDS, INC. 1434 17TH STREET BAKERSFIELD, CA 93301

LEGAL DESCRIPTION

BEING THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T. 29 S., R. 27 E., M. 24 N., OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE FRANK KERN CANAL, AS IT NOW EXISTS.



FRIANT KERN CANAL

"VESTING"

TRACT NO. 6858
TENTATIVE MAP



10-5-06

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 6858

Project Location-Specific: Northeast corner of Snow Road and Jewetta Avenue

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

Description of Project: Extension of Time for Vesting Tentative Tract Map 6858: SmithTech USA requests an extension of time for Vesting Tentative Tract 6858 consisting of 86 lots for single-family residential purposes on 20 acres zoned R-1 (One-Family Dwelling) generally located near the northeast corner of Snow Road and Jewetta Avenue

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: SmithTech USA

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:** _____

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 18, 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 3

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 7056 (Phased): Dennis Sibson requests an extension of time for this tentative tract consisting of 167 single family residential lots on 41 acres, located north of future Morning Drive, approximately ¼ mile north of the Paladino Drive/Morning Drive intersection. Notice of Exemption on file.

APPLICANT: Dennis Sibson

OWNER: Kern County CA 40 Acres

LOCATION: North of future Morning Drive, approximately ¼ mile north of the Paladino Drive/Morning Drive intersection.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

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

PROJECT DESCRIPTION

This project is a request for an extension of time for a vesting tentative tract map to create 167 single-family residential lots on 41 acres, zoned R-1 (One-Family Dwelling Zone) and R-1/HD (One-Family Dwelling/ Hillside Development).

Figure 2: SITE VISIT PHOTO
View Looking Northeast Across Property



PROJECT ANALYSIS:

Background and Timeline:

August 16, 2007. Original approval of Vesting Tentative Tract Map 7056 by your Commission to create 167 single-family lots on a 41 acre subdivision area zoned R-1 (One-Family Dwelling) and R-1/HD (One-Family Dwelling/ Hillside Development). A Mitigated Negative Declaration for the project by the City Council on February 7, 2007 for related GPA/ZC 06-1018, which included a review of a site specific air quality, cultural resources, biological resources, paleontological resources and open space maintenance 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 August 15, 2019 expiration date and the applicant has requested additional time to find a buyer for the property.

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 7056 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 August 15, 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 7056. Staff recommends approval of a three-year extension of time to expire on August 15, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on July 5, 2007.

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 primarily by vacant land with some oil wells on site.

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	OS-S; LR	R-1	Vacant
SOUTH	HMR	R-2	Vacant; oil well
EAST	R-MP	R-S2A-HD	Vacant; oil well
WEST	LR	R-S-2.5A	Vacant; oil well
Land Use Designations: OS-S : Open Space- Slope LR: ≤ 7.26 du/na HMR: $> 7.26 \leq 17.42$ du/na HR: $> 17.42 \leq 72.6$ du/na R-MP : Resource-Mineral Production		Zoning Designations R-1: One Family Dwelling R-S-2A: Residential-Suburban- 2 acre minimum lot size/Hillside Development R-S-2.5A: Residential-Suburban- 2.5 acre minimum lot size	

Circulation:

The nearest major intersection to the project site is Paladino Road (an arterial street) and Morning Drive (an arterial street); the intersection of the two streets is located a quarter of a mile south of the southwest corner of the map. Future Morning Drive is adjacent to the southeast corner of the map. The closest Golden Empire Transit (GET) bus is at Panorama and Fairfax (Route 41), and is accessible to the tract approximately 1.5 miles via Moring Drive to Panorama. The City's Bikeway Master Plan identifies an existing Class 1 bike path along the southern boundary connecting west and then east to future Morning Drive.

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 on February 7, 2007 by the City Council for related GPA/ZC 06-1018. 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 7056 in a timely manner, and has requested a three-year extension to be find a buyer for the property. 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 7056

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 7056, LOCATED
GENERALLY NORTH OF FUTURE MORNING DRIVE,
APPROXIMATELY ¼ MILE NORTH OF THE MORNING
DRIVE AND PALADINO DRIVE INTERSECTION.**

WHEREAS, Dennis Sibson, representing Kern County CA 40 Acres LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 7056 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on June 11, 2019, which is prior to the expiration date of Vesting Tentative Map 7056, 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 July 5, 2007, and conditionally approved by the Planning Commission on August 16, 2007; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on February 7, 2007 for related GPA/ZC 06-1018; 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, July 18, 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 7056 is hereby extended until August 15, 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 July 18, 2019, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

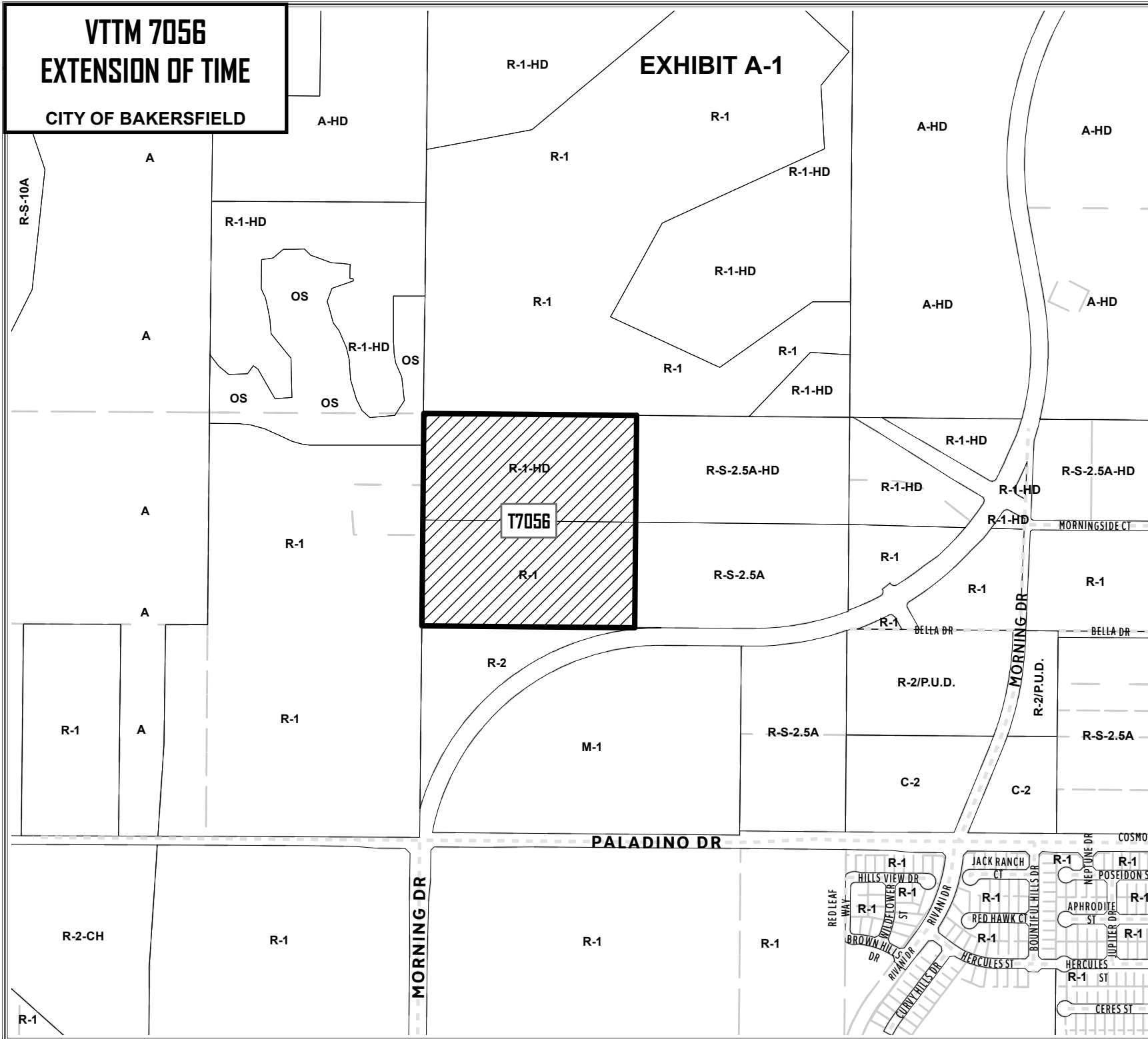
ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

VTTM 7056
EXTENSION OF TIME
CITY OF BAKERSFIELD

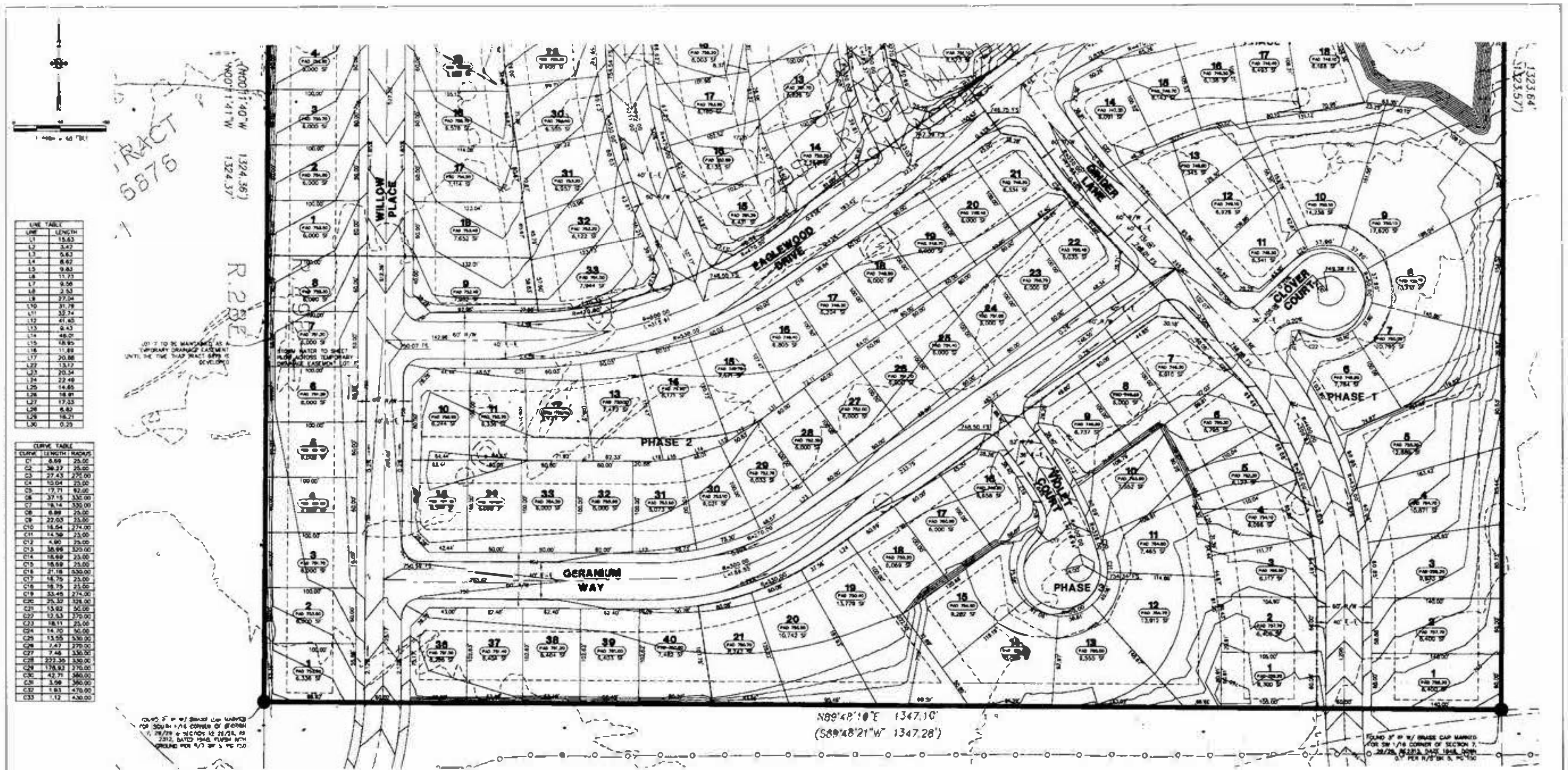


LEGEND
(ZONE DISTRICTS)

- 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-() 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-0 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



EXHIBIT A-2



EROSION CONTROL DESIGN METHODS

- 3. ALL CUT SLOPES, 20% AND 30% WILL BE FINE GRADED AND COMPACTED TO RETAIN THESE SLOPED AREAS WILL BE JOINT-SEEDED WITH AN EROSION CONTROL, LOW FLOW NATHING PLANT MAY CONTAINING A SOD-SEEDED UNDER GROUND. ALL SLOPES GREATER THAN 30% WILL BE THE 10% TO 20% SLOPES FOR THE USE OF FINE NATURING EROSION CONTROL, NETTING PRIOR TO REVEGETATION.
- 4. SLOTTED SLOPES IN THE DESIGNATED OPEN SPACE AREAS THAT ARE GREATER THAN 30% WILL BE GRADED TO CONFORM TO EXISTING TO AVOID FURTHER EROSION TO THE SLOPES. WILL BE THE 10% TO 20% SLOPES FOR THE USE OF FINE NATURING EROSION CONTROL, NETTING PRIOR TO REVEGETATION. EXISTING STABILIZED NATIVE SLOPES WILL BE PROTECTED TO REMAIN IN THEIR NATURAL STATE.
- 5. SLOPE EROSION CONTROL METHODS WILL BE INCORPORATED INTO THE SITE AND LANDSCAPE DESIGNS TO HELP PREVENT SEDIMENTATION RUNOFF AND STABILIZE SLOPES.

FREE CONTROL DESIGN METHODS

1. LOCAL AND PRIVATE STRUCTURES, SERVICES, RESOURCES AND C.A.-B. SITES WILL BE DESIGNED TO MEET THE MINIMUM FIRE PROTECTION REQUIREMENTS SET FORTH BY THE CODE OF CALIFORNIA FIRE DEPARTMENT ORDINANCES.
2. THE PREVENTION OF SUCH DAMAGE IS: BE MAINTAINING THE FIRE CODE AND ENFORCE C.A. FIRE CODES TO MEET THE MINIMUM REQUIREMENTS OF THE FIRE DEPARTMENT.
3. LANDSCAPES MAY BE DESIGNED TO CONTRIBUTE TO THE MINIMUM REQUIREMENTS OF THE FIRE DEPARTMENT OF THE STATE OF CALIFORNIA ORDINANCES FOR THE LAND FIRE PROTECTION.

LANDSCAPE AND VEGETATION DETAILS

- [illegible]

UTILITIES

- **Activity:** **How do you understand it with the situation**

LEGEND

5/25/68

RESEARCH DESIGN

1. **ଉପରୋକ୍ତ ନିୟମାବଳୀ**

NEW YORK PUBLIC LIBRARY

12-24-45 3/10/45

[illegible]

Abstract

[illegible]

1. THE FIRST

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

100



RAW CUT FIL CALCULATIONS				CUT FIL CALCULATIONS - 50% REDUCTION					
PHASE	AREA	CUT CYCLE	FILL CYCLE	NET CYCLE	PHASE	AREA	CUT CYCLE	FILL CYCLE	NET CYCLE
1	0.63 AC	23393	3698	19694 CUT	1	5.27 AC	18474	3698	14776 CUT
2	0.71 AC	18215	5272	12943 CUT	2	4.78 AC	15879	5272	10607 CUT
3	1.18 AC	12821	11127	0 CUT	3	8.13 AC	10023	11127	1084 CUT
4	3.58 AC	10387	1077	9348 CUT	4	3.88 AC	8131	1077	7054 CUT
5	6.56 AC	1421	3653	7875 FILL	5	8.05 AC	1121	3653	3058 FILL
6	1.35 AC	12624	27874	0 CUT	6	7.26 AC	12603	27874	0 CUT
7	7.82 AC	43184	6782	57366 CUT	7	6.26 AC	34507	6782	27725 CUT
TOTAL	40.61 AC	111915	82847	46928 CUT	TOTAL	40.62 AC	88933	82847	6875 CUT

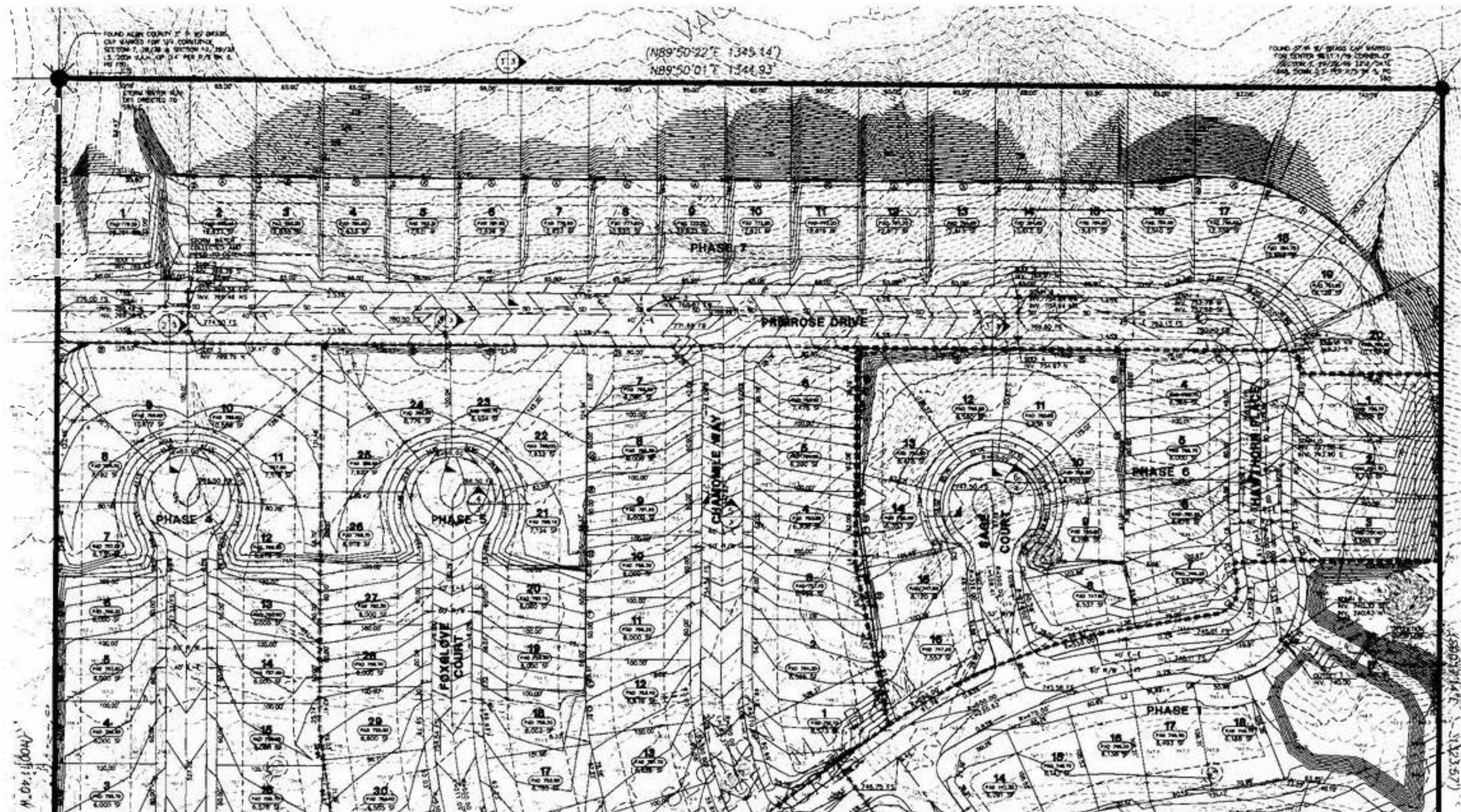
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Bakersfield, CA San Luis Obispo, CA Santa Maria, CA
 805.338.4444 805.966.7400 805.926.7345

CAL KERN "I"
 PRELIMINARY GRADING PLAN
 FOR VESTING TENTATIVE MAP
 TRACT 7056
 CITY OF BAKERSFIELD, CALIFORNIA

www.CannonAssociates.co.uk	DRAWN BY JAC/JRP	DATE 06/28/07	CA JOB NO 070325
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EXHIBIT A-2



LINE	LENGTH
1	13.83
2	2.17
3	0.53
4	0.82
5	0.83
6	17.75
7	0.50
8	2.56
9	17.31
10	31.78
11	30.74
12	0.40
13	0.73
14	0.81
15	16.94
16	17.88
17	20.88
18	1.31
19	0.40
20	0.40
21	0.40
22	0.40
23	0.40
24	0.40
25	0.40
26	0.40
27	0.40
28	0.40
29	0.40
30	0.40

CURVE	LENGTH	RADIUS
C1	6.58	25.00
C2	26.27	25.00
C3	27.45	270.00
C4	10.04	25.00
C5	17.71	92.00
C6	27.15	130.00
C7	18.14	130.00
C8	8.89	25.00
C9	22.05	25.00
C10	18.04	174.00
C11	14.56	25.00
C12	4.90	25.00
C13	38.99	100.00
C14	18.88	25.00
C15	18.88	25.00
C16	21.18	100.00
C17	15.75	25.00
C18	16.75	25.00
C19	23.45	174.00
C20	25.10	100.00
C21	13.82	90.00
C22	12.33	130.00
C23	8.11	25.00
C24	14.30	90.00
C25	13.05	130.00
C26	7.47	270.00
C27	7.48	130.00
C28	222.35	130.00
C29	178.82	270.00
C30	42.71	100.00
C31	3.06	100.00
C32	1.83	172.00
C33	1.12	430.00

LEGEND

PROPOSED ROADWAY	---
PROPOSED PROPERTY LINE	---
EXISTING PROPERTY LINE	---
EXISTING FUTURE RIGHT-OF-WAY	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED EASEMENT	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
EXISTING EASEMENT	---

NO.	DESCRIPTION	LENGTH
1	4' 0" WIDE	1724.17
2	6' 0" WIDE	1724.17
3	8' 0" WIDE	75.17
4	10' 0" WIDE	60.17
5	12' 0" WIDE	21.57
6	14' 0" WIDE	60.17
7	16' 0" WIDE	30.17
8	18' 0" WIDE	60.17

SUMP DETAILS:
TOP OF SUMP: 744.72 - 740.88
HIGH WATER ELEVATION: 743.72
BOTTOM ELEVATION: 740.00
SIDE SLOPE: 2:1
CAPACITY REQUIRED: 0.56 AC-FT
CAPACITY PROVIDED: 0.95 AC-FT

