



**PLANNING COMMISSION AGENDA  
MEETING OF OCTOBER 17, 2019  
Council Chambers, City Hall South, 1501 Truxtun Avenue  
Regular Meeting 5:30 P.M.**

[www.bakersfieldcity.us](http://www.bakersfieldcity.us)

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**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 of October 3, 2019.  
Staff recommends approval.

**5. CONSENT CALENDAR PUBLIC HEARINGS**

Ward 4

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

Ward 3

- b. **Extension of Time for Revised Vesting Tentative Tract Map 6736 (Phased):** McIntosh and Associates requests an extension of time for this tentative map consisting of 17 lots creating 185 detached residential condominium units on 19.07 acres, located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive. Notice of Exemption on file.  
Staff recommends approval.

- Ward 1      c.    **Extension of Time for Vesting Tentative Tract Map 6755 (Phased):** Derrick Odland requests an extension of time for this tentative map consisting of 91 single family residential lots, one park lot and one sump lot on 33 acres, located on the north side of East Hosking Avenue, approximately ½ mile east of South Union Avenue.  
Staff recommends approval.
- Ward 5      d.    **Extension of Time for Vesting Tentative Tract Map 6807 (Phased):** Daljinder Chauhan requests an extension of time for this tentative map consisting of 315 single family residential lots, 1 sump, and 5 landscape lots on 86.40 acres, located at the northwest corner of Taft Highway and Green Road. Notice of Exemption on file.  
Staff recommends approval.
- Ward 1      e.    **Extension of Time for Vesting Tentative Tract Map 6860 (Phased):** Darin C. Nelson requests an extension of time for this tentative map consisting of 268 single family residential lots on 69.90 acres, single located near the northwest corner of Gosford Road and State Highway 119 (Taft Highway). Notice of Exemption on file.  
Staff recommends approval.
- Ward 3      f.    **Vesting Tentative Parcel Map 12326 (Phased):** Swanson Engineering, Inc., proposes a tentative parcel map consisting of 4 commercial parcels and one sump on 8.37 acres located at the southeast corner of Rosedale Highway and Gibson Street. Notice of Exemption on file.  
Staff recommends approval.
- Ward 2      g.    **Amendment to Title 17 of the Bakersfield Municipal Code:** Proposed amendment of Section 17.58.120 relating to parking space requirements within the “central district” and other mixed-use areas. Notice of Exemption on file.  
Staff recommends approval.

**6. PUBLIC HEARINGS**

**7. COMMUNICATIONS**

**8. COMMISSION COMMENTS**

**9. ADJOURNMENT**

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Kevin F. Coyle, AICP CEP  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** October 17, 2019

**ITEM NUMBER:** 4.(a.)

**TO:** Planning Commission

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

**PLANNER:**

**DATE:**

**WARD:**

**SUBJECT:** Approval of minutes of October 3, 2019.

**APPLICANT:**

**OWNER:**

**LOCATION:**

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
☐ Minutes for October 3, 2019	Cover Memo



## PLANNING COMMISSION MINUTES

Meeting of October 3, 2019- 5:30 p.m.  
Council Chambers, City Hall, 1501 Truxtun Avenue

### ACTION TAKEN

#### 1. ROLL CALL

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

Absent: Commissioner Rudnick, Wade

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

#### 2. PLEDGE OF ALLEGIANCE

#### 3. PUBLIC STATEMENTS

None

#### 4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the Regular Planning Commission meeting of September 5, 2019.

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

**APPROVED**

**RUDNICK,  
WADE ABSENT**

#### 5. CONSENT CALENDAR PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Tract Map 6318 (Phased):**  
Arnold and Vicki Young request an extension of time for Vesting Tentative Tract 6318 consisting of 100 lots on 29.87 acres, zoned R-1 for single family residential development, located south of Earnhardt Drive approximately 3/4-mile west of Kern Canyon Road. Notice of Exemption on file.

**RES NO 95-19**



**ACTION TAKEN**

- |  |                             |
|--|-----------------------------|
| <p><b>b. Extension of Time for Vesting Tentative Tract Map 6585:</b> John Pronoitis requests an extension of time for Vesting Tentative Tract Map 6585 consisting of 79-single-family lots, 1 sump lot, and 1 park lot on 22.32 acres, located on the southwest corner of Berkshire Road and future extension of Madison Street. Notice of Exemption on file.</p>  | <p><b>RES NO 96-19</b></p>  |
| <p><b>c. Extension of Time for Vesting Tentative Tract Map 6969 (Phased):</b> McIntosh and Associates request an extension of time for this subdivision consisting of 92 lots on 20 acres zoned R-2 for single family residential development, located at the southeast corner of Taft Highway (State Route 119) and Ashe Road. Notice of Exemption on file.</p>   | <p><b>RES NO 97-19</b></p>  |
| <p><b>d. Extension of Time for Vesting Tentative Tract Map 7136 (Phased):</b> McIntosh and Associates, representing BHT Bakersfield MH, LLC, request an extension of time for Vesting Tentative Tract Map 7136 consisting of 137 buildable lots on 36.98 acres zoned R-1 for single family residential development, located at the northwest corner of McCutchen Road and Progress Road. A Notice of Exemption is on file.</p> | <p><b>RES NO 98-19</b></p>  |
| <p><b>e. Extension of Time for Vesting Tentative Tract Map 7262 (Phased):</b> McIntosh and Associates request an extension of time for Vesting Tentative Tract Map 7262 consisting of 287 single family lots, 1 sump lot, and 5 landscape lots on 80.50 acres, located on the southwest corner of Panama Lane and Reliance Drive. Notice of Exemption on file.</p>   | <p><b>RES NO 99-19</b></p>  |
| <p><b>f. Extension of Time for Vesting Tentative Tract Map 6968 (Phased):</b> McIntosh and Associates request an extension of time for this tentative tract to subdivide 100 acres into 375 single family residential lots, one park lot, one drill site and one-multiple-family lot, located at the southwest corner of Coffee Road and Etchart Road. Notice of Exemption on file.</p>  | <p><b>RES NO 100-19</b></p> |
| <p><b>g. Extension of Time for Revised Vesting Tentative Tract Map 7264 (Phased):</b> McIntosh and Associates request an extension of time for this tentative tract to subdivide 40 acres into 100 single family residential lots and one sump, located at the northeast corner of Snow Road and Quail Creek Road. Notice of Exemption on file.</p>  | <p><b>RES NO 101-19</b></p> |
| <p><b>h. Planned Unit Administrative Review 19-0336:</b> LGI Homes has requested to add floorplans and elevations for single family homes to Planned Unit Development #05-0502, commonly known as Juliana's Garden, generally located on the east side of City Hills Drive and south of Garden Park Drive. A Notice of Exemption is proposed.</p>  | <p><b>RES NO 102-19</b></p> |

**ACTION TAKEN**

**APPROVED**

**RUDNICK,  
WADE ABSENT**

**Motion by Commissioner Koman, seconded by Commissioner Bowers, to approve Agenda Items 5.a. thru 5.h., with staff memorandum and conditions.**

**6. PUBLIC HEARINGS**

None

**7. COMMUNICATIONS**

Planning Director Kevin Coyle stated the next Planning Commission meeting would be October 17, 2019. He also announced that the Planning and Development Committee of the City Council would be meeting on October 8, 2019 at 12 p.m. at City Hall North.

He further stated that the Commission was given a staff contact sheet and if they had questions to feel free to contact him or staff.

**8. COMMISSION COMMENTS**

None

**9. ADJOURNMENT**

There being no further business, Chair Cater adjourned the meeting at 5:42 p.m.

Dana Cornelius  
Recording Secretary

Kevin F. Coyle, AICP CEP  
Planning Director



# COVER SHEET

## PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** October 17, 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 4

**SUBJECT:**

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

**APPLICANT:** Justin Batey

**OWNER:** Stockdale River Village, LLC

**LOCATION:** Located on the northwest corner of Stockdale Highway and Heath Road in west Bakersfield.

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**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: KCC

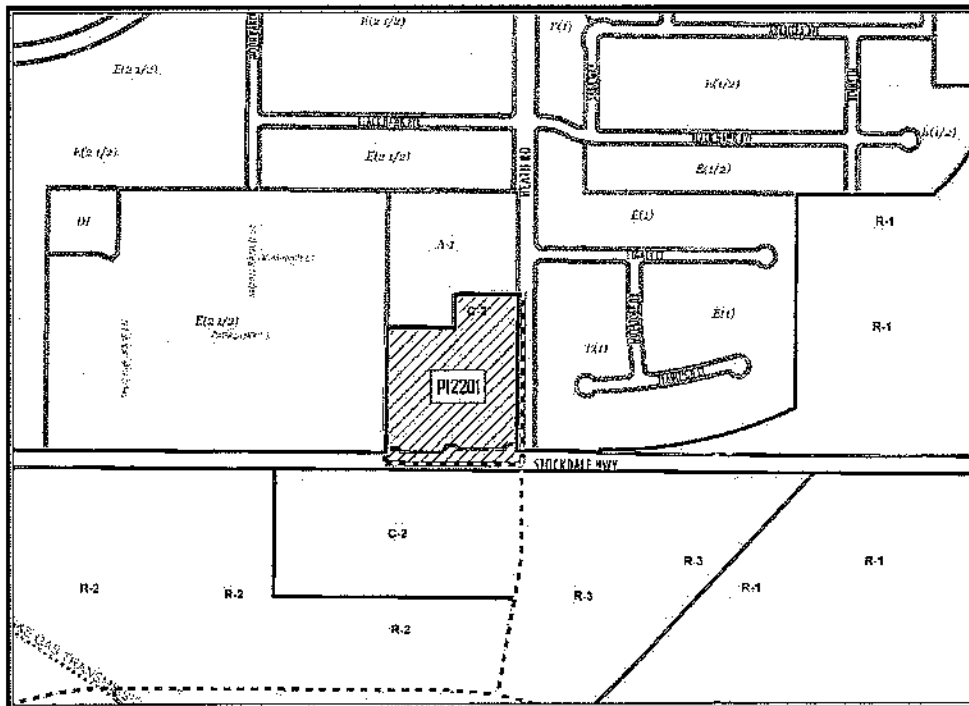
DATE: October 17, 2019

SUBJECT: **EXTENSION OF TIME FOR VESTING TENTATIVE PARCEL MAP 12201 (WARD 4)**

APPLICANT: SUBDIVIDER/PROPERTY OWNER  
Stockdale River Village, LLC c/o Justin Batey  
PO Box 20247  
Bakersfield, CA 93390

LOCATION: Northwest corner of Stockdale Highway and Heath Road in west Bakersfield  
(APN #: 408-011-57)

**Figure 1. Location Map**



### RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Parcel Map No. 12201 as depicted in the project description.

## PROJECT DESCRIPTION

This project is a request for an extension of time for a vesting tentative parcel map to create 5 parcels and 1 drainage basin on 11.30 acres, zoned C-2 (Regional Commercial).

**Figure 2: SITE VISIT PHOTO**  
View from Heath Road looking west.



## PROJECT ANALYSIS:

### Background and Timeline:

**October 6, 2016.** Original approval of Vesting Tentative Parcel Map 12201 by your Commission to create 5 parcels and 1 drainage basin on an 11.30 acre subdivision area zoned C-2 (Regional Commercial). A Mitigated Negative Declaration for the project was adopted at the same Planning Commission meeting, which included a review of site specific impacts and mitigation requirements for air quality and greenhouse gas emissions, biological resources, cultural resources and traffic.

**August 29, 2018.** The Planning Director approved a substantial conformance request to make parcel line adjustments to Parcels 1, 2 and 3 in order to reflect changes made to Site Plan Review #16-0054.

## Analysis:

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the October 5, 2019 expiration date. 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 Parcel Map 12201. Staff recommends approval of a three-year extension of time to expire on October 5, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on August 3, 2016.

Except as may otherwise be described in this staff report, the proposed project is subject to the original conditions of approval and as shown with the August 29, 2015 Substantial Conformance approval, complies with the ordinances and policies of the City of Bakersfield.

## Surrounding Uses:

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

**Figure 3. Aerial Photo**



The project site is depicted as GC (General Commercial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The site is vacant land and is surrounded by:

<b>Table A. Surrounding Land Use Designations and Zoning Districts</b>			
<b>DIRECTION</b>	<b>LAND USE DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	RR (County)	A-1 (County)	Single-family residences on large lots
<b>SOUTH</b>	GC	C-2	Vacant land
<b>EAST</b>	ER	E (1) RS	Single-family residences
<b>WEST</b>	RR (County)	E (2 ½) (County)	Vacant land
Land Use Designations: ER: 1 du/na RR: Rural Residential GC: General Commercial		Zoning Designations C-2: Regional Commercial County A-1: Limited Agriculture County E (1) RS: Estate - 1 acre minimum lot size – Residential Suburban County E (2 ½): Estate – 2 ½ acre minimum lot size	

### **Circulation:**

Access to the project is proposed to be provided by Stockdale Highway and Heath Road (arterial streets). The City-County boundary runs north-south within the west half of Heath Road and the County conditioned the project to have an encroachment permit for work done on any County road right-of-way. The project was additionally conditioned to have an encroachment easement between all parcels shown on this map. The closest Golden Empire Transit (GET) bus is near Stockdale Highway and South Allen Road (Route 82), and is accessible approximately 2 ½ miles east of the project site.

The City's Bikeway Master Plan identifies both Stockdale Highway and Heath Road as a Class 2 facility (bike lanes). Bike lanes do not currently exist, and at the time the property is developed, lane striping will be required with the construction of street improvements. However, the Traffic Engineer will evaluate if striping should be delayed if its installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents). Striping would then occur at the time the City added bike lanes along the street with connections to the existing bikeway network.

### **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 October 6, 2016. 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 Parcel Map 12201 in a timely manner, and has requested a three-year extension in order to allow for additional time to record this map. 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 Parcel Map

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 PARCEL MAP 12201, LOCATED  
ON THE NORTHWEST CORNER OF STOCKDALE HIGHWAY  
AND HEATH ROAD IN WEST BAKERSFIELD.**

WHEREAS, Justin Batey, representing Stockdale River Village, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Parcel Map 12201 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A-1"); and

WHEREAS, the application was submitted on September 4, 2019, which is prior to the expiration date of Vesting Tentative Parcel Map 12201, 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 August 3, 2016, conditionally approved by the Planning Commission on October 6, 2016; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on October 6, 2016 for Vesting Tentative Parcel Map 12201; and

WHEREAS, the Planning Director approved a Substantial Conformance request on August 29, 2018; 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, October 17, 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 Parcel Map 12201 is hereby extended until October 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 October 17, 2019, on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

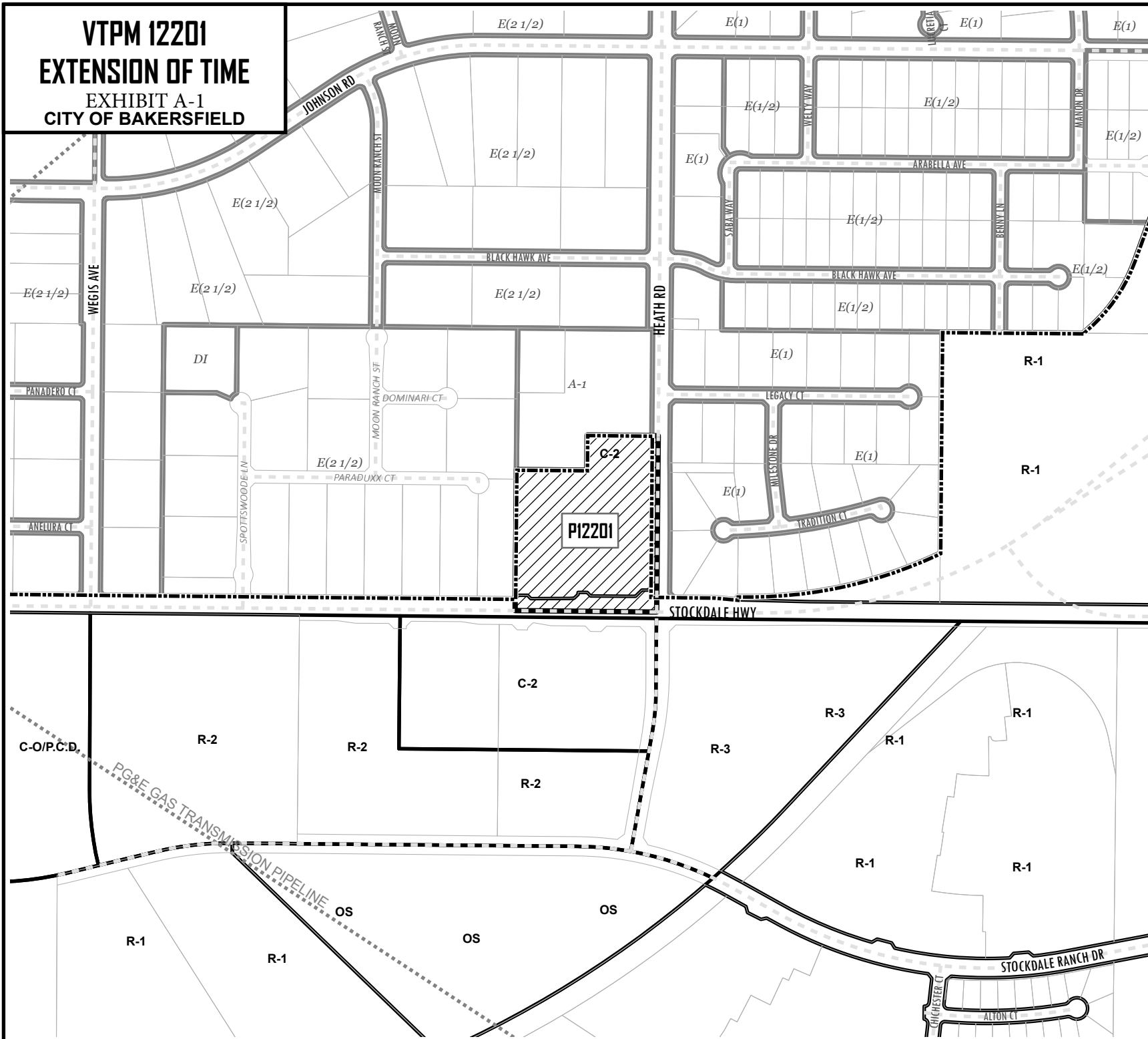
\_\_\_\_\_  
DANIEL CATER, CHAIR  
City of Bakersfield Planning Commission

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

# VTPM 12201

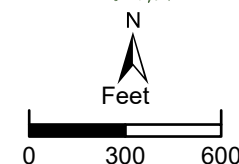
## EXTENSION OF TIME

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



# VESTING TENTATIVE PARCEL MAP NO. 12201

BEING A DIVISION OF LOT A OF LOT LINE ADJUSTMENT NO. 4-14 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 12, 2012 AS DOCUMENT NO. 214111386, OFFICIAL RECORDS OF KERN COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA  
CONTAINING 11.30 GROSS ACRES  
6 PARCELS

## APPLICANT/SUBDIVIDER

ROSDALE LAND AND DEVELOPMENT, INC.  
P.O. BOX 20247  
BAKERSFIELD, CA 93390  
PHONE: (661) 588-2200  
email: justin@bdtelhomes.com

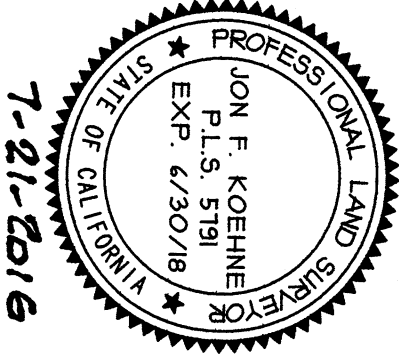
## PROPERTY OWNER

GREGORY AND CATHERINE HILLER  
16212 STOCKDALE HIGHWAY  
BAKERSFIELD, CA 93314

## SURVEYOR

JON F. KOEHNE  
P.O. BOX 81316  
BAKERSFIELD, CA 93380-1316  
PHONE: (661) 829-5762  
email: landsurveyor@bdk.rr.com

*Jon F. Koehne*  
Jon F. Koehne P.L.S. 5791



## ASSOCIATED C.O.B. APPLICATIONS

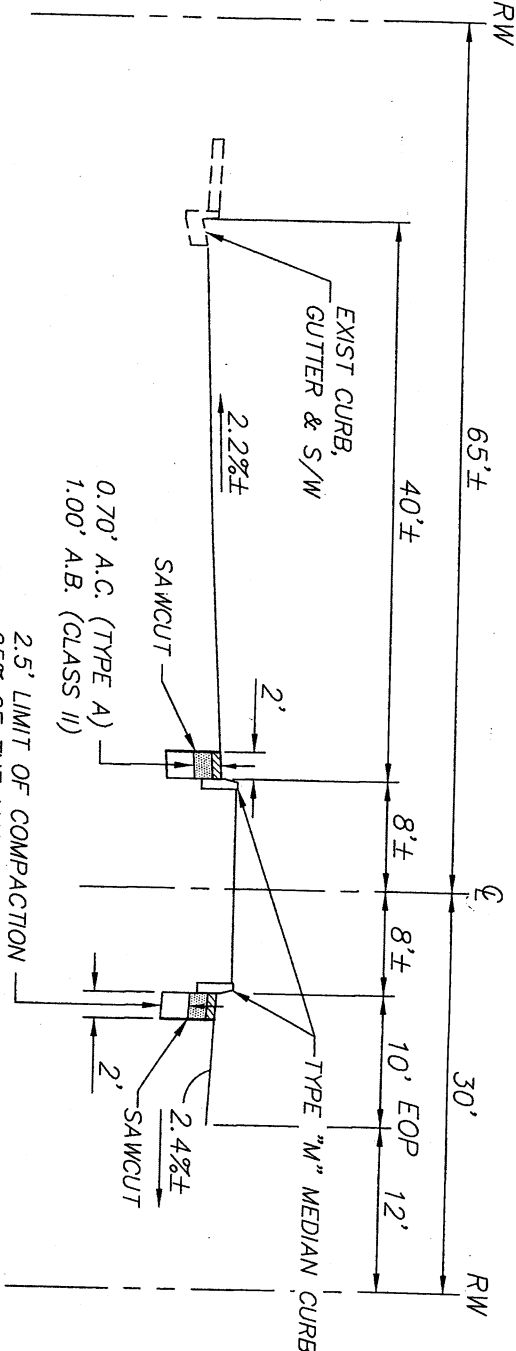
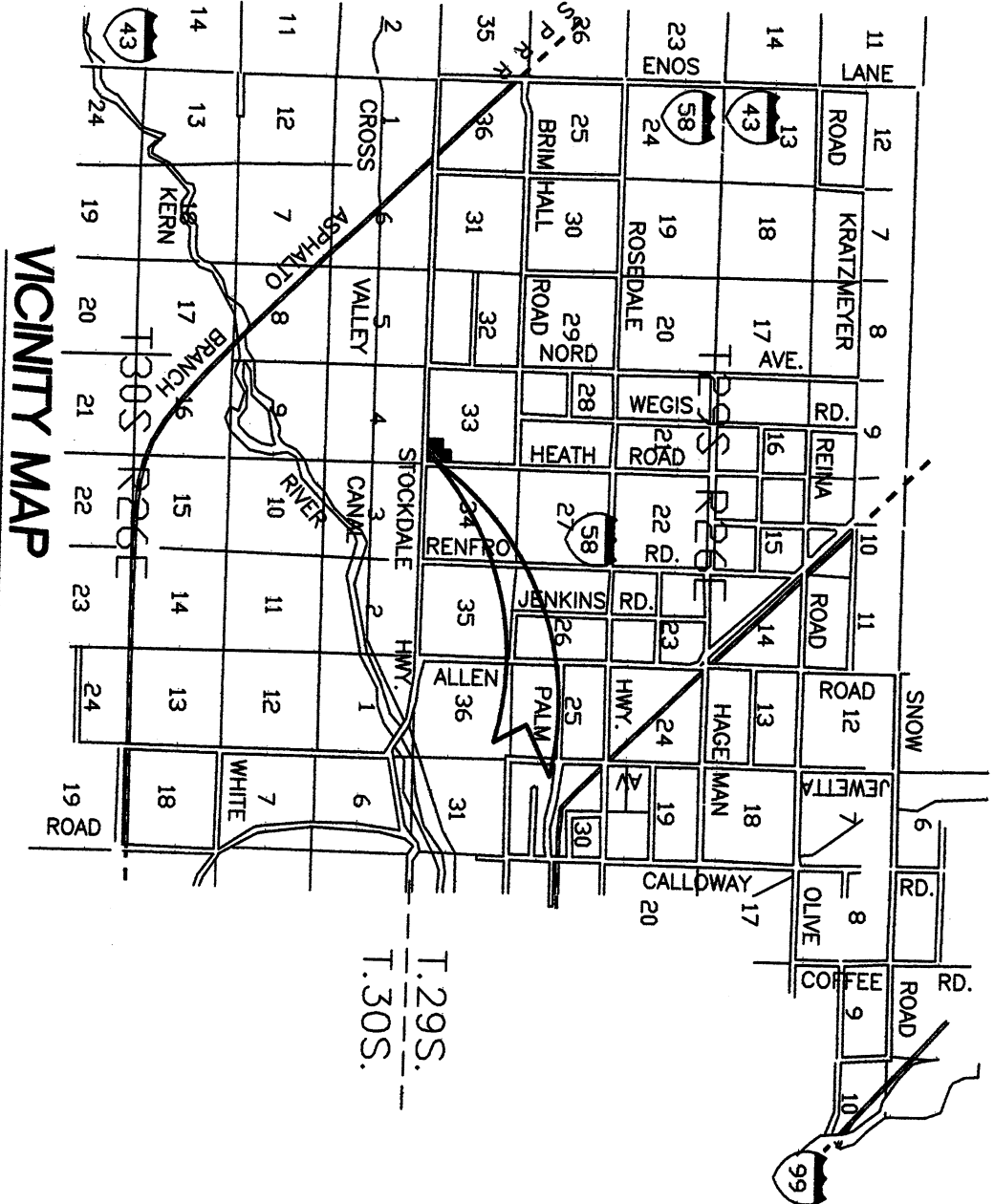
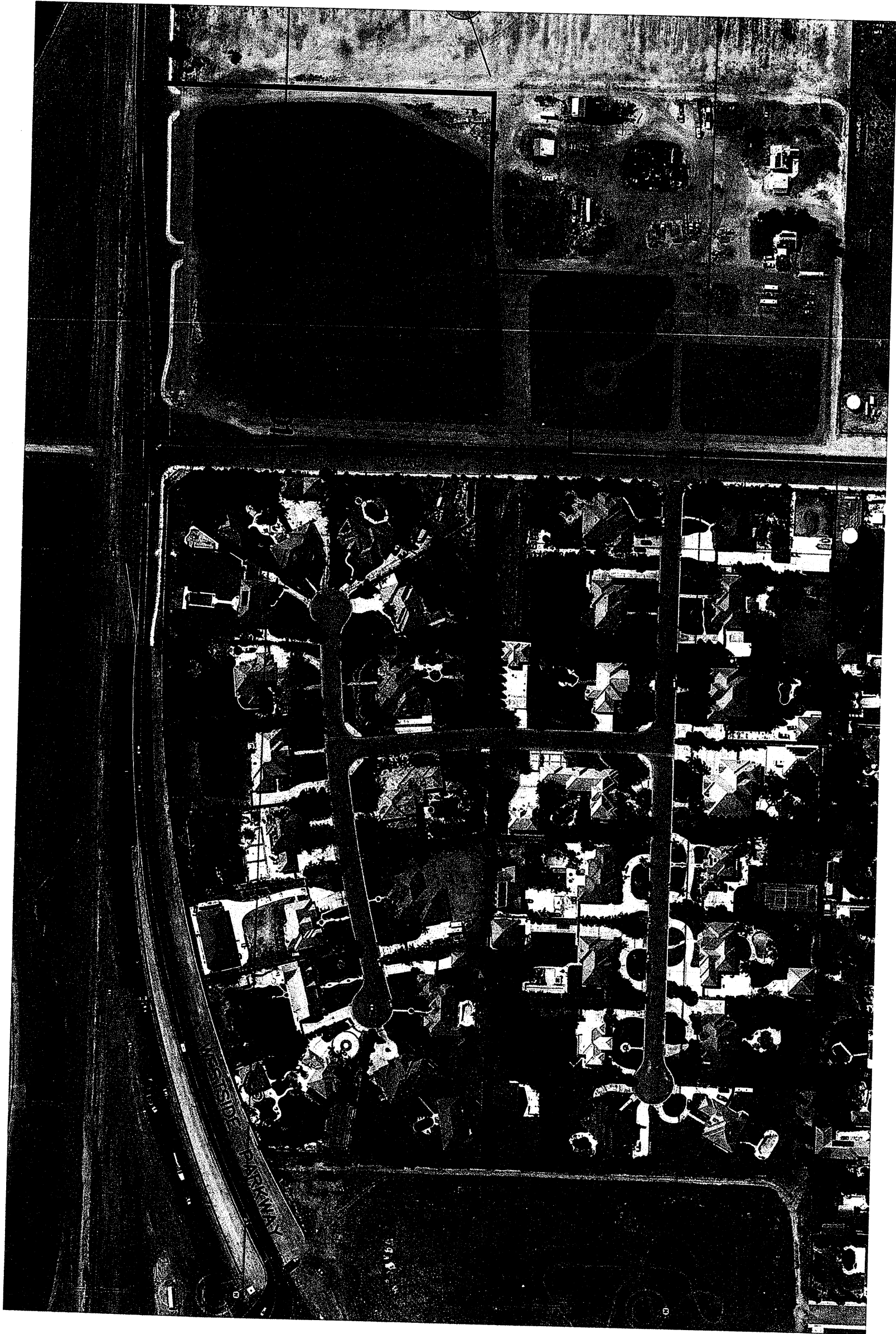
GRA 14-329  
ANNEXATION NO. 660-"HEATH NO. 1"  
SPR 16-0054

## PROJECT DATA

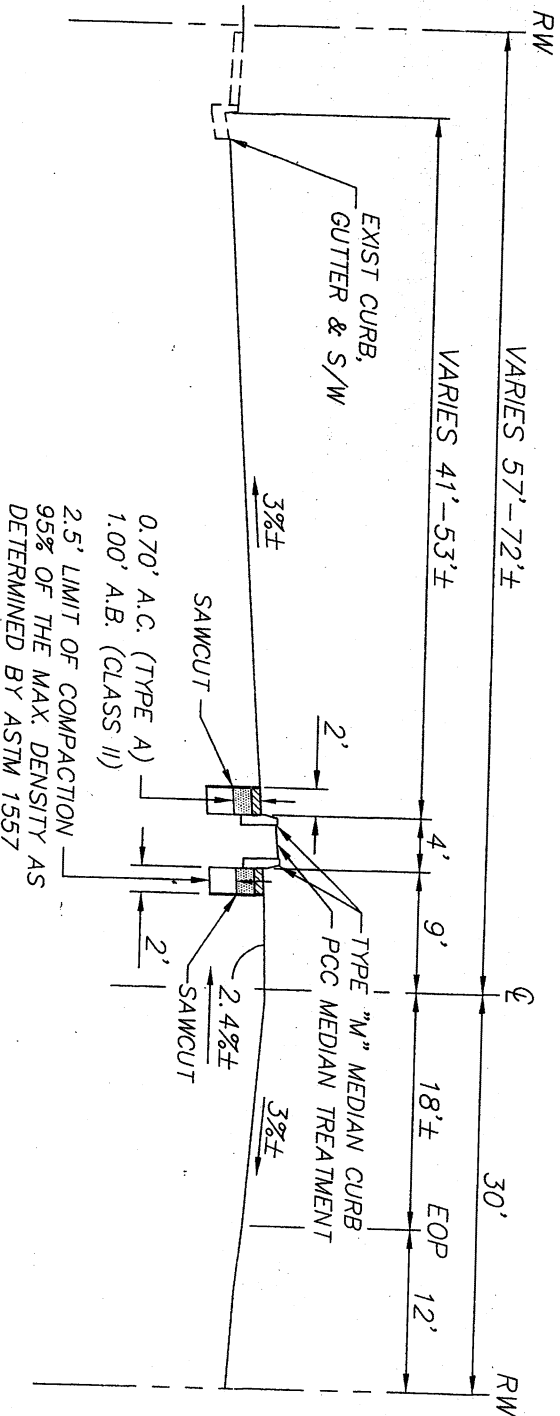
A.P.N. 408-011-57  
ZONING: C-2  
GEN. PLAN DESIGNATION: GC (General Commercial)  
GROSS ACREAGE: 11.30 ACRES  
EXISTING USE: VACANT LAND  
PROPOSED USE: RETAIL SHOPPING CTR.  
6 PARCELS PROPOSED:  
5 BUILDABLE AND 1 DRAINAGE BASIN  
ADDRESS: 16242 STOCKDALE HIGHWAY  
BAKERSFIELD, CA 93314

