



**PLANNING COMMISSION AGENDA
MEETING OF DECEMBER 17, 2020
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.**

www.bakersfieldcity.us

1. ROLL CALL

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

**SPECIAL NOTICE: Public Participation and Accessibility
December 17, 2020 Bakersfield Planning Commission Meeting**

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Commission or the public in light of the COVID-19 pandemic. Based on guidance from the California Governor's Office and Department of Public Health, as well as the County Health Officer, in order to minimize the potential spread of the COVID-19 virus, the City of Bakersfield hereby provides notice that as a result of the declared federal, state, and local health emergencies, and in light of the Governor's order, there may be adjustments to the conduct of meetings, such as limited public seating.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the Regular Planning Commission meeting of December 3, 2020.

Staff recommends approval.

- b. **Planning Director's Report - Planned Development Review No. 20-0332:** McIntosh & Associates (applicant), on behalf of Riverlakes Galleria, LLC (property owner) is requesting to modify Planned Development Review (PDR No. 13-0110) to add a drive-through lane to an existing restaurant in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located at 5523 Calloway

Drive. Notice of Exemption on file.

Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 3

- a. **Vesting Tentative Parcel Map No. 12314 (Phased):** McIntosh and Associates is requesting to subdivide 78.94 acres into 34 buildable parcels for future industrial development, four drill islands, and one sump lot located south Hageman Road and east of Landco Drive. Mitigated Negative Declaration on file. *Continued from December 3, 2020.*

Staff recommends approval.

Ward 4

- b. **Zone Change No. 20-0343:** Chick-fil-A, Inc. (applicant) representing Northwest Target, LLC (property owner), is requesting a zone change from a Planned Commercial Development (P.C.D.) zone to a revised P.C.D. zone for a change of use from retail to fast food restaurant on approximately 0.75 acres of a larger 52-acre commercial center, generally located at 9030 Rosedale Highway. Notice of Exemption on file.

Staff recommends approval.

Ward(s) 1, 2, 3, 4, 5, 6, 7

- c. **Text Amendments to the Bakersfield Municipal Code** by adding Chapter 17.73 to provide a procedure for reasonable accommodation in the City's land use and zoning regulations pursuant to State of California Department of Housing and Community Development guidelines and requirements and fair housing laws. Notice of Exemption on file.

Adopt Resolution approving ordinance amendments and recommend same to the City Council.

6. PUBLIC HEARINGS

7. WORKSHOPS

Ward(s) 1, 2, 3, 4, 5, 6, 7

- a. **California Environmental Quality Act (CEQA) Workshop.**
Receive and file.

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT



Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: December 17, 2020 **ITEM NUMBER:** 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

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

SPECIAL NOTICE: Public Participation and Accessibility

December 17, 2020 Bakersfield Planning Commission Meeting

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APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: December 17, 2020 **ITEM NUMBER:** 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of December 3, 2020.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of December 3, 2020	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of December 3, 2020 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

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

Absent: None

Staff Present: Joshua Rudnick, Deputy City Attorney; Paul Johnson, DS Planning Director; Jennie Eng, DS Principal Planner; Kassandra Gale, DS Principal Planner; Steve Esselman, DS Principal Planner; Oscar Fuentes, Building Civil Engineer III; Jim Schroeter, Public Works Civil Engineer III; 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 November 5, 2020.

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

APPROVED

CONSENT CALENDAR PUBLIC HEARINGS

5. a. **Extension of Time for Vesting Tentative Tract Map 6547 (Phased):** McIntosh and Associates is requesting an extension of time for this tentative tract consisting of 91 single family lots on 33.11 acres, located east of Kern Canyon Road at Chase Avenue. Notice of Exemption on file.

RES NO 56-20

- b. Vesting Tentative Parcel Map 12314 (Phased):** McIntosh and Associates is requesting to subdivide 78.94 acres into 34 buildable parcels for future industrial development, four drill islands, and one sump lot located south Hageman Road and east of Landco Drive. Mitigated Negative Declaration on file.
- c. Zone Change No. 20-0267:** Housing Authority of Kern County is requesting a Zone Change on a 1.38 acre parcel located at the northeast corner of Baker Street and Kentucky Street from a PCD (Planned Commercial Development) zone to a CC (Commercial Center) zone, or more restrictive zone district. Addendum to Mitigated Negative Declaration on file.
- d. General Plan Amendment/Zone Change No. 19-0405:** McIntosh and Associates is requesting a General Plan Amendment/Zone Change on 2.64 acres (1.45 acres within City limits and 1.19 outside of City limits) located on the northwest corner of the South Union Avenue and Astor Avenue intersection. The request includes: (1) amendment of the Metropolitan Bakersfield General Plan designation LR (Low Density Residential) and SR/LR (Suburban Residential/Low Density Residential) to SI (Service Industrial), or a more restrictive designation, and (2) change in zone classification from R-S-1A (Residential Suburban1 acre Minimum) to M-1 (Light Manufacturing). Negative Declaration on file.
- e. Planned Development Review No. 20-0229:** McIntosh and Associates is requesting a Planned Development Review to allow for single-family residential development on 66.12 acres (Vesting Tentative Tract Maps No. 7043 and 7044) in the R-1/PUD (One Family Dwelling/Planned Unit Development Zone) district located on the west side of Old River Road between Berkshire Road and McCutchen Road. An Addendum to the EIR on file.

Public hearing opened and closed.

Motion by Bowers, seconded by Commissioner Cater to approve Agenda Items 5.a, 5.c, 5.d, and 5.e, and continue Agenda Item 5.b to the 12/17/2020 meeting as recommended by staff. Motion approved.

ACTION TAKEN

**Con't to
December 17,
2020**

**RES NO 57-20
RES NO 58-20**

**RES NO 59-20
RES NO 60-20
RES NO 61-20**

RES NO 62-20

APPROVED

ACTION TAKEN

6.

PUBLIC HEARINGS

- a. **Planned Development Review No. 20-0103:** AGC Design Concept, Inc., is requesting a new Planned Development Review to allow a gas station and multi-tenant retail building (convenient store and restaurant) in a C-1/PCD (Neighborhood Commercial/Planned Commercial Development Zone) district located at 5741 Taft Highway. Addendum to a Mitigated Negative Declaration on file.

RES NO 63-20

Staff report given. Public hearing open. Three people spoke in favor. One person spoke in opposition. Public hearing closed. Commission deliberated.

Motion by Commission Bowers, seconded by Commissioner Rudnick, to approve Agenda Item 6.a., as recommended by staff. Motion approved.

APPROVED

- b. **General Plan Amendment/Zone Change No. 20-0162:** McIntosh and Associates is requesting a General Plan Amendment/Zone Change on property located south of Panama Lane between Wible Road and State Route 99. The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation LR (Low Density Residential) and LMR (Low Medium Density Residential) to HMR (High Density Residential) on 23.54 acres, or more restrictive designation, and (2) a change in zone classification from R-1 (One-Family Dwelling to R-2 (Limited Multiple-Family Dwelling), or more restrictive district, on 15.98. Mitigated Negative Declaration on file.

**RES NO 64-20
RES NO 65-20**

Staff report given. Public hearing open. Two people spoke in favor. Three people spoke in opposition. Both sides were given a rebuttal period. Public hearing closed. Commission deliberated.

Motion by Commissioner Lomas, seconded by Commissioner Wade, to deny Agenda Item 6.b. Motion Approved to Deny.

**PROJECT
DENIED**

- c. **Text Amendments to the Bakersfield Municipal Code** by amending Sections 17.58.100, 17.58.110, and 17.58.120 related to parking space requirements within the Central District, Old Town Kern, and other mixed-use areas. Notice of Exemption on file. *Continued from November 5, 2020 meeting.*

RES NO 66-20

Staff report given. Public hearing open. No one spoke in favor or opposition of the project. Public hearing closed. Commission deliberated.

ACTION TAKEN

APPROVED

Motion by Commissioner Cater, seconded by Commissioner Bell, to approve Agenda Item 6.c, incorporating deliberation comments made by Commissioner Cater into the City Council Administrative Report. Motion approved.

7. COMMUNICATIONS

Planning Director Paul Johnson stated there would be a Planning Commission meeting on December 17, 2020.

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 7:38 p.m.

Dana Cornelius
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: December 17, 2020

ITEM NUMBER: Consent Calendar Non-Public Hearings4.(b.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Planning Director's Report - Planned Development Review No. 20-0332: McIntosh & Associates (applicant), on behalf of Riverlakes Galleria, LLC (property owner) is requesting to modify Planned Development Review (PDR No. 13-0110) to add a drive-through lane to an existing restaurant in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located at 5523 Calloway Drive. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Riverlakes Galleria, LLC

LOCATION: 5523 Calloway Drive

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
□ Staff Report 20-0332	Staff Report
□ Draft Resolution with Exhibits	Resolution

**CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT**

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM 4.b.

FROM: Paul Johnson, Planning Director APPROVED PJ

DATE: December 17, 2020

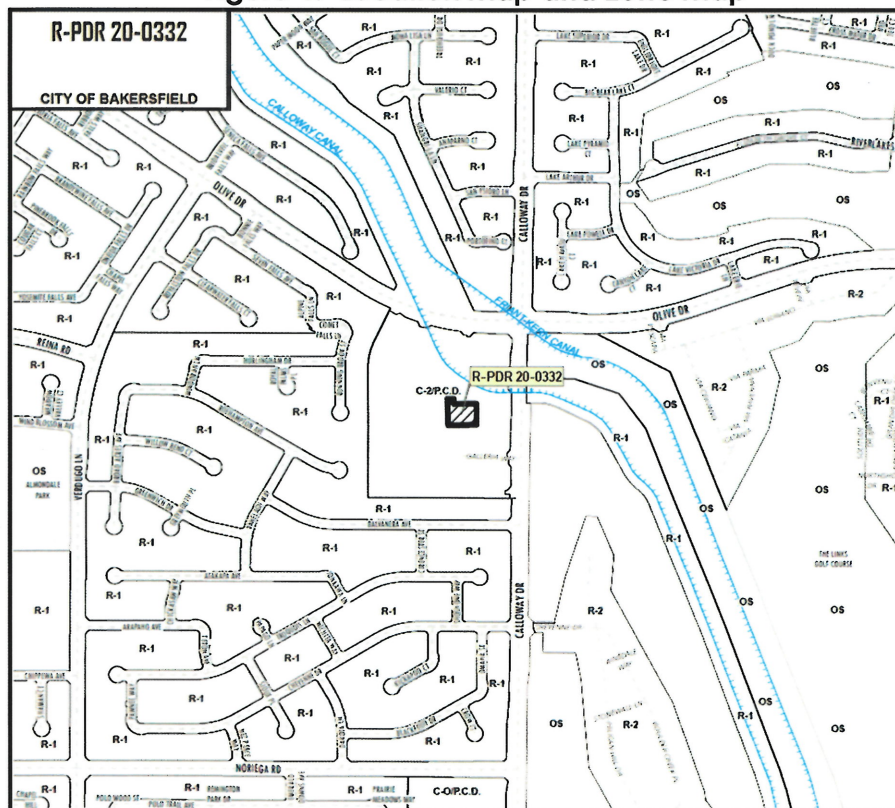
SUBJECT: **Planning Director's Report – Revised Planned Development Review (PDR); File No. 20-0332 (WARD 4)**

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

OWNER: Riverlakes Galleria, LLC
5601 Truxtun Avenue, Ste. 190
Bakersfield, CA 93309

LOCATION: 5523 Calloway Drive | APN: 526-560-08

Figure 1. Location Map and Zone Map



RECOMMENDATION: Adopt Resolution **ACCEPTING** the Planning Director's Report on Revised Planned Development Review No. 20-0332.

PROJECT SUMMARY:

The project is a request to modify Planned Development Review (PDR) No. 13-0110 to add a drive-through lane to an existing restaurant; specifically, the Mesa Mexican Grill restaurant located at 5523 Calloway Drive. The site is zoned C-2/PCD (Regional Commercial Zone/Planned Commercial Development Zone).

Surrounding Land Uses. The project site is part of a larger regional shopping center (Riverlake Galleria). The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	GC	C-2/PCD	Shopping Center
North	GC	C-2/PCD	Shopping Center
East	GC	C-2/PCD	Shopping Center
South	GC	C-2/PCD	Shopping Center
West	GC	C-2/PCD	Shopping Center
General Plan Key GC: General Commercial		Zone District Key C-2: Regional Commercial PCD: Planned Commercial Development	

PROJECT ANALYSIS:

Background and Timeline.

- April 2013 - Planning Commission approved PDR No. 13-0110, allowing the development of a 149,729 square foot shopping center (Resolution 16-13).
- February 2014 - Planning Commission approved Revised PDR No. 14-0020, allowing an increase in floor area of shopping center to 150,729 square feet (Resolution 06-14).
- July 2014 - Your Commission approved Revised PDR No. 14-0238, allowing a decrease in floor area of shopping center to 149,853 square feet (Resolution 27-14).
- July 2017 - Planning Commission approved Revised PDR No. 17-0287 allowing a change of use from retail to medical in a 4,900 square foot building (Resolution 21-17).
- November 2017 - Planning Commission approved Revised PDR No. 17-0391 updating site configuration of the shopping center (Resolution 40-17).
- July 2018 - Planning Commission approved Revised PDR No. 18-0257 allowing façade improvements at the shopping center (Resolution 57-18).

Planning Director Review. Bakersfield Municipal Code Section 17.54.100.D allows the Planning Director to administratively approve minor changes, modifications, alterations, deviations or substitutions to an approved preliminary development plan provided the changes do not substantially or substantively change the project as approved by the Planning Commission or

City Council. Such changes are generally limited to colors, materials, architectural elevations, landscape plans and other physical changes of a similar nature.

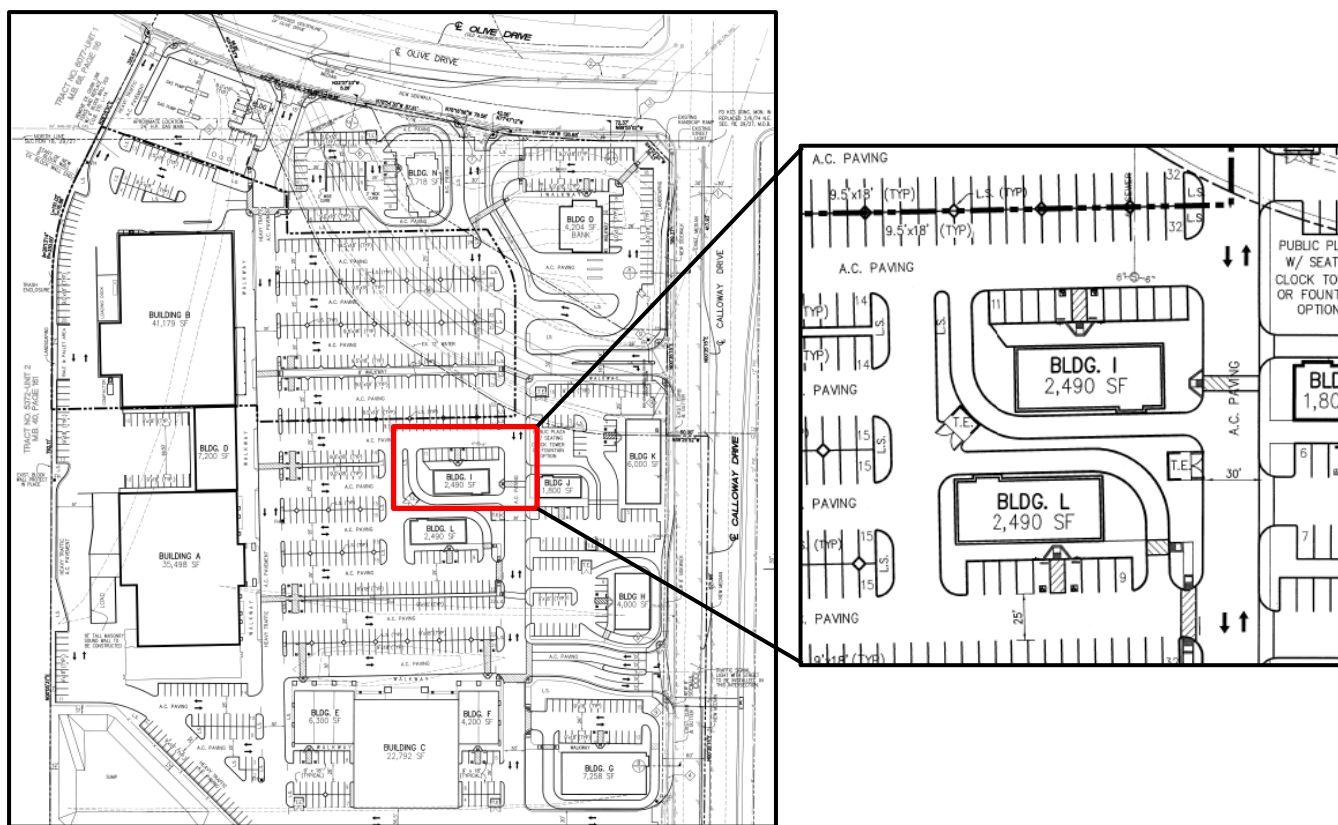
Should the Planning Director make a finding that submitted revisions to an approved PDR plan constitute minor changes or substitutions; the Director is to report that determination to the Commission at the next regular meeting. At that time, the Commission may:

- (1) accept the Planning Director's report;
- (2) further modify the Planning Director's approved changes; or,
- (3) direct staff to set the matter for public hearing.

In this instance, Staff is recommending the Commission accept the Planning Director's Report (Option 1).

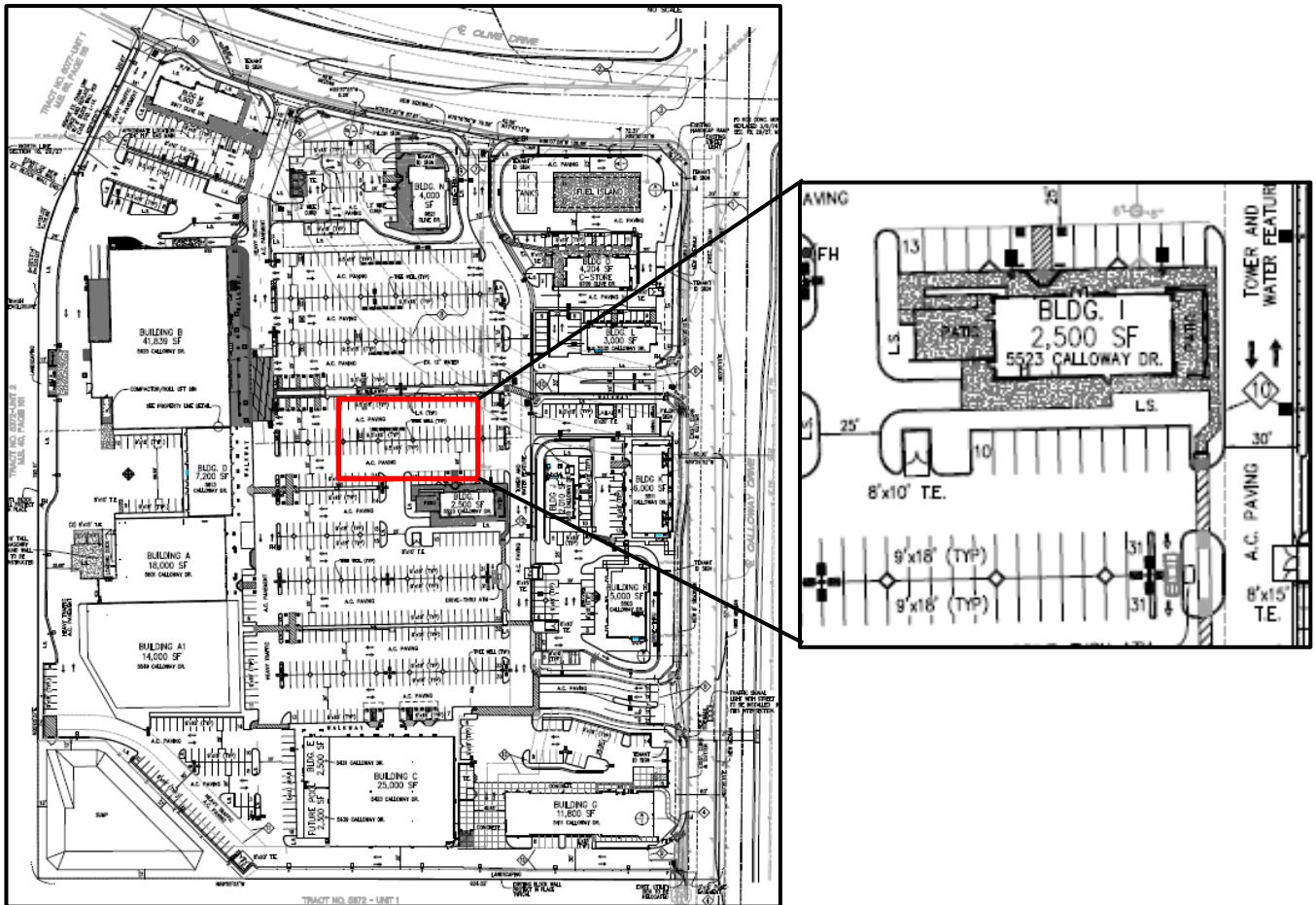
Building I (2013). In April 2013, your Commission approved a development plan to facilitate a 149,729 square foot shopping center. The development included the Mesa Mexican Grill fast food restaurant in the location of Building I (see Figure 2).

Figure 2. PDR No. 13-0110



Building I (2017). In July 2017, your Commission approved revisions to the shopping center including the removal of the drive-through for Building I (see Figure 3).

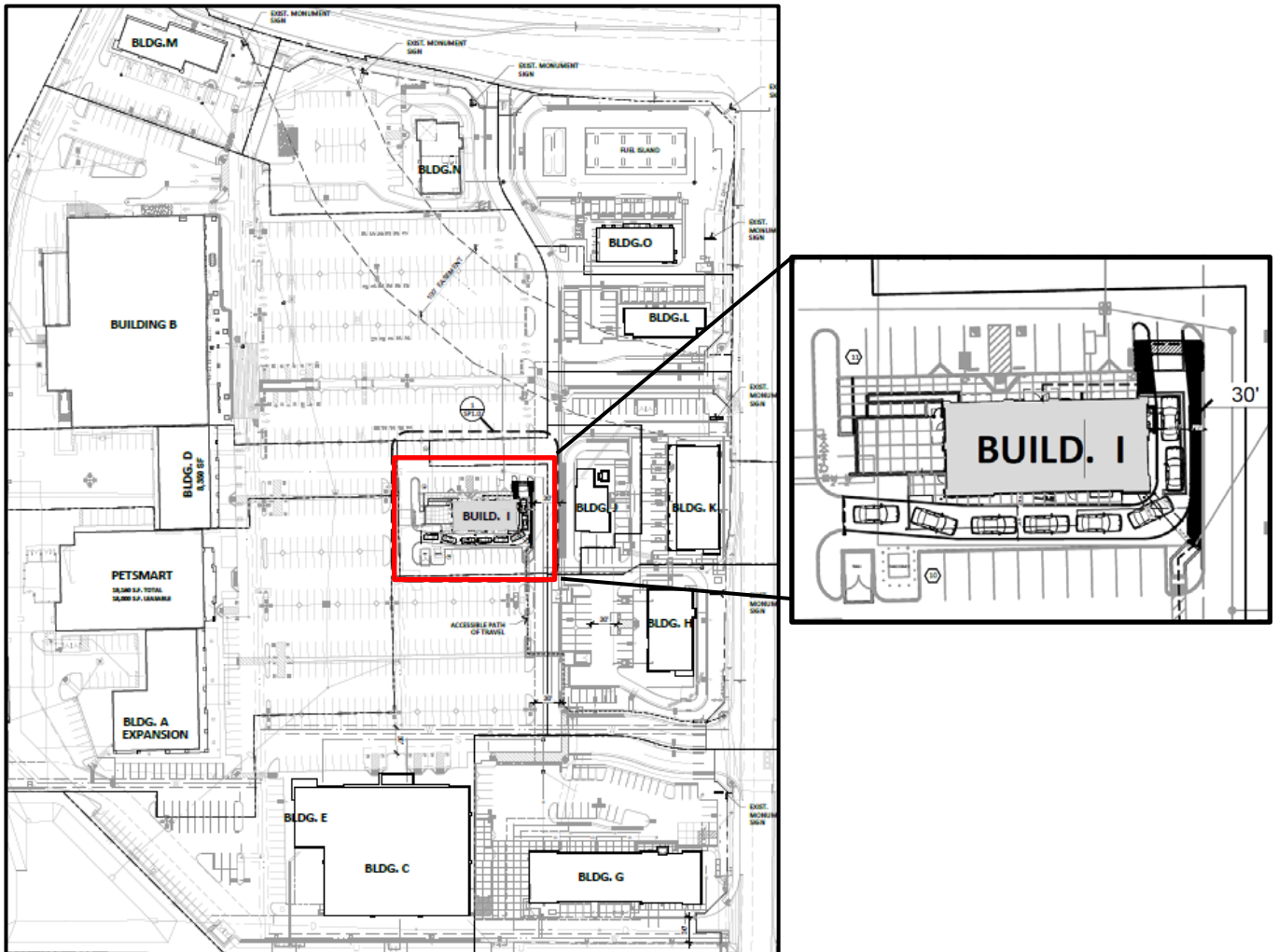
Figure 3. PDR No. 17-0391



Building I (2020 Proposal). The applicant is proposing a scope of work that includes a drive-through lane with menu board, and the addition of 35 square feet to accommodate a new drive-through service window (see Figure 4). As part of the improvements, additional landscaping will be provided. The changes do not require any modification to existing parking, therefore adequate parking remains.

The project has been designed to comply with requirements of the Zoning Ordinance to include General Regulations (Chapter 17.08), Planned Commercial Development (Chapter 17.54), parking design (Chapter 17.58), and landscaping (Chapter 17.61). No inconsistencies with City standards or policies have been identified and no deviations have been requested.

Figure 4. PDR No. 20-0332



ENVIRONMENTAL REVIEW AND DETERMINATION:

In accordance with CEQA Guidelines Section 15301(Existing Facilities), this proposal is exempt from the requirements of CEQA because the proposed modifications are minor alterations of an existing structure with negligible expansion of existing uses. This action is not subject to a public hearing.

CONCLUSION:

As noted above, Zoning Ordinance Section 17.54.100.D allows the Planning Director to administratively approve substitutions to an approved final development plan with respect to colors, materials, architectural elevations and other physical changes provided such changes do not alter any use, environmental mitigation measure, conditions of approval or substantially affect the basic character of architecture established with the previous approval of the project.

Staff concludes the proposed physical changes are minor in nature and in substantial conformance with the originally approved design. There is no increase to the development footprint, landscaping is in conformance with the Municipal Code, and sufficient parking is provided. As required by the ordinance, the purpose of this report is to inform your Commission of this determination. It is Staff's recommendation that your Commission adopt the Resolution accepting the Planning Director's Report on Revised Planned Development Review No. 20-0332.

ATTACHMENTS:

Draft Resolution with Exhibits

**Attachment A:
Draft Resolution**

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE PLANNING DIRECTOR'S REPORT TO MODIFY PLANNED COMMERCIAL DEVELOPMENT NO. 13-0110 TO ADD A DRIVE-THROUGH LANE TO THE SITE CONFIGURATION OF AN EXISTING RESTAURANT IN A C-2/PCD (REGIONAL COMMERCIAL/PLANNED COMMERCIAL DEVELOPMENT ZONE) DISTRICT LOCATED 5523 CALLOWAY DRIVE. (FILE NO. 20-0332)

WHEREAS, McIntosh & Associates on behalf of Doug Warren (property owner) filed an application with the City of Bakersfield Development Services Department requesting to modify Planned Commercial Development No. 13-0110 to add a drive-through lane to the site configuration of an existing restaurant in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located at 5523 Calloway Drive; and

WHEREAS, the Secretary of the Planning Commission did set Thursday, December 17, 2020, 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, 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 above described project is exempt from the requirements of the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15301; and

WHEREAS, at said meeting held December 17, 2020, the Planning Director's report was duly considered, and the Planning Commission found as follows:

1. The proposal is not subject to a public hearing.
2. The provisions of the California Environmental Quality Act (CEQA) have been followed.
3. Pursuant to State CEQA Guidelines Section 15301, this request is exempt from the requirements of CEQA because the proposed modifications are minor alterations of an existing structure with negligible expansion of existing uses.
4. The proposed modifications to the approved development plan do not deviate from the intent and purpose of the PCD zone overlay district.
5. The proposed development will constitute a land use of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community.

6. The proposed modifications to the approved development plan are consistent with the General Plan and objectives of Title 17 of the Bakersfield Municipal Code.

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 project is exempt from CEQA.
3. The Planning Commission accepts the Planning Director's report.

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 December 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

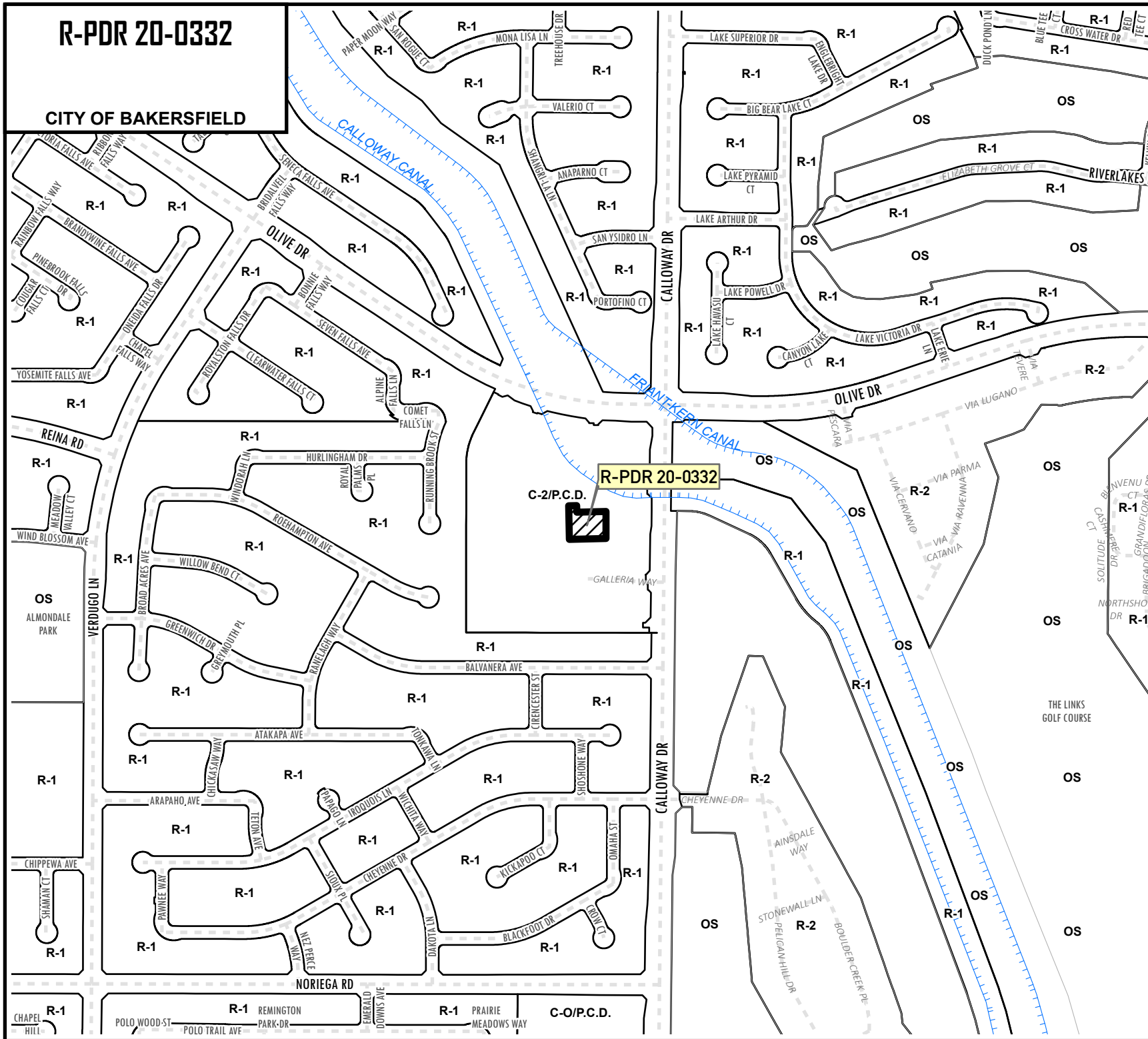
Exhibits:

- A. Location Map
- B. Site Plan

Exhibit B
(Location Map)

R-PDR 20-0332

CITY OF BAKERSFIELD



LEGEND
(ZONE DISTRICTS)

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



BAKERSFIELD



Feet

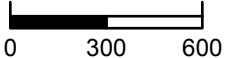
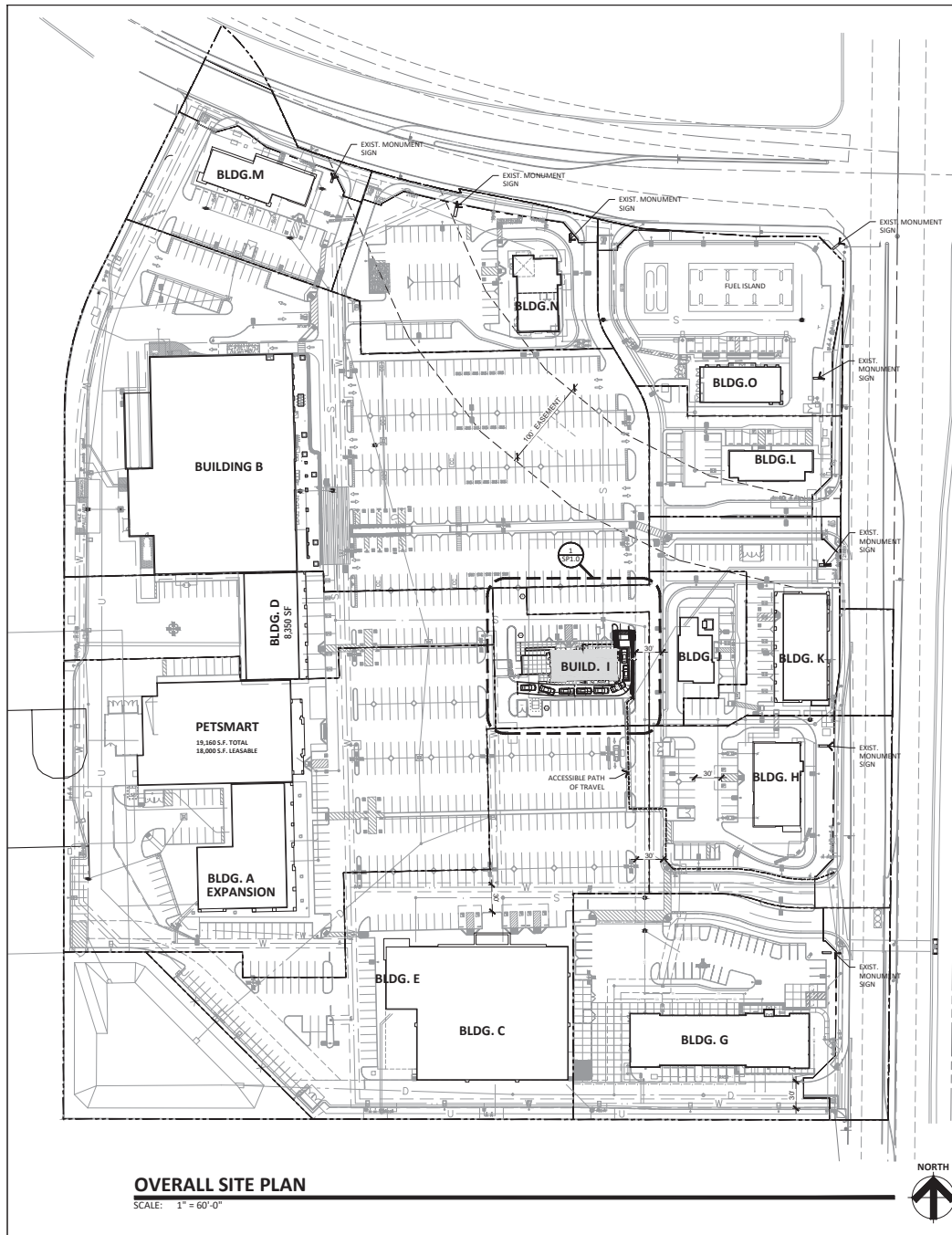


Exhibit C
(Site Development Plan)



DRIVE THRU ADDITION AT RIVERLAKES GALLERIA

5523 CALLOWAY DRIVE
BAKERSFIELD, CA 93312

1

BUILDING

PROJECT DIRECTORY

OWNER:
BYNUM INC
5602 TRUXTON AVE, SUITE 190
BAKERSFIELD, CA 93309
CONTACT: JESSICA KRAUSGRILL
PHONE: 661-395-0541
EMAIL: jessica@bynuminc.com

CIVIL
MONTOSH & ASSOCIATES
2001 WHELAN COURT
BAKERSFIELD, CALIFORNIA, 93309
CONTACT: SCOTT MAYO
PHONE: 661-834-8414 ext. 106
EMAIL: smayo@montoshassoc.com

ARCH/DESIGNER IN CHARGE
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: CARL GARCIA
PHONE: (602) 955-3900
EMAIL: cgarcia@rkaa.com

STRUCTURAL:
UNITED STRUCTURAL DESIGN
2058 S. DORSON ROAD, SUITE #10
MESA, AZ 85202
CONTACT: DAVID GRAPASAS
PHONE: 480-454-6408
EMAIL: dgrapasas@unitedsr.com

ELECTRICAL
ASD ENGINEERING
4527 N. 16TH STREET, SUITE 105
PHOENIX, AZ 85016
CONTACT: DENISE HOLLOWAY
PHONE: (602) 287-0380
EMAIL: dholloway@aseengineering.com

PARCEL NUMBER:
APN: 526-010-09

PROPOSED USE:
NEIGHBORHOOD COMMERCIAL

AREA CALCULATIONS:
NET SITE AREA = 71.54 ACRES (308,135 S.F.)