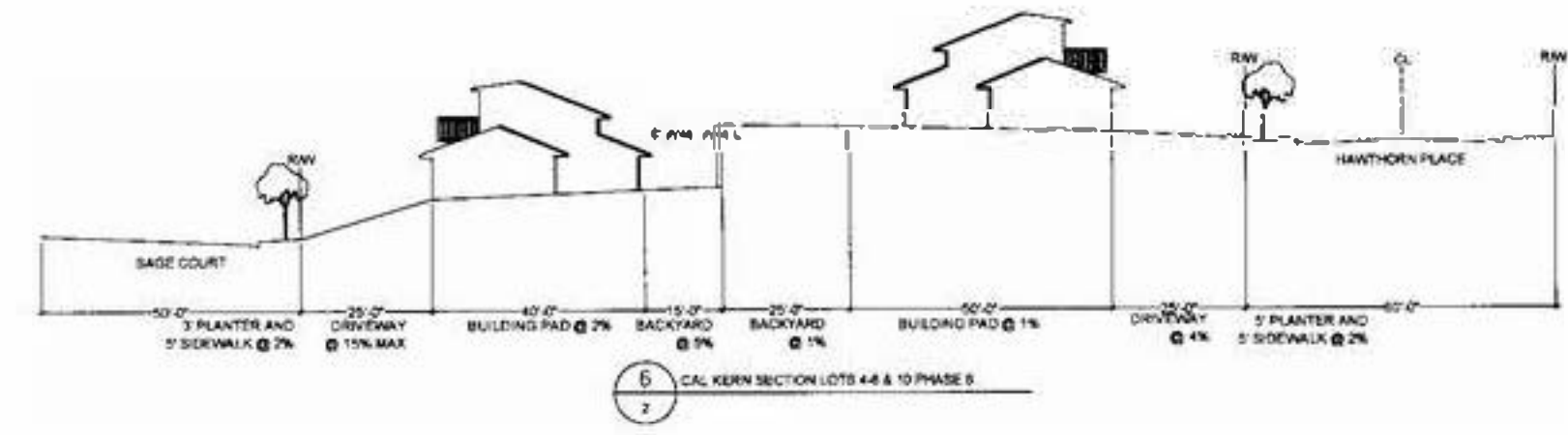
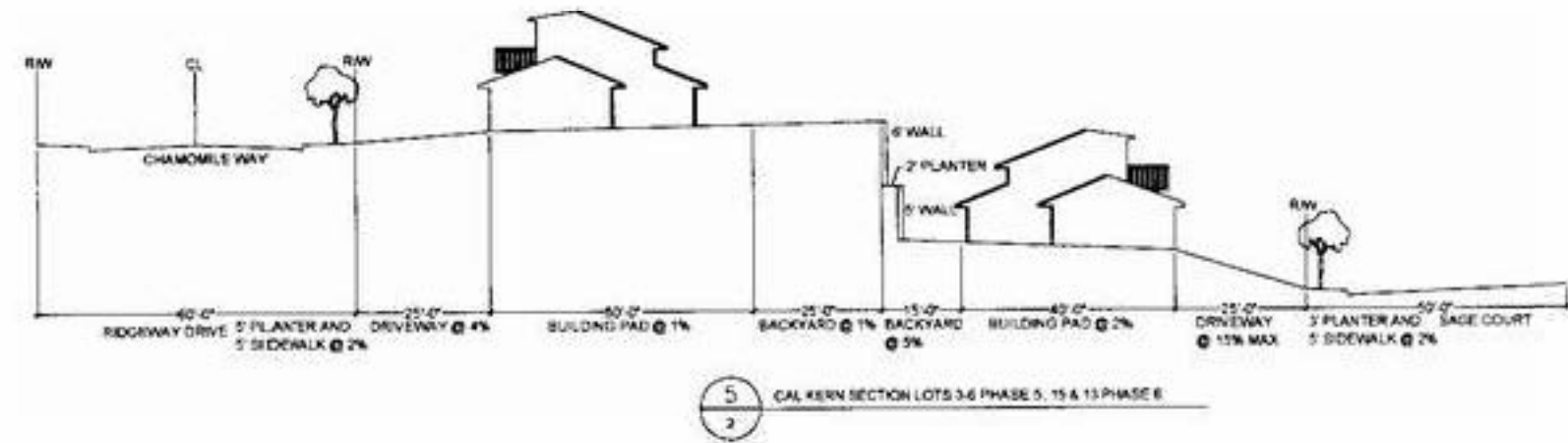
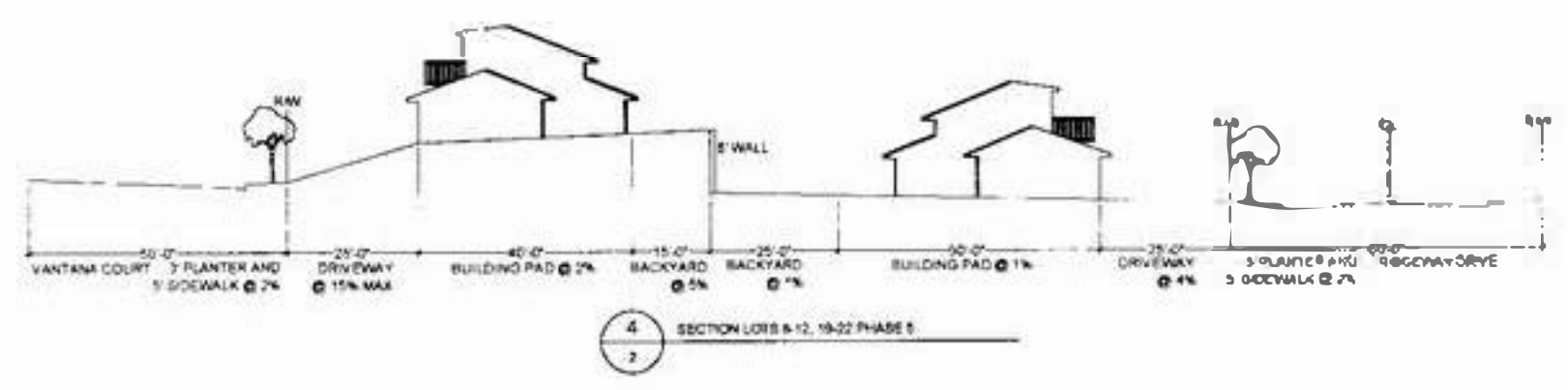
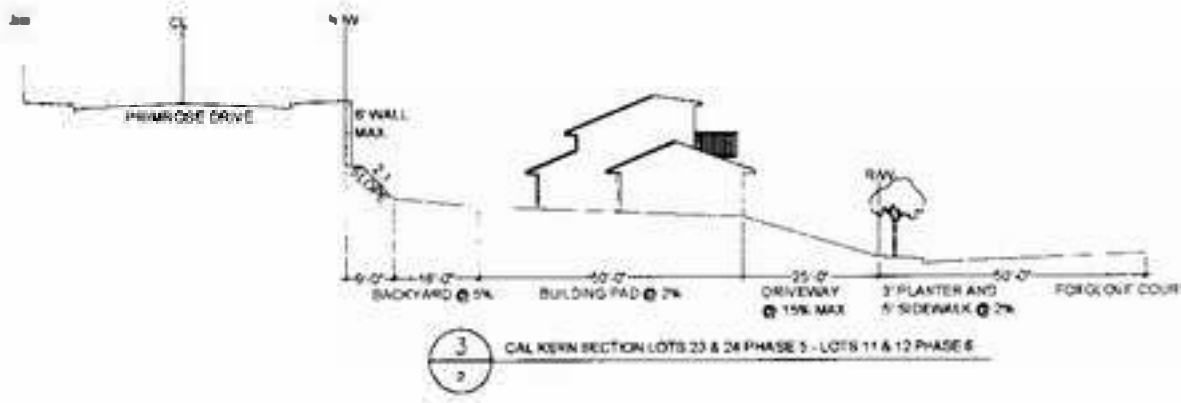
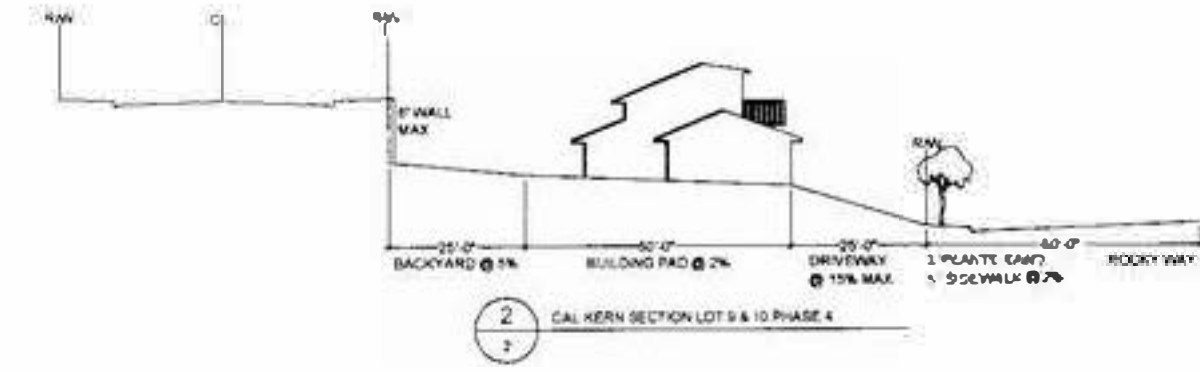
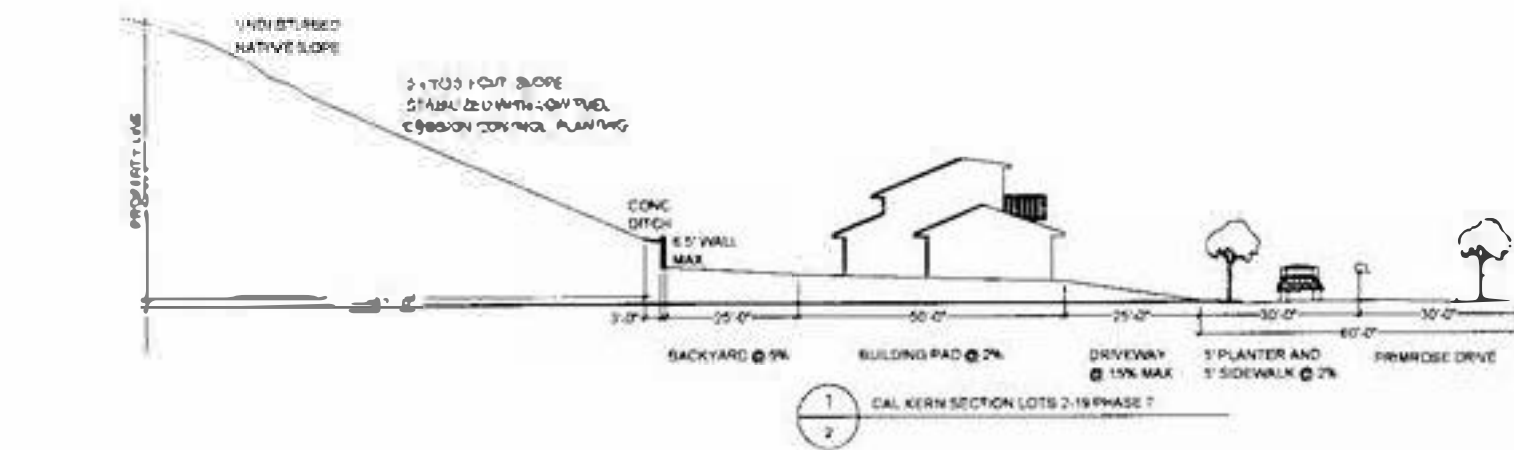


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CAT KERN III
PRELIMINARY GRADING PLAN
FOR VESTING TENTATIVE MAP
TRACT 7058
CITY OF BAKERSFIELD, CALIFORNIA

DRAWN BY	DATE	CA JOB NO.
JGZ/JRD	06/28/07	070325
CHECKED BY	SCALE	SHEET
JGZ	1"=50'	2 OF 3

EXHIBIT A-2

**Cannon**

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CAL XORN II
PRELIMINARY GRADING PLAN
FOR VESTING TENTATIVE MAP
TRACT 7056
CITY OF BAKERSFIELD CALIFORNIA

DRAWN BY JPC/JPD	DATE 06/28/07	CA JOB NO. 070325
CHECKED BY JGZ	SCALE 1"=50'	SHEET 3 OF 3

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 7056

Project Location-Specific: Located north of future Morning Drive, approximately ¼ mile north of the Paladino Drive/Morning Drive intersection.

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

Description of Project: Extension of Time for Vesting Tentative Tract Map 7056 (Phased): Dennis Sibson requests an extension of time for Vesting Tentative Tract 7056 consisting of 167 lots on 41 acres, zoned R-1 and R-1/HD for single family residential development

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Dennis Sibson

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:** _____

☒ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 18, 2019

ITEM NUMBER: Consent Calendar Public Hearings5.(d.)

TO: Planning Commission

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

PLANNER: Tony Jaquez

DATE:

WARD: Ward 5

SUBJECT:

Vesting Tentative Tract Map 7354: McIntosh & Associates, Inc., proposes to subdivide 71.64 acres into 234 single family residential lots, various lots for private streets, private landscaping/common lots, and privately maintained parks, a water well site, and a sewer lift station, located south of the southwest corner of Ming Avenue and Highgate Park Boulevard in the West Ming Specific Plan area. EIR on file.

APPLICANT: McIntosh & Associates

OWNER: Castle & Cooke California, Inc.

LOCATION: Located south of the southwest corner of Ming Avenue and Highgate Park Boulevard in the West Ming Specific Plan area of west Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Exhibit A-1 Conditions	Exhibit
<input type="checkbox"/> Exhibit A-2 Zone Map	Exhibit
<input type="checkbox"/> Exhibit A-3 VTTM 7354	Exhibit
<input type="checkbox"/> Exhibit A-4 UPDATED VTTM 7354	Exhibit
<input type="checkbox"/> Exhibit B NOD	Exhibit



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission

AGENDA ITEM: 5.d

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

APPROVED: KFC

DATE: July 18, 2019

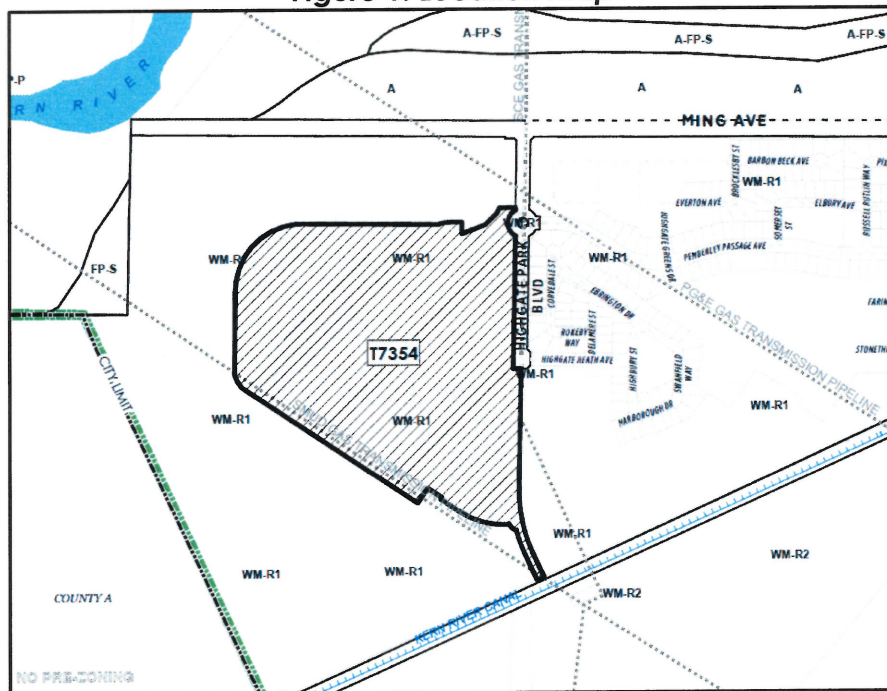
SUBJECT: VESTING TENTATIVE TRACT MAP 7354 – PHASED (WARD 5)

APPLICANT: ENGINEER
McIntosh & Associates
2001 Wheelan Court
Bakersfield, CA 93309

SUBDIVIDER & PROPERTY OWNER
Castle & Cooke California, Inc.
P.O. Box 11165
Bakersfield, CA 93389-1165

LOCATION: Generally south of Ming Avenue and along the west side of Highgate Park Boulevard in the West Ming Specific Plan area of West Bakersfield.
APN #: 523-540-38 (portion of)

Figure 1. Location Map



RECOMMENDATION:

Motion to adopt Resolution and recommending findings **APPROVING** Vesting Tentative Tract Map 7354 with conditions.

PROJECT DESCRIPTION

McIntosh & Associates, Inc., representing Castle & Cooke California, Inc., is proposing to subdivide 71.64 acres into 234 single family residential lots, 8 private street lots, 20 private landscape lots, 5 private parks, one water well site, one sewer lift station, and two common lots in a WM-R1 (West Ming One Family Dwelling) zone located south of the southwest corner of Ming Avenue and Highgate Park Boulevard in the West Ming Specific Plan area of west Bakersfield. The project also includes a request for alternate lot and street design, and waiver of mineral rights signatures pursuant to BMC 16.20.060.A.1.

Figure 2: SITE VISIT PHOTO

View from the northeast portion of VTTM 7354 toward the southwest corner of the map.



PROJECT ANALYSIS:

Background & Timeline:

August 15, 2007. Adoption of *West Ming Specific Plan* (WMSP), EIR Certification, General Plan Amendment/Zone Changes. The 2,182-acre WMSP and EIR (GPA/ZC 03-1544) were approved by City Council (City Council Resolution 162-07). The Specific Plan serves as the governing planning document for the 2,200-acre project area as well as providing the zoning designations and development standards. The proposed VTTM is within the residential portion of Village A, one of seven planned sections in the WMSP. West Ming is a master-planned community which includes residential, commercial, recreational, schools, light industrial uses, special uses (as allowed within the Special Use District), and 56 acres of public parks, open space, and recreation facilities. The WMSP includes a maximum of 7,450 residential units, a Town Center with 331,200 square feet of retail and office development, 478,880 square feet of commercial and 1,135,000 square feet for special uses including light industrial and oil extraction.

August 29, 2007: Development Agreement (DA) No. 07-310. The DA was approved by the City Council (Ordinance No. 4457) and sets forth the developer's financial responsibilities in return for the ability to proceed with the project in accordance with the existing policies, rules, and regulations accompanied by GPA/ZC# 03-1544.

February 12, 2014. City Council approved General Plan Amendment No. 13-0360 (City Council Resolution 27-14) to amend the *Metropolitan Bakersfield General Plan Circulation Element* and the *West Ming Specific Plan* by changing the planned circulation of a major road and multi-

purpose trail as well as add a new roundabout. The approved project moved the location of a local collector street and corresponding multi-purpose trail to add secondary access to Ming Avenue from the West Ming development project. At the same meeting, City Council approved General Plan Amendment No. 13-0361 (City Council Resolution 28-14) to amend the *Metropolitan Bakersfield General Plan Circulation Element* and the *West Ming Specific Plan* by changing some of the planned circulation of major roads and multi-purpose trails to create a more realistic circulation pattern for future housing development.

June 16, 2016. City Council approved Circulation Element Amendment (GPA No. 16-0184) to amend to the *Metropolitan Bakersfield General Plan Circulation Element-Circulation Map* and the *WMSP- Circulation and Trails Plan* along the south side of Ming Avenue at Highgate Park Boulevard (City Council Resolution 136-16). Specifically, the project: (1) amended the WMSP to realign a proposed roadway and the corresponding multi-purpose trail, changed a segment of the roadway from a collector to a local collector, removed one roundabout, and removed the trails segment located west of the realigned roadway; and (2) to amended the General Plan-Circulation Element Map to match the changes as described above in item (1).

April 10, 2019. City Council approved a Specific Plan Amendment (General Plan Amendment No. 18-0452) located south of Ming Avenue, between Highgate Park Boulevard and the future West Beltway Alignment (City Council Resolution 50-19). The amendment reconfigured the shape of the public park in Village 'A' of the West Ming Specific Plan from a compact rectangular shape to linear shape along Ming Avenue, the future West Beltway, Kern River Canal, and Highgate Park Boulevard. A portion of the linear park is part of VTTM 7354 located along east boundary of the subdivision.

Analysis:

The proposed vesting tentative tract subdivision consists of 234 single family residential lots, 8 private street lots, 20 private landscape lots, 5 private parks, one water well site, one sewer lift station, and two common lots on 71.64 acres for single family development. Lots range in size from 6,000 square feet to 18,949 square feet. The net density is 5.21 dwelling units per net acre, which is consistent with the West Ming Low Density Residential designation of the project site of less than or equal to 7.25 dwelling units per net acre. The application was deemed complete on May 30, 2019.

Relationship to Surrounding Uses:

The project site is depicted as West Ming-Low Density Residential on the WMSP and the Land Use Element of the MBGP. The site is surrounded by:

Table A. Surrounding Land Use Designations and Zoning Districts

DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
NORTH	WM-LR	WM-R1	Agriculture
SOUTH	WM-LR	WM-R1	Agriculture
EAST	WM-LR	WM-R1	Approved Tract Maps 7299 and 7300
WEST	WM-LR	WM-R1	Agriculture
Land Use Designations: WM-LR: West Ming Low Density Residential		Zoning Designations WM-R-1: West Ming Single-Family Dwelling	

Within the project's east boundary is a privately maintained park for public accessibility and use. The park is commonly referred to as a "linear" park which travels along Highgate Park Boulevard, the Kern River Canal to the south, future West Beltway to the west, and future Ming Avenue to the north. A water well site is depicted in Lot 12, Unit 2 with access from Highgate Park Boulevard across the linear park. Located west of Highgate Park Boulevard and on the south side of Highgate Heath Avenue is an approximately 10,000 sq. ft. lot for a proposed sewer lift station; access is provided from Highgate Heath Avenue, a private local street, prior to entering the private gates.

There is a Pacific Gas & Electric high-pressure gas pipeline line that is approximately located in the southern portion of the tract and within the Rutherford Park Avenue right-of-way, which has a 50-foot no-build setback within Lots 3 through 35 of Unit 5, Lot 31 of Unit 6, and Lots 1 through 20 of Unit 7. All lots adjacent to the gas lines' 50-foot no-build setback will be required to have a covenant recorded with the lot's final map to inform the lot owners of the location of the gas line and the no build setback within their lots. (Condition No. 23)

Consistency/Deviation from Design Standards:

The applicant has requested the following modifications or deviations from City standards.

Table B. Summary of Modification Requests

MODIFICATION REQUEST	APPLICANT'S REASON / JUSTIFICATION	STAFF COMMENT / RECOMMENDATION
Private Gated Streets	Private streets within the tract are proposed to be maintained by a Home Owners Association.	Recommend with approval of a condition that HOA maintains streets. (Condition Nos. 1.1 & 30)
Double Frontage Lots – Unit 2, Lot 8, 9, & 18; Unit 5, Lot 17; and Unit 6, Lots 14, 30 & 31	Lots with rear yards adjacent to Highgate Heath Ave., Highgate Glen St., and Pemberley Passage Ave. will have access eliminated by block wall.	Recommend approval. The rear yard block wall will eliminate access. Actual frontage will be limited to the interior private street. (Condition No. 1.2)
Reverse Corner/Key Lots – Unit 2, Lots 7-8, 20 & 21; Unit 4 Lots 4 & 5; Unit 5 Lots 1 & 3; and Unit 6, Lots 7 & 35	Lot layout design is restricted by tract boundaries. Proposal not detrimental to character of development.	Recommend approval. (Condition No. 1.3)
Exceed 1,000 ft. Block Length for Pemberley Passage Ave. and Rutherford Park Ave.	Design restricted by existing tract boundary and future road alignments.	Recommend approval. (Condition No. 1.4)
Reduced property line radii at intersections	Allows for the highest, best use of the land.	Defer approval until improvement plans. The radii are not labeled on the map.

Reduce minimum centerline radius from 500 to 300 feet for Whitlorne Dr. and Pemberley Passage Ave.	Design restricted by existing tract boundary and proposed tract design.	Recommend approval for Whitlorne Dr. and Pemberley Passage Ave, west of Highgate Park Blvd. (Cond. No. 1.5)
Street Knuckle Standard ST-21	Maintain minimum radius. Private local streets with no parking.	Recommend approval. Compliant min. turn radius and no parking allowed in the interior radii of the knuckle (Condition No. 1.6)
Curb Ramp Standard ST-10	Previously allowed in Tracts 7299, 7300, and 7302 in the WMSP, Village 'A'	Recommend approval. (Cond. No. 1.6)

The subdivision includes double frontage lots located along Highgate Heath Avenue, Highgate Glen Street, and Pemberley Passage Avenue (private local streets). BMC Section 16.28.170.H. allows the Planning Commission flexibility in determining the appropriateness of double frontage lots with considerations to design options and street functions. The proposed double frontage lots shown on the tentative map are reasonable due to such controlling factors as traffic, safety, appearance and setback. Staff is of the opinion that the proposed double frontage lots depicted on the tentative map are consistent with said section, and a finding is provided in attached resolution (Exhibit "A-1") to facilitate approval. A block wall and landscaping on lots with the rear lot lines of Highgate Heath Ave., Highgate Glen St., and Pemberley Passage Ave. to be maintained by the Home Owners Association (Condition No. 30).