## SITE UTILITIES

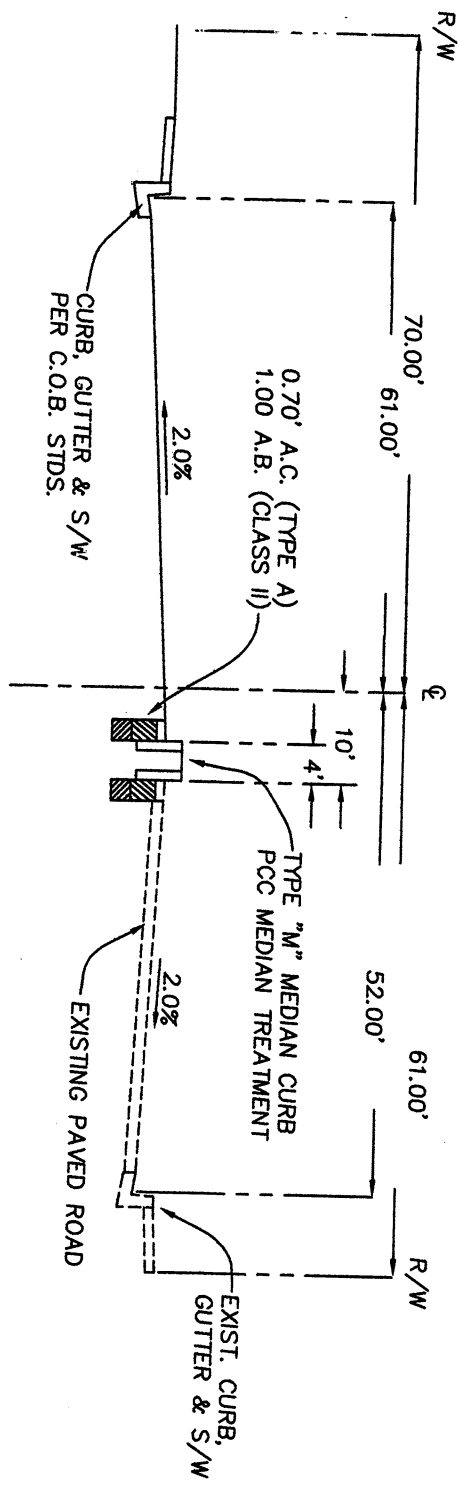
WATER: VAUGHN WATER CO.  
SEWER: CITY OF BAKERSFIELD  
ELECTRICITY: P.G. and E.  
GAS: SO. CALIFORNIA GAS CO.  
CABLE: BRIGHOUSE



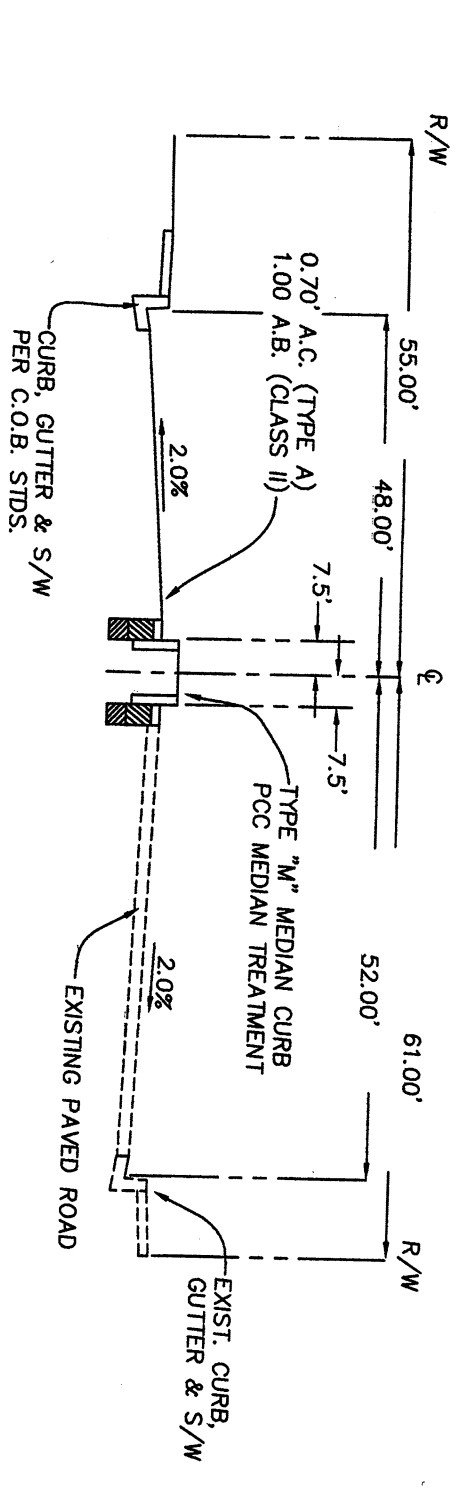
SECTION A



SECTION B



SECTION C



SECTION D

APPROVED BY  
PLANNING COMMISSION WITH  
CONDITIONS ON OCT 06 2016.



# VESTING TENTATIVE PARCEL MAP NO. 12201

BEING A DIVISION OF LOT A OF LOT LINE ADJUSTMENT NO. 4-14 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 12, 2012 AS DOCUMENT NO. 214111386, OFFICIAL RECORDS OF KERN COUNTY; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA  
CONTAINING 11.30 GROSS ACRES  
6 PARCELS

## BASIS OF BEARINGS

THE BEARING OF N00°31'50"E AS SHOWN FOR THE EAST LINE OF SECTION 33 AND THE CENTERLINE OF HEATH ROAD AS SHOWN ON PARCEL MAP NO. 4443, FILED IN PARCEL MAP BOOK 19, PAGE 200 IN THE OFFICE OF THE KERN COUNTY RECORDER, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

## LEGEND

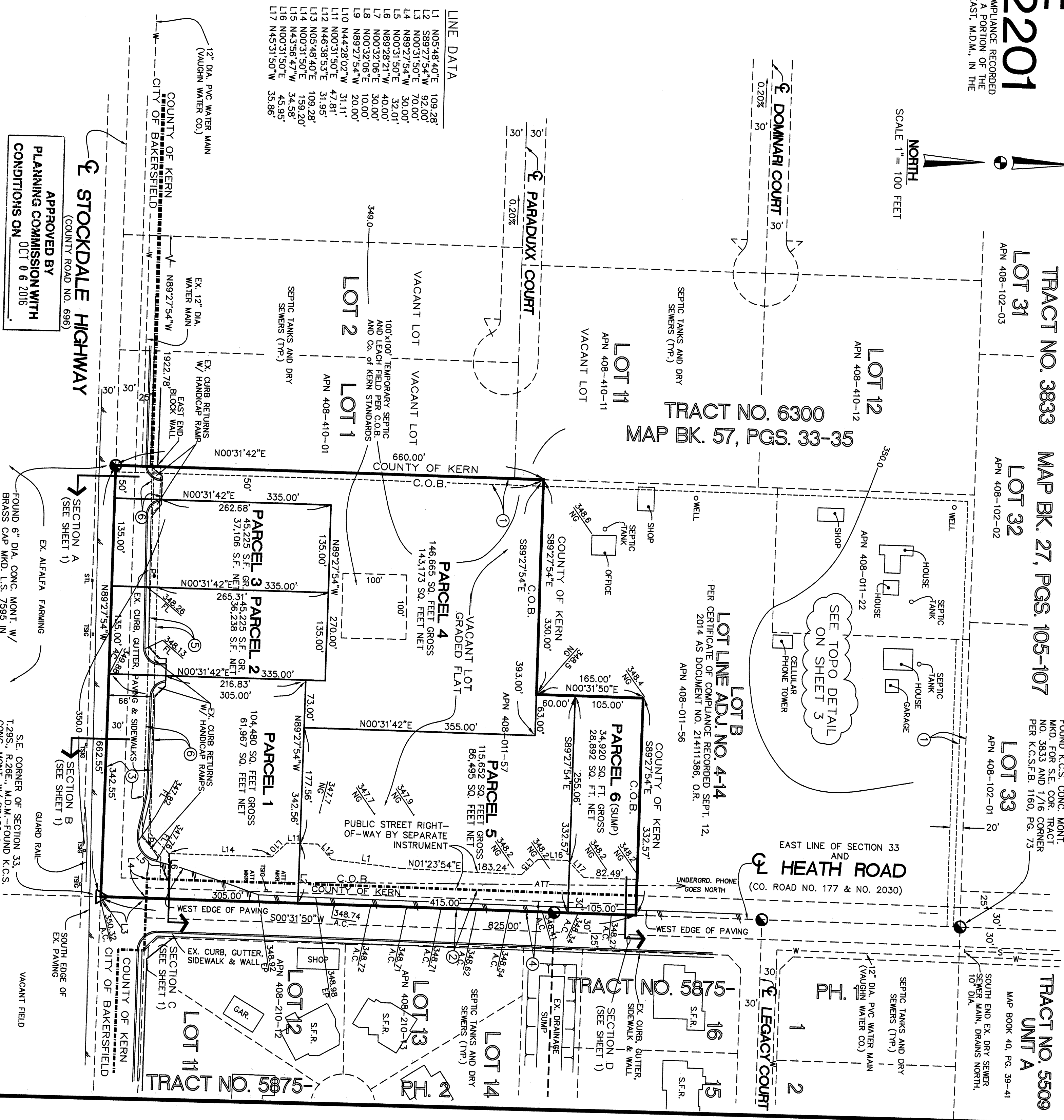
- △ = FOUND MONUMENT AS DESCRIBED ON FILED MAP 7-1 BOOK 5, PG. 200 AS FILED IN THE OFFICE OF THE KERN COUNTY SURVEYOR
- = FOUND MONUMENT AS DESCRIBED HEREON
- = SET 5/8" REBAR W/ ORANGE CAP STAMPED L.S. 5791 UNLESS OTHERWISE INDICATED HEREON
- K.C.S. = KERN COUNTY SURVEYOR
- R/S = RECORD OF SURVEY
- ( ) = RECORD PER PARCEL MAP NO. 4443, FILED IN P.M. BOOK 19, PAGE 200
- (( )) = RECORD PER TRACT NO. 6300, MAP BOOK 57, PAGES 33-35
- O.R. = OFFICIAL RECORDS
- C.O.B. = CITY OF BAKERSFIELD
- ① = SEE EASEMENT DATA
- SECTION B = PROPOSED CROSS SECTION (SEE SHEET 1)
- P.M. = PARCEL MAP
- = EX. POWER POLE
- S.F.R. = SINGLE FAMILY RESIDENCE

## EASEMENT DATA

- 10' WIDE PIPELINE EASEMENT IN FAVOR OF SO. CALIF. GAS CO. PER BOOK 5215, PAGE 2161, O.R.
- 30' WIDE PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE COUNTY OF KERN PER BOOK 3126, PAGE 317, O.R.
- PUBLIC STREET RIGHT-OF-WAY IN FAVOR OF CITY OF BAKERSFIELD PER DOCUMENT NO. 212070842, O.R., RECORDED MAY 25, 2012
- 16' WIDE ROAD & HIGHWAY EASEMENT DISCLOSED BY DEED RECORDED JAN. 28, 1941 IN BOOK 994, PAGE 362, O.R.
- 10' WIDE POLE LINE & UTILITY EASEMENT IN FAVOR OF P.G. & E. PER DOCUMENT NO. 214058856, O.R., RECORDED MAY 27, 2014
- PUBLIC STREET RIGHT-OF-WAY IN FAVOR OF CITY OF BAKERSFIELD PER DOCUMENT NO. 214096272, O.R., RECORDED AUGUST 14, 2014

THE FOLLOWING EASEMENTS AFFECT THIS PROPERTY BUT CANNOT BE PLOTTED FROM THE RECORD DOCUMENT INFORMATION:  
AN EASEMENT IN FAVOR OF STANDARD OIL CO. FOR PIPELINES, PHONE LINES AND ROAD PURPOSES PER BOOK 187 OF DEEDS, PAGE 172, RECORDED MARCH 29, 1907  
AN EASEMENT IN FAVOR OF VALLEY NATURAL GAS CO. FOR PIPELINE PURPOSES PER BOOK 346 OF DEEDS, PAGE 17, RECORDED JAN. 2, 1920  
AN EASEMENT IN FAVOR OF P.G. & E. FOR PUBLIC UTILITIES PURPOSES PER DOCUMENT NO. 206239444, O.R., RECORDED SEPT. 27, 2006

NORTH  
SCALE 1" = 100 FEET



# VESTING TENTATIVE PARCEL MAP NO. 12201

BEING A DIVISION OF LOT A OF LOT LINE ADJUSTMENT NO. 4-14 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 12, 2012 AS DOCUMENT NO. 214111386, OFFICIAL RECORDS OF KERN COUNTY; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA  
CONTAINING 11.30 GROSS ACRES 6 PARCELS

TRACT NO. 3833 MAP BK. 27, PGS. 105-107

LOT 32

LOT 33

NORTH  
SCALE 1" = 50 FEET

EXHIBIT A-2

LOT 12

TRACT NO. 6300

LOT 11

LOT B  
LOT LINE ADJ. NO. 4-14  
PER CERTIFICATE OF COMPLIANCE RECORDED SEPT. 12,  
2014 AS DOCUMENT NO. 214111386, O.R.

EAST LINE OF SECTION 33  
HEATH ROAD  
(CO. ROAD NO. 177 & NO. 2030)

PHASE 1

LEGACY CT.

TRACT NO. 5875-

16

LOT 13  
APN 408-210-13

COUNTY OF KERN  
S89°27'54"E 332.57'  
C.O.B.

PARCEL 6  
(SUMP)

S89°27'54"E 332.57'

PARCEL 5

COUNTY OF KERN  
S89°27'54"E 330.00'  
S89°27'54"E C.O.B. 393.00'

PARCEL 4

TOPO DETAIL  
SCALE 1" = 50 FEET

VACANT LOT

APPROVED BY  
PLANNING COMMISSION WITH  
CONDITIONS ON  
OCT 06 2016

## 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 Parcel Map 12201

**Project Location-Specific:** Northwest corner of Stockdale Highway and Heath Road

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

**Description of Project:** Justin Batey requests an extension of time for Vesting Tentative Parcel Map 12201 consisting of 5 parcels and 1 drainage basin on 11.30 acres, zoned C-2 (Regional Commercial) for commercial development located on the northwest corner of Stockdale Highway and Health Road in west Bakersfield.

**Name of Public Agency Approving Project:** City of Bakersfield

**Name of Person or Agency Carrying Out Project:** Stockdale River Village, LLC  
c/o Justin Batey

**Exempt Status:**

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

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

---

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

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes\_\_ No\_\_

**Signature:** \_\_\_\_\_ **Title:** Principal Planner **Date:** 10/18/2019

X Signed by Lead Agency  
\_\_\_\_ Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



# COVER SHEET

## PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** October 17, 2019

**ITEM NUMBER:** Consent Calendar Public  
Hearings5.(b.)

**TO:** Planning Commission

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

**PLANNER:** Tony Jaquez, Associate Planner

**DATE:**

**WARD:** Ward 3

**SUBJECT:**

**Extension of Time for Revised Vesting Tentative Tract Map 6736 (Phased):** McIntosh and Associates requests an extension of time for this tentative map consisting of 17 lots creating 185 detached residential condominium units on 19.07 acres, located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive. Notice of Exemption on file.

**APPLICANT:** McIntosh and Associates

**OWNER:** Fuller Greene Living Trust

**LOCATION:** Located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive in northeast Bakersfield.

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Exhibits_Combined	Exhibit





www.bakersfieldcity.us

## CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

**TO:** Chair and Members of the Planning Commission

**AGENDA ITEM:** 5.b

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

**APPROVED:** KFC

**DATE:** October 17, 2019

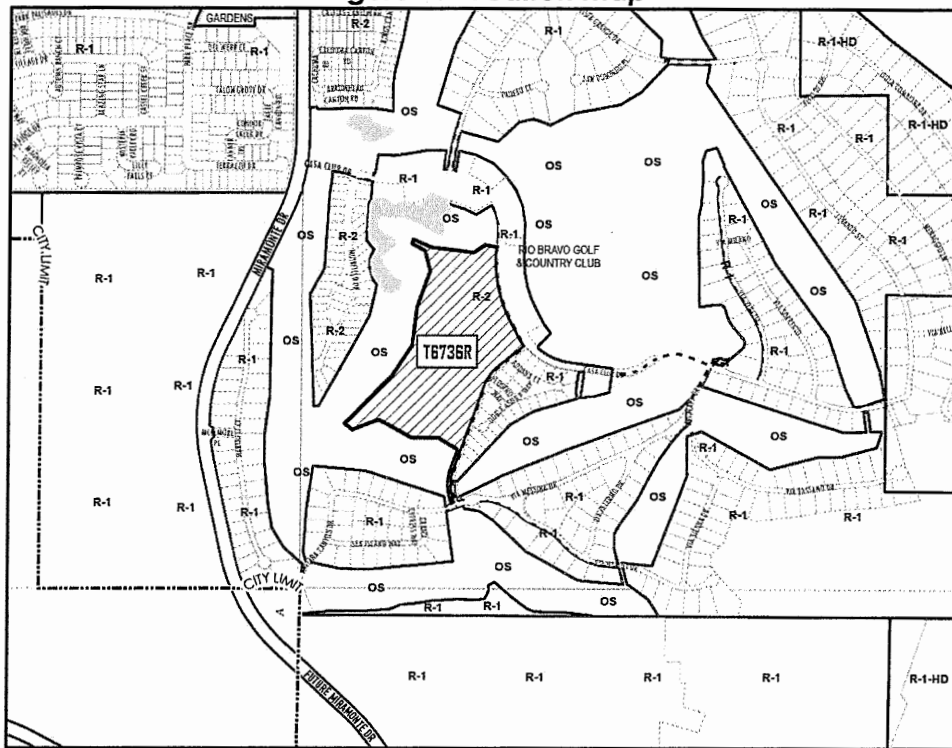
**SUBJECT:** EXTENSION OF TIME FOR REVISED VESTING TENTATIVE TRACT MAP 6736 – PHASED (WARD 3)

**APPLICANT:** APPLICANT  
McIntosh and Associates  
2001 Wheelan Court  
Bakersfield, CA 93309

SUBDIVIDER/PROPERTY OWNER  
Fuller Greene Living Trust  
2257 Las Canoas Road  
Santa Barbara, CA 93105

**LOCATION:** Located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive (APN: 387-010-25).

**Figure 1. Location Map**



### RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** the extension of time for Revised Vesting Tentative Tract Map No. 6736 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 17 lots for the purpose of developing 185 detached condominium units on 19.07 acres, zoned R-2 (Limited Multiple Family Dwelling) for multi-family residential development, located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive in northeast Bakersfield.

**Figure 2: SITE VISIT PHOTO**

Northeast tract boundary from Casa Club Drive, facing southwest



## PROJECT ANALYSIS:

### Background and Timeline:

**April 20, 2006.** Vesting Tentative Tract Map 6736 was originally approved by the Planning Commission on April 20, 2006 (Resolution No. 93-06). A subsequent appeal was denied by the City Council on June 21, 2006, and the decision of the Planning Commission was upheld. The approved subdivision map consists of one lot for the purposes of creating 185 detached condominium units on 19.07 acres, zoned R-2 (Limited Multiple Family Dwelling). A Mitigated Negative Declaration for the project was adopted at the same City Council meeting, which included a review of a site specific cultural and paleontological resource survey mitigation requirements.

**November 6, 2008.** A revised map, Revised Vesting Tentative Tract 6736, was approved by your Planning Commission to allow 17 phases as opposed to 1 phase for ease of development relative to financing. The revised map proposes to retain the same number of previously approved residential units (185 units). A Mitigated Negative Declaration for the project was adopted at the same Planning Commission meeting, which included a review of a site specific biological study, cultural and paleontological resource survey mitigation requirements.

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

**Analysis:**

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the November 5, 2019 expiration date and the applicant has requested additional time to allow the developer more time to record maps.

In response to the Economic Downturn and the Recession, the California State Legislature approved a series of automatic extensions to certain approved tentative subdivision maps. As a result of these state extensions, Revised Vesting Tentative Tract Map 6736 was previously provided two additional years under AB 333 (2009), two additional years under AB 208 (2011), two additional years under AB 116 (2013) and two additional years under AB 1303 (2015). The cumulative result of the automatic extensions of time approved by the State is that this tentative map expires on November 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 Revised Vesting Tentative Tract Map 6736. Staff recommends approval of a three-year extension of time to expire on November 5, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on June 18, 2008.

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.

**Figure 3. Aerial Photo**



**Surrounding Uses:**

The site is located in the Rio Bravo Country Club development, which is an existing gated private-street community, in northeast Bakersfield south of State Highway 178 and east of Miramonte Drive. Surrounded on all sides by existing residential development and a private golf course, the project is within an area characterized with fairly level lands, gentle slopes, and rolling foothills typically found in the northeast area. The project site is depicted as Low Density Residential on the Land Use Element of the Metropolitan Bakersfield General Plan.

<b>Table A. Surrounding Land Use Designations and Zoning Districts</b>			
<b>DIRECTION</b>	<b>LAND USE DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	OS	OS	Single Family Residences/Golf Course
<b>SOUTH</b>	LR & OS	R-1 & OS	Single Family Residences/Golf Course
<b>EAST</b>	LR	R-1	Single Family Residences/Golf Course
<b>WEST</b>	OS	OS	Single Family Residences/Golf Course
Land Use Designations: LR: ≤ 7.26 du/na OS: Open Space		Zoning Designations R-1: One Family Dwelling OS: Open Space	

**Circulation:**

Access to this subdivision will be gained from the north via one entrance off of Casa Club Drive, and from the east via two entrances off of Donaldo Street. Casa Club Drive is a gated private-street that meanders east from Miramonte Drive (the nearest public street) and runs along the site's northern property line; Donaldo Street is a private street that runs along the site's eastern property line. Public access to the areas is limited to only residents, guests, and members of the country club.

The closest Golden Empire Transit (GET) bus is at the intersection of Fairfax Road and Auburn Street (Route 41), and is accessible to the tract approximately 5.3 miles to the west. The City's Bikeway Master Plan identifies Highway 178 as a Class 2 facility (bike lanes), approximately 0.6 miles to the north of Revised Vesting Tentative Tract Map 6736. Bike lanes are currently in place both east and west along Highway 178.

**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 November 6, 2008. 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 Revised Vesting Tentative Tract Map 6736 in a timely manner, and has requested a three-year extension to allow the developer more time to record maps. The three-year extension is reasonable and is in compliance with the extensions permitted by BMC 16.16.080. Therefore, the request is recommended for approval by the Planning Director.

**Exhibits: (attached):**

Exhibit A: Resolution

A-1 Location Map with Zoning

A-2 Revised Vesting Tentative Tract Map

Exhibit B: Notice of Exemption

## EXHIBIT A

### RESOLUTION NO. \_\_\_\_\_

#### **RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR REVISED VESTING TENTATIVE TRACT MAP 6736 (PHASED), LOCATED WITHIN THE RIO BRAVO GOLF COURSE COMMUNITY, ON THE SOUTH SIDE OF CASA CLUB DRIVE, EAST OF MIRAMONTE DRIVE.**

WHEREAS, McIntosh and Associates, representing Fuller Greene Living Trust, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Revised Vesting Tentative Tract Map 6736 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 10, 2019, which is prior to the expiration date of Revised Vesting Tentative Map 6736, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on June 18, 2008, conditionally approved by the Planning Commission on November 6, 2008; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on November 6, 2008 for Revised Vesting Tentative Tract Map 6736; 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, October 17, 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 Revised Vesting Tentative Tract Map 6736 is hereby extended until November 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 October 17, 2019, on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, by the following vote.

AYES:

NOES:

ABSENT:

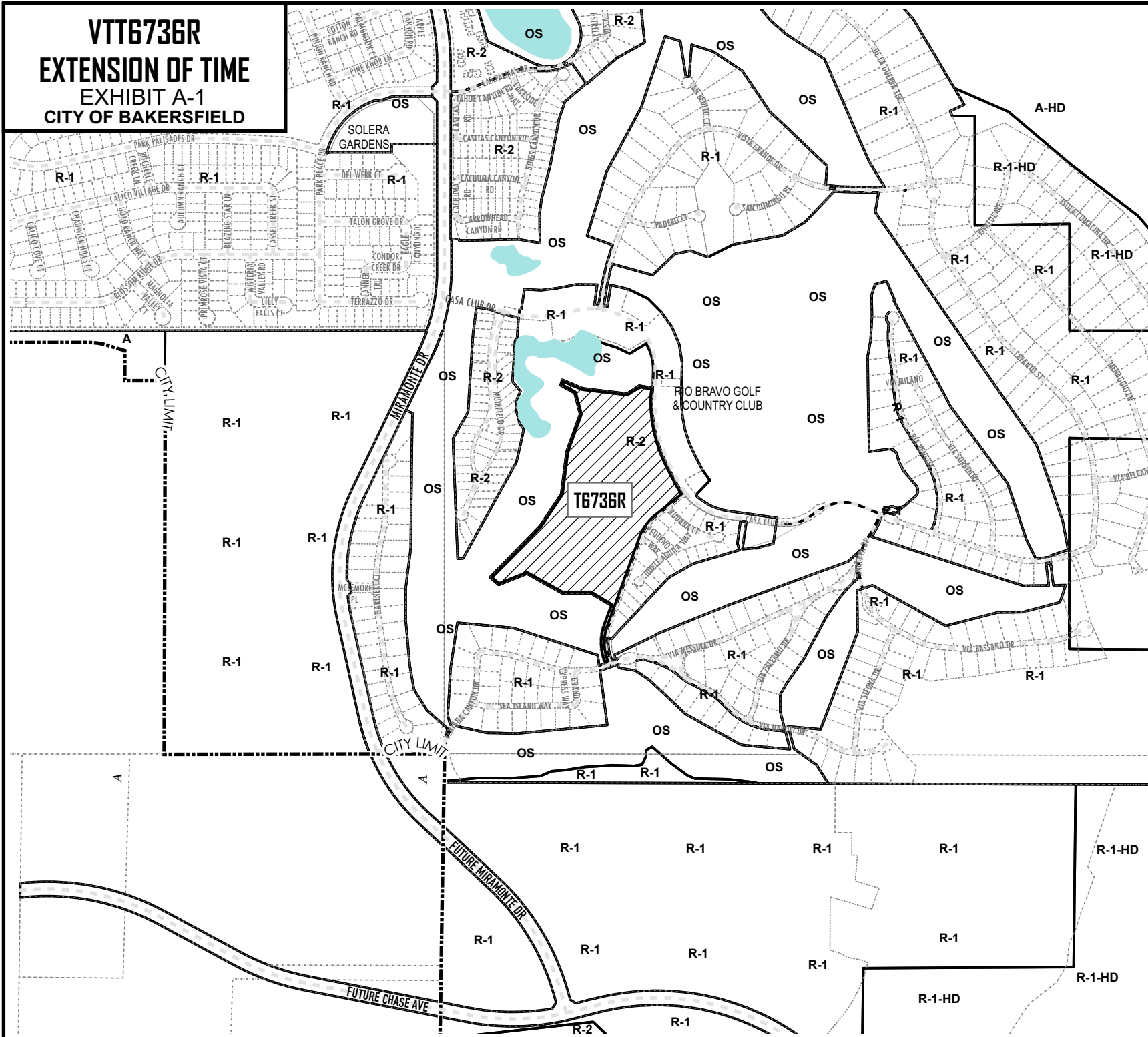
APPROVED

\_\_\_\_\_  
DANIEL CATER, CHAIR  
City of Bakersfield Planning Commission

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

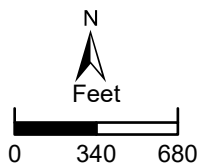


# **VTT6736R** **EXTENSION OF TIME** **EXHIBIT A-1** **CITY OF BAKERSFIELD**



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





## REVISED VESTING TENTATIVE TRACT NO. 6736

FOR CONDOMINIUM PURPOSES

BEING PARCEL 1 OF LOT LINE ADJUSTMENT NO. 29-84 AS PER CERTIFICATE OF COMPLIANCE RECORDED JULY 6, 1984, IN BOOK 5673, PAGE 1776 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER AND A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M. CONSISTING OF 1 SHEET IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, 19.07 ACRES WITHIN TRACT CONTAINING 17 BUILDABLE LOTS FOR CONDOMINIUM PURPOSES  
MARCH OF 2008

**OWNER:**

ANDREW R. FULLER AND STEPHANIE S. GREENE, HUSBAND AND WIFE, AS JOINT TENANTS  
2257 LAS CANOAS DRIVE  
SANTA BARBARA, CA 93105  
CONTACT: ANDREW FULLER  
PHONE: (805) 682-7095

**ENGINEER:**

MCINTOSH & ASSOCIATES  
2001 WHEELAN COURT  
BAKERSFIELD, CA 93309  
CONTACT: ROGER MCINTOSH  
PHONE: (805) 834-4814

**PHASING:**

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

**BASIS OF BEARINGS:**

THE BEARING OF S51°45'00"W, SHOWN FOR THE CENTERLINE OF DONALDO STREET PER TRACT NO. 5737, BOOK 40 OF MAPS, PAGES 153 & 154 IN THE OFFICE OF THE KERN COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

**GENERAL NOTES:**

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

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

A 10' PUBLIC UTILITY EASEMENT (PUE) IS PROPOSED AND IS LOCATED IN ALL FRONT AND SIDE YARDS ADJACENT TO ALL STREETS.

ALL STREETS SHOWN HEREON SHALL BE PRIVATE STREETS.

ALL RETURNS ARE 20' RADII CUTOFFS, UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC AND KNUCKLE RETURNS ARE 25' RADII CUTOFFS, UNLESS NOTED OTHERWISE.

THERE ARE NO EXISTING RESIDENTIAL STRUCTURES WITHIN THE PROJECT SITE.