BUILDING A: = 32,200 SF (FUTURE BUILDING)
BUILDING B: = 41,179 SF (EXISTING BUILDING)
BUILDING C/E: = 27,413 SF (EXISTING BUILDING)
BUILDING C/E: = 1,000 SF (EXISTING CANOPY)
BUILDING D: = 7,200 SF (EXISTING BUILDING)
BUILDING D: = 1,150 SF (EXISTING CANOPY)
BUILDING G: = 11,800 SF (FUTURE BUILDING)
BUILDING H: = 5,000 SF (NEW BUILDING - LEASABLE)
BUILDING H: = 170 SF (NEW BUILDING - CANOPY)
BUILDING I: = 2,500 SF (NEW BUILDING - LEASABLE)
BUILDING J: = 10,010 SF (EXISTING BUILDING)
BUILDING J: = 92 SF (EXISTING CANOPY)
BUILDING J: = 413 SF (EXISTING CLOCK TOWER)
BUILDING K: = 6,363 SF (EXISTING BUILDING)
BUILDING K: = 1,403 SF (EXISTING CANOPY)
BUILDING L: = 1,130 SF (NEW BUILDING)
BUILDING M: = 2,500 SF (FUTURE BUILDING)
BUILDING N: = 3,500 SF (FUTURE BUILDING)
BUILDING O: = 3,500 SF (FUTURE BUILDING)

ALL BUILDINGS (EXISTING, FUTURE) = 152,021 SF
BUILDING COVERAGE = 16.27%

PARKING CALCULATION - SEE PCO NO. 13-0110:
PARKING REQUIRED: = 684 SPACES
PARKING PROVIDED: = 905 SPACES

PARKING AT BUILDING PAD I:
PARKING REQUIRED: = 20 SPACES
PARKING PROVIDED: = 25 SPACES

OVERALL PROJECT DATA

PARCEL NUMBER:
APN: 526-010-09

EXISTING ZONING:
C-2 PCO

PROPOSED USE:
NEIGHBORHOOD COMMERCIAL

AREA CALCULATIONS:
NET SITE AREA = 71.54 ACRES (308,135 S.F.)

BUILDING A: = 32,200 SF (FUTURE BUILDING)
BUILDING B: = 41,179 SF (EXISTING BUILDING)
BUILDING C/E: = 27,413 SF (EXISTING BUILDING)
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BUILDING D: = 7,200 SF (EXISTING BUILDING)
BUILDING D: = 1,150 SF (EXISTING CANOPY)
BUILDING G: = 11,800 SF (FUTURE BUILDING)
BUILDING H: = 5,000 SF (NEW BUILDING - LEASABLE)
BUILDING H: = 170 SF (NEW BUILDING - CANOPY)
BUILDING I: = 2,500 SF (NEW BUILDING - LEASABLE)
BUILDING J: = 10,010 SF (EXISTING BUILDING)
BUILDING J: = 92 SF (EXISTING CANOPY)
BUILDING J: = 413 SF (EXISTING CLOCK TOWER)
BUILDING K: = 6,363 SF (EXISTING BUILDING)
BUILDING K: = 1,403 SF (EXISTING CANOPY)
BUILDING L: = 1,130 SF (NEW BUILDING)
BUILDING M: = 2,500 SF (FUTURE BUILDING)
BUILDING N: = 3,500 SF (FUTURE BUILDING)
BUILDING O: = 3,500 SF (FUTURE BUILDING)

ALL BUILDINGS (EXISTING, FUTURE) = 152,021 SF
BUILDING COVERAGE = 16.27%

PARKING CALCULATION - SEE PCO NO. 13-0110:
PARKING REQUIRED: = 684 SPACES
PARKING PROVIDED: = 905 SPACES

PARKING AT BUILDING PAD I:
PARKING REQUIRED: = 20 SPACES
PARKING PROVIDED: = 25 SPACES

BUILDING ANALYSIS

GENERAL BUILDING HEIGHTS AND AREAS FOR ALL BUILDINGS
OCCUPANCY: AL - ASSEMBLY
CONSTRUCTION TYPE: TYPE 3B, FULLY SPRINKLED
ALLOWABLE HEIGHT: 1 STORY
ACTUAL HEIGHT: 1 STORY
ALLOWABLE AREA: 9,500 SF
ACTUAL AREA: 2,813 SF + 35 (NEW ADDITION) = 2,853 SF.

CODES

APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET INDEX

ARCHITECTURAL:
T-1.0 COVER SHEET AND OVERALL AREA PLAN
SP-1.0 SITE PLAN
SP-1.1.D DEMOLITION SITE PLAN
A-1.0 FLOOR PLAN AND ENLARGED FLOOR PLAN.
A-1.1 ROOF PLAN, ELEVATION AND DETAILS

CIVIL:
C1 COVER SHEET
C2 GRADING AND DRAINAGE

STRUCTURAL:
S0.1 GENERAL STRUCTURAL NOTES
S0.2 SPECIAL INSPECTION
S1.1 TYPICAL DETAILS
S1.2 TYPICAL DETAILS
S2.1 FOUNDATION AND FRAMING PLAN
S4.1 DETAILS

ELECTRICAL:
E0.1 GENERAL NOTES/LEGENDS/SHEET INDEX
E0.2 SPECIFICATIONS
E1.1 ELECTRICAL SITE PLAN/LIGHTING PLAN/POWER PLAN
E2.1 SCHEMATIC DIAGRAM/ENGINEERING CALCULATIONS/PANEL SCHEDULE
E3.1 TITLE-24
E3.2 TITLE-24 CONT.

PLUMBING:
P0.1 PLUMBING SPECIFICATIONS SYMBOLS, AND SHEET INDEX
P1.1 PLUMBING FLOOR PLAN

LANDSCAPE:

NARRATIVE & SCOPE

THE PROPOSED SCOPE OF WORK SHALL INCLUDE AN ADDITION OF A DRIVE THRU SERVICE WINDOW, A DRIVE THRU LANE AND MINOR DEMOLITIONS. THIS WORK SHALL TAKE PLACE IN AN EXISTING BUILDING OF 2818 SF LOCATED AT PAD "I" AT RIVERLAKES GALLERIA. THE PROPOSED WORK ALSO INCLUDE A MENU BOARD, SPEAKER AND BOLLARDS. OVERALL AREA OF ADDITION IS ONLY 35 SF. IT WILL BE ENCLOSED BY CMU WALL, ROOF AND SERVICE WINDOW.

VICINITY MAP

DRIVE THRU ADDITION
RIVERLAKES GALLERIA PAD I
5523 CALLOWAY DRIVE
BAKERSFIELD, CA 93312

1st CITY SUBMITTAL-08-27-20

design by: RKAA
drawn by: RKAA
checked by: RKAA

T-1.0
project #: 20114




1st CITY SUBMITTAL-08-27-20

COVER SHEET AND OVERALL AREA PLAN

1st CITY SUBMITTAL-08-27-20

COVER SHEET AND OVERALL AREA PLAN

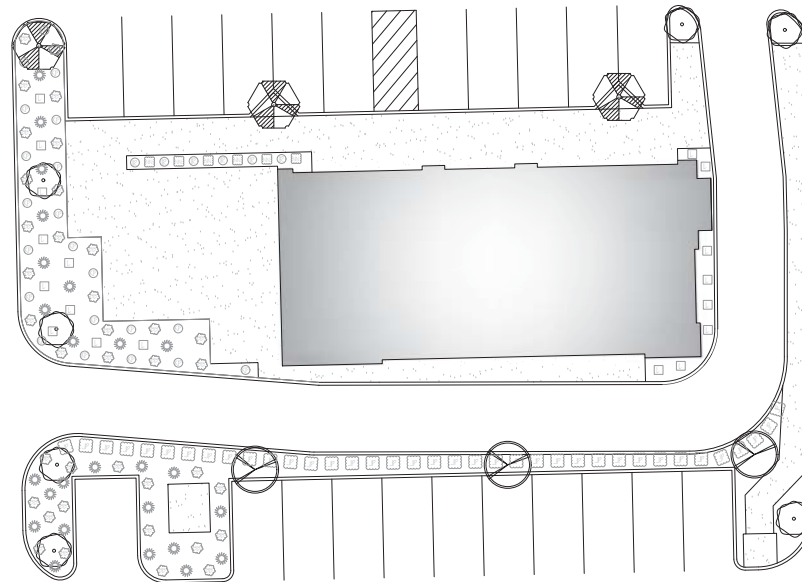
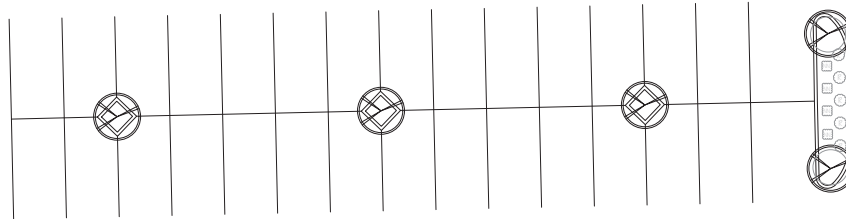


- LEGEND:**
-  ——— DETAIL REFERENCE
————— DETAIL SHEET NUMBER
-  ——— PLAN DETAIL REFERENCE
-  Typ.

SP-1.0
project #: 20114

Common Name	Size	Symbol
Japanese Privet	1 gal	◼
Iceberg Rose	1 gal	◊
Rosemary	1 gal	◻
Liriope	1 gal	◻
Nandina Nana	1 gal	◼
Red Kangaroo Paw	1 gal	◊
Butterfly Bush	1 gal	◊

Parking Lot Shade Calculations						
		Number of Stalls	Parking Lot Area	40% of Lot	Total Shade Area	
		51	10953	4381.2	13875	
Botanical Name	Common Name	Size	Diameter (feet)	Area (sq. ft.)	Number of Trees	Total Shade
Lagerstroemia indica	Crape Myrtle	Medium	12	113	7	79
Pistacia chinensis	Chinese Pistache	Medium	42	1385	8	1108
Podocarpus gracilior	Podocarpus	Medium	14	154	3	46
					Total Shade Area	11875



- A MINIMUM 2.6% OF THE LANDSCAPE AREA SHALL BE COVERED BY 6 INCHES OF COMPOST.
- A MINIMUM THREE INCH (3") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASPE/ICC 202-2014. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASPE/ICC 202-2014.
- TOTAL LANDSCAPE AREA: 2177 SQ. FT.

1 OF 2

DRIVE THRU ADDITION RIVERLACE'S GALLERY
LANDSCAPING PLAN

GANDOLA'S LANDSCAPING
PO BOX 972
LANCANT, CA 95241

CONTRACTORS LICENSE NUMBER: 765527
8991 WEEPWICH HIGHWAY
WAKERSFIELD, CA 95607
DATE: 10/28/2020

PELVICAL



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: December 17, 2020

ITEM NUMBER: Consnt Calendar Public Hearings5.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Assoiate Planner

DATE:

WARD: Ward 3

SUBJECT:

Vesting Tentative Parcel Map No. 12314 (Phased): McIntosh and Associates is requesting to subdivide 78.94 acres into 34 buildable parcels for future industrial development, four drill islands, and one sump lot located south Hageman Road and east of Landco Drive. Mitigated Negative Declaration on file. *Continued from December 3, 2020.*

APPLICANT: McIntosh and Associates

OWNER: Hageman Properties, LLC

LOCATION: Located south Hageman Road and east of Landco Drive in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Conditions of Approval	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> VTPM 12314	Exhibit
<input type="checkbox"/> NegDec and Initial Study	Exhibit
<input type="checkbox"/> SJKF Assessment	Exhibit
<input type="checkbox"/> Cultural Resources	Exhibit
<input type="checkbox"/> Phase I ESA_Krazan and Assoc_On File	Exhibit
<input type="checkbox"/> Notice of Determination	Exhibit

CITY OF BAKERSFIELD PLANNING DIVISION STAFF REPORT

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

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: December 17, 2020

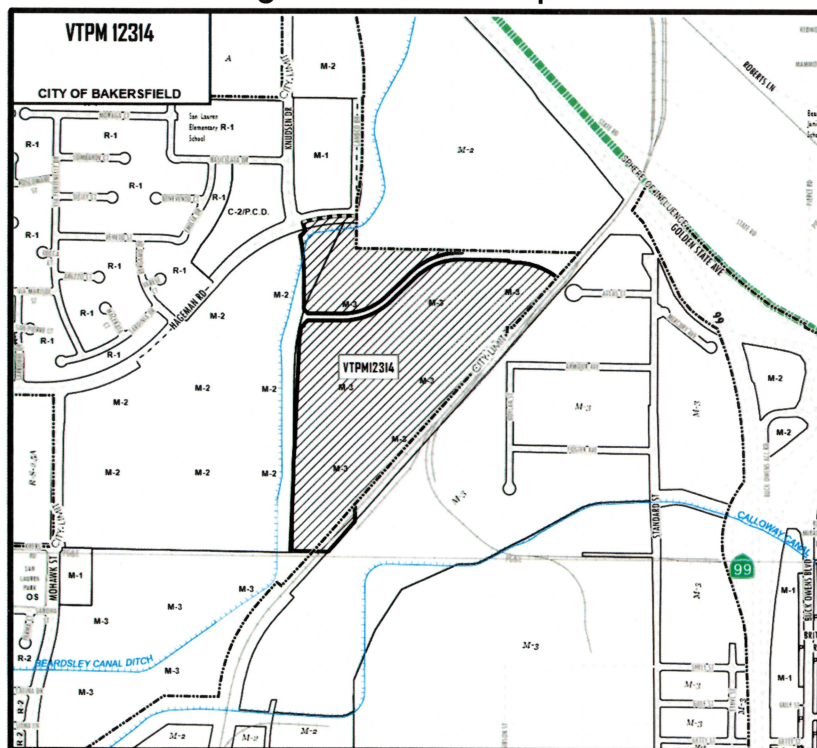
SUBJECT: **VESTING TENTATIVE PARCEL MAP 12314 – PHASED (WARD 3)**

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

SUBDIVIDER / PROPERTY OWNER
Hageman Properties, LLC
2911 Landco Drive
Bakersfield, CA 93308

LOCATION: Located southeast of Hageman Road and Landco Drive in northwest Bakersfield (APN: 116-080-55; -56; & -59; Portions of 365-011-60 & -61)

Figure 1. Location Map



RECOMMENDATION: Adopt the Resolution, and suggested findings **APPROVING** the Mitigated Negative Declaration and Vesting Tentative Parcel Map 12314 (Phased) as depicted in the project description and recommended conditions.

PROJECT SUMMARY:

This project was originally scheduled for consideration at the December 3, 2020 Planning Commission meeting. However, to ensure an adequate public review period for the proposed mitigated negative declaration, it was continued to today's hearing.

The project is a request to subdivide 78.94 acres into 34 buildable industrial parcels, four drill islands, and one sump lot in a M-2 (General Manufacturing) zone and M-3 (Heavy Industrial) zone, located southeast of Hageman Road and Landco Drive. The project includes a request to waive mineral rights signatures pursuant to BMC 16.20.060.A.3. by providing the drill islands.

Figure 2. Aerial Photo**Figure 3. Site Photo**

(Hageman Road and Knudsen Drive intersection facing southeast)



Surrounding Land Uses. The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. General Plan Designation, Zoning District, Land Use			
Location	General Plan Designation	Zoning District	Existing Land Use
SITE	SI and HI	M-2 and M-3	Vacant Land/Oil Wells
North	LI and SI	M-1 and County M-2 PD	Vacant Land/Self-Storage
South	HI	M-3 and County M-2	Vacant Land
East	HI	County M-3 PD	Railroad ROW/Industrial Uses
West	SI	M-2	Vacant Land
General Plan Key SI: Service Industrial LI: Light Industrial HI: Heavy Industrial		Zone District Key M-1: Light Manufacturing M-2: General Manufacturing M-3: Heavy Industrial County M-2: Medium Industrial County M-3: Heavy Industrial County PD: Precise Development Overlay	

PROJECT ANALYSIS:

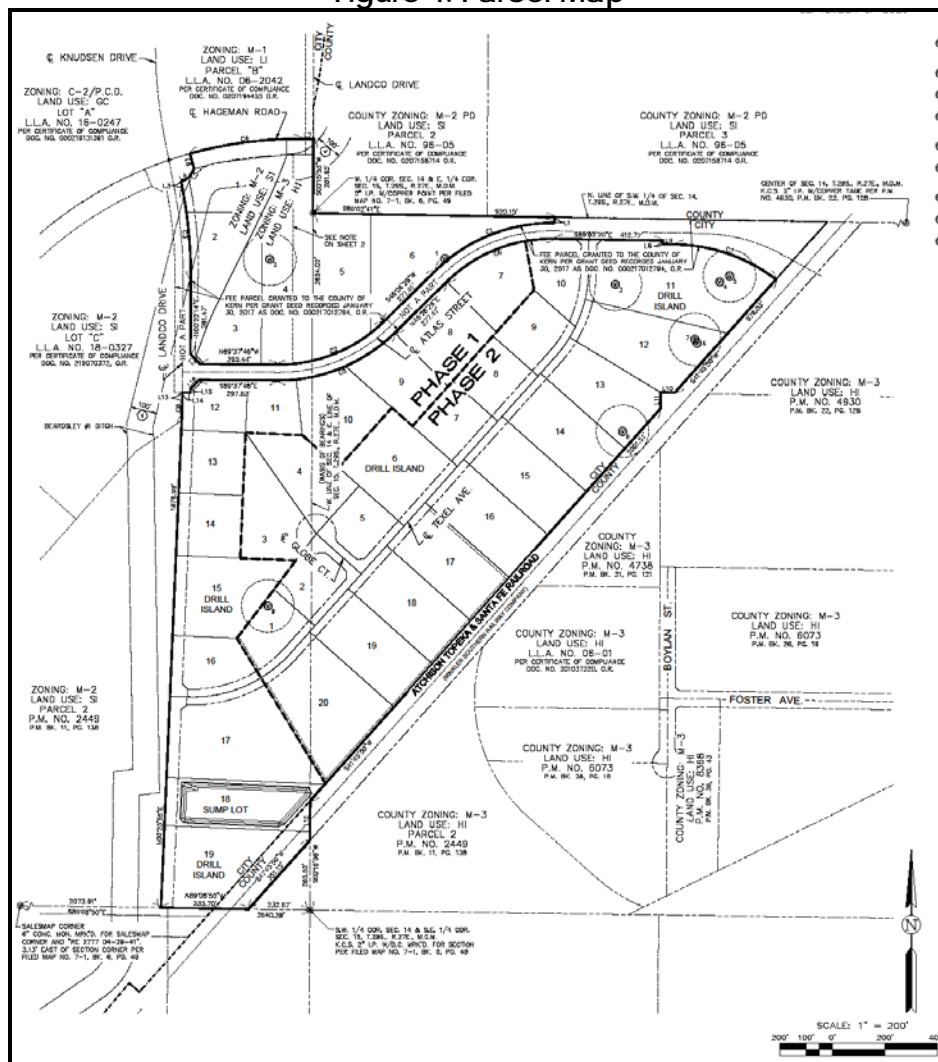
Background and Timeline.

- January 28, 1998 - City Council approved pre-zoning the subject property to M-3 (Heavy Industrial) zone district (P97-0743; Ordinance No. 3819).
- April 27, 2000 - With the exception of a 1.04-acre area located along the southern boundary, currently within the unincorporated area of the County of Kern, the project site and surrounding property was annexed to the City (Hageman No. 3; Annexation No. 405).
- August 19, 2009 - City Council approved General Plan Amendment to amend the Land Use & Circulation Element with: (1) changing the designation of Hageman Road from a collector to an arterial between Landco Drive and State Highway 99/Golden State Avenue (SR 204); (2) removing the future bikeway route at the same location because the Hageman Flyover will provide direct access to Golden State Avenue; and (3) revising the alignment of Standard Street (collector) to a horizontal (east-west) alignment from Atlas Court and intersecting with Landco Drive one quarter mile south of Hageman Road (GPA No. 09-0060; Resolution No. 096-09).
- November 18, 2020 - Annexation procedures for the aforementioned 1.04-acre area was initiated (Landco No. 4; Annexation No. 703; Resolution No. 177-2020). Staff notes that pursuant to Subdivision Map Act Section 66454, a subdivider may file a tentative map with a city for subdivision of unincorporated territory adjacent to the city. Maps approved while in the County do not become effective until the annexation is completed. If approved, staff is recommending Condition No. 24 to address the annexation.
- October 21, 2020 - The application for Vesting Tentative Parcel Map 12314 (Phased) was deemed complete.

Analysis. As noted above, the proposed vesting tentative parcel map consists of 34 buildable industrial parcels, four drill islands, and one sump lot on 78.94 acres (see Figure 4). The applicant is not proposing any development of the site at this time. The project site is scattered with oilfield-related operations and contains 9 oil wells, including 3 plugged and abandoned, 5 active, and 1 idle well.

There are easements on the site that include: (1) a high tension electrical power lines owned and operated by Pacific Gas and Electric Company (PG&E) traversing east-west across the southernmost corner of the site; and (2) the Beardsley Canal Ditch ("Ditch") owned and operated by the City of Bakersfield transverses from east to west near the northernmost boundary. Regarding the Ditch, this is an earthen lined structure that is an important component of the City's groundwater recharge program. As a result, piping and/or eradication of this Ditch will not be considered. Any other modification to this Ditch must be reviewed and approved by the City of Bakersfield Water Resources Department (Condition No. 19). Additionally, in accordance with BMC Section 16.32.060 B, a chain-link fence six feet in height, as specified in City of Bakersfield Subdivision and Engineering Design Manual Standard S-10, or equivalent shall be required between any subdivision and the right-of-way line of any irrigation canal, and when the subdivision is within one-quarter mile of any unlined canal (Condition No. 33 and 34).

Figure 4. Parcel Map



Circulation. The project proposes access from Hageman Road via the following future streets: Landco Drive (collector), Atlas Street (collector street), and Textel Avenue (local). The subdivider plans to remove the collector street designation on Atlas Street to match the existing Atlas Street as a local street designation. This may require a General Plan Amendment to the Circulation Element and must be approved by City Council prior to submittal of a Final Map (Condition No. 27). Atlas Street and portions of Landco Drive are owned in fee by the County of Kern. Therefore, these improvements within the grant deed area will require a separate Kern County permit for which the subdivider is responsible. The subdivider shall coordinate this Kern County plan and street construction with the remaining street improvement plans needed to complete Atlas Street with acceptable paving width, curb and gutter, sidewalk, and street lighting (Noted within Condition No. 6.4.2.1). A portion of the future Hageman Flyover transverses east to west along the north boundary of the parcel map. The subdivider shall accommodate design requirements for this section of Hageman Flyover (Condition No. 13).

The project will also be subject to the City's policy for "Complete Streets" (Condition No. 4.2), which requires that all transportation facilities for bicyclists, pedestrians, transit and motorists be considered. All sidewalks and pedestrian access throughout the development will be required in accordance with City standards. The closest Golden Empire Transit (GET) bus route (Route 61) is located near the intersection of Olive Drive and Knudsen Road, 0.5 miles north of the parcel map.

The City's Bikeway Master Plan identifies Landco Drive as a Class 2 facility (bike lane) and Atlas Street as a future bikeway. In lieu of having on street bike lanes, as shown on the map, the subdivider intends to construct a 15-foot wide easement for the purpose of a multi-use trail along Atlas Street and a 10-foot wide multi-use trail along Landco Drive, north of Atlas Street. The Traffic Engineer will evaluate if bike lane striping should be installed along project street frontages or delayed 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 streets with connections to the existing bikeway network.

Mineral Rights. The applicant is requesting the Planning Commission approve waiver of mineral rights signatures on the final map pursuant to BMC 16.20.060 A.3. The subdivider intends to utilize the four reserved drill sites to serve as the surface access for mineral interests. The drill sites are located in both Phases of the proposed parcel map. As indicated above, California Geologic Energy Management Division (CalGEM) Online Mapping System (DOMS) indicates there are 9 oil wells, including 3 plugged and abandoned, 5 active, and 1 idle well. Should the parcel map be approved, the subdivider will be required to record covenants to encumber the drill site and for all lots within 500 feet of the drill site, notifying owner(s) of the location of the drill site (Condition No. 26). The subdivider has submitted verification that the notice requirements to the mineral rights holders have been satisfied.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, staff has determined the proposed project will not significantly affect the physical environment or existing residential development in the area, therefore a Mitigated Negative Declaration was prepared, and the Initial Study is attached. A brief summary of the findings of the technical studies as follows:

Cultural Resource Survey. Hudlow Cultural Resource Associates conducted a Phase I Cultural Resources Survey and identified eight new cultural resources. While six of these resources are oil-related, the remaining two isolates, a broken kitchen bottle base and a broken half of a mano were not. All discovered items are considered common, ubiquitous resources that individually are not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. None of these cultural resources are potentially eligible for the California Register of Historic Resources. There is the possibility that buried, undiscovered, resources could be encountered during future development of the site. If discovered, those resources would require further evaluation by a qualified specialist, and compliance with established regulations. Mitigation measures are proposed.

Biological Resource Study. SWCA Environmental Consultants conducted a San Joaquin Kit Fox Habitat Assessment on the subject property and prepared a report stating there is currently no suitable habitat that could support denning or foraging San Joaquin Kit Foxes (SJKF) on site. The property is highly disturbed and there does not appear to be an adequate prey base, as evidenced by a lack of small mammal burrows. While the subject property has no barriers that would prohibit transient SJKF in the region from traversing the property, SJKF would not be expected to den or otherwise forage within the subject property. Mitigation measures are proposed.

Environmental Site Assessment. Krazan & Associates, Inc., completed a Phase I Environmental Site Assessment (ESA) of the vacant property. It was concluded there was no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site.

Environmental Conclusion. The California Environmental Quality Act (CEQA) guidelines have been followed in the evaluation of the environmental effects of this project. Significant environmental impacts were reduced to less than significant with mitigation measures. Therefore, a Mitigated Negative Declaration was prepared for the project. Compliance with the recommended mitigation measures, local ordinances, state laws, and construction to the standards of the Uniform Building Codes that will reduce impacts to a less than significant level.

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated proposed Mitigated Negative Declaration was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing and the proposed subdivision at least 20 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. As of this writing, no written comments in opposition have been received.

CONCLUSION:

As noted above, the applicant requested approval of Vesting Tentative Parcel Map 12314 to subdivide approximately 79 acres into 34 buildable parcels, four drill islands, and one sump lot in the M-2 (General Manufacturing) and M-3 (Heavy Industrial) zone districts. The purpose of this request is to facilitate future industrial development and is compatible with the surrounding development.

Staff finds the proposed subdivision is reasonable and, therefore, recommends approval of Vesting Tentative Parcel Map 12314 as requested with conditions and mitigation measures as shown in the attached Exhibit A of the Resolution.

ATTACHMENTS:

- A. Resolution
 - A-1 Conditions of Approval
 - A-2 Location Map with Zoning
 - A-3 Tentative Map
- B. Negative Declaration/Initial Study
- C. CEQA document

ATTACHMENT A

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE VESTING TENTATIVE PARCEL MAP 12314 (PHASED) LOCATED SOUTH HAGEMAN ROAD AND EAST OF LANDCO DRIVE IN NORTHWEST BAKERSFIELD

WHEREAS, McIntosh and Associates representing Hageman Properties, LLC, filed an application with the City of Bakersfield Planning Department requesting a Vesting Tentative Parcel Map 12314 (the "Project"), consisting of 34 buildable parcels, four drill islands, and one sump lot to develop future industrial development, as shown on attached Exhibit "A-2", located south Hageman Road and east of Landco Drive as shown on attached Exhibit "A-3"; and

WHEREAS, the application was deemed complete on October 21, 2020; and

WHEREAS, an initial study was conducted that determined the Project would not have a significant effect on the environment, and a Mitigated Negative Declaration was prepared in accordance with California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission, did set, Thursday, December 3, 2020, 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 Mitigated Negative Declaration and the Project, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

WHEREAS, the December 3, 2020 hearing was continued to December 17, 2020 to allow additional time for public review period for the proposed mitigated negative declaration to satisfy CEQA requirements; 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, 20 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 an initial study and a Mitigated Negative Declaration were prepared and duly noticed for public review.
3. A Mitigated Negative Declaration for the Project is the appropriate environmental document to accompany its approval. In accordance with the State CEQA Guidelines, staff prepared an initial study and indicated that because mitigation measures relating to Air Quality, Biological Resources, Cultural Resources, and Traffic have been incorporated into the Project, the Project will not significantly impact the physical environment.
4. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
5. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan. (Subdivision Map Act Section 66473.5) The proposed density and intensity of development are consistent with the SI (Service Industrial) and HI (Heavy 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 Bakersfield Municipal Code Section 16.20.060 A.3. The applicant has provided evidence with the Project application that it is appropriate to waive mineral right owners' signatures because in accordance with BMC Section 16.20.060 A.3., the subdivider intends to reserve drill islands for mineral access and has provided notice of such as required in Section 16.20.060 A.3. to each mineral owner and lessee of record. Evidence that the drill site is encumbered as such shall be by recorded document prior to recordation of the first final map.
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 Mitigated Negative Declaration is hereby approved.
3. Vesting Tentative Parcel Map 12314 (Phased), is hereby approved with conditions of approval and mitigation measures shown on Exhibit "A-1".