The applicant requested a deviation of standard to allow an exception to the minimum radius for local streets from 500 feet to 300 feet on Whitlorne Drive, Pemberley Passage Avenue west of Highgate Park Boulevard, and Pemberley Passage Avenue/Havencliff Street (Attachment A-3). Staff accepts the request to allow a deviation of standard for the reduced radius at Whitlorne Drive due to the proposed short street length terminating at Lower Parkshire Street and Pemberley Passage Drive, west of Highgate Park Boulevard. During the preliminary review, the applicant submitted a redesign of the map to eliminate the Pemberley Passage Avenue/Havencliff Street curve and incorporate a knuckle at the intersection of Pemberley Passage Avenue and Havencliff Street which meets City standards. As a result of the redesign, one common area lot was added, Unit 3 gained three buildable lots, Unit 7 had a reduction of three buildable lots, and a minor boundary change at the northwest and the south boundary. With the buildable lot count and gross acreage for the VTM 7354 remaining the same, Staff accepts the proposed modifications of the map (shown as Attachment A-4) to meet City's streets and design standards.

Circulation:

As part of existing and future roundabouts, the gated, private street subdivision contains three accesses along Highgate Park Blvd. (a public collector street), and one proposed private local street, Whitlorne Dr., along the south boundary for connectivity to future adjacent development. All private streets and private landscaping will be maintained by the homeowners association. Condition No. 34 requires that with each unit recorded, CC&Rs be recorded to provide for the operations and maintenance.

Mineral Rights:

The applicant is requesting that the Planning Commission approve waiver of mineral rights signatures on the final map pursuant to BMC 16.20.060 A.1. The preliminary title report indicates that by recorded document, the mineral rights owners have waived their right to surface entry. Staff recommends that the Planning Commission approve waiver of these signatures on the final map.

Division of Oil, Gas and Geothermal Resources (DOGGR) submitted a letter dated May 20, 2019, stating that there are two wells (72X-10, API: 0402944441 and "KCL 61" 74-10, API: 0402900205) located within the parcel that are not properly abandoned to current division standards. DOGGR recommends that the wells identified on the project be re-abandoned in compliance with current California law, prior to development activities (Condition No. 28). If a well is uncovered, the subdivider must consult with the Division regarding proper abandonment of the well, in accordance with the Bakersfield Municipal Code (Condition No. 29).

ENVIRONMENTAL REVIEW AND DETERMINATION:

Pursuant to the California Environmental Quality Act (CEQA), an initial study was prepared for the original project (GPA/ZC #03-1544) of the subject property and an Environmental Impact Report was certified on August 15, 2007. In accordance with CEQA Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed, there are no substantial changes in circumstances under which the project will be undertaken and no new environmental impacts have been identified. Mitigation measures from GPA/ZC #03-1544 related to agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazardous and hazardous materials, hydrology and water quality, noise and public services have been included in the attached conditions of approval (Condition Nos. 37 through 79). Condition No. 33 requires the mitigation monitor to annually verify that the WMSP implementation measures are being satisfied.

Noticing:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated proposed Mitigated Negative Declaration 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 and the proposed subdivision at least 10 days prior to the public hearing in accordance with State law. The applicant has provided proof that signs giving public notice of the proposed tract map were posted on the property 20 to 60 days prior to the public hearing before the Planning Commission.

Conclusion:

As noted above, the applicant has requested approval of Vesting Tentative Tract Map 7354 - Phased to subdivide 71.64 acres into 234 lots, ranging in size from 6,000 square feet to 18,949 square feet, in an WM-R-1 (West Ming Single Family Dwelling) zone. The purpose of this request is to provide a single-family residential subdivision. The second component of the request is for modifications from City standards including gated, private streets; some double frontage lots and reverse corner/key lots; increased block lengths for Pemberley Passage Ave. and

Rutherford Park Ave.; reduction in the minimum centerline radius from 500 to 300 feet for Pemberley Passage Ave. and Whitlorne Dr.; and changes to the Street Knuckle Standard ST-21 and Curb Ramp Standard ST-10.

With regard to the first component of the request, Staff finds that subdivision of the 71.64-acre parcel into 234 lots for single-family development is reasonable and Staff recommends approval of VTTM 7354 as requested.

With regard to the second component of the request, Staff finds that the requests to modify the described City standards are reasonable and based on sound engineering practices. Therefore, Staff concludes that the requests are consistent with sound engineering practices or subdivision design features, and recommends approval of the second request.

Exhibits: (Attached)

- A. Resolution with Exhibits:
 - A-1 Conditions of Approval
 - A-2 Location Map with Zoning
 - A-3 Vesting Tentative Tract Map
 - A-4 Redesign of VTTM 7354 depicting the knuckle at Pemberley Passage Avenue and Havenclyff Street
- B. CEQA document

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE VESTING TENTATIVE TRACT MAP 7354 (PHASED),
LOCATED GENERALLY SOUTH OF THE NORTHWEST CORNER
OF MING AVENUE AND HIGHGATE PARK BOULEVARD**

WHEREAS, McIntosh & Associates for Castle & Cooke California, Inc., filed an application with the City of Bakersfield Planning Department requesting a Vesting Tentative Tract Map 7354 (the "Project"), and a modification request to allow gated, private streets, double frontage lots and reverse corner/key lots, increased block lengths for Pemberley Passage Avenue and Rutherford Park Avenue; reduction in the minimum centerline radius from 500 to 300 feet for Whitlorne Drive and Pemberley Passage Avenue; and changes to the Street Knuckle Standard ST-21 and Curb Ramp Standard ST-10, consisting of 234 residential lots, 8 private street lots, 20 private landscape lots, 5 private parks, one water well site, one sewer lift station, and two common lots on 71.64 acres for residential development, as shown on attached Exhibit "A-4", located south of the northwest corner of Ming Avenue and Highgate Park Boulevard as shown on attached Exhibit "A-2; and

WHEREAS, the application was deemed complete on May 30, 2019; and

WHEREAS, the West Ming Specific Plan (GPA/ZC #03-1544) EIR, certified on August 15, 2007, and incorporated by reference for this Project, documents that this subdivision is a later project that will not have a significant effect; based upon an initial environmental assessment, staff has determined the Project will not significantly affect the environment and, pursuant to State CEQA Guidelines Section 15162, the EIR certified for this Project is adequate and no further environmental documentation is necessary; and

WHEREAS, the Secretary of the Planning Commission, did set\, Thursday, July 18, 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 use of the certified EIR and the Project, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to CEQA and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Planning Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report, environmental review, and special studies (if any), and evidence received both in writing and by 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, ten days prior to the hearing.
2. Staff determined that the proposed activity is a project. An Environmental Impact Review was prepared for the original project (West Ming Specific Plan GPA/ZC #03-1544), of which the subject property was included, and the EIR was certified on August 15, 2007 by the City Council, and duly noticed for public review.
3. Said Environmental Impact Review for the Project is the appropriate environmental document to accompany approval of the Project. In accordance with State CEQA Guidelines Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed, there are no substantial changes in circumstances under which the project will be undertaken, and no new environmental impacts have been identified. The Project will not significantly impact the physical environment because mitigation measures relating to West Ming Specific Plan (GPA/ZC #03-1544) EIR have been incorporated into the Project.
4. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
5. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan (Subdivision Map Act Section 66473.5), the Kern River Plan Element and the West Ming Specific Plan. The proposed density and intensity of development are consistent with the West Ming- Low Density Residential land use classification on the property. Proposed road improvements are consistent with the Circulation Element. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.
6. Mineral right owners' signatures may be waived on the final map pursuant to Bakersfield Municipal Code Section 16.20.060 A. 1. The applicant has provided evidence with the Project application that it is appropriate to waive mineral right owners' signatures because in accordance with BMC Section 16.20.060 A.1., the party's right of surface entry has been or will be expressly waived by recorded document prior to recordation of any final map.
7. In accordance with BMC 16.28.170 H, Highgate Heath Avenue, Highgate Glen Street, and Pemberley Passage Avenue function as private local streets, as shown on the Project, therefore the abutting double frontage lots are reasonable due to controlling factors as traffic, safety, appearance, and

setback, and are approved with construction of a 6-foot high masonry wall with landscaping separating the residential lot and the private local streets.

8. The request for modifications is consistent with sound engineering practices or subdivision design features, as conditioned.
9. The conditions of approval are necessary for orderly development and to provide for the public health, welfare, and safety.

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

1. That the above recitals, incorporated herein, are true and correct.
2. This map pertains to the Environmental Impact Report previously approved in conjunction with the West Ming Specific Plan GPA/ZC #03-1544.
3. Vesting Tentative Tract Map 7354 is hereby approved with conditions of approval and mitigation measures shown on Exhibit "A".

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 July 18, 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 (attached):

- | | |
|--------------|---|
| Exhibit A-1: | Conditions of Approval |
| Exhibit A-2: | Location Map |
| Exhibit A-3: | Tentative Map |
| Exhibit A-4: | Redesign of VTTM 7354 depicting the knuckle at Pemberley Passage Avenue and Havencliff Street |

EXHIBIT "A-1"
VESTING TENTATIVE TRACT 7354
CONDITIONS OF APPROVAL

NOTE to Subdivider/Applicant: It is important that you review and comply with requirements and deadlines listed in the "FOR YOUR INFORMATION" packet that is provided separately. This packet contains existing ordinance requirements, policies, and departmental operating procedures as they may apply to this subdivision.

PUBLIC WORKS

1. In a letter dated May 3, 2019, the applicant requested deviations from the following ordinance and policy requirements:
 - 1.1. BMC reference Sec. 16.28.070.A – Request for Private Streets.
Recommendation: APPROVE as private streets are within the boundaries of the maps and a Homeowners Association will be created to operate and maintain the street.
 - 1.2. BMC reference Sec. 16.28.170.H – Double Frontage Lots. Unit 2, Lots 8, 9, and 18. Lots with rear yard adjacent to Pemberley Passage Avenue will be limited by a block wall. Actual frontage will be limited to the interior private street Risborough Court. Lot with rear yard adjacent to Highgate Heath Avenue will be limited by a block wall. Actual frontage will be limited to the interior private street Risborough Court. Unit 5, Lot 17. Lot with a portion of rear yard adjacent to Highgate Glen Street will be limited by a block wall. Actual frontage will be limited to the interior private street Rutherford Park Avenue. Unit 6, Lots 14, 30, and 31. Lots with rear yards adjacent to Highgate Heath Avenue will be limited by a block wall. Actual frontage will be limited to the interior private street Penley Court concerning Lot 14. Lots with rear yards adjacent to Rutherford Park Avenue will be limited by a block wall. Actual frontage will be limited to the interior private street Penley Court concerning Lots 30 and 31.
Recommendation: Approved.
 - 1.3. BMC reference Sec 16.28.170.P – Reverse Corner/Key Lots. Unit 2, Lots 7, 8, 20, and 21. Unit 4, Lots 4 and 5. Unit 5, Lots 1 and 3. Unit 6, Lots 7 and 35. Design is restricted by existing project boundary and future road alignments.
Recommendation: Approved.
 - 1.4. BMC reference Sec. 16.28.160.A – Block Lengths. Pemberley Passage Avenue between Bixshire Drive and Highgate Glenn Street exceeds 1000-foot length. The proposed design is restricted by the existing tract boundary and future road alignments. Road is 1,536.24 feet long. Modified road lengths shown on 7-9-2019 map are within City standards. Approved. Rutherford Park Avenue between Whitlorne Drive and Highgate Park Boulevard exceeds 1000 feet in length. The proposed street is restricted by the existing tract boundary and future road alignments. Road is 1,140.51 feet long. Recommendation: Approved.
 - 1.5. SDM reference Sec. 5.4.1.1 – Minimum centerline radius of horizontal curvature. Pemberley Passage Drive curve C2 and Whitlorne Drive curve C4 from 500 foot radius to 300 foot minimum centerline radius. Recommendation: Approved.
 - 1.6. SDM reference Street Knuckle Standard ST-21. Non-standard knuckle deviation with compliant minimum turn radius and no parking allowed in the interior radii of the knuckle. Recommendation: Approved.

- 1.7. SDM reference Curb Ramp Standard ST-10. Deviation from standard Case "A" with Caltrans curb ramp Case "F". This deviation has previously been allowed for previous tracts 7299, 7300, and 7302 in the West Ming Specific Plan, Village "A". Recommendation: Approved.
2. Approval of this tentative map does not indicate approval of grading, drainage lines and appurtenant facilities shown, or any variations from ordinance, standard, and policy requirements which have neither been requested nor specifically approved.
3. Approval of private streets for this subdivision is based on the necessity that the streets within the subdivision shall provide unrestricted access for all residents, construction vehicles, service vehicles, emergency services and all other vehicles needing to use the road system to construct, support and maintain the private community of which this subdivision is all or a part of. No restrictive covenants or other restrictive mechanisms shall be recorded or otherwise enforced which would inhibit access to existing or future residences and connecting subdivisions within the entire private street community of which this subdivision is a part of.
4. Prior to grading plan review submit the following for review and approval:
 - 4.1. A drainage study for the entire subdivision.
 - 4.2. A sewer study to include providing service to the entire subdivision and showing what surrounding areas may be served by the main line extensions.
 - 4.3. Sewer service may not be available due to capacity issues in the Buena Vista sewer line.
 - 4.4. A drainage plan for the subdivision shall be submitted for review and approval by the City Engineer.
 - 4.5. For a private tract, a private sump must privately be maintained.
 - 4.6. If the tract is discharging storm water to a canal, a channel, or the Kern River: In order to meet the requirements of the City of Bakersfield's NPDES permit, and to prevent the introduction of sediments from construction or from storm events to the waters of the US, all storm water systems that ultimately convey drainage to the river or a canal shall include both source control Best Management Practices(BMPs) and structural treatment control BMPs.
5. The following conditions must be reflected in the design of the improvement plans:
 - 5.1. Final plan check fees shall be submitted with the first plan check submission.
 - 5.2. Per Resolution 035-13 the area within the Tract shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the Tract from existing sidewalks and bike lanes. If there is a gap less than ¼ mile then construction of asphalt sidewalks and bike lanes to the tract will be required.
 - 5.3. The subdivider shall install street lights on the interior, private streets.
 - 5.4. The subdivider shall install the blue reflective markers near fire hydrants as per the City Fire Department requirements.
6. The subdivider shall:
 - 6.1. Install traffic signal interconnect conduit and pull ropes in future traffic signal locations.

- 6.2. In addition to other paving requirements, on and off site road improvements may be required from any collector or arterial street to provide left turn channelization into each street (or access point) within the subdivision (or development), where warranted and as directed by the City Engineer. Said channelization shall be developed to provide necessary transitions and deceleration lanes to meet the current Caltrans standards for the design speed of the roadway in question.
 - 6.3. Off-site pavement and striping construction will be required to transition from the proposed/ultimate on-site improvements to the existing conditions at the time construction commences. Transitions must be designed in accordance with City Standards and/or the Caltrans Highway Design Manual. If existing conditions change during the period of time between street improvement plan approval and construction commencement, the street improvement plans must be revised and approved by the City Engineer.
7. The subdivider shall:
- 7.1. The phasing map as submitted may be unbalanced with respect to the required improvements along the tract frontages. Therefore, in order to promote orderly development, each phase shall be responsible for an equal dollar amount of frontage improvement. Prior to recordation of each final map for any phase that does not construct its share of the improvements, the difference between the cost of the frontage improvements constructed and the phase share shall be placed into an escrow account. The money deposited in this account would be for the use of the developer of any future phase responsible for more than its share of improvements. The final per lot share will be based upon an approved engineer's estimate. In lieu of the use of an escrow account, the developer may choose to construct with each phase its proportionate share of the frontage improvements, with approval of the City Engineer.
 - 7.2. The following conditions are based upon the premise that filing of Final Maps will occur in the order shown on the map with Phase 1 first, then Phase 2, then Phase 3, etc. If recordation does not occur in that normal progression, then, prior to recordation of each final map, the City Engineer shall determine the extent of improvements to be done with that particular phase.
 - 7.2.1. The following shall occur with Unit 1:
 - 7.2.1.1. Construct the street Round-a-bout at the intersection of Highgate Park Boulevard and Pemberley Passage Avenue if not already completed.
 - 7.2.1.2. Construct Highgate Heath Avenue to Highgate Park Boulevard. Provide a commercial standard driveway to the Lot B Lift Station parcel of Unit 6. Coordinate with the City to provide an acceptable left turn space for westbound vehicles on Highgate Heath Avenue for City maintenance vehicles to access the Lot B Lift Station driveway.
 - 7.2.2. The following shall occur with Unit 2:
 - 7.2.2.1. Construct Highgate Park Boulevard from the Round-a-bout at the intersection of Pemberley Passage Avenue to Highgate Heath Avenue if not already completed.

7.2.3. The following shall occur with Unit 5:

7.2.3.1. Construct Rutherford Park Avenue from the Unit 5/7 boundary to the Round-a-bout at the intersection of Rutherford Park Avenue and Highgate Park Boulevard.

7.2.4. The following shall occur with Unit 7:

7.2.4.1. Construct Highgate Park Boulevard from Highgate Heath Avenue to the furthest southerly extent of Unit 7 at the right of way of the Kern River Canal.

If the number of phases or the boundaries of the phases are changed, the developer must submit to the City Engineer an exhibit showing the number and configuration of the proposed phases. The City Engineer will review the exhibit and determine the order and extent of improvements to be constructed with each new phase. The improvement plans may require revision to conform to the new conditions.

- 7.3. The subdivider is responsible for verifying that existing streets within the boundary of the tract are constructed to city standards and he will reconstruct streets within the boundary if not to standard.
- 7.4. Where streets do not have curb and gutter, construct a minimum section of 36 feet wide consisting of 2-12' lanes, 2-4' paved shoulders and 2 additional feet per side of either AC or other dust proof surface.
- 7.5. The use of interim, non-standard drainage retention areas shall be in accordance with the drainage policy adopted by letter dated January 24, 1997, and update letter dated October 20, 2000.
- 7.6. In order to preserve the permeability of the sump and to prevent the introduction of sediments from construction or from storm events, Best Management Practices for complying with the requirements of the Clean Water Act are required.
- 7.7. All lots with sumps and water well facilities will have wall and/or slatted chain link fence and landscaping to the appropriate street standards, at the building setback with landscaping as approved by the Public Works and Parks Directors.

8. The following must be reflected in the final map design:

- 8.1. A waiver of direct access shall be required for all lots abutting any arterials and collectors.

9. Prior to recording the first final map:

- 9.1. The City Council must have taken final action for inclusion of this tract within the Consolidated Maintenance District.
- 9.2. Prior to recordation of the first final map, submit a street lighting plan for the interior streets.
- 9.3. If it becomes necessary to obtain any off site right of way and 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.
- 9.4. 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.

10. Prior to recording each final map:
 - 10.1. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map which will prohibit occupancy of any lot until all improvements have been completed by the subdivider and accepted by the City.
 - 10.2. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map 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. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents, including a Proposition 218 Ballot and Covenant, which shall be signed and notarized.
11. Prior to acceptance of the public improvements by the City,
 - 11.1. The subdivider's engineer shall:
 - 11.1.1. Provide certification to the City Engineer that, except as otherwise provided, the private improvements have been constructed to City standards, ordinances, and policies, all in accordance with approved plans.
 - 11.1.2. Submit to the City Engineer copies of the sewer video cassette, forms, and his inspection log.
 - 11.2. Written verification shall be obtained from the Fire Department that all gates, locks, and keys have been installed or provided to their satisfaction.
 - 11.3. The on-site sewer system shall be inspected with video equipment designed for this purpose and as approved by the City Engineer. The television camera shall have the capability of rotating 360°, in order to view and record the top and sides of the pipe, as required. The video inspection shall be witnessed by the subdivider's engineer, who will also initial and date the "Chain of Custody" form. Any pipe locations revealed to be not in compliance with the plans and specifications shall be corrected. A recorded video cassette, completed "Chain of Custody" form, and a written log (which includes the stationing, based on the stationing of the approved plans, of all connected laterals) of the inspection shall be provided for viewing and shall be approved by the subdivider's engineer prior to acceptance. After the subdivider's acceptance of the system, the video cassette, forms, and logs shall be submitted to the City Engineer.
12. Prior to Notice of Completion:
 - 12.1. The storm drain system, including the sump, shall be inspected and any debris removed.

13. The project is subject to applicable conditions of the West Ming Specific Plan Village "A".
14. The project is subject to the applicable conditions of the following:
 - 14.1. GPA/ZC 03-1544 (Council Reso. 162-07)
 - 14.2. GPA 13-0360 (Council Reso. 27-14)
 - 14.3. GPA 18-0452 (PC Reso. 40-29)
15. The project is subject to the current fee at the time of payment for the following Major Bridge and Thoroughfare District Areas, either through lump sum payment or collection at time of individual building permit:
WEST MING BELTWAY (RESO. 014-14)
WEST MING KERN RIVER CANAL (RESO.123-16)
16. The project is subject to the Allen I Planned Sewer Area fees at time of individual building permit.

WATER RESOURCES

17. Prior to recordation of each final map, subdivider shall record a covenant affecting each lot prohibiting the pumping and taking of groundwater from the property for any use off the property; provided, however, such pumping and taking may be carried out by the authorized urban water purveyor which provides water service to the subdivided land, or by a county-wide governmental entity with water banking powers, and such pumping is part of an adopted water banking program that will not have a significant adverse impact on the groundwater levels or diminish the quality of water underlying the subdivision.

Orderly development and as required by BMC Section 16.40.101.B.

18. Lot(s) are necessary within the subdivision for the purposes of drilling and equipping domestic water well facilities. Minimum total lot size required is 13000 sq. ft. Before acceptance of the lot(s), a full environmental and hazardous materials review (surface and subsurface soils) must be conducted and lot lines adjusted to meet minimum 13000 sq. ft. area. Property for the deep well site(s) is to be shown on the plans as a well lot reserved for purchase by the City. The lands may be included as part of other City facilities, such as City of Bakersfield parks, storm drain sumps, etc.
19. Prior to recordation of final map for Phase 2 of the development, the owner shall enter into a purchase agreement with the City of Bakersfield for a domestic water facility site to be located on Lot 12 of Phase 2 for Tract 7354 (or any other lot acceptable to City Water Resources Department). Developer will deed finished lot to City within 30 days of recordation of final map for Phase 2. The water facility site lot(s) shall be finished, graded and compacted, and shall include full utility service connection points for each lot, including but not limited to a 480 volt, 3 phase PG&E electrical service, a 12-inch minimum storm drain connection, and a 12-inch minimum potable water main from the property line to the nearest 12-inch or larger existing City Water main. Developer shall also provide adequate room for a future standard commercial drive approach and a 6-foot high

minimum split face block wall at rear and sides of property. Finished well site shall meet City Water operational service requirements and shall adhere to City planning and building department requirements.

Note to developer: You should contact the Water Resources Dept. at least 4 months before the date you anticipate to record a final map.

20. The City's normal fire protection service flows are 2500 gallons per minute (g.p.m.). In certain areas and in certain zoning, fire flow requirements (as determined by the City and/or County Fire Department) are in excess of the 2500 g.p.m. limit. Fire flow requirement in excess of 2500 g.p.m. shall require developer fees of \$0.50/g.p.m./acre in excess of 2500 g.p.m. or equivalent facilities. Prior to recordation of each phase, subdivider shall submit to the Public Works Dept. verification that any applicable fire flow fees have been paid.
21. Prior to recordation of each final map, subdivider shall submit a water Will Serve Letter from the City of Bakersfield Water Resources Department that confirms all water fees have been paid to the Water Resource's satisfaction. (The water Will Serve Letter will not be issued until water availability, inspection, plan check, hydrant, unmetered service, and meter fees have been paid in full)
22. Any drainage basins required for the development need to be included with plans in detail to be reviewed for compliance to City of Bakersfield standards and specification by Water Resources staff.

FIRE SAFETY DIVISION

23. Pipeline Easements.
 - 23.1. Concurrently with recordation of any phase that includes the pipeline easements or portions thereof, subdivider shall show the easements on the final map with a notation that structures including accessory buildings and swimming pools, are prohibited within the easements and record a corresponding covenant.
 - 23.2. Prior to or concurrently with recordation of any phase that includes the pipeline easements or portions thereof, subdivider shall show on the final map that no habitable portion of a structure may be built within 50 feet of a gas main, or transmission line, or refined liquid product line with 36 inches of cover, and record a corresponding covenant.
 - 23.3. No structure may be within 40 feet of a hazardous liquids pipeline bearing refined product, within 48 inches or more of cover. If a pipeline meets this criteria, the 40-foot setback line shall be shown in the final map and a corresponding covenant shall be recorded prior to or concurrently with recordation of any phase that is affected.
 - 23.4. Prior to or concurrently with recordation of any phase within 250 feet of the pipeline easements, subdivider shall record a covenant disclosing the location of the pipelines on all lots of this subdivision within 250 feet of the pipelines.