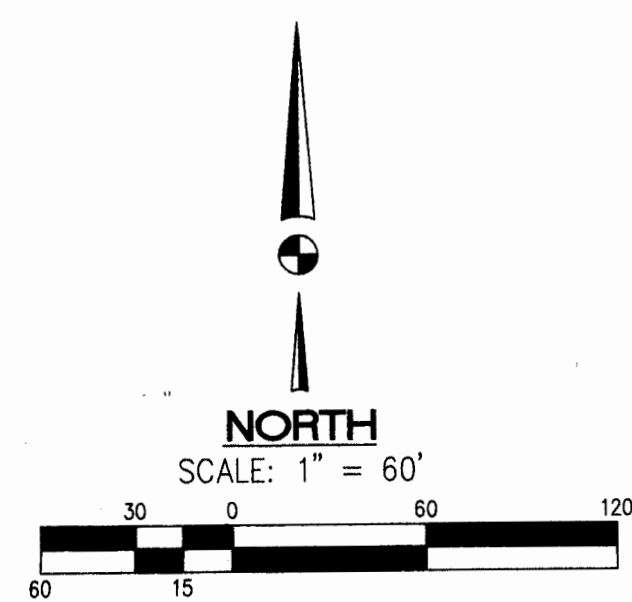
**STATISTICS:**

APN: 387-010-25  
TOTAL SITE ACREAGE: 19.07 (GROSS) ACRES  
NET ACREAGE: 18.51 (NET) ACRES  
EXISTING USE: VACANT  
THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP.  
PROPOSED USE: DETACHED CONDOMINIUMS  
NUMBER OF PROPOSED UNITS: 185 CONDOMINIUM UNITS  
NET DENSITY: 9.99 UNITS PER NET ACRE  
EXISTING ZONING: R-2 (LIMITED MULTIPLE FAMILY DWELLINGS)  
PROPOSED ZONING: R-2 (LIMITED MULTIPLE FAMILY DWELLINGS)  
EXISTING GENERAL PLAN: LMR (LOW MEDIUM DENSITY RESIDENTIAL)  
PROPOSED GENERAL PLAN: LMR (LOW MEDIUM DENSITY RESIDENTIAL)  
WATER: CALIFORNIA WATER SERVICE  
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
CABLE: BRIGHT HOUSE NETWORKS  
PHONE: A.T.&T.  
SEWER: CITY OF BAKERSFIELD  
SCHOOL DISTRICTS:  
KERN HIGH SCHOOL DISTRICT:  
EAST BAKERSFIELD HIGH SCHOOL  
BAKERSFIELD CITY SCHOOL DISTRICT:  
COMPTON JUNIOR HIGH SCHOOL  
CESAR CHAVEZ ELEMENTARY SCHOOL

**ALTERNATE STREET NAMES:**

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

1. FLAG AVENUE
2. SPECTATOR AVENUE
3. SIGNATURE AVENUE
4. GALLERY DRIVE
5. SORATCH AVENUE
6. MASHE WAY
7. NIBUT COURT
8. LOFT AVENUE
9. ALCORBA AVENUE
10. BELCARO DRIVE
11. BRISCO PLACE
12. CASS COURT
13. ESTRADA PLACE
14. LADERA LANE
15. LUCIA AVENUE
16. MONROVIA AVENUE
17. PAVONA STREET
18. SERENATA STREET

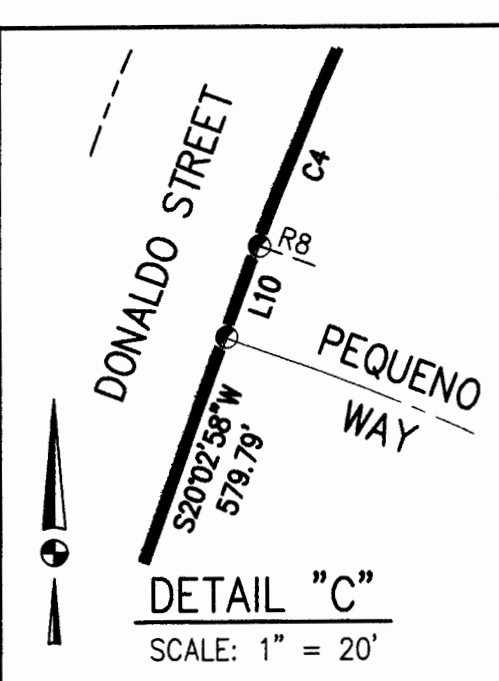
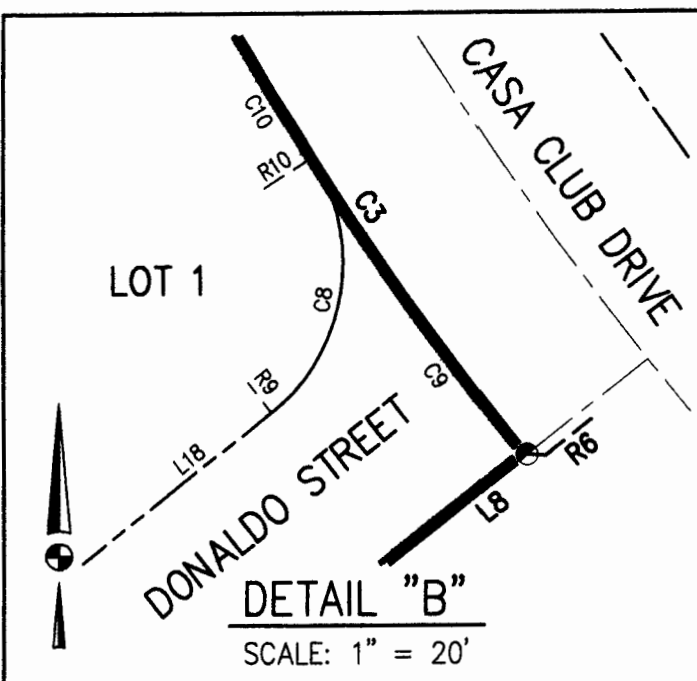
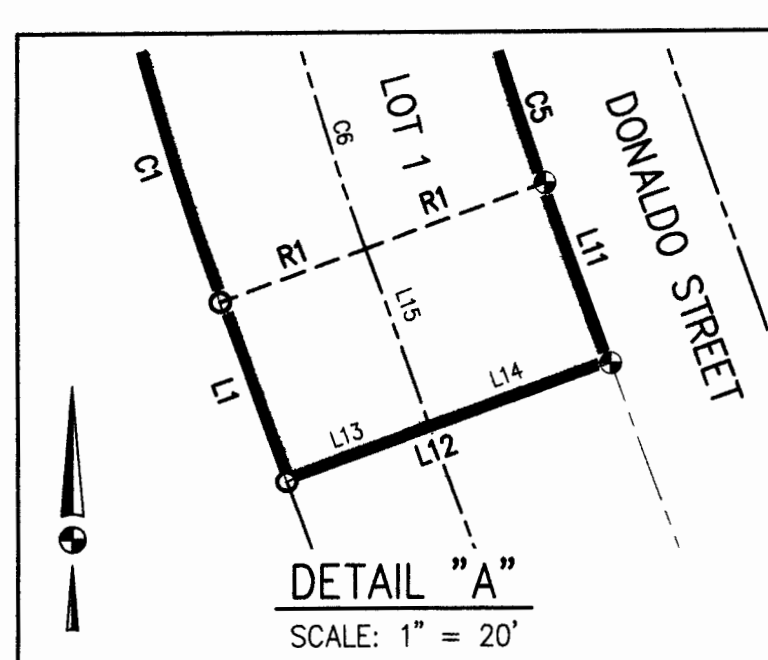


LINE	BEARING	LENGTH
L1	N19°35'55"W	20.00'
L2	N48°32'45"W	72.92'
L3	N61°01'18"W	99.33'
L4	N16°38'36"E	35.75'
L5	S84°18'43"E	84.89'
L6	S01°32'05"W	51.64'
L7	S27°34'12"E	108.01'
L8	S51°45'00"W	129.99'
L9	S51°46'54"W	87.49'
L10	S20°04'28"W	10.00'
L11	S19°56'55"E	20.00'
L12	S70°03'05"W	36.00'
L13	S70°03'05"W	18.00'
L14	S70°03'05"W	20.00'
L15	S19°56'55"E	20.00'
L16	S20°04'28"W	10.01'
L17	S51°46'54"W	87.48'
L18	S51°45'00"W	111.83'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	336.00'	234.56'	122.28'	39°59'53"
C2	915.70'	467.22'	238.81'	28°14'03"
C3	416.73'	76.57'	38.39'	10°31'40"
C4	300.00'	166.17'	85.28'	31°44'10"
C5	300.00'	209.43'	109.19'	39°59'53"
C6	320.00'	223.30'	116.46'	39°59'53"
C7	320.00'	177.24'	90.96'	31°44'08"
C8	20.00'	29.58'	18.24'	84°44'10"
C9	416.73'	38.22'	19.12'	05°15'16"
C10	416.73'	38.35'	19.19'	05°16'24"

RADIAL	BEARING
R1	N70°03'05"E
R2	N69°57'02"W
R3	S88°24'11"E
R4	S82°21'46"W
R5	N62°17'14"E
R6	S51°45'54"W
R7	S38°11'59"E
R8	N69°56'09"W
R9	S38°15'00"E
R10	S57°00'50"W
R11	N69°56'07"W

APPROVED BY  
PLANNING COMMISSION WITH  
CONDITIONS ON NOV 06 2008

**NOTES:**

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

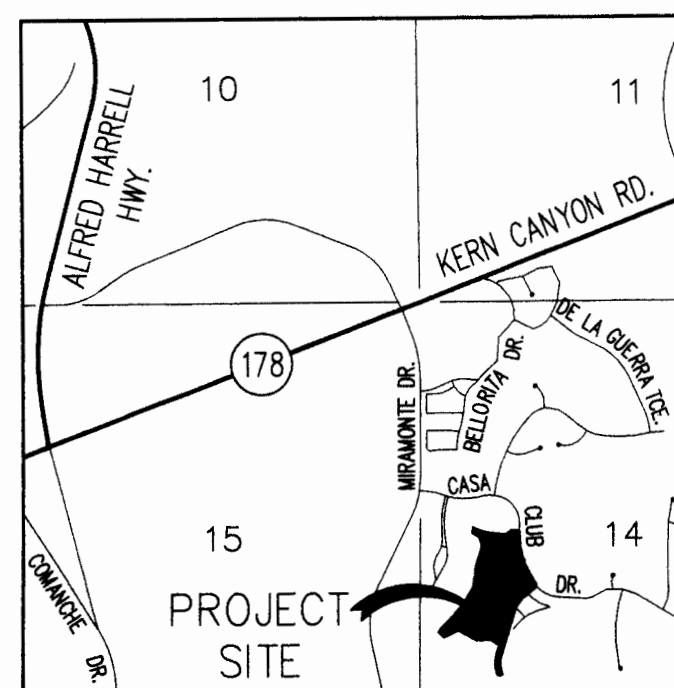
ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.

**LEGEND:**

- ▲ = FOUND MONUMENT AS DESCRIBED
- = PROPOSED 2" IRON PIPE WITH HUB AND PENNY BRASS TAG MARKED "LS 4383"
- = PROPOSED CONCRETE MONUMENT WITH BRASS CAP STAMPED "LS 4383" IN LAMPHOLE
- ⊙ = PROPOSED CONCRETE MONUMENT WITH BRASS CAP STAMPED "LS 4383" IN LAMPHOLE FOR PRIVATE STREET
- ⊙ = FOUND CONCRETE MONUMENT WITH BRASS CAP STAMPED "RCE 15331" IN LAMPHOLE PER TRACT NO. 5737, MAP BOOK 40, PAGES 153 & 154.
- = FOUND 1" IRON PIPE WITH CAP STAMPED "RCE 15331", NOT OF RECORD. REPLACED WITH 2" IRON PIPE WITH HUB AND PENNY BRASS TAG MARKED "LS 4383"
- = FOUND 1" IRON PIPE WITH CAP STAMPED "LS 4992", NOT OF RECORD. REPLACED WITH 2" IRON PIPE WITH HUB AND PENNY BRASS TAG MARKED "LS 4383"
- = FOUND 1" IRON PIPE AND CAP WITH ILLEGIBLE STAMP, NOT OF RECORD. REPLACED WITH 2" IRON PIPE WITH HUB AND PENNY BRASS TAG MARKED "LS 4383"

**TOPOGRAPHIC LEGEND:**

- EX. O.R. = EXISTING OFFICIAL RECORDS
- SP. O. = EXISTING POWER POLE
- TP. O. = EXISTING TELEPHONE POLE
- EX. M.B. = EXISTING METER BOX
- EX. T.S. = EXISTING TRAFFIC SIGN
- EX. S.N.S. = EXISTING STREET NAME SIGN
- EX. P.M. = EXISTING PIPELINE MARKER
- EX. T.P. = EXISTING TELEPHONE PEDESTAL
- EX. T. = EXISTING TREE
- PRO. C.B. = PROPOSED CATCH BASIN
- DIR. D. & A.G. = DIRECTION DRAINAGE AND APPROXIMATE GRADE
- PRO. S.D. = PROPOSED STORM DRAIN MANHOLE AND STORM DRAIN LINE
- EX. O.H. = EXISTING O.H. ELECTRICAL LINE(S)
- EX. T.L. = EXISTING TELEPHONE LINE(S)
- EX. O.L. = EXISTING OIL LINE
- EX. C.L. = EXISTING CHAIN LINK FENCE
- EX. B. = EXISTING BARB WIRE FENCE
- EX. G. = EXISTING GROUND CONTOUR
- PRO. P.L. = PROPOSED PHASE LINES
- TR. B. = TRACT BOUNDARY

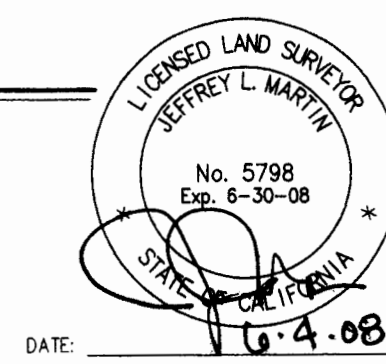
VICINITY MAP  
NOT TO SCALE

SHEET  
1  
OF 2 SHEETS

ANDREW R. FULLER AND STEPHANIE S. GREENE, HUSBAND AND WIFE, AS JOINT TENANTS  
A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M.  
REVISED VESTING TENTATIVE TRACT NO. 6736  
LOS VERDES AT RIO BRAVO COUNTRY CLUB

Autocad: FILE:07081701

DATE	REVISIONS	BY
06/04/08	REVISED/UPDATED PER C.O.B. COMPLETENESS LETTER	EBT



2001 WHEELAN COURT  
BAKERSFIELD, CALIFORNIA 93309  
(661) 834-4814  
DRAWN BY: EBT/JLM  
JOB NO: 07-081  
CHECKED BY: DATE: 04/03/08

**McINTOSH & ASSOCIATES**  
LAND SURVEYING • CIVIL ENGINEERING © 2008

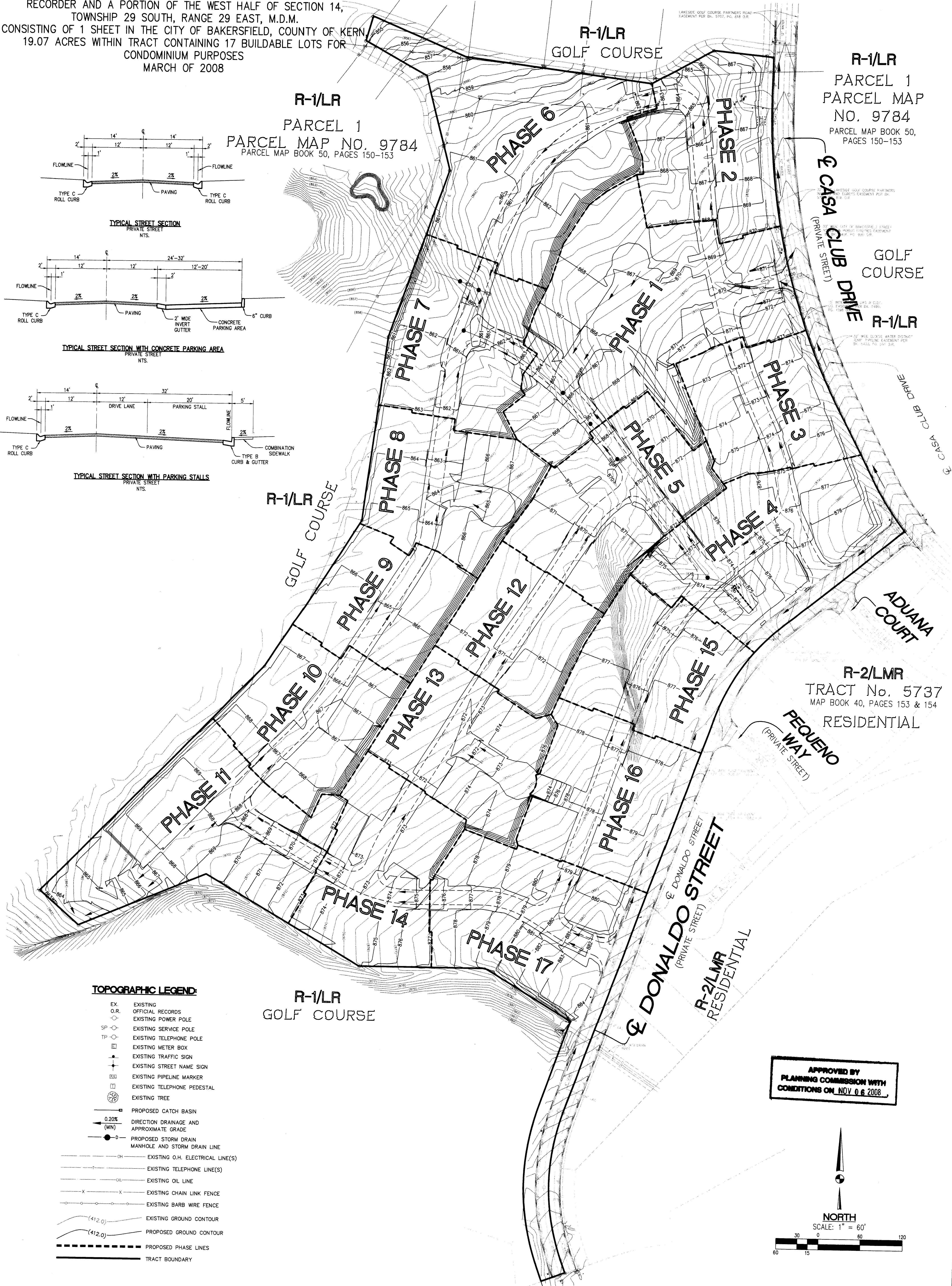
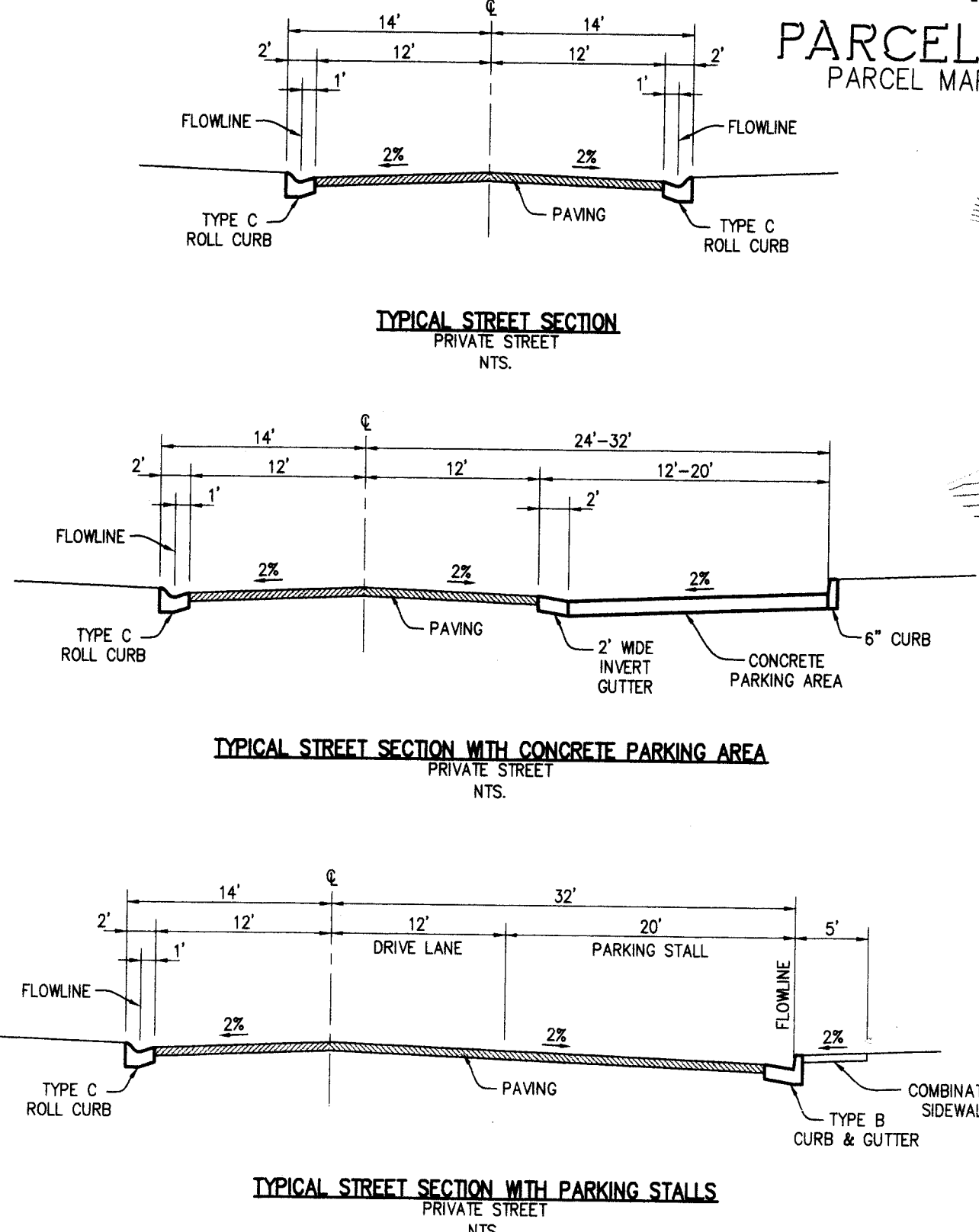


REVISED VESTING TENTATIVE TRACT NO. 6736 & PRELIMINARY GRADING PLAN

FOR CONDOMINIUM PURPOSES  
BEING PARCEL 1 OF LOT LINE ADJUSTMENT NO. 29-84 AS PER  
CERTIFICATE OF COMPLIANCE RECORDED JULY 6, 1984, IN BOOK 5673,  
PAGE 1776 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY  
RECORDER AND A PORTION OF THE WEST HALF OF SECTION 14,  
TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M.  
CONSISTING OF 1 SHEET IN THE CITY OF BAKERSFIELD, COUNTY OF KERN,  
19.07 ACRES WITHIN TRACT CONTAINING 17 BUILDABLE LOTS FOR  
CONDOMINIUM PURPOSES  
MARCH OF 2008

R-1/LR  
PARCEL 1  
PARCEL MAP NO. 9784  
PARCEL MAP BOOK 50, PAGES 150-153

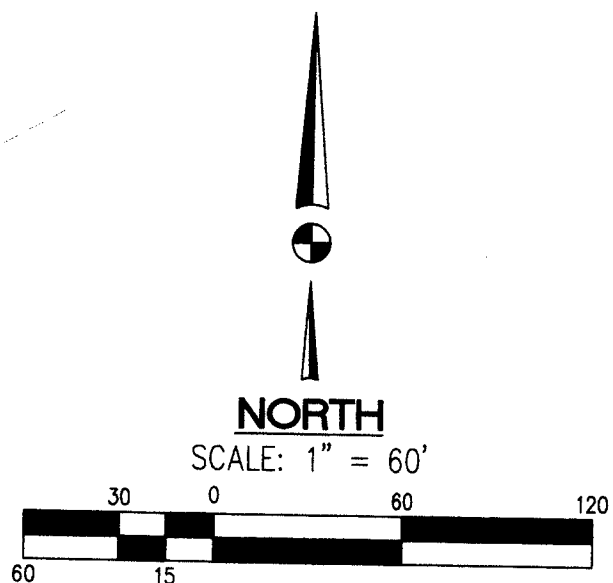
R-1/LR  
PARCEL 1  
PARCEL MAP  
NO. 9784  
PARCEL MAP BOOK 50,  
PAGES 150-153



TOPOGRAPHIC LEGEND:

- EX. EXISTING
- O.R. OFFICIAL RECORDS
- EXISTING POWER POLE
- SP. EXISTING SERVICE POLE
- TP. EXISTING TELEPHONE POLE
- EXISTING METER BOX
- EXISTING TRAFFIC SIGN
- EXISTING STREET NAME SIGN
- EXISTING PIPELINE MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TREE
- PROPOSED CATCH BASIN
- 0.20% DIRECTION DRAINAGE AND APPROXIMATE GRADE
- PROPOSED STORM DRAIN MANHOLE AND STORM DRAIN LINE
- EXISTING O.H. ELECTRICAL LINE(S)
- EXISTING TELEPHONE LINE(S)
- EXISTING OIL LINE
- EXISTING CHAIN LINK FENCE
- EXISTING BARB WIRE FENCE
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- PROPOSED PHASE LINES
- TRACT BOUNDARY

APPROVED BY  
PLANNING COMMISSION WITH  
CONDITIONS ON NOV. 06, 2008





## 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 Revised Vesting Tentative Tract Map 6736 (Phased)

**Project Location-Specific:**

Located at within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive.

**Project Location-City:** Bakersfield

**Project Location-County:** Kern

**Description of Project:**

An extension of time for Vesting Tentative Tract 6736 consisting of 17 lots for the purpose of creating 185 detached condominium units on 19.07 acres, zoned R-2 (Limited Multiple Family Dwelling) for multi-family residential development.

**Name of Public Agency Approving Project:** City of Bakersfield

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

**Exempt Status:**

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

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

---

**Lead Agency:** Contact Person: Tony Jaquez Telephone/Ext.: 661.326.3452

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:** Associate Planner **Date:** October 18, 2019

☒ Signed by Lead Agency  
\_\_\_\_ Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** October 17, 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 1

**SUBJECT:**

**Extension of Time for Vesting Tentative Tract Map 6755 (Phased):** Derrick Odland requests an extension of time for this tentative map consisting of 91 single family residential lots, one park lot and one sump lot on 33 acres, located on the north side of East Hosking Avenue, approximately ½ mile east of South Union Avenue.

**APPLICANT:** Derrick Odland

**OWNER:** Waldo Jones, LLC

**LOCATION:** The north side of East Hosking Avenue approximately ½ mile east of South Union Avenue in southeast Bakersfield.

---

**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

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

**CITY OF BAKERSFIELD  
PLANNING DEPARTMENT  
STAFF REPORT**

**TO:** Chair and Members of the Planning Commission

AGENDA ITEM: 5.c.

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

APPROVED: KFC

**DATE:** October 17, 2019

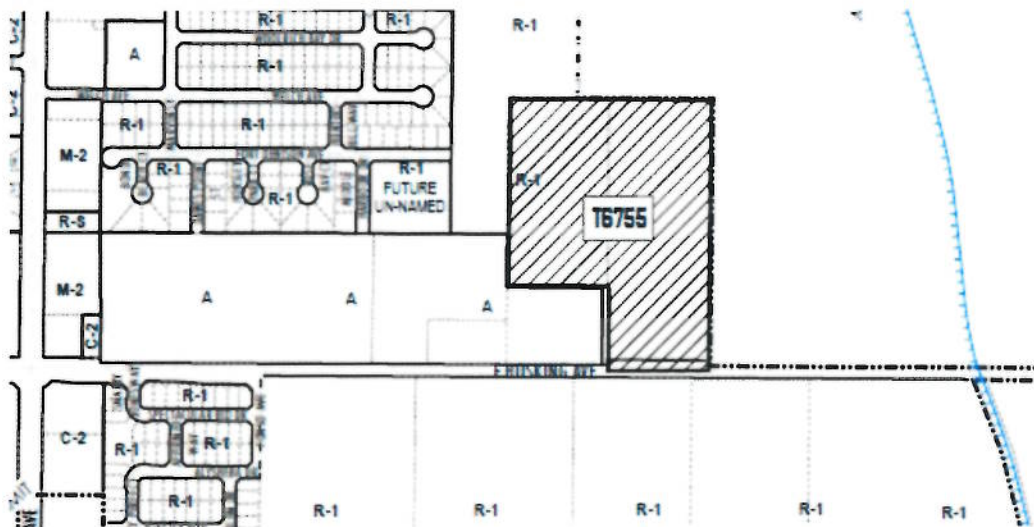
**SUBJECT:** **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6755 (WARD 1)**

**APPLICANT:** APPLICANT  
Kern County Marketplace LTD  
Attn: Derrick Odland  
1780 Calle Pacifico  
Arroyo Grande, CA 93420

PROPERTY OWNER  
Waldo Jones, LLC  
1000 E. Hosking Ave  
Bakersfield, CA 93307

**LOCATION:** Located on the north side of East Hosking Avenue, approximately ½ mile east of South Union Avenue in southeast Bakersfield. (APN #: 518-040-(15, 17))

**Figure 1. Location Map**



**RECOMMENDATION:**

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map No. 6755 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 91 single-family residential lots, one sump lot, and one park lot on 33 acres, zoned R-1 (One-Family Dwelling Zone).

**Figure 2: SITE VISIT PHOTO**  
View from East Hosking Looking North



## PROJECT ANALYSIS:

### Background and Timeline:

**November 16, 2006.** Original approval of Vesting Tentative Tract Map 6755 by your Commission to create 91 single-family lots, one park lot and one sump lot on a 33 acre subdivision area zoned R-1 (One-Family Dwelling). A Mitigated Negative Declaration (GPA/ZC 05-1280), and addendum includes analysis for the project was adopted at the same Planning Commission meeting, which included a review of Vector Control Analysis and an Odor Impact. Traffic, cultural resource survey, and agricultural land conversion mitigation requirements have been included.

**October 3, 2007.** Project site was annexed into the City of Bakersfield as Hosking No. 10 Annexation (#523). In accordance with the Subdivision Map Act, the date of the annexation is the effective date of the Planning Commission's approval of Vesting Tentative Tract Map 6755.

**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 expiration date and the applicant has requested additional time to search developers to move the project forward.



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 6755 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). Staff reviewed the application of these State approved extensions of time and corrected the cumulative expiration date of the automatic extensions of time approved by the State to be October 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 first request for Vesting Tentative Tract Map 6755. Staff recommends approval of a three-year extension of time to expire on October 2, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on August 29, 2006.

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

#### **Surrounding Uses:**

The site is surrounded primarily by vacant or land in agricultural cultivation land to the east and north. Urbanization is to the west. An existing calf-raising operation is located to the south.

**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:

<b>Table A. Surrounding Land Use Designations and Zoning Districts</b>			
<b>DIRECTION</b>	<b>LAND USE DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	<b>RI-A, LR</b>	<b>A, R-1</b>	<b>Vacant, Agriculture</b>
<b>SOUTH</b>	<b>RI-A; LMR</b>	<b>A, R-1</b>	<b>Single Family homes, cattle ranch</b>
<b>EAST</b>	<b>RI-A</b>	<b>A</b>	<b>Agriculture</b>
<b>WEST</b>	<b>RI-A, LR</b>	<b>A, R-1</b>	<b>Vacant, Single Family homes</b>
Land Use Designations: LR: $\leq 7.26$ du/na LMR: $> 4 \leq 10$ du/na RI-A : Resource Intensive-Agriculture		Zoning Designations A: Agriculture R-1: One Family Dwelling	

#### **Circulation:**

Primary access is from future Madison Avenue, a north-south collector street bisecting the subdivision. Madison Avenue will connect with East Hosking Avenue along the subdivision's southern border. The closest Golden Empire Transit (GET) bus is at South Union Ave. and Hosking Ave. (Route 62), and is accessible to the tract approximately one-half ( $\frac{1}{2}$ ) mile along East Hosking Ave. The City's Bikeway Master Plan identifies East Panama Lane as a Class 2 facility (bike lanes), approximately one-half ( $\frac{1}{2}$ ) mile to the north of Vesting Tentative Tract Map 6755. Cottonwood Road is designated as a future bikeway one-half ( $\frac{1}{2}$ ) mile to the east. Bike lanes are not currently in place in the vicinity but will be constructed as future development takes place.

#### **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 May 24, 2006 in conjunction with Project No. GPA/ZC 05 – 1280 by the City Council. 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 6755 in a timely manner, and has requested a three-year extension to search developers to move



the project forward. 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 6755 Map

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 6755, LOCATED GENERALLY ON THE  
NORTH SIDE OF EAST HOSKING AVE., APPROXIMATELY ½  
MILE EAST OF SOUTH UNION AVE.**

WHEREAS, Derrick Odland, representing Kern County Marketplace LTD, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6755 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 6, 2019, which is prior to the expiration date of Vesting Tentative Map 6755, 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 August 29, 2006, conditionally approved by the Planning Commission on November 16, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on May 24, 2006 in conjunction with Project No. GPA/ZC 05 – 1280 for Vesting Tentative Tract Map 6755; and

WHEREAS, said property was annexed to the City of Bakersfield on October 3, 2007 (Hosking No. 10 Annexation (#523)), and in accordance with the Subdivision Map Act, the date of the annexation is the effective date of the Planning Commission's approval of Vesting Tentative Tract Map 6755.