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 December 17, 2020, on a motion by Commissioner ____ and seconded by Commissioner ____, by the following vote.

AYES:
NOES:
ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A-1: Conditions of Approval
Exhibit A-2: Location Map
Exhibit A-3: Tentative Map

EXHIBIT "A-1"
VESTING TENTATIVE PARCEL 12314 (PHASED)
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. There was no letter submitted requesting deviations from standards.
2. Approval of this tentative map does not indicate approval of grading, drainage lines and appurtenant facilities shown, or any variations from ordinance, standard, and policy requirements which have neither been requested nor specifically approved.
3. Prior to grading plan review submit the following for review and approval:
 - 3.1. A drainage study for the entire subdivision shall be submitted for review and approval by the City Engineer.
 - 3.2. Each parcel created shall be served by an adequate public sewer system. Public sewer service in the project area is supplied by North of the River Sanitary Dist. No. 1.
 - 3.3. Storm water generated by the public R/W area of this parcel map may be retained in a publically maintained sump. Each parcel of this parcel map must retain its own storm water on each individual parcel in a privately maintained sump. Each parcel shall not be allowed to empty storm water into the public street. The drainage study shall demonstrate compliance with these provisions.
 - 3.4. The sump located in Lot 4, Phase 1, shall be a publically maintained sump for the purpose of drainage runoff from the Hageman Flyover road improvements.
 - 3.5. If the tract is discharging storm water to a canal, a channel, or the Kern River: In order to meet the requirements of the City of Bakersfield's NPDES permit, and to prevent the introduction of sediments from construction or from storm events to the waters of the US, all storm water systems that ultimately convey drainage to the river or a canal shall incorporate the use of both source control BMP's and structural treatment control BMP's.
4. The following conditions must be reflected in the design of the improvement plans:
 - 4.1. Final plan check fees shall be submitted with the first plan check submission.
 - 4.2. Per Resolution 035-13 the area within the Tract shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the subdivision 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 subdivision will be required.
5. Unless already provided, the subdivider shall either construct the equivalent full width landscaped median island in Hageman Road for the site's frontage or pay \$100 per Linear Feet (their proportionate share of the cost for the future construction of the median).

- 5.1. Install traffic signal interconnect conduit and pull rope for the frontage in all arterials and collectors. Install conduit and pull ropes in future traffic signal locations.
 - 5.2. In addition to other paving requirements, on and off site road improvements may be required from any collector or arterial street to provide left turn channelization into each street (or access point) within the subdivision (or development), where warranted and as directed by the City Engineer. Said channelization shall be developed to provide necessary transitions and deceleration lanes to meet the current CalTrans standards for the design speed of the roadway in question.
 - 5.3. Off-site pavement and striping construction will be required to transition from the proposed/ultimate on-site improvements to the existing conditions at the time construction commences. Transitions must be designed in accordance with City Standards and/or the Caltrans Highway Design Manual. If existing conditions change during the period of time between street improvement plan approval and construction commencement, the street improvement plans must be revised and approved by the City Engineer.
6. Improvement plans will be required to comply with the following:
- 6.1. The minimum distance for a drive approach along a collector street from an arterial intersection curb return is 150 feet. Drive approaches constructed along collector streets within 300 feet of the curb return at an arterial intersection shall be limited to right turn in and right turn out movements.
 - 6.2. Right turn deceleration lanes are required on arterials at local streets.
 - 6.3. The phasing map as submitted may be unbalanced with respect to the required improvements along the tract frontages. Therefore, in order to promote orderly development, each phase shall be responsible for an equal dollar amount of frontage improvement. Prior to recordation of each final map for any phase that does not construct its share of the improvements, the difference between the cost of the frontage improvements constructed and the phase share shall be placed into an escrow account. The money deposited in this account would be for the use of the developer of any future phase responsible for more than its share of improvements. The final per lot share will be based upon an approved engineer's estimate. In lieu of the use of an escrow account, the developer may choose to construct with each phase its proportionate share of the frontage improvements, with approval of the City Engineer.
 - 6.4. The following conditions are based upon the premise that filing of Final Maps will occur in the order shown on the map with Phase 1 first, then Phase 2, then Phase 3, etc. If recordation does not occur in that normal progression, then, prior to recordation of each final map, the City Engineer shall determine the extent of improvements to be done with that particular phase.
 - 6.4.1. The following shall occur with Phase 1:
 - 6.4.1.1. Construct a sidewalk per City standards on the south side of Hageman Road for the full extent of the street lying within the Parcel Map's boundary.
 - 6.4.1.2. Construct Landco Drive for the full extent of the street lying within the Parcel Map's boundary from Hageman Road to southern extent of the Parcel Map's boundary.
 - 6.4.1.3. Construct Landco Drive within the fee parcel boundary dedicated to Kern County as per grant deed 000217012794, O.R., which includes area

outside of the parcel map boundary. This grant deed area shall be designated as "NOT A PART" on the recordable parcel map.

- 6.4.1.4. Construct Texel Avenue from Landco Drive to the Phase One/Two boundary.
- 6.4.1.5. Construct Atlas Street from Landco Drive to the easterly Parcel Map boundary(City/County boundary). Atlas Street also being within the same grant deed area and shall be designated as "NOT A PART".
- 6.4.2. The following shall occur with Phase 2:
 - 6.4.2.1. Construct Texel Avenue from Phase 2/1 boundary to Atlas Street.

NOTE: The City understands Kern County has nearly completed and approved improvement plans for a portion of Atlas Street and Landco Drive, including, but not limited to, Canal/Ditch realignment, traffic signals at the Landco Drive and Hageman Road intersection, culvert under Landco Drive, and appurtenant facilities. These improvements within the grant deed area will require a separate Kern County permit for which the subdivider is responsible. The subdivider shall coordinate this Kern County plan and street construction with the remaining street improvement plans needed to complete Atlas Street with acceptable paving width, curb and gutter, sidewalk, and street lighting.

Work required to construct the improvements represented on the Kern County plans is required and may require a street permit and/or grading permit from the City of Bakersfield. Since these required facilities are needed and conditioned as part of the granting of approval for subdividing land in the City of Bakersfield with this parcel map, the facilities must be guaranteed for installation with acceptable security (bonds, letters of credit, cash) in a form acceptable to the City Engineer. When the construction in the grant deed area is completed and accepted by Kern County, and after the one-year maintenance period is complete, the grant deed may be quitclaimed by Kern County to the City of Bakersfield.

The designation of Atlas Street as a "collector" in the City of Bakersfield must be removed prior to recordation of the first phase of this parcel map.

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.

- 6.5. The subdivider is responsible for verifying that existing streets within the boundary of the tract are constructed to city standards and he will reconstruct streets within the boundary if not to standard.
- 6.6. 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.

- 6.7. The use of interim, non-standard drainage retention areas shall be in accordance with the drainage policy adopted by letter dated January 24, 1997, and modification letter dated October 20, 2000.
- 6.8. In order to preserve the permeability of the sump and to prevent the introduction of sediments from construction or from storm events, Best Management Practices for complying with the requirements of the Clean Water Act are required.
- 6.9. 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.
- 6.10. Install blue markers in the street at the fire hydrants per the Fire Department requirements.
7. The following must be reflected in the final map design:
 - 7.1. A waiver of direct access shall be required for all lots abutting any arterials and collectors with the following exceptions: Lots with frontage on Landco Drive.
8. Prior to recording the first final map:
 - 8.1. The City Council must have taken final action for inclusion of this tract within the Consolidated Maintenance District.
 - 8.2. If it becomes necessary to obtain any off site right of way and if the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.
9. Prior to recording each final map:
 - 9.1. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map which will prohibit occupancy of any lot until all improvements have been completed by the subdivider and accepted by the City.
 - 9.2. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map containing information with respect to the addition of this subdivision to the consolidated maintenance district. Said covenant shall also contain information pertaining to the maximum anticipated annual cost for the maintenance of landscaping associated with this parcel map. Said covenant shall be provided to each new property owner through escrow proceedings. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents, including a Proposition 218 Ballot and Covenant, which shall be signed and notarized.
10. The subdivider shall:
 - 10.1. Each cable television company provides notice to the City Engineer of its intention to occupy the utility trench.
 - 10.2. Provide easements for required facilities not within the border of the phase being recorded.
 - 10.3. Provide a 15' wide easement along the north side of Atlas Street from the easterly boundary of the Parcel Map to Landco Drive for a multi-use path in lieu of having on-street bike lanes.

11. Prior to Notice of Completion:
 - 11.1. the storm drain system, including the sump, shall be inspected and any debris removed.
12. The project location is within the benefit area boundary of the Hageman Major Bridge and Thoroughfare District (027-02). The project is subject to fees associated with this district.

THOMAS ROAD IMPROVEMENT PROJECTS

13. Prior to recordation, the designer shall coordinate with City Water Resources Department for the location of the City basin proposed per Hageman Flyover Project. Also, Designer should be aware that relocation of the City Basin will require storm drain easements to convey the runoff from the project site to the relocated basin which would result in providing storm drain easements from the VTPM 12314 to the City.

WATER RESOURCES

14. 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.

Prior to recordation of a final map or upon written approval from the Water Resources Manager to comply at a later date, subdivision shall:

15. Execute and record a Domestic Water Service Agreement with the Water Department.
16. Pay all applicable fees to the Water Department.
17. Submit a Will Serve Letter from the Water Department to the Development Services Department.
18. Submit water system plans to the Water Department for review and approval. Water system plans shall be prepared in accordance with the Water Department Standards and Specifications and per the Water Department's engineering recommendations.
19. The earthen lined existing #1 Ditch, which has a 100' easement within VTPM 12314, is important component of the City's groundwater recharge program. As a result, piping and/or eradication of this Ditch will not be considered. Any other modification being proposed to this Ditch must be reviewed and approved by the City of Bakersfield Water Resources Department.

- 19.a Prior to recordation of the first final map or at a later date from the approval of the Water Resources Manager, a six-foot tall block wall shall be constructed around the sump with paved access, large enough for a truck and trailer pull off area and commercial driveway along Landco Drive.

FIRE SAFETY DIVISION

20. Pipeline Easements.

- 20.1 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.
- 20.2 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.
- 20.3 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.
- 20.4 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.
- 20.5 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

21. 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

22. 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.
23. The subdivision shall be recorded in no more than three phases. Phases shall be identified numerically and not alphabetically.

Orderly development.

24. The map shall become effective on the completion date of the annexation (Annexation #658/Landco #4) and no map may record prior to this date. Annexation of the area shall be completed within one year of the Planning Commission hearing to consider this map. This time period may be extended if mutually agreed upon between the subdivider and the Planning Director.

Subdivision Map Act Section 66454.

25. 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.

26. Mineral Rights: Prior to recordation of the first final map, the following shall apply:
 - a. Subdivider shall provide the minimum 2-acre drill site reservations as approved by the Planning Commission. The drill sites shall be either recorded with the first final map or prior to or currently with a final map, subdivider shall:
 - i. Record a covenant encumbering the drill site as such;
 - ii. Record a covenant of all lots of this subdivision within 500 feet of the drill site disclosing the drill site location and possible activities;
 - iii. Construct a six-foot chain link fence with gate access around the drill sites as shown on the tentative tract. Future drilling and/or production operations shall be required to acquire necessary permits as well as satisfy all well site development standards (Ord. 4058 § 2, 2002; Ord. 3477 § 1, 1992). Fence height shall be measured to the highest adjacent grade.

- iv. Have covenants reviewed approved by the City Attorney and Planning Director prior to recording.

Required to verify compliance with BMC Section 16.20.060 A. and orderly development.

- 27. A General Plan Amendment (GPA) change to the Circulation Element for Atlas Street from a collector to a local street must be approved by City Council prior to submittal of a Final Map.

Orderly development.

- 28. 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 Geologic Energy Management (GEM) (formally Division of Oil, Gas, and Geothermal Resources (DOGGR)). The subdivider is responsible for any remedial operations on the well required by CalGEM. Subdivider shall also be subject to provisions of BMC Section 15.66.080 (B.)

Police power based on public health, welfare and safety.

- 29. Prior to or concurrently with recordation of any phase within 500 feet of the drill site, subdivider shall record a covenant disclosing the location of the drill site on all lots of this subdivision within 500 feet of them.

Police power based on public health, welfare and safety.

- 30. Prior to recordation of each final map, the subdivider shall provide written confirmation to the Planning Director that the abandoned well plug been leak tested by an independent, third party, qualified leak testing company and that it shows no sign of leakage. If there is evidence of leakage, re-abandonment of the well may be required to the satisfaction of Department of Conservation's Division of Geologic Energy Management (CalGEM) (formally Division of Oil, Gas, and Geothermal Resources (DOGGR)), confirmation of which the subdivider shall provide to the Planning Director.

Police power based on public health, welfare and safety.

- 31. Prior to or concurrently with recordation of any final map containing abandoned oil well, subdivider shall provide a covenant disclosing the location of abandoned oil wells and the 10-foot non-buildable radii shall be recorded. The covenant shall be submitted to the City Attorney and Planning Director for review and approval prior to recordation of the final map.

Police power based on public health, welfare and safety.

- 32. Prior to recordation of each final map, the subdivider shall construct a six-foot high chain link fence along the drill islands as shown on the tentative tract. Fence height shall be measured to the highest adjacent grade.

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

33. Prior to recordation of each final map on any phase, the subdivider shall construct a 6-foot high chain link fence, in accordance with City of Bakersfield Subdivision and Engineering Design Manual Standard D - 12 (aka S-10) including concrete curb, and approved by the City Engineer adjacent to the canal as measured from highest adjacent grade, along the common property line. The canal fence may not be bonded or secured. A temporary fencing plan may be approved by the Planning Director to facilitate project phasing.

Canal fencing required to satisfy BMC Section 16.32.060 B.8.a and based on a finding to provide for the public health, safety and welfare.

34. Prior to recordation of each final map on any phase located within one-quarter mile of any unlined canal, the subdivider shall construct an offsite 6-foot high chain link fence along the east side of the Beardsley #1 Ditch (canal), in accordance with City of Bakersfield Subdivision and Engineering Design Manual Standard D - 12 (aka S-10) or equivalent to separate the subdivision and the unlined canal. The canal fence may not be bonded or secured. A temporary fencing plan may be approved by the Planning Director to facilitate project phasing.

Requirement required to satisfy BMC Section 16.32.060 B.8.c and based on a finding to provide for the public health, safety and welfare.

Air Quality Impact Mitigation Measures:

35. Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.
36. Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Division that they have complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).

Biological Impact Mitigation Measures

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

Mitigation measure.

38. 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.

Cultural Resources Impact Mitigation Measures:

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

Mitigation measure as recommended by Hudlow Cultural Resource Associates (A Phase I Cultural Resource Survey, APNs 116-080-056, And 059, Hageman Road and Knudsen Drive, City of Bakersfield, California, June 2020)

40. Prior to construction and as needed throughout the construction period, a construction worker cultural awareness training program shall be provided to all new construction workers within one week of employment at the project site. The training shall be prepared, conducted, and documented by a qualified cultural resources specialist. Documentation of the training shall be submitted to the Planning Director prior to grading.

Mitigation measure.

41. During construction, if cultural or paleontological resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.

Mitigation measure.

42. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation. *Mitigation measure.*

Traffic Impact Mitigation Measures:

43. Prior to issuance of building permits, the applicant/developer shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program.
44. Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Division of payment of Local Mitigation fees.
45. Prior to issuance of building permits and if necessary, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.

EXHIBIT A-2

A



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



Document Name: 2020_10_09

Exhibit A-3

VESTING TENTATIVE PARCEL MAP NO. 12314

CONSISTING OF 3 SHEETS IN THE CITY OF BAKERSFIELD
BEING A DIVISION OF LOTS "A" AND "B" OF LOT LINE ADJUSTMENT NO. 18-0327 PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 17, 2019 AS DOCUMENT NO. 219070372 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.M., CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 34 BUILDABLE LOTS, 4 DRILL ISLANDS AND 1 SUMP LOT
SEPTEMBER OF 2020
CONTAINING 78.94 (GROSS) ACRES

OWNER/SUBDIVIDER:
HAGEMAN PROPERTIES, LLC
2801 WHEELAN COURT
BAKERSFIELD, CA 93308
PHONE: 661-859-0224
CONTACT: WILLY REYNELD

ENGINEER
MCINTOSH & ASSOCIATES
2801 WHEELAN COURT
BAKERSFIELD, CA 93308
PHONE: 661-834-4814
CONTACT: ROGER A. MCINTOSH

STATISTICAL INFORMATION:

APN: 116-080-55, 56 & 58
PORTIONS OF 365-011-60 & 61
EXISTING USE: VACANT
PROPOSED USE: HEAVY INDUSTRIAL
EXISTING/PROPOSED
ZONING: M-2 & M-3
GENERAL PLAN DESIGNATION: SI & HI
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
PHONE: A.T.&T.
SEWER: NORTH OF THE RIVER
SANITARY DISTRICT NO. 1
WATER: CITY OF BAKERSFIELD
TYPE "A" IMPROVEMENTS
TOTAL PROJECT AREA: 78.94 ACRES GROSS

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 SUBDIVISION WILL BE WITHIN THE AMOUNTS OUTLINED WITH SECTION 16.16030(o) OF THE MUNICIPAL CODE.

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

THE BOLD BORDER INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP. THIS MAP WILL BE RECORDED IN PHASES. THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DOES NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

ON SITE ACCESS, CROSS PARKING, UTILITIES, & DRAINAGE SHALL BE PROVIDED THROUGH C.C.&R.'s.

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

FLOOD ZONE:

THIS SITE IS IN A FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 06029C1818E, DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BEARING OF N00°16'08"E AS SHOWN FOR THE WEST LINE OF SECTION 14, T.29S., R.27E., MDM ON FILED MAP NO. 7-1, BK. 6, PG. 49, IN THE OFFICE OF THE KERN COUNTY SURVEYOR WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCH MARK:

TOP OF CONCRETE MONUMENT IN LAMPPOST AT THE CENTERLINE INTERSECTION OF STANDARD STREET AND ATLAS COURT.
ELEVATION = 422.41'

EASEMENT ABANDONMENT NOTE:

A PORTION OF THE EASEMENT IN FAVOR OF THE PUBLIC FOR ROAD AND HIGHWAY PURPOSES RECORDED APRIL 8, 1892 IN SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FOR SECTION 15, T.29S., R.27E., M.D.M., IN THE OFFICE OF THE KERN COUNTY RECORDER WILL BE ABANDONED WITHIN THE BOUNDARY OF THIS MAP IN ACCORDANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

STREET NAMES:

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES

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

1. ARNHEM
2. REYNELD
3. DUTCH

OIL WELL LEGEND:

1. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-G 2" PLUGGED (RECORD LOCATION)
2. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-G 4" IDLE (FIELD LOCATION)
3. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 62" ACTIVE (FIELD LOCATION)
4. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 54" PLUGGED (RECORD LOCATION)
5. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 54A" ACTIVE (FIELD LOCATION)
6. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 36" PLUGGED (RECORD LOCATION)
7. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 36A" ACTIVE (FIELD LOCATION)
8. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-B 35" PLUGGED (FIELD LOCATION)
9. SAN JOAQUIN FACILITIES MANAGEMENT, INC. "KCL-G 12" IDLE (FIELD LOCATION)

EASEMENT LEGEND:

1. AN EASEMENT IN GRANTED TO THE PUBLIC FOR ROAD AND HIGHWAY PURPOSES RECORDED APRIL 8, 1892 IN SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FOR SECTION 15, T.29S., R.27E., M.D.M., IN THE OFFICE OF THE KERN COUNTY RECORDER. (PORTION TO BE ABANDONED PER PARCEL MAP)
2. AN EASEMENT GRANTED TO MINKLER SOUTHER RAILWAY COMPANY FOR RAILROAD AND INCIDENTAL PURPOSES RECORDED FEBRUARY 8, 1921 IN BK. 361, PG. 413 OF DEEDS.
3. AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR DITCH AND INCIDENTAL PURPOSES RECORDED OCTOBER 4, 1977 IN BK. 5059, PG. 1716 O.R.
4. AN EASEMENT GRANTED TO THE CITY OF BAKERSFIELD FOR THE TRANSPORTATION OF WATER AND MUNICIPAL UTILITY PURPOSES RECORDED APRIL 7, 1994 IN BK. 7016, P.G. 2354 O.R.
5. A WAIVER OF DIRECT ACCESS RECORDED JUNE 3, 2019 AS DOC. NO. 219063586, O.R.
6. A STREET RIGHT-OF-WAY DEDICATION GRANTED TO THE CITY OF BAKERSFIELD RECORDED JUNE 3, 2019 AS DOC. NO. 219063587, O.R.
7. STREET CENTERLINE REALIGNMENT AND CHANGE OF ROAD DESIGNATION OF LANDCO ROAD PER RESOLUTION NO. 2010-404.

A RESERVATION TO STEPHEN CAFFYN FOR THE PURPOSE OF WATER RIGHTS RECORDED NOVEMBER 8, 1881 IN BK. 4, PG. 193 OF PATENTS. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

AN EASEMENT GRANTED TO KERN COUNTY LAND COMPANY FOR ALL EXISTING EASEMENTS, CANAL OR DITCH PURPOSES RECORDED JUNE 28, 1941 IN BK. 1028, PG. 285 O.R. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY FOR TOWER LINE PURPOSES RECORDED SEPTEMBER 14, 1960 IN BK. 3302, PG. 919, O.R. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

A LICENSE GRANTED TO GULF OIL CORPORATION OF CALIFORNIA FOR PIPELINE PURPOSES RECORDED AUGUST 1, 1962 IN BK. 3514, PG. 783 O.R. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

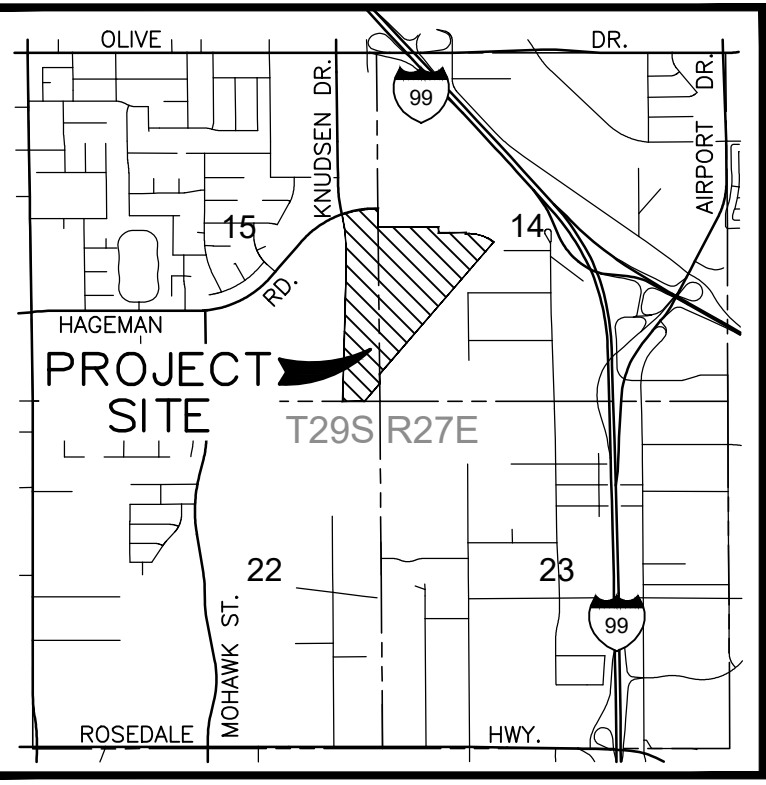
A LICENSE GRANTED TO GULF OIL CORPORATION OF CALIFORNIA FOR PIPELINE PURPOSES RECORDED SEPTEMBER 11, 1963 IN BK. 3643, PG. 78 O.R. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

A RESERVATION BY KERN COUNTY LAND COMPANY FOR ALL EASEMENTS AND OTHER PURPOSES EXISTING NOVEMBER 20, 1893 RECORDED JANUARY 29, 1894 IN BK. 38, PG. 98 OF DEEDS. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

AN EASEMENT GRANTED TO INDEPENDENT VALLEY ENERGY COMPANY FOR FACILITIES AND INCIDENTAL PURPOSES RECORDED JUNE 11, 1982 IN BK. 5465, PG. 1303 O.R. (THE EXACT LOCATION IS NOT ASCERTAINABLE FROM RECORD)

TOPOGRAPHY LEGEND:

- ABBREVIATIONS
- P.M. PARCEL MAP
 - BK. BOOK
 - PG. PAGE
 - ℄ CENTERLINE
 - B.C. BRASS CAP
 - I.P. IRON PIPE
 - RAD. RADIAL
 - L.L.A. LOT LINE ADJUSTMENT
 - O.R. OFFICIAL RECORDS
 - DOC. DOCUMENT
 - No. NUMBER
 - GR. GROSS
 - A.C. ACRES
 - R/W RIGHT-OF-WAY
 - PUE PUBLIC UTILITY EASEMENT
 - PME PEDESTRIAN WALKWAY EASEMENT
- FOUND MONUMENT AS DESCRIBED
- EXISTING OIL WELL (PLUGGED & ABANDONED) WITH 10' RADIUS BUILDING SETBACK
 - EXISTING OIL WELL (DLE/ACTIVE) WITH 100' RADIUS BUILDING SETBACK
 - EXISTING GROUND CONTOUR
 - RIGHT-OF-WAY
 - PARCEL LINE
 - PARCEL MAP BOUNDARY
 - CITY/COUNTY BOUNDARY
 - WAIVER OF DIRECT ACCESS



VICINITY MAP
NO SCALE

TYPICAL PUBLIC UTILITIES AND PEDESTRIAN WALKWAY EASEMENT
NO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	RADIAL
C1	630.00'	500.52'	264.31'	45°31'12"	S00°57'40"W N44°33'32"W
C2	570.00'	446.98'	235.69'	44°55'47"	N44°33'32"W S00°22'14"W
C3	1780.00'	352.51'	176.83'	11°20'49"	N89°37'46"W N79°01'26"E
C4	1500.00'	431.85'	217.43'	16°29'44"	S15°38'47"E N00°50'57"E
C5	630.00'	494.03'	260.50'	44°55'47"	N00°22'14"E S44°33'32"E
C6	570.00'	452.85'	239.14'	45°31'12"	S44°33'32"E N00°57'40"E
C7	650.00'	412.10'	213.24'	36°19'33"	S00°57'40"W N37°17'12"E
C8	1500.00'	53.97'	26.99'	2°03'42"	N87°34'04"W S89°37'46"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°57'40"W	21.80'
L2	N43°46'51"W	53.40'
L3	N10°58'34"W	25.24'
L4	N62°51'15"E	32.28'
L5	N31°32'54"E	39.96'
L6	N15°38'47"W	60.00'
L7	S89°11'36"E	43.20'
L8	S00°57'40"W	14.00'
L9	S89°02'20"E	48.87'
L10	N89°05'05"W	54.88'
L11	S00°19'12"W	62.72'
L12	S00°16'08"W	150.93'
L13	N00°22'14"E	32.58'
L14	S89°37'46"E	30.00'
L15	N00°22'14"E	14.09'
L16	N45°22'14"E	49.50'



McINTOSH & ASSOCIATES
2801 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93308
(661) 834-4814
DRAWN BY: EBT, MWM
CHECKED BY: [Signature]
DATE: 9/28/20
SHEET 1 OF 3
VESTING TENTATIVE PARCEL MAP NO. 12314
A PORTION OF SECTIONS 14 & 15, T.29S., R.27E., M.D.M.
HAGEMAN PROPERTIES, LLC
AUTOCAD FILE: 10030701

VESTING TENTATIVE PARCEL MAP NO. 12314

ZONING: C-2/P.C.D.
LAND USE: GC
LOT "A"
L.L.A. NO. 16-0247
PER CERTIFICATE OF COMPLIANCE
DOC. NO. 000216131391 O.R.

ZONING: M-2
LAND USE: SI
LOT "C"
L.L.A. NO. 18-0327
PER CERTIFICATE OF COMPLIANCE
DOC. NO. 219070372, O.R.

ZONING: M-2
LAND USE: SI
PARCEL 2
P.M. NO. 2449
P.M. BK 11 PG 138

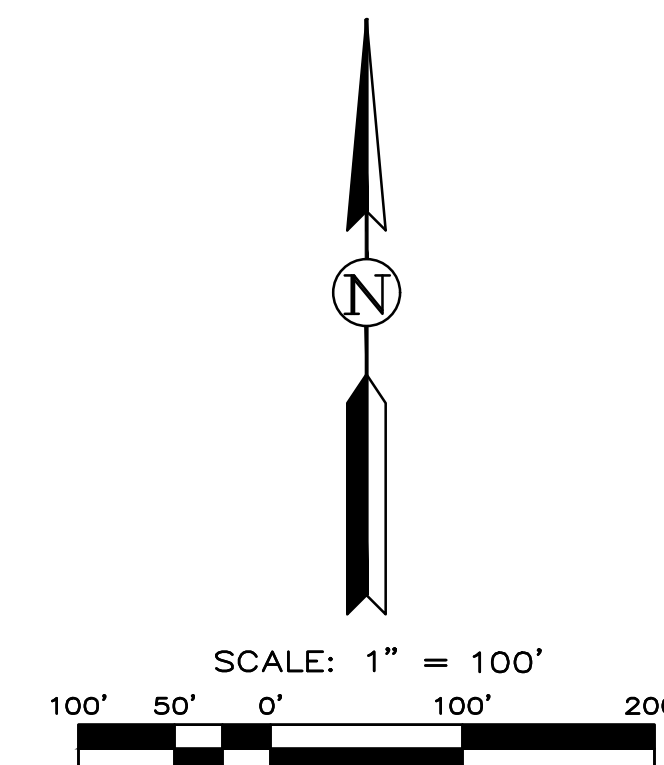
COUNTY ZONING: M-2 PD
LAND USE: SI
PARCEL 2
L.L.A. NO. 96-05
PER CERTIFICATE OF COMPLIANCE
DOC. NO. 0207158714 O.R.

COUNTY ZONING: M-2 PD
LAND USE: SI
PARCEL 3
L.L.A. NO. 96-05
PER CERTIFICATE OF COMPLIANCE
DOC. NO. 0207158714 O.R.