RECREATION AND PARKS

24. Prior to recordation of the first final map, subdivider shall have entered into an Agreement with the City of Bakersfield concerning park land and improvement requirements pursuant to Bakersfield Municipal Code 15.80, Bakersfield Municipal Code 15.82, and the West Ming Specific Plan for Village A.

BMC Chapter 15.80 requires the Planning Commission to determine if a subdivider is to dedicate park land, pay an in-lieu fee, reserve park land or a combination of these in order to satisfy the City's park land ordinance. Staff is recommending this condition in accordance with BMC Chapter 15.80.

CITY ATTORNEY

25. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

PLANNING

26. This subdivision shall comply with all provisions of the Bakersfield Municipal Code, and applicable resolutions, policies and standards as stated in the West Ming Specific Plan Development Agreement 07-0310.
27. The subdivision shall be recorded in no more than 8 phases. Phases shall be identified numerically and not alphabetically.

Orderly development.

28. Prior to recordation of the final maps containing the two wells (72X-10, API: 0402944441 and "KCL 61" 74-10, API: 0402900205), the subdivider shall provide written confirmation to the Planning Director that the abandoned wells plug been leak tested by an independent, third party, qualified leak testing company and that it shows no sign of leakage. If there is evidence of leakage, re-abandonment of the well may be required to the satisfaction of DOGGR, confirmation of which the subdivider shall provide to the Planning Director.

Police power based on public health, welfare and safety.

29. In the event a previously undocumented well is uncovered or discovered on the project site, the subdivider is responsible to contact the Department of Conservation's Division of Oil, Gas, and Geothermal Resources (DOGGR). The subdivider is responsible for any remedial operations on the well required by DOGGR. Subdivider shall also be subject to provisions of BMC Section 15.66.080 (B.)

Police power based on public health, welfare and safety.

30. Prior to recordation of each final map on the phase depicting residential lots abutting Highgate Heath Avenue, Highgate Glen Street, and Pemberley Passage Avenue, the subdivider shall construct a six-foot high masonry wall, as measured from highest adjacent grade, along the rear property line.

BMC Section 16.28.170 K allows Planning Commission to require wall based on a finding that it is necessary for orderly development.

31. Prior to recordation of each final map, subdivider shall submit written evidence that waiver(s) of surface entry has been obtained from 100% of the mineral right interest(s) for the entire area of this tract. Written evidence shall be submitted to the Planning Director in the form of a recorded document such as a grant deed or other instrument approved by the City Attorney. If such verification is not provided, subdivider may be required by the Planning Director to obtain approval of a revised or new subdivision map.

Required to verify compliance with BMC Section 16.20.060 A.1.

32. Each final map shall include a statement similar to the following and as approved by the Planning Director:

"The subdivision is subject to the adopted West Ming Specific Plan and Development Agreement No. 07-310."

33. The subdivider's mitigation monitor (as approved by the Planning Director) shall submit the annual progress report with detail tracking of all applicable West Ming Specific Plan Implementation Measures for Village A.

For orderly development in accordance with the West Ming Specific Plan.

34. Prior to recordation or concurrently with recordation of each final map, subdivider shall create a (or annex into an existing) Homeowners Association (HOA) and CC&Rs for the subdivision, as approved by the City Attorney to maintain the common areas including the private street and private landscaping. Prior to recordation, subdivider shall submit HOA and CC&Rs to the City for review and approval.

Orderly development.

35. The current Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) expires in year 2019. Projects may be issued an urban development permit, grading plan approval, or building permit and pay fees prior to the 2019 expiration date under the current MBHCP. As determined by the City of Bakersfield, only projects ready to be issued an urban development permit, grading plan approval or building permit) before the 2019 expiration date 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 2019 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 and Wildlife Agency and the California Fish and Game Department.

For orderly development

36. Prior to recordation of any final map, the developer shall record a covenant on all lots providing notice that the lot is located close to a nearby groundwater banking facility and the Pioneer Property; and that they may be subject to inconveniences or discomfort arising from said use. Such discomfort or inconveniences may include, but not limited to:
 - 36.1 Fluctuations in groundwater levels resulting in damage to stormwater disposal facilities, swimming pools and other (sub)surface structures;
 - 36.2 Periods of constant noise, as facilities may be operated twenty-four hours per day for significant periods of time;
 - 36.3 The use of vector controls;
 - 36.4 Aesthetic impairments, including visible personnel, equipment, vehicle lights and any other activities associated with the facilities; and
 - 36.5 The presences of blowing dust or smoke.

**Mitigation/Conditions of Approval
General Plan Amendment/Zone Change No. 03-1544**

MITIGATION MEASURES FROM ENVIRONMENTAL IMPACT REPORT:

AGRICULTURAL RESOURCES

37. The applicant shall mitigate loss of 2,182 acres of agricultural lands (of the overall West Ming Specific Plan area), on a one-to-one basis, by selecting one or more of the items described below. The applicant shall submit written verification of the applicant's compliance with this mitigation measure to the Planning Director's satisfaction at the time of recordation of final tract maps and parcel maps for urban development or support facilities as contemplated in the West Ming Specific Plan. Compliance with this condition may be phased as the project is developed. The amount of agricultural land to be mitigated shall be equal to the amount of land being developed as each phase is developed.
- Funding and/or purchase of agricultural conservation easements. Such easements shall be accepted or purchased and monitored and enforced by a land trust or another appropriate entity. Funds may be used for easement purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs.
 - Contribution of agricultural land or equivalent funding to an organization that provides for the preservation of farmland in California. Funds may be used for purchases, ongoing monitoring and enforcement, transaction costs, and reasonable administrative costs.
 - Purchase of credits from an established agricultural farmland mitigation bank approved by applicable governmental authority.
38. During the life of the project, if the City of Bakersfield or other responsible agency adopts an agricultural land mitigation program that provides equal or more effective mitigation than measures listed above, the applicant may choose to participate in that alternate program to mitigate loss of agricultural land impacts. Prior to participation in the alternate program, the applicant shall obtain written approval from the City of Bakersfield agreeing to the participation, and the applicant shall submit written verification of compliance with the alternate program at the same time described above in the first paragraph.
39. Agricultural land used for mitigation shall be of at least equal agricultural classification as the land being converted or be capable of being developed as such; that is, mitigation land shall be classified or developed as Prime Farmland, Farmland of Statewide Importance, etc., (as established by the California Department of Conservation in the Farmland Mapping and Monitoring Program), the mitigation acreage being at least equivalent in classification to the converted land, or being capable of producing the same or equivalent crops as the land being converted.
40. Completion of the selected mitigation measure, or with the Planning Director's approval, a combination of the selected mitigation measures, can be on qualifying agricultural land within the San Joaquin Valley (San Joaquin, Stanislaus, Merced,

Fresno, Madera, Kings, Tulare, Kern), or outside the San Joaquin Valley with written evidence that the same or equivalent crops can be produced on the mitigation land."

(EIR Mitigation Measure 5.1.A.1)

AIR QUALITY

41. Prior to grading plan approval, the applicant shall demonstrate to the City of Bakersfield and the San Joaquin Valley Air Pollution Control District that all construction activities and operations will comply with local zoning codes, and District Regulation VIII (Rules 8011-8081) and implementation of all other control measures (BACMs) as stated in GAMAQI. (Mitigation Measure 5.2.B.1.)
42. Prior to the approval of building permits, the applicant shall comply with District Regulation II, specifically, the project will be subject to Best Available Control Technology (BACT) in accordance with the District's New Source Review (NSR) Rule. As a part of the District permitting process, any emissions exceeding the District's offsetting thresholds would have to be offset back to the thresholds on a stationary source by stationary source basis. Accordingly, these NSR Offsets will reduce ROG net emissions by 22.92 tons per year (from 90.97 tons per year to 68.05 tons per year) and reduce NO_x net emissions by 14.00 tons per year (from 33.20 tons per year to 19.20 tons per year). (Mitigation Measure 5.2.C.1.)
43. Prior to the approval of building permits, the applicant shall comply in all respects with developer's obligations under that certain Air Quality Mitigation Agreement approved by the San Joaquin Valley Air Pollution Control District, and entered into by and between the District and developer, a copy of which is contained within the appendices of the Air Quality Assessment in Appendix C of this Draft EIR. Developer's compliance with the Air Quality Mitigation Agreement will result in a reduction of ROG, NO_x, and PM₁₀ net emissions to zero or in quantities sufficient to fully mitigate the project's air quality impacts to the extent that the development of the project will result in no net increase in criteria pollutant emissions over the criteria pollutant emissions which would otherwise exist without the development of the project, all as verified by the San Joaquin Valley Air Pollution Control District. Accordingly, the Air Quality Mitigation Agreement will further reduce ROG net emissions by 68.05 tons per year (from 68.05 tons per year to 0 tons per year), will further reduce NO_x net emissions by 19.20 tons per year (from 19.20 tons per year to 0 tons per year), and will reduce PM₁₀ net emissions by 38.79 tons per year (from 38.79 tons per year to 0 tons per year). It should be restated that approximately 39.42 tons per year of ROG, 28.22 tons per year of NO_x, and 43.28 tons per year of PM₁₀, from onsite agricultural emissions will be subtracted from the proposed project emissions since they will be phased out as the project is developed. (Mitigation Measure 5.2.C.2.)

BIOLOGICAL RESOURCES

44. Prior to grading plan approval, the project applicant shall pay a Habitat Mitigation Fee in accordance with Section 15.78.030 of the City of Bakersfield Municipal Code and MBHCP. (Mitigation Measure 5.3.A.1.)

45. Prior to grading plan approval, the project proponent shall comply with all appropriate terms and conditions of the MBHCP to the City regarding San Joaquin kit fox. The MBHCP requires certain take avoidance measures for the San Joaquin kit fox. MBHCP guidelines regarding tracking and excavation shall be followed to prevent entrapment of kit fox in dens. Specific measures during the construction phase of the project shall be implemented and include the following:
 - A pre-construction survey shall be conducted prior to site grading to search for active kit fox dens. The survey shall be conducted not more than 30 days prior to the onset of construction activities in areas subject to development to determine the necessity of den excavation.
 - Monitoring and excavation of each known San Joaquin kit fox den which cannot be avoided by construction activities.
 - Notification of wildlife agencies of relocation opportunity prior to ground disturbance in areas of known kit fox dens.
 - Excavations shall either be constructed with escape ramps or covered to prevent kit fox entrapment. All trenches or steep-walled excavations greater than three feet deep shall include escape ramps to allow wildlife to escape. Each excavation shall contain at least one ramp, with long trenches containing at least one ramp every 0.25 mile. Slope of ramps shall be no steeper than 1:1.
 - All pipes, culverts or similar structures with a diameter of four inches or greater shall be kept capped to prevent entry of kit fox. If they are not capped or otherwise covered, they will be inspected prior to burial or closure to ensure no kit foxes, or other protected species, become entrapped.
 - All employees, contractors, or other persons involved in the construction of the project shall attend a "tailgate" session informing them of the biological resource protection measures that will be implemented for the project. The orientation shall be conducted by a qualified biologist and shall include information regarding the life history of the protected species, reasons for special-status, a summary of applicable environmental law, and measures intended to reduce impacts. A report summarizing the date, time, and topics of the "tailgate" session, list of attendees and identification of qualified biologist conducting session shall be submitted to the Planning Director within 10 days of the "tailgate" session.
 - All food, garbage, and plastic shall be disposed of in closed containers and regularly removed from the site to minimize attracting kit fox or other animals. (Mitigation Measure 5.3.A.2.)

46. Since kit foxes are known to exist in the general area, it is recommended that all construction personnel involved in initial ground disturbance receive sensitive species instruction prior to initial ground phases of construction. Any evidence, such as dens,

should be avoided and reported to the reviewing agencies for resolution. (Mitigation Measure 5.3.A.3.)

46.1. Prior to grading plan approval, the project applicant shall comply with the following raptor nest mitigation:

- If site grading is proposed during the avian nesting season (February to September), a focused survey for avian nests shall be conducted by a qualified biologist prior to grading activities in order to identify active nests in areas potentially impacted by project implementation.
- If construction is proposed to take place during the nesting season (February to September), no construction activity shall take place within 500 feet of an active nest until the young have fledged (as determined by a qualified biologist). Habitat containing nests that must be removed as a result of project implementation shall be removed during the non-breeding season (October to January).
- Preconstruction surveys shall include a survey for burrowing owl. If active burrowing owl burrows are detected outside of breeding season (September 1 through January 31), passive and/or active relocation efforts may be undertaken if approved by CDFG and USFWS. If active burrowing owl burrows are detected during breeding season (February 1 through August 31), no disturbance to these burrows shall occur in accordance with the Migratory Bird Treaty Act. (Mitigation Measure 5.3.A.4.)

Although the following conditions of approval are not required to reduce potential environmental impacts that are currently known to be less than significant, they are included to ensure these conditions are implemented with the West Ming EIR/West Ming Specific Plan:

47. The applicant shall be required to survey for nesting raptors following the survey methodology developed by the Swainson's hawk Technical Advisory Committee (SWHATAC, 2000), prior to any disturbance on the project site that is within 5 miles of a potential nest tree (CDFG, 1994) to ensure that the findings in the EIR are still applicable and no new measures are required. However, if new information is found that detects an active nest of a Swainson's hawk within 5 miles of the project site and a potential significant impact could occur, additional CEQA documentation would be required as outlined in Section 15162 of the CEQA Guidelines. This additional environmental documentation may involve consultation with CDFG.

48. The applicant shall be required to conduct trapping prior to ground disturbance activities to confirm that the Tipton kangaroo rat (*Dipodomys nitratoide nitratoide*) is not located on the project site. However, if new information is found that detects the Tipton kangaroo rat (*Dipodomys nitratoide nitratoide*) on the project site, potential significant impact could occur and additional CEQA documentation would be required as outlined in Section 15162 of the CEQA Guidelines. This additional environmental documentation may involve consultation with CDFG and United States Fish and Wildlife Service (USFWS).

49. The applicant shall be required to implement a no construction buffer zone of a minimum distance of 250 feet, unless a qualified biologist approved by CDFG verifies through non-invasive methods that either: 1) the birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival, and that in the event burrowing owls are detected within the area of ground disturbance, passive and/or active relocation efforts may be undertaken subject to approval by CDFG and USFWS.
50. The applicant shall consult with USFWS and CDFG, where applicable, prior to any ground disturbance activities. This consultation is to ensure that the findings in the EIR are still applicable and no new measures are required. However, if new information is found that identifies a potential significant impact, additional CEQA documentation would be required as outlined in Section 15162 of the State CEQA Guidelines. This additional CEQA documentation may involve obtaining a USFWS 10(a)1(b) Incidental Take Permit and/or a State Incidental Take Permit pursuant to Section 2181(b) of the Fish and Game Code.

CULTURAL RESOURCES

51. Prior to grading plan approval within the project site, a qualified archaeologist shall attempt to find evidence of the previously recorded sites.

If the qualified archaeologist finds evidence of the previous recorded sites, the resources shall be evaluated for significance and integrity using the criteria established in the CEQA Guidelines for unique cultural resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places. If the resources are found to be significant, specific measures shall be recommended. In addition, the grading plans shall state that archaeological monitoring by a qualified archaeologist and a Native American monitor shall take place during construction excavation activities at the locations of the 10 cultural sites and 26 isolates that were previously recorded on the site within the project site. The archaeologist shall prepare a summary report of the monitoring activities and findings. The report shall be submitted to the City of Bakersfield Planning Department and other appropriate agencies within 10 days of completion of monitoring.

If the qualified archaeologist does not find evidence of the previous recorded sites, the grading plans shall state that archaeological monitoring by a qualified archaeologist and a Native American monitor shall take place during construction excavation activities at the locations of the 10 cultural sites and 26 isolates that were previously recorded on the site within the project site. The archaeologist shall prepare a summary report of the monitoring activities and findings. The report shall be submitted to the City of Bakersfield Planning Department and other appropriate agencies within 10 days of completion of monitoring.

Following are the specific measures.

- The archaeological monitor shall attend a pre-grade meeting to explain the role of the monitor during grading activities.

- If cultural resources are detected within the project area, the cultural resources must be recorded using appropriate State record forms (DPR523 series) and following guidelines in the California Office of Historic Preservation's handbook "Instructions for Recording Historical Resources." The archaeologist will then submit two (2) copies of the completed DPR523 forms to the Southern San Joaquin Valley Information Center for the assignment of trinomials.
- If cultural resources are detected within the survey areas, they must be evaluated for significance and integrity using criteria established in the CEQA Guidelines for unique cultural resources and/or 36 CFR 60.4 for eligibility for listing on the National Register of Historic Places.
- If cultural resources are found within the project footprint, appropriate mitigation measures and recommended conditions of approval must be developed to eliminate adverse project effects on significant, important, and unique historical resources, following appropriate CEQA and/or National Historic Preservation Act Section 106 guidelines.
- A technical resources management report is required. The report must document the inventory, evaluation, conclusions and mitigation recommendations. Submit two copies of the completed report, with original illustrations, to the Southern San Joaquin Valley Information Center for permanent archiving. (Mitigation Measure 5.4.A.1.)

52. Prior to grading plan approval, the grading plans shall state that paleontological monitoring shall take place during construction excavation activities that result in excavations of six feet below ground surface or greater within the project site. Following are the specific measures. (Mitigation Measure 5.4.C.1.)

- Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities.
- Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find.
- Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository.
- Submit a summary report to the City of Bakersfield. Transfer collected specimens with copy of report to the repository.

53. Prior to grading plan approval, the grading plans shall state that if human remains are encountered on the project site, the Kern County Coroner's Office shall be contacted within 24 hours of the find, and all work in the immediate vicinity shall be halted until a clearance is given by that office and any other involved agencies. (Mitigation Measure 5.4.D.1)

GEOLOGY AND SOILS

54. Prior to grading plan approval, an erosion control plan for construction activities that describe the best management practices (BMPs) that will be used to reduce the potential for soil erosion and loss of top soil. The erosion control plan shall be submitted to the City of Bakersfield Public Works Department for review and approval. The BMPs could include soil stabilizers and silt fencing as well as other measures. (Mitigation Measure 5.5.B.1.)

HAZARDOUS AND HAZARDOUS MATERIALS

55. Prior to site plan approval, applicant shall provide evidence that future active oil wells and associated equipment will meet the California Division of Oil, Gas and Geothermal Resources regulations and public health and safety regulations, or provide other assurances that residents and visitors will not be exposed to health hazards from the routine transport, use, or disposal of hazardous materials, prior to development of affected portions of the project. (Mitigation Measure 5.6.F.1)
56. Prior to grading plan approval where there is an existing drilling and/or production operations of exploration oil wells and including disposal wells, the project applicant shall have the locations surveyed, located, and marked by a licensed land surveyor or civil engineer authorized to practice land surveying. A map shall be furnished to the Office of Environmental Services showing how all existing petroleum related facilities will be protected and integrated into the proposed development. The California Division of Oil, Gas and Geothermal Resources and the City of Bakersfield development standards shall be met. (Mitigation Measure 5.6.F.2.)
57. Prior to grading plan approval, all drilling and production activities shall be subject to all fire and safety regulations as required by the Bakersfield City Fire Department. The City Code 15.66.040 and 15.66.080 Well Site Development Standards Setback states that no petroleum well shall be drilled nor shall any storage tank and other production related structures be located within:
- 75 Feet of the right-of way of any dedicated public street, highway, railroad or private street, or adopted specific plan line of any street or highway;
 - No streets may be constructed within 75 feet of any oil well unless it has been properly abandoned;
 - 100 Feet of any building including dwellings, except buildings incidental to the operation of the well;
 - 1,000 feet of sensitive receptors which include residential area, schools, daycare centers, hospital, convalescent homes and other large immobile populations;
 - 300 Feet of any public assembly;
 - 25 Feet of a storage tank or boilers, fired heaters, open flame devices or other sources of ignition;
 - A solid masonry wall 8 feet high shall encompass the entire well site. Two gates, as nearly opposite as possible to each other shall be installed;

- Pipelines utilized for all petroleum related operations shall be buried a minimum of 3 feet below grade. (Mitigation Measure 5.6.F.3)

58. The Pipeline Development Policy of the City of Bakersfield Fire Department is as follows:

- No habitable portion of a structure may be built within 50 Feet of a gas main, or transmission line, or refined liquid product line with 36 inches of cover;
- No structure may be within 40 Feet of a hazardous liquids pipeline bearing refined product, with 48 inches or more of cover;
- No habitable portion of a structure may be built within 30 Feet of a crude oil pipeline operation at 20% of its design strength;
- Prior to or concurrently with filing of a final map, a covenant shall be recorded on all lots of this tract, or portion thereof, which are within 250 Feet of any gas transmission lines. Covenant shall acknowledge proximity of pipeline easement to said property and describe the name, type and dimension of the pipeline. Prior to recordation, the subdivider shall submit and obtain approval of covenant wording with the City Attorney, Office of Environmental Services and City Engineer. (Mitigation Measure 5.6.F.4)

Prior to recordation of a final map, any abandoned wells within the grading envelope shall have the surface area returned to its natural condition including but not limited to cleaning all oil, oil residues, drilling fluids, mud and other substances; leveling, grading or filling of sumps, ditches, and cellars including removal of all lining material to the satisfaction of the Department of Oil, Gas and Geothermal Resources. (Mitigation Measure 5.6.G.1.)

59. Prior to recordation of a final map, all stained soils observed within the grading envelope near the active water wells, idle water wells, and former water wells shall be tested. If the soils are found to be hazardous, the soils shall be disposed of in accordance with applicable federal, state and local regulations. The applicant shall provide the City with evidence that any hazardous soils found onsite have been disposed of in accordance with federal, state, and local laws. (Mitigation Measure 5.6.G.2)
60. Prior to recordation of a final map, a written verification shall be obtained from the Department of Oil, Gas and Geothermal Resources that abandoned wells within the grading envelope were properly abandoned pursuant to their regulations. The written verification shall be submitted to the City. (Mitigation Measure 5.6.G.3.)
61. Prior to recordation of final map, any lot or parcel within the grading envelope containing an abandoned well shall be encumbered with a deed restriction specifying the exact location of said well and prohibiting any construction within said 10 feet of an abandoned oil well. This is required by the City Municipal Code 15.66.080, Development encroachment in petroleum areas. (Mitigation Measure 5.6.G.4.)

62. Prior to recordation of a final map, information on the location of the pipelines and any information regarding safety concerns of these pipelines shall be provided to the Bakersfield City Fire Department. Prior to grading activities, Pacific Gas and Electric Company and/or any other company with pipelines running through the affected portions of the project site shall be notified of the construction activity within the corresponding easement. If any pipelines have any problems or if a pipeline is ruptured during development, the Bakersfield City Fire Department shall be notified. (Mitigation Measure 5.6.G.5.)
63. If during grading and construction, a pipeline accident occurs or potential unknown buried hazardous materials are found, and/or if unidentified materials are discovered in the testing of the soil, health and safety procedures shall be implemented. These procedures shall include, at a minimum, emergency medical, evacuation of the site and/or threatened area, and notification action. Notification shall include but not be limited to the following agencies: The City of Bakersfield, Department of Toxic Substance Control (DTSC), Bakersfield City and/or County Fire Department, and the Regional Water Quality Control Board (RWQCB). Evacuation and determination regarding the type of contamination encountered and best course of action would be determined by the ranking official and the required mediation measures shall be implemented. (Mitigation Measure 5.6.G.6.)
64. Prior to grading and building plan approvals, the grading and building plans shall state that all work will stop immediately if any unknown odorous or discolored soil or other possible hazardous materials arise during any part of the testing, grading, or construction on the project site. (Mitigation Measure 5.6.G.7.)
65. Prior to grading plan approval, the handling and storage of hazardous and acutely hazardous materials shall be restricted to less than threshold planning quantities within 1,000 feet of sensitive receptors which include residential areas, schools, daycare centers, hospital, convalescent homes and other large immobile populations. Sensitive receptors shall not be approved within zones of cancer risk identified by a health risk assessment of greater than 10 in 1,000,000. (Mitigation Measure 5.6.K.1.)
66. Prior to recordation of a final map, or as otherwise determined by the City of Bakersfield Building Director in writing, for onsite areas that are currently in 100-year flood hazard area, the project applicant is required to obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA). The LOMR shall identify that the area of the proposed development has been removed from the Zone A FEMA designation and submitted to the City of Bakersfield Building Department. Developer shall provide to the City all documentation regarding the LOMR.
67. If the City of Bakersfield Building Director defers compliance of determine the location of within Federal Emergency Management Agency (FEMA) Flood Zone this condition to a time after recordation of a final map, the subdivider shall depict the Zone A

FEMA designation boundaries on the final map, or concurrently with recordation of each final map, a covenant shall be recorded on all lots affected by Flood Zone A which discloses Flood Zone A, as designated by the Federal Emergency Management Agency (FEMA). The covenant shall be submitted to the Planning Director for review and approval by the Planning Director and City Attorney prior to recordation. If FEMA approves removal or change to this flood zone designation, the developer may request that the Planning Director approve the recordation of a covenant to reflect the designation change.