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, October 17, 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 6755 is hereby extended until October 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 October 17, 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

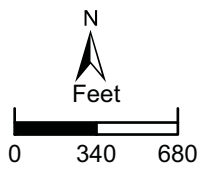
# VT6755 EXTENSION OF TIME

CITY OF BAKERSFIELD

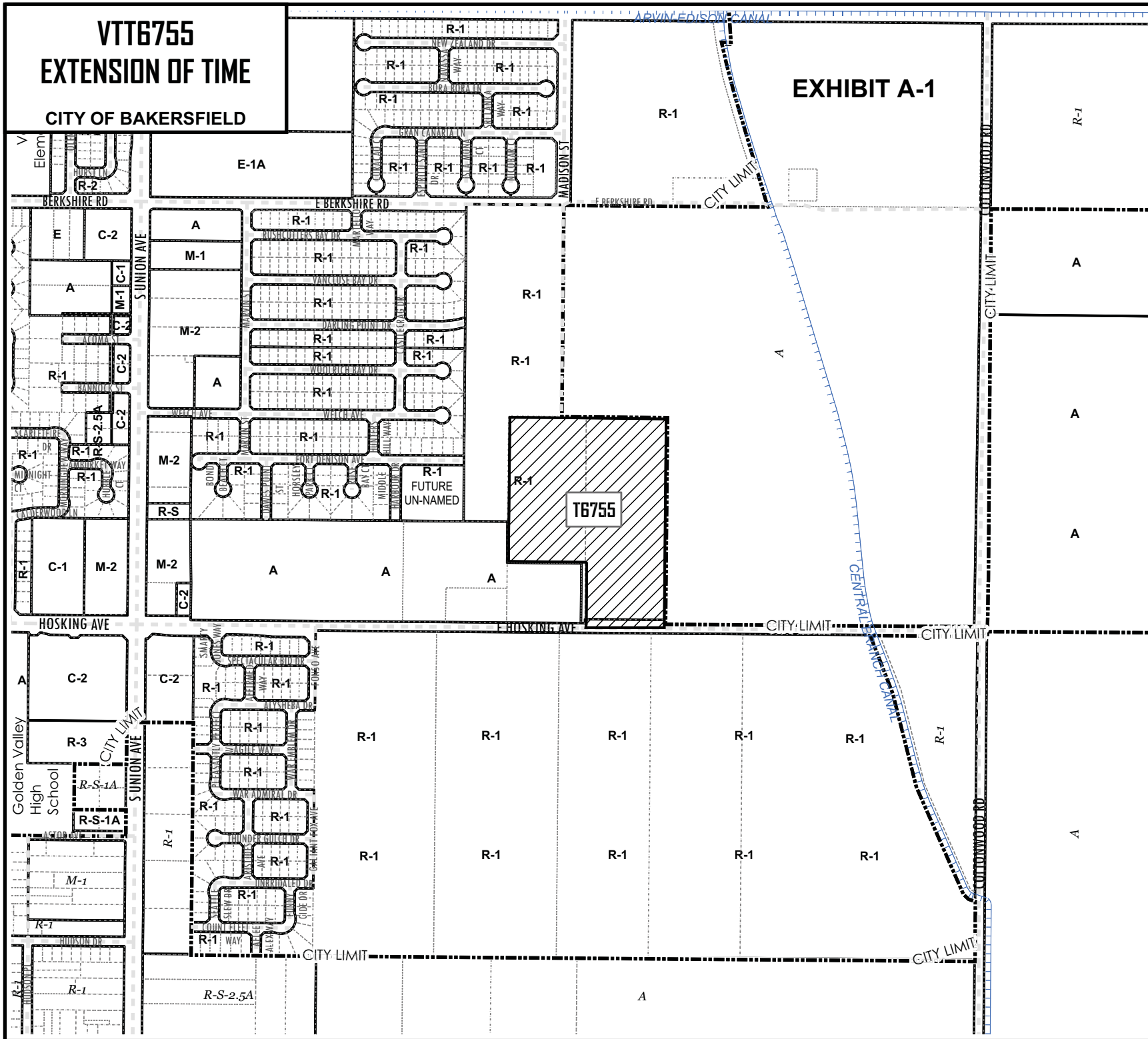
EXHIBIT A-1

## 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-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



Document Name: 20190816\_TTs



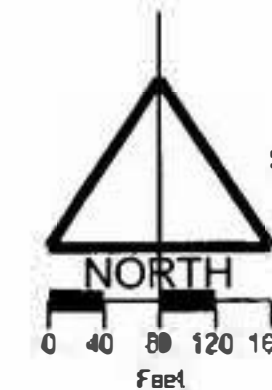
# EXHIBIT A-2

## Vesting Tentative TRACT NO. 6755 to the City of Bakersfield

A subdivision of a portion of the South Half of the  
South Half of Sec. 29, T. 30 S., R. 29 E., M.D.M.  
County of Kern, State of California

93 Lots  
(91 Buildable)

33.01 Acres



Scale: 1" = 80'



Jerry L. Hendricks, L.L.E. exp. 12/31/07

**Hendricks Engineering**  
2003 20th St., Bakersfield, CA 93301  
(881) 326-1543 Fax: (881) 326-0421

**Owner:**  
Wells & Helen Jones  
1900 E. Hedding Ave.  
Bakersfield, CA 93307

**APN Nos.:**  
518, 040, 15 & 17

**Subdivider:**  
Global Investment & Development, LLC  
3470 Wilshire Blvd., Ste 1020  
Los Angeles, CA 90010

**General Plan:** LR

**Zoning:** R-1

**School Districts:**

Greenfield School District  
Valle Verde Elem., Oliver Mid.  
Kern Co. Union High School Dist.  
Golden Valley High

**Proposed Drainage:**

Retention Basin

**Utilities:**  
Electricity - P. G. & E.  
Nat. Gas - P. G. & E.  
Telephone - SBC  
Cable - Bright House  
Water - Greenfield County Water  
Sewer - City of Bakersfield

**Alternate Street Names:**  
Sky Shell Lane  
Moon Flower Drive  
Magnum Drive  
Gertie Grease Lane

**Proposed Density (Net):**

R-1 (Residential) = 21.75 ac (Net)  
Density = 4.4 units/acre

**Proposed Use (Gross):**  
R-1 (Residential) = 31.08 ac  
Retention Basins = 0.48 ac  
Park Site = 1.45 ac

**Street Grade Note:**

All street grades are estimated to be  
0.25% unless otherwise noted.

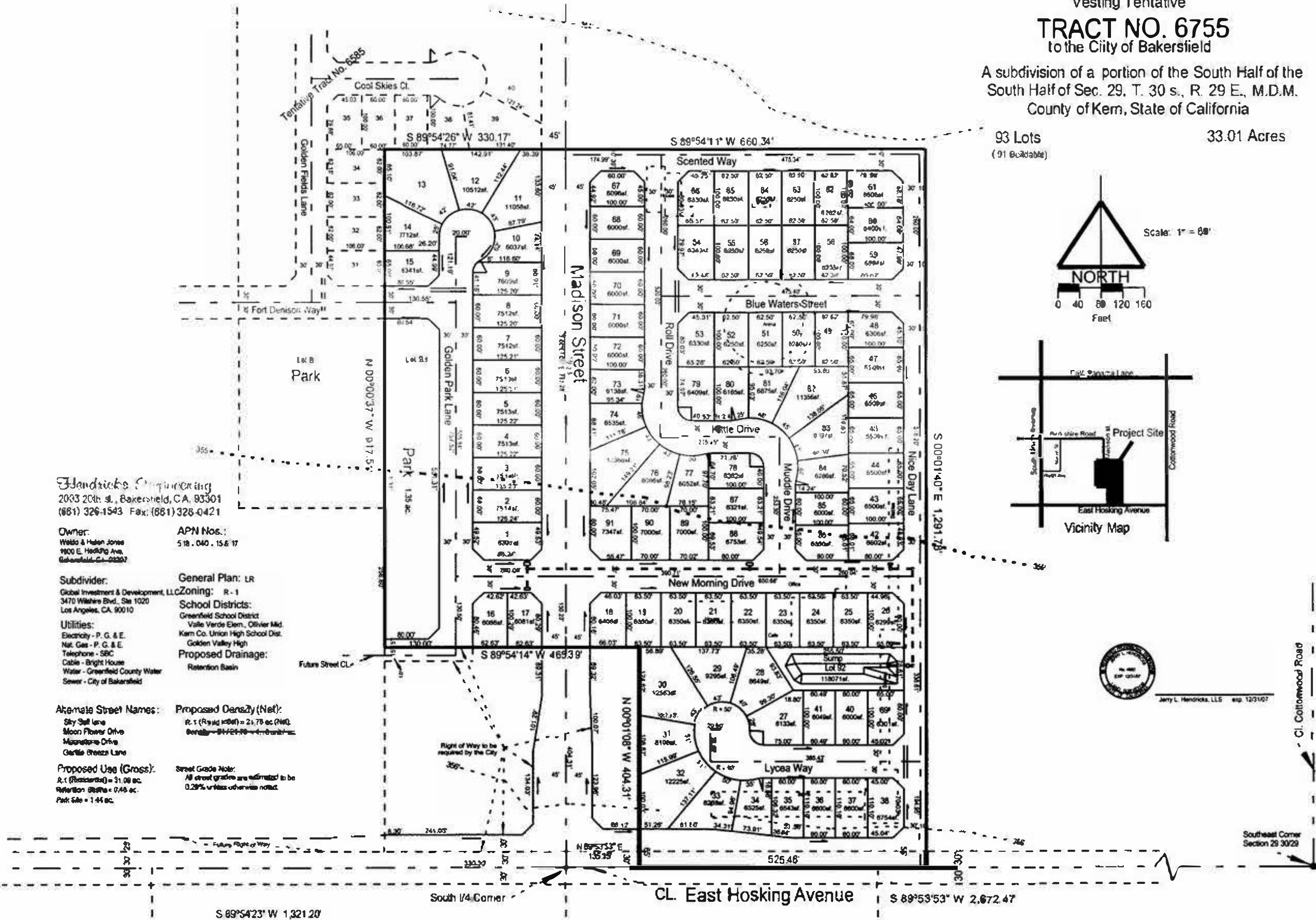


EXHIBIT "2"

## 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 6755 (Phased)

**Project Location-Specific:** The north side of East Hosking Avenue approximately ½ mile east of South Union Avenue.

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

**Description of Project:** Extension of Time for Vesting Tentative Tract Map 6755 (Phased) consisting of 91 single family residential development lots, one park lot and one sump lot on 33 acres, zoned R-1 for located on the north side of East Hosking Avenue approximately ½ mile east of South Union Avenue.

**Name of Public Agency Approving Project:** City of Bakersfield

**Name of Person or Agency Carrying Out Project:** Derrick Odland

**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:** October 17, 2019

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

**TO:** Planning Commission

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

**PLANNER:** Tony Jaquez, Associate Planner

**DATE:**

**WARD:** Ward 5

**SUBJECT:**

**Extension of Time for Vesting Tentative Tract Map 6807 (Phased):** Daljinder Chauhan requests an extension of time for this tentative map consisting of 315 single family residential lots, 1 sump, and 5 landscape lots on 86.40 acres, located at the northwest corner of Taft Highway and Green Road. Notice of Exemption on file.

**APPLICANT:** Daljinder Chauhan

**OWNER:** Daljinder Chauhan

**LOCATION:** Located at the northwest corner of Taft Highway and Green Road in southwest Bakersfield.

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Exhibits_Combined	Exhibit



**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

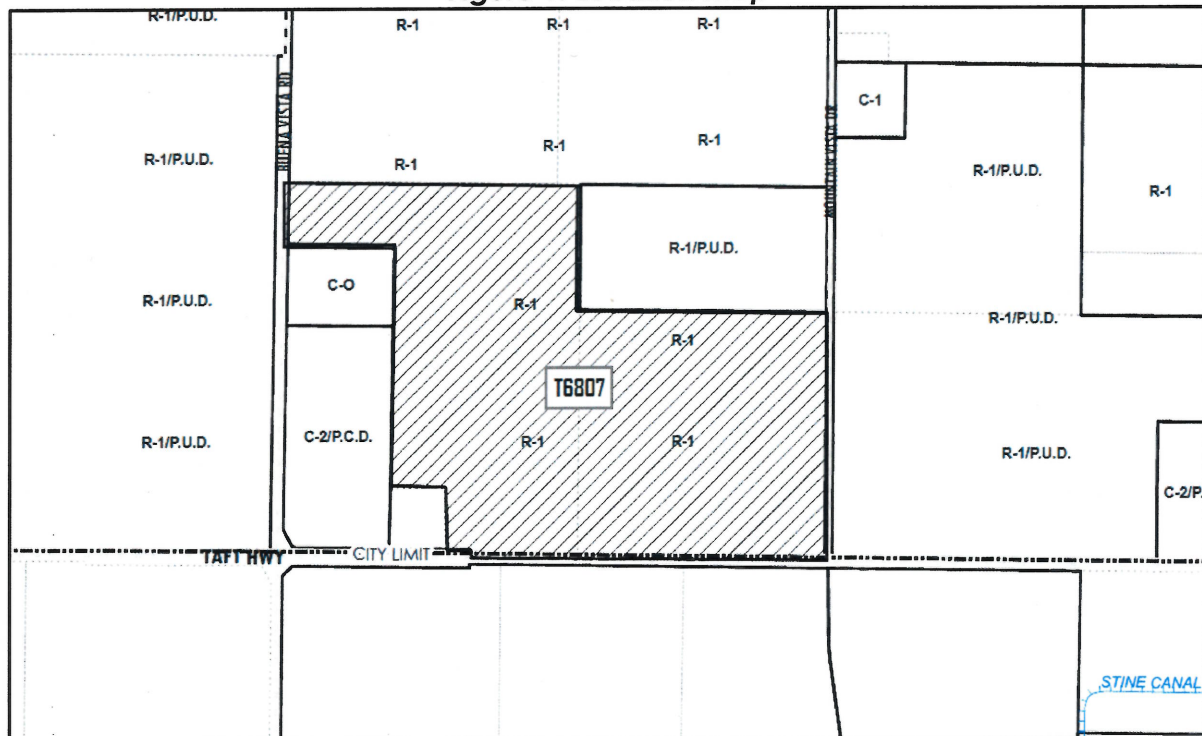
**DATE:** October 17, 2019

**SUBJECT:** **EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6807 – PHASED (WARD 5)**

**APPLICANT:** PROPERTY OWNER  
Dajinder Chauhan  
8632 Highway 166  
Mettler, CA 93313

**LOCATION:** Located at the northwest corner of Taft Highway and Green Road in southwest Bakersfield (APN #:542-010-09 & -13)

**Figure 1. Location Map**



**RECOMMENDATION:**

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map No. 6807 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 315 single-family residential lots, 1 sump, and 5 landscape lots on 86.40 acres, zoned R-1 (One-Family Dwelling Zone), located at the northwest corner of Taft Highway and Green Road in southwest Bakersfield.

**Figure 2: SITE VISIT PHOTO**  
View north from Taft Highway



## PROJECT ANALYSIS:

### Background and Timeline:

**September 6, 2007.** Original approval of Vesting Tentative Tract Map 6807 by your Commission (Resolution No. 143-07) to create 315 single-family lots on an 86-acre subdivision area zoned R-1 (One-Family Dwelling). A Mitigated Negative Declaration for the related GPA/ZC #05-0743 was adopted by City Council on November 16, 2005 (Resolution No 272-05), which included a review of a site specific air quality study, noise study, public services, traffic, and cultural resource survey 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 September 5, 2019 expiration date and the applicant has requested additional time to allow the developer more time to record maps.

In response to the Economic Downturn and the Recession, the California State Legislature approved a series of automatic extensions to certain approved tentative subdivision maps. As a result of these state extensions, Vesting Tentative Tract Map 6807 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 September 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 6807. Staff recommends approval of a three-year extension of time to expire on September 5, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on June 20, 2007.

As an approved vesting tentative map, this subdivision is subject to the local development ordinances, standards, and policies in effect on the day this application was deemed complete. Although the City adopted Resolution No. 112-07 to reflect Caltrans design requirements for Taft Hwy (SR 119), which require additional right-of-way and wider landscaped areas for Taft Hwy after approval of VTM 6807, this subdivision is subject to these requirements under Caltrans jurisdiction of Taft Hwy. In accordance with Subdivision Map Act Section 66498.6 (b), vesting does not release the subdivider of complying with conditions and requirements of any state or federal laws, regulations, or policies and local agencies may not disregard any state or federal laws, regulations, or policies. Therefore, at time of recordation, the subdivider may need to adjust some lot and street layouts to accommodate Caltrans requirements.

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 project site is depicted as Low Density Residential on the Land Use Element of the Metropolitan Bakersfield General Plan. The project site is surrounded on the north, south and east with agricultural land and low density residential, and commercial abuts a majority of the western boundary. The project site is virtually surrounded by the Old River Ranch project. The site is surrounded by:

<b>Table A. Surrounding Land Use Designations and Zoning Districts</b>			
<b>DIRECTION</b>	<b>LAND USE DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	R-IA and LR	R-1 and R-1/PUD	Agriculture
<b>SOUTH</b>	R-IA, OC, and LR	R-1 and C-O	Agriculture
<b>EAST</b>	LR	R-1/PUD	Agriculture
<b>WEST</b>	LR, OC, GC, R-IA	R-1/PUD, C-O, C-2/PCD, R-1	Agriculture, Commercial
Land Use Designations LR: ≤ 7.26 du/na R-IA: Resource – Intensive Agriculture OC: Office Commercial GC: General Commercial		Zoning Designations R-1: One Family Dwelling R-1/PUD: One Family Dwelling PUD / Planned Unit Development C-O: Professional and Administrative Office C-2/PCD: Regional Commercial / Planned Commercial Development	

**Figure 3. Aerial Photo**



**Circulation:**

This tentative tract has access to Buena Vista Road (arterial street) and Green Road on the west and east tract map boundary, respectively. The closest Golden Empire Transit (GET) bus is at the intersection of Ashe Road and Panama Lane (Route 61), and is accessible to the tract approximately 3.5 miles to the northwest. The City's Bikeway Master Plan identifies Taft Highway 178 (State Route 119) as a Future Bikeway facility (bike lanes), along the south boundary of Vesting Tentative Tract Map 6807. The Traffic Engineer will evaluate if bike lane striping should be installed or delayed along Taft Highway and if their installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents). Striping would then occur at the time the City added bike lanes along the street with connections to the existing bikeway network.

**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 November 16, 2005 for the related GPA/ZC #05-0743. 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 6807 in a timely manner, and has requested a three-year extension to be able to receive additional time for the developer to record maps. The three-year extension is reasonable and is in compliance with the extensions permitted by BMC 16.16.080. Therefore, the request is recommended for approval by the Planning Director.

**Exhibits: (attached):**

Exhibit A: Resolution

A-1 Location Map with Zoning

A-2 Vesting Tentative Tract Map

Exhibit B: Notice of Exemption



## EXHIBIT A

### RESOLUTION NO. \_\_\_\_

#### **RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6807, LOCATED AT THE NORTHWEST CORNER OF TAFT HIGHWAY AND GREEN ROAD.**

WHEREAS, Dajinder Chauhan, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6807 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 3, 2019, which is prior to the expiration date of Vesting Tentative Map 6807, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on June 20, 2007, conditionally approved by the Planning Commission on September 6, 2007; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on November 16, 2005 for related General Plan Amendment/Zone Change 05-0743; 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, October 17, 2019, 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 6807 is hereby extended until September 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 October 17, 2019, on a motion by Commissioner \_\_\_\_ and seconded by Commissioner \_\_\_\_\_, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

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DANIEL CATER, CHAIR  
City of Bakersfield Planning Commission

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



**VTT6807**  
**EXTENSION OF TIME**  
**EXHIBIT A-1**  
**CITY OF BAKERSFIELD**

**.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**R-1/P.U.D.**

**C-2/P.C.D.**

R-1/P.U.D.

**R-1/P.U.D.**

**R-2/P.U.D.**

R-1

R-1

R-1

R-1

R-1

R-1

**R-1**

C-1

**R-1/P.U.D.**

R-1

**R-1/P.U.D.**

**C-O**

~~R-1~~

~~R-1~~

**R-1/P.U.D.**

**R-1/P.U.D.**

C-2/P.C.D.

## TAFT-HWY

CITY LIMIT

T6807

 $R-1$ 

R-2

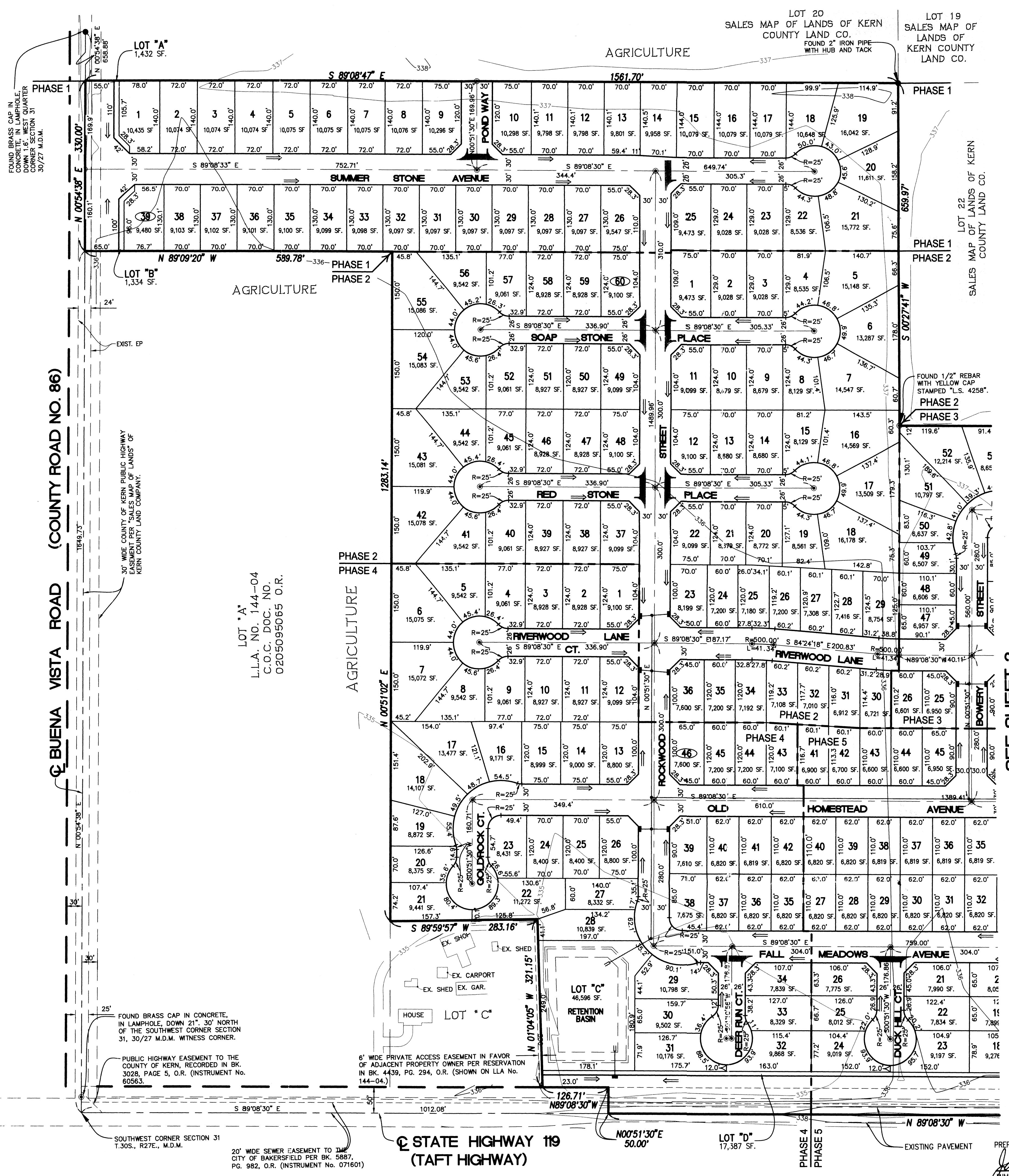
R-1

**LEGEND  
(ZONE DISTRICTS)**

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



Category	Value
Did not vote for any candidate	1020

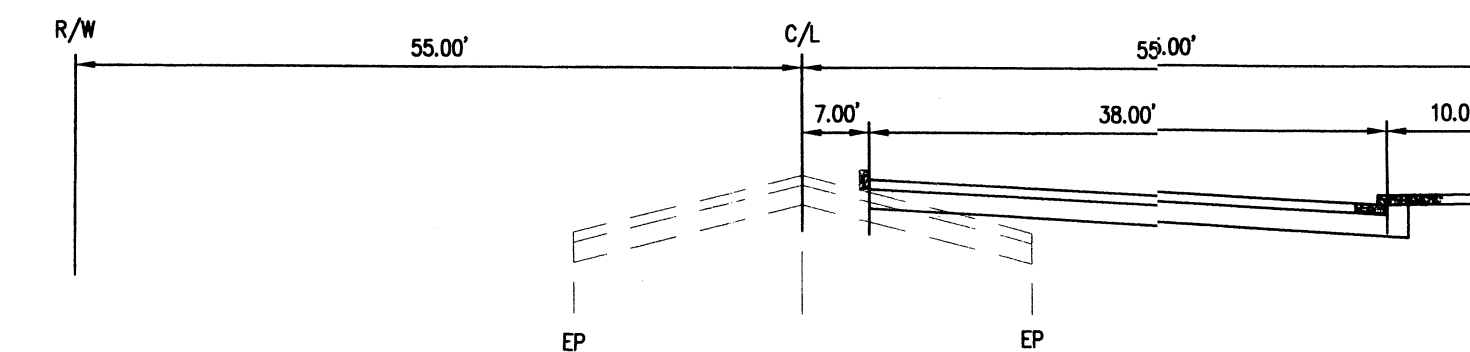
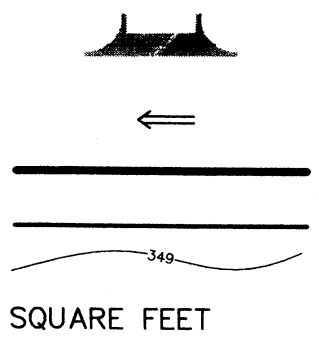




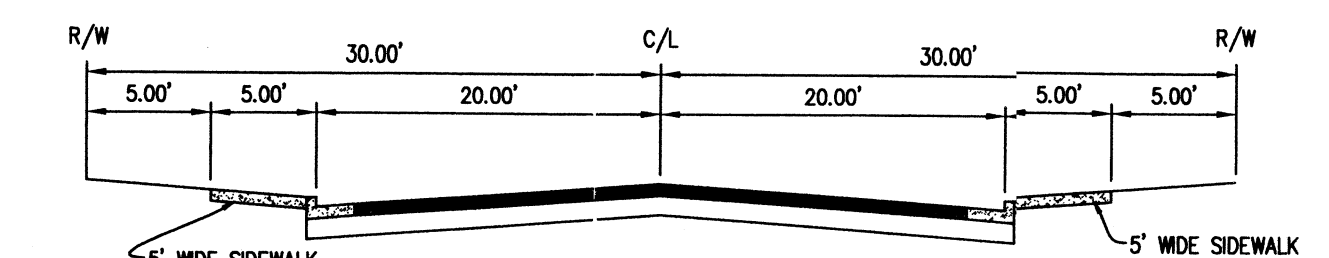
## EXHIBIT A-2

## LEGEND

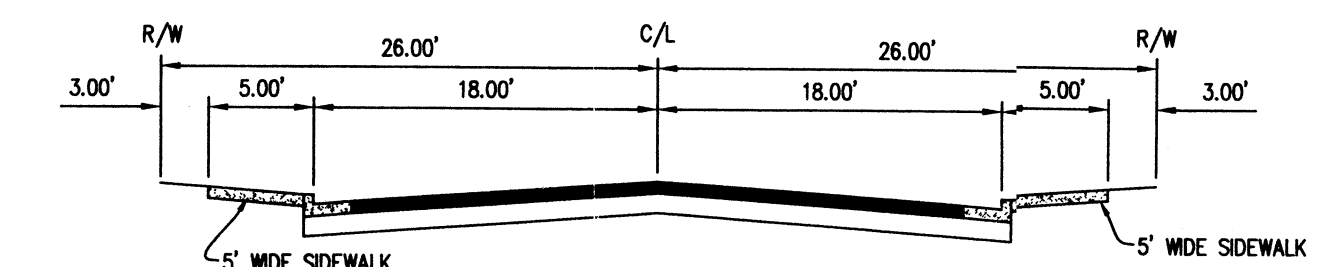
PROPOSED CROSSGUTTERS  
DIRECTION OF DRAINAGE  
(ALL SLOPES @ 0.2% MIN)  
BOUNDARY LINE  
RIGHT OF WAY LINE  
EXISTING CONTOUR  
SF  
BLOCK WALL  
CATCH BASIN  
PHASE LINE



**110' RIGHT OF WAY**  
**TYPICAL MAJOR STREET SECTION**  
NOT TO SCALE



**60' RIGHT OF WAY**  
**TYPICAL LOCAL STREET SECTION**  
NOT TO SCALE



52' RIGHT OF WAY  
TYPICAL LOCAL STREET SECTION  
NOT TO SCALE

**"VESTING" TENTATIVE TRACT NO. 6807**  
IN THE CITY OF BAKERSFIELD

PARCEL 1: (APN 497-040-12 AND 497-040-15)  
PARCEL 'B' OF LOT LINE ADJUTMENT NO. 144-04, PURSUANT TO CERTIFICATE OF COMPLIANCE RECORDED APRIL 15, 2005 AS INSTRUMENT NO. 0205095050 OF THE PUBLIC RECORDS, IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN," FILED IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY.  
PARCEL 2: (APN 497-040-13)  
LOTS 27 AND 30 OF SECTION 31 IN TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THAT CERTAIN MAP OF SAID SECTION 31 ENTITLED "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN; KERN COUNTY, CALIFORNIA" DATED AUGUST 17, 1892 AND FILED IN THE OFFICE OF COUNTY RECORDER OF KERN COUNTY ON AUGUST 19, 1892.

**OWNER:**

DELRAY DEVELOPMENT  
8367 W. FLAMINGO ROAD, SUITE 200  
LAS VEGAS, NEVADA 89147 (702) 528-2409

**SUBDIVIDER:**

DELRAY DEVELOPMENT  
8367 W. FLAMINGO ROAD, SUITE 200  
LAS VEGAS, NEVADA 89147 (702) 528-2409

**LAND SURVEYOR:**

JAIME SANDOVAL (LS NO. 8157)  
1400 18TH STREET  
BAKERSFIELD, CA 93301

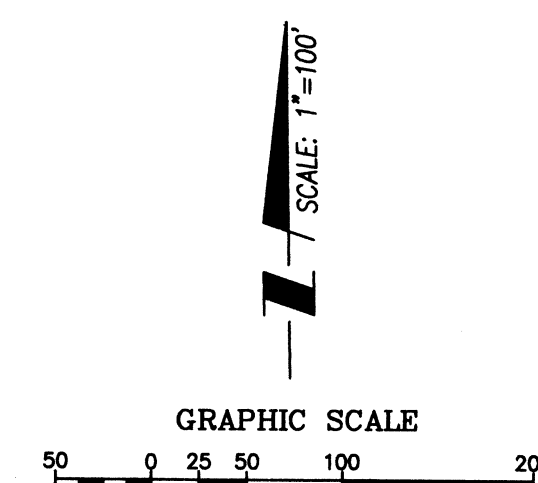


**Stan**

**STANTEC CONSULTING INC.**  
1400 18TH STREET  
BAKERSFIELD, CA 93301  
661.616.0000

PROJECT NO. 270044.00  
DATE: 05-10-07  
REVISED:

**SHEET 2 OF 2 SHEETS**



PREPARED UNDER THE SUPERVISION OF:

*Jaime Sandov*  
JAIME SANDOV



6/19/07  
DATE

4: \projects\270044.00\DWG\PRTM0005.dwg 6/19/07 10:00am deelliott

# 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 6807 (Phased)

### Project Location-Specific:

Located at the northwest corner of Taft Highway and Green Road in southwest Bakersfield.