COUNTY ZONING: M-3
— LAND USE: HI
P.M. NO. 4930
P.M. BK. 22, PG. 128

COUNTY
ZONING: M-3
LAND USE: HI
P.M. NO. 4738
P.M. BK. 21, PG. 121

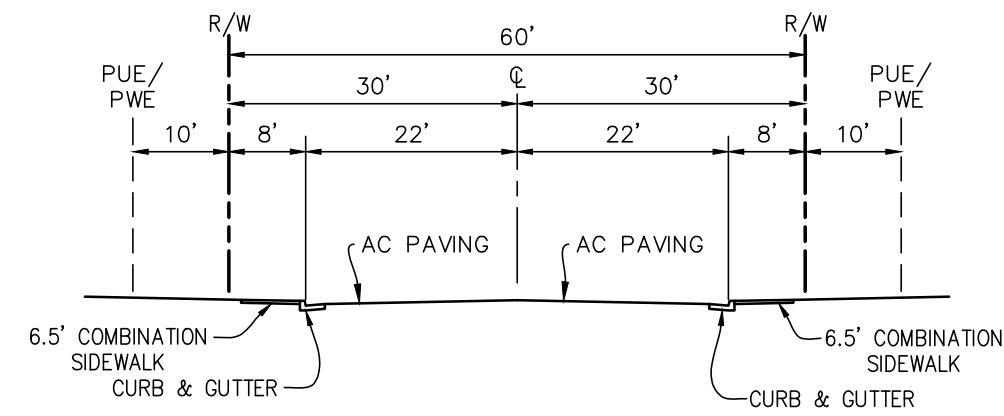
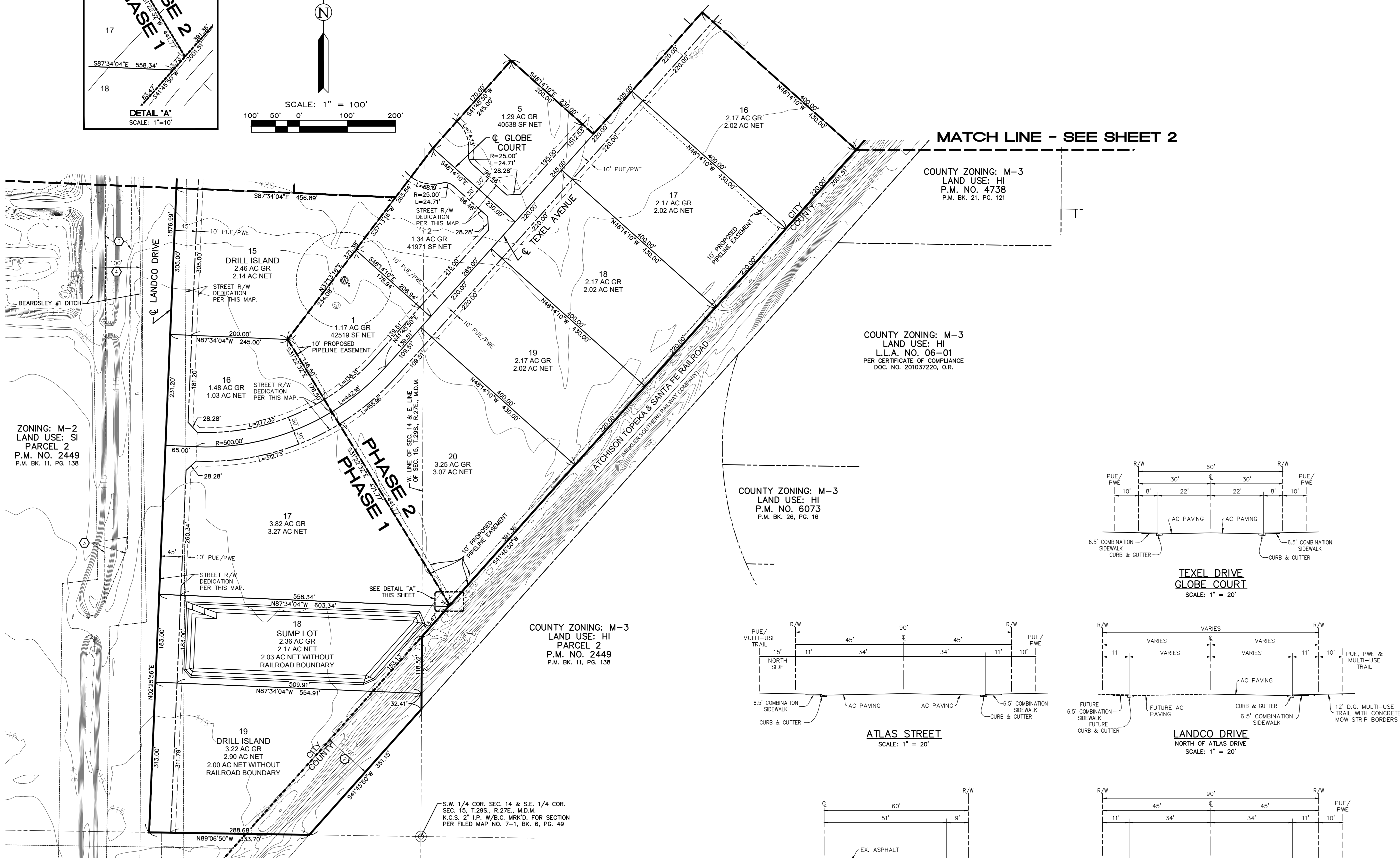
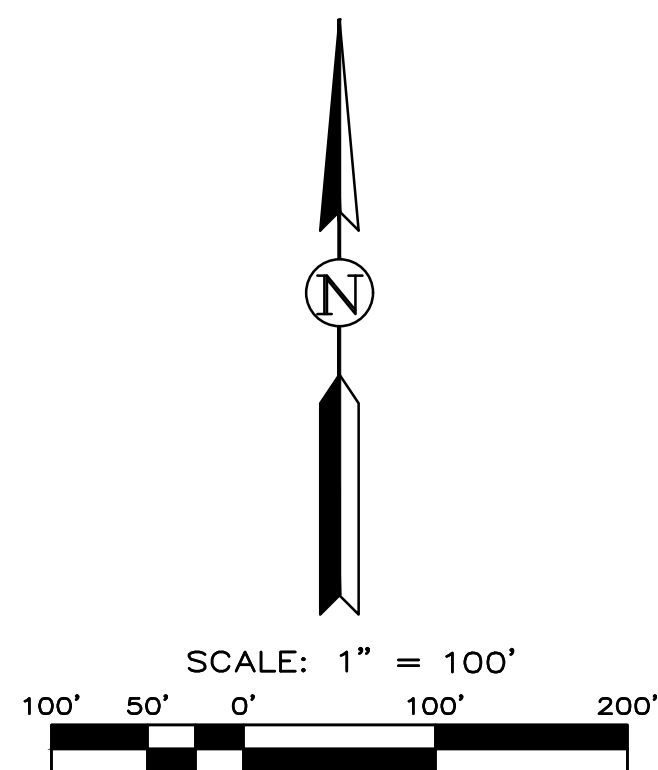
MATCH LINE - SEE SHEET 3



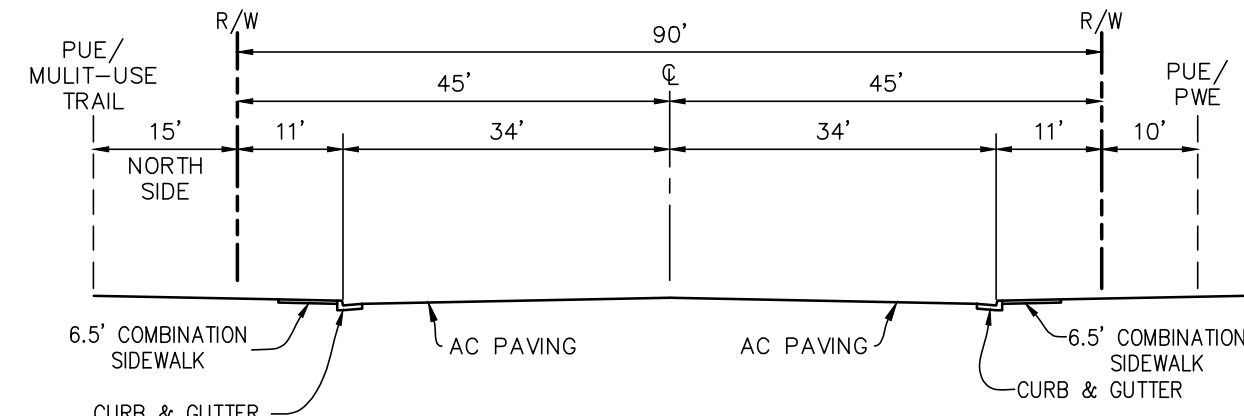
Know what's **below**.
Call before you dig.

[illegible]

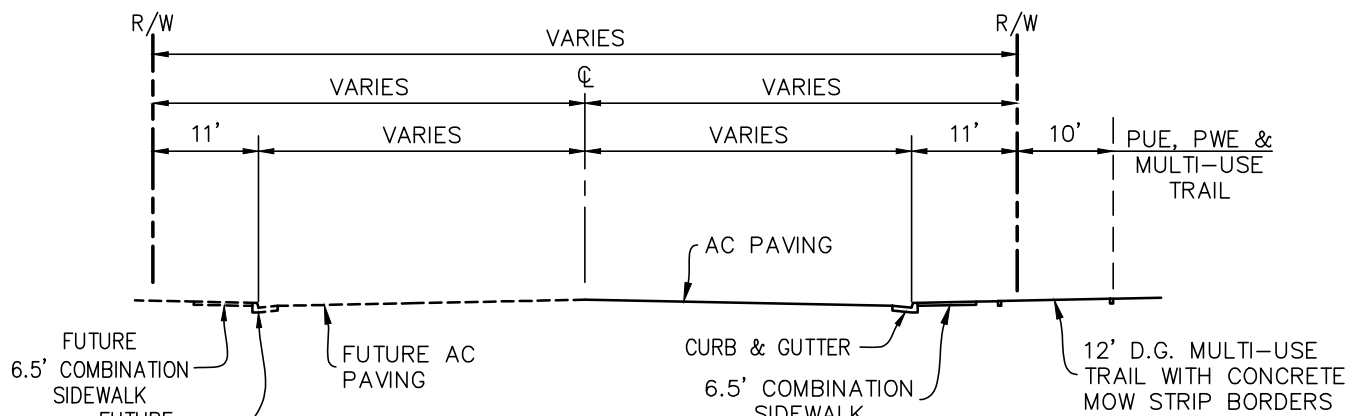
VESTING TENTATIVE PARCEL MAP NO. 12314



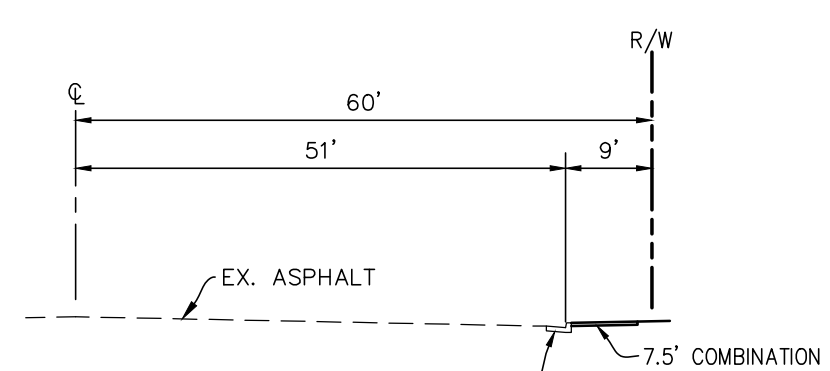
TEXEL DRIVE
GLOBE COURT
SCALE: 1" = 20'



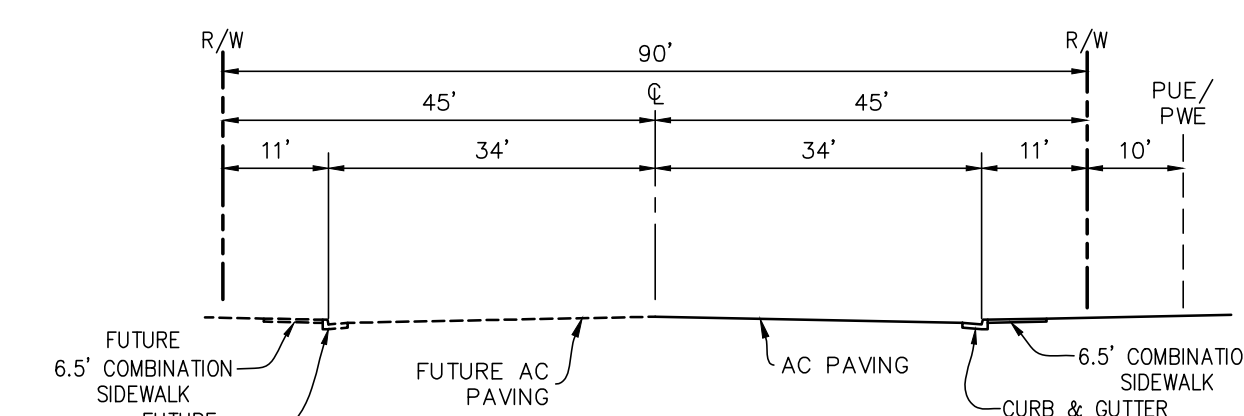
ATLAS STREET
SCALE: 1" = 20'



LANDCO DRIVE
NORTH OF ATLAS DRIVE
SCALE: 1" = 20'



HAGEMAN ROAD
SCALE: 1" = 20'



LANDCO DRIVE
SOUTH OF ATLAS DRIVE
SCALE: 1" = 20'



Know what's **below**.
Call before you dig.

SHEET 3 OF 3 SHEETS	HAGEMAN PROPERTIES, LLC A PORTION OF SECTIONS 14 & 45, T.28S., R.27E., W.4M VESTING TENTATIVE PARCEL MAP NO. 12314 <small>AUTOCAD FILE: 160DDP101</small>	MCINTOSH & ASSOCIATES <small>LAND SURVEYING • CIVIL ENGINEERING © 2020</small>																																	
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>DATE _____</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 80%;">DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> </div> <div style="width: 50%; text-align: right;"> <p>DATE: _____</p> </div> </div>			NO.	DESCRIPTION	BY																														
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ISSUED FOR:	DATE: 9/28/20																																		

EXHIBIT B

Negative Declaration/Initial Study

NEGATIVE DECLARATION

The City of Bakersfield Community Development Department has completed an initial study (attached) of the possible environmental effects of the following-described project and has determined that a Negative Declaration is appropriate. It has been found that the proposed project, as described and proposed to be mitigated (if required), will not have a significant effect on the environment. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Bakersfield's CEQA Implementation Procedures.

PROJECT NO. (or Title): Vesting Tentative Parcel Map 12314 (Phased)

COMMENT PERIOD BEGINS: November 3, 2020

COMMENT PERIOD ENDS: December 2, 2020

MITIGATION MEASURES *(included in the proposed project to avoid potentially significant effects, if required):*

Air Quality Impact Mitigation Measures:

1. Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the San Joaquin Valley Air Pollution Control District.
2. Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Division that they have complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).

Biological Resources Impact Mitigation Measures:

3. Prior to ground disturbance, the applicant/developer shall have a California Department of Fish and Wildlife (CDFW) approved wildlife biologist ("qualified biologist") survey the location for species (i.e., Tipton kangaroo rat, San Joaquin kit fox, San Joaquin antelope squirrel, and Bakersfield cactus) covered under the Metropolitan Bakersfield Habitat Conservation Plan incidental take permit for urban development and comply with the mitigation measures of the permit. Survey protocol shall be that recommended by CDFW. The applicant/developer shall be subject to additional mitigation measures recommended by the qualified biologist. A copy of the survey shall be provided to the Planning Division and wildlife agencies no more than 30 days prior to ground disturbance.
4. Prior to ground disturbance, a focused survey for burrowing owl shall be submitted to California Department of Fish and Wildlife (CDFW) and Planning Division by the applicant/developer. The survey shall follow the methodology developed by the California Burrowing Owl Consortium (CBOC 1993).

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 any ground disturbance and 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 directly and/or indirectly 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, CDFW shall be notified and recommended protocols for mitigation shall be followed, and a copy of the mitigation protocols shall be submitted to Planning Division.

If any ground disturbing activities occur during the burrowing owl nesting season (approximately February 1 through August 31), and potential burrowing owl burrows are present within the project footprint, avoidance measures shall be implemented. In the event that burrowing owls are found, the applicant/developer shall follow CDFW protocol for mitigation and comply with the provisions of the Migratory Bird Treaty Act.

Cultural Resources Impact Mitigation Measures:

5. If during construction activities or ground disturbance, cultural resources are uncovered, the subdivider shall stop work and retain a qualified archeologist for further study.
6. Prior to construction and as needed throughout the construction period, a construction worker cultural awareness training program shall be provided to all new construction workers within one week of employment at the project site. The training shall be prepared, conducted, and documented by a qualified cultural resources specialist. Documentation of training shall be submitted to the Planning Director prior to grading.
7. During construction, if cultural or paleontological resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.
8. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(c) shall guide Native American consultation.

Traffic Impact Mitigation Measures:

9. Prior to issuance of building permits, the applicant/developer shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program.
10. Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Division of payment of Local Mitigation fees.
11. Prior to issuance of building permits and if necessary, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.

INITIAL STUDY

ENVIRONMENTAL ANALYSIS

1. **Project** *(Title & No.):* Vesting Tentative Tract Map 12314 (Phased)
2. **Lead Agency** *(name and address):* City of Bakersfield
Community Development Department
1715 Chester Avenue
Bakersfield, California 93301
3. **Contact Person** *(name, title, phone):* Tony Jaquez, Associate Planner
(661) 326-3452
4. **Project Location:** South east corner of Hageman Road and Knudsen Drive
5. **Applicant** *(name and address):* Hageman Properties, LLC
Attn: Willey Reyneveld
2911 Landco Drive
Bakersfield, CA 93308
6. **General Plan Designation:** LI (Light Industrial) and HI (Heavy Industrial)
7. **Zoning:** M-2 (General Manufacturing) and M-3 (Heavy Industrial)
8. **Description of Project** *(describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):*

McIntosh and Associates representing Hageman Properties, LLC (property owner), is proposing to subdivide 78.94 acres into 34 buildable lots, 4 drill site lots, and one sump lot in a LI (Light Industrial) and HI (Heavy Industrial) zone for industrial development purposes located at the South east corner of Hageman Road and Knudsen Drive.

9. **Environmental setting** *(briefly describe the existing onsite conditions and surrounding land uses):*

The project site consists of two vacant parcels of land with 9 oil wells located on the subject site, including two plugged and abandoned, five active, and one idle well. A high tension electrical power lines owned and operated by Pacific Gas and Electric Company (PG&E) transverse east-west across the southernmost corner of the site. Vacant land occurs immediately adjacent the project site on the north, south, and west sides. Along the southeastern boundary is a railroad right of way, as well as the City/County boundary; and an area (1.04 acres) of the proposed parcel map is within the County. Hageman Road is an arterial street along the northernmost boundary; future Knudsen Drive is a collector street bordering the east side of the project site. Altas Street is shown to be built as a collector street traversing east-west of the subdivision.

10. **Other public agencies whose approval is anticipated to be required** *(e.g., permits, financing approval or participation agreement):*
 - City of Bakersfield – Mitigated Negative Declaration consideration and adoption
 - City of Bakersfield – Building permits
 - City of Bakersfield – Metropolitan Bakersfield Habitat Conservation Plan compliance
 - City of Bakersfield – Regional Transportation Impact Fee Program and Local Mitigation compliance
 - San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance
 - State Water Resources Control Board – National Pollutant Discharge Elimination System General Permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

As indicated by the checklist on the following pages, the project would result in potentially significant impacts with respect to the environmental factors checked below (*Impacts reduced to a less than significant level through the incorporation of mitigation are not considered potentially significant.*):

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project **could** not have a significant effect on the environment, and a **negative declaration** will be prepared.
- ☒ I find that although the proposed project **could** have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **mitigated negative declaration** will be prepared.
- ☐ I find that the proposed project **may** have a significant effect on the environment, and an **environmental impact report** is required.
- ☐ I find that the proposed project **may** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect has been (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **environmental impact report** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project **could** have a significant effect on the environment, because all potentially significant effects have been (1) analyzed adequately in an earlier **environmental impact report or negative declaration** pursuant to applicable legal standards, and (2) avoided or mitigated pursuant to that earlier **environmental impact report or negative declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature


Printed name



Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

I. AESTHETICS: Would the project;

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURE RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project;

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forestland or conversion of forest land to non-forest? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

III. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project;

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IV. BIOLOGICAL RESOURCES: Would the project;

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| e) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES: Would the project;				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. GEOLOGY AND SOILS: Would the project;				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (refer to Division of Mines & Geology Special Publication No.42)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in the city's most recently adopted Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. GREENHOUSE GAS EMISSIONS:				
a) Would the project; Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project;				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IX. HYDROLOGY AND WATER QUALITY: Would the project;				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise, substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mud flow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING: Would the project;				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL RESOURCES: Would the project;				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE: Would the project result in;				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING: Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes & businesses) or indirectly (e.g., through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES:

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- i) Fire protection?
- ii) Police protection?
- iii) Schools?
- iv. Parks?
- v. Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XV. RECREATION: Would the project:

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in the terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- g) Listed of eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?
- h) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5021.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. UTILITIES AND SERVICE SYSTEMS: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XIV. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

- a. **Less-than-significant impact.** The project is located within the City limits at the southeast corner of Hageman Road and future Knudsen Drive. The existing visual environment in the area adjacent to the project is vacant land to the north, west, and the southernmost portion with the northernmost area being a transitional care facility and east of the railroad right-of-way existing industrial. The project does not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of federal, state, or local agencies, and is consistent with the City of Bakersfield Zoning and, with the GPA, the project would be consistent with the Metropolitan Bakersfield General Plan (MBGP) designations for the project area. The project site is located within an area having slopes from 0 to 5 %. The area is not regarded or designated within the Metropolitan Bakersfield General Plan as visually important or "scenic." The construction of industrial development at the site would be in character and compatible with existing urban land uses in the vicinity of the site and is a natural extension of the urban growth occurring in the project area. Therefore, the project would not have a substantial adverse effect on a scenic vista.
- b. **No impact.** There are no trees, rock outcrops, or historic buildings (Hudlow 2020) located at the project site. Additionally, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System (Caltrans 2020). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 (Caltrans 2020) located in Kern County over 60 miles to the east. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.

- c. **Less-than-significant impact.** Please refer to responses I.a, I.b, and I.d. Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.
- d. **Less-than-significant impact.** This project involves incremental urban growth within the City of Bakersfield's jurisdiction. This project would have to comply with City development standards, including Title 17 (zoning ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24. Together, these local and state requirements oblige project compliance with current lighting and signage standards that minimize unwanted light or glare to spill over into neighboring properties. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE RESOURCES

- a. **Less-than-significant impact.** The project site is predominantly designated as Prime Farmland by the Farmland Mapping and Monitoring Program (DOC 2020). The site is not being farmed or grazed, and the site is bordered by a railroad, major street, and near a canal. The project does not convert 100 acres or more of the farmlands designated Prime, Unique, or of Statewide Importance to nonagricultural uses. Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.
- b. **No impact.** The project site is currently zoned M-2 (General Manufacturing) and M-3 (Heavy Industrial) and is not under a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- c. **No impact.** As discussed in II.b, the project site is M-2 (General Manufacturing) and M-3 (Heavy Industrial). There are no forested lands located on the site. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.
- d. **No impact.** Please refer to response II.c. Future development would not result in the loss of forestland or conversion of forest land to non-forest.
- e. **Less-than-significant impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the Metropolitan Bakersfield General Plan. The project itself is typical of the development found in Metropolitan Bakersfield. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

- a. **Less than significant with mitigation incorporated.** The project is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is classified by the state as being in severe nonattainment for the state 1-hour ozone standard as well as in nonattainment for the state particulate matter less than 10 microns (PM10) and particulate matter less than 2.5 microns (PM2.5). The SJVAB is also classified as in extreme nonattainment for the federal 8-hour ozone standard, nonattainment for the federal PM2.5 standard, and attainment/maintenance for the federal carbon monoxide (CO) and PM10 standards.

Emission sources because of the project would include ground disturbance and other construction-related work as well as operational emissions typical of an industrial development (e.g., predominantly emissions from personal vehicles traveling in and through the development).

The San Joaquin Valley Air Pollution Control District (SJVAPCD) encourages local jurisdictions to design all developments in ways that reduce air pollution from vehicles, which is the largest single category of air pollution in the San Joaquin Valley. The *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI) (SJVAPCD 2015) lists various land uses and design strategies that reduce air quality impacts of new development. Local ordinance and general plan requirements related to landscaping, sidewalks, street improvements, level of traffic service, energy efficient heating and cooling building code requirements, and location of commercial development in proximity to residential development is consistent with these listed strategies. Regulation and policy that will result in the compliance with air quality strategies for new residential and commercial developments include, but are not limited to, Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, Assembly Bill (AB) 1493 motor vehicle standards, and compliance with the Metropolitan Bakersfield General Plan Air Quality Conservation Element as well as the SJVAPCD air quality guidelines and rules.

- b. **Less than significant with mitigation incorporated.** The SJVAPCD has established thresholds of significance for three (3) specific criteria pollutants in regards to the operation of specific projects, as shown below:

SJVAPCD Significance Thresholds for Criteria Pollutants

<i>Air Pollutant</i>	<i>Tons/Year</i>
Reactive Organic Gas (ROG)	10
Nitrogen Oxides (NOX)	10
Particulates (PM10)	15
Particulates (PM2.5)	15

The proposed project would be in compliance with the significance thresholds for ROG (10 tons/year), NOx (10 tons/year), and PM10 (15 tons/year). Additionally, the project applicant intends to comply with the air emissions control measures described in the SJVAPCD *Guide for Assessing and Mitigating Air Quality Impacts* document to control dust and other emissions during construction. Under SJVAPCD CEQA rules, the implementation of these control measures would help reduce impacts from criteria air pollutants to a less than significant level. The project is also not within the distance triggers noted in table 6, Project screening trigger levels for potential odor sources (*Guide for Assessing and Mitigating Air Quality Impacts*). Dust suppression measures listed as Regulation VIII is required for all construction in the City of Bakersfield and are regarded by SJVAPCD as sufficient mitigation to reduce PM₁₀ impacts to less than significant.

- c. **Less-than-significant impact.** The project will not increase any criteria pollutant (for which the San Joaquin Valley is in non-attainment) beyond the level of significance as defined by the SJVAPCD. Under GAMAQI guidelines, any proposed project that would have individually significant air quality impacts would also be considered to have significant cumulative air quality impacts. Impacts of local pollutants are cumulative significant when the combined emissions from the project and other planned projects will exceed air quality standards; the project's cumulative impacts when considered with existing and future projects are below air quality standards. There are no individual significant adverse air quality related effects and the impact is regarded as less than significant.
- d. **Less-than-significant impact.** Light industrial development can be known to be a source of nuisance odors depending on the type of facility and operations. The SPAL Assessment concludes the project is not anticipated to conduct any of the operations listed in Table 6 of the GAMAQI ("Screening Levels for Potential Odor Sources"). Therefore, the project is not anticipated to have substantial odor impacts affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES

- a. **Less than significant with mitigation incorporated.** The project site has the potential to result in significant impacts to some special-status wildlife species, but no listed special-status plant

species were found on the site during reconnaissance-level surveys for the project (SWCA 2020). It was determined that the site is not suitable for blunt-nosed leopard lizard (BNLL) (SWCA 2020).

The project is subject to the terms of the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) and associated Section 10(a)(1)(b) and Section 2081 permits issued by USFWS and CDFW, respectively. The project is also subject to ITP No. 2081-2013-058-04 (ITP) and associated Mitigation Monitoring and Reporting Program (MMRP). These documents are hereby incorporated by reference. Terms of these permits require applicants for all development projects within the plan area to pay habitat mitigation fees and notify agencies prior to grading in areas covered under the permit.

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

The MBHCP does not cover the protection of burrowing owls (BUOW). However, BUOW is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 United State Code 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 Code of Federal Regulations (CFR) Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR Part 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.

Mitigation Measure 3 requires a survey and compliance with mitigation measures outlined in the ITP prior to ground disturbance for any special-status wildlife species (aside from BNLL) that have the potential to occur at the project site. Mitigation Measure 4 requires a focused survey for burrowing owl and measures in coordination with CDFW in the event that BUOW are found onsite. With implementation of Mitigation Measures 3 and 4, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS.

- b. **No impact.** There is no riparian habitat or other sensitive natural communities located at the site (SWCA 2020). This project is also not located within, or adjacent to, the Kern River riparian habitat area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.
- c. **No impact.** There are no wetlands, as defined by Section 404 of the federal Clean Water Act (CWA), located at the project site, and no features identified as wetlands categories are found in the National Wetlands Inventory within the project area (SWCA 2020). Therefore, the project would not have a substantial adverse effect on federally-protected wetlands.
- d. **Less than significant with mitigation incorporated.** It was concluded that the project would not interfere with wildlife movement (SWCA 2020). The project is not within the Kern River floodplain (noted as a wildlife corridor in the MBHCP), or along a canal which has been identified by the USFWS as a corridor for native resident wildlife species. There is the potential during construction to temporarily affect nursery sites such as dens and burrows. Project construction could cause the direct destruction of a nursery site or cause enough of an indirect disturbance to cause special-status wildlife to abandon a nursery site. However, Mitigation Measures 3 and 4 require preconstruction surveys and, if necessary, additional mitigation recommended by a qualified biologist and CDFW to reduce potential impacts to nursery sites. With the implementation of

Mitigation Measures 3 and 4, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- e. **Less-than-significant impact.** It was concluded that the project site does not contain any biological resources that are protected by local policies (SWCA 2020). The MBHCP has been adopted as policy and is implemented by ordinance. The MBHCP addresses biological impacts within the Metropolitan Bakersfield General Plan area, and the project is located in this area. The development entitled by this proposal would be required to comply with the MBHCP. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources.
- f. **Less than significant with mitigation incorporated.** Please refer to responses IV.a, IV.d, and IV.e. With implementation of Mitigation Measures 3 and 4, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

- a. **No Impact.** A Phase I Cultural Resources Survey (Hudlow 2020) was performed for the site by a qualified cultural resources specialist. It has been concluded that the project site does not contain historical resources (Hudlow 2020). Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.
- b. **Less than significant with mitigation incorporated.** It has been concluded that the project site does not contain any known archaeological resources (Hudlow 2020). However, there is still the potential to unearth previously unknown archaeological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. Mitigation Measure 6 requires that construction workers are provided with cultural awareness training. Mitigation Measure 5 requires ceasing work and investigating any discovery in the event that previously unknown archaeological resources are unearthed during construction. With the implementation of Mitigation Measures 5 and 6, the project would not cause a substantial adverse change in the significance of an archaeological resource.
- c. **Less than significant with mitigation incorporated.** It has been concluded that the project site does not contain any known paleontological resources (Hudlow 2020) or unique geologic features. Similar to archaeological resources, there is also the potential to unearth previously unknown paleontological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. With the implementation of Mitigation Measures 7 and 8, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- d. **Less than significant with mitigation incorporated.** There are no known human remains found at the project site (Hudlow 2020). The project could inadvertently uncover or damage previously unknown human remains. Mitigation Measure 7 requires that if any human remains are found at the site during construction, work would cease and the remains would be handled pursuant to applicable law. With implementation of Mitigation Measure 7, the project would not significantly disturb any human remains.

VI. GEOLOGY AND SOILS

- a. The following discusses the potential for the project to expose people or structures to substantial adverse effects as a result of various geologic hazards. The City is within a seismically active area. According to the Metropolitan Bakersfield General Plan, major active fault systems border the southern portion of the San Joaquin Valley. Among these major active fault systems include the San Andreas, Breckenridge-Kern County, Garlock, Pond Poso, and White Wolf faults. There are numerous additional smaller faults suspected to occur within the Bakersfield area which may or may not be active. The active faults have a maximum credible Richter magnitude that ranges

from 6.0 (Breckenridge-Kern County) to 8.3 (San Andreas). Potential seismic hazards in the planning area involve strong ground shaking, fault rupture, liquefaction, and landslides.

- i. **No Impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. The project site is not included within the boundaries of an “Earthquake Fault Zone” as defined in the Alquist-Priolo Earthquake Fault Zoning Act (DOC 2020). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.
 - ii. **Less-than-significant impact.** The City is within a seismically active area. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code (specifically Seismic Zone 4, which has the most stringent seismic construction requirements in the United States), and to adhere to all modern earthquake construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.
 - iii. **Less-than-significant impact.** The most common seismic-related ground failure is liquefaction and lateral spreading. In both cases, during periods of ground motion caused by an event such as an earthquake, loose materials transform from a solid state to near-liquid state because of increased pore water pressure. Such ground failure generally requires a high water table and poorly draining soils in order for such ground failure to occur. The project site’s soils are Unit 174, Kimberlina fine sandy loam, 0 to 2% slopes, MLRA 17 (NRCS 2020). The depth of the restrictive feature is more than 80 inches and the available water storage in profile is listed as moderate (about 8.7 inches). This soil has a prime farmland classification and is of statewide importance. Public-supply wells in Kern County are at depths between 600 and 800 feet below land surface (USGS 2016) and therefore, groundwater levels are not close enough to the ground surface to result in sufficiently saturated soils suitable for liquefaction. As a result, the potential for liquefaction at the project site is low. In addition, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.
 - iv. **No Impact.** In Kern County, the common types of landslides induced by earthquake occur on steeper slopes found in the foothills and along the Kern River Canyon; in these areas, landslides are generally associated with bluff and stream bank failure, rock slide, and slope slip on steep slopes. The project site is generally flat, there are no such geologic features located at the project site, and the site is not located near the Kern River Canyon. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.
- b. **No impact.** The project site’s soils have low-to-medium susceptibility to sheet and rill erosion by rainfall and low susceptibility to wind erosion at the ground surface (USDA 2020). The relatively low precipitation in the project area (on average about 6 inches/year) results in surface runoff that is intermittent and temporary in nature. The erosion potential at the site, low average rainfall, and the fact that the soils are well drained does not make the project site susceptible to substantial soil erosion or loss of topsoil. No construction is proposed as a component of the subdivision.
- Therefore, the project would not result in substantial soil erosion or the loss of topsoil.
- c. **Less-than-significant impact.** As discussed in VI.a.iii and VI.a.iv, the project site’s soils would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction, lateral spreading, or landslides.

Subsidence is part of the baseline condition in the project area due to historic groundwater pumping the resultant subsidence that occurs with such activities. The project would not substantially contribute to this baseline condition because the projected water use would be consistent with City's *2015 Urban Water Management Plan (UWMP)* (Bakersfield 2017a), which takes into consideration sustainability of the groundwater basin and the need to reduce reliance on groundwater pumping in the future.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Because the project site is derived from alluvium, which is generally loose material, there is the potential for collapsible soils. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- d. **Less-than-significant impact.** When a soil has 35% or more clay content, it is considered a clayey soil. Kimberlina soils generally have 6 to 25% clay content (USDA 2020) and therefore, do not have a high potential to be expansive. Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.
- e. **No impact.** The project would not require the use of septic tanks or alternative wastewater disposal system. The project would hook up to existing City sewer in the area. Therefore, the project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

VII. GREENHOUSE GAS EMISSIONS

- a. **Less-than-significant impact.** The project proposed Project would generate an incremental contribution and, when combined with the cumulative increase of all other sources of greenhouse gases, could contribute to global climate change impacts. Although the proposed Project is expected to emit greenhouse gases, the emission of greenhouse gases by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of greenhouse gas from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of that climate change can cause adverse environmental effects. A project's greenhouse gas emissions typically would be relatively very small in comparison to state or global greenhouse gas emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Therefore, a project's greenhouse gas emissions and the resulting significance of potential impacts are more properly assessed on a cumulative basis. Therefore, the potential impacts from the proposed project's greenhouse gas emissions are less than significant.

Global climate change is an issue where the causes and effects are not just regional or statewide, but worldwide. The impacts of this project are not considered significant given the efforts made to reduce emissions of greenhouse gases from the project through design measures and standards, plus further mitigation accomplished at the statewide level through California Air Resources Board (CARB) regulations adopted pursuant to AB32. Regulation and policy that will result in the reduction of greenhouse gas emissions in new residential and commercial developments include but are not limited to Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, AB 1493 motor vehicle standards, compliance with the Metropolitan Bakersfield General Plan Air Quality Conservation Element as well as SJVAPCD Air Quality Guidelines and Rules. With local, regional and state regulation and other air quality regulation implemented, impacts will remain below a level of significance.

- b. **Less-than-significant impact.** CARB is responsible for the coordination and administration of both federal and state air pollution control programs within California. According to California's Climate Change Scoping Plan, there must be statewide reduction GHG emissions to 1990 levels by 2020. Reducing greenhouse gas emissions to 1990 levels means cutting approximately 29% from BAU emission levels projected for 2020. In addition, per SB 375 requirements, CARB has adopted regional reduction targets, which call for a 5% reduction in per-capita emissions by 2020 and 10% reduction in 2035 within the San Joaquin Valley using 2005 as the baseline. These regional reduction targets will be a part of the Kern COG Sustainable Communities Strategy. The SJVAPCD has adopted guidance (*Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*) and a policy (District Policy – Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency).