HYDROLOGY AND WATER QUALITY

68. Prior to grading plan approval, the project applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) that conforms to the State Water Resources Control Board NPDES permit in which the City of Bakersfield is a co-permitee. The SWPPP shall specify Best Management Practices (BMPs) to prevent construction-related pollutants from reaching storm water and all products of erosion from moving off-site. The SWPPP shall require approval by the State Water Resources Control Board and verification of approval provided to the City of Bakersfield Planning Department. (Mitigation Measure 5.7.A.1.)

NOISE

69. Prior to site plan approval for commercial and industrial uses adjacent to residential uses, the project applicant shall conduct a noise study to determine the appropriate measures to reduce potential noise levels to meet the City's noise level performance standards. If commercial and industrial uses are proposed adjacent to residential uses, appropriate measures would include setbacks, sound barrier, or a combination of both. (Mitigation Measure 5.8.C.1)
70. Prior to City approval (conditional use permit, site plan, building permit, fire department permit, etc.) for the construction of an oil well adjacent to sensitive land uses, the project applicant shall conduct a noise study to determine the appropriate measures to reduce potential noise levels to meet the City's noise level performance standards. If sensitive land uses are proposed adjacent to existing oil wells, appropriate measures would include setbacks, sound barrier, or a combination of both. If oil wells are proposed adjacent to existing sensitive land uses, the engines associated with the oil wells could be converted to electric motors, sound barriers could be used, or setbacks could be established. (Mitigation Measure 5.8.C.2)
71. Prior to grading plan approval, the grading plans shall state that construction activities associated with development of the project site would be required to be in conformance with Section 9.22.050 of the City of Bakersfield Municipal Code which limits construction to the hours of 6 a.m. to 9 p.m. on weekdays, and between 8 a.m. and 9 p.m. on weekends, where construction occurs less than 1,000 feet from residences. (Mitigation Measure 5.8.E.1)

72. Prior to grading plan approval, the grading plans shall state that construction equipment shall be equipped with mufflers and maintained in accordance with the equipment's factory specifications. During construction activities, the construction equipment muffler and maintenance records shall be onsite. (Mitigation Measure 5.8.E.2)

TRANSPORTATION

73. Prior to the issuance of building permits, the project applicant shall participate in the Regional Transportation Impact Fee (RTIF) program as well as paying the proportional share for local mitigation improvements (those not covered by the RTIF). The intersection and roadway improvements that are required with the proposed project are as follows. The timing of these improvements is estimated below; however, all of these improvements shall be completed as the significance thresholds are reached. (Mitigation Measure 5.11.A.1)

Measures 5.11.A.11 and 6.3.11.A.1 (Regional Transportation Impact Fee – Regional Mitigation) Prior to the issuance of building permits, the project applicant shall a) participate in the current, full RTIF program as modified by the Construction Cost Index (CCI) or b) mitigate everything to Level of Service C through the payment of their calculated Regional Impact Fee AND pay a local transportation impact mitigation fee. For the calculated Regional Impact Fee, the applicant shall submit revised funding calculations for all improvements associated with the RTIF program pursuant to Table 10 from the project traffic study and the current policy of the Public Works Department for said calculations. Said calculations shall be updated based upon the adopted RTIF at time of further subdivision.

Measure 5.11.A.11 and 6.3.11.A.1 (Local Mitigation) For impacted intersections and segments subject to fair share improvements (refer to Tables 6 & 8 from the project traffic study), prior to subdivision updated estimates shall be submitted and approved. The local mitigation fee shall be based upon the proponent's share of the cost to upgrade the affected facilities to Level of Service C, and shall be adjusted annually by the CCI in the same manner as the Regional Transportation Impact Fee. The cost of the upgrade shall be the City's costs and shall include, but not be limited to, all costs of obtaining and clearing right-of-way, all utility relocations, and all construction. Construction shall include but not limited to: curb, gutter, sidewalk, pavement, signal modification, landscape and wall replacement, drive approaches, catch basin replacement, additional storm drain where necessary, streetlights, striping and signing. Unit costs used in the traffic study may be outdated due to recent rises in construction costs and shall be updated as appropriate. Applicant shall participate in the improvements required on a pro-rata fair share basis, prior to the issuance of building permits, based upon the approved estimates. It is the Public Works Department's decision as to which methodology adequately mitigates the cumulative traffic impacts associated with the project to a level of less than significant.

Year 2015

Intersection

- Allen Road and Westside Parkway Westbound Ramps - Construct one southbound through lane.
- Allen Road and Westside Parkway Eastbound Ramps - Install signal and construct two southbound left turn lanes.
- Ming Avenue and Project Entrance No. 1 - Provide all-way-stop.
- Ming Avenue and South Allen Road - Install signal.
- Ming Avenue and Ashe Road - Construct one southbound right turn lane.
- South Allen Road and Chamber Boulevard - Install signal.
- South Allen Road and Project Entrance No. 2 - Install signal.
- White Lane and Campus Park Drive - Install signal.
- White Lane and South Allen Road - Construct one eastbound left turn lane, one eastbound right turn lane, one westbound left turn lane, one southbound right turn lane, one eastbound through lane, two westbound through lanes, one southbound through lane, and provide overlapping phase for westbound and northbound right turn lane.
- White Lane and Windermere Street - Install signal.
- White Lane and Buena Vista Road - Construct two eastbound through lanes and one northbound left turn lane.
- South Allen Road and Campus Park Drive - Install signal.
- Buena Vista Road and Campus Park Drive - Construct one southbound through lane, one eastbound left turn lane, and one eastbound through lane.
- Panama Lane and Northbound Ramps West Beltway - Construct one eastbound through lane and one northbound left turn lane.
- Panama Lane and South Allen Road - Construct one westbound right turn lane and one southbound right turn lane.
- Panama Lane and Buena Vista Road - Construct one southbound left turn lane.
- Panama Lane and Ashe Road - Construct one northbound through lane.

Roadway Segment

- Stockdale Highway - Gosford Road to Ashe Road - Add two lanes.
- Allen Road - Stockdale Highway to Ming Avenue - Add two lanes.
- South Allen Road - Ming Avenue to Chamber Boulevard - Add two lanes.
- South Allen Road - Chamber Boulevard to White Lane - Add two lanes.
- South Allen Road - White Lane to Campus Park Drive - Add two lanes.
- South Allen Road - Campus Park Drive to Pacheco - Add two lanes.
- South Allen Road - Harris Road to Panama Lane - Add two lanes.
- Buena Vista Road - White Lane to Campus Park Drive - Add two lanes.
- Buena Vista Road - Campus Park Drive to South Project Entrance - Add two lanes.
- Buena Vista Road - South Project Entrance to Panama Lane - Add two lanes.

Year 2030

Intersection

- Calloway Drive and Westside Parkway Westbound Ramps - Construct one southbound right turn lane.
- Calloway Drive and Westside Parkway Eastbound Ramps - Construct one northbound right turn lane.
- Stockdale Highway and Buena Vista Road - Construct one eastbound right turn lane.
- Stockdale Highway and Old River - Provide overlapping phase for westbound right turn lane.
- Ming Avenue and Project Entrance No. 1 - Install signal and construct one eastbound right turn lane, one westbound left turn lane, one northbound right turn lane, and one eastbound through lane.
- Ming Avenue and South Allen Road - Construct one northbound left turn lane, one southbound left turn lane, one eastbound through lane, one westbound through lane, one northbound through lane, one southbound through lane, and provide overlapping phase for northbound right turn lane and eastbound right turn lane.
- Ming Avenue and Buena Vista Road - Construct one eastbound through lane.
- Ming Avenue and Gosford Road - Provide overlapping phase for eastbound right turn lane.
- South Allen Road and Chamber Boulevard - Construct one eastbound left turn lane, one westbound left turn lane, two northbound left turn lanes, one southbound left turn lane, one southbound right turn lane, one northbound through lane, and one southbound through lane.
- South Allen Road and Project Entrance No. 2 - Construct one northbound left turn lane, one northbound through lane, and one southbound through lane.
- White Lane and Campus Park Drive - Construct one eastbound right turn lane, one eastbound through lane, two westbound through lanes, and one southbound through lane.
- White Lane and South Allen Road - Construct one northbound left turn lane, one southbound left turn lane, one eastbound through lane, one southbound through lane, one northbound through lanes, and provide overlapping phase for southbound right turn lane.
- White Lane and Windermere Street - Construct one westbound left turn lane, one westbound right turn lane, one northbound left turn lane, one northbound right turn lane, one southbound right turn lane, one eastbound through lane, and one westbound through lane.
- White Lane and Buena Vista Road - Construct one westbound left turn lane, one northbound through lane, and one southbound through lane.
- White Lane and Gosford Road - Construct one westbound through lane.
- South Allen Road and Campus Park Drive - Construct two eastbound left turn lanes, one westbound left turn lane, one westbound right turn lane, one northbound left turn lane, one northbound right turn lane, one southbound left turn lane, one southbound right turn lane, and one northbound through lane.

- Buena Vista Road and Campus Park Drive - Construct one westbound right turn lane, one northbound left turn lane, and one southbound right turn lane.
- South Allen Road and South Allen Entrance - Install signal.
- Old River Road and Harris Road - Construct one eastbound left turn lane and one westbound left turn lane.
- Buena Vista Road and South Project Entrance - Install signal.
- South Allen Road and Harris/Pensinger Road - Construct one northbound through lane.
- Gosford Road and Harris Road - Construct one northbound through lane.
- Panama Lane and Buena Vista Road - Construct one westbound left turn lane and one southbound through lane.

Roadway Segment

- Stockdale Highway - Buena Vista Road to Old River Road - Add two lanes.
- Ming Avenue - Ming Avenue Project Entrance to South Allen Road - Add two lanes.
- Ming Avenue - South Allen Road to Buena Vista Road - Add two lanes.
- Ming Avenue - Old River Road to Ashe Road - Add two lanes.
- Ming Avenue - New Stine Road to Old Stine Road - Add two lanes.
- White Lane - West Beltway to Allen Road - Add two lanes.
- Allen Road - Rosedale Highway to Brimhall Road - Provide for divided roadway.
- Allen Road - Brimhall Road to Westside Parkway Westbound Ramps - Add two lanes.
- Allen Road - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Add two lanes.
- Allen Road - Westside Parkway Eastbound Ramps to Stockdale Highway - Add two lanes.
- Allen Road - Stockdale Highway to Ming Avenue - Provide for divided roadway.
- South Allen Road - Ming Avenue to Chamber Boulevard - Provide for divided roadway.
- South Allen Road - Chamber Boulevard to White Lane - Add two lanes and provide for divided roadway.
- South Allen Road - White Lane to Campus Park Drive - Add two lanes.
- South Allen Road - Campus Park Drive to Pacheco - Add two lanes.
- Buena Vista Road - Ming Avenue to Chamber Boulevard - Add two lanes.
- Buena Vista Road - Chamber Boulevard to White Lane - Add two lanes.
- Buena Vista Road - White Lane to Campus Park Drive - Add two lanes and provide for divided roadway.
- Buena Vista Road - Campus Park Drive to South Project Entrance - Provide for divided roadway.
- Buena Vista Road - South Project Entrance to Panama Lane - Provide for divided roadway.
- Coffee Road - Rosedale Highway to Brimhall Road - Add two lanes.
- Gosford Road - Harris Road to Panama Lane - Add two lanes.

UTILITIES AND SERVICE SYSTEMS

74. Prior to the issuance of building permits for the onsite water facilities (i.e., water lines and water wells), the construction and operational impacts such as noise, traffic, and air emissions on adjacent land uses need to be adequately addressed in accordance with the CEQA Guidelines. Construction activities are required to occur at times specified in the Municipal Code as well as ensure that mufflers are on the construction equipment. Operational noise levels associated with the water wells are required to be in conformance with the City of Bakersfield Noise Performance Standards. Traffic management plans need to be implemented to ensure adequate safety during construction activities. Finally, construction air emissions are required to be reduced according to the San Joaquin Valley Air Pollution Control District Guidelines and long term emissions associated with the water well pump would require an air permit from the District. (Mitigation Measure 5.12.B.1)
75. Prior to the recordation of final maps, the project applicant shall demonstrate to the City of Bakersfield Public Works Department that the existing sewer trunk lines and the existing sewer lift station on White Lane are adequate to accommodate project flows. If the development of the individual tracts results in the exceedance of the capacities of the existing facilities, the existing facilities shall be expanded or new facilities shall be constructed to adequately serve the proposed tract. (Mitigation Measure 5.12.C.1)
76. Prior to the issuance of building permits, the project applicant shall pay sewer connection fees to the City of Bakersfield Public Works Department. The fees would be used to provide adequate sewer facilities to convey wastewater from the project site to Wastewater Treatment Plan No. 3 as well as contribute to the cost to increase the capacity of the treatment plant. (Mitigation Measure 5.12.C.2)
77. Prior to the issuance of building permits for the onsite and offsite sewer facilities, the construction and operational impacts such as noise, traffic, and air emissions on adjacent land uses need to be adequately addressed in accordance with the CEQA Guidelines. Construction activities are required to occur at times specified in the Municipal Code as well as ensure that mufflers are on the construction equipment. Operational noise levels associated with any sewer lift stations are required to be in conformance with the City of Bakersfield Noise Performance Standards. Traffic management plans need to be implemented to ensure adequate safety during construction activities. Finally, construction air emissions are required to be reduced according to the San Joaquin Valley Air Pollution Control District Guidelines and long term emissions associated with the lift station would require an air permit from the District. (Mitigation Measure 5.12.C.3)
78. Prior to the issuance of building permits for the onsite drainage facilities, the construction and operational impacts such as noise, traffic, and air emissions on adjacent land uses need to be adequately addressed in accordance with the CEQA Guidelines. Construction activities are required to occur at times specified in the

Municipal Code as well as ensure that mufflers are on the construction equipment. Operational noise levels associated with the drainage pumps are required to be in conformance with the City of Bakersfield Noise Performance Standards. Traffic management plans need to be implemented to ensure adequate safety during construction activities. Finally, construction air emissions are required to be reduced according to the San Joaquin Valley Air Pollution Control District Guidelines and long term emissions associated with the drainage pumps would require an air permit from the District. (Mitigation Measure 5.12.E.1)

CUMULATIVE IMPACTS

Transportation and Traffic

79. Prior to the issuance of building permits, the project applicant shall participate in the Regional Transportation Impact Fee (RTIF) program as well as paying the proportional share for local mitigation improvements (those not covered by the RTIF). The intersection and roadway improvements that are required with cumulative development (i.e., the cumulative growth of "background-related" traffic with the addition and contribution of project-generated traffic) in the years 2015 and 2030 are as follows (Note: All project-generated impacts and corresponding mitigation measures/improvements are included in both Section 5.11 and Section 6.3.11): (Mitigation Measure 6.3.11.A.1.)

Measures 5.11.A.11 and 6.3.11.A.1 (Regional Transportation Impact Fee – Regional Mitigation) Prior to the issuance of building permits, the project applicant shall participate in the RTIF program. The applicant shall submit revised funding calculations for all improvements associated with the RTIF program pursuant to Table 10 from the project traffic study and the current policy of the Public Works Department for said calculations. Said calculations shall be updated based upon the adopted RTIF at time of further subdivision.

Measure 5.11.A.11 and 6.3.11.A.1 (Local Mitigation) For impacted intersections and segments subject to fair share improvements (refer to Tables 6 & 8 from the project traffic study), prior to the issuance of building permits, updated estimates shall be submitted and approved. Unit costs used in the traffic study may be outdated due to recent rises in construction costs and shall be updated as appropriate. Applicant shall participate in the improvements required on a pro-rata, fair share basis, prior to the issuance of building permits, based upon the approved estimates.

Year 2015

Intersections

- Rosedale Hwy & Allen Road - Construct one northbound through lane.
- Rosedale Highway and Calloway Drive - Construct one northbound left turn lane, one northbound right turn lane, and one eastbound through lane.
- Rosedale Highway and Coffee Road - Construct one eastbound through lane and one westbound through lane.
- Brimhall Road and Allen Road - Construct one southbound through lane

- Allen Roadway and Westside Parkway Westbound Ramps - Install signal.
- Allen Road and Westside Parkway Eastbound Ramps - Install signal.
- Calloway Drive and Westside Parkway Westbound Ramps - Install signal.
- Calloway Drive and Westside Parkway Eastbound Ramps - Install signal.
- Coffee Road and Westside Parkway Westbound Ramps - Install signal.
- Coffee Road and Westside Parkway Eastbound Ramps - Install signal.
- Ming Avenue and South Allen Road - Provide all-way-stop.
- Ming Avenue and Gosford Road - Construct one westbound right turn lane and one northbound right turn lane - "Providing Full expansion per COB Std. Det. T-4."
- Ming Avenue and Ashe Road - Construct one eastbound right turn lane and one northbound right turn lane.
- Ming Avenue and New Stine Road - Construct one southbound right turn lane.
- Buena Vista Road and Chamber Blvd. - Install signal.
- White Lane and South Allen Road - Install signal.
- White Lane and Buena Vista Road - Construct one southbound left turn lane and one southbound through lane.
- White Lane and Ashe Road - Construct one eastbound left turn lane and one westbound left turn lane.
- White Lane and Wilson Road - Construct one southbound right turn lane.
- White Lane and Wible Road - Construct one westbound through lane.
- Buena Vista Road and Campus Park Drive - Install signal.
- South Allen Road and Harris/Pensinger Road - Install signal.
- Panama Lane and West Beltway Southbound Ramps - Install signal and construct one westbound left turn lane, two southbound right turn lanes, and one eastbound through lane.
- Panama Lane and West Beltway Northbound Ramps - Install signal and construct two eastbound left turn lanes, one westbound right turn lane, one northbound right turn lane, and one westbound through lane.
- Panama Lane and South Allen Road - Install signal and construct two eastbound left turn lanes, one westbound left turn lane, one northbound left turn lane, two southbound left turn lanes, one westbound through lane, and one eastbound through lane.
- Panama Lane and Windermere Street - Construct one eastbound through lane and one westbound through lane.
- Panama Lane and Buena Vista Road - Install signal and construct one eastbound left turn lane, one westbound left turn lane, one westbound right turn lane, one northbound left turn lane, one southbound left turn lane, and one eastbound through lane.
- Panama Lane and Mountain Vista Drive - Construct one eastbound through lane and one westbound through lane.
- Panama Lane and Gosford Road - Construct one northbound through lane and one southbound left turn lane.
- Panama Lane and Reliance Drive - Install signal.

- Panama Lane and Ashe Road - Install signal and construct one southbound left turn lane.
- Panama Lane and Wible Road - Construct one westbound through lane, one southbound through lane, and provide overlapping phase for northbound right turn lane.
- McCutchen Road and Buena Vista Road - Provide all-way-stop.

Roadway Segments

- Buena Vista Road - Panama Lane to McCutchen Road - Add two lanes.
- Calloway Drive - Brimhall Road to WB Westside Parkway - Add two lanes
- Calloway Drive - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Add two lanes
- Calloway Drive - Westside Parkway Eastbound Ramps to Stockdale Highway - Add two lanes
- Coffee Road - Brimhall Road to Westside Parkway Westbound Ramps - Add two lanes.
- Coffee Road - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Add two lanes.
- Gosford Road - Panama Lane to McCutchen Road - Add two lanes.
- Rosedale Highway - Calloway Drive to Coffee Road - Add two lanes.
- Stockdale Highway - Enos Road to Nord Avenue - Construct divided roadway.
- Stockdale Highway - Nord Avenue to Wegis Road - Add two lanes.
- Stockdale Highway - Wegis Road to Heath Road - Add two lanes
- Stockdale Highway - East of New Stine Road - Add two lanes.
- Ming Avenue - West Beltway to Ming Project Entrance - Construct two lane roadway
- Ming Avenue - Ming Project Entrance to South Allen Road - Construct two lane roadway
- Ming Avenue - South Allen Road to Buena Vista Road - Construct two lane roadway.
- Ming Avenue - Ashe Road to New Stine Road - Add two lanes.
- White Lane - West Beltway to South Allen Road - Construct two lane roadway.
- White Lane - South Allen Road to White Lane Project Entrance - Construct two lane roadway.
- White Lane - White Lane Entrance to Buena Vista Road - Construct two lane roadway.
- White Lane - Wible Road to SR 99 Southbound Ramps - Add two lanes.
- Panama Lane - Gosford Road to Ashe Road - Add two lanes, construct as divided roadway.
- Panama Lane - Stine Road to Wible Road - Add two lanes.
- Allen Road - Rosedale Highway to Brimhall Road - Add two lanes
- Allen Road - Brimhall Road to Westside Parkway Westbound Ramps - Add two lanes.
- Allen Road - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Add two lanes.

- Allen Road -Westside Parkway Eastbound Ramps to Stockdale Highway - Add two lanes.
- South Allen Road - Ming Avenue to Chamber Boulevard - Construct two lane roadway
- South Allen Road - Chamber Boulevard to White Lane - Construct two lane roadway
- South Allen Road - White Lane to Campus Park Drive - Construct two lane divided roadway
- South Allen Road - Campus Park Drive to Pacheco - Construct two lane divided roadway
- South Allen Road - Pacheco Road to Harris Road - Construct four lane roadway
- South Allen Road - Harris Road to Panama Lane - Construct two lane divided roadway
- South Allen Road - Panama Lane to McCutchen Road - Construct two lane roadway.

Year 2030

Intersections

- Buena Vista Road and Harris/Pensinger Road - Install signal.
- Hageman Road and Calloway Drive - Construct one northbound through lane and one southbound through lane.
- Rosedale Highway and Calloway Drive - Construct one eastbound left turn lane and one westbound left turn lane.
- Rosedale Highway and Coffee Road - Construct one eastbound right turn lane, one westbound left turn lane, one northbound left turn lane, and provide overlapping phase for northbound right turn lane.
- Rosedale Highway & Allen Road - Construct one southbound left turn lane.
- Brimhall Road and Allen Road - Construct one southbound left turn lane.
- Brimhall Road and Jewetta Avenue - Construct one southbound through lane.
- Brimhall Road and Calloway Drive - Construct one southbound through lane.
- Brimhall Road and Coffee Road - Construct one northbound left turn lane.
- Allen Roadway and Westside Parkway Westbound Ramps - Construct one westbound left turn lane and one westbound right turn lane.
- Calloway Drive and Westside Parkway Westbound Ramps - Construct two northbound left turn lanes, one northbound through lane, and one southbound through lane.
- Calloway Drive and EB Westside Parkway - Channelize eastbound right turn lane; and construct one southbound left turn lane, one northbound through lane, and one southbound through lane.
- Coffee Road and Westside Parkway Eastbound Ramps - Construct one eastbound right turn lane, one southbound through lane, one northbound through lane, one northbound right turn lane, and southbound left turn lane.
- Coffee Road and Westside Parkway Westbound Ramps - Construct one northbound left turn lane, one southbound right turn lane, one westbound left turn lane, and one southbound through lane.
- Truxtun Avenue and Coffee Road - Construct one northbound through lane.