**Project Location-City:** Bakersfield

**Project Location-County:** Kern

### Description of Project:

An extension of time for Vesting Tentative Tract 6807 consisting of 321 lots including 315 single family residential lots, 1 sump, and 5 landscape lots on 86.40 acres, zoned R-1 (One Family Dwelling) for purposes of single family residential development.

**Name of Public Agency Approving Project:** City of Bakersfield

**Name of Person or Agency Carrying Out Project:** Dajinder Chauhan

**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: Tony Jaquez Telephone/Ext.: 661.326.3452

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: Paul J. M.

**Title:** Associate Planner **Date:** October 2, 2019

  X   Signed by Lead Agency  
Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



# COVER SHEET

## PLANNING DEPARTMENT

### STAFF REPORT

**MEETING DATE:** October 17, 2019

**ITEM NUMBER:** Consent - Public  
Hearing5.(e.)

**TO:** Planning Commission

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

**PLANNER:** Jennie Eng, Principal Planner

**DATE:**

**WARD:** Ward 1

**SUBJECT:**

**Extension of Time for Vesting Tentative Tract Map 6860 (Phased):** Darin C. Nelson requests an extension of time for this tentative map consisting of 268 single family residential lots on 69.90 acres, single located near the northwest corner of Gosford Road and State Highway 119 (Taft Highway). Notice of Exemption on file.

**APPLICANT:** Darin C. Nelson

**OWNER:** Omax, LLC

**LOCATION:** Near the northwest corner of Gosford Road and State Highway 119 (Taft Highway) in southwest Bakersfield.

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**STAFF RECOMMENDATION:**

Staff recommends approval.

**ATTACHMENTS:**

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



**CITY OF BAKERSFIELD  
PLANNING DEPARTMENT  
STAFF REPORT**

**TO:** Chair and Members of the Planning Commission

AGENDA ITEM: 5.e

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

APPROVED: KFC

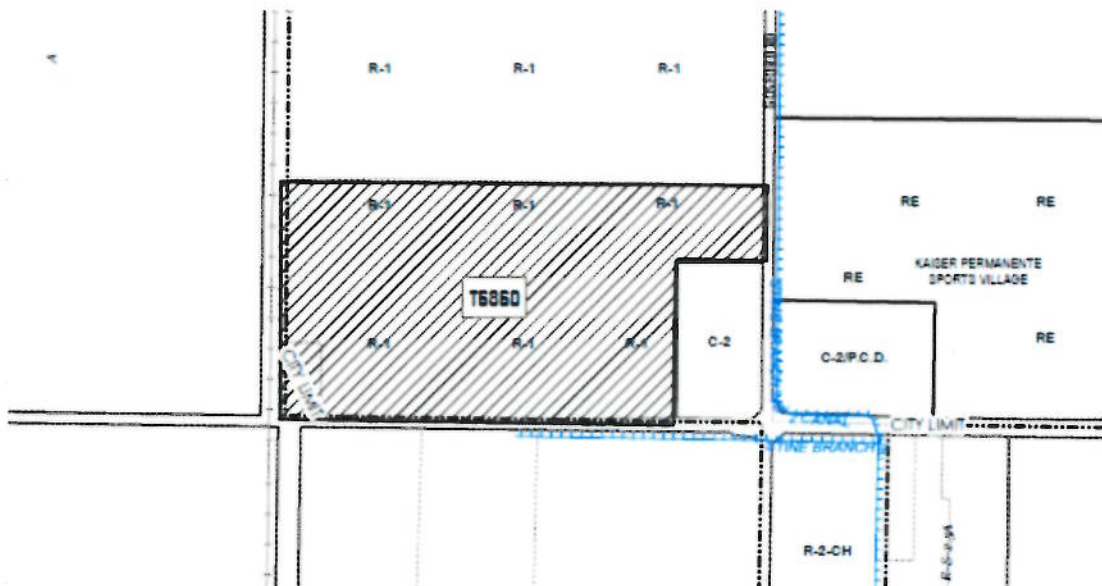
**DATE:** October 17, 2019

**SUBJECT:** EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6860 (WARD 5)

**APPLICANT:** SUBDIVIDER/PROPERTY OWNER  
OMAX, LLC  
Attn: Darin Nelson  
8728 Taft Hwy  
Bakersfield, CA 93311

**LOCATION:** Northwest corner of Gosford Road and State Highway 119 (Taft Highway).  
(APN # 543-010-12)

**Figure 1. Location Map**



**RECOMMENDATION:**

Adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Tract Map 6860 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 268 single-family residential lots on 69.90 acres, zoned R-1 (One-Family Dwelling Zone).

**Figure 2: SITE VISIT PHOTO**  
View from Buena Vista Road Looking East



## PROJECT ANALYSIS:

### Background and Timeline:

**November 2, 2006.** Original approval of Vesting Tentative Tract Map 6860 by your Commission to create 268 single-family lots on 69.90 acres zoned R-1 (One-Family Dwelling). A Mitigated Negative Declaration for the project was adopted by the City Council on May 24, 2006 for related GPA/Zone Change 05-1452 which included traffic study, and air quality impact study and an agricultural conversion mitigation.

**November 6, 2007.** Gosford No. 2 Annexation No. 530 was completed. Vesting Tentative Tract Map 6860 was included within the area of this annexation.

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

### Analysis:

The applicant is requesting a three-year extension of time to allow for additional time to record this map. No phase of this map has recorded. The applicant requested the extension of time in writing prior to the November 5, 2019 expiration date and the applicant has requested additional time to find a buyer/developer for the project.



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 6860 was previously provided one additional year of approval per SB 1185 (2008), two additional years under AB 333 (2009), two additional years under AB 208 (2011), two additional years under AB 116 (2013) and two additional years under AB 1303 (2015). The cumulative result of the automatic extensions of time approved by the State is that this tentative map expires on November 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 6860. Staff recommends approval of a three-year extension of time to expire on November 5, 2022, with no changes to previously approved conditions of approval. The original subdivision application was deemed complete on September 28, 2006.

As an approved vesting tentative map, this subdivision is subject to the local development ordinances, standards, and policies in effect on the day this application was deemed complete. Although the City adopted Resolution No. 112-07 to reflect Caltrans design requirements for Taft Hwy (SR 119), which require additional right-of-way and wider landscaped areas for Taft Hwy after approval of Vesting Tentative Tract Map 6860, this subdivision is subject to these requirements under Caltrans jurisdiction of Taft Hwy. In accordance with Subdivision Map Act Section 66498.6 (b), vesting does not release the subdivider from complying with conditions and requirements of any state or federal laws, regulations, or policies and local agencies may not disregard any state or federal laws, regulations, or policies. Therefore, at time of recordation, the subdivider may need to adjust some lot and street layouts to accommodate Caltrans requirements.

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

**Surrounding Uses:**

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

**Figure 3. Aerial Photo**

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

<b>Table A. Surrounding Land Use Designations and Zoning Districts</b>			
<b>DIRECTION</b>	<b>LAND USE DESIGNATION</b>	<b>ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
<b>NORTH</b>	LR	R-1	Vacant
<b>SOUTH</b>	County: RI-A	County: A	Vacant
<b>EAST</b>	GC; OS-P	C-2; C-2/PCD; RE	Vacant, Kaiser Permanente Sports Village
<b>WEST</b>	County: RI-A	County: A	Vacant
Land Use Designations: RI-A : Resource Intensive-Agriculture LR: ≤ 7.26 du/na GC: General Commercial OS-P : Open Space-Park		Zoning Designations R-1: One Family Dwelling C-2: Regional Commercial C-2/PCD: Regional Commercial/ Planned Commercial Development A: Agriculture	

### **Circulation:**

The project provides access onto Gosford Road on one street. There are three accesses proposed to the north into Tentative Tract Map 6859. Access onto Taft Highway is not allowed by Caltrans. The closest Golden Empire Transit (GET) bus is at Gosford and Harris (Route 61), and is accessible to the tract approximately 2.5 miles to the north along Gosford Road. The City's Bikeway Master Plan identifies Gosford Road as a Class 2 facility (bike lanes) and Taft Highway as a future bikeway. Bike lanes are currently in place both north on Panama Lane.

**ENVIRONMENTAL REVIEW AND DETERMINATION:**

Based upon an initial environmental assessment, pursuant to the California Environmental Quality Act (CEQA) an initial study was prepared for the original project of the subject property and a Mitigated Negative Declaration was adopted by the City Council on May 24, 2006 for related GPA/Zone Change 05-1452 which included traffic study, and air quality impact study and an agricultural conversion mitigation. 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 6860 in a timely manner, and has requested a three-year extension to find a buyer/developer for the project. 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 6860

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 6860, LOCATED  
NEAR THE NORTHWEST CORNER OF GOSFORD ROAD  
AND STATE HIGHWAY 119 (TAFT HIGHWAY).**

WHEREAS, Darin C. Nelson, representing OMAX, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6860 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on October 18, 2019, which is prior to the expiration date of Vesting Tentative Map 6860, 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 September 28, 2006, conditionally approved by the Planning Commission on November 2, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on May 24, 2006 for the original project, GPA/Zone Change 05-1452, related to Vesting Tentative Tract Map 6860; 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, October 17, 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 6860 is hereby extended until November 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 October 17, 2019, on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

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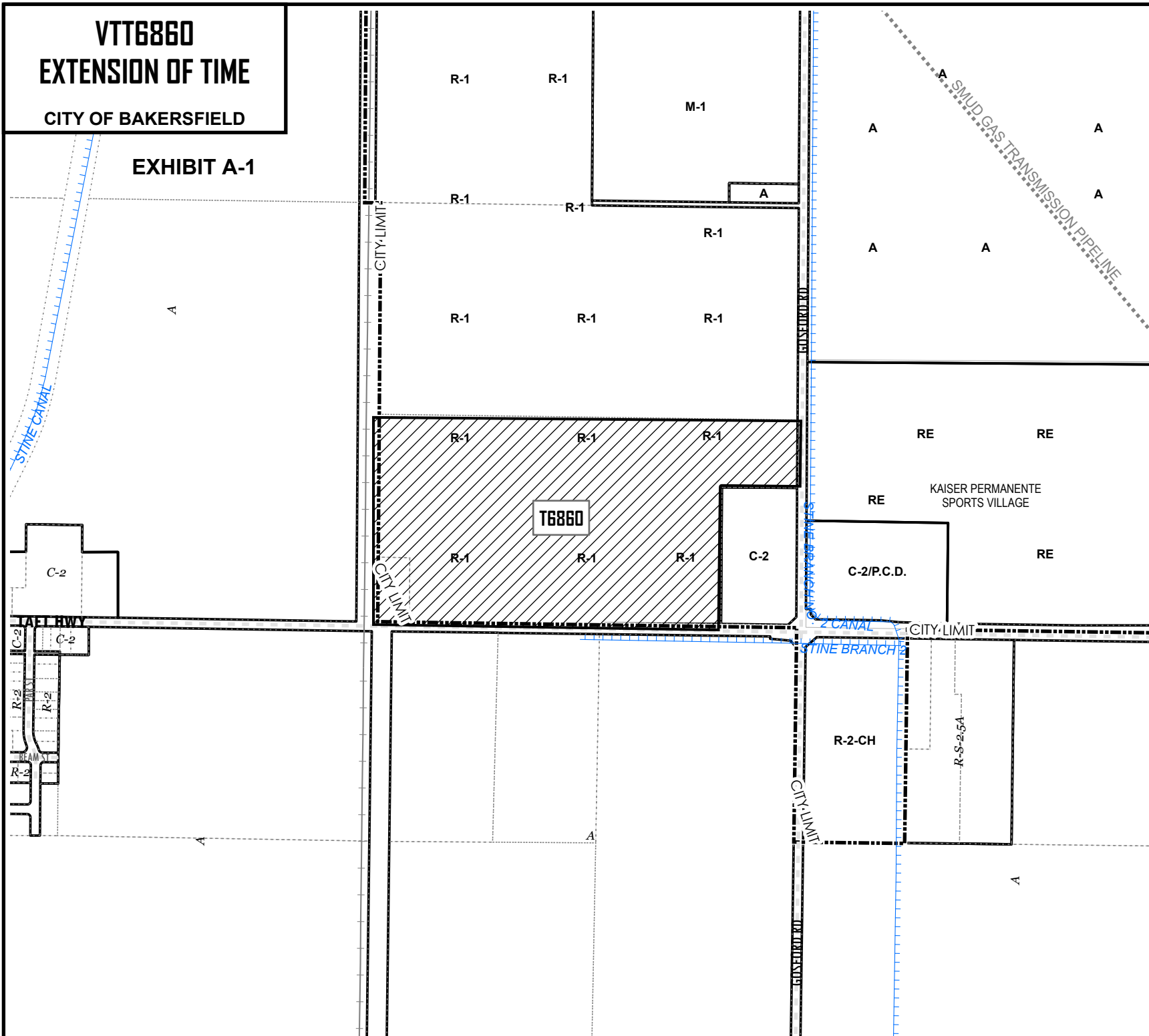
DANIEL CATER, CHAIR  
City of Bakersfield Planning Commission

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

# VT6860 EXTENSION OF TIME

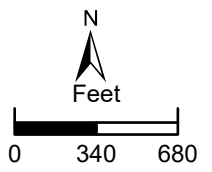
CITY OF BAKERSFIELD

## EXHIBIT A-1



### LEGEND (ZONE DISTRICTS)

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





# EXHIBIT A-2

## GENERAL NOTES

1. 6,000 S.F. MIN. LOT SIZE
2. TENSIVE DIRECTION OF STREET FLOW
3. INTERSECTION: KAWATSI & CHALICE-SAC  
RADIUS FOR CITY DESIGN STANDARDS
4. WATER: CITY OF BAKERSFIELD
5. SEWER: CITY OF BAKERSFIELD
6. ELECTRIC: P.C.R.E.
7. GAS: P.C.R.E.
8. PHONE: SEC
9. CABLE TV: BRIGHT HOUSE COMMUNICATIONS
10. LANDSIDE SCHOOL DISTRICT
11. KERN HIGH SCHOOL DIST. - REDWOOD HIGH SCHOOL
12. BLUE BORDER INDICATES LAND TO BE SUBDIVIDED
13. CONTIGUOUS INTERNAL - ONE FOOT
14. GENERAL PLANNING AND USE DESIGNATION - JR
15. A.P.N.: 497-040-09-00-1
16. EXISTING ZONING: R1
17. TOTAL ACREAGE: 89.80 GROSS AC. / 52.42 NET AC.
18. TOTAL LOTS: 274 (268 BUILDABLE, 4 LANDSCAPE LOTS, 1 SWAMP, 1 DRILL QUANT)
19. RESIDENTIAL DENSITY: 5.11 D.U./NET AC.
20. MAP TO BE PHASED, MULTIPLE FINAL MAPS WILL BE FILED

## EASEMENT NOTES

- EASEMENTS AFFECTING THIS MAP:
1. EASEMENT TO PACIFIC GAS AND ELECTRIC COMPANY FOR  
POLE LINE PURPOSES PER BOOK 1497 PAGE 65 OF O.R.

## ALTERNATE STREET NAMES

KAWATSI KAUF AUSTIN  
MCHUGH SHERWIN LOCHRE

## ADDITIONAL NOTES

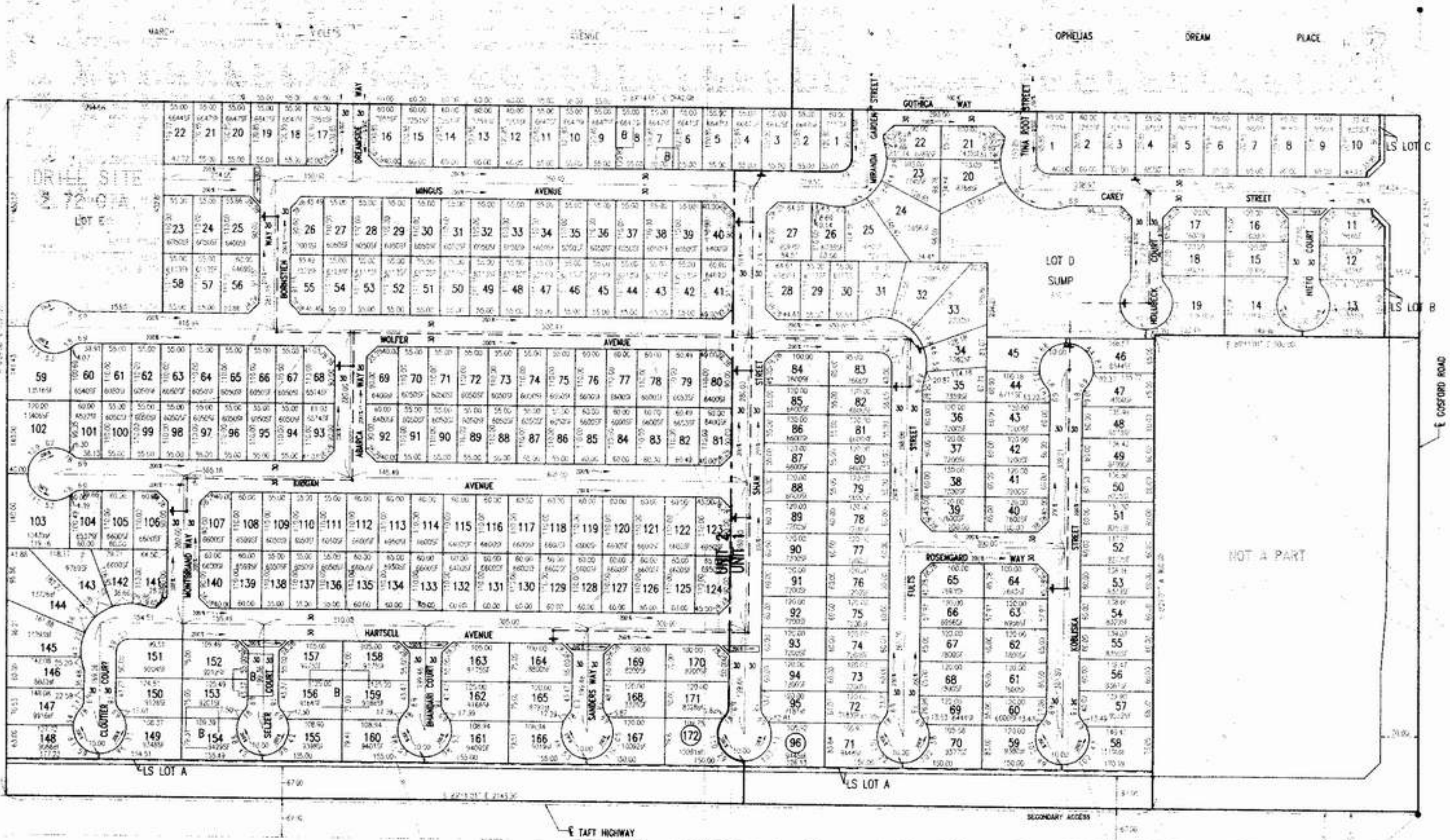
OWNER: DMX LLC  
PO BOX 2346  
BAKERSFIELD, CA 93301

SUBDIVIDER: ADHCO, INC.  
PO BOX 2346  
BAKERSFIELD, CA 93301

ENGINEER: SWINITCH/USA, INC.  
1424 17TH STREET  
BAKERSFIELD, CA 93301

## LEGAL DESCRIPTION

BEING THE S 1/2 OF THE SE 1/4 OF SECTION 30, T.30 S.,  
R. 27 E., M. 24 N., OF THE COUNTY OF KERN, STATE OF CALIFORNIA,  
ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WEST OF  
COSTORD ROAD, AND GENERALLY NORTH OF TAFT HIGHWAY.



SCALE: 1" = 100'



SmithTech USA  
INCORPORATED

"VESTING"  
TRACT NO. 6860  
TENTATIVE MAP

28-06



**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 6860

**Project Location-Specific:** Located near the northwest corner of Gosford Road and State Highway 119 (Taft Highway).

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

**Description of Project:** A request for an extension of time for Vesting Tentative Tract 6860 consisting of 268 lots on 69.90 acres, zoned R-1 for single family residential development located near the northwest corner of Gosford Road and State Highway 119 (Taft Highway).

**Name of Public Agency Approving Project:** City of Bakersfield

**Name of Person or Agency Carrying Out Project:** Darin C. Nelson

**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: 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:** October 17, 2019

**ITEM NUMBER:** Consent Calendar Public Hearings5.(f.)

**TO:** Planning Commission

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

**PLANNER:** Tony Jaquez, Associate Planner

**DATE:**

**WARD:** Ward 3

**SUBJECT:**

**Vesting Tentative Parcel Map 12326 (Phased):** Swanson Engineering, Inc., proposes a tentative parcel map consisting of 4 commercial parcels and one sump on 8.37 acres located at the southeast corner of Rosedale Highway and Gibson Street. Notice of Exemption on file.

**APPLICANT:** Swanson Engineering, Inc.

**OWNER:** Rosedale Development Ventures, LLC

**LOCATION:** Located at the southeast corner of Rosedale Highway and Gibson Street.

---

#### STAFF RECOMMENDATION:

Staff recommends approval.

#### ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Resolution	Resolution
▣ Exhibit A-1	Exhibit
▣ Exhibit A-2	Exhibit
▣ Exhibit A-3	Exhibit
▣ Correspondence	Exhibit
▣ Exhibit B	Exhibit

**CITY OF BAKERSFIELD  
PLANNING DEPARTMENT  
STAFF REPORT**

**TO:** Chair Cater and Members of the Planning Commission

AGENDA ITEM: 5.f

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

APPROVED: KFC

**DATE:** October 17, 2019

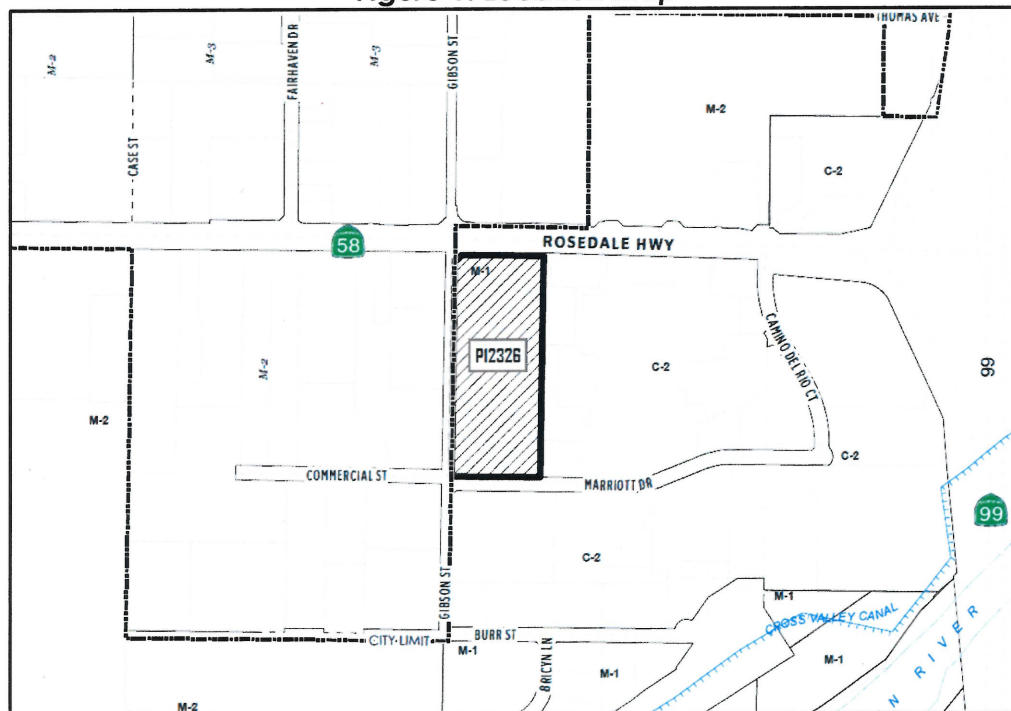
**SUBJECT:** VESTING TENTATIVE PARCEL MAP 12326 (WARD 3)

**APPLICANT:** ENGINEER  
Swanson Engineering, Inc.  
2000 Oak Street, Suite 150  
Bakersfield, CA 93301

SUBDIVIDER / PROPERTY OWNER  
Rosedale Development Ventures, LLC  
5080 California Avenue, Suite 415  
Bakersfield, CA 93309

**LOCATION:** Located at the southeast corner of Rosedale Highway and Gibson Street in west Bakersfield (APN #:332-240-04)

**Figure 1. Location Map**



**RECOMMENDATION:**

Motion to adopt Resolution and recommending findings **APPROVING** Tentative Parcel Map 12326 with conditions.

## **PROJECT DESCRIPTION**

Swanson Engineering, Inc., representing Rosedale Development Ventures, LLC, is proposing to subdivide approximately 8 acres into 4 parcels for future commercial development in a M-1 (Light Manufacturing) zone, located at the southeast corner of Rosedale Highway and Gibson Street.

**Figure 2: SITE VISIT PHOTO**

View north from the SW corner of the project site at the intersection of Gibson St. and Marriott Dr.



## **PROJECT ANALYSIS:**

### **Background & Timeline:**

**December 10, 1973 Pre-zoning and Annexation.** City Council adopted Ordinance No. 2156, which pre-zoned the project site M-1 (Light Manufacturing) to be consistent with the existing SI (Service Industrial) General Plan Land Use designation. The project site was annexed into the City on January 14, 1974 as part of the Rosedale No. 1 (Annexation No. 192), which included 918 acres located generally south of Panama Lane and east of Gosford Road.

**December 17, 2018 – Site Plan Review.** Planning Director approved Site Plan Review (SPR) No. 18-0391 to allow development of a commercial center in the M-1 (Light Industrial) zone district, located at 3925 and 3943 Rosedale Highway, and 2416 Gibson Street.

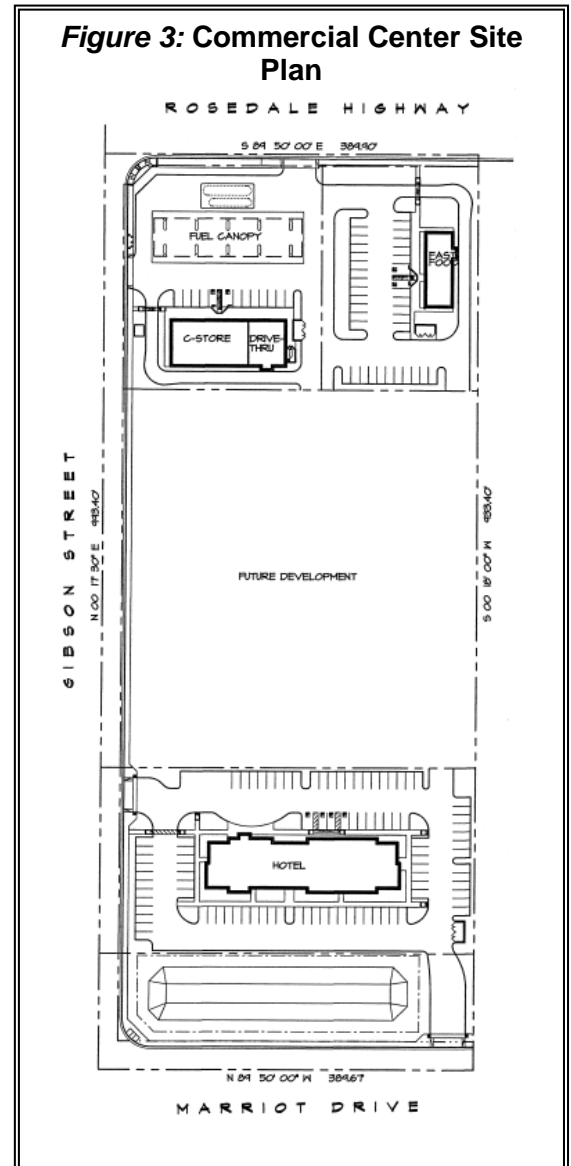
**Analysis:**

The proposed tentative parcel map consists of four parcels on 8.37 gross acres for purposes of commercial development. Parcel sizes range from 0.92 to 3.56 gross acres. The proposed subdivision is consistent with the Service Industrial land use designations of the project site. The application was deemed complete on June 17, 2019.

The associated project, SPR 18-0391 (Figure 3), was approved to allow for a commercial center consisting of a fast food restaurant with drive-through service (2,400 sf), an auto service station with convenience store (4,100 sf) and drive-through food service (2,000 sf) in the M-1 (Light Manufacturing Zone) district located at 3925 and 3943 Rosedale Highway, respectively; and a 98-room hotel in the M-1 (Light Manufacturing Zone) district located at 2416 Gibson Street.

**Relationship to Surrounding Uses:**

The project site is depicted as Service Industrial on the Land Use Element of the Metropolitan Bakersfield General Plan. The site is surrounded by existing industrial and commercial development with County HI (High Industrial) and County SI (Service Industrial) general plan designated property to the north and west, respectively. To the north and within the proposed subdivision's west boundary is the City/County boundary line. Property to the south and east is designated as GC (General Commercial). Holiday Inn & Suites is located to the south with three other hotel chains to the southwest. The site is surrounded by:



**Table A. Surrounding Land Use Designations and Zoning Districts**

DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
NORTH	County HI	County M-3	Rosedale Highway, existing auto service station with convenience store, and auto body repair shop
SOUTH	GC	C-2	Existing hotel business
EAST	GC	C-2	Commercial businesses, vocational, trade, and career college and drive-through fast food service
WEST	County SI	County M-2	Restaurant and industrial business
Land Use Designations: HI : High Industrial GC: General Commercial SI: Service Industrial		Zoning Designations C-1: Neighborhood Commercial County M-2: General Manufacturing County M-3: Heavy Industrial	

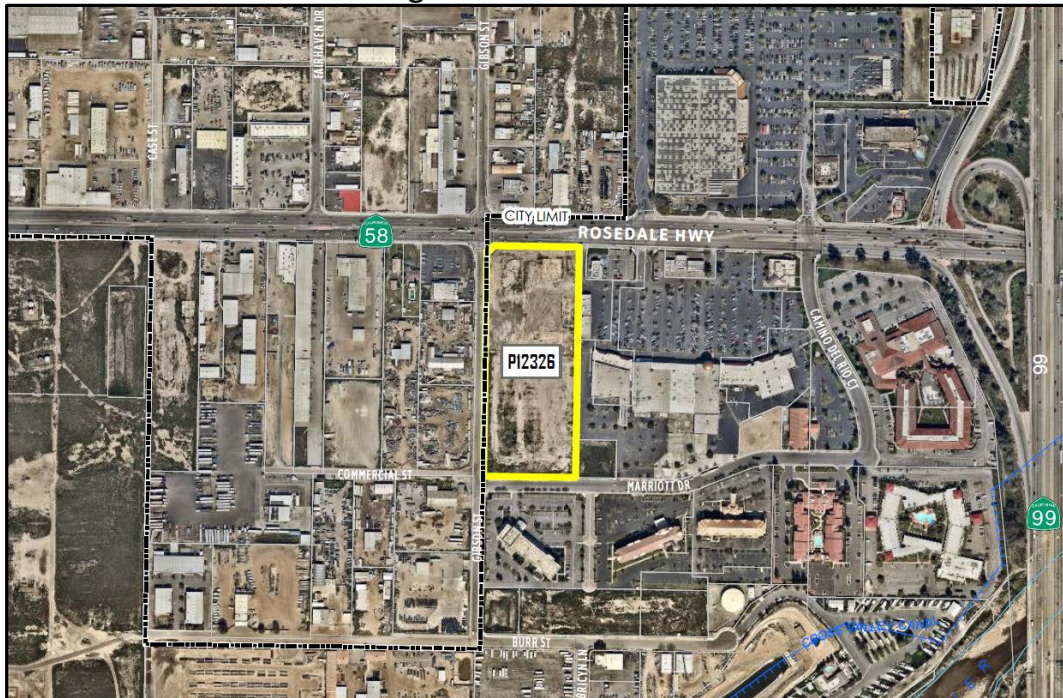


### **Circulation:**

Three existing roadways bound the project site, Rosedale Highway (arterial street) to the north, Gibson Street (local street) to the west, and Marriott Drive (local street) to the south. Multiple points of access to the site will be via Gibson Drive, and a single access point from Marriott Drive and Rosedale Highway. As approved by California Department of Transportation, direct access shall be restricted to in accordance with Caltrans letter dated July 31, 2019 (Correspondence attached). One driveway is allowed along Rosedale Highway with the implementation of a right-turn-only. Access point along Rosedale Hwy shall meet Caltrans minimum bay taper and storage lane requirements. No exit shall be allowed from this driveway (Condition 2.4).