As proposed, the project would not conflict with any statewide policy, regional plan, or local guidance or policy adopted for the purpose of reducing GHG emissions. The project would not interfere with the implementation of AB 32 and SB 375 because it would be consistent with the GHG emission reduction targets identified by CARB and the Scoping Plan. The project achieves BAU GHG emissions reduction equal to or greater than the 29% targeted reduction goal. CARB defines BAU as "the emissions that would be expected to occur in the absence of any GHG reduction actions." Therefore, the project would be consistent with these statewide measures and impacts are considered not significant or cumulatively considerable under CEQA. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. **Less-than-significant impact.** The project would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. However, construction activities would require the transport, storage, use, and/or disposal of hazardous materials such as fuels and greases for the fueling/servicing of construction equipment, and there is the potential for upset and accident conditions that could release such material into the environment. Such substances would be stored in temporary storage tanks/sheds that would be located at the site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose construction workers. All transport, storage, use, and disposal of hazardous materials used in the construction of the project would be in strict accordance with federal and state laws and regulations. During construction of the project, Material Safety Data Sheets (MSDS) for all applicable materials present at the site would be made readily available to onsite personnel. During construction, non-hazardous construction debris would be generated and disposed of at approved facilities for handling such waste. Also, during construction, waste disposal would be managed using portable toilets located at reasonably accessible onsite locations.
- b. **Less-than-significant impact.** Please refer to response VIII.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.
- c. **No impact.** The closest school is San Lauren Elementary School located about .12 miles from the site. Although there is one school within 0.25 miles of the site, the project is not expected to have any adverse impacts on these sensitive receptors based on the predicted operation emissions and activity types. Therefore, the project is not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.
- d. **No impact.** The EnviroStor (DTSC 2020) and Cortese (CalEPA 2020) lists pursuant to Government Code (GC) Section 65962.5 were reviewed. No portion of the project site is identified on either list, which provides the location of known hazardous waste concerns. Therefore, the project would not be located on a site which is included on a list of hazardous materials sites compiled

pursuant to GC Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

- e. **No impact.** Meadows Field Airport is located approximately one-half mile west of the Project site. The Project site is within Compatibility Criteria Zone C of the adopted 1996 Kern County Airport Land Use Compatibility Plan, which is characterized as a "Common Traffic Pattern" with limited risk. The Project does is within an industrial zone, therefore no residential homes will be developed.
- f. **No impact.** The project is not within the vicinity of a private airstrip. Therefore, the project would not result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip.
- g. **Less-than-significant impact.** The project would have to develop or improve roads to the site as well as internal roads that are in compliance with the City's Fire Code to allow emergency vehicles adequate access to the site and all portions of the site. Access to the site would be maintained throughout the construction period, and appropriate detours would be provided in the event of potential temporary road closures. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield, and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- h. **Less-than-significant impact.** The project site is not located within a "very high," "high," or "moderate" fire hazard severity zone (CalFire 2008). The site and its vicinity consist of vacant land that does not possess high fuel loads that have a high potential to cause a wildland fire. With the project, the site would be developed with hardscapes and irrigated landscaping, which would further reduce fire potential at the site. Additionally, the City and County require "defensible space" within areas of the County susceptible to wildland fires as shown on CalFire maps through the Fire Hazard Reduction Program. Defensible space is the buffer created between a building and the grass, trees, shrubs, or any wildland area that surrounds it. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

IX. HYDROLOGY AND WATER QUALITY

- a. **Less-than-significant impact.** Construction would include ground disturbing activities. As discussed in VI.b, the project site's soil types have a low-to-medium susceptibility to sheet and rill erosion by rainfall and a low susceptibility to wind erosion at the ground surface. Disturbance of onsite soils during construction could result in soil erosion and siltation, and subsequent water quality degradation through increased turbidity and sediment deposition during storm events to offsite locations. Additionally, disturbed soils have an increased potential for fugitive dust to be released into the air and carried offsite. As described in VI.b, the project would be required to comply with the General Permit. To conform to the requirements of the General Permit, a SWPPP would need to be prepared that specifies BMPs to prevent construction pollutants from moving offsite. The project is required to comply with the General Permit because project-related construction activities would disturb at least 1 acre of soil.

The City owns and maintains a municipal separate storm sewer system (MS4). The project's operational urban storm water discharges are covered under the Central Valley Water Quality Control Board (CVRWQCB) *National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems* (Order No. R5-2016-0040; NPDES No. CAS0085324) (MS4 Permit) (CVRWQCB 2016). The MS4 Permit mandates the implementation of a storm water management framework to ensure

that water quality is maintained within the City as a result of operational storm water discharges throughout the City, including the project site. By complying with the General Permit and MS4 Permit, the project would not violate any water quality standards or waste discharge requirements.

- b. **Less-than-significant impact.** Potable water from the project would be supplied by the City. According to the City's UWMP (Bakersfield 2017a), the City receives a significant all of its supplies from groundwater sources. The UWMP concludes that the City has sufficient supplies for current and future entitlements through 2040 for normal, single-day, and multiple-dry year scenarios (Bakersfield 2017a). The City provided a "Verification of Water Service" letter (Bakersfield 2017b) for the project, and therefore groundwater levels have already been accounted for in the UWMP with the project (a future entitlement). Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c. **Less-than-significant impact.** The project site does not contain any blue-line streams or other surface water features (SWCA 2020) and therefore, the project would not alter the course of a river or stream. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., building pads, sidewalks, asphalt parking area, etc.) at the site, which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in substantial erosion or siltation on- or offsite. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. In order to comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite.
- d. **Less-than-significant impact.** Please refer to response IX.c. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.
- e. **Less-than-significant impact.** Please refer to response IX.c. Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- f. **Less-than-significant impact.** Please refer to responses IX.a and IX.c. Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- g. **No impact.** The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2020). Therefore, the project would not impede or redirect flood flows.
- h. **No impact.** Please refer to response IX.g. Therefore, the project would not place within a 100-year flood hazard area, structures which would impede or redirect flood flows.
- i. **Less-than-significant impact.** As discussed in responses IX.g and IX.h, the project is not found within a floodplain. There are no nearby levees that would be susceptible to failure or flooding of the site. The project site, like most of the City, is located within the Lake Isabella flood inundation area (Kern County 2017), which is the area that would experience flooding in the event that there was a catastrophic failure of the Lake Isabella Dam. There is an approved *Lake Isabella Dam Failure Evacuation Plan* (Kern County 2009) that establishes a process and procedures for

the mass evacuation and short-term support of populations at risk below the Lake Isabella Dam. The City would utilize the Evacuation Plan to support its Emergency Operations Plans (EOPs). With implementation of the Evacuation Plan, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

- j. **No impact.** The project is not located near any ocean or an enclosed body of water and therefore, would not be subject to inundation by tsunami or seiche. A mudflow is a type of landslide where earth and surface materials are rapidly transported downhill under the force of gravity. As discussed in VI.a.iv, landslides, including mudflow, occur on steeper slopes in the foothills and along the Kern River Canyon. The project site is generally flat, there are no such geologic features located at the project site, and the site is not located near the Kern River Canyon. Therefore. The project site would not be inundated by seiche, tsunami, or mud flow.

X. LAND USE AND PLANNING

- a. **No impact.** The project is a continuation of the existing urban development pattern or is an infill development that does not physically divide the Metropolitan Bakersfield General Plan Area. No significant impact is noted. See Table 1 below.

TABLE 1

LAND USE/ZONING OF ADJACENT PROPERTIES

LOCATION	LAND USE DESIGNATION	ZONE DISTRICT	EXISTING LAND USE
NORTH	SI and LI	M-1 and M-2	Vacant and self-storage facility
SOUTH	SI	M-3	Vacant
EAST	SI and HI	M-3	Existing railroad right of way and industrial use
WEST	SI	M-2	Vacant

- b. The project is required to be consistent with the Metropolitan Bakersfield General Plan and the City of Bakersfield Zoning Ordinance. The record does not indicate that there are identified environment conflicts or inconsistencies with said policies or zoning regulations. No significant environmental impacts are noted.
- c. See answer to IV.a.

XI. MINERAL RESOURCES

- a. **No impact.** The project site is predominantly undeveloped open ground sporadically covered with weeds and grasses except for three oil wells located within the northeastern portion of the subject site. The oil wells are in production of crude oil within the Fruitvale Oil Field. The three oil wells with active pumping units were observed within the northeastern corner portion of the subject site. The wells are identified as KCL-B 36A; KCL-B 54; and KCL-B 62. The wells are owned and operated by San Joaquin Facilities Management (SJFM). Only minor staining, that is considered de minimis in nature, was observed around the wellheads of these active oil wells. Two idle oil wells, that do not include pumping units, were observed at the subject site: KCL-B 35 is located within the northeastern part of the subject site and adjacent to the railroad right-of way; and KCL-G 12 which is located within the southwestern part of the subject site. Minor surface staining of crude oil was also observed in association with these idle wells. Based on

Krazan's review of Division of Oil Gas and Geothermal Resources (DOGGR) records, a third idle oil well is located within the northwestern part of the subject site. DOGGR records also document the presence of four plugged and abandoned oil wells at the subject site; these wells were not observed at the subject site (Krazan 2020). Prior to recordation of a final map, the developer must comply with Bakersfield Municipal Code § 16.20.060 which addresses the mineral holder(s) right to agree to the recordation a final map on the project site. In addition, the development of the site does not necessarily preclude future oil and gas exploration or loss of the resource. No impact.

- b. **No impact.** See answer to XI.a.

XII. NOISE

- a. **Less-than-significant impact.** The Project site is located approximately one-half mile east of the Bakersfield Municipal Airport. The Project will not expose persons or generate noise in excess of those standards found in the Noise Element of the *Metropolitan Bakersfield General Plan* or the *Kern County Airport Land Use Compatibility Plan* (ALUC Plan). Furthermore, the aircraft noise exposure within the Project site complies with applicable City and State noise compatibility planning criteria. Development of the project will not expose persons or generate noise in excess of those standards found in the Noise Element of the *Metropolitan Bakersfield General Plan*.
- b. **Less-than-significant impact.** Some groundborne vibration and noise would originate from earth movement and building activities during the project's construction phase. However, blasting, pile-driving, break-ramming, jack-hammering, chipping, and other high impact-related construction activities that result in the creation of the greatest groundborne vibrations and noise levels would not occur as a consequence of the project. Additionally, groundborne vibration and noise attenuates at a shorter distance than airborne noise. Since airborne noise from construction would be sufficiently attenuated to "quiet" (please see response XII.a) before it reaches any potential sensitive receptors, it can be assumed that groundborne vibration and noise would also sufficiently attenuate. Operation of multi-family residential would not result in appreciable groundborne vibration or noise. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c. **Less-than-significant impact.** Ambient noise levels will increase through any urban type of development of the site. Building code requirements required for energy conservation will result in a 20-decibel reduction in noise for habitable interior space. In addition, typical development standards including building setbacks, walls, and landscaping will contribute to decreasing the ambient noise levels from the adjoining area. The project is not anticipated to expose people to severe noise levels and existing ordinance requirements will reduce noise impacts to less than significant.
- d. **Less-than-significant impact.** Please refer to responses XII.a and XII.b. Therefore the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- e. **Less-than-significant impact.** Refer to Response XII.a. above.
- f. **No impact.** The Project site is not located within the vicinity (5,000 feet) of any private airstrip, but is located within the vicinity of a municipal airport; refer to Response XII.a. above.

XIII. POPULATION AND HOUSING

- a. **Less-than-significant impact.** The project will induce population growth in this area, but this impact is regarded as less than significant as the project is the logical extension of existing urban development or is an infill project. The population growth has been addressed in the *Metropolitan Bakersfield General Plan*. The impact is considered less than significant.

- b. **No impact.** The project site consists of vacant land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- c. **No impact.** Please refer to response XIII.b. Therefore, the project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

XIV. PUBLIC SERVICES

- a. The following discusses whether the project would result in substantial adverse physical impacts to public services. The need for additional public service is generally directly correlated to population growth and the resultant additional population's need for services beyond what is currently available.
 - i. **Less-than-significant impact.** Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. Though the project may necessitate the addition of fire equipment and personnel to maintain current levels of service, this potential increase in fire protection services can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.
 - ii. **Less-than-significant impact.** Police protection for the project would be provided by the Bakersfield Police Department. Current City Police services standards require 1.09 officers for every 1,000 people in the City. The projected increase in new residents (i.e., assume 3 residents per unit or 1,839 residents) into the City would necessitate the addition of two law enforcement officers to maintain current levels of service. However, this potential increase in services can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.
 - iii. **Less-than-significant impact.** The proposed project would not have any significant impact on school facilities.
 - iv. **Less-than-significant impact.** The project proposes no increase in population for the area and would not result in an impact upon the quality or quantity of existing recreational opportunities or create a substantial need for new parks or recreational facilities.
 - v. **Less-than-significant impact.** The project and eventual buildup of this area would result in an increase in maintenance responsibility for the City. Though the project may necessitate increased maintenance for other public facilities, this potential increase can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

XV. RECREATION

- a. **Less-than-significant impact.** Please refer to response XIV.a.iv. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b. **Less-than-significant impact.** Please refer to response XIV.a.iv. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC

- a. **Less than significant with mitigation incorporated.** The project would result in temporary construction-related traffic impacts. Construction workers traveling to and from the project site as well as construction material delivery would result in additional vehicle trips to the area's roadway system. Construction material delivery may require a number of trips for oversized vehicles that may travel at slower speeds than existing traffic and, due to their size, may intrude into adjacent travel lanes. These trips may temporarily degrade level of service (LOS) on area roadways and at intersections. Additionally, the total number of vehicle trips associated with all construction-related traffic (including construction worker trips) could temporarily increase daily traffic volumes on local roadways and intersections. The project may require temporary lane closures or the need for flagmen to safely direct traffic on roadways near the project site. However, once the project is built, it would not result in any permanent traffic-related effects.

Policy 36 of the Metropolitan Bakersfield General Plan Circulation Element states:

Prevent streets and intersections from degrading below Level of Service "C" where possible due to physical constraints (as defined in a Level of Service standard) or when the existing Level of Service is below "C" prevent where possible further degradation due to new development or expansion of existing development with a three-part mitigation program: adjacent right-of-way dedication, access improvements and/or an area-wide impact fee. The area-wide impact fee would be used where the physical changes for mitigation are not possible due to existing development and/or the mitigation measure is part of a larger project, such as freeways, which will be built at a later date.

- b. **Less than significant with mitigation incorporated.** Please refer to response XVI.a. With implementation of Mitigation Measures 9 and 10, the project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c. **No impact.** Please refer to responses VIII.e and VIII.f. Therefore, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d. **Less-than-significant impact with mitigation incorporated.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards or incompatible uses. Additionally, with the implementation of Mitigation Measures 9 and 10, the project would not result in dangerous intersections. The project is within the City limits and surrounded by compatible existing and planned land uses and land use designations. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.
- e. **Less than significant with mitigation incorporated.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan would be required.

During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access. In particular, projects that would develop have more than 200 dwelling units or buildings exceeding 62,000 square feet in gross building area or more would require requires two separate and approved access roads.

Mitigation Measure 11 requires that, if necessary, the applicant/developer obtains a street permit or develop and get approved a Traffic Control Plan, for the construction period.

- f. **Less-than-significant impact.** The project would be required to comply with all conditions placed on it by the City, including adequate sidewalks and bike lanes, where appropriate, in order to allow multimodal access. The project would also be required to comply with requirements in the Metropolitan Bakersfield General Plan Circulation Element concerning Bikeways and Transit as well as Streets regarding pedestrian movement. Additionally, the project would have to comply with the Bikeway Master Plan found in the Metropolitan Bakersfield General Plan (Bakersfield 2002) and, to the greatest extent practical, effectuate the vision in the *City of Bakersfield Bicycle Transportation Plan* (Bakersfield 2013). Finally, per Resolution 035-13, the project would be required to comply with the City's "complete streets" policy. Therefore, the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. TRIBAL CULTURAL RESOURCES

- a. **No Impact.** The Phase I Cultural Resources Survey (Hudlow 2020) determined that there is no landscape, sacred place, or object with cultural value to a California Native American tribe located at the project site. Additionally, no portion of the site is eligible for listing in the California Register of Historical Resources or in a local register of historical resources (Hudlow 2020). Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed in the California Register of Historical Resources or in a local register of historical resources.
- b. **No impact.** Based on the conclusions in the Phase I Cultural Resources Survey (Hudlow 2020), the City has determined that there are no tribal cultural resources found at the site. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant.

XVIII. UTILITIES AND SERVICE SYSTEMS

- a. **Less-than-significant impact.** The project would be connected to sanitary sewer where wastewater produced as a result of the project would be treated to CVRWQCB requirements at a permitted wastewater treatment plant (WWTP), including any NPDES permitting and waste discharge requirements (WDRs) specific to the applicable WWTP. Therefore, the project would not exceed wastewater treatment requirements.
- b. **Less-than-significant impact.** Refer to responses XVIII.d and XVIII.e. Therefore, the project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- c. **Less-than-significant impact.** The project would require the construction of new storm water drainage facilities as part of the overall development of the site. Storm water drainage structures would have to be designed to meet the City's *Current Subdivision & Engineering Design Manual* (Bakersfield 1999). Compliance with the Design Manual would ensure that the storm water drainage facilities would not result in significant environmental effects. Therefore, the project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- d. **Less-than-significant impact.** The project is within the City of Bakersfield water service area. According to the City's UWMP (Bakersfield 2017a), the City has sufficient supplies to meet

customer demand through 2040 for the average, single-dry, and multiple-dry year scenarios, including the inclusion of the project. In 2020, City water demand for existing entitlements would be 47,629 acre-feet (13,337 million gallons). In a year, the project would require about 73 million gallons and therefore, the project's yearly water demand would account for 0.5% of the total yearly demand in 2020. The project is within the City of Bakersfield water service area.

The City has provided a "Verification of Water Service" letter stating that water service can be supplied to the development contingent upon the land owner signing a Domestic Water Service Agreement and payment of required fees. The proposed development would not result in a need for significant additional systems or substantially alter the existing water utilities in the area. Therefore, the project would have sufficient water supplies available from existing entitlements and resources, and new or expanded entitlements would not be needed.

- e. **Less-than-significant impact.** The City of Bakersfield is the waste water treatment provider and has indicated there is sufficient capacity in the existing plant to serve this project.
- f. **Less-than-significant impact.** The Bena Landfill serves the Metropolitan Bakersfield area. The landfill will not need significant new or substantially altered facilities to accommodate this project. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- g. **Less-than-significant impact.** By law, the project would be required to comply with federal, state, and local statutes and regulations, including those relating to waste reduction, litter control, and solid waste disposal.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Less than significant with mitigation incorporated.** The project is subject to the terms of the MBHCP and associated Section 10(a)(1)(b) and Section 2801 permits issued to the City of Bakersfield by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. Terms of the permit require applicants for all development projects within the plan area to pay habitat mitigation fees, excavate known kit fox dens, and notify agencies prior to grading. There are no important examples of the major periods of California history or prehistory found at the site. Therefore, the project with mitigation would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. **Less-than-significant impact.** As described in the responses above, the project has no impacts that would be defined as individually limited, but cumulatively considerable.
- c. **Less than significant with mitigation incorporated.** As described in the responses above, the project with mitigation would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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TECHNICAL MEMORANDUM

To: Ben Ruiz
BPR Consulting
11625 Jubilee Lane
Bakersfield, CA 93311

From: Geoff Hoetker, Senior Biologist

Date: June 16, 2020

Re: **San Joaquin Kit Fox Habitat Assessment for the Hageman Road Development in Bakersfield, Kern County, California / SWCA No. 61973**

INTRODUCTION

At the request of BPR Consulting (BPR), SWCA Environmental Consultants (SWCA) has prepared this San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) assessment memorandum for an approximately 80-acre property (Assessor's Parcel Number [APN] 116-080-49) in Bakersfield, Kern County, California. The property is located east of Mohawk Street and South of Hageman Road (Attachment A) in the Oildale, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle. According to BPR, the property is zoned Commercial and Dennis DeWalt (the applicant) proposes to develop commercial buildings on the property. The property is currently undeveloped and highly disturbed.

The purpose of this technical memorandum is to document existing conditions of the site and to conduct an assessment as to the potential for the SJKF to utilize habitat or otherwise occur on-site. The SJKF is protected as federally endangered under the Federal Endangered Species Act (FESA) and state threatened under the California Endangered Species Act (CESA). This memorandum will be submitted to the City of Bakersfield (City) in partial compliance with the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP).

EXISTING CONDITIONS

A site visit was conducted on June 9, 2020, by SWCA Senior Biologist Geoff Hoetker, BPR Senior Biologist Ben Ruiz, and BPR Associate Biologist Tyler Armstrong. Mr. Hoetker is considered a qualified SJKF biologist and is preapproved by the California Department of Fish and Wildlife (CDFW) to work under the MBHCP. The biologists drove the perimeter of the site and conducted a walking transect through the center of the property.

The subject property was observed to be highly disturbed as a result of regular disking and was vegetated mainly with weedy, nonnative species of low diversity. Russian thistle/ tumbleweed (*Salsola tragus*) and nonnative annual grasses such as brome (*Bromus* spp.) and Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*) were the dominant vegetation. The subject property is bound by similar conditions on

adjacent parcels to the north, south, and west. Directly to the west is a canal, and farther to the west is residential development; directly to the east is railroad right-of-way, and farther to the north, east, and south is industrial development. A few oil derricks occur on the subject property and transmission lines traverse the southern and eastern areas of the parcel. Table 1 includes a list of species observed on-site, and photos of the site are included in Attachment B.

Table 1. Plant Species Observed on Subject Property on June 9, 2020.

Scientific Name	Common Name	Family
<i>Ambrosia</i> sp.	ragweed	Asteraceae
<i>Brassica nigra</i>	black mustard	Brassicaceae
<i>Bromus diandrus</i>	ripgut brome	Poaceae
<i>Bromus hordeaceus</i>	soft chess brome	Poaceae
<i>Bromus madritensis</i> ssp. <i>rubens</i>	red brome	Poaceae
<i>Erigeron canadensis</i>	Canada horseweed	Asteraceae
<i>Erodium cicutarium</i>	red-stemmed filaree	Geraniaceae
<i>Euphorbia</i> sp.	spurge	Euphorbiaceae
<i>Hordeum marinum</i> ssp. <i>gussoneanum</i>	Mediterranean barley	Poaceae
<i>Lactuca serriola</i>	prickly lettuce	Asteraceae
<i>Salsola tragus</i>	Russian thistle / tumbleweed	Chenopodiaceae
<i>Tribulus terrestris</i>	puncturevine	Zygophyllaceae

Sandy loam soils were observed on-site, and according to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS),¹ mapped soils on-site include:

- **174 – Kimberlina fine sandy loam, 0 to 2 percent slopes:** dominant in the northern half of the parcel;
- **125 – Granoso loamy sand, 0 to 2 percent slopes:** dominant in the northeastern area of the parcel;
- **243 – Wasco sandy loam:** dominant in the southern half of the parcel; and
- **196 – Milham sandy loam, 0 to 2 percent:** dominant in the southwestern area of the parcel.

The site primarily consists of undeveloped open ground currently being used for oil production within the Fruitvale Oil Field. According to BPR, regular disking of the subject property and other nearby properties is encouraged to deter squatters and other non-disking-related anthropogenic disturbances.

SJKF HABITAT ASSESSMENT

Bakersfield has historically supported an urban population of SJKF, estimated to range from 200 to 400 individuals.² The SJKF in Bakersfield have adapted to the urban environment, which offers refuge from natural predators, such as coyote (*Canis latrans*), and provides benefits, such as food sources from

¹ U.S. Department of Agriculture Natural Resources Conservation Service (NRCS). 2020. Web Soil Survey (WSS). Available at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Accessed June 12, 2020.

² California Department of Fish and Wildlife (CDFW). 2020. *Science Spotlight: Scientists Battle Mange Outbreak in Urban Kit Fox Population*. Available at: <https://wildlife.ca.gov/Science-Institute/News/scientists-battle-mange-outbreak-in-urban-kit-fox-population>. Accessed June 12, 2020.

feeding by humans and forage from trash bins. Since 2013, an outbreak of sarcoptic mange³ has resulted in the decimation of the urban SJKF population in Bakersfield, with an approximately 50% population decline.⁴

There are no site-specific SJKF occurrence records reported by the California Natural Diversity Database (CNDDDB) for the subject property.⁵ There is a CNDDDB record overlapping the property for an American badger (*Taxidea taxus*) collected many years ago in 1900, but the location data as reported by the CNDDDB has a maximum error of up to 4 miles⁶ and should not be considered site-specific. The nearest CNDDDB occurrence record for SJKF is approximately 0.2 mile east of the subject property, where one SJKF pup was observed on February 15, 2000, and a den and fresh tracks were observed near a canal on November 10, 2001.⁷ This area is currently an industrial development center subject to regular and routine disturbances.

There is currently no suitable habitat that could support denning or foraging SJKF on the subject property. The property is highly disturbed and there does not appear to be an adequate prey base, as evidenced by a lack of small mammal burrows. While the subject property has no barriers that would prohibit transient SJKF in the region from traversing the property, SJKF would not be expected to den or otherwise forage within the subject property.

MBHCP COMPLIANCE

Per requirements of the MBHCP Ground-Disturbance Compliance Form, a Biological Clearance Survey is required on all projects no more than 30 days prior to grading or other ground-disturbing activities by a qualified biologist. The survey area must include: (1) all areas to be permanently (e.g., buildings, hardscapes, landscape, etc.) and temporarily (e.g., staging areas, utility undergrounding footprints, etc.) disturbed; and (2) a 50-foot buffer of both the permanent and temporary disturbance areas. If ground disturbance ceases for over 30 days or has occurred for more than 1 year and the month is January, then an additional Biological Clearance Survey is required.

If survey results find Covered Species (including but not limited to SJKF) within the survey area, a written Notice of Grading Start is required at least 5 business days prior to any ground-disturbing activities (excludes weekends and holidays). The Notice of Grading Start shall only be submitted after all required minimization measures under the MBHCP are implemented. Various species protection measures are also required during construction.

In addition, assuming the project is not considered exempt, a \$2,145.00 per gross acre Habitat Mitigation Fee is required (payable to the City), regardless of whether or not Covered Species and/or suitable habitat have been determined to occur on-site.

³ Cypher, B.L., J.L. Rudd, T.L. Westall, L.W. Woods, N. Stephenson, J.E. Foley, D. Richardson, D.L. Clifford. 2017. Sarcoptic mange in endangered kit foxes (*Vulpes macrotis muticus*): case histories, diagnoses, and implications for conservation. *Journal of Wildlife Diseases* 53(1):46–53. January 1.

⁴ KBAK. 2019. Deadly mange decimating local kit fox population. KBAK CBS BakersfieldNow Eyewitness News online article. January 15, 2019. Available at: <https://bakersfieldnow.com/news/local/deadly-mange-decimating-local-kit-fox-population>. Accessed June 12, 2020.

⁵ California Natural Diversity Database (CNDDDB). 2020. Selected Elements and Occurrence Reports for the Oildale, California USGS 7.5-minute topographic quadrangle. Data accessed June 2020.

⁶ CNDDDB 2020

⁷ CNDDDB 2020

ATTACHMENT A

Aerial Location Map of APN 116-080-49

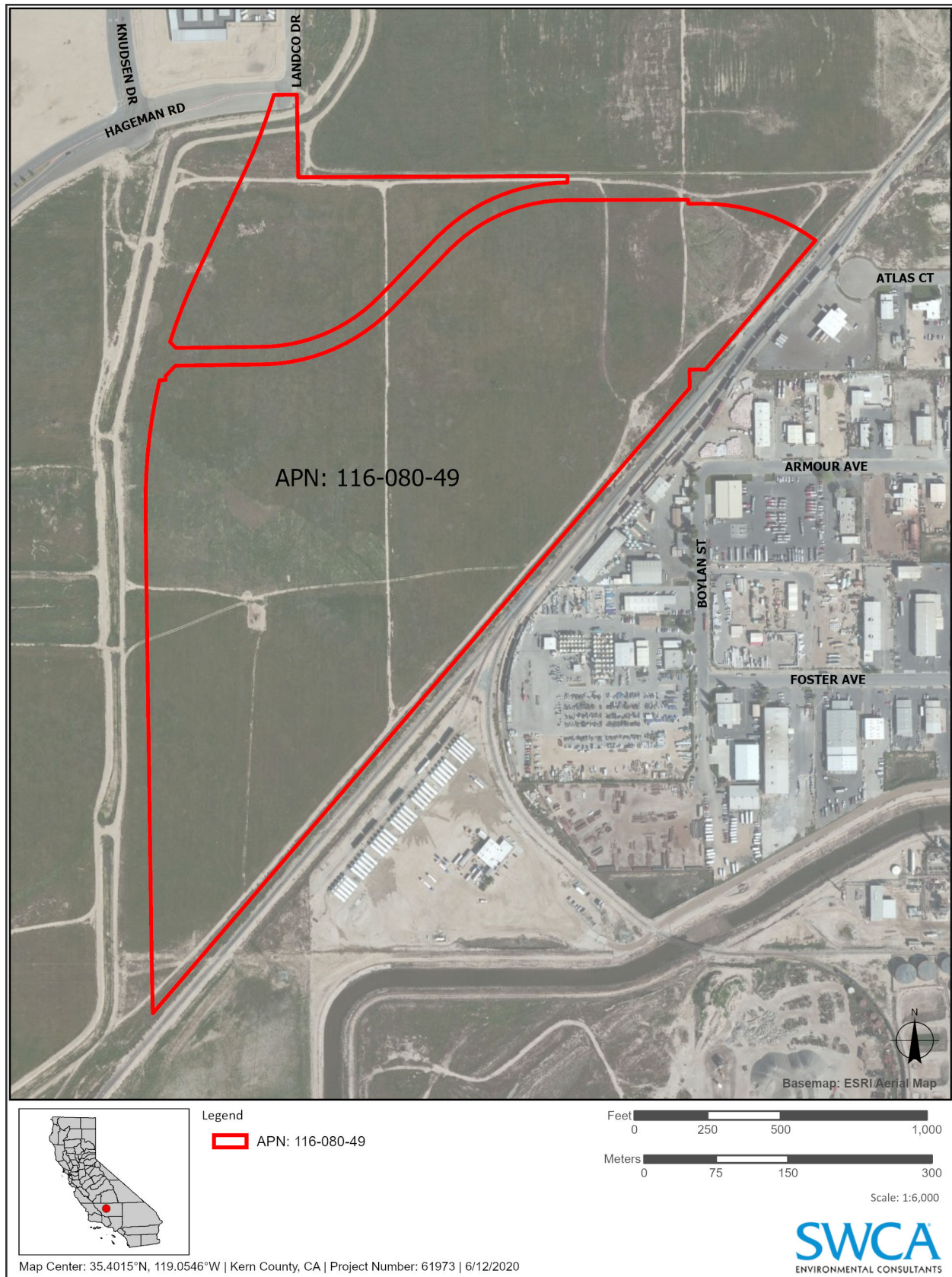


Figure A-1. Aerial location map of APN 116-080-49.

ATTACHMENT B
Photo Documentation



Photo B-1. South-facing view of subject property (APN 116-080-49) from access road along western edge of property. Photo taken June 9, 2020.



Photo B-2. North-facing view of subject property from southern edge of property. Note dominance of weedy Russian thistle/tumbleweed and nonnative annual grasses. Photo taken June 9, 2020.



Photo B-3. Representative view of subject property. Note heavy disturbance and prevalence of weeds. Photo taken June 9, 2020.



Photo B-4. Representative view of subject property showing heavy disturbance along with oil derrick, transmission line, and railroad right-of-way in background. Photo taken June 9, 2020.

A
**PHASE I CULTURAL RESOURCE SURVEY,
APNS 116-080-056, AND 059,
HAGEMAN ROAD AND KNUDSEN DRIVE,
CITY OF BAKERSFIELD, CALIFORNIA**

Submitted to:
McIntosh and Associates
2001 Wheelan Court
Bakersfield, California 93309

Keywords:
Oildale 7.5' Quadrangle,
City of Bakersfield,
California Environmental Quality Act

Submitted by:
Hudlow Cultural Resource Associates
1405 Sutter Lane
Bakersfield, California 93309

Author:
Scott M. Hudlow

June 2020

Management Summary

At the request of McIntosh and Associates, a Phase I Cultural Resource Survey was conducted on exactly 78.94 acres. The property lies at the northeast corner of Hageman Road and Knudsen Drive, City of Bakersfield, California. The Phase I Cultural Resource Survey consisted of a pedestrian survey of the 78.94-acre site and a cultural resource record search.

Eight new cultural resources were identified, M-1 through M-8. Six of these new cultural resources are oil-related, three are pumpjacks, one is an abandoned heater tank, one is an abandoned natural gas pump, and one is the remains of an industrial foundation. One historic cultural resource was reidentified, which is an unused extension of the Beardsley Canal, the Beardsley One Ditch. One prehistoric cultural resource was not re-identified. Two isolates, M-7 and M-8, were also identified. M-7 is the base of a broken kitchen bottle; M-8 is the broken half of a mano.