- Stockdale Highway and Allen Road - Construct one eastbound left turn lane and provide overlapping phase for westbound right turn lane.
- Stockdale Highway and Old River Road - Construct one westbound through lane "for Full expansion per COB Std. Det. T-4.
- Stockdale Highway and Gosford Road - Construct one westbound right turn lane and one northbound right turn lane.
- Stockdale Highway and New Stine Road - Construct one eastbound right turn lane, one eastbound left turn lane, one northbound right turn lane, and one southbound through lane.
- Ming Avenue and Buena Vista Road - Construct one westbound right turn lane, one northbound through lane, and one southbound through lane.
- Ming Avenue and Gosford Road - Construct one eastbound through lane, one westbound through lane, one northbound through lane, and one southbound through lane.
- Ming Avenue and Ashe Road - Construct one westbound right turn lane.
- Ming Avenue and New Stine Road - Construct one eastbound right turn lane and one westbound right turn lane.
- Ming Avenue and Old Stine Road - Construct one eastbound left turn lane.
- White Lane and South Allen Road - Construct one northbound through lane.
- White Lane and Buena Vista - Construct one westbound right turn lane.
- White Lane and Old River - Construct one northbound through lane and provide overlapping phase for westbound right turn lane.
- White Lane and Gosford Road - Construct one westbound left turn lane, one southbound left turn lane, one northbound left turn lane, and one northbound through lane.
- White Lane and Ashe Road - Construct one southbound left turn lane and one northbound left turn lane.
- White Lane and Wilson Road - Construct one eastbound left turn lane.
- White Lane and Stine Road - Construct one westbound right turn lane and one southbound right turn lane.
- White Lane and Wible Road - Construct one eastbound right turn lane, one northbound through lane, southbound through lane, and provide overlapping phase for northbound right turn lane.
- South Allen Road and Harris/Pensinger Road - Construct one eastbound left turn lane, two eastbound right turn lanes, one westbound left turn lane, one westbound right turn lane, one northbound left turn lane, one southbound left turn lane, one southbound right turn lane, one southbound through lane, and provide overlapping phase for southbound right turn lane.
- Harris Road and Old River Road - Construct one northbound through lane and one southbound through lane.
- Harris Road and Gosford Road - Construct one southbound left turn lane.

- Panama Lane and West Beltway Southbound Ramps - Channelize southbound right turn lane; and construct one eastbound right turn lane, one westbound through lane, and one eastbound through lane.
- Panama Lane and West Beltway Northbound Ramps - Construct one westbound right turn lane, one northbound right turn lane, one eastbound left turn lane and one westbound through lane.
- Panama Lane and South Allen Road - Construct one eastbound right turn lane, one northbound right turn lane, one westbound through lane, and provide overlapping phases for westbound right turn lane and southbound right lane.
- Panama Lane and Buena Vista Road - One eastbound left turn lane, one northbound right turn lane, one southbound right turn lane, one eastbound through lane, one southbound through lane, two northbound through lanes, two westbound through lanes, and provide overlapping phase for westbound right turn lane.
- Panama Lane and Gosford Road - Construct one eastbound left turn lane, two eastbound through lanes, one eastbound right turn lane, one westbound left turn lane, two westbound through lanes, one northbound left turn lane, one northbound through lane, one northbound right turn lane, one southbound left turn lane, two southbound through lanes, and provide overlapping phase for westbound right turn lane.
- Panama Lane and Mountain Vista Drive - Install signal.
- Panama Lane and Reliance Drive - Construct two eastbound through lanes, one westbound through lane, and one westbound left turn lane.
- Panama Lane and Ashe Road - Construct one eastbound left turn lane, one westbound left turn lane, one northbound left turn lane, two eastbound through lanes, one westbound through lane, and one southbound through lane.
- Panama Lane and Golden Gate/Mountain Ridge Drive - Install signal.
- Panama Lane and Stine Road - Construct one eastbound through lane.
- Panama Lane and Wible Road - Construct one westbound left turn lane.
- McCutchen Road and Buena Vista Road - Install signal and construct one eastbound left turn lane, one northbound left turn lane, one southbound left turn lane, and one southbound right turn lane.
- McCutchen Road and Old River Road - Install signal.
- McCutchen Road and Gosford Road - Install signal.

Roadway Segments

- Buena Vista Road - Stockdale Highway to Ming Avenue - Add two lanes.
- Buena Vista Road - Panama Lane to McCutchen Road - Construct as divided roadway.
- Calloway Drive - Hageman Road to Rosedale Highway - Add two lanes.
- Calloway Drive - Rosedale Highway to Brimhall Road - Add two lanes.
- Calloway Drive - Brimhall Road to Westside Parkway Westbound Ramps - Add two lanes.
- Calloway Drive - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Add two lanes.

- Calloway Drive - Westside Parkway Eastbound Ramps to Stockdale Highway - Add two lanes.
- Old River Road - South of Taft Avenue - Add two lanes.
- Gosford Road - Panama Lane to McCutchen Road - Add two lanes, construct as divided roadway.
- Gosford Road - McCutchen Road to Taft Highway - Construct as divided roadway.
- Stockdale Highway - Enos Road to Nord Avenue - Add two lanes.
- Ming Avenue - South Allen Road to Buena Vista Road - Construct as divided roadway.
- Ming Avenue - Old Stine Road to Real Road - Add two lanes.
- White Lane - West Beltway to South Allen Road - Construct as divided roadway.
- White Lane - South Allen Road to White Lane Project Entrance - Add two lanes
- White Lane - White Lane Entrance to Buena Vista Road - Add two lanes roadway.
- White Lane - Gosford Road to Ashe Road - Add two lanes.
- White Lane - Stine Road to Wible Road - Add two lanes.
- White Lane - Wible Road to SR 99 Southbound Ramps - Add two lanes.
- Panama Lane - Gosford Road to Ashe Road - Add four lanes.
- Panama Lane - Ashe Road to Stine Road - Add four lanes.
- Panama Lane - Stine Road to Wible Road - Add two lanes.
- Panama Lane - Wible Road to SR 99 Southbound Ramps - Add two lanes.
- Allen Road - Brimhall Road to Westside Parkway Westbound Ramps - Construct as divided roadway.
- Allen Road - Westside Parkway Westbound Ramps to Westside Parkway Eastbound Ramps - Construct as divided roadway.
- Allen Road -Westside Parkway Eastbound Ramps to Stockdale Highway -Construct as divided roadway.
- South Allen Road - White Lane to Campus Park Drive - Construct as divided roadway.
- South Allen Road - Campus Park Drive to Pacheco Road - Construct as divided roadway.
- South Allen Road - Pacheco Road to Harris Road - Add two lanes, construct as divided roadway.
- South Allen Road - Harris Road to Panama Lane - Construct as divided roadway.

**Mitigation/Conditions of Approval
General Plan Amendment/Zone Change No. 18-0452**

RECREATION AND PARKS

80. Prior to recordation of the first final map within the project site, subdivider shall have entered into a Park Development Agreement with the City of Bakersfield concerning development, park land, trail plans and specifications, and improvement requirements pursuant to the West Ming Specific Plan for Village A.

Orderly development.

81. Prior to recordation of each final map, the subdivider shall construct a 6-foot masonry wall along the park boundary adjacent to residential lots as shown on the tentative tract. Wall to be measured from the highest adjacent grade.
82. Subdivider shall be responsible for improving streets adjacent to the park site to City standards and the West Ming Specific Plan.

Orderly development.

83. A portion of the linear park located south of Ming Avenue, along the west side of Highgate Park Boulevard is a private park and shall be accessible to the public and maintained by the HOA to City standards and the West Ming Specific Plan.
84. During the design planning process, the applicant will collaborate with Recreation and Parks staff to ensure an open fence/wall is constructed along the linear park for visual openness, safety, and aesthetics, thereby avoiding a 'tunnel-feel' or effect.

Orderly development.

WATER RESOURCES

85. Prior to recordation of the first final map within the project site, the subdivider shall submit a letter from the Kern County Water Agency verifying the accessibility of the parcel located at the southeast corner of Ming Avenue and future West Beltway.

Orderly development.

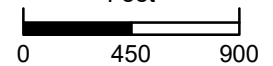
VTTM 7354

CITY OF BAKERSFIELD

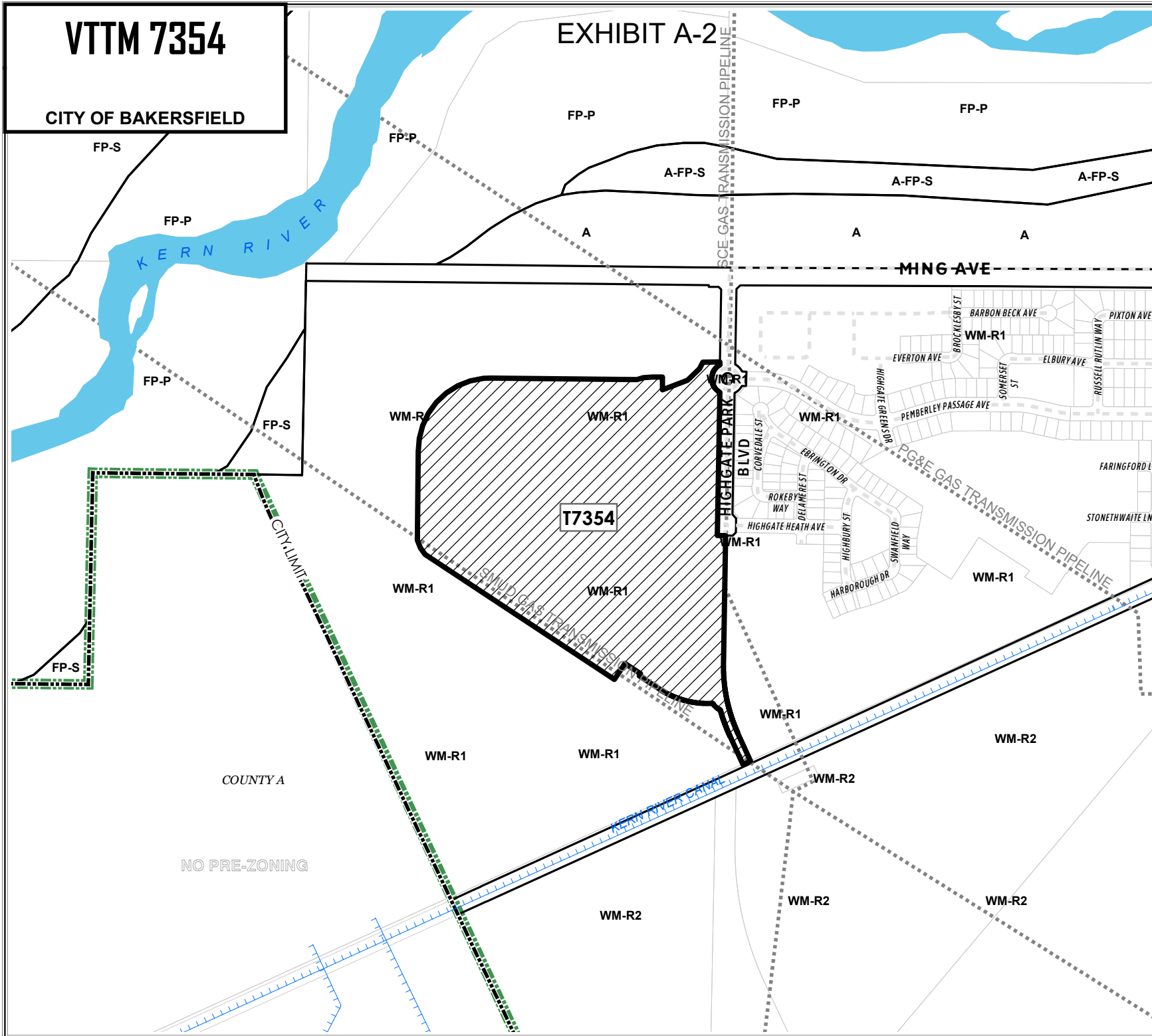
EXHIBIT A-2

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
1.25, 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-0 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: 20190610



LINE	BEARING	DISTANCE
L1	S89°24'27"E	10.00'
L2	S89°24'27"E	20.00'
L3	S89°24'27"E	20.00'
L4	N89°24'27"W	106.13'
L5	N26°46'05"E	45.89'
L6	S46°28'30"W	105.01'
L7	N00°35'33"E	79.18'
L8	S89°24'27"E	62.50'
L9	S85°59'03"W	57.69'
L10	S73°15'35"W	41.90'
L11	S87°40'28"W	45.82'
L12	N79°20'53"E	84.83'
L13	N68°31'52"E	84.83'
L14	N57°42'52"E	84.83'

LINE	BEARING	DISTANCE
L15	N46°53'51"E	84.83'
L16	N36°04'51"E	84.83'
L17	N25°15'50"E	84.83'
L18	N14°26'50"E	84.83'
L19	N04°03'00"E	80.93'
L20	S21°05'13"E	51.05'
L21	S34°54'59"E	51.05'
L22	S24°27'37"E	192.04'
L23	N65°30'25"E	52.00'
L24	N00°35'33"E	20.00'
L25	N80°05'43"E	30.44'
L26	S75°34'34"E	61.28'
L27	S89°24'27"E	62.50'
L28	N33°24'15"E	15.00'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	500.00'	192.37'	97.39'	022°02'38"
C2	300.00'	113.08'	57.22'	021°35'50"
C3	1002.50'	191.49'	96.04'	010°56'39"
C4	300.00'	171.80'	88.33'	032°48'42"
C5	100.00'	63.66'	32.95'	036°28'30"
C6	1002.50'	254.68'	128.03'	014°33'20"
C7	1054.50'	180.26'	90.35'	009°47'39"

VESTING TENTATIVE TRACT No. 7354

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT No. 17-0353 PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 21, 2018 AS DOCUMENT NO. 218019657 OF OFFICIAL RECORDS; ALSO BEING PORTIONS OF THE E. 1/2 OF SECTION 10 AND THE W. 1/2 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 26 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY KERN, STATE OF CALIFORNIA.
CONTAINING 234 RESIDENTIAL LOTS, 8 PRIVATE STREET LOTS, 20 PRIVATE LANDSCAPE LOTS, 5 PRIVATE PARKS, 1 WATER WELL SITE, 1 SEWER LIFT STATION AND 1 COMMON LOT
71.64 GROSS ACRES

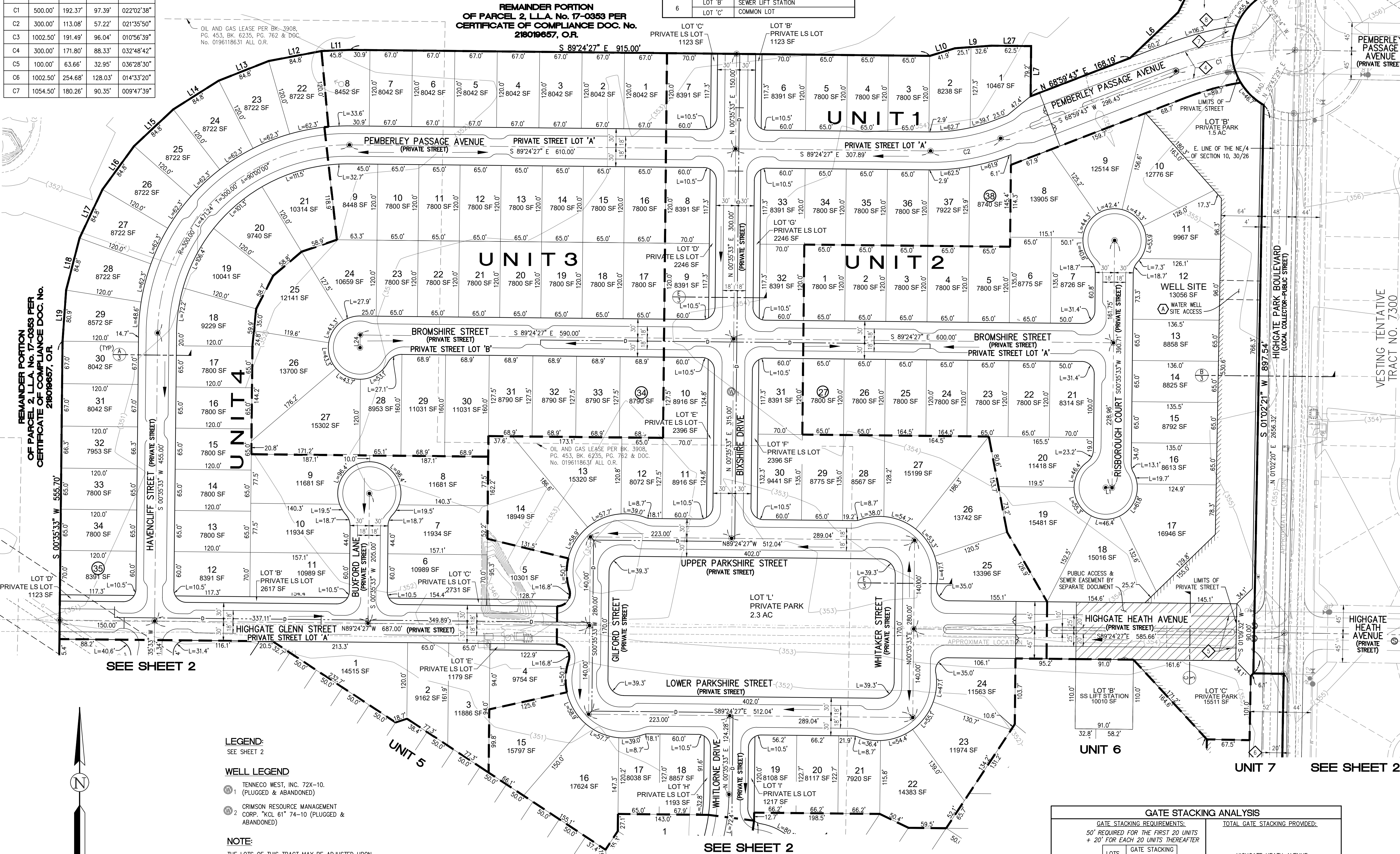
EXHIBIT A-3

TRACT NO. 7354 SUMMARY							
UNIT	# OF LOTS	PRIVATE ST. LOT	PRIVATE L.S. LOT	PRIVATE PARK	WATER WELL	LIFT STATION	COMMON LOT
1	38	1	8	2	1	-	-
2	27	1	-	2	-	-	-
3	34	2	2	-	-	-	-
4	35	1	4	-	-	-	-
5	35	1	6	-	-	-	-
6	45	1	-	-	-	1	1
7	20	1	-	2	-	-	-
TOTAL:	234	8	20	6	1	1	1

PRIVATE STREET LOT SUMMARY			
UNIT	LOT NAME	AREA (SF)	AREA (AC)
1	LOT 'A'	106,969	2.46
2	LOT 'A'	61,443	1.41
3	LOT 'A'	32,182	0.74
	LOT 'B'	34,242	0.79
4	LOT 'A'	114,646	2.63
5	LOT 'A'	88,341	2.03
6	LOT 'A'	88,108	2.02
7	LOT 'A'	73,992	1.70

PRIVATE PARKS & LANDSCAPE LOTS SUMMARY		
UNIT	LANDSCAPE LOT	PRIVATE PARKS
UNIT 1	LOTS 'B' THRU 'I'	LOTS 'L' & 'M'
UNIT 2	NONE	LOTS 'B' & 'C'
UNIT 3	NONE	NONE
UNIT 4	LOTS 'B' THRU 'E'	NONE
UNIT 5	LOTS 'B' THRU 'G'	NONE
UNIT 6	NONE	NONE
UNIT 7	NONE	LOT 'B'

ADDITIONAL LETTERED LOT SUMMARY		
UNIT	LOT NAME	DESCRIPTION
6	LOT 'B'	SEWER LIFT STATION
	LOT 'C'	COMMON LOT



OWNER / SUBDIVIDER:
CASTLE & COOKE CALIFORNIA, INC.
10000 STOCKDALE HIGHWAY
BAKERSFIELD, CA 93311
CONTACT: SCOTT THAYER
(661) 664-6500

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

STATISTICS:
A.P.N.: 523-540-38 (PORTION OF)
SITE ACREAGE: 71.64 ACRES (GROSS)
NET DENSITY: 44.89 BUILDABLE ACRES (NET)
234 BUILDABLE LOTS (5,500 SF MIN.)
5.21 UNITS PER ACRE

ZONING:
EXISTING: WM-R1
PROPOSED: WM-R1

SPECIFIC PLAN:
EXISTING DESIGNATION: WM-LR
PROPOSED DESIGNATION: WM-LR

FLOOD ZONE:
FAULT ZONE: NONE
NONE

UTILITIES:
CABLE: SPECTRUM
ELECTRIC: P.G. & E.
GAS: P.G. & E.
SEWER: CITY OF BAKERSFIELD
TELEPHONE: A.T. & T.
WATER: CITY OF BAKERSFIELD

STORM WATER DRAINAGE: ONSITE RETENTION

SCHOOL DISTRICTS: PANAMA BUENA-VISTA UNION
KERN HIGH SCHOOL

SCHOOLS:
ELEMENTARY SCHOOL: BUENA VISTA ELEMENTARY
MIDDLE SCHOOL: EARL WARREN JR. HIGH
HIGH SCHOOL: INDEPENDENCE HIGH SCHOOL

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 7 PHASES.

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 SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE:
1. GARETHFORD
2. GLENFIELD
3. WYCKFORD PARK

GENERAL NOTES:
SEE SHEET 2

SHEET INDEX:
1 UNITS 1 THRU 4
2 UNITS 5 THRU 7
3 OVERALL KEY MAP

FLOOD ZONE LEGEND:
THE ENTIRE TRACT IS UNDER FLOOD ZONE X (SHADED) DESIGNATION PER FIRM MAP No. 06028C275E, DATED SEPTEMBER 28, 2008. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
FEMA'S LOMR CASE No. 13-09-2248P WHICH AFFECTS THIS MAP BECAME EFFECTIVE MARCH 29, 2016.

PROPOSED EASEMENT/NOTES
PROPOSED 30' WELL ACCESS EASEMENT TO CITY OF BAKERSFIELD.
WAIVER OF DIRECT ACCESS DEDICATED PER THIS MAP.

EXISTING EASEMENT LEGEND:
SEE SHEET 2

GATE STACKING ANALYSIS		
GATE STACKING REQUIREMENTS: 50' REQUIRED FOR THE FIRST 20 UNITS + 20' FOR EACH 20 UNITS THEREAFTER		
LOTS	GATE STACKING REQUIRED	
TR 7354	214	214'
FUTURE TRACTS	350	350'
TOTAL	584	614'

TOTAL GATE STACKING PROVIDED:		
HIGHGATE HEATH AVENUE	1 LANE @ 324'	
PEMBERLEY PASSAGE AVENUE		
NORTH ENTRANCE: 1 LANE @ 220'		
SOUTH ENTRANCE: 1 LANE @ 530'		
TOTAL =	1,074'	

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING

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

Owner: CFCopiers
Job No. 681130
Date: 02/25/19

BY: [Signature]
CHECKED: [Signature]
DATE: 4/18/19
REVISIONS: 5/29/19
REVISIONS: 5/29/19

DATE: 4/18/19
REVISIONS: 5/29/19
REVISIONS: 5/29/19

Castle & Cooke California, Inc.
VNSP VILLAGE A - HIGHGATE COMMUNITY
VESTING TENTATIVE TRACT NO. 7354

Autocad File: 130701

SHEET 1 OF 3 SHEETS

EXHIBIT A-3

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. THE TERMINAL SUMP IS LOCATED ADJACENT TO THE SOUTHERLY BOUNDARY OF UNIT 7 AND IS LABELED "EX. SUMP." SAID TERMINAL SUMP HAS BEEN PREVIOUSLY DEDICATED TO THE CITY OF BAKERSFIELD PER DEC. NO. 000217005998, O.R.

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

THIS SUBDIVISION IS SUBJECT TO THE ADOPTED WEST MING SPECIFIC PLAN AND DEVELOPMENT AGREEMENT NO. 07-310.