There are two Golden Empire Transit (GET) bus services to the project site, bus routes #84 and #82 located 0.13 miles to the west of the subdivision, along Rosedale Highway. The City's Bikeway Master Plan identifies Mohawk Street as a Class 2 facility (bike lanes), approximately  $\frac{3}{4}$  mile to the west of Vesting Tentative Parcel Map 12326.

**Figure 4. Aerial Photo**



### **Mineral Rights:**

This tentative subdivision map is not subject to the mineral rights requirements of the Subdivision Ordinance. Subdivision Map Act Section 66445(e) limits the City's ability to apply BMC Section 16.20.060 to a parcel map creating four or fewer parcels.

Division of Oil, Gas and Geothermal Resources submitted a letter stating the project site is beyond their administrative boundaries of any oil or gas fields. There are no known wells on the property and no known active operator of record. 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.



**ENVIRONMENTAL REVIEW AND DETERMINATION:**

Staff has determined that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15315, Minor Land Division. This project is exempt because it is a division of property within an area predominantly developed with urban uses that is consistent with the general plan and zoning regulations. No variances or exceptions are required, and the project site will be adequately served by appropriate utilities and public services. Staff has found that the proposal will not have a significant effect on the environment. The Notice of Exemption is attached as Exhibit "B."

A Biological Clearance Survey, dated March 19, 2019 was conducted by Mesa Biological, LLC for the Vesting Tentative Parcel Map 12326. The project is subject to meet all requirements per the MBHCP (Metropolitan Bakersfield Habitat Conservation Program).

**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 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 Parcel Map 12326 to subdivide 8.37 acres into four parcels, ranging in size from 0.92 acres to 3.56 acres, in an M-1 (zone Light Industrial) zone. The purpose of this request is to subdivide the parcel for future commercial development.

With regard to applicant's request to subdivide, Staff finds that subdivision of the 8.37-acre parcel into 4 parcels for the purpose of commercial development is consistent with the Service Industrial (SI) land use designation; therefore, Staff recommends approval of VTPM 12326 as requested.

**Exhibits: (Attached)**

- A. Resolution with Exhibits:
  - A-1 Conditions of Approval
  - A-2 Location Map with Zoning
  - A-3 Vesting Tentative Map
- B. CEQA document

## ATTACHMENT A

RESOLUTION NO. \_\_\_\_\_

### RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE VESTING TENTATIVE PARCEL MAP 12326, LOCATED AT THE SOUTHEAST CORNER OF ROSEDALE HIGHWAY AND GIBSON STREET.

**WHEREAS**, Swanson Engineering, Inc. representing Rosedale Development Ventures, LLC, filed an application with the City of Bakersfield Planning Department requesting a Vesting Tentative Parcel Map 12326 (the "Project"), consisting of four parcels and one sump on 8.37 acres commercial development, as shown on attached Exhibit "A-3", located at the southeast corner of Rosedale Highway and Gibson Street as shown on attached Exhibit "A-2"; and

**WHEREAS**, the application was deemed complete on June 17, 2019; and

**WHEREAS**, the Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15315, Minor Land Division; and

**WHEREAS**, the Secretary of the Planning Commission, did set Thursday, October 17, 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 proposed 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, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the application is a project under CEQA and the Project is Categorically Exempt from State CEQA Guidelines under Section 15315 and duly noticed for public review.

3. 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.
4. 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 proposed density and intensity of development are consistent with the Service Industrial 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 Subdivision Map Act Section 66445(e) limits the City's ability to apply BMC Section 16.20.060 to a parcel map creating four or fewer parcels.
7. 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. The recitals above are true and correct and incorporated herein by this reference.
2. The map is Categorically Exempt from the requirements of State CEQA Guidelines Section 15315.
3. Vesting Parcel Map 12326, 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 October 17, 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: Vesting Tentative Parcel Map

## EXHIBIT "A-1"

### VESTING TENTATIVE PARCEL 12326 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. A drainage plan for the subdivision shall be submitted for review and approval by the City Engineer. No public water will be allowed to flow into the private portion of this tract, nor will any public water be allowed to flow into a private sump.
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 a final map, the City Engineer shall determine the extent of improvements to be done with that particular phase.
  - 2.1. The map has been proposed as a single phase.
  - 2.2. Construct Gibson Street to City standards including additional R/W dedication to 30 feet from centerline along the full frontage of the project. Improvements include paving, curb and gutter, drainage improvements, sidewalk and street lights.
  - 2.3. Construct Marriott Drive to City standards along the full frontage of the project. Improvements include paving, curb and gutter, drainage improvements, sidewalk and street lights.
  - 2.4. Driveway access along Rosedale Highway shall be restricted in accordance with Caltrans letter dated July 31, 2019. An encroachment permit must be obtained for work on State R/W, in accordance with the July 31, 2019 letter. Reference is also made to a sketch provided by Caltrans concerning dimensions of the location of the driveway. One driveway is allowed along Rosedale Highway (SR 58) with the implementation of a right-turn-only storage lane after the intersection of Gibson Street and SR 58, allowing right in traffic only. Access point along Rosedale Hwy shall meet Caltrans minimum bay taper and storage lane requirements. No exit shall be allowed from this driveway.
  - 2.5. Street Plans shall be reviewed and approved by the City of Bakersfield Public Works Department.
  - 2.6. Remove all existing driveways along the project frontage on Rosedale Highway. Replace curb and gutter and sidewalk removed with the widening of Rosedale Highway, to accommodate the right-turn-only storage lane, with new 5.5-foot-wide

sidewalk. Install new curb and gutter and 5.5-foot-wide sidewalk where existing driveways are removed. New sidewalks shall comply with current ADA standards. Relocate existing utilities along the widened portion of Rosedale Highway, as needed, in accordance with the purveyor of those utilities. Additional area needed for street improvements parallel to Rosedale Highway shall be provided by road easement to the City of Bakersfield.

- 2.7. Access to Lot 1 on Gibson Street shall be placed at a minimum of 100 feet from curb return to center of driveway.

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.

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.

3. Prior to recordation of the Final Map, the subdivider shall

- 3.1. 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.

- 3.2. 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. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents.

- 3.3. 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.

- 3.4. 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 parking, the on-site sewer main lines and laterals and storm water retention basin(s) and associated storm drain lines and appurtenant facilities.

- 3.5. Submit a street lighting plan for Gibson Street, Rosedale Highway, and Marriott Drive.

- 3.6. If a convenience signal to the site is desired, it must meet warrants and a traffic signal maintenance district shall be created.



- 3.7. Provide easements for required facilities not within the border of the phase being recorded.
- 3.8. Per Resolution 035-13 the area within the Parcel Map shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the Parcel Map 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 Parcel Map will be required.
- 3.9. Ensure that each cable television company provides notice to the City Engineer of its intention to occupy the utility trench.
- 3.10. If the parcel map 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 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.
4. Prior to grading plan review, submit the following for review and approval:
  - 4.1. A drainage study for the entire subdivision. Ensure the retention basin site is designed to retain the drainage from the entire subdivision.
  - 4.2. A sewerage study to include providing service to the entire subdivision and showing what surrounding areas may be served by the main line extensions.
  - 4.3. Verification from the responsible authority that all the wells have been properly abandoned.
5. Install traffic signal interconnect conduit and pull rope in all arterials and collectors. Install conduit and pull ropes in future traffic signals.
6. Final plan check fees shall be submitted with the first plan check submission.
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 use of interim, non-standard drainage retention areas shall be in accordance with the drainage policy adopted by letter dated January 22, 1997, and update letter October 20, 2000.

9. Concurrently with recordation of each Final Map, the following covenant shall be recorded by the property owner: a covenant containing information with respect to the addition of this subdivision to the consolidated maintenance district.
10. Pay the current Mohawk PSA fees.
11. It is recommended that the on-site sewer system shall be inspected with video equipment designed for this purpose and as approved by the City Engineer. If the developer chooses to video the on-site sewer system, then the following procedure is recommended: 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. 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.
13. Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted fees in place for the land use type at time of development.
14. Street Name Signs (SNS):
  - 14.1. Metro Size SNS shall be installed at the intersection of local streets with Arterial and collector streets.
  - 14.2. Standard SNS shall be installed at all other locations.

#### WATER RESOURCES

15. 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.*

16. 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.
17. 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 specifications by Water Resources Staff.

#### FIRE SAFETY DIVISION

18. Pipeline Easements.
  - 18.1 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.
  - 18.2 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.
  - 18.3 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.
  - 18.4 No habitable portion of a structure may be built within thirty (30) feet of a crude oil pipeline operating at twenty percent (20%) or greater of its design strength.
  - 18.5 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.

*Public health, safety and welfare.*

CITY ATTORNEY

19. 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

20. This subdivision shall comply with all provisions of the Bakersfield Municipal Code, and applicable resolutions, policies and standards in effect at the time the application for the subdivision map was deemed complete per Government Code Section 66474.2.
21. The subdivision shall be recorded in no more than 2 phases. Phases shall be identified numerically and not alphabetically.

*Orderly development.*

22. Prior to recordation of each final map, subdivider shall submit a "will serve" or "water availability" letter or other documentation acceptable to the Planning Director from the water purveyor stating the purveyor will provide water service to the phase to be recorded.

*Required for orderly development and provide for the public health, welfare and safety by ensuring water service to the subdivision at the time of final map recordation because the water purveyor has included an expiration date in the initial "will serve" letter.*

23. 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.*

24. Prior to or concurrently with recordation of each final map, subdivider shall record a common access and parking easement encumbering the subject parcel map. Easement shall be submitted to the City Attorney and Planning Director for review and approval prior to recordation of a final map.

*Police power to provide for orderly development.*

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

### **Biological Impact Mitigation Measures**

26. Prior to ground disturbance, the developer shall have a qualified biologist survey the location for species covered under the Metropolitan Bakersfield Habitat Conservation Plan incidental take permit for urban development (Tipton kangaroo rat, San Joaquin kit fox, San Joaquin antelope squirrel, & Bakersfield cactus) and comply with the mitigation measures of the permit. Survey protocol shall be that recommended by the California Department of Fish and Wildlife. Developer shall be subject to additional mitigation measures recommended by the qualified biologist. A copy of the survey shall be provided to the Community Development Department and wildlife agencies no more than 30 days prior to ground disturbance.

The current MBHCP urban development incidental take permit expires on February 28, 2022. Projects may be issued an urban development permit, grading plan approval, or building permit and pay fees prior to the September expiration date. 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 expiration date will be eligible to pay fees under the current MBHCP incidental take permit. 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 incidental take permit. Urban development permits issued after the 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 Department of Fish and Wildlife.

*Mitigation measure. Mitigation measure as recommended by Mesa Biological, LLC, Biological Clearance Survey, Adams Grimes and Joe McFaddin, March 19, 2019.*

27. The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. To avoid violation of the take provisions of these laws generally requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1 – August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "taking" and is potentially punishable by fines and/or imprisonment.
- a. To avoid impacts to burrowing owl, prior to ground disturbance, a focused survey shall be submitted to California Department of Fish and Wildlife (CDFW) by the Project applicant of a subdivision or site plan review, following the survey methodology developed by the California Burrowing Owl Consortium (CBOC, 1993). A copy of the survey shall also be submitted to the City of Bakersfield, Planning Division.
  - b. If the survey results the presence of burrowing owl nests, prior to grading; including staging, clearing, and grubbing, surveys for active nests shall be conducted by a qualified wildlife biologist no more than 30 days prior to the start of the of the Project commencing and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise, vibration, odors, and movement of workers or equipment. If the Project applicant identifies active nests, the CDFW shall be notified and recommended protocols for mitigation shall be followed and a copy submitted to City of Bakersfield, Planning Division.
  - c. If any ground disturbing activities will occur during the burrowing owl nesting season (approximately February 1 through August 31), and potential burrowing owl burrows are present within the Project footprint, implementation of avoidance measures are warranted. In the event that burrowing owls are found, the applicant must follow CDFW protocol for mitigation and comply with the provisions of the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-711). If the Project applicant proposes to evict burrowing owls that may be present, the CDFW recommends passive relocation during the non-breeding season.

*Mitigation measure.*

# VTPM 12326

## EXHIBIT A-2

### CITY OF BAKERSFIELD

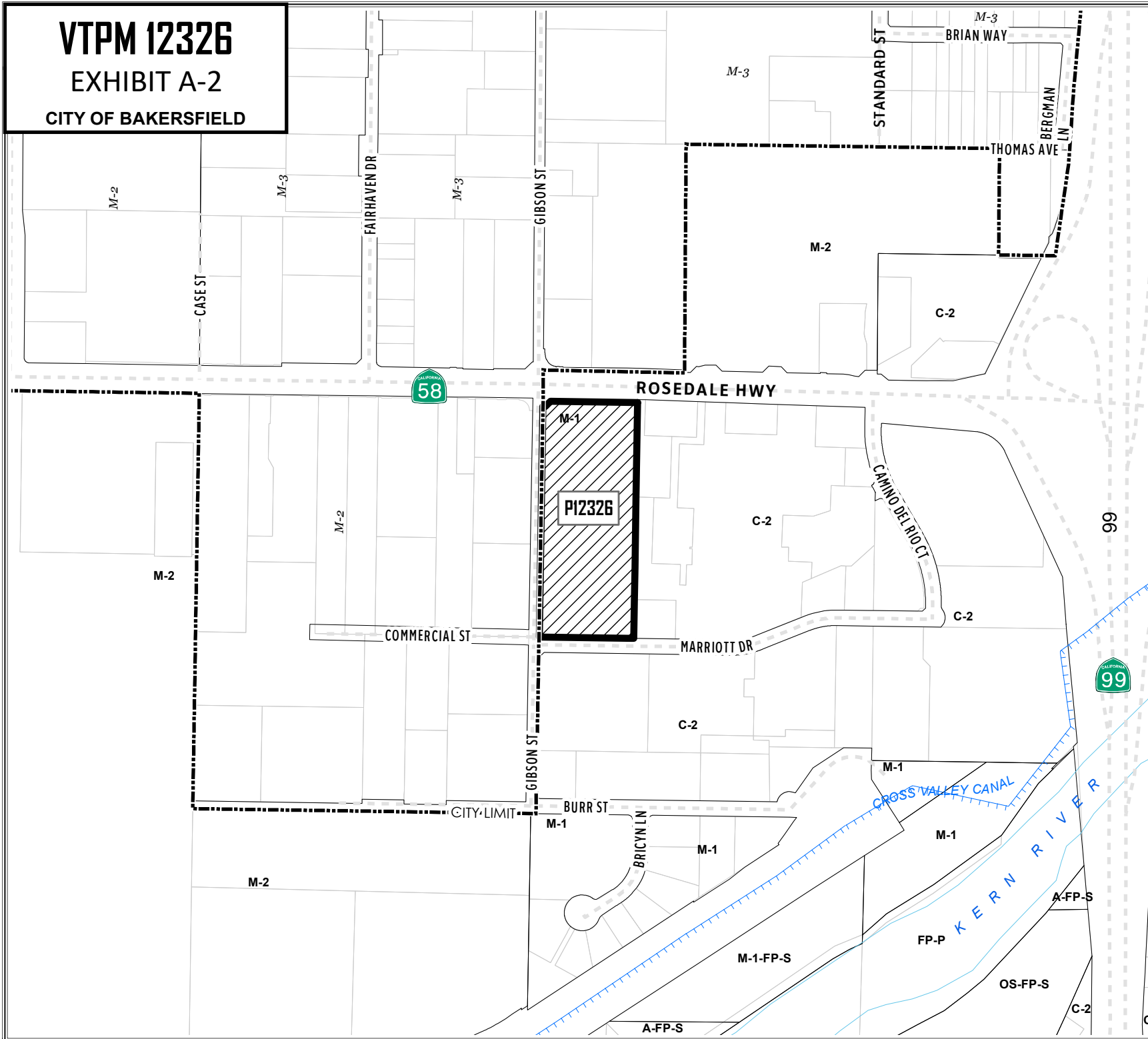
## LEGEND (ZONE DISTRICTS)

- 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



Feet  
0 300 600

Document Name: 20190607\_12326





# VESTING TENTATIVE PARCEL MAP NO. 12326

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.B. & M.  
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

ONE EXISTING PARCEL TO BE DIVIDED INTO 5 PARCELS, 8.37 GROSS ACRES  
( 4 BUILDABLE LOTS AND ONE SUMP LOT )

SOILS REPORT NOTE

A PRELIMINARY SOILS REPORT DATED XXXXX HAS BEEN PREPARED BY XXXXXX ENGINEERING AND SIGNED BY XXXX MR ENGINEER AND IS ON FILE IN THE CITY BUILDING DEPARTMENT. IN ACCORDANCE WITH SECTION 16.44.040 OF THE CITY MUNICIPAL CODE, NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN ANY SUBDIVISION UNTIL ALL GRADING HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND A FINAL SOILS REPORT HAS BEEN SUBMITTED TO AND APPROVED BY THE BUILDING DIRECTOR.

NOTE:

ADDITIONAL MAP INFORMATION DESCRIBING CONDITIONS REGARDING THIS MAP AS OF THE DATE OF FILING, WHICH DOES NOT AFFECT RECORD TITLE INTEREST, IS SHOWN ON SHEET 4.

OWNER AND SUBDIVIDER:

ROSEDALE DEVELOPMENT VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
5080 CALIFORNIA AVE. SUITE 415  
BAKERSFIELD, CA. 93309-0794

PROJECT ENGINEER:

SWANSON ENGINEERING, INC  
5500 MING AVE. SUITE 250  
BAKERSFIELD, CA. 93309

ATTN: CHRIS CONWAY  
RCE 30323

SUMP/STORM DRAIN:

1. SUMP TO BE CONSTRUCTED PER C.O.B. STANDARDS D-11, D-12 AND D-13.
2. THE SUMP, ONSITE CATCH BASINS AND STORM DRAIN SYSTEM SHALL BE MAINTAINED PRIVATELY AND THE CITY OF BAKERSFIELD WILL NOT ASSUME RESPONSIBILITY OVER THE MAINTENANCE.

ZONING: M-1 LIGHT MANUFACTURING  
FLOOD ZONE: ZONE X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
FEMA FLOOD MAP: 06029C1818E, DATED 09/26/2008  
GEN PLAN: SI - SERVICE INDUSTRIAL  
APN: 522-332-240-04  
WATER: CALIFORNIA WATER SERVICE COMPANY  
SEWER: CITY OF BAKERSFIELD  
ELECT: PG&E  
GAS: PG&E  
TELEPHONE: AT&T  
DRAINAGE: CITY OF BAKERSFIELD

NOTE: ALL IMPROVEMENTS ALONG ROSEDALE HIGHWAY ARE EXISTING;  
GIBSON STREET WILL BE WIDENED PER THIS MAP TO INCLUDE NEW STREET IMPROVEMENTS  
MARRIOTT DRIVE WILL BE IMPROVED PER THIS MAP TO INCLUDE NEW STREET IMPROVEMENTS

THE PROPERTY IS VACANT

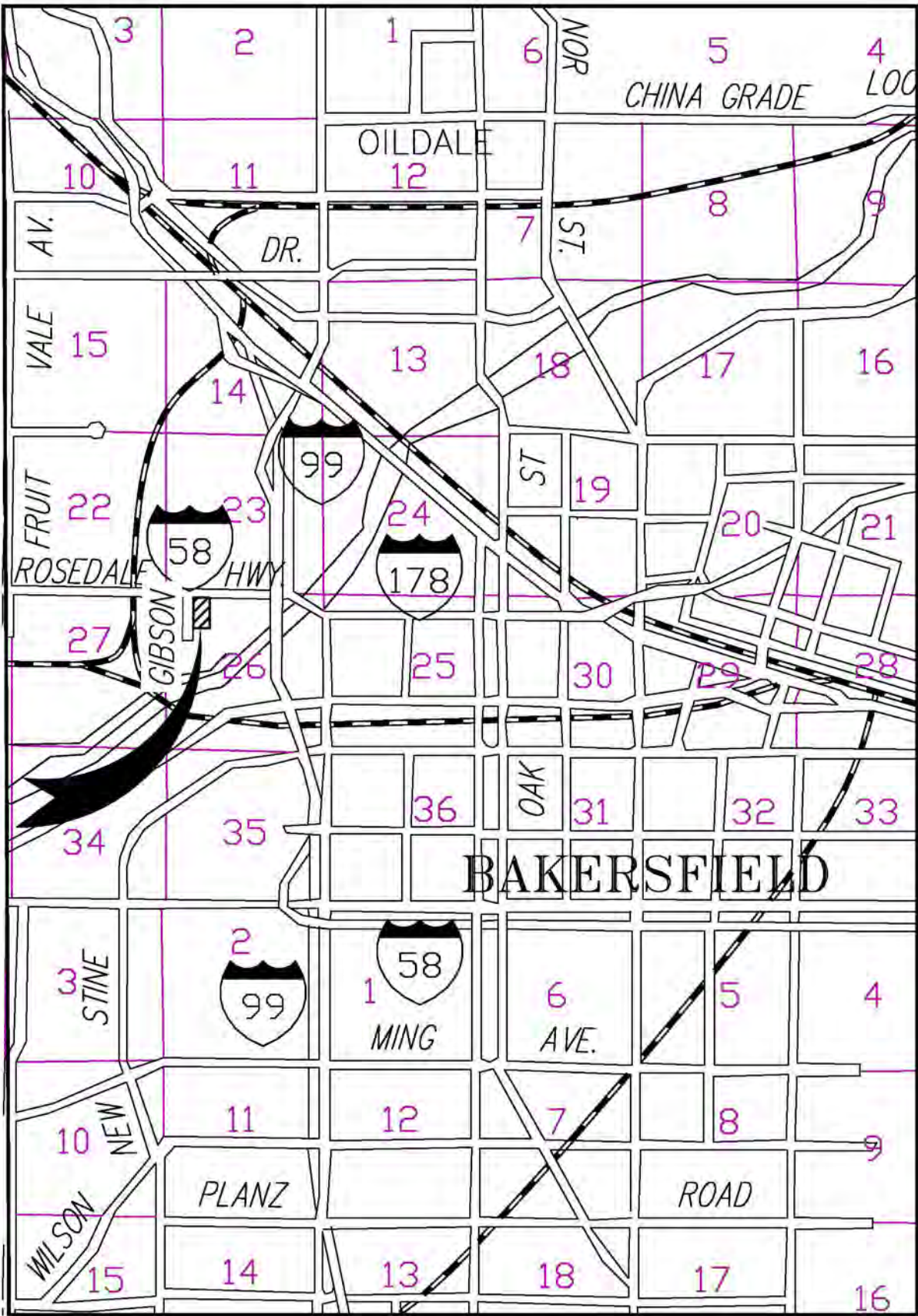
APN  
332-240-04

LEGEND:

	EXISTING PARCEL MAP BOUNDARY
	EXISTING CITY LIMITS LINE
	EXISTING CENTER LINE
	EXISTING EASEMENT LINE
	EXISTING SECTION LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CURB & GUTTER
	EXISTING EDGE-OF-PAVEMENT
	PROPOSED CURB & GUTTER

**PROJECT  
SITE**

CHRISTOPHER L. CONWAY RCE 30,323



VICINITY MAP  
N.T.S.  
SEC 26 T29S R27E

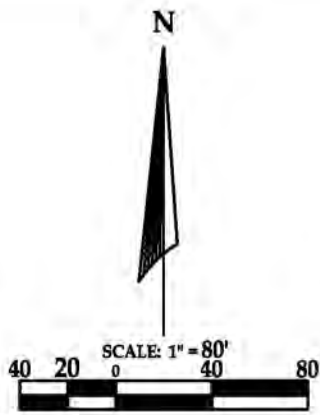


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ONE EXISTING PARCEL TO BE DIVIDED INTO 5 PARCELS, 8.37 GROSS ACRES  
( 4 BUILDABLE LOTS AND ONE SUMP LOT )

APN  
332-240-04

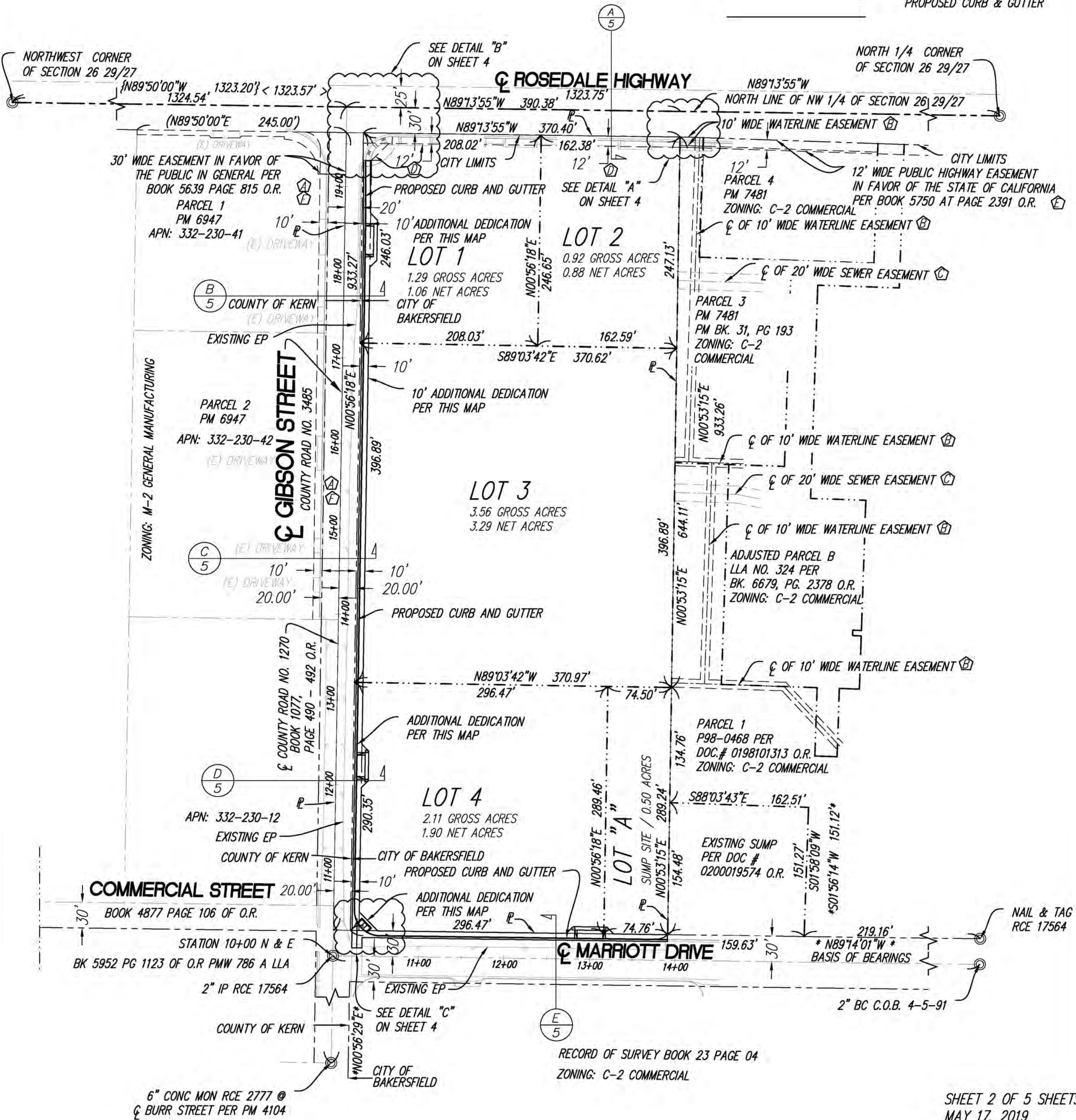


LEGEND:

	EXISTING PARCEL MAP BOUNDARY
	EXISTING CITY LIMITS LINE
	EXISTING CENTER LINE
	EXISTING EASEMENT LINE
	EXISTING SECTION LINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CURB & GUTTER
	EXISTING EDGE-OF-PAVEMENT
	PROPOSED CURB & GUTTER

## EXISTING IMPROVEMENTS

SCALE 1" = 80'





# VESTING TENTATIVE PARCEL MAP NO. 12326

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ONE EXISTING PARCEL TO BE DIVIDED INTO 5 LOTS, 8.37 GROSS ACRES  
( 4 BUILDABLE LOTS AND ONE SUMP LOT)

**ABBREVIATIONS**

FD. FOUND  
COR. CORNER  
L.S. LAND SURVEYOR  
BK. BOOK  
PG. PAGE  
K.C.S.F.B. KERN COUNTY SURVEYOR'S  
FIELD BOOK  
K.C.S.C.M. KERN COUNTY SURVEYOR'S  
CONCRETE MONUMENT  
SEC. SECTION  
CL. CENTER LINE  
LLA LOT LINE ADJUSTMENT  
P.M. PARCEL MAP  
O.R. OFFICIAL RECORDS

**LEGEND:**

- ⊙ FOUND MONUMENT AS DESCRIBED  
[ ] RECORD PER PARCEL MAP NO. 7481, PM BK. 31, PG. 193  
( ) RECORD PER PARCEL MAP NO. 6947, PM BK. 31, PG. 39  
{ } RECORD PER DEED RECORDED IN BK. 3993, PG. 398 OF O.R.  
< > RECORD PER PARCEL MAP NO. 2712 PM BK. 12, PG. 119 OF O.R.  
\* \* RECORD PER RECORD OF SURVEY R/S BK. 23, PG. 4  
(( )) RECORD PER RECORD OF SURVEY R/S BK. 20, PG. 199  
[[ ]] RECORD PER PARCEL MAP NO. 3889, PM BK. 17, PG. 44

**NOTES:**

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THE DISTINCTIVE BORDER INDICATES THE BOUNDARIES OF THE LAND  
SUBDIVIDED BY THIS MAP.

ADDITIONAL MAP INFORMATION DESCRIBING CONDITIONS REGARDING THIS MAP AS OF THE DATE  
OF FILING WHICH DOES NOT AFFECT RECORD TITLE INTEREST, IS SHOWN ON SHEET 4.

**APN**

332-240-04

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS TAKEN FROM THE  
NORTH LINE OF MARIOTT DRIVE BETWEEN FOUND MONUMENTS AS  
SET FOR MARIOTT DRIVE AND 750.23 FEET EAST OF GIBSON  
STREET HAVING A BEARING OF S89°14'01"E AS SHOWN ON RECORD  
OF SURVEY FILED IN R/S BOOK 23 AT PAGE 4 IN THE OFFICE OF  
THE KERN COUNTY RECORDER

**EASEMENT NOTES:**

Ⓐ AN EASEMENT IN FAVOR OF THE PUBLIC IN GENERAL PER  
BOOK 5639 PAGE 815 O.R. AND BOOK 5622 PAGE 803 O.R.

Ⓑ A 10 FOOT WIDE WATERLINE EASEMENT IN FAVOR OF THE CITY OF  
BAKERSFIELD PER BOOK 5750 PAGE 2398 O.R.