Eight new cultural resources were identified, M-1 through M-8. M-1 is an abandoned natural gas pump. M-2 is an abandoned heater tank. M-3 through 5 are small pumpjacks that are currently producing oil. M-6 is the foundation remains of an industrial structure related to the pumpjacks and the adjacent Southern Pacific spur line. P-15-017237 is an abandoned extension of the Beardsley Canal. P-15-002874 is a prehistoric lithic scatter that was not re-identified. None of these cultural resources are potentially eligible for the California Register of Historic Resources under Criteria 1, 2, 3, and 4. Although six of these resources are oil-related, these are common, ubiquitous resources that individually are not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Oil development, however, is an important historical theme in the greater Bakersfield area. Yet, Criterion 1 does not apply. M-1 through M-6 are not associated with the lives of persons important to local, California history. Criteria 2 does not apply. M-1 through M-6 do not embody the distinctive characteristics of a type, period, region or method of construction or represent the work of a master or possesses high artistic values. Criteria 3 does not apply. Last, M-1 through M-6 will not yield, or do not have the potential to yield, information important to the prehistory or history of the local area or California. Criteria 4 does not apply. Each of these same statements, apply to P-15-017237 which is an abandoned extension of the Beardsley Canal, the Beardsley One Ditch.

P-15-002874 is a prehistoric site that was not re-identified; three of the four artifacts that comprised the site were collected in 1990. The site map is no longer accurate probably due to oil wells being capped and road configuration changing due to the changing numbers of pumpjacks. However, two isolates, M-7 and M-8, were also identified. M-7 is the base of a broken kitchen bottle; M-8 is the broken half of a mano, which is possibly a constituent of P-15-002874, which was not identified in 1990. Neither isolate M-7 or M-8 meet the requirements for nominations to the California Register of Historic Resources under Criteria 1-4.

No further work is required. If archaeological resources are encountered during the course of construction, a qualified archaeologist should be consulted for further evaluation.

If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and they will be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98, and 5097.99.

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1.0 Introduction

At the request of McIntosh and Associates, *Hudlow Cultural Resource Associates* conducted a Phase I Cultural Resource Survey on exactly 78.94 acres, APNs 116-080-056, and -059. The site lies at the northeast corner of Hageman Road and Knudsen Drive, City of Bakersfield, California. This project is being undertaken in accordance with the California Environmental Quality Act (CEQA). The Phase I Cultural Resource Survey consisted of a pedestrian survey and a cultural resource record search.

2.0 Survey Location

The project area is in the City of Bakersfield. The two parcels are located in the E ½ of the SE ¼ of Section 15, the SW ¼ of Section 14, and the S ½ of the SW ¼ of the NW ¼ of Section 14, T.29S., R.27E., Mount Diablo Baseline and Meridian, as displayed on the United States Geological Survey (USGS) Oildale 7.5-minute quadrangle map (Figure 1). The property lies at the northeast corner of Hageman Road and Knudsen Drive, City of Bakersfield, California.

3.0 Record Search

A record search of the project area and the environs within one-half mile was conducted at the Southern San Joaquin Archaeological Information Center. Information Center staff conducted the record search, RS# 20-207 on June 1, 2020 (Appendix II). The record search revealed that seventeen cultural resource surveys have been conducted within one-half mile radius of the project area, including six previous surveys that have been conducted within the current project area. Two cultural resources have been recorded either within the project area, a prehistoric lithic scatter and a historic canal. Additionally, eleven cultural resources are located within one half-mile of the current project area. Ten are historic resources and one is a prehistoric lithic scatter.

4.0 Environmental Background

The project area is located at an elevation of 430 feet above mean sea level in the Great Central Valley, which is composed of two valleys-- the Sacramento Valley and the San Joaquin Valley. The project area is located in the southwestern portion of the southern San Joaquin Valley. The lots are denuded of native vegetation. The lots have been plowed to keep the weeds down, as such, the soil is loose and friable (Figure 2).

5.0 Prehistoric Archaeological Context

Limited archaeological research has been conducted in the southern San Joaquin Valley. Consensus on a generally agreed upon regional cultural chronology has yet to be developed. Most cultural sequences can be A prehistoric archaeological summary of the southern San Joaquin Valley is

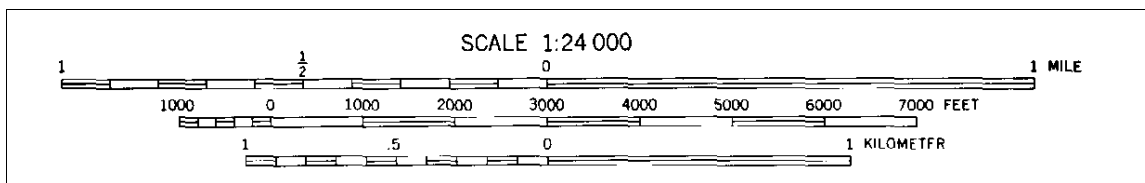
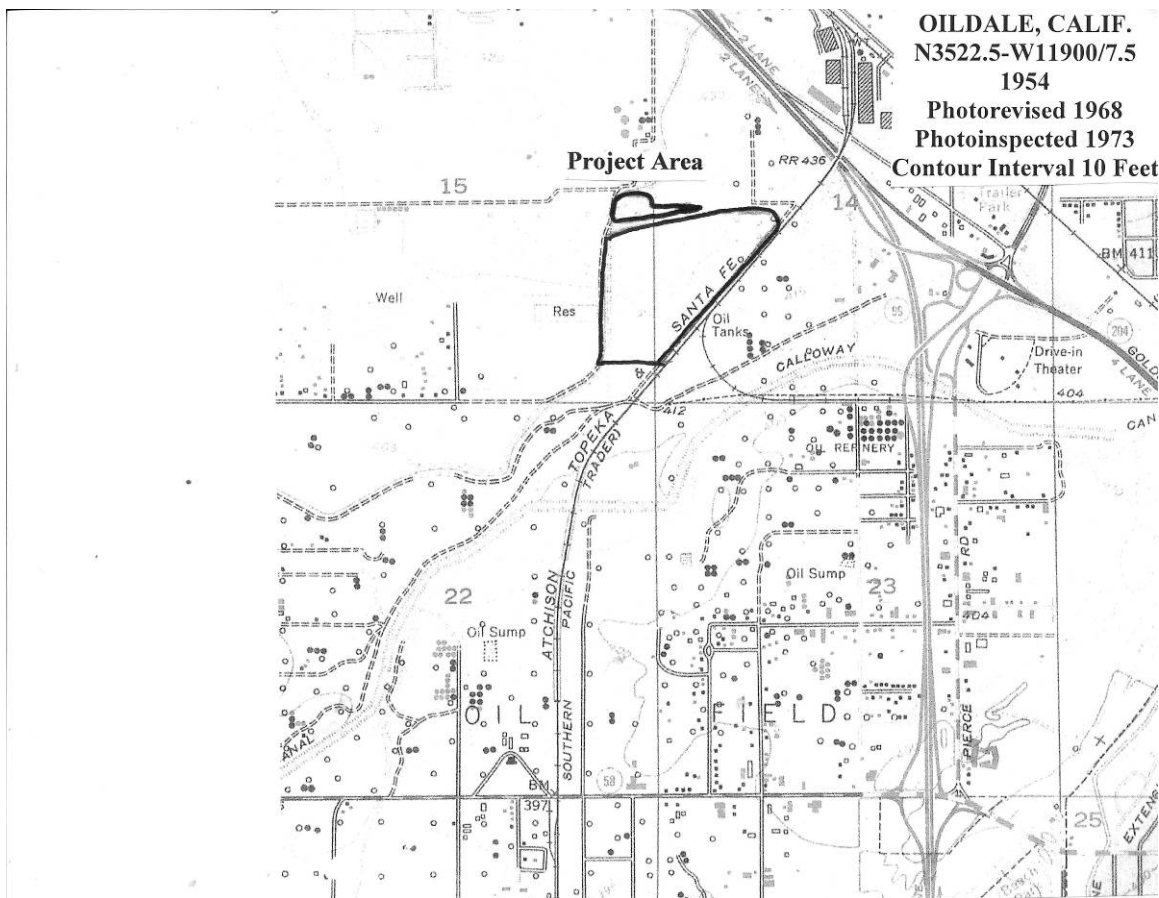


Figure 1
Project Area Location Map



Figure 2
Project Area, View to the West

available in Moratto (Moratto 1984). Despite the preoccupation with chronological issues in most of the previous research, most suggested chronological sequences are borrowed from other regions with minor modifications based on sparse local data.

The following chronology is based on Parr and Osborne's Paleo-Indian, Proto-Archaic, Archaic, Post-Archaic periods (Parr and Osborne 1992:44-47). Most existing chronologies focus on stylistic changes of time-sensitive artifacts such as projectile points and beads rather than addressing the socioeconomic factors, which produced the myriad variations. In doing so, these attempts have encountered similar difficulties. These cultural changes are implied as environmentally determined, rather than economically driven.

Paleo-Indians, whom roamed the region approximately 12,000 years ago, were highly mobile individuals. Their subsistence is assumed to have been primarily big game, which was more plentiful 12,000 years ago than in the late twentieth century. However, in the Great Basin and California, Paleo people were also foragers who exploited a wide range of resources. Berries, seeds, and small game were also consumed. Their technology was portable, including manos (Parr and Osborne 1992:44). The paleo period is characterized by fluted Clovis and Folsom points, which have been identified throughout North America. The Tulare Lake region in Kings County has yielded several Paleo-Indian sites,

which have included fluted points, scrapers, chipped crescents, and Lake Mojave-type points (Moratto 1984:81-2).

The Proto-Archaic period, which dates from approximately 11,000 to 8,000 years ago, was characterized by a reduction in mobility and conversely an increase in sedentism. This period is classified as the Western Pluvial Lake Tradition or the Proto-Archaic, of which the San Dieguito complex is a major aspect (Moratto 1984: 90-99; Warren 1967). An archaeological site along Buena Vista Lake in southwestern Kern County displays a similar assemblage to the San Dieguito type-site. Claude Warren proposes that a majority of Proto-Archaic southern California could be culturally classified as the San Dieguito Complex (Warren 1967). The Buena Vista Lake site yielded manos, millingstones, large stemmed and foliate points, a mortar, and red ochre. During this period, subsistence patterns began to change. Hunting focused on smaller game and plant collecting became more integral. Large stemmed, lanceolate (foliate) projectile points represent lithic technology. Millingstones become more prevalent. The increased sedentism possibly began to create regional stylistic and cultural differences not evident in the paleo period.

The Archaic period persisted in California for the next 4000 years. In 1959, Warren and McKusick proposed a three-phase chronological sequence based on a small sample of burial data for the Archaic period (Moratto 1984:189; Parr and Osborne 1992:47). It is distinguished by increased sedentism and extensive seed and plant exploitation. Millingstones, shaped through use, were abundant. Manos and metates were the most prevalent types of millingstones (Parr and Osborne 1992:45). The central valley began to develop distinct cultural variations, which can be distinguished by different regions throughout the valley, including Kern County.

In the Post-Archaic period enormous cultural variations began manifesting themselves throughout the entire San Joaquin Valley. This period extends into the contact period in the seventeenth, eighteenth and nineteenth centuries. Sedentary village life was emblematic of the Post-Archaic period, although hunting and gathering continued as the primary subsistence strategy. Agriculture was absent in California, partially due to the dense, predictable, and easily exploitable natural resources. The ancestral Yokuts have possibly been in the valley by the sixteenth or seventeenth century, and by the eighteenth century were the largest pre-contact population, approximately 40,000 individuals, in California (Moratto 1984).

6.0 Ethnographic Background

The Yokuts are a Penutian-speaking, non-political cultural group. Penutian speakers inhabit the San Joaquin Valley, the Bay Area, and the Central Sierra Nevada Mountains. The Yokuts are split into three major groups, the Northern Valley Yokuts, the Southern Valley Yokuts, and the Foothill Yokuts.

The southern San Joaquin Valley in the Bakersfield and associated Kern County area was home to the Yokuts tribelet, Yawelmani. The tribelets averaged 350 people in size, had a special name for themselves, and spoke a unique dialect of the Yokuts language. Land was owned collectively and every group member enjoyed the right to utilize food resources. The Yawelmani inhabited a strip of the southeastern San Joaquin Valley, north of the Kern River to the Tehachapi Mountains on the south, and from the mountains on the east, to approximately the old south fork of the Kern River on the west (Wallace 1978:449; Parr and Osborne 1992:19). The Yawelmani were the widest ranging of the Yokuts tribelets. One half dozen villages were located along the Kern River, including *Woilo* ("planting place" or "sowing place"), which was located in downtown Bakersfield, where the original Amtrak station was located. A second village was located across the Kern River from *Woilo*, on the west bank.

The Southern Valley Yokuts established a mixed domestic economy emphasizing fishing, hunting, fowling, and collecting shellfish, roots, and seeds. Fish were the most prevalent natural resource; fishing was a productive activity throughout the entire year. Fish were caught in many different manners, including nets, conical basket traps, catching with bare hands, shooting with bows and arrows, and stunning fish with mild floral toxins. Geese, ducks, mud hens and other waterfowl were caught in snares, long-handled nets, stuffed decoys, and brushing brush to trick the birds to fly low into waiting hunters. Mussels were gathered and steamed on beds of tule. Turtles were consumed, as were dogs, which might have been raised for consumption (Wallace 1978:449-450).

Wild seeds and roots provided a large portion of the Yokuts' diet. Tule seeds, grass seeds, fiddleneck, alfalfa were also consumed. Acorns, the staple crop for many California native cultures, were not common in the San Joaquin Valley. Acorns were traded into the area, particularly from the foothills. Land mammals, such as rabbits, ground squirrels, antelope and tule elk, were not hunted often (Wallace 1978:450).

The Yokuts occupied permanent structures in permanent villages for most of the year. During the late and early summer, families left for several months to gather seeds and plant foods, shifting camp locations when changing crops. Several different types of fiber-covered structures were common in Yokuts settlements. The largest was a communal tule mat-covered, wedge-shaped structure, which could house upward of ten individuals. These structures were established in a row, with the village chief's house in the middle and his messenger's houses located at the ends of the house row. Dance houses and assembly buildings were located outside the village living area (Nabokov and Easton 1989:301).

The Yokuts also built smaller, oval, single-family tule dwellings. These houses were covered with tall mohya stalks or with sewn tule mats. These small

houses were framed by bent-pole ribs, which met a ridgepole held by two crotched poles. The Yokuts also built a cone-shaped dwelling, which was framed with poles tied together with a hoop and then covered with tule or grass. These cone-shaped dwellings were large enough to contain multiple fireplaces (Nabokov and Easton 1989:301). Other structures included mat-covered granaries for storing food supplies, and a dirt-covered communally owned sweathouse.

Clothing was minimal; men wore a breechclout or were naked. Women wore a narrow-fringed apron. Rabbitskin or mud hen blankets were worn during the cold season. Moccasins were worn in certain places; however, most people went barefoot. Men wore no head coverings, but women wore basketry caps when they carried burden baskets on their heads. Hair was worn long. Women wore tattoos from the corners of the mouth to the chin; both men and women had ear and nose piercings. Bone, wood or shell ornaments were inserted into the ears and noses (Wallace 1978:450-451).

Tule dominated the Yokut's material culture. It was used for many purposes, including sleeping mats, wall coverings, cradles, and basketry. Ceramics are uncommon to Yokuts culture as is true throughout most California native cultures. Basketry was common to Yokuts culture. Yokuts made cooking containers, conical burden baskets, flat winnowing trays, seed beaters, and necked water bottles. Yokuts also manufactured wooden digging sticks, fire drills, mush stirrers, and sinew-backed bows. Knives, projectile points, and scraping tools were chipped from imported lithic materials including obsidian, chert, and chalcedony. Stone mortars and pestles were secured in trade. Cordage was manufactured from milkweed fibers, animal skins were tanned, and awls were made from bone. Marine shells, particularly olivella shells, were used in the manufacture of money and articles of personal adornment. Shells were acquired from the Chumash along the coast (Wallace 1978:451-453).

The basic social and economic unit was the nuclear family. Lineages were organized along patrilineal lines. Fathers transmitted totems, particular to each paternal lineage, to each of his children. The totem was a bird or animal that no lineage member would kill or eat; the totems were dreamed of and prayers were given to the totems. The mother's totem was not passed to her offspring; but was treated with respect. Families sharing the same totem formed an exogamous lineage. The lineage had no formal leader nor did it own land. The lineage was a mechanism for transmitting offices and performing ceremonial functions. The lineages formed two moieties, East and West, which consisted of several different lineages. Moieties were customarily exogamous. Children followed the paternal moiety. Certain official positions within the villages were associated with certain totems. The most important was the Eagle lineage from which the village chief was appointed. A member of the Dove lineage acted as the chief's assistant. He supervised food distribution and gave commands during ceremonies. Another hereditary position was common to the Magpie lineage, was that of spokesman or crier.

7.0 Historical Overview

Kern County was settled in the 1860s, soon after California joined the United States after the passage of the Compromise of 1850. The Compromise of 1850 allowed California to join the Union as a free state even though a major portion of the state lied beneath the Missouri Compromise line; and was potentially subject to southern settlement and slavery. Americans had long been visiting and working in California prior to the admission of California into the Union.

The Spanish moving north from Baja California into Alta California began European settlement of California in 1769. Father Junipero Serra, a Franciscan friar founded Mission San Diego de Alcalá, beginning California active European settlement. However, Spanish mission efforts were focused on California's coastal regions. Spanish exploration of the San Joaquin Valley region begins in the 1770s. In 1772, Pedro Fages arrived in the San Joaquin Valley searching for army deserters. Father Francisco Garcés, a Franciscan priest, soon visited the vicinity in 1776. The Spanish empire collapsed in 1820, all of Spain's former Central and South American colonies became independent nations. As a result, California became Mexican territory. California stayed in Mexican hands until the Mexican-American War. Mexican California remained a coastal society with little interest in settling in California's hot, dry interior valleys.

American exploration of the San Joaquin Valley begins in the 1820s with Jedediah Smith, Kit Carson, and Joseph Walker looking for commercial opportunities. The United States government began exploring California in the 1830s. Soon, the Americans will be searching for intercontinental railroad routes to link the eastern and western halves of the continent.

The defeat of the Mexicans during the Mexican-American War and the subsequent discovery of gold will drastically alter the complicated political realities of the west. The Mexican-American War was ostensibly fought to settle a boundary dispute with the Mexicans over the western boundary of the newly-annexed state of Texas, which had fought a successful rebellion against the Mexican Army in the mid 1830s. The Republic of Texas was an independent country for nine years until Texas was annexed by the United States in 1845. One major outcome of the Mexican-American War was that Mexico rescinded its claims to much of the American southwest. In 1848 these territories were folded into the United States, including California.

In January 1848, the discovery of gold in Coloma, California changed the settlement of California, forever. In the summer of 1848, when the gold strike was publicly announced, the overnight settlement of California began. The Mexican population of California was small and limited to the coasts and a few of southern California's interior valleys. A sizable native population settled the

remainder of California; Bakersfield and Kern County was Yokuts territory. The Gold Rush tipped the balance of native communities throughout California, as many of California's natives were decimated.

Many areas experienced smaller gold rushes, including the Kern River Valley, when gold was discovered in Keyesville in 1853. The gold was soon played and the true future of the region was soon identified, farming, as the gold prospectors came down from the mountains. Kern Island, a median point along the Kern Delta, between the mouth of the Kern River and the Kern Lake, was settled in 1860. Soon, Col. Thomas Baker bought the property from the original owner, Christian Bohna and the settlement of Bakersfield began in earnest.

Col. Baker was lured to California by the prospects of gold. He was a practicing lawyer and surveyor and was slowly moved west from Ohio. He was involved in Iowa's territorial government and served in both the California senate and assembly. Col. Baker realized he had to drain the Kern Delta to manufacture usable farmland. He also improved his land, creating one of the only transit locations between Los Angeles and Visalia in the 1860s.

Baker laid out the town and began the process of draining, diverting, and controlling the Kern River. In 1873, Bakersfield was incorporated and was the first city in the newly-created Kern County, which was previously a portion of Tulare County. In 1874, Bakersfield got a rail link with the establishment of the Southern Pacific line over the Tehachapi Pass connecting Kern County to northern California to points east. The train station was located in Sumner, a spite town that was established by the Southern Pacific about a mile east of downtown Bakersfield, now located in east Bakersfield. The train brought Bakersfield agricultural prosperity, since it now had quick, rail connections to larger California and eastern markets for its fruits and grains.

The city of Bakersfield was expanding to the north in the early twentieth-century toward the Kern River, after its 1898 reincorporation. The city centered along Chester Avenue, which was the main north/south thoroughfare. The community of Sumter lied to the east, and the surrounding area in all directions was farmland. The city of Bakersfield was a small community at the turn of the century, slightly less than 5,000 people lived in Bakersfield; an additional 17,000 people lived in Kern County (Maynard 1997:43). Bakersfield was a quiet city in the center of a farming region.

However, the discovery of the Kern River oil field in May 1899 quickly changed the face of the region. Bakersfield quickly became the center of a California oil boom, which remade the community. The population more than doubled in less than ten years, bringing prosperity to the area (Maynard 1997:43). Many people recognized that prosperity could not only be achieved through working in oil, but also through providing necessary services, such as milk products and lodging. The city of Bakersfield grew.

Between 1900 and 1950, Bakersfield and the greater Kern County region grew tremendously under the influence of two economic forces, agriculture and oil. By 1950, Bakersfield was a mid-sized city of approximately 50,000. It sported minor league baseball, had a regional airport, and was a major automobile link along Route 99, which connected northern and southern California. In the late 1960s, Bakersfield was beginning to change again, as the Kern County Land Company was sold to Tenneco West, and Bakersfield began to suburbanize.

8.0 Field Procedures and Methods

Between June 13 and July 3, 2020, Scott M. Hudlow (for qualifications see Appendix I) conducted a pedestrian survey of the entire proposed project area. Hudlow surveyed in east/west transects at 10-meter (33 feet) intervals across the entire parcel. All archaeological material more than fifty years of age or earlier encountered during the inventory was recorded.

9.0 Report of Findings

Eight new cultural resources were identified, three are pumpjacks, one is an abandoned natural gas well, one is an abandoned heater tank, and one is an abandoned industrial foundation. One additional cultural resource, the Beardsley One Ditch was re-identified, and one prehistoric site was not re-identified.

Site M-1 is an abandoned natural gas well (Figure 3). The natural gas well KCL-G #12, which dates to 1963, has been partially dismantled, including disconnecting the pipeline and tank connections. Site M-2 is an abandoned tank (Figure 4). The tank was associated with a plugged well that dated to 1962. The oil and gas well KCL-B #35 has been completely dismantled, leaving the tank and associated pipes and valves (see Figure 4).

Sites M-3 through M-5 are active pumpjacks that date to 1961-1962 (Figures 5-7). M-3 was drilled in 1962 in the Fruitvale Oil Field as KCL-B #36-A (Figure 5). Site M-4 was drilled in 1961 in the Fruitvale Oil Field as KCL-B #54-A (Figure 6). Site M-5 was drilled in 1961 in the Fruitvale Oil Field as KCL-B #62 (Figure 7). Site M-6 is the remains of an industrial foundation (Figures 8-10). The poured-in-place concrete foundation is parallel to the adjacent Southern Pacific spur line and is probably the partial remains of a loading facility. Two sizable concrete blocks are probably remains of a loading dock (see Figures 8-9).

P-15-017237 is an abandoned section of the Beardsley Canal, known as the Beardsley One Ditch. This is not the main line of the Beardsley Canal; instead this is an extension (Figures 11-13). This long, abandoned canal is a water conveyance; it is an unlined canal, which allows for absorption and it has dual siphons, which limits capacity. The canal dates to 1892.

Isolate M-7 is the base of a broken condiment bottle (Figure 14). The Brockway Glass company manufactured the bottle in the 1940s, based on its bottle mark.

Isolate M-8 is the partial remains of a mano (Figure 15). The broken mano measures 8 cm x 6 cm. It has a broken cortex and is black from the effects of



Figure 3
M-1, Abandoned Natural Gas Well and Tank, View to the North

the sun on its broken edge. Site P-15-002874 was not re-identified. The site's missing location is probably due to the facts that a majority of the site's constituents were collected in 1990, and the site map is no longer accurate, probably due to plugging oil wells and changing road patterns, due to plugging oil wells. However, isolate M-8 was located adjacent to the mapped site location and is possibly a constituent of P-15-002874 that was not identified in 1990.



Figure 4
M-2, Abandoned Tank, View to the East



Figure 5
M-3, Pump KCL-B, #36-A, View to the Northwest



Figure 6
M-4, Pump KCL-B, #54-A, View to the Northeast



Figure 7
M-5, Pump KCL-B, #62, View to the North



Figure 8
M-6, Foundation, View to the Northeast



Figure 9
M-6, Foundation, View to the Southeast



Figure 10
M-6, Foundation, View to the East



Figure 11
P-15-017237, Beardsley Canal. View to the South



Figure 12
P-15-017237, Beardsley Canal. View to the South



Figure 13
P-15-017237, Beardsley Canal. Dual Siphons and Rail, View to the South



Figure 14
M-7, Broken base of a Condiment bottle, Brockway Bottle Company



Figure 15
M-8, Broken Prehistoric Mano

10.0 Management Recommendations

At the request of McIntosh and Associates, a Phase I Cultural Resource Survey was conducted on exactly 78.94 acres. The property lies at the northeast corner of Hageman Road and Knudsen Drive, City of Bakersfield, California. The Phase I Cultural Resource Survey consisted of a pedestrian survey of the 78.94-acre site and a cultural resource record search.

Eight new cultural resources were identified, M-1 through M-8. Six of these new cultural resources are oil-related, three are pumpjacks, one is an abandoned heater tank, one is an abandoned natural gas pump, and one is the remains of an industrial foundation. One historic cultural resource was reidentified, which is an unused extension of the Beardsley Canal, the Beardsley One Ditch. One prehistoric cultural resource was not re-identified. Two isolates, M-7 and M-8, were also identified. M-7 is the base of a broken kitchen bottle; M-8 is the broken half of a mano.

Eight new cultural resources were identified, M-1 through M-8. M-1 is an abandoned natural gas pump. M-2 is an abandoned heater tank. M-3 through 5 are small pumpjacks that are currently producing oil. M-6 is the foundation remains of an industrial structure related to the pumpjacks and the adjacent Southern Pacific spur line. P-15-017237 is an abandoned extension of the Beardsley Canal. P-15-002874 is a prehistoric lithic scatter that was not re-identified. None of these cultural resources are potentially eligible for the California Register of Historic Resources under Criteria 1, 2, 3, and 4. Although six of these resources are oil-related, these are common, ubiquitous resources that individually are not associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Oil development, however, is an important historical theme in the greater Bakersfield area. Yet, Criterion 1 does not apply. M-1 through M-6 are not associated with the lives of persons important to local, California history. Criteria 2 does not apply. M-1 through M-6 do not embody the distinctive characteristics of a type, period, region or method of construction or represent the work of a master or possesses high artistic values. Criteria 3 does not apply. Last, M-1 through M-6 will not yield, or do not have the potential to yield, information important to the prehistory or history of the local area or California. Criteria 4 does not apply. Each of these same statements, apply to P-15-017237 which is an abandoned extension of the Beardsley Canal, the Beardsley One Ditch.

P-15-002874 is a prehistoric site that was not re-identified; three of the four artifacts that comprised the site were collected in 1990. The site map is no longer accurate probably due to oil wells being capped and road configuration changing due to the changing numbers of pumpjacks. However, two isolates, M-7 and M-8, were also identified. M-7 is the base of a broken kitchen bottle; M-8 is the broken half of a mano, which is possibly a constituent of P-15-002874, which was not identified in 1990. Neither isolate M-7 or M-8 meet the

requirements for nominations to the California Register of Historic Resources under Criteria 1-4.

No further work is required. If archaeological resources are encountered during the course of construction, a qualified archaeologist should be consulted for further evaluation.

If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and they will be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98, and 5097.99.

11.0 References

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Appendix I

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Education

The George Washington University
M.A. American Studies, 1993
Specialization in Historical Archaeology
and Architectural History

University of California, Berkeley
B.A. History, 1987
B.A. Anthropology, 1987
Specialization in Historical Archaeology
and Colonial History

Public Service

3/94-12/02 *Historic Preservation Commission*. City of Bakersfield, Bakersfield, California 93305.

7/97-12/01 *Newsletter Editor*. *California History Action*, newsletter for the California Council for the Promotion of History.

Relevant Work Experience

8/96- *Adjutant Faculty*. Bakersfield College, 1801 Panorama Drive, Bakersfield, California, 93305. Teach History 17A, Introduction to American History and Anthropology 5, Introduction to North American Indians.

Owner, Sole Proprietorship. Hudlow Cultural Resource Associates. 1405 Sutter Lane, Bakersfield California 93309. Operate small cultural resource management business. Manage contracts, respond to RFP's, bill clients, manage temporary employees. Conduct Phase I archaeological and architectural surveys for private and public clients; including the cultural resource survey, documentary photography, measured drawings, mapping of structures, filing of survey forms, historic research, assessing impact and writing reports. Evaluated archaeological and architectural sites and properties in lieu of their eligibility for the National Register of Historic Places in association with Section 106 and 110 requirements of the National Historic Preservation Act of 1966 and CEQA (California Environmental Quality Act).

Full resume available upon request.

Appendix II



To: Patricia Newquist
McIntosh & Associates
2001 Wheelan Court
Bakersfield, CA 93309

Record Search 20-207

Date: June 1, 2020

Re: Besting Tentative Parcel Map No. 12314; APN 116-080-55, 56, 59; McA# 18-030

County: Kern

Map(s): Oildale 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, the OHP Built Environment Resources Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

According to the information in our files, there have been six previous cultural resource studies conducted within the project area, KE-00689, 00866, 01169, 02396, 04511, and 04598. There have been 11 additional cultural resource studies conducted within the one-half mile radius, KE-00654, 00777, 00779, 01928, 02136, 02369, 02394, 02807, 03527, 04011, and 04163.

KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

There are two recorded resources within the project area, P-15-002874 and P-15-017237, a prehistoric era lithic scatter and an historic era canal, respectively. There are 11 recorded resource within the one-half mile radius, P-15-000560, 002050, 007042, 007233, 008178, 008179, 008210, 008211, 008214, 008622, and 017238. These resources consist of historic era railroads, bridges, buildings, a canal, and another prehistoric lithic scatter.

There are no recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

COMMENTS AND RECOMMENDATIONS

We understand this project consists of proposing a parcel map to subdivide the parcel into 39 lots for desired industrial use. Further, we understand the project area is currently vacant. The most recent cultural resource study was completed more than five years ago. Due to changes in field methods and technology, a cultural resources study is only considered valid for up to five years. Therefore, if this project will result in future ground disturbance, then we recommend the project area first be surveyed by a qualified, professional consultants. If this project will not involve any future ground disturbance activities, then no further cultural resource investigation is recommended at this time. A list of qualified consultants can be found at www.chrisinfo.org.

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file in order to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:

Celeste M. Thomson, Coordinator

Date: June 1, 2020

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Phase I Environmental Site Assessment (ESA)

Krazan & Associates, Inc.

June 23, 2020

Contact City of Bakersfield Planning Department for ESA on file

EXHIBIT C

NOTICE OF DETERMINATION

TO: ☐ Office of Planning & Research
PO Box 3044, 1400 Tenth Street
Sacramento, CA 95812-3044

☒ County Clerk, County of Kern
1415 Truxtun Avenue
Bakersfield, CA 93301

FROM LEAD AGENCY:
City of Bakersfield
Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301
Contact: Tony Jaquez
Phone: 661-326-3452

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

State Clearinghouse Number (if applicable): N/A

Project Title: Vesting Tentative Parcel Map 12314 (Phased)

Project Location: South of Hageman Road, east of Landco Drive in northwest Bakersfield, Kern County.

Project Description:

A proposal to subdivide approximately 79 acres into 34 buildable parcels, four drill islands, and one sump lot in a M-1 (Light Manufacturing) and M-2 (General Manufacturing) zone for future industrial development, located south of Hageman Road and east of Landco Drive, in northwest Bakersfield.

This is to advise that the City of Bakersfield, as the lead agency, has approved the above described project on 12/17/2020 and has made the following determinations regarding said project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An environmental impact report was prepared for this project according to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made of condition of project approval.
4. A mitigation reporting or monitoring plan [☐ was ☐ was not] adopted for this project (EIR only).
5. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project (EIR only).
6. Findings [☒ were ☐ were not] made according to the provisions of CEQA.

This is to certify that the [☐ final EIR ☒ negative declaration] with comments, responses, and record of project approval is available to the general public at the City of Bakersfield Development Services Department - Planning Division (1715 Chester Avenue; Bakersfield, California 93301).

Signature: _____ Title: Associate Planner Date: 12/18/2020

Date received for filing at OPR: N/A



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: December 17, 2020

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

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 4

SUBJECT:

Zone Change No. 20-0343: Chick-fil-A, Inc. (applicant) representing Northwest Target, LLC (property owner), is requesting a zone change from a Planned Commercial Development (P.C.D.) zone to a revised P.C.D. zone for a change of use from retail to fast food restaurant on approximately 0.75 acres of a larger 52-acre commercial center, generally located at 9030 Rosedale Highway. Notice of Exemption on file.

APPLICANT: Chick-fil-A, Inc.

OWNER: Northwest Target, LLC

LOCATION: 9030 Rosedale Highway

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report No. 20-0343	Staff Report
<input type="checkbox"/> Draft Resolution with Exhibits	Resolution
<input type="checkbox"/> Attachment B: 17.54 PCD Zone	Backup Material
<input type="checkbox"/> Attachment C: Photo Renderings	Backup Material

**CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT**

TO: Chair Koman and Members of the Planning Commission

AGENDA ITEM 5.b.