THIS TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 035-13.

STREET NAME SIGNS SHALL BE INSTALLED PER C.O.B. STD. T-1.

TRAFFIC INDEX ON HIGGATE PARK BOULEVARD SHALL BE .60

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 RETURN RADI ARE 20' UNLESS OTHERWISE NOTED. ALL CUL-DE-SAC RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC RADIUS ARE 50' UNLESS OTHERWISE NOTED.

ALL KNUCKLE RADIUS ARE 92' UNLESS OTHERWISE NOTED.

THE PRIVATE PARKS ALONG THE WEST SIDE OF HIGGATE PARK BOULEVARD ARE FOR PUBLIC USE BUT SHALL BE PRIVATELY MAINTAINED.

STANDARD ROUNDOUT	DRAWN	BJD
	CHECKED	BJD
	SCALE	NTS
	SHEET NO.	T-35



4	AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PIPELINES AND APPURTENANCES RECORDED FEBRUARY 27, 1964 IN BK. 3697, PG. 666, O.R.
5	AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF POLE LINES, FIXTURES AND APPURTENANCES RECORDED FEBRUARY 12, 1981 IN BK. 5351, PG. 1860, O.R.
6	AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF UNDERGROUND PIPELINE RECORDED JULY 24, 2003 AS DOC. NO. 0203148941, O.R.
7	A TEMPORARY FLOWAGE AND DRAINAGE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED DECEMBER 6, 2016 AS DOC. NO. 000216174205, O.R.
8	A FLOWAGE AND DRAINAGE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED JANUARY 17, 2017 AS DOC. NO. 000217005990, O.R.
9	A FLOWAGE & DRAINAGE AND ACCESS EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED JANUARY 17, 2017 AS DOC. NO. 000217005998, O.R.
10	AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR LANDSCAPING PURPOSES RECORDED MAY 24, 2017 AS DOC. NO. 217066206, O.R.
11	AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR WALL FOOTING PURPOSES RECORDED MAY 24, 2017 AS DOC. NO. 217066207, O.R.
12	AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR FLOWAGE & DRAINAGE PURPOSES RECORDED NOVEMBER 19, 2018 AS DOC. NO. 218151637, O.R.
13	AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 18, 2017 AS DOC. NO. 217141263, O.R. (EXACT LOCATION NOT ASCERTAINABLE FROM RECORD)
14	AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF POLE LINES, FIXTURES AND APPURTENANCES RECORDED APRIL 26, 2005 AS DOC. NO. 0205103811, O.R. (BLANKET SECTION 10)

3" BRASS CAP MKD. LS
RBED. CALCULATED
R W. 1/4 COR. SEC. 11,
R/S BK. 25, PG. 49

ROUNDABOUT CONCEPTUAL DESIGN (SEE
DETAIL THIS SHEET); FINAL DESIGN TO BE
APPROVED BY C.O.B.

2001 WHEELAN COURT BAKERSFIELD, CALIFORNIA 93309 (661) 834 - 4814	DRAWN BY: Crogers 9	JOB NO: 6811.30
	CHECKED BY:	DATE: 02/25/19

DATE: _____

5-29-11

REGISTERED PROFESSIONAL ENGINEER *
ROBERT A. MCINTOSH
No. 33322
STATE OF CALIFORNIA
CIVIL

[illegible][illegible][illegible]

REVISIONS
 COMMENTS
 COMMENTS

DATE	REVISED PER C.O.B. CO
4/18/19	REVISED PER C.O.B. CO
5/29/19	

Castle & Cooke California, Inc.
WMSF VILLAGE A - HIGHGATE COMMUNITY
VESTING TENTATIVE TRACT NO. 7354
: 11:307T01

SHEET
2
OF 3 SHEETS

LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	DELTA
L1	S89°24'27"E	10.00'	C1	500.00'	192.37'	97.39'	022°02'38"
L2	S89°24'27"E	20.00'	C2	300.00'	113.08'	57.22'	021°35'50"
L3	S89°24'27"E	20.00'	C3	1002.50'	191.49'	96.04'	010°56'39"
L4	N89°24'27"W	106.13'	C4	300.00'	171.90'	88.33'	032°48'42"
L5	N26°46'05"E	45.89'	C5	100.00'	63.66'	32.95'	036°28'30"
L6	S46°28'30"W	105.01'	C6	1002.50'	254.68'	128.03'	014°33'20"
L7	N00°35'33"E	79.18'	C7	1064.50'	180.26'	90.35'	009°47'39"
L8	S89°24'27"E	62.50'					
L9	S85°59'03"W	57.69'					
L10	S73°15'36"W	41.90'					
L11	N25°15'50"E	61.12'					
L12	S89°24'27"E	35.09'					
L13	S21°05'13"E	51.05'					
L14	S34°54'59"E	51.05'					
L15	N33°24'15"E	15.00'					
L16	N65°30'25"E	52.00'					
L17	S24°27'37"E	192.04'					
L18	N80°05'43"E	30.44'					
L19	S75°34'34"E	61.28'					

VESTING TENTATIVE TRACT No. 7354

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT No. 17-0353 PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 21, 2018 AS DOCUMENT NO. 218019657 OF OFFICIAL RECORDS; ALSO BEING PORTIONS OF THE E. 1/2 OF SECTION 10 AND THE W. 1/2 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 26 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY KERN, STATE OF CALIFORNIA.
CONTAINING 234 RESIDENTIAL LOTS, 8 PRIVATE STREET LOTS, 21 PRIVATE LANDSCAPE LOTS, 5 PRIVATE PARKS, 1 WATER WELL SITE, 1 SEWER LIFT STATION AND 1 COMMON LOT
71.64 GROSS ACRES

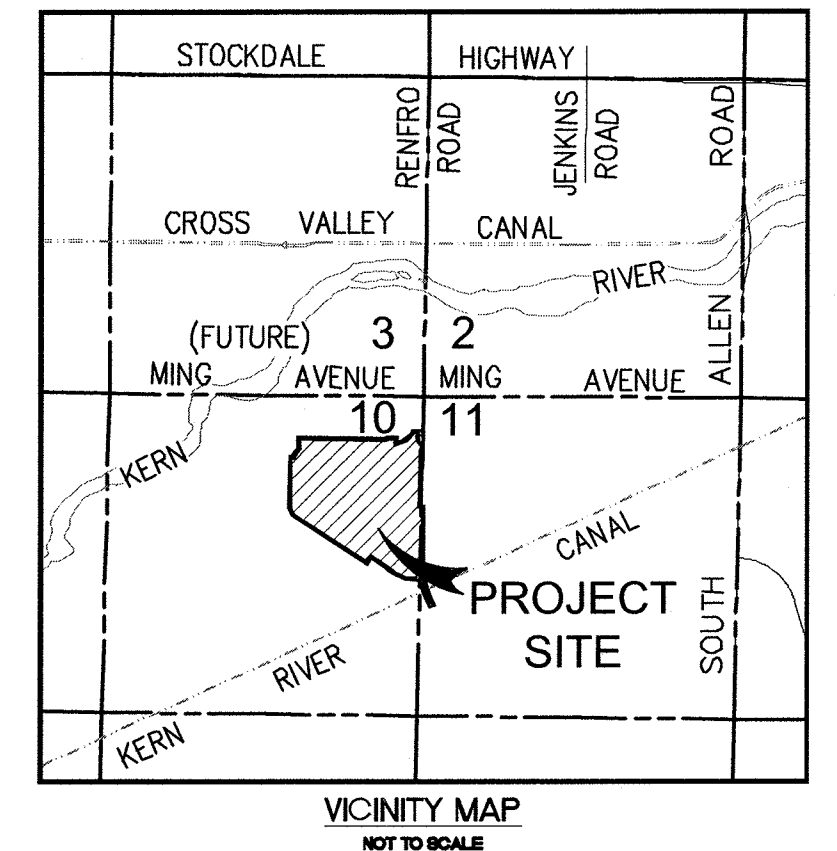
TRACT NO. 7354 SUMMARY							
UNIT	# OF LOTS	PRIVATE ST. LOT	PRIVATE L.S. LOT	PRIVATE PARK	WATER WELL	LIFT STATION	COMMON LOT
1	38	1	8	2	1	-	-
2	27	1	-	2	-	-	-
3	37	2	2	-	-	-	-
4	35	1	5	-	-	-	-
5	35	1	6	-	-	-	-
6	45	1	-	-	-	1	1
7	17	1	-	2	-	-	-
TOTAL:	234	8	21	6	1	1	1

PRIVATE STREET LOT SUMMARY			
UNIT	LOT NAME	AREA (SF)	AREA (AC)
1	LOT 'A'	106,969	2.46
2	LOT 'A'	61,443	1.41
3	LOT 'A'	39,000	0.90
4	LOT 'B'	33,874	0.78
5	LOT 'A'	117,244	2.69
6	LOT 'A'	88,341	2.03
7	LOT 'A'	88,108	2.02
7	LOT 'A'	73,992	1.70

PRIVATE PARKS & LANDSCAPE LOTS SUMMARY		
UNIT	LANDSCAPE LOT	PRIVATE PARKS
UNIT 1	LOTS 'B' THRU 'I'	LOTS 'L' & 'M'
UNIT 2	NONE	LOTS 'B' & 'C'
UNIT 3	NONE	NONE
UNIT 4	LOTS 'B' THRU 'I'	NONE
UNIT 5	LOTS 'B' THRU 'G'	NONE
UNIT 6	NONE	NONE
UNIT 7	NONE	LOT 'B'

ADDITIONAL LETTERED LOT SUMMARY		
UNIT	LOT NAME	DESCRIPTION
6	LOT 'B'	SEWER LIFT STATION
	LOT 'C'	COMMON LOT

EXHIBIT A-4



OWNER / SUBDIVIDER:
CASTLE & COOKE CALIFORNIA, INC.
10000 STOCKDALE HIGHWAY
BAKERSFIELD, CA 93311
CONTACT: SCOTT THAYER
(661) 664-8500

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

STATISTICS:
A.P.N.: 523-540-38 (PORTION OF)
SITE ACREAGE: 71.64 ACRES (GROSS)
NET DENSITY: 44.89 BUILDABLE ACRES (NET)
234 BUILDABLE LOTS (5,500 SF MIN.)
5.21 UNITS PER ACRE

ZONING:
EXISTING: WM-R1
PROPOSED: WM-R1

SPECIFIC PLAN:
EXISTING DESIGNATION: WM-LR
PROPOSED DESIGNATION: WM-LR

FLOOD ZONE:
FAULT ZONE: NONE
FLOOD ZONE: NONE

UTILITIES:
CABLE: SPECTRUM
ELECTRIC: P.G. & E.
GAS: P.G. & E.
SEWER: CITY OF BAKERSFIELD
TELEPHONE: A.T. & T.
WATER: CITY OF BAKERSFIELD

STORM WATER DRAINAGE: ONSITE RETENTION

SCHOOL DISTRICTS: PANAMA BUENA-VISTA UNION
KERN HIGH SCHOOL

SCHOOLS:
ELEMENTARY SCHOOL: BUENA VISTA ELEMENTARY
MIDDLE SCHOOL: EARL WARREN JR. HIGH
HIGH SCHOOL: INDEPENDENCE HIGH SCHOOL

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 7 PHASES.

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 SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

GENERAL NOTES:
SEE SHEET 2

SHEET INDEX:
1 UNITS 1 THRU 4
2 UNITS 5 THRU 7
3 OVERALL KEY MAP

FLOOD ZONE LEGEND:

THE ENTIRE TRACT IS UNDER FLOOD ZONE X (SHADED) DESIGNATION PER FIRM MAP No. 06028C2275E, DATED SEPTEMBER 26, 2008. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FEMA'S LOMR CASE No. 13-09-2248P WHICH AFFECTS THIS MAP BECAME EFFECTIVE MARCH 28, 2016.

PROPOSED EASEMENT/NOTES

PROPOSED 30' WELL ACCESS EASEMENT TO CITY OF BAKERSFIELD.

WAIVER OF DIRECT ACCESS DEDICATED PER THIS MAP.

EXISTING EASEMENT LEGEND:
SEE SHEET 2

LEGEND:
SEE SHEET 2

WELL LEGEND

- ① TENNECO WEST, INC. 72X-10. (PLUGGED & ABANDONED)
- ② CRIMSON RESOURCE MANAGEMENT CORP. "KCL 61" 74-10 (PLUGGED & ABANDONED)

NOTE:

THE LOTS OF THIS TRACT MAY BE ADJUSTED UPON SUBSTANTIAL CONFORMANCE MAP PROCESSING.

SCALE: 1" = 80'



SEE SHEET 2

SEE SHEET 2

GATE STACKING ANALYSIS		
GATE STACKING REQUIREMENTS:		TOTAL GATE STACKING PROVIDED:
50' REQUIRED FOR THE FIRST 20 UNITS + 20' FOR EACH 20 UNITS THEREAFTER		
LOTS	GATE STACKING REQUIRED	
	20 50'	HIGHGATE HEATH AVENUE 1 LANE @ 324'
TR 7354	214 214'	PEMBERLEY PASSAGE AVENUE
FUTURE TRACTS	350 350'	NORTH ENTRANCE: 1 LANE @ 220' SOUTH ENTRANCE: 1 LANE @ 530'
TOTAL	584 614'	TOTAL = 1,074'

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

DATE: 02/25/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

DATE: 7/19/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

DATE: 7/19/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

DATE: 7/19/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

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DATE: 7/19/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

DATE: 7/19/19
DRAWN BY: CRG/efg
CHECKED BY: CRG/efg

Castle & Cooke California, Inc.
WHP VILLAGE A - HIGHGATE COMMUNITY
VESTING TENTATIVE TRACT NO. 7354
MISCAD FILE 110101-A

SHEET
1
OF 3 SHEETS

VESTING TENTATIVE TRACT No. 7354

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT No. 17-0353 PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 21, 2018 AS DOCUMENT NO. 218019657 OF OFFICIAL RECORDS; ALSO BEING PORTIONS OF THE E. 1/2 OF SECTION 10 AND THE W. 1/2 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 26 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY KERN, STATE OF CALIFORNIA.
CONTAINING 234 RESIDENTIAL LOTS, 8 PRIVATE STREET LOTS, 21 PRIVATE LANDSCAPE LOTS, 5 PRIVATE PARKS, 1 WATER WELL SITE, 1 SEWER LIFT STATION AND 1 COMMON LOT
71.64 GROSS ACRES

EXHIBIT A-4

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. THE TERMINAL SUMP IS LOCATED ADJACENT TO THE SOUTHERLY BOUNDARY OF UNIT 7 AND IS LABELED "EX. SUMP". SAID TERMINAL SUMP HAS BEEN PREVIOUSLY DEDICATED TO THE CITY OF BAKERSFIELD PER DOC. NO. 000217005988, O.R.

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.

THIS SUBDIVISION IS SUBJECT TO THE ADOPTED WEST MING SPECIFIC PLAN AND DEVELOPMENT AGREEMENT No. 07-310.

THIS TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 035-13.

STREET NAME SIGNS SHALL BE INSTALLED PER C.O.B. STD. T-1.

TRAFFIC INDEX ON HIGHGATE PARK BOULEVARD SHALL BE 6.0.

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 RETURN RADI ARE 20' UNLESS OTHERWISE NOTED. ALL CUL-DE-SAC RETURN RADI ARE 25' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC RADIUS ARE 90' UNLESS OTHERWISE NOTED.

ALL KNUCKLE RADIUS ARE 92' UNLESS OTHERWISE NOTED.

THE PRIVATE PARKS ALONG THE WEST SIDE OF HIGHGATE PARK BOULEVARD ARE FOR PUBLIC USE BUT SHALL BE PRIVATELY MAINTAINED.

EASEMENT LEGEND:

1 AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF PIPELINES AND APPURTENANCES RECORDED FEBRUARY 27, 1964 IN BK. 3697, PG. 666, O.R.

2 AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF POLE LINES, FIXTURES AND APPURTENANCES RECORDED FEBRUARY 12, 1981 IN BK. 5351, PG. 1860, O.R.

3 AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF UNDERGROUND PIPELINE RECORDED JULY 24, 2003 AS DOC. NO. 0203148941, O.R.

4 A TEMPORARY FLOWAGE AND DRAINAGE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED DECEMBER 6, 2016 AS DOC. NO. 000216174205, O.R.

5 A FLOWAGE AND DRAINAGE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED JANUARY 17, 2017 AS DOC. NO. 000217005990, O.R.

6 A FLOWAGE & DRAINAGE AND ACCESS EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED JANUARY 17, 2017 AS DOC. NO. 217066206, O.R.

7 AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR LANDSCAPING PURPOSES RECORDED MAY 24, 2017 AS DOC. NO. 217066207, O.R.

8 AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR WALL FOOTING PURPOSES RECORDED MAY 24, 2017 AS DOC. NO. 217066207, O.R.

9 AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR FLOWAGE & DRAINAGE PURPOSES RECORDED NOVEMBER 19, 2018 AS DOC. NO. 218151637, O.R.

AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 16, 2017 AS DOC. NO. 217141263, O.R. (EXACT LOCATION NOT ASCERTAINABLE FROM RECORD)

AN EASEMENT GRANTED TO PACIFIC GAS & ELECTRIC COMPANY FOR THE PURPOSE OF POLE LINES, FIXTURES AND APPURTENANCES RECORDED APRIL 26, 2005 AS DOC. NO. 0205103811, O.R. (BLANKET SECTION 10)

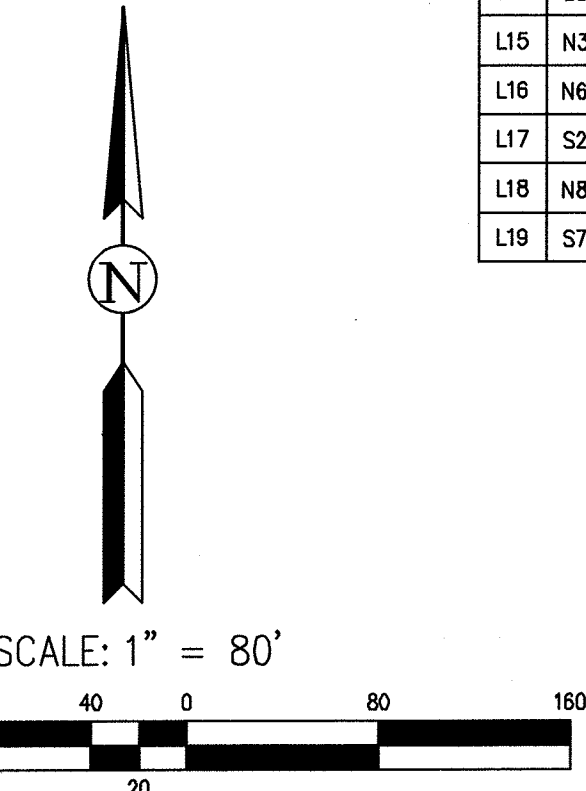
- LEGEND:**
- FOUND MONUMENT AS DESCRIBED
 - EXISTING POWER POLE
 - EXISTING DOWN GUY
 - EXISTING ELECTRICAL METER
 - EXISTING STREET NAME SIGN
 - EXISTING IRRIGATION VALVE OR RISER
 - EXISTING IRRIGATION STANDPIPE
 - EXISTING WATER VALVE
 - EXISTING HOSE BIB
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING BLOW-OFF ASSEMBLY
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEANOUT
 - EXISTING STORM DRAIN MANHOLE
 - EXISTING GAS VALVE
 - EXISTING PIPELINE MARKER
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING TELEPHONE VAULT
- ABBREVIATIONS**
- SF SQUARE FEET
AC. ACRES
W1 SEE WELL LEGEND
- 0.20% DIRECTION DRAINAGE AND APPROXIMATE GRADE
EXISTING STREET LIGHT
EXISTING STREET LIGHT PULL BOX
EXISTING OVERHEAD POWER LINE
EXISTING SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING WATER LINE
EXISTING TELEPHONE LINE
EXISTING GAS LINE
EXISTING UTILITY TRENCH
EXISTING CHAIN LINK FENCE
EXISTING BARB WIRE FENCE
EXISTING GROUND CONTOUR
EXISTING CURB AND GUTTER
FLOOD ZONE BOUNDARY
PHASE LINE
TRACT BOUNDARY

WELL LEGEND

1 TENNECO WEST, INC. 72X-10. (PLUGGED & ABANDONED)
2 CRIMSON RESOURCE MANAGEMENT CORP. "KCL 61" 74-10 (PLUGGED & ABANDONED)

LINE	BEARING	DISTANCE
L1	S89°24'27"E	10.00'
L2	S89°24'27"E	20.00'
L3	S89°24'27"E	20.00'
L4	N89°24'27"W	106.13'
L5	N26°46'05"E	45.89'
L6	S46°28'30"W	105.01'
L7	N00°35'33"E	79.18'
L8	S89°24'27"E	62.50'
L9	S85°59'03"W	57.69'
L10	S73°15'35"W	41.90'
L11	N25°15'50"E	61.12'
L12	S89°24'27"E	36.09'
L13	S21°05'13"E	51.05'
L14	S34°54'59"E	51.05'
L15	N33°24'15"E	15.00'
L16	N65°30'25"E	52.00'
L17	S24°27'37"E	192.04'
L18	N80°05'43"E	30.44'
L19	S75°34'34"E	61.28'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	500.00'	192.37'	97.39'	022°02'38"
C2	300.00'	113.08'	57.22'	021°35'50"
C3	1002.50'	191.49'	96.04'	010°56'39"
C4	300.00'	171.80'	88.33'	032°48'42"
C5	100.00'	63.66'	32.95'	036°28'30"
C6	1002.50'	254.68'	128.03'	014°33'20"
C7	1054.50'	180.28'	90.35'	009°47'39"



SCALE: 1" = 80'

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING • © 2019

2001 WHEELER COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834-4814
CROGER'S
DATE: 02/25/19

LAND SURVEYING
7/1/19
DATE: 7/1/19

BY: [Signature]
CHECKED BY: [Signature]
DATE: 7/1/19

REVISIONS
DATE: 4/27/18
BY: [Signature]
REASON: PER C.O.B. COMMENTS

DATE: 07/05/18
BY: [Signature]
REASON: PER C.O.B. COMMENTS

Castle & Cooke California, Inc.
WABP VILLAGE A - HIGHGATE COMMUNITY
VESTING TENTATIVE TRACT NO. 7354
AUTOCAD FILE 1130701-A

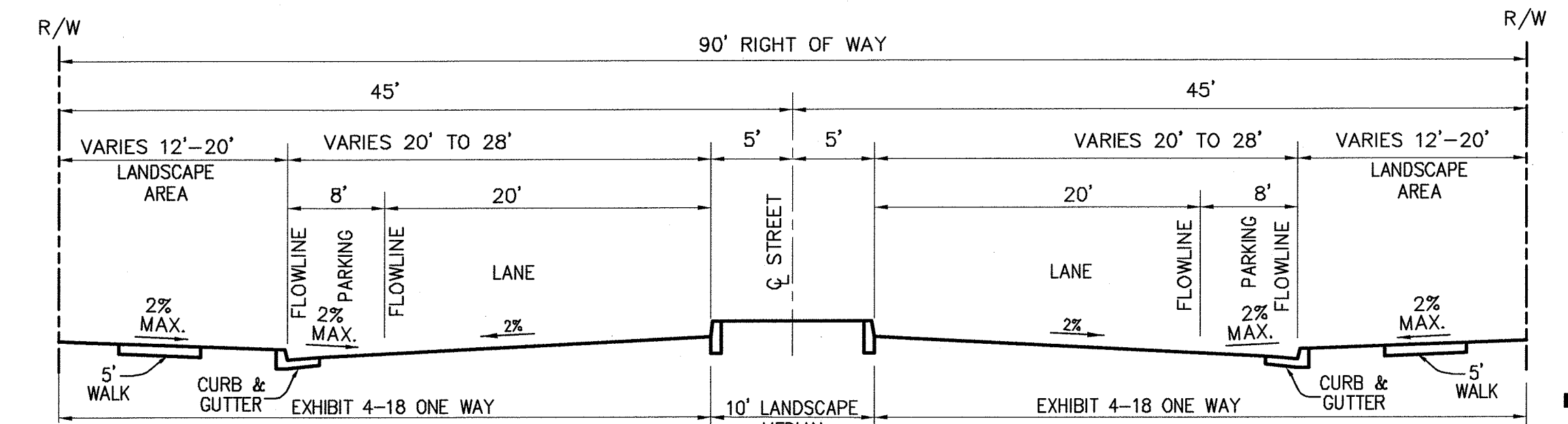
SHEET
2
OF 3 SHEETS

EXHIBIT A-4

VESTING TENTATIVE TRACT No. 7354

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT No. 17-0353 PER CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 21, 2018 AS DOCUMENT NO. 218019657 OF OFFICIAL RECORDS; ALSO BEING PORTIONS OF THE E. 1/2 OF SECTION 10 AND THE W. 1/2 OF SECTION 11, TOWNSHIP 30 SOUTH, RANGE 26 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY KERN, STATE OF CALIFORNIA.
CONTAINING 234 RESIDENTIAL LOTS, 8 PRIVATE STREET LOTS, 21 PRIVATE LANDSCAPE LOTS, 5 PRIVATE PARKS, 1 WATER WELL SITE, 1 SEWER LIFT STATION AND 1 COMMON LOT
71.64 GROSS ACRES