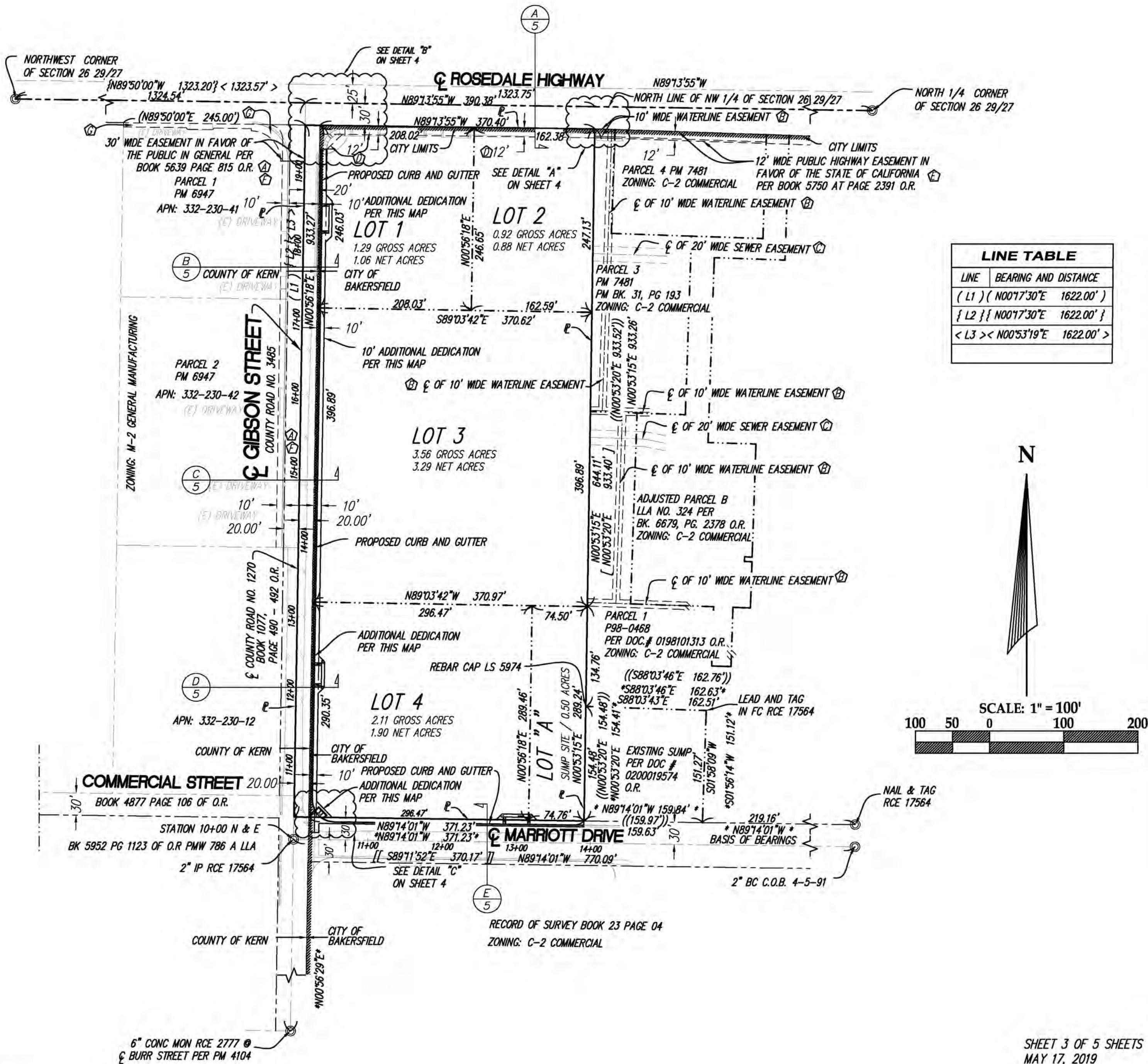
Ⓒ A 20 FOOT WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD  
PER BOOK 5750 PAGE 2394 O.R.

Ⓓ PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD PER  
DOCUMENT NO. 0204063865 O.R.

Ⓔ PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER  
BOOK 5750 PAGE 2391 O.R.

Ⓕ RESOLUTION OF ACCEPTANCE BY COUNTY OF KERN PER BOOK 5965  
PAGE 948 O.R. AND BOOK 5784 PAGE 688 O.R.

Ⓖ FEE ACQUISITION BY CITY OF BAKERSFIELD PER DOCUMENT NO. 214064474  
RECORDED 6/06/2014.



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**LEGEND:**

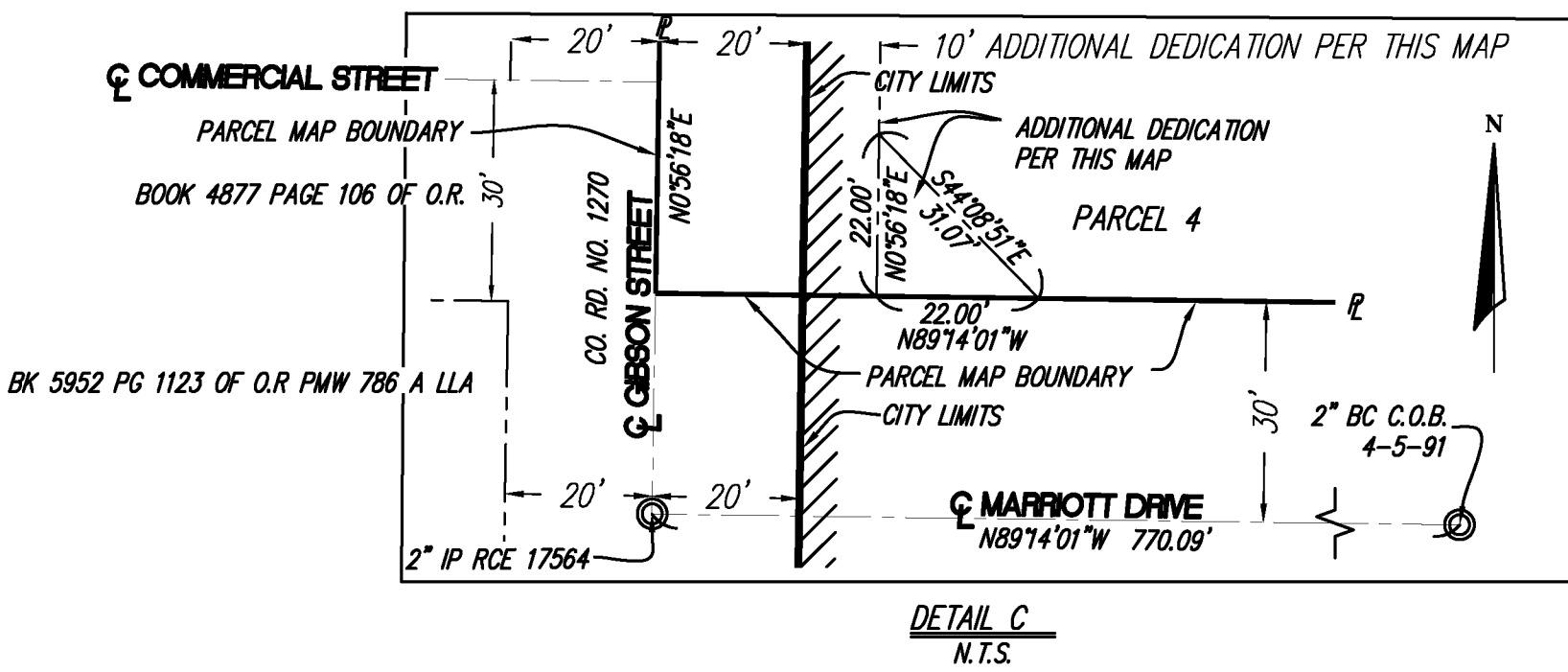
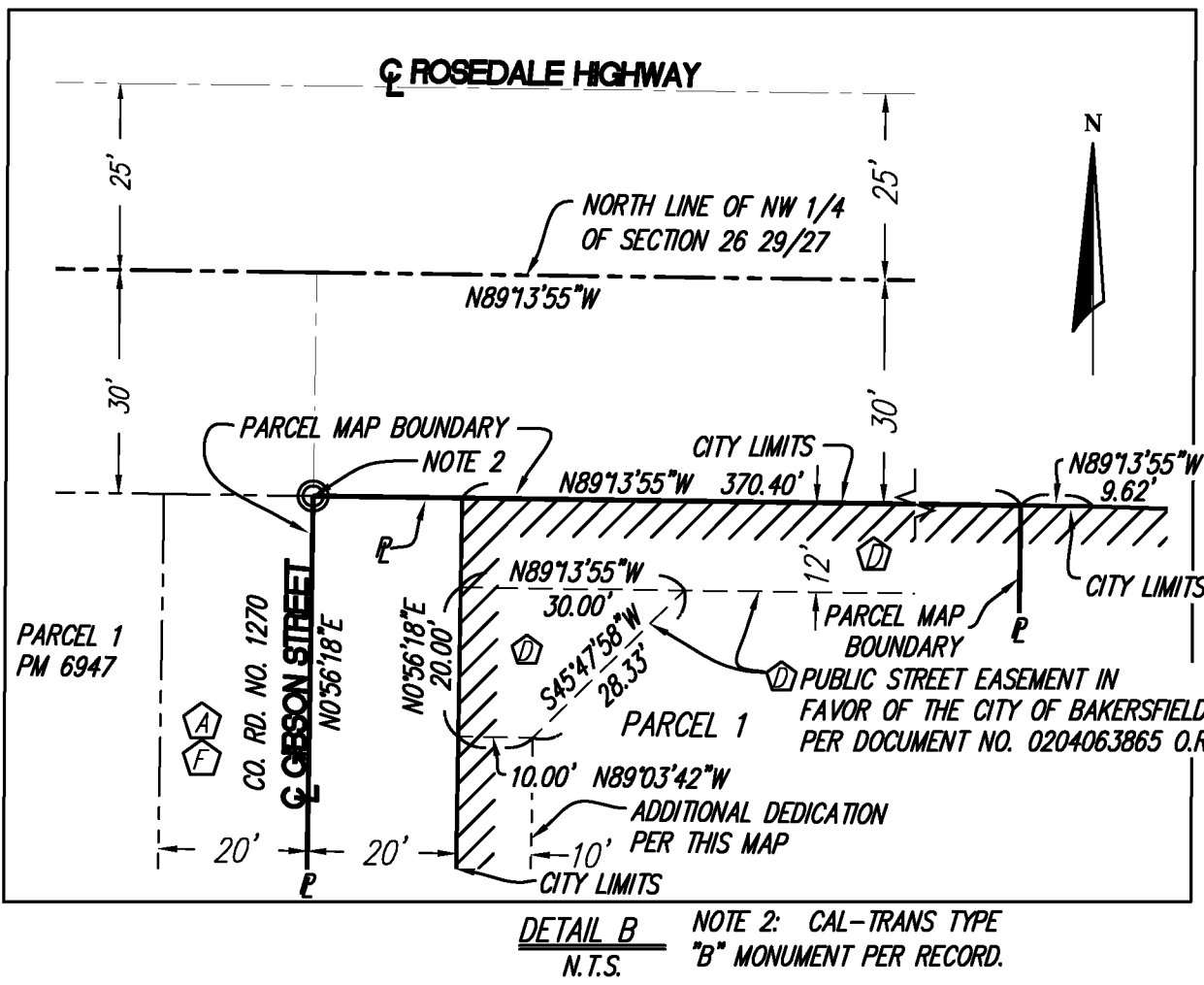
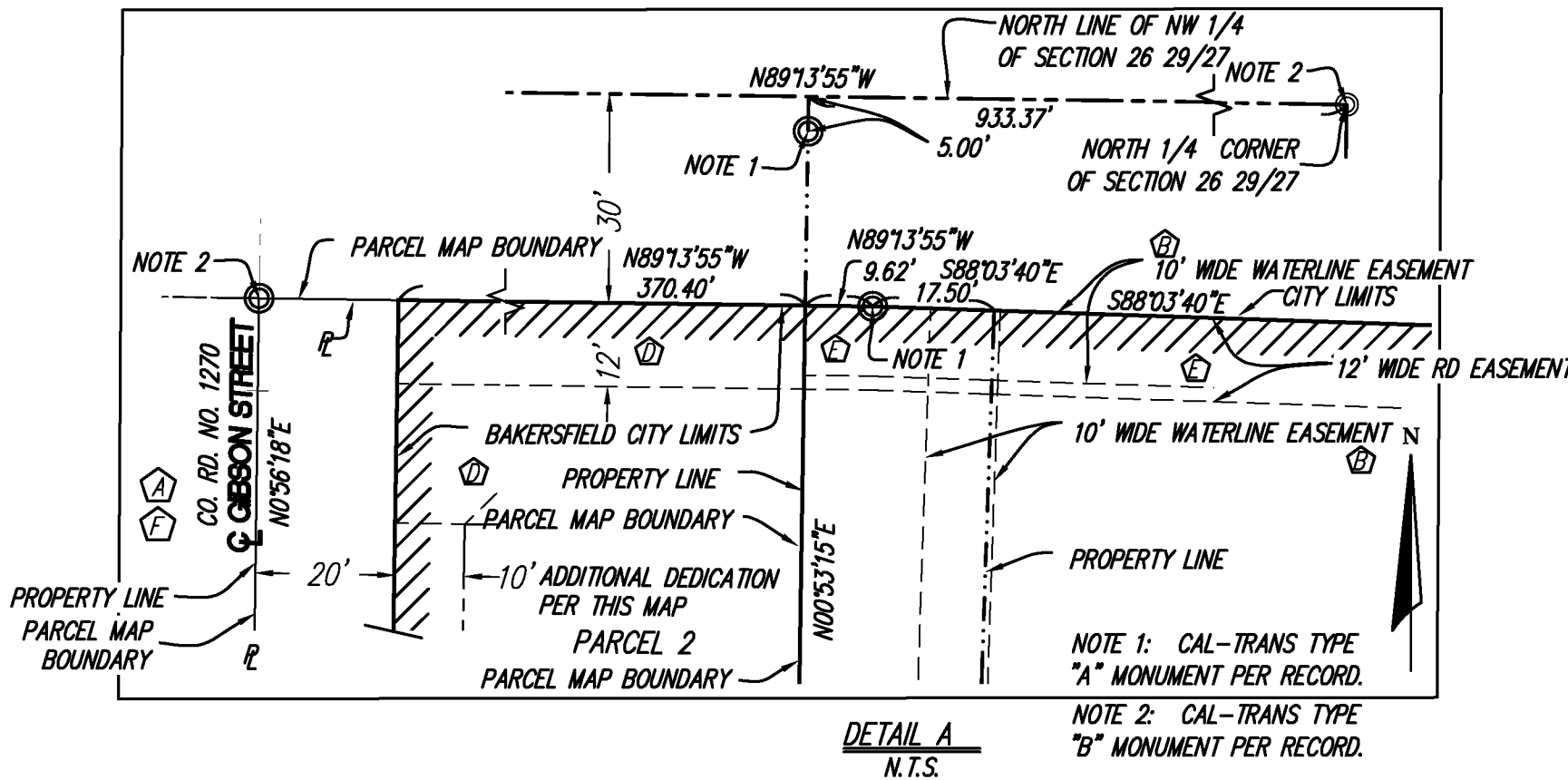
- ⊙ FOUND MONUMENT AS DESCRIBED  
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< > RECORD PER PARCEL MAP NO. 2712 PM BK. 12, PG. 119 OF O.R.

**ABBREVIATIONS**

FD.	FOUND
COR	CORNER
L.S.	LAND SURVEYOR
BK.	BOOK
PG.	PAGE
K.C.S.F.B.	KERN COUNTY SURVEYOR'S FIELD BOOK
K.C.S.C.M.	KERN COUNTY SURVEYOR'S CONCRETE MONUMENT
SEC	SECTION
℄	CENTER LINE
LLA	LOT LINE ADJUSTMENT
P.M.	PARCEL MAP
O.R.	OFFICIAL RECORDS

**APN**

332-240-04



**NOTES:**

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SUBDIVIDED BY THIS MAP.

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THE MAP SHEET IS SHOWN ON SHEET 2.

APN 332-240-04

**EASEMENT NOTES:**

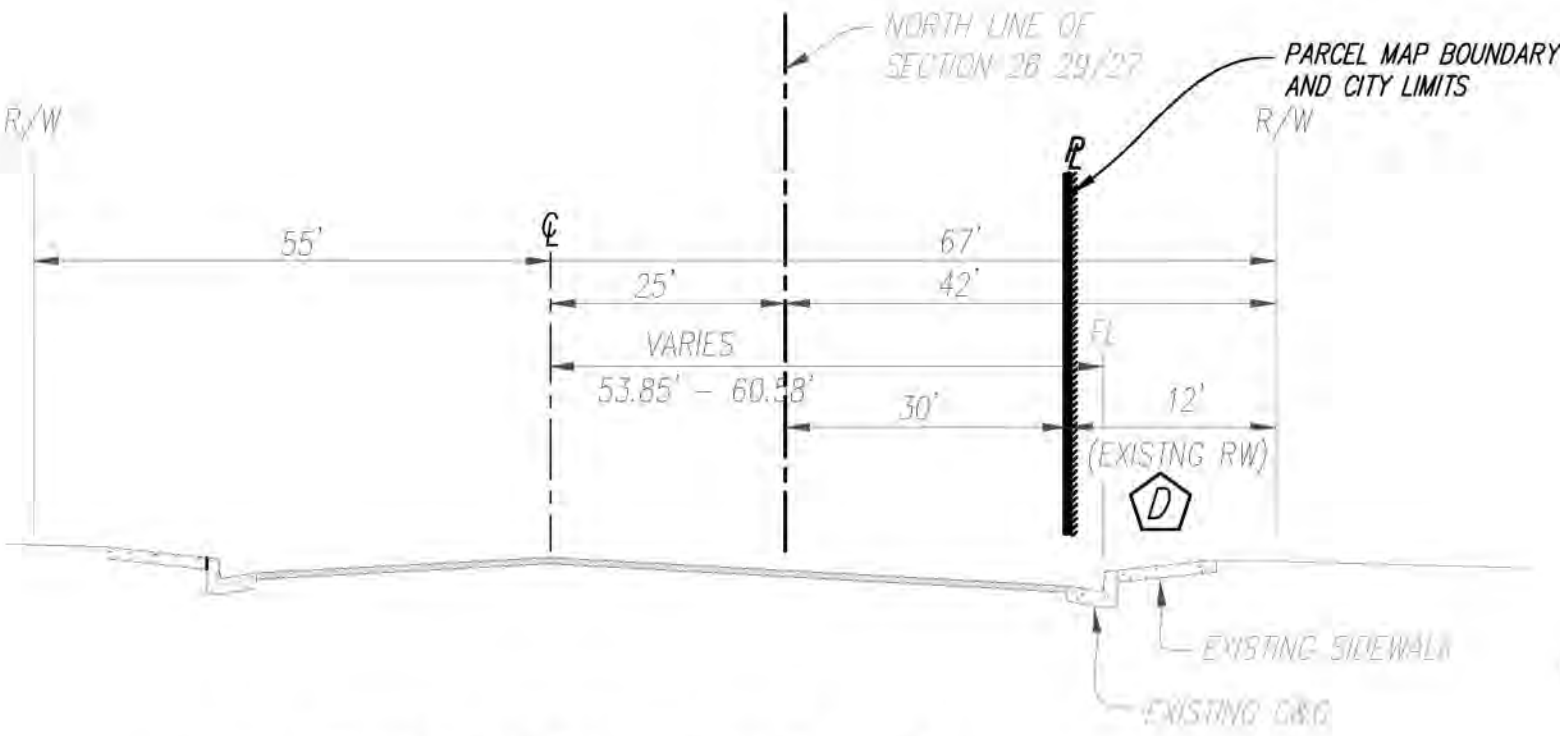
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(D) PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD PER  
DOCUMENT NO. 0204063865 O.R.  
(E) PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER  
BOOK 5750, PAGE 2391 O.R.  
(F) RESOLUTION OF ACCEPTANCE BY COUNTY OF KERN PER BOOK 5965 PAGE 948  
O.R.



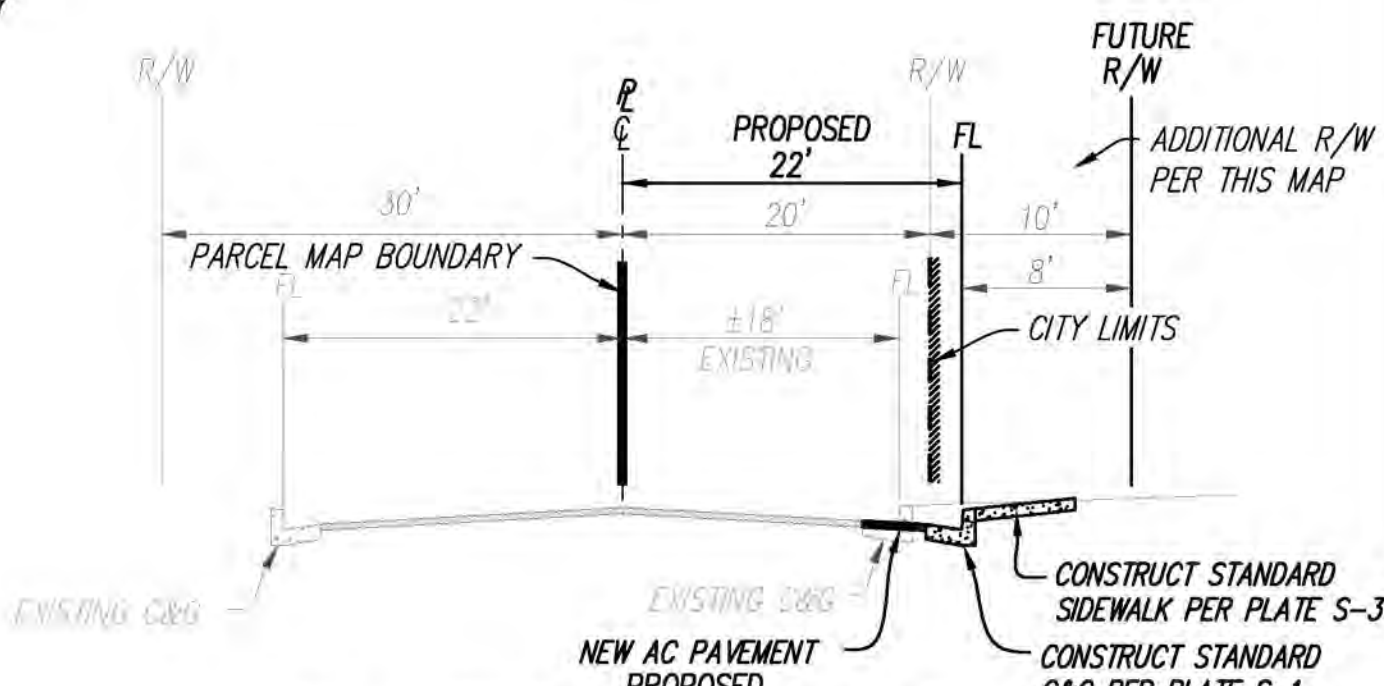
# VESTING TENTATIVE PARCEL MAP NO. 12326

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.B. & M.  
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

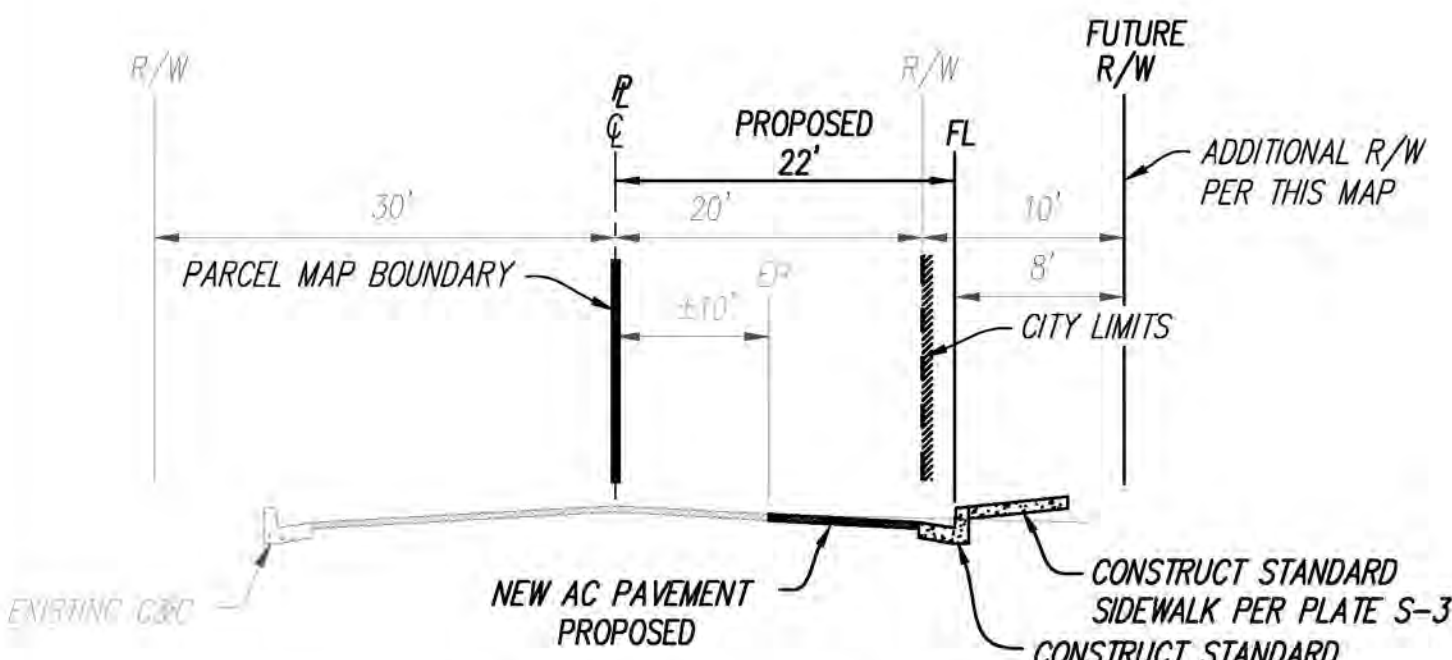
ONE EXISTING PARCEL TO BE DIVIDED INTO 5 PARCELS, 8.37 GROSS ACRES  
( 4 BUILDABLE LOTS AND ONE SUMP LOT )



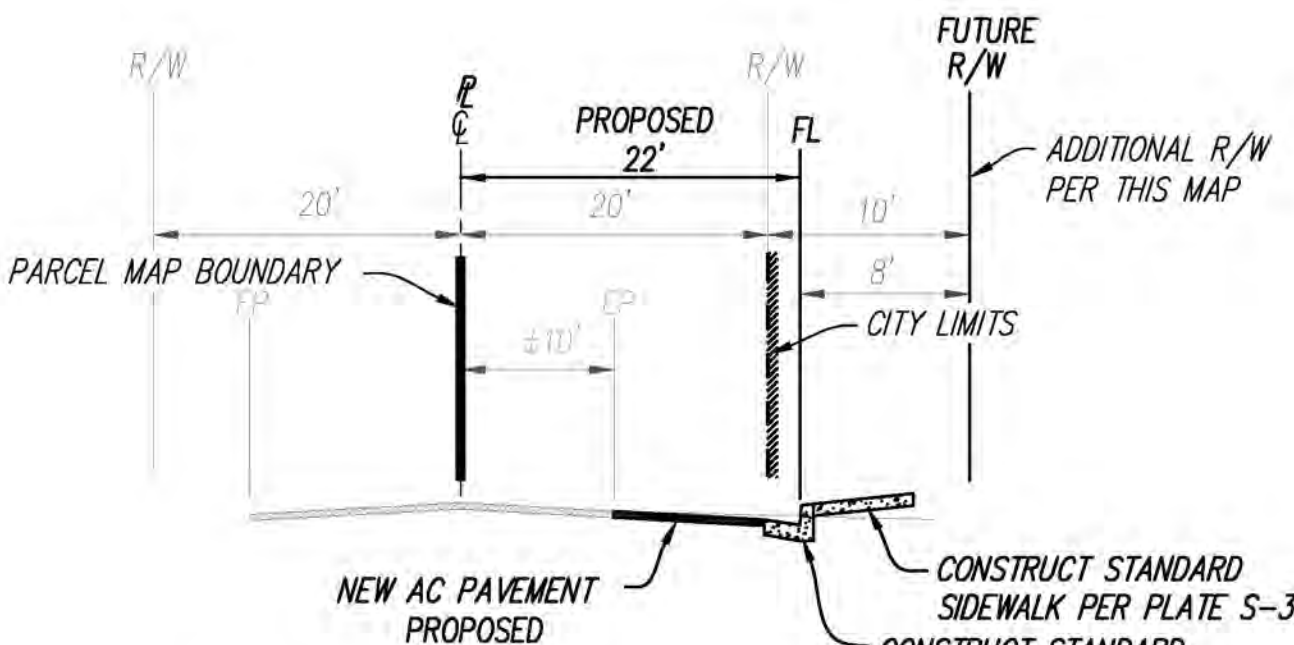
**(A)** ROSEDALE HIGHWAY – TYPICAL SECTION  
N.T.S.



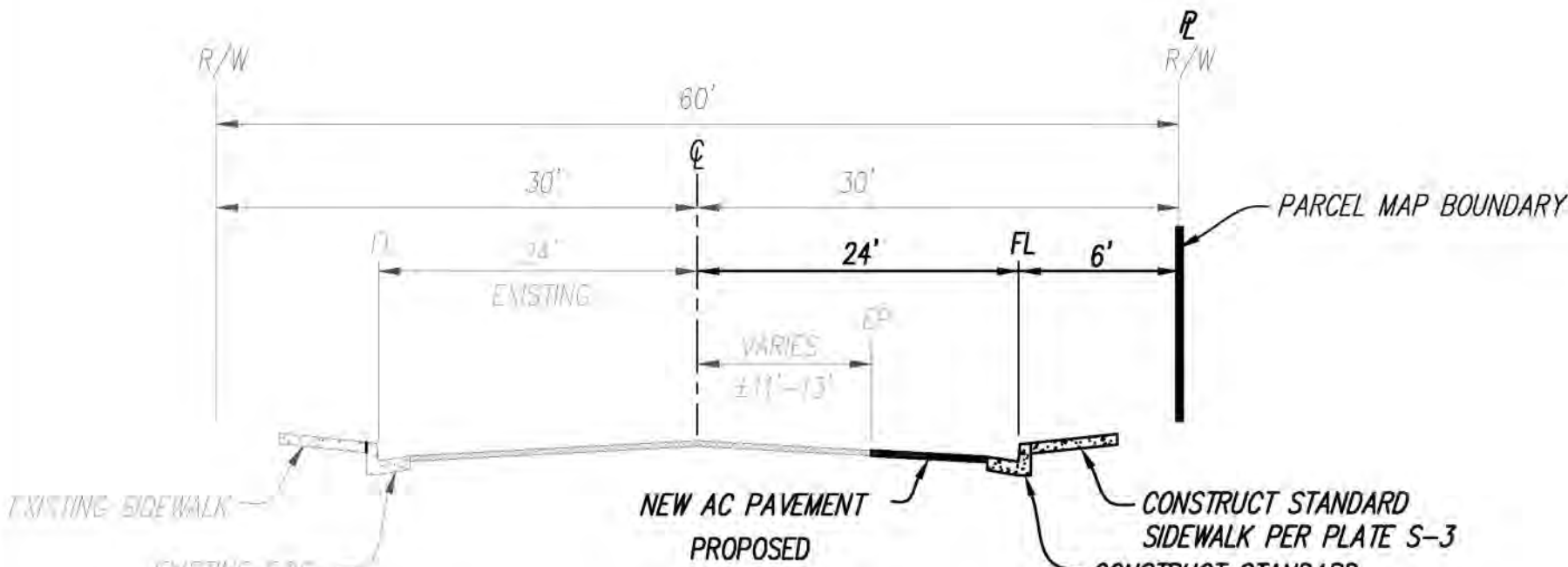
**(B)** GIBSON STREET – TYPICAL SECTION  
STATION 17+59.95 – 19+33.32 N.T.S.