FROM: Paul Johnson, Planning Director

APPROVED 

DATE: December 17, 2020

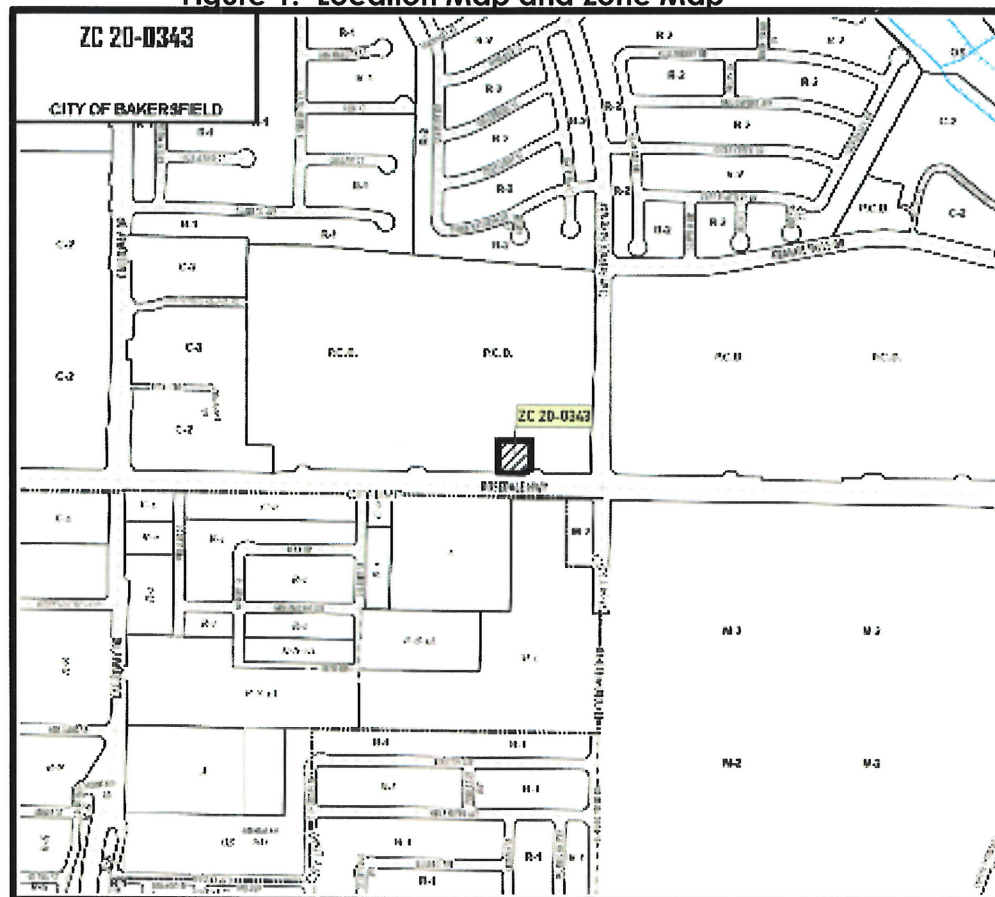
SUBJECT: **ZONE CHANGE NO. 20-0343 (WARD 4)**

APPLICANT: Chick-fil-A, Inc.
15635 Alton Parkway Suite 350
Irvine, CA 92618

OWNER: Northwest Target, LLC
3101 State Road
Bakersfield, CA 93308

LOCATION: 9030 Rosedale Highway | APN: 451-140-18

Figure 1. Location Map and Zone Map

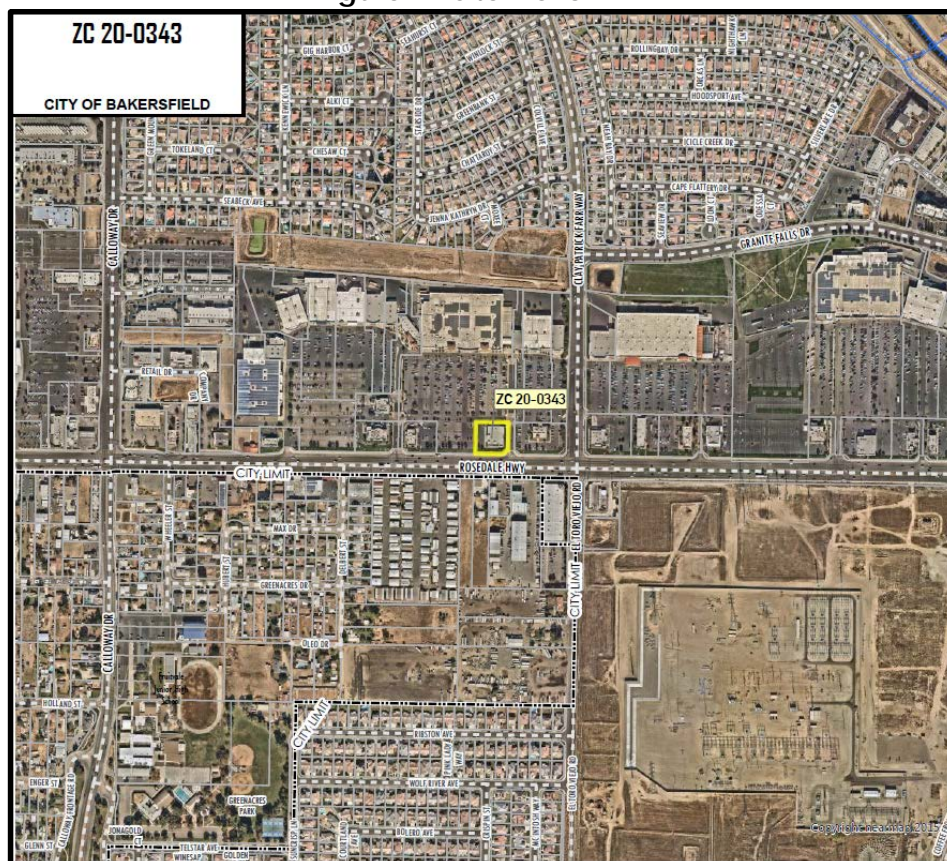


RECOMMENDATION: Motion to adopt resolution **APPROVING** the zone change from PCD (Planned Commercial Development) zone to revised PCD zone on 0.75 acres, and recommend same to City Council.

PROJECT SUMMARY:

The project is a request for a zone change from PCD (Planned Commercial Development) zone to revised PCD zone for a change in use from retail to fast food restaurant with drive-through. The site is located at 9030 Rosedale Highway, near the northwest corner of Rosedale Highway and Clay Patrick Farr Way.

Figure 2. Site Aerial



Surrounding Land Uses. The 0.75-acre project site is part of a larger regional shopping center (Northwest Promenade at Riverlakes Ranch). The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	MC	PCD	Shopping Center
North	MC	PCD	Shopping Center
East	MUC	PCD	Shopping Center
South	GC and SI	A (County) and M-2 (County)	Commercial, Mobile Home Park
West	MC	PCD	Shopping Center
General Plan Key MC: Major Commercial GC: General Commercial SI: Service Industrial		Zone District Key PCD: Planned Commercial Development A (County): Exclusive Agriculture M-2 (County): Medium Industrial	

PROJECT ANALYSIS:

Background and Timeline.

- May 1986 - The subject property was annexed to the City as part of a larger annexation (Rancho LaBorde No. 1; Resolution 054-86).
- September 2000 - City Council approved a zone change from C-2 (Regional Commercial) zone to PCD (Planned Commercial Development) zone to accommodate the development of a 440,306 square foot commercial center known as the Northwest Promenade (Zone Change No. P00-0519; Ordinance 3984).

Planned Commercial Development (PCD) Review Requirements (Chapter 17.54). The project is subject to PCD zoning, and the stated purpose of this district is as follows (see Attachment B):

The planned commercial development zone is intended to allow for innovative design and diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and the intent of the municipal code. In addition, the development would provide adequate improvements and standards necessary to satisfy the requirements of the public health, safety and general welfare. This zone is not to be used to restrict commercial development or to compromise other zoning districts that may be more appropriate for a site. Instead, it enables a developer to obtain approval of a specific, detailed plan for a commercial development, which ensures that the uniqueness of the project design being proposed is preserved. Standards shall be observed without unduly inhibiting the advantages of modern site planning techniques and innovative planning of commercial and professional office neighborhoods.

As such, your Commission has the authority to require design standards, regulations, limitations and restrictions which are designed to protect and maintain property values and provide or protect community amenities which would foster and maintain the health, safety and general welfare of the community, including and relating to but not limited to the categories specified in Section 17.54.060 (PCD Latitude of Regulations).

Generally, those standards are related to topics such as: construction of fences and walls, structure height, distance between buildings, parking ratios, open space, architectural design of buildings and structures, and any additional improvements and dedications reasonably necessary to fulfill public needs for the general health, safety and welfare of the neighborhood and the City.

When the PCD zone is assigned as an exclusive zone, the preliminary development plan, as approved, shall be filed with the city and shall, by reference, be incorporated into and thereby become a part of the zoning ordinance of the city. Additionally, the applicant shall commence construction no later than three years from the effective date of the zoning change. If, within such period, the construction specified in the approved preliminary development plan has not been commenced, the Planning Director shall notify the Planning Commission of same and the Commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone or if additional time is necessary to be conditioned in order to commence construction of the project.

Approved Development. The 2000 approved development plan provided for a 440,306 square foot commercial shopping center (see Figure 3) and included eight major retail stores (373,406 square feet), four retail shops (35,000 square feet), and six freestanding pads (31,400 square feet).

Figure 3. 2000 Approved Site Plan

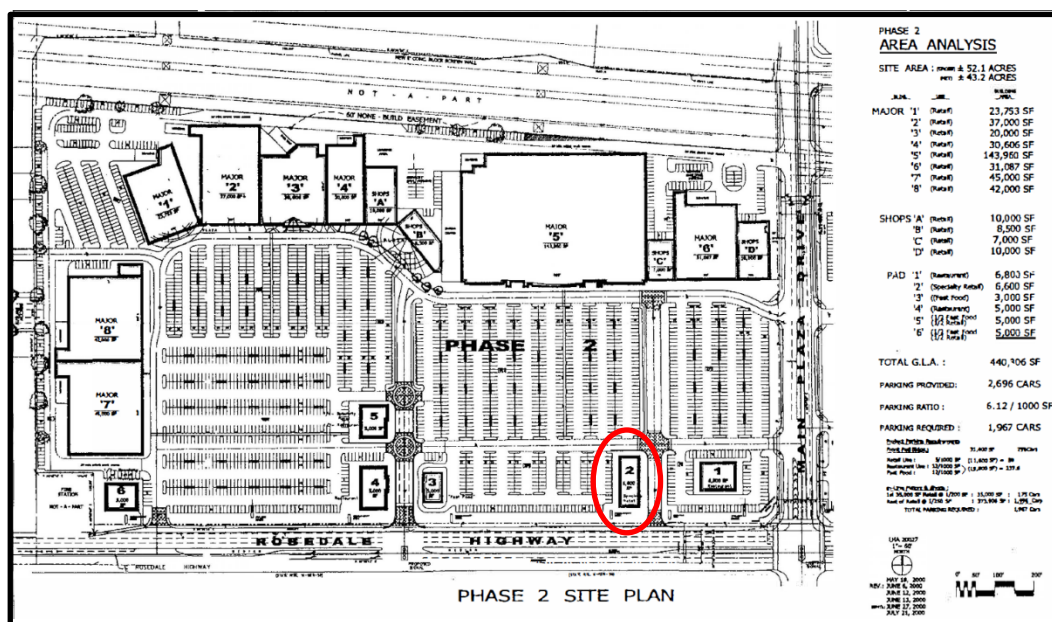


Table 2 provides a summary of the approved uses and their respective square footages. The current project site, freestanding Pad 2, was designated as Specialty Retail and most recently was occupied by a Pier 1 retail store (see Figure 3).

Table 2: Approved PCD Site Development

Building Type	Building Pad	Proposed Use	Approved Square Feet
Major Stores	1	Retail	23,753
	2	Retail	37,000
	3	Retail	20,000
	4	Retail	30,606
	5	Retail	143,960
	6	Retail	31,087
	7	Retail	45,000
	8	Retail	42,000
SubTotal			373,406
Shops	A	Retail	10,000
	B	Retail	8,500
	C	Retail	7,000
	D	Retail	10,000
SubTotal			35,500
Freestanding Pads	1	Restaurant	6,800
	2	Specialty Retail	6,600
	3	Fast Food	3,000
	4	Restaurant	5,000
	5	½ Fast Food, ½ Retail	5,000
	6	½ Fast Food, ½ Retail	5,000
SubTotal			31,400
TOTAL			440,306

Proposed Development. The applicant is proposing to change the use of freestanding Pad 2 from retail to fast food with drive-thru. The Zoning Ordinance allows for drive-thru restaurants; however, within the exclusive PCD zone, any change to an existing building or new use requires a Zone Change and Plan Development Review.

As proposed, the existing building (Pier 1) will be demolished and replaced with a 4,999 square foot fast food restaurant. The project includes a dual drive-through lane with stacking capacity for at least 43 vehicles, 2 detached canopies (over the drive-through lane), 120 interior seats, 20 outdoor seats, a trash enclosure, and a playground. See Figures 4 and 5.

Figure 4. Site Development Plan

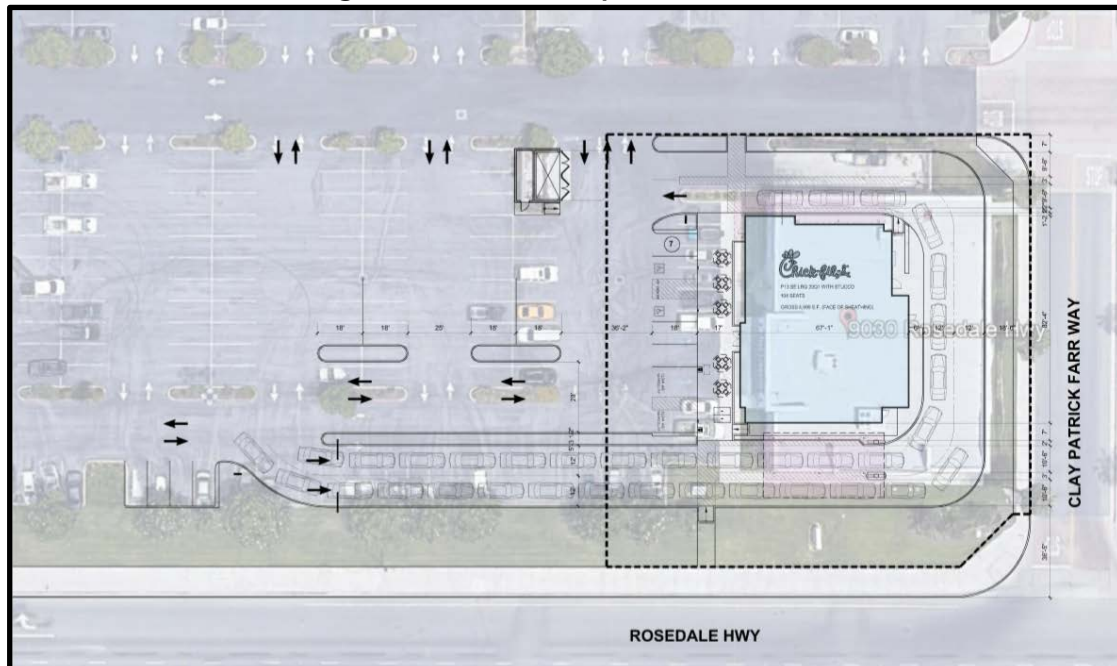


Figure 5. Proposed Elevation



Proposed Revisions to Conditions. Condition 7 of Ordinance 3984 allows for flexibility to market demand in order to obtain tenants for the six freestanding pads; however, it also places restrictions on exceeding the square footage per use. Subsequent to approval, Pads 1, 3, 4, 5, 6 have been developed as restaurant and fast food uses. With the conversion of Pad 2 from retail to fast food, the square footage for restaurant uses would be exceeded. As such, the applicant is proposing the following change be made to Condition 7.1 as follows, to accommodate the current request and allow flexibility for future development:

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

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

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

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

Parking. Overall, neighborhood and regional shopping centers require 1 parking space per 200 square feet of gross floor area up to and including 35,000 square feet, plus an additional 1 parking space per 250 square feet of gross floor area in excess of 35,000 square feet. Freestanding satellite pads such as fast food/restaurants require 1 parking space per 75 square feet of gross floor area, with a credit of two spaces for drive-thru windows that accompany a drive-thru lane exceeding 44 feet. A parking analysis is provided in Table 3.

Table 3. Parking Requirements			
Use	Parking Ratio	Square Footage (ft ²)	Required Parking
Shopping Center (up to and including 35,000 ft ²)	1/200 ft ²	35,000 ft ²	175 spaces
Shopping Center (in excess of 35,000 ft ²)	1/250 ft ²	373,906 ft ²	1,496 spaces
Free standing satellite pads (fast food/restaurants)	1/75 ft ²	31,400 ft ²	419 spaces
Drive-thru window credit	2 per window	4 windows	(8 spaces)
Required Parking			2,082 spaces
Provided Parking			2,696 spaces

Development Standards. The project has been designed in compliance with requirements of City standards and policies, and no deviations from zoning ordinance standards have been requested. A draft landscape was prepared by the applicant demonstrating compliance with the ordinance requirements (see Resolution exhibits). Nonetheless, staff will review the applicant's plans submitted for building permits to ensure the project is designed in compliance with requirements of City standards and policies. Should the applicant decide to expand on-site development in the future, your Commission and City Council will have the opportunity to review and comment under a separate review.

ENVIRONMENTAL REVIEW AND DETERMINATION:

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 in accordance with Section 15332, because the project is an in-fill development meeting the following conditions:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

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 20 days prior to the public hearing in accordance with State law. The applicant has provided proof that signs giving public notice of the proposed project were posted on the property 20 to 60 days prior to the public hearing before the Planning Commission. To date, no written public comments have been received.

CONCLUSIONS:

Necessary Findings. In approving and adopting the rezoning application with the preliminary development plan, the Planning Commission and City Council shall find the following:

- A. The proposed planned commercial development zone and preliminary development plan is consistent with the general plan and objectives of this ordinance;

- B. The proposed development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community; and
- C. The proposed development justifies exceptions from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided on the property.

The project site is depicted as MC (Major Commercial) on the Land Use Element of the Metropolitan Bakersfield General Plan. The PCD zone is consistent with the *Metropolitan Bakersfield General Plan* and existing land uses. In accordance with Bakersfield Municipal Code Section 17.54.070, the project will constitute a commercial environment of sustained desirability and stability, and it will complement and harmonize with the character of the surrounding neighborhood and community. Compliance with Bakersfield Zoning Ordinance Chapter 17.54 (Planned Commercial Development Zone) will ensure that the development enhances the city's character and promotes a heightened quality of life.

Overall Recommendation. Overall, Staff finds that the applicable provisions of CEQA have been complied with, that the applicant has designed the project to site new fast food uses in a way that will be compatible with the existing shopping center, and the proposal sufficiently demonstrates compliance with the necessary findings. Additionally, as conditioned, the project will be developed in compliance with the applicable regulations.

Based on the foregoing, Staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Commission approve the Resolution and suggested findings approving Zone Change No. 20-0343 as depicted in the project description, and recommend the same to the City Council.

ATTACHMENTS:

- A. Draft Resolution with Exhibits
- B. Chapter 17.54 (Planned Commercial Development Zone)
- C. Project Renderings

**Attachment A:
Draft Resolution**

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE AN
AMENDMENT TO TITLE 17 OF THE BAKERSFIELD MUNICIPAL
CODE TO CHANGE THE ZONE DISTRICT FROM PCD (PLANNED
COMMERCIAL DEVELOPMENT) ZONE TO PCD ZONE FOR A
CHANGE IN USE FROM RETAIL TO FAST FOOD, GENERALLY
LOCATED AT 9030 ROSEDALE HIGHWAY (ZC NO. 20-0343).**

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

WHEREAS, the Secretary of the Planning Commission did set Thursday, December 17, 2020, 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 Planned Development Review; and

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

WHEREAS, the above described project is exempt from the requirements of the California Environmental Quality Act in accordance with State CEQA Guidelines Section 15332; and

WHEREAS, at the public hearing testimony was received both in support and opposition of the Project; and

WHEREAS, the facts presented in the staff report 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, 20 days prior to the hearing.
2. The provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15332, because the project is an in-fill development meeting the conditions described within said Section.

3. Public necessity, general welfare, and good planning practices justify the Project.
4. The Project is compatible with the zone districts and development of surrounding properties, and is consistent with the *Metropolitan Bakersfield General Plan*.
5. In accordance with Bakersfield Municipal Code Section 17.54.070:
 - A. The proposed planned commercial development zone and preliminary development plan is consistent with the general plan and objectives of this ordinance;
 - B. The proposed development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community;
 - C. The proposed development justifies exceptions from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided on the property.

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 project is exempt from CEQA.
3. The Project is hereby recommended for approval by the City Council subject to the conditions of approval found in Exhibit 1, and incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the map as shown in Exhibit 2 and as specifically described in Exhibit 3, all of which are incorporated herein.

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 December 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits:

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

Exhibit A
(Conditions of Approval)



BAKERSFIELD

THE SOUND OF *Something Better*

CONDITIONS AND ORDINANCE COMPLIANCE

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

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

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

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

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

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

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

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

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

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

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

APPLICANT'S RESPONSE: _____

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

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

APPLICANT'S RESPONSE: _____

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

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

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

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

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

C. FIRE DEPARTMENT (2101 H Street)

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

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

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

APPLICANT'S RESPONSE: _____

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

D. WATER RESOURCES (1000 Buena Vista Road)

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)
(Staff contact – Susanna Kormendi; 661-326-3997 or skormendi@bakersfieldcity.us)

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

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

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

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

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

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

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

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

APPLICANT'S RESPONSE: _____

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

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

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

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

APPLICANT'S RESPONSE: _____

ORDINANCE NO. **3984**

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

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

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

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

and

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

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

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

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

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

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

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

SECTION 1.

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

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

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

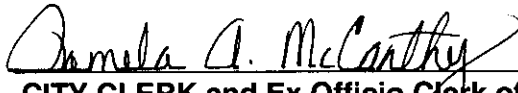
4. Such zone change is hereby made subject to the conditions of approval listed in attached Exhibit "A".

SECTION 2.

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

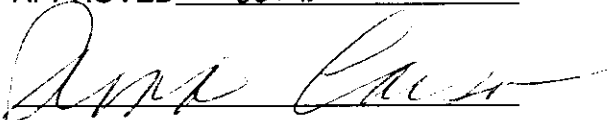
I HEREBY CERTIFY that the foregoing Ordinance was passed and adopted by the Council of the City of Bakersfield at a regular meeting thereof held on OCT 25 2000, by the following vote:

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



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

APPROVED OCT 25 2000



Vice Mayor
Irma Carson

APPROVED as to form:
BART THILTGEN
City Attorney

By: 

CARL HERNANDEZ
Deputy City Attorney

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

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

PUBLIC WORKS (Discretionary Conditions)

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

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

PLANNING (Discretionary Conditions)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Provides for the public health, welfare and safety.

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

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

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

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

SITE PLAN REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

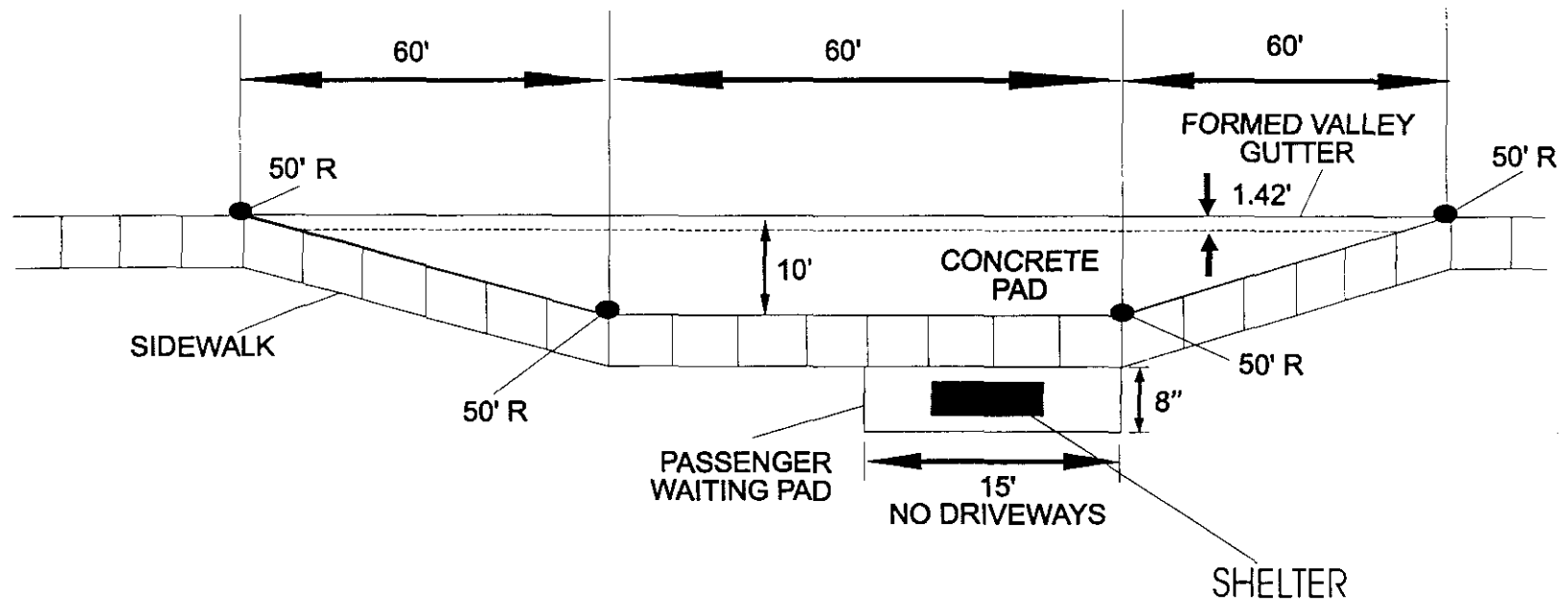
1. Street return type approach(es), if used, shall have 20' minimum radius returns with a 24' minimum throat width.

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

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

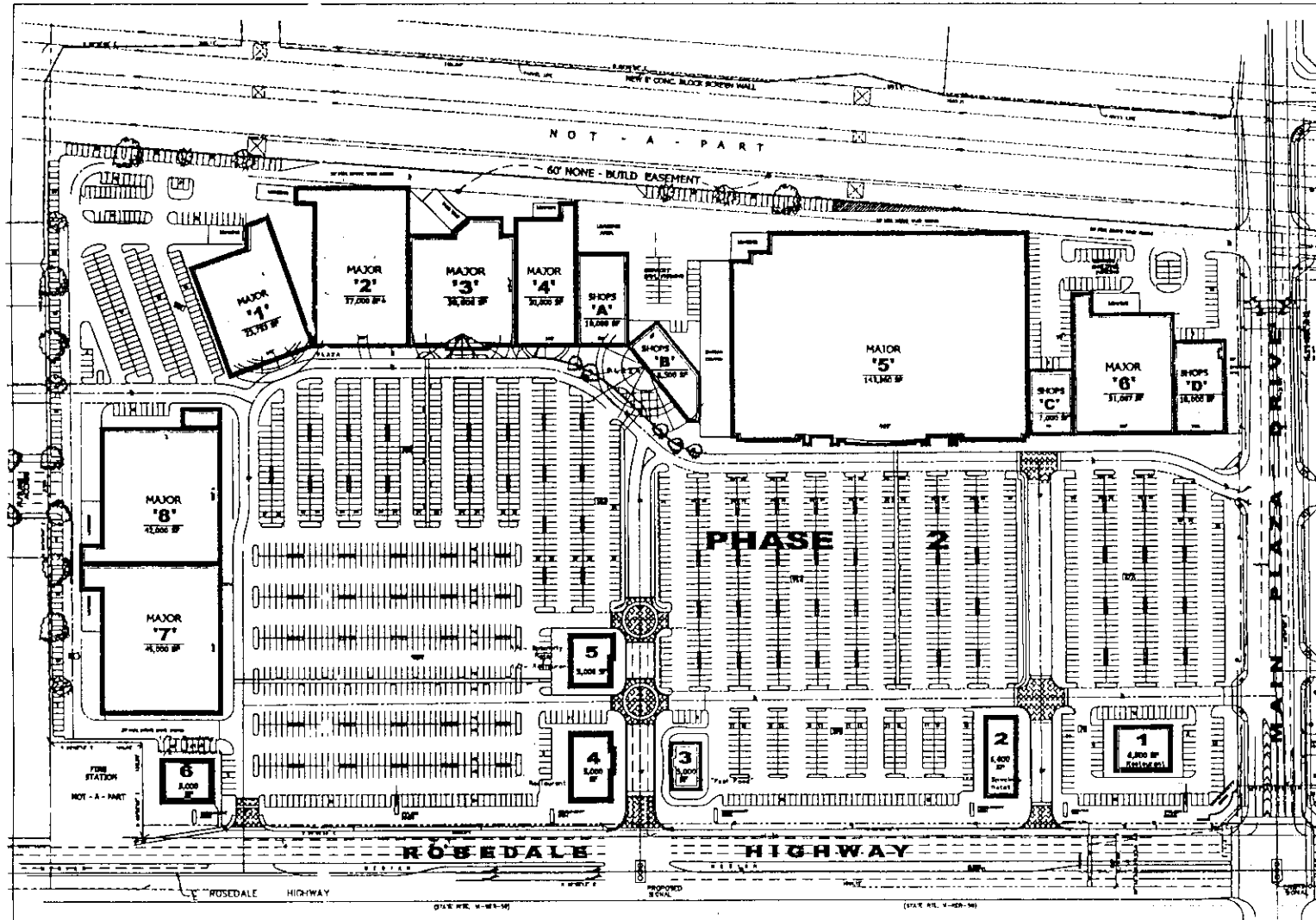
1. Show on the final plan 6, 8' x 10' and 3, 8' x 20' refuse bin enclosures designed according to adopted city standards (Detail #S-43). Before occupancy of the building or site is allowed, 14, 3 cubic yard front loading type refuse bins shall be placed within the required enclosures.
2. Show on the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

EXHIBIT "A.1."