INDEX MAP

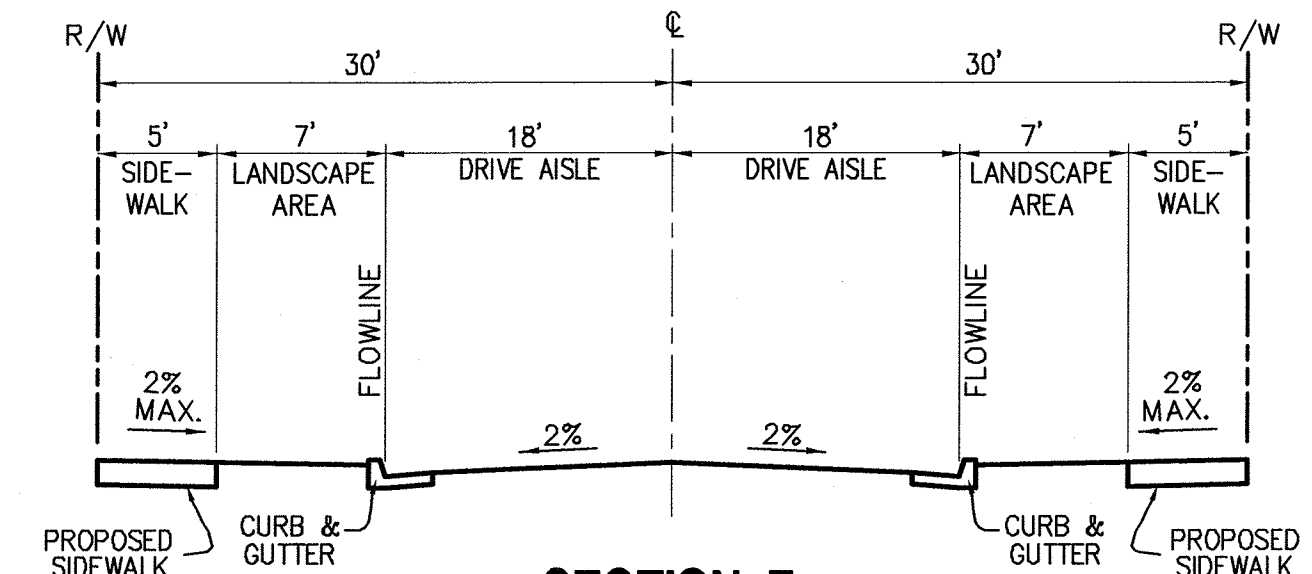
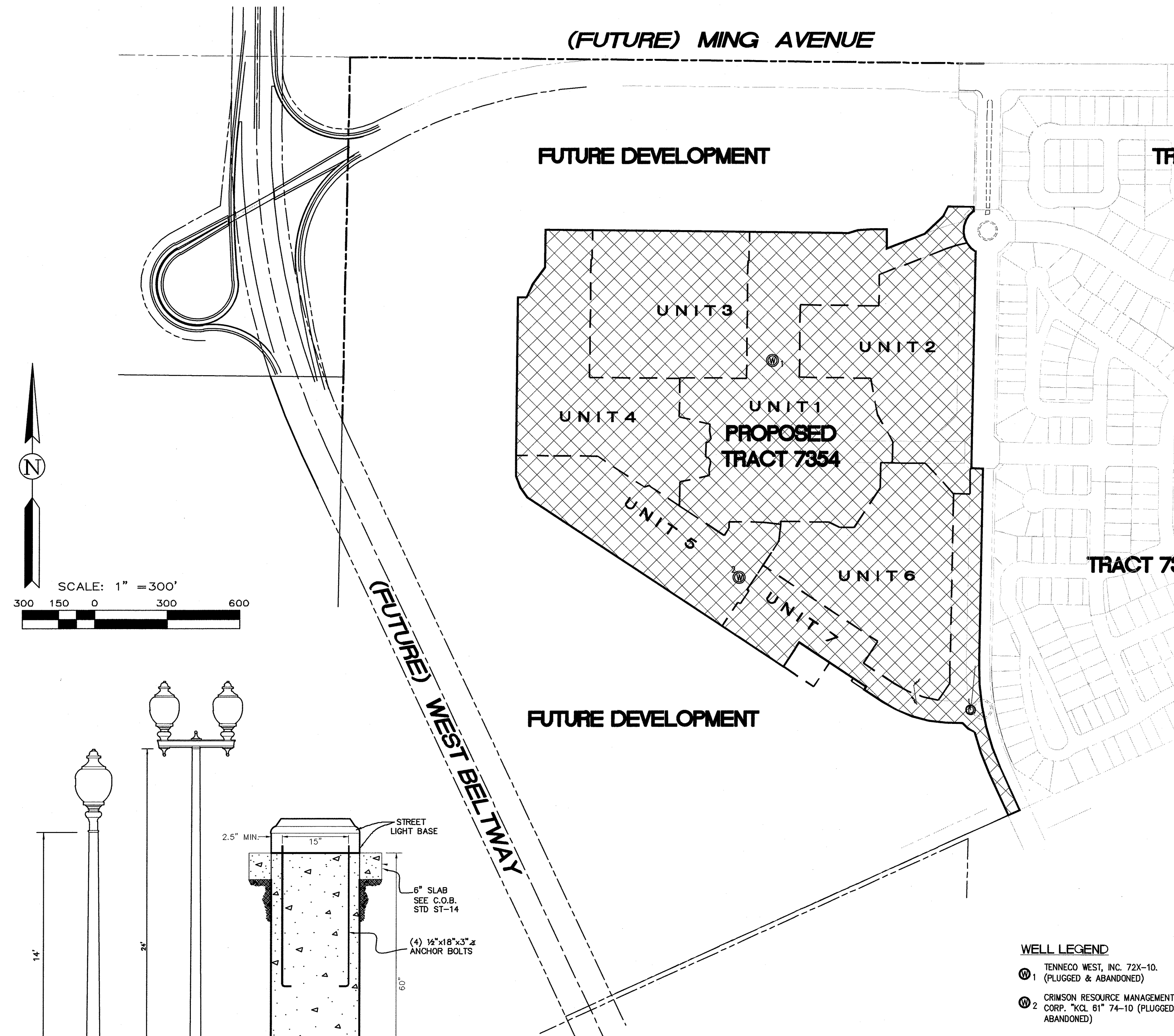


SECTION C

ENTRANCE STREETS

PRIVATE RESIDENTIAL STREET WITH PARKING BOTH SIDES
(WEST MING SPECIFIC PLAN EXHIBIT 4.19.1)

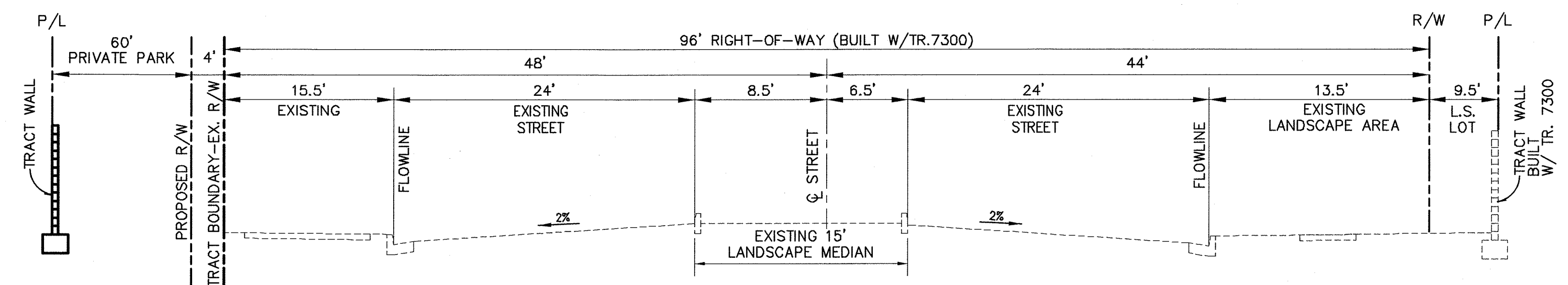
SCALE: NONE



SECTION E

PRIVATE RESIDENTIAL STREETS
(WEST MING SPECIFIC PLAN EXHIBIT 4-16)

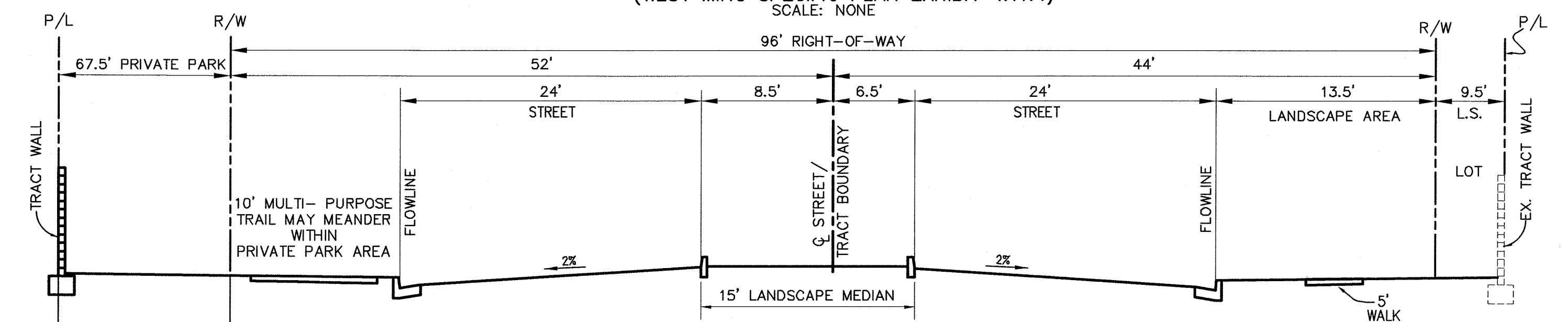
SCALE: NONE



SECTION B

HIGHGATE PARK BOULEVARD
EXISTING LOCAL COLLECTOR STREET - NO PARKING
(WEST MING SPECIFIC PLAN EXHIBIT 4.11.4)

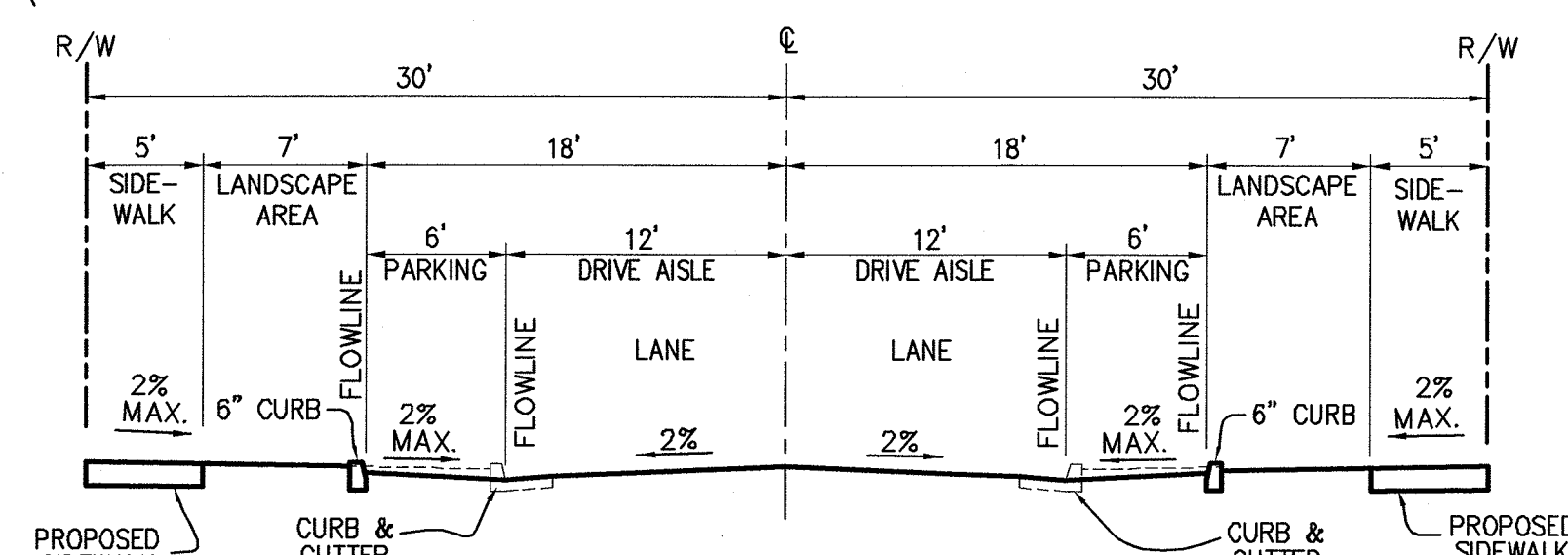
SCALE: NONE



SECTION D

HIGHGATE PARK BOULEVARD
PROPOSED LOCAL COLLECTOR STREET - NO PARKING
(WEST MING SPECIFIC PLAN EXHIBIT 4.11.4)

SCALE: NONE



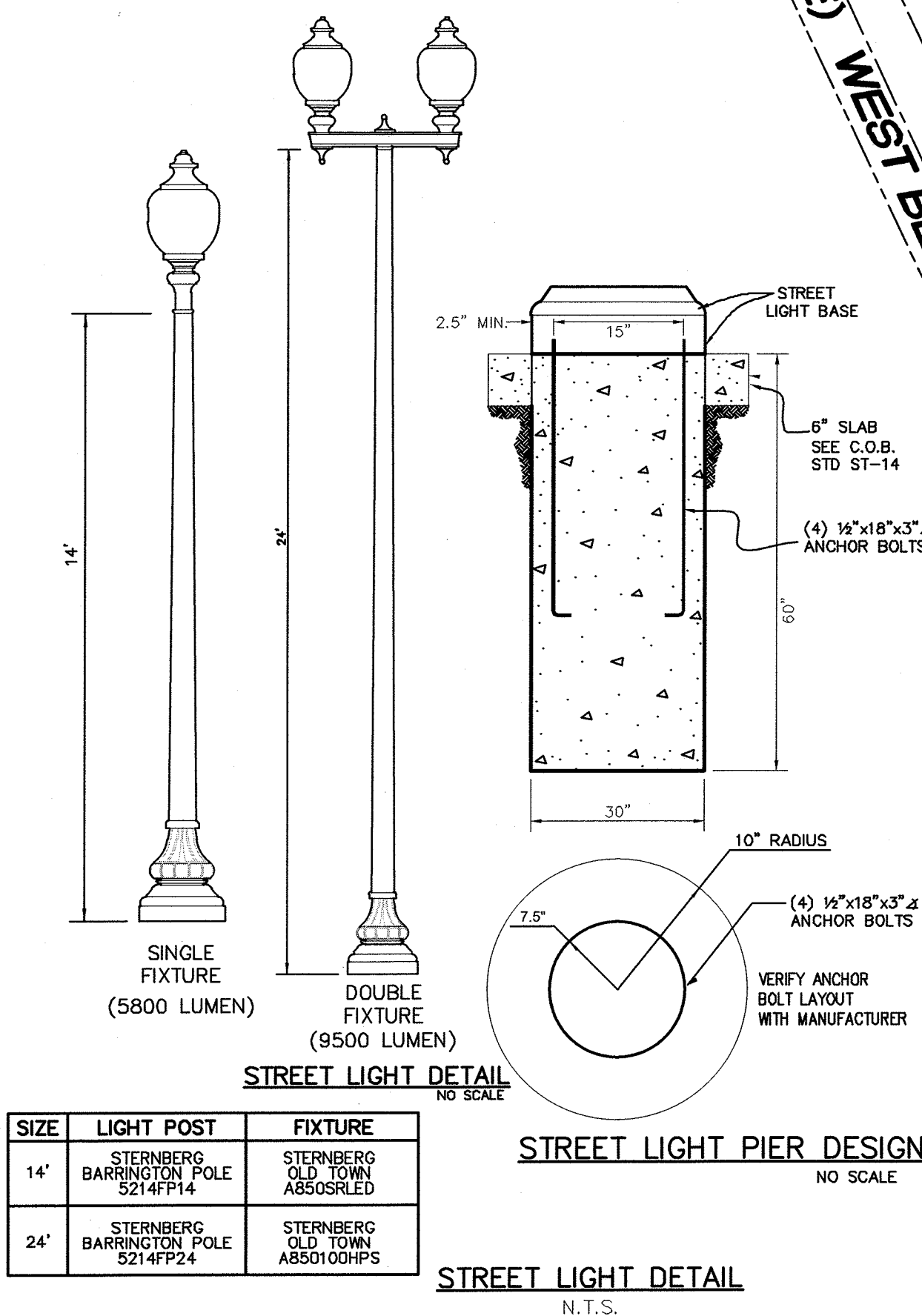
SECTION A

PRIVATE RESIDENTIAL STREETS
(WEST MING SPECIFIC PLAN EXHIBIT 4-19)

SCALE: NONE

WELL LEGEND

- 1 TENNECO WEST, INC. 72X-10.
(PLUGGED & ABANDONED)
- 2 CRIMSON RESOURCE MANAGEMENT
CORP. "KOL 61" 74-10 (PLUGGED &
ABANDONED)



SIZE	LIGHT POST	FIXTURE
14'	STERNBERG BARRINGTON POLE 5214FP14	STERNBERG OLD TOWN ABS05RLED
24'	STERNBERG BARRINGTON POLE 5214FP24	STERNBERG OLD TOWN ABS0100HFS

STREET LIGHT DETAIL
N.T.S.

McINTOSH & ASSOCIATES
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2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834-4814
DRAWN BY: EBT/CEP
CHECKED BY: DATE: 02/25/19

DATE: 1/27/19
BY: EBT/CEP
REVIEW: 07/29/19
REVISIONS:

Castle & Cooke California, Inc.
WNSP VILLAGE A - HIGHGATE COMMUNITY
VESTING TENTATIVE TRACT No. 7354
MISC FILE 110170

SHEET
3
OF 3 SHEETS

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

For U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St.

Sacramento, CA 95814

☒ County Clerk

County of: Kern

Address: 115 Truxtun Avenue, 5th Floor

Bakersfield, CA 93301

From:

Public Agency: City of Bakersfield, Planning Division

Address: 1715 Truxtun Avenue

Bakersfield, CA 93301

Contact: Tony Jaquez, Associate Planner

Phone: (661) 326-3452

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Vesting Tentative Tract Map 7354 (Phased)Project Location (include county): South of southeast corner of Ming Ave. and Highgate Park Blvd. in southwest Bakersfield, Kern County

Project Description:

Subdivide 71.64 acres into 234 single family residential lots, 8 private street lots, 20 private landscape lots, 5 private parks, one water well site, one sewer lift station, and two common lots in a WM-R1 (West Ming One Family Dwelling) zone located south of the southwest corner of Ming Avenue and Highgate Park Boulevard in the West Ming Specific Plan area of west Bakersfield.

This is to advise that the City of Bakersfield has approved the above described project on☒ Lead Agency or ☐ Responsible AgencyJuly 18, 2019 and has made the following determinations regarding the above described project:

(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: City of Bakersfield - Planning Division, 1715 Chester Avenue, Bakersfield, CA 93301

Signature (Public Agency)

Title Associate PlannerDate 7/19/2019

Date Received for filing at OPR



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: July 18, 2019

ITEM NUMBER: Consent Calendar Public Hearings5.(e.)

TO: Planning Commission

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

PLANNER: Paul Johnson, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:

Planned Development Review No. 19-0189: Bo Lundy is requesting a Planned Development Review to allow development of a retail center in the C-2/P.C.D. (Regional Commercial/Planned Commercial Development Zone) district, located at 8120 Hughes Lane. Notice of Exemption on file.

APPLICANT: Bo Lundy

OWNER: Jalaranda Hood LLC

LOCATION: 8120 Hughes Lane

STAFF RECOMMENDATION:

Staff recommends continuance to August 15, 2019.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report



www.bakersfieldcity.us

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Cater and Members of the Planning Commission **AGENDA ITEM** 5.e

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

DATE: July 18, 2019

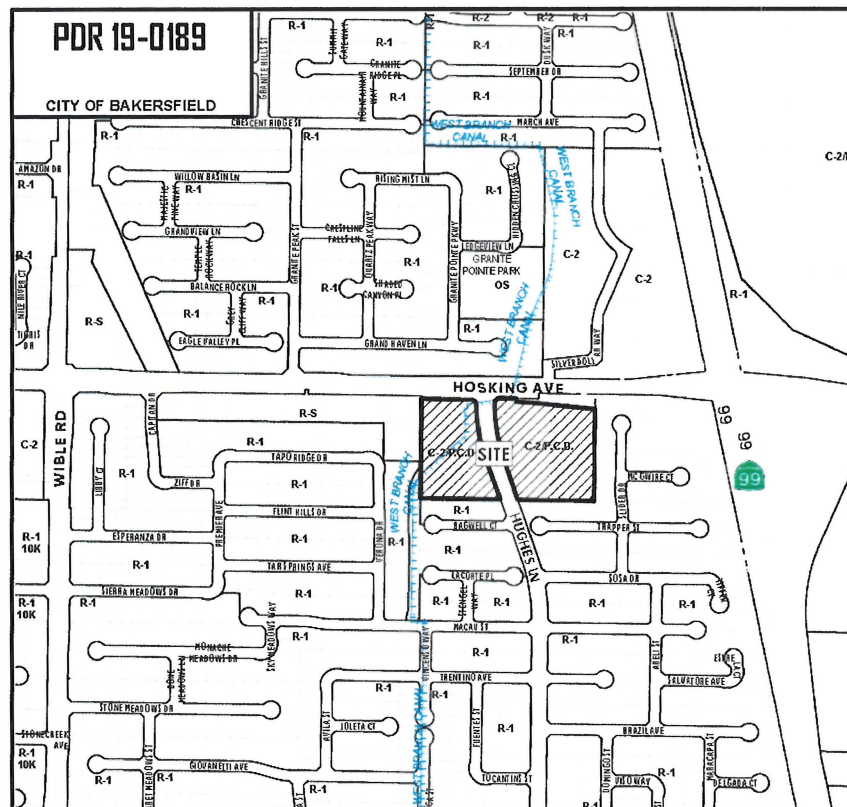
SUBJECT: **PLANNED DEVELOPMENT REVIEW NO. 19-0189 (WARD 7)**

APPLICANT: Bo Lundy
5401 Business Park South, Suite 217
Bakersfield, CA 93309

OWNER: Jalaranda Hood LLC
5401 Business Park South, Suite 217
Bakersfield, CA 93309

LOCATION: Generally located at 8120 Hughes Lane | APN: 514-030-29

Figure 1. Location Map and Zone Map



This project was scheduled to be considered at today's meeting. However, the applicant is requesting additional time to revise the building elevation designs. Therefore, staff recommends the project be continued to the regularly scheduled meeting of August 15, 2019 to allow time for staff to review the changes.

RECOMMENDATION: It is recommended your Commission **CONTINUE** PDR No. 19-0189 until August 15, 2019.