**(C)** GIBSON STREET – TYPICAL SECTION  
STATION 13+94.79 – 17+59.95 N.T.S.



**(D)** GIBSON STREET – TYPICAL SECTION  
STATION 10+83.72 – 13+94.79 N.T.S.



**(E)** MARRIOTT DRIVE – TYPICAL SECTION  
STATION 10+50.00 – 13+91.00 N.T.S.



# VESTING TENTATIVE PARCEL MAP NO. 12326

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.B. & M.  
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

ONE EXISTING PARCEL TO BE DIVIDED INTO 5 LOTS, 8.37 GROSS ACRES  
( 4 BUILDABLE LOTS AND ONE SUMP LOT)

**ABBREVIATIONS**

FD. FOUND  
COR. CORNER  
L.S. LAND SURVEYOR  
BK. BOOK  
PG. PAGE  
K.C.S.F.B. KERN COUNTY SURVEYOR'S  
FIELD BOOK  
K.C.S.C.M. KERN COUNTY SURVEYOR'S  
CONCRETE MONUMENT  
SEC. SECTION  
CL. CENTER LINE  
LLA. LOT LINE ADJUSTMENT  
P.M. PARCEL MAP  
O.R. OFFICIAL RECORDS

**LEGEND:**

- ⊙ FOUND MONUMENT AS DESCRIBED  
[ ] RECORD PER PARCEL MAP NO. 7481, PM BK. 31, PG. 193  
( ) RECORD PER PARCEL MAP NO. 6947, PM BK. 31, PG. 39  
{ } RECORD PER DEED RECORDED IN BK. 3993, PG. 398 OF O.R.  
< > RECORD PER PARCEL MAP NO. 2712 PM BK. 12, PG. 119 OF O.R.  
\* \* RECORD PER RECORD OF SURVEY R/S BK. 23, PG. 4  
(( )) RECORD PER RECORD OF SURVEY R/S BK. 20, PG 199  
[[ ]] RECORD PER PARCEL MAP NO. 3889, PM BK. 17, PG. 44

**NOTES:**

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

THE DISTINCTIVE BORDER INDICATES THE BOUNDARIES OF THE LAND  
SUBDIVIDED BY THIS MAP.

ADDITIONAL MAP INFORMATION DESCRIBING CONDITIONS REGARDING THIS MAP AS OF THE DATE  
OF FILING WHICH DOES NOT AFFECT RECORD TITLE INTEREST, IS SHOWN ON SHEET 4.

**APN**

332-240-04

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS TAKEN FROM THE  
NORTH LINE OF MARIOTT DRIVE BETWEEN FOUND MONUMENTS AS  
SET FOR MARIOTT DRIVE AND 750.23 FEET EAST OF GIBSON  
STREET HAVING A BEARING OF S89°14'01"E AS SHOWN ON RECORD  
OF SURVEY FILED IN R/S BOOK 23 AT PAGE 4 IN THE OFFICE OF  
THE KERN COUNTY RECORDER

**EASEMENT NOTES:**

Ⓐ AN EASEMENT IN FAVOR OF THE PUBLIC IN GENERAL PER  
BOOK 5639 PAGE 815 O.R. AND BOOK 5622 PAGE 803 O.R.

Ⓑ A 10 FOOT WIDE WATERLINE EASEMENT IN FAVOR OF THE CITY OF  
BAKERSFIELD PER BOOK 5750 PAGE 2398 O.R.

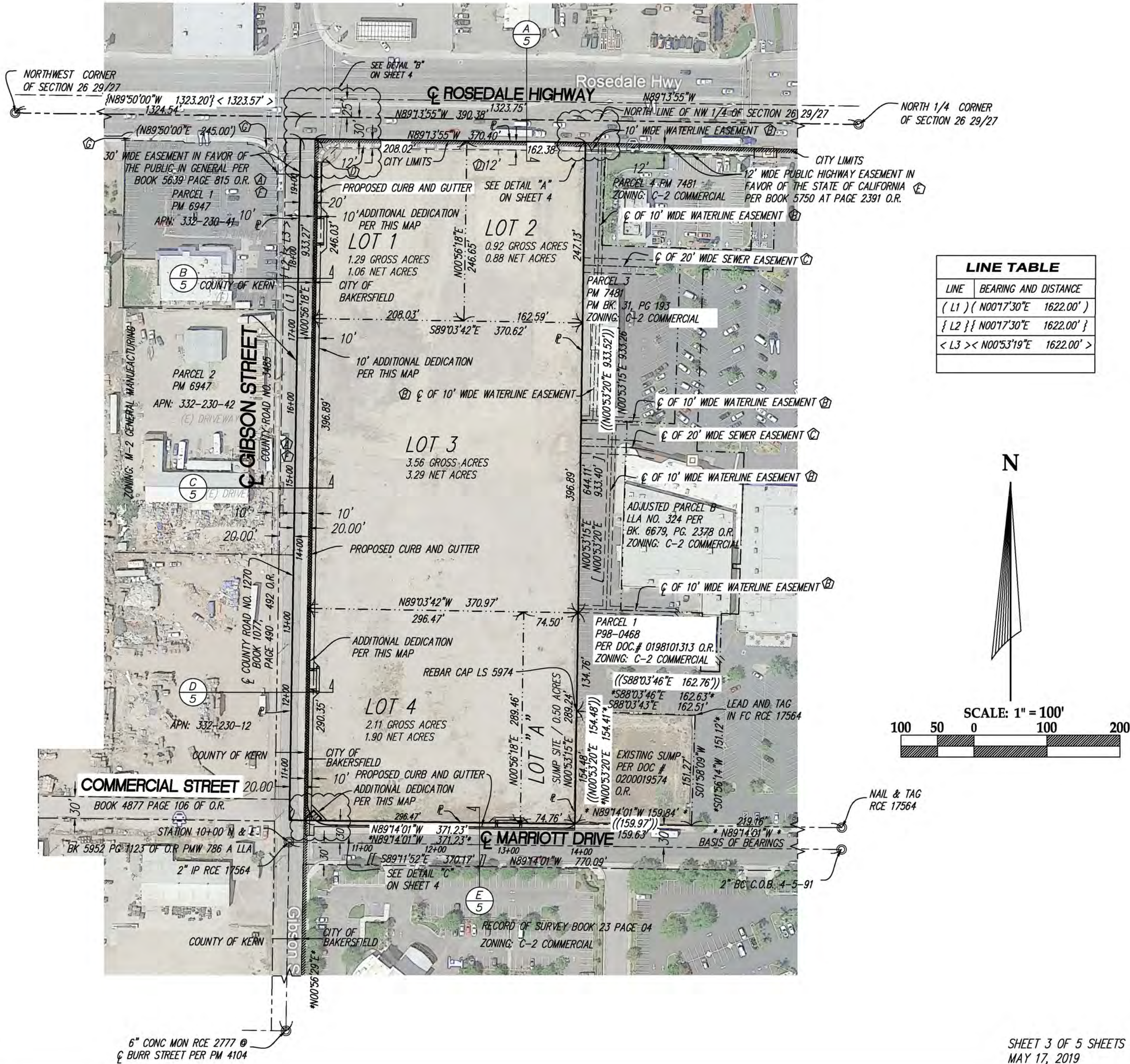
Ⓒ A 20 FOOT WIDE SEWER EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD  
PER BOOK 5750 PAGE 2394 O.R.

Ⓓ PUBLIC STREET EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD PER  
DOCUMENT NO. 0204063865 O.R.

Ⓔ PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE STATE OF CALIFORNIA PER  
BOOK 5750 PAGE 2391 O.R.

Ⓕ RESOLUTION OF ACCEPTANCE BY COUNTY OF KERN PER BOOK 5965  
PAGE 948 O.R. AND BOOK 5784 PAGE 688 O.R.

Ⓖ FEE ACQUISITION BY CITY OF BAKERSFIELD PER DOCUMENT NO. 214064474  
RECORDED 6/06/2014.





## CORRESPONDENCE

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 445-5421  
FAX (559) 488-4088  
TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



Making Conservation  
a California Way of Life.

July 31, 2019

06-KER-58-51.42  
VTPM #12326  
ROSEDALE MARKETPLACE  
REVISED 2<sup>ND</sup> RESPONSE

Mr. Tony Jaquez  
City of Bakersfield  
1715 Chester Ave  
Bakersfield, CA 93301

Dear Mr. Tony Jaquez:

Thank you for the opportunity to review the Site Plan for the Vesting Tentative Parcel Map #12326 for the proposal to split a parcel into five lots and a site plan for a future marketplace with minimal information. The project site is located in the southeast quadrant of State Route (SR) 58 and Gibson Street, in the City of Bakersfield.

The mission of the California Department of Transportation (Caltrans) is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans is rescinding the previous comments in the letter dated July 29, 2019. This letter serves as the revised 2<sup>nd</sup> response to the Site Plan for the Vesting Tentative Parcel Map #12326.
2. Based on new information obtained on the project, Caltrans recommends that a Transportation Impact Study (TIS) be completed for this project. Our recommendation for a TIS is based on our need to fully assess this project's impacts, and to recommend mitigation for any and all project-related impacts to the State Highway System.
3. A site plan was submitted with limited information. Caltrans requests the project proponent to submit an updated site plan with trip generation data, such as the types of development inside the marketplace, building square footage, driveway size, driveway offset distance, etc.
4. Existing curb, gutters, and sidewalks may need to be reconstructed in order to meet current ADA standards, as required by State and Federal laws.
5. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

Mr. Tony Jaquez

July 31, 2019

Page 2

planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the **Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.**

If you have any further questions, contact Scott Lau at (559) 445-5763 or [scott.lau@dot.ca.gov](mailto:scott.lau@dot.ca.gov).

Sincerely,



LORENA MENDIBLES, Chief  
Transportation Planning - South

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5421

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TTY 711

[www.dot.ca.gov](http://www.dot.ca.gov)Making Conservation  
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July 29, 2019

06-KER-58-51.42

VTPM #12326

SITE PLAN

ROSEDALE MARKETPLACE

2<sup>ND</sup> RESPONSE

Mr. Tony Jaquez  
City of Bakersfield  
1715 Chester Ave  
Bakersfield, CA 93301

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Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. During the 1<sup>st</sup> review, Caltrans required that the project proponent remove all four existing driveways with Lot 1 having access only along Gibson Street and Lot 2 sharing an existing driveway with the parcel to the east.
2. After consideration, Caltrans will allow a single driveway along SR 58 with the implementation of a 14' right-turn deceleration lane after the intersection of SR 58 and Gibson Street, and allowing **right-in only traffic**. No exit shall be allowed from this driveway.
3. A site plan with limited information was submitted to Caltrans. Caltrans requests the project proponent to submit an updated site plan with trip generation data (type of development, building square footage, driveway size, driveway offset distance, etc.) when additional information on the type of businesses in the development are known.
4. Existing curb, gutters, and sidewalks may need to be reconstructed in order to meet current ADA standards, as required by State and Federal laws.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*



Mr. Tony Jaquez  
July 29, 2019  
Page 2

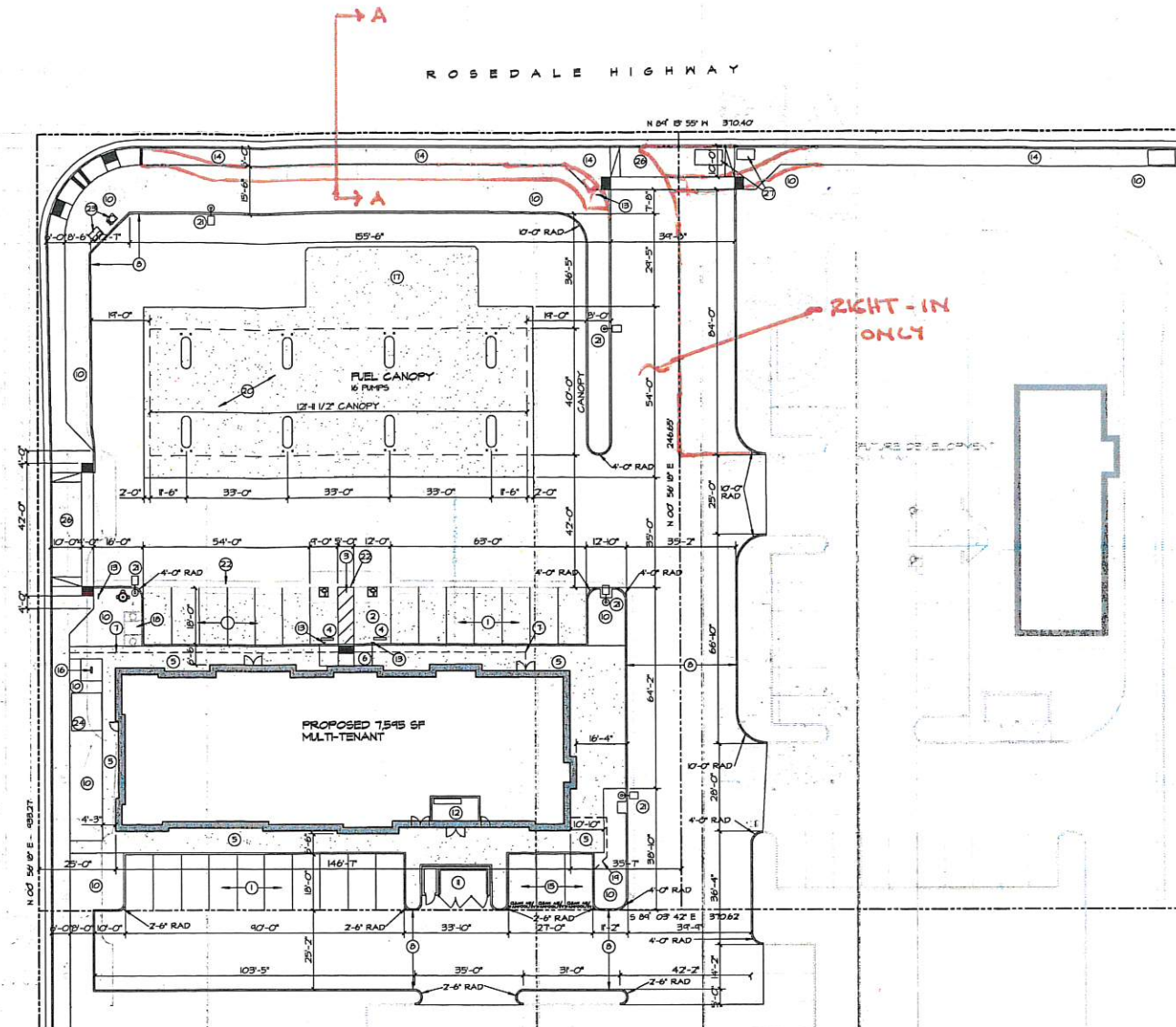
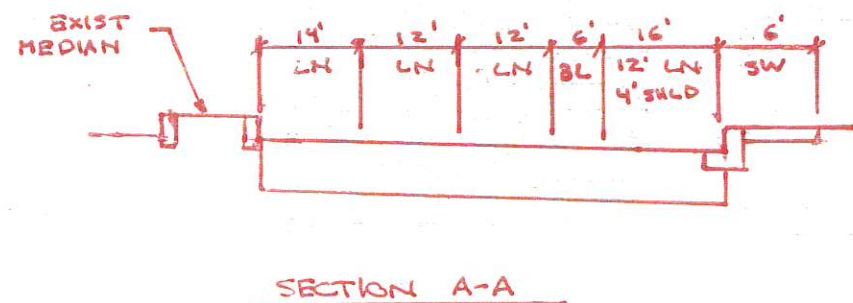
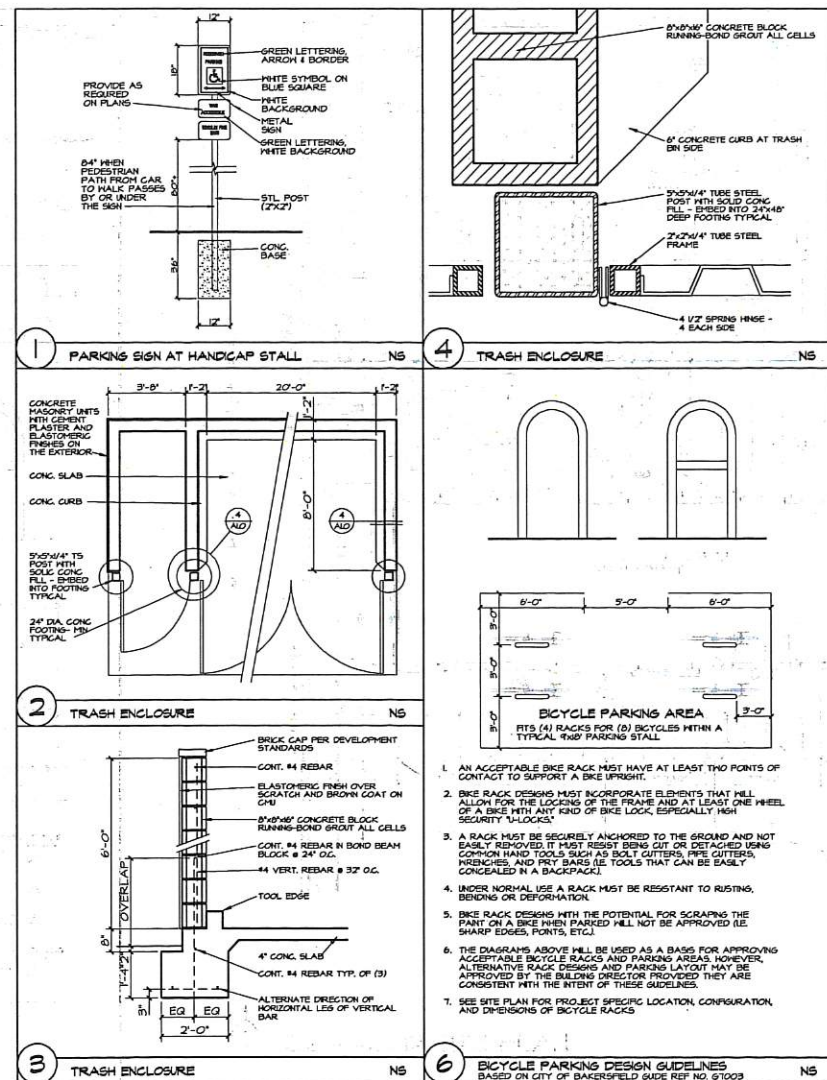
5. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please call the **Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 488-4058.**

If you have any further questions, contact Scott Lau at (559) 445-5763 or [scott.lau@dot.ca.gov](mailto:scott.lau@dot.ca.gov).

Sincerely,



LORENA MENDIBLES, Chief  
Transportation Planning - South



ENLARGED SITE PLAN

- KEYNOTES**
1. 1'-0" WIDE x 10'-0" DEEP PARKING STALL PER CITY OF BAKERSFIELD STANDARDS
  2. 12'-0" x 18'-0" VAN ACCESSIBLE PARKING STALL WITH 3'-0" x 3'-0" PAINTED STALL SIGN AND 10' x 5' IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER 30M GSC-807 MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS - SEE ALSO DETAIL 1 THIS SHEET
  3. 9'-0" MINIMUM WIDE HANDICAP ACCESSIBLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS - SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
  4. CONCRETE WHEEL STOPS TO PREVENT VEHICLES FROM OVERHANGING ACCESSIBLE CURB RAMPS
  5. 4'-0" WIDE MINIMUM CONCRETE WALK WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%
  6. NEW MINIMUM 4'-0" WIDE HANDICAP ACCESSIBLE CURB RAMP - SLOPE SHALL NOT EXCEED 1:20 WITH 4'-0" MINIMUM LANDING AT TOP PER CBC STANDARDS WITH RAMPED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING PER CITY STANDARDS
  7. DASHED LINE DENOTES ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY. MAXIMUM SLOPE DOES NOT EXCEED 1:50 AND CROSS SLOPE DOES NOT EXCEED 1:50 - SEE CIVIL DRAWINGS FOR ACTUAL SLOPES AND GRADE CHANGES
  8. 6" CONCRETE CURB - SEE GRADING PLAN FOR ADDITIONAL INFORMATION
  9. NOT USED
  10. LANDSCAPE AREA / PLANTER - SEE LANDSCAPE PLAN
  11. APPROXIMATE LOCATION OF 8'-0" x 12'-0" INTERIOR DIMENSIONS CURB TO CURB 3'-0" CONCRETE BLOCK TRASH ENCLOSURE WITH GREASE DISPOSAL COMPARTMENT ON CONCRETE PAD PER CITY STANDARDS - SEE DETAILS 2-4, THIS SHEET
  12. APPROXIMATE LOCATION OF MAIN SWITCHGEAR - VERIFY WITH ELECTRICAL SITE PLAN
  13. 12'-0" POLE MOUNTED SIGN WITH 1' HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN): UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTURBING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ BOTTOM OF SIGN AT 60' MIN
  14. EXISTING DRIVE APPROACH TO BE REMOVED
  15. PAINT IN THE PAINT USED FOR STALL STRIPES, THE WORDS "CLEAN AIR/VANPOLE" IN 12" TALL LETTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPES AND 6" WIDE BENEATH A PARKED VEHICLE PER CBC DIVISION 300.0.0. (2) TOTAL SPACES REQUIRED AS SHOWN
  16. SHORT TERM U-STYLE LOOP BICYCLE PARKING RACK WITH LOCATIONS FOR (2) BIKES MINIMUM 15' PERCENT TO BE PARKED AT ONE TIME ON 3/4" THICK CONCRETE PAD - SEE SITE PLAN FOR DIMENSIONS (PER CBC DIVISION 300.0.4) - SEE ALSO DETAIL 6 THIS SHEET
  17. APPROXIMATE LOCATION OF UNDER-GROUND FUEL TANKS - FINAL LOCATION SHALL BE CONFIRMED WITH CHEVRON VENDOR DRAWINGS
  18. APPROXIMATE LOCATION OF GREASE INTERCEPTOR - SEE PLUMBING SITE PLAN FOR DETAILS
  19. APPROXIMATE LOCATION OF FUTURE VEHICLE RECHARGING STATIONS - CONTRACTOR SHALL STUDY CONDUIT WITH PULL CORD TO THE LANDSCAPE
  20. 6" CONCRETE PAVING WITH #4 REBAR AT 24" O.C. OVER COMPACTED NATIVE AT PARKING AND FUELING AREAS - SEE VENDOR'S DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS
  21. POLE MOUNTED LIGHT FIXTURE AND CONCRETE STANDARD PER DEVELOPMENT STANDARDS
  22. APPROXIMATE LOCATION OF NEW V-SUTTER WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION AT ACCESSIBLE PARKING AREAS - SEE GRADING PLAN
  23. APPROXIMATE LOCATION OF CUSTOMER AIR AND WATER DISPENSERS
  24. APPROXIMATE LOCATION OF TRANSFORMER AND BOLLARDS PER PG&E STANDARDS
  25. APPROXIMATE LOCATION OF ABOVE GROUND HEAVY TANK AND FUEL SYSTEM VENT BY FUEL SYSTEM VENDOR
  26. NEW DRIVE APPROACH PER CITY STANDARDS - SEE ALSO CIVIL PLANS
  27. EXISTING UTILITY VAULTS TO BE RELOCATED - CONTRACTOR RESPONSIBLE FOR COORDINATING WITH CITY OF BAKERSFIELD PUBLIC WORKS DEPARTMENT AND UTILITY COMPANIES INVOLVED



PAUL DHANENS • ARCHITECT

ARCHITECT



9108 CALIFORNIA AVE. SUITE 107  
BAKERSFIELD, CALIFORNIA 93308  
TELEPHONE: (805) 338-8838  
FACSIMILE: (805) 338-8837

CONSULTANT

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NOTICE TO CONTRACTOR: Written changes to these drawings shall take precedence over verbal directions. Contractor shall verify all dimensions and locations for all work shown on these drawings and shall be responsible for confirming all dimensions and locations for all work shown on these drawings and shall be responsible for confirming all dimensions and locations for all work shown on these drawings.

PROJECT



ROSEDALE HWY  
C-STORE

BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
1-10-11	OWNER REVIEW

NO.	REVISIONS
1	
2	
3	
4	
5	

SITE PLAN

FILE NAME: 2324A1-0

SHEET

A-1.0



# 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:** Vesting Tentative Parcel Map 12326

**Project Location-Specific:** Located at the southeast corner of Rosedale Highway and Gibson Street in west Bakersfield (APN #:332-240-04).

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

**Description of Project:** Subdivide approximately 8 acres into 4 parcels and one sump for future commercial development in a M-1 (Light Manufacturing) zone, located at the southeast corner of Rosedale Highway and Gibson Street.

**Name of Public Agency Approving Project:** City of Bakersfield

**Name of Person or Agency Carrying Out Project:** Swanson Engineering, Inc.

**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 15315

Reasons why project is exempt: It is a division of property within an area predominantly developed with urban uses that is consistent with the general plan and zoning regulations. No variances or exceptions are required, and the project site will be adequately served by appropriate utilities and public services. Staff has found that the proposal will not have a significant effect on the environment.

**Lead Agency:** Contact Person: Tony Jaquez Telephone/Ext.: 661.326.3452

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:** Associate Planner **Date:** October 18, 2019

☒ Signed by Lead Agency  
☐ Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_



# COVER SHEET

## PLANNING DEPARTMENT STAFF REPORT

**MEETING DATE:** October 17, 2019

**ITEM NUMBER:** Consent - Public  
Hearing5.(g.)

**TO:** Planning Commission

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

**PLANNER:** Paul Johnson, Principal Planner

**DATE:**

**WARD:** Ward 2

**SUBJECT:**

**Amendment to Title 17 of the Bakersfield Municipal Code:** Proposed amendment of Section 17.58.120 relating to parking space requirements within the “central district” and other mixed-use areas. Notice of Exemption on file.

**APPLICANT:** City of Bakersfield

**OWNER:**

**LOCATION:** Central District is generally located between Golden State Highway, California, F Street and V Street.

---

### STAFF RECOMMENDATION:

Staff recommends approval.

### ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Central District Map	Backup Material



## CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

---

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

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

**DATE:** October 17, 2019

**SUBJECT:** Amendment of Section 17.58.120 of the Bakersfield Municipal Code relating to parking space requirements within the "central district" and other mixed-use areas. (Ward 2)

---

**RECOMMENDATION:** Adopt Resolution **APPROVING** the ordinance amendment and recommend same to the City Council.

---

### **BACKGROUND:**

This item is an amendment to the City's parking space requirements within the "central district" and other mixed-use areas, in response to Referral No. 833 from Councilmember Smith. At the September 11, 2019 City Council meeting, Councilmember Smith requested that Staff examine a change to parking requirements for downtown businesses; specifically, if a property has a change of use that there be no additional parking required.

Parking in the downtown area ("central district"), or lack thereof, was first addressed in 1990. At that time, the ordinance was amended to allow a parking reduction for specific uses in the "central district." Following a request in 2008 to include additional uses (i.e. retail), the ordinance was amended to add Section 17.58.120. This Section was further amended in 2013 to the current language.

With a focus on promoting new business in the "central district," there is a limit on the amount of parking spaces available on developed sites. Therefore, it is reasonable that no additional parking should be required to accommodate a more intensive change in use (e.g. office space to restaurant) vs. having a vacant building because of a parking shortage.

The proposed amendment would not subject any existing building in the "central district" to additional off-street parking requirements, provided there is no expansion of building size. The suggested amendment is shown in underline:

### **17.58.120 Parking space requirements within the "central district" and other mixed-use areas.**

Off-street parking within the "central district" as defined in Chapter 17.04, "Old Town Kern" as defined in Chapter 10.08, C-B zone district, or C-C zone district for a mixed-use

---

residential and retail/office commercial project where the design and development functions as an integrated unit as approved by the advisory agency, may be reduced by up to fifty percent of the minimum requirement assessed under Section 17.58.110. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement (limit does not apply to residential uses). Any change of use at an existing building in the "central district" shall not be subject to additional off-street parking requirements set forth in this chapter, provided the applicant establishes, to the satisfaction of the Planning Director, that the change of use does not require an expansion of building size.

#### **ENVIRONMENTAL REVIEW AND DETERMINATION:**

Public notice for the proposed project and environmental determination was advertised in the Bakersfield Californian and posted on the bulletin board in the City of Bakersfield Development Services, 1715 Chester Avenue, Bakersfield, California, and distributed to special interest groups.

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures. Under Public Resources Section Code 21080.17, CEQA does not apply to the adoption of an ordinance to implement the provisions of 65852.1 or 65852.2 of the Government Code (i.e. the state Accessory Dwelling Unit law). The proposed ordinance amendments result in the City implementing this state law.

#### **CONCLUSION:**

Based on the foregoing, Staff concludes the recommended ordinance amendment to Title 17 of the Bakersfield Municipal Code within Section 17.58.120 is appropriate.

#### **ATTACHMENTS:**

- A. Draft Resolution
- B. Central District Map



RESOLUTION NO. \_\_\_\_

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION  
RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT  
AMENDMENTS TO SECTION 17.58.120 OF THE BAKERSFIELD  
MUNICIPAL CODE RELATING TO PARKING SPACE REQUIREMENTS  
WITHIN THE "CENTRAL DISTRICT" AND OTHER MIXED-USE AREAS.**

**WHEREAS**, the City of Bakersfield initiated text amendments to Title 17 of the Bakersfield Municipal Code within Section 17.58.120 of the Bakersfield Municipal Code relating to "parking space requirements within the central district and other mixed-use areas" (the Project); and

**WHEREAS**, the Secretary of the Planning Commission, did set Thursday, October 17, 2019, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration of the Planning Director's report; and

**WHEREAS**, under Public Resources Section Code 21080.17, CEQA does not apply to the adoption of an ordinance to implement the provisions of 65852.1 or 65852.2 of the Government Code (i.e. the state Accessory Dwelling Unit law); 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 Division (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 and evidence received at the above referenced public hearing support the following findings:

1. All required public notices have been given. Advertisement of the hearing notice regarding the Project was published in the *Bakersfield Californian*, a local newspaper of general circulation.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Under Public Resources Section Code 21080.17, CEQA does not apply to the adoption of an ordinance to implement the provisions of 65852.1 or 65852.2 of the Government Code (i.e. the state Accessory Dwelling Unit law). The proposed ordinance amendments result in the City implementing this state law.
4. The text amendments are necessary and desirable as the proper use of the City's zoning authority for the protection of the general health, safety, welfare of the community.

5. The text amendments are consistent with the goals, objectives and policies of the Metropolitan Bakersfield General Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD** as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The ordinance amendments as shown in Exhibits A and incorporated herein, is hereby recommended for adoption by the City Council.

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**I HEREBY CERTIFY** that the foregoing resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 17th day of October 2019, on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

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DANIEL CATER, CHAIR  
City of Bakersfield Planning Commission

Exhibits:  
Draft Ordinance

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADDING SECTION 17.58.120 OF THE  
BAKERSFIELD MUNICIPAL CODE RELATING TO ZONING.**

**BE IT ORDAINED** by the Council of the City of Bakersfield as follows:

**SECTION 1.**

Sections 17.58.120 of the Bakersfield Municipal Code are hereby enacted to read as follows:

**Chapter 17.58 Parking and Loading Standards**

**17.58.120          Parking space requirements within the “central district” and other mixed-use areas.**

Off-street parking within the “central district” as defined in Chapter 17.04, “Old Town Kern” as defined in Chapter 10.08, C-B zone district, or C-C zone district for a mixed-use residential and retail/office commercial project where the design and development functions as an integrated unit as approved by the advisory agency, may be reduced by up to fifty percent of the minimum requirement assessed under Section 17.58.110. The number of off-street parking spaces shall not exceed one hundred fifty percent of the minimum requirement (limit does not apply to residential uses). **Any change of use at an existing building in the “central district” shall not be subject to additional off-street parking requirements set forth in this chapter, provided the applicant establishes, to the satisfaction of the Planning Director, that the change of use does not require an expansion of building size.**

**SECTION 2.**

This Ordinance shall be posted in accordance with the provisions of the Bakersfield Municipal Code and shall become effective thirty (30) days from and after the date of its passage.

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

AYES:	COUNCILMEMBER: RIVERA, GONZALES, WEIR, SMITH, FREEMAN, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER: _____
ABSTAIN:	COUNCILMEMBER: _____
ABSENT:	COUNCILMEMBER: _____

\_\_\_\_\_  
**JULIE DRIMAKIS, CMC**

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

APPROVED:

By: \_\_\_\_\_

**KAREN GOH**

Mayor

APPROVED AS TO FORM:

**VIRGINIA GENNARO**

City Attorney

By: \_\_\_\_\_

**RICHARD IGER**

Deputy City Attorney

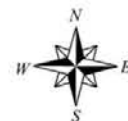


## Central District Map

# CENTRAL DISTRICT AREA



NOTE: THE CENTRAL DISTRICT AREA IS DESCRIBED IN DETAIL IN SECTION 10.08.020A.  
SPECIAL PARKING REGULATIONS ARE CONTAINED IN CHAPTER 17.58.



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