TURNOUT DESIGN
NORTHWEST PROMENADE
PHASE 2

EXHIBIT "B"



PHASE 2 SITE PLAN

PHASE 2 AREA ANALYSIS

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

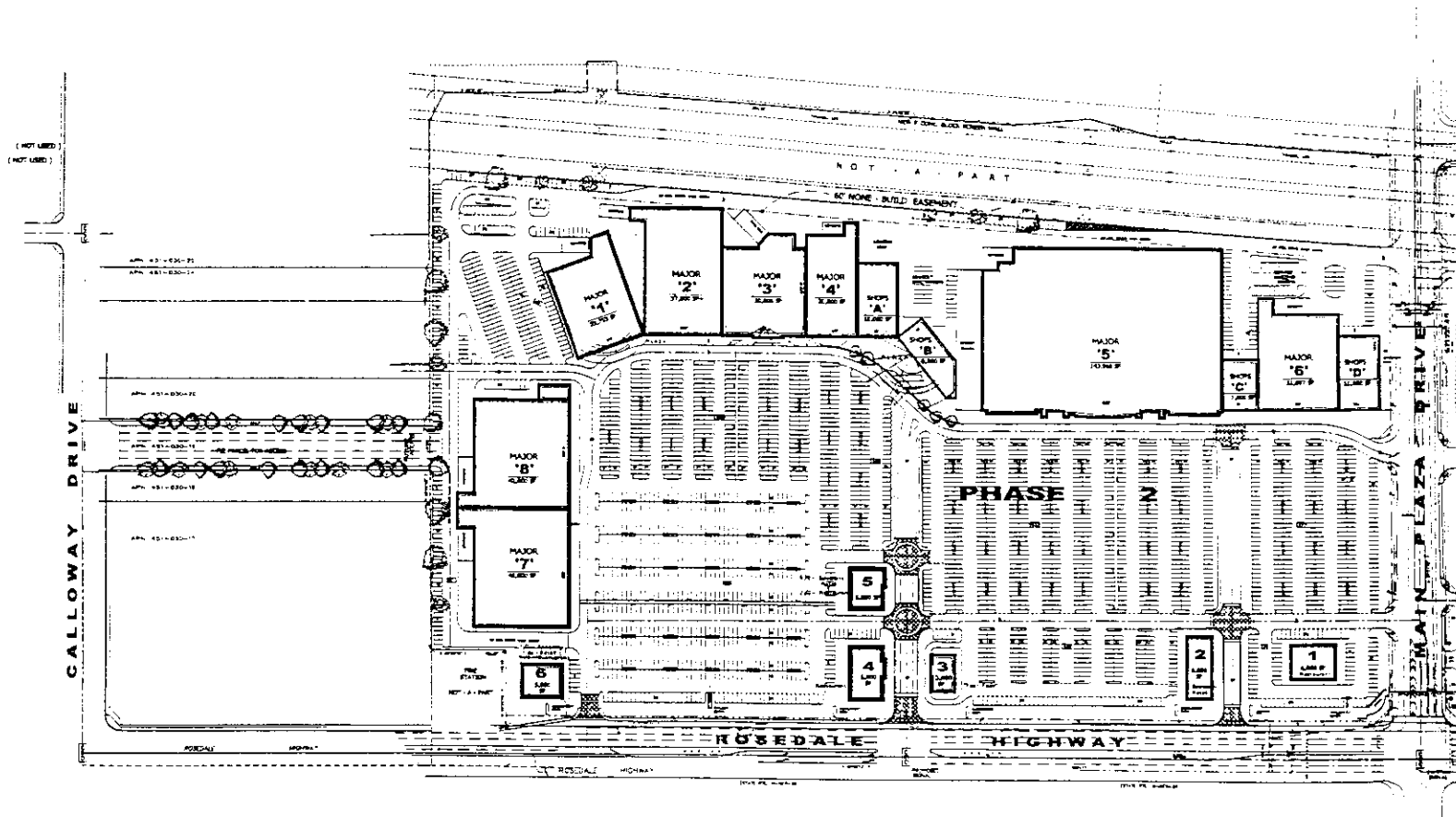
NAME	USE	BUILDING AREA
MAJOR '1'	(Retail)	23,753 SF
MAJOR '2'	(Retail)	37,000 SF
MAJOR '3'	(Retail)	20,000 SF
MAJOR '4'	(Retail)	30,606 SF
MAJOR '5'	(Retail)	143,960 SF
MAJOR '6'	(Retail)	31,087 SF
MAJOR '7'	(Retail)	45,000 SF
MAJOR '8'	(Retail)	42,000 SF
SHOPS 'A'	(Retail)	10,000 SF
SHOPS 'B'	(Retail)	8,500 SF
SHOPS 'C'	(Retail)	7,000 SF
SHOPS 'D'	(Retail)	10,000 SF
PAD '1'	(Restaurant)	6,803 SF
PAD '2'	(Specialty Retail)	6,600 SF
PAD '3'	(Fast Food)	3,000 SF
PAD '4'	(Restaurant)	5,000 SF
PAD '5'	(1/2 Fast Food)	5,000 SF
PAD '6'	(1/2 Fast Food)	5,000 SF

TOTAL G.L.A. : 440,306 SF
PARKING PROVIDED : 2,696 CARS
PARKING RATIO : 6.12 / 1000 SF
PARKING REQUIRED : 1,967 CARS

Project, District, and Subdivision
Project: Phase 2, Block 1, Lot 1, 31,400 SF, 279 Cars
Retail Use : 8/1000 SF (11,600 SF) = 88
Restaurant Use : 12/1000 SF (19,800 SF) = 117.6
Total: 205.6
In-Line, Parcel A, Block 1
Lot 35,000 SF, 300' x 1,200' = 35,000 SF : 1.75 Cars
Rest of Lot @ 1/250 SF : 373,906 SF : 1,495 Cars
TOTAL PARKING REQUIRED : 1,967 Cars

USA 20027
1" = 60'
NORTH
MAY 18, 2000
REV: JUNE 6, 2000
JUNE 12, 2000
JUNE 13, 2000
REV: JUNE 27, 2000
JULY 21, 2000
0' 50' 100' 200'

EXHIBIT "B"



CONCEPTUAL SITE PLAN

ARCHITECTS
LEIDENFROST/MOROWITZ & ASSOCIATES
 300 VICTORY BOULEVARD
 BAKERSFIELD, CALIFORNIA 93301 (805) 346-4999

NORTHWEST PROMENADE
 BAKERSFIELD CALIFORNIA

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

EXHIBIT "B"

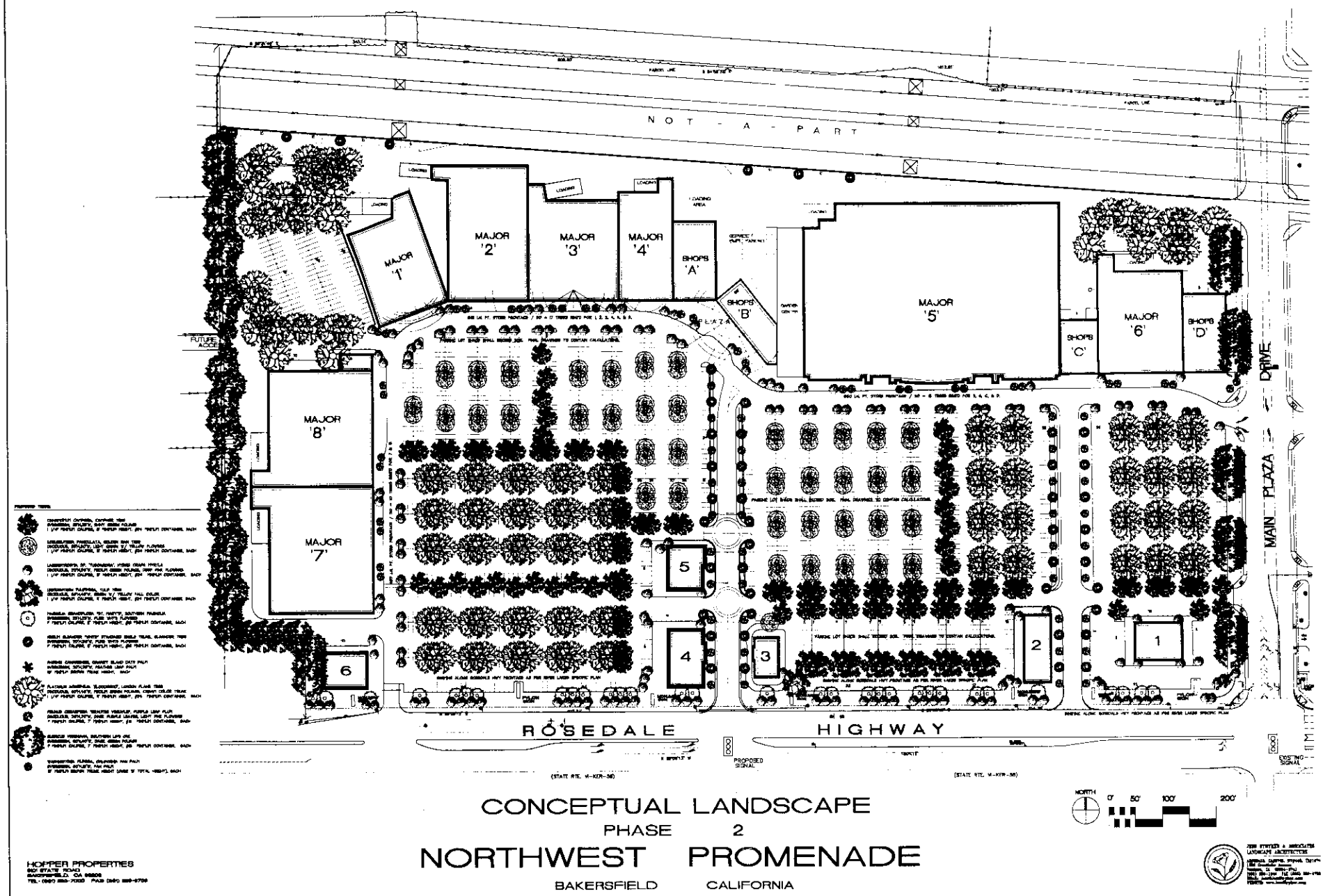
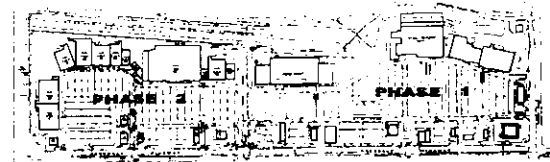


EXHIBIT "B"



KEY PLAN

VIGNETTE - 1

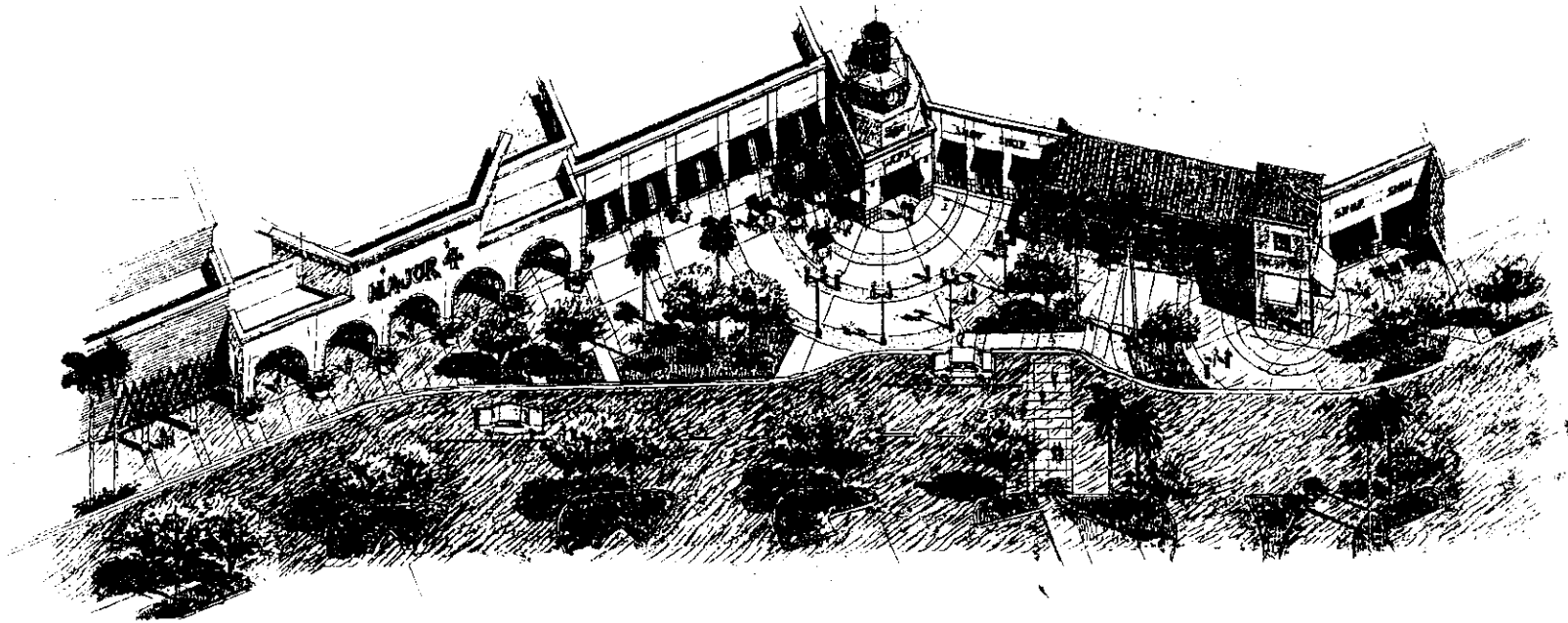
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
GLENDALE CALIFORNIA

NORTHWEST
BAKERSFIELD

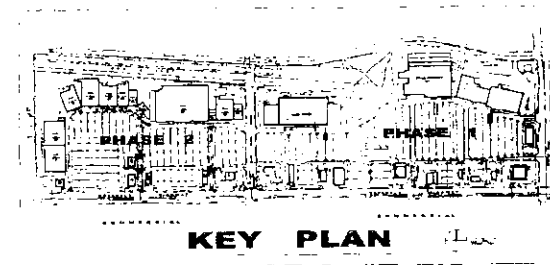
PROMENADE
CALIFORNIA

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

EXHIBIT "B"



VIGNETTE - 2



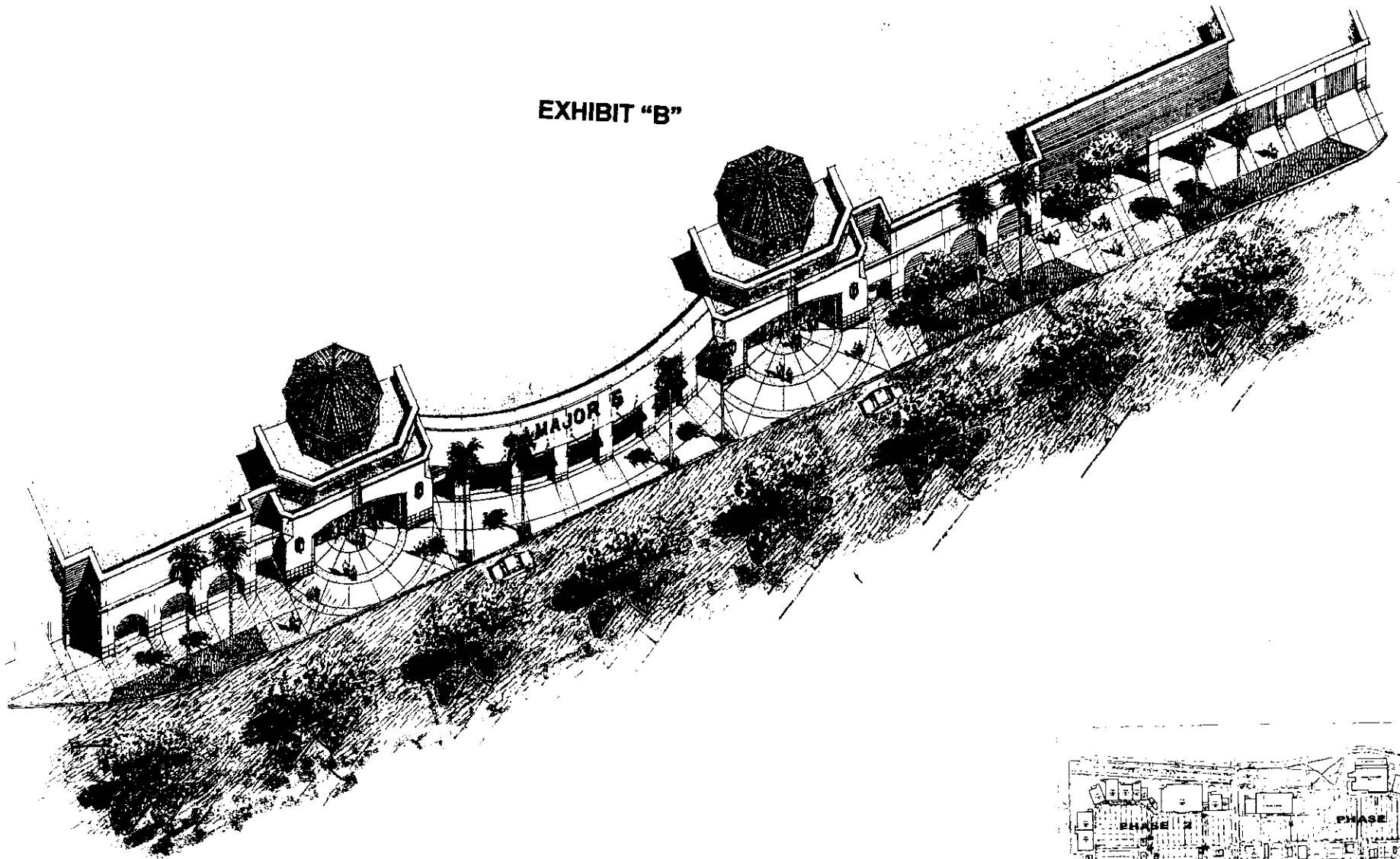
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
GLENDALE CALIFORNIA

NORTHWEST
BAKERSFIELD

PROMENADE
CALIFORNIA

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

EXHIBIT "B"



VIGNETTE - 3

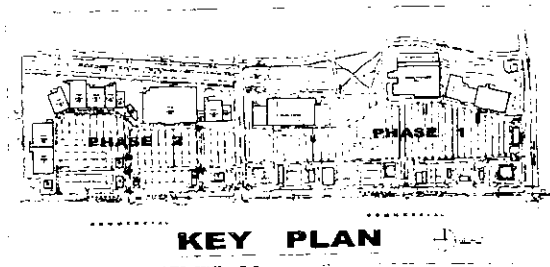
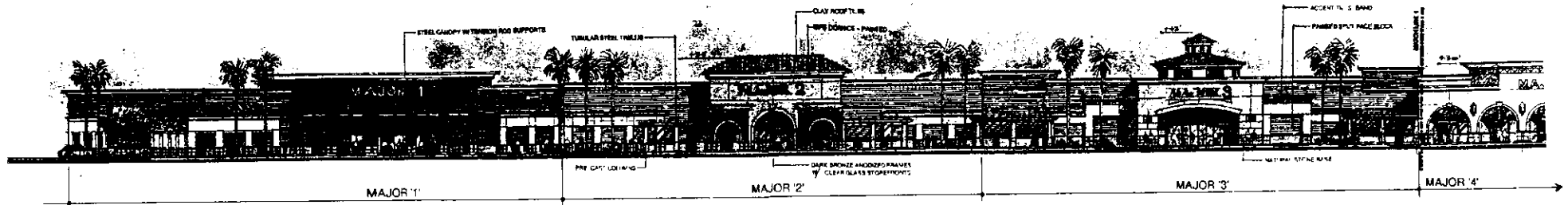
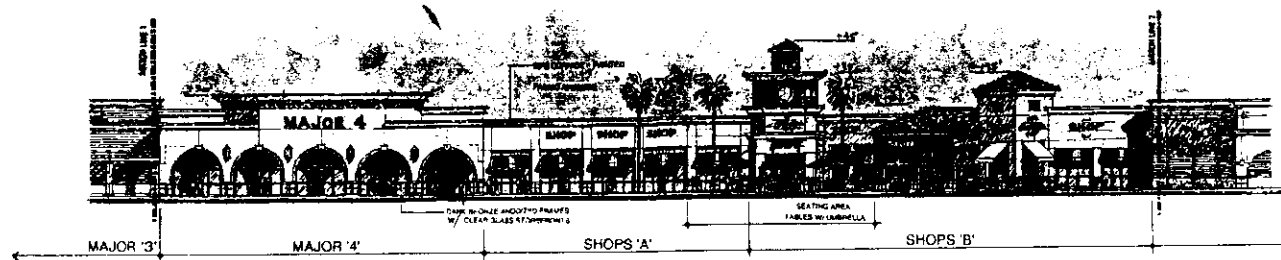


EXHIBIT "B"



SOUTH ELEVATION

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



SOUTH ELEVATION

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

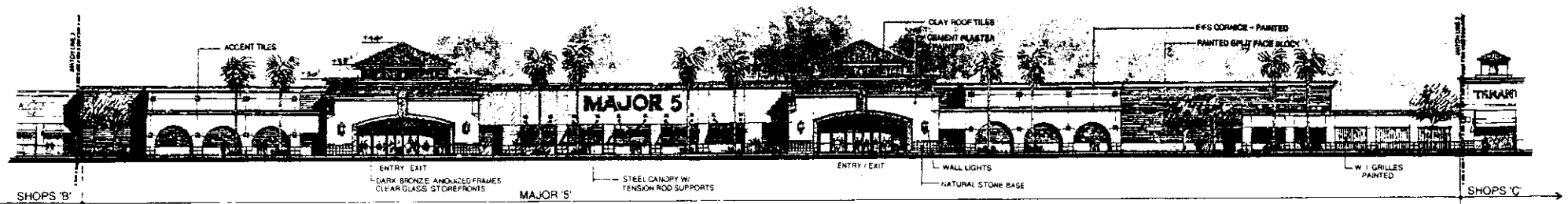
BLDG. ELEVATIONS

ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
 GLENDALE CALIFORNIA

NORTHWEST PROMENADE
 BAKERSFIELD CALIFORNIA

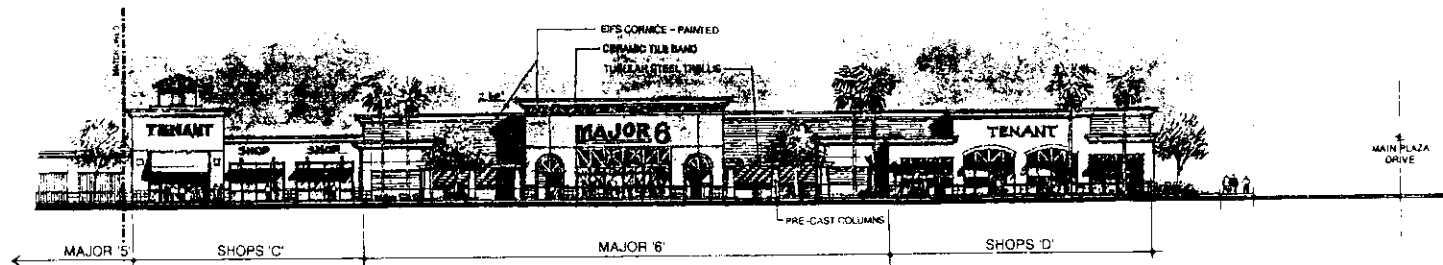
HOPPER PROPERTIES
 3101 STATE ROAD
 BAKERSFIELD, CA 93308
 TEL: (661) 393-7050 FAX: (661) 393-8738

EXHIBIT "B"



SOUTH ELEVATION

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

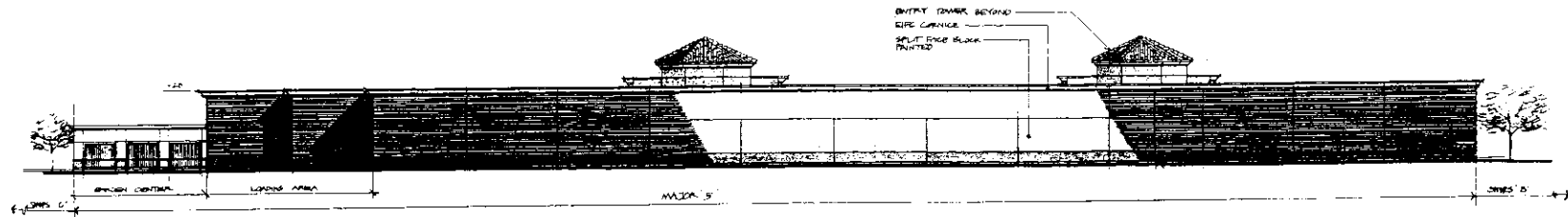


SOUTH ELEVATION

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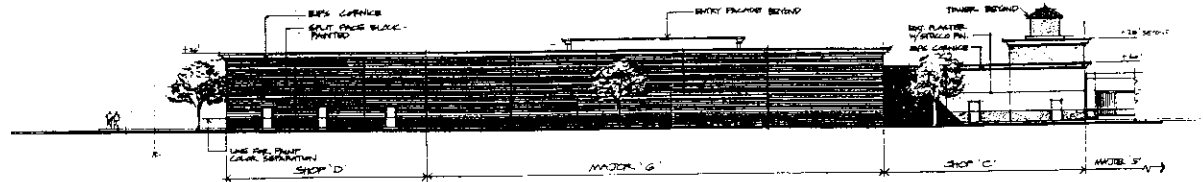
BLDG. ELEVATIONS

EXHIBIT "B"



NORTH ELEVATION

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



NORTH ELEVATION

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

BLDG. ELEVATIONS

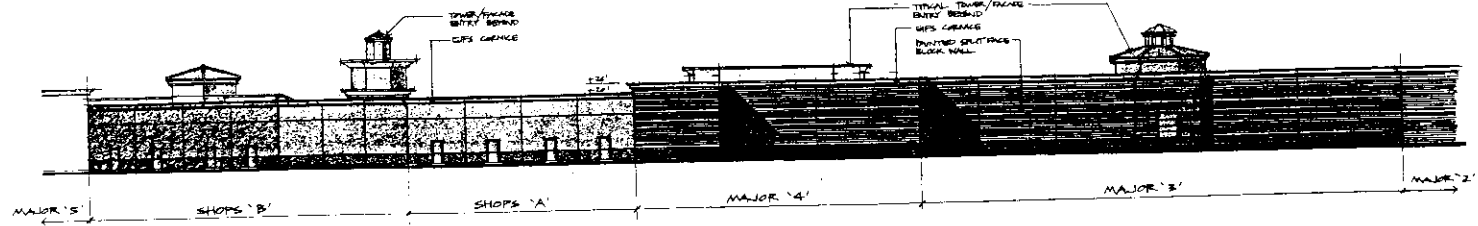
ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
 1823 VICTORY BOULEVARD
 GLENDALE, CALIFORNIA 91201
 (619) 246-6050
 FAX: (619) 246-6050

NORTHWEST
 BAKERSFIELD

PROMENADE
 CALIFORNIA

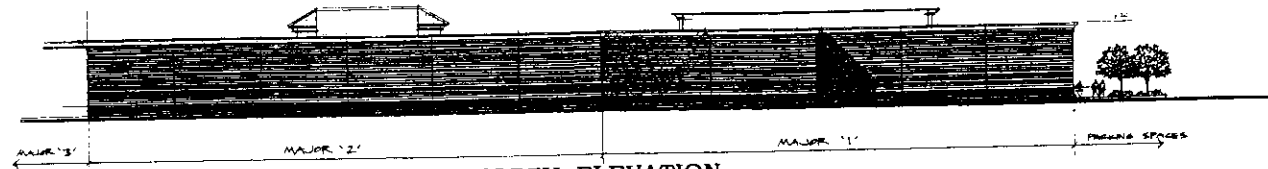
HOPPER PROPERTIES
 3101 STATE ROAD
 BAKERSFIELD, CA 93306
 TEL: (661) 393-7000 FAX: (661) 393-8738

EXHIBIT "B"

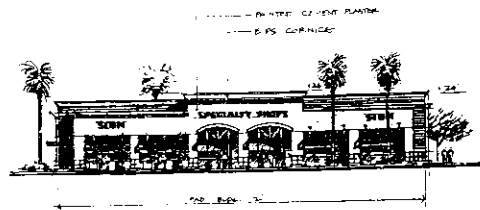


NORTH ELEVATION

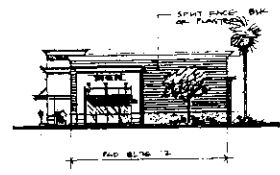
SCALE 1/16" = 1'-0"



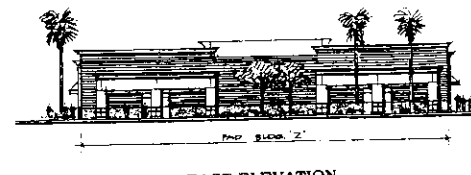
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BLDG. ELEVATIONS

ARCHITECTS
LEIDENFROST/HOROWITZ & ASSOCIATES
1813 VICTORY BOULEVARD GLENDALE, CALIFORNIA 91201 (818) 246-8007

NORTHWEST
BAKERSFIELD

PROMENADE
CALIFORNIA

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

EXHIBIT "D"

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

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

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

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

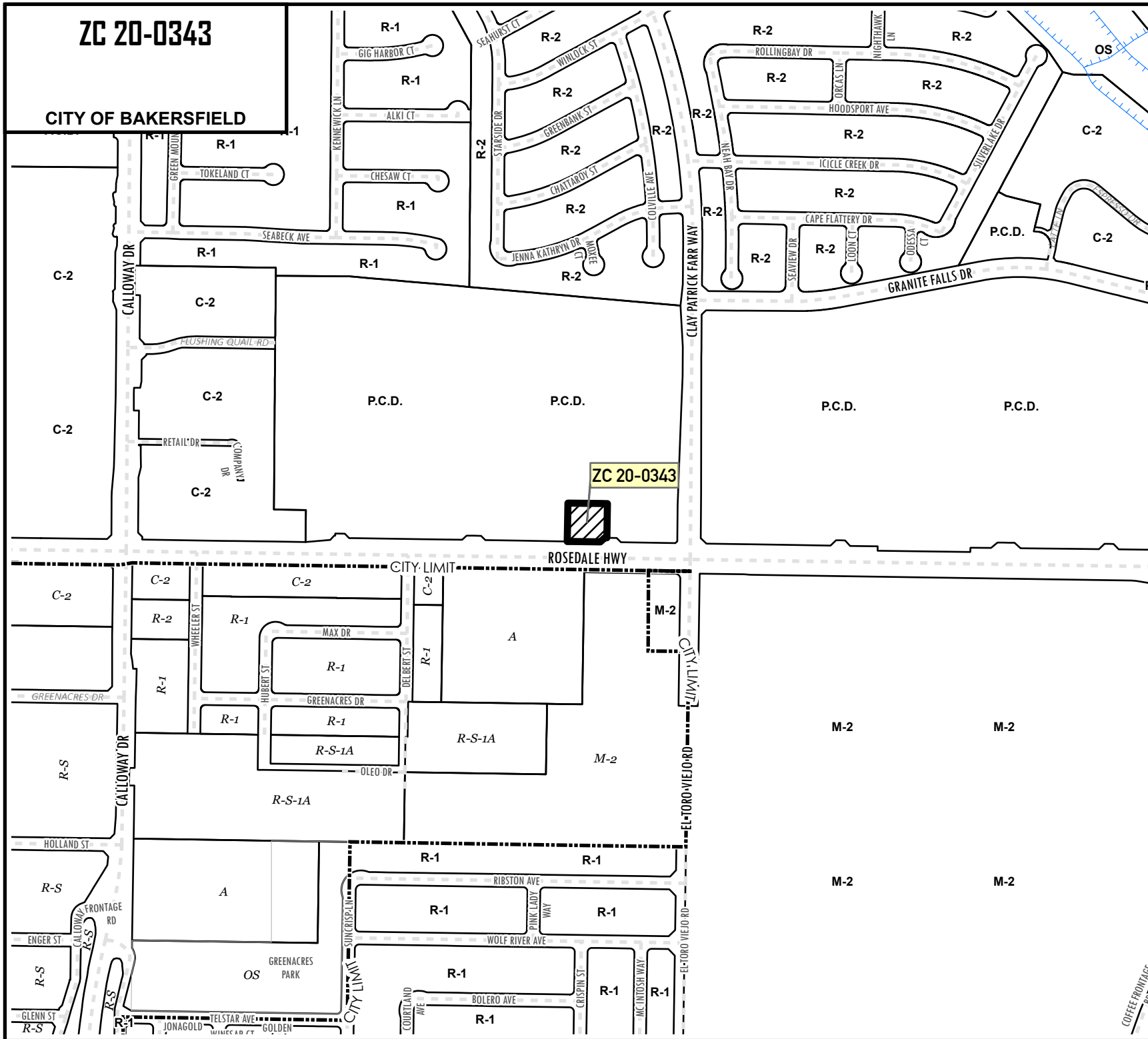
BY INSTRUMENT ENTITLED, "MEMORANDUM OF WAIVER OF SURFACE RIGHTS OF ACCESS AGREEMENT," TENNECO WEST, INC. A DELAWARE CORPORATION, WAIVED ITS SURFACE RIGHTS OF ACCESS TO SAID LAND UPON THE TERMS AND CONDITIONS CONTAINED IN AN UNRECORDED AGREEMENT DATED FEBRUARY 10, 1986, AND FEBRUARY 11, 1986, SAID MEMORANDUM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

52.1 ± acres

Exhibit B
(Location Map)


ZC 20-0343

CITY OF BAKERSFIELD



**LEGEND
(ZONE DISTRICTS)**

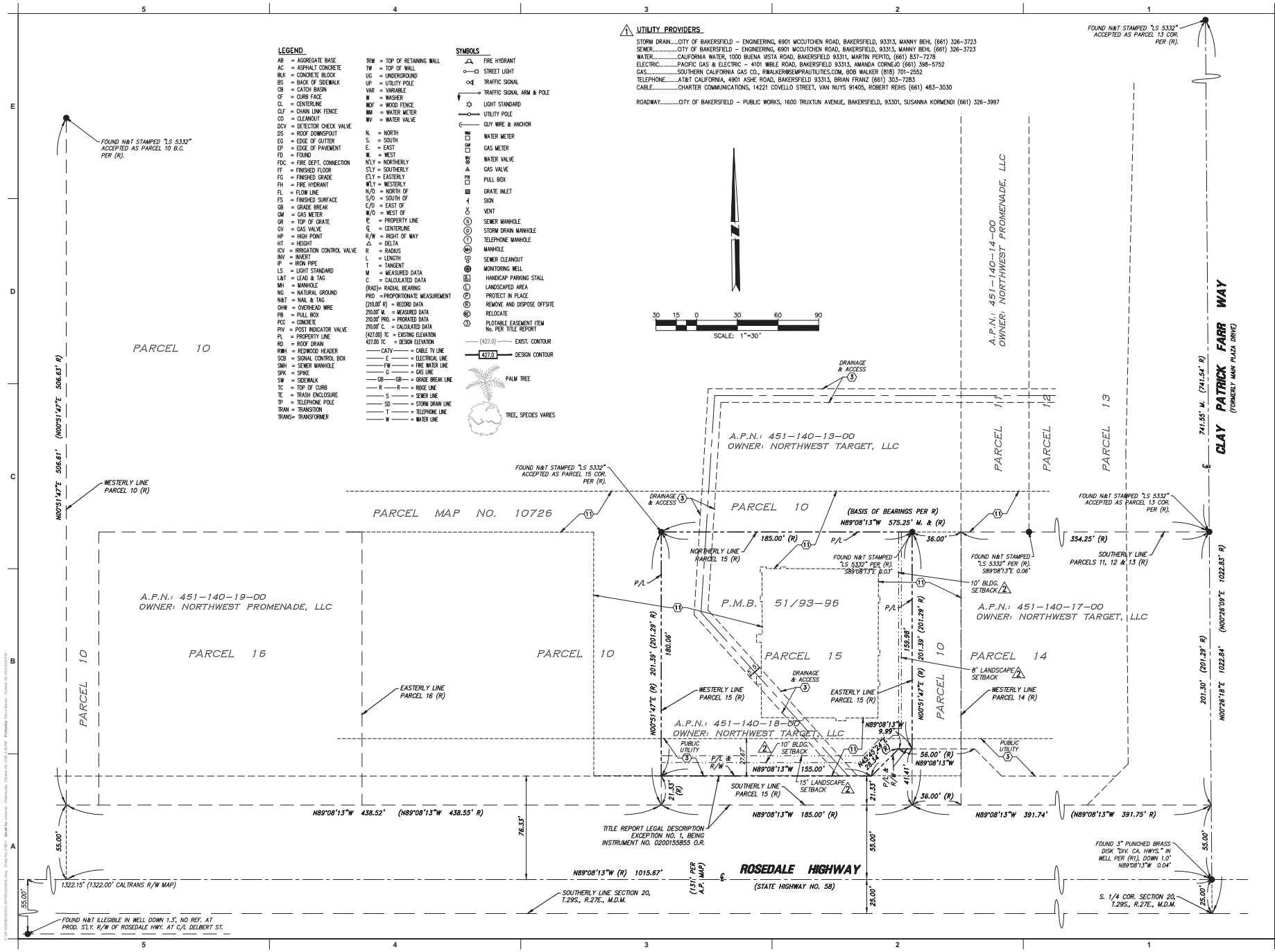
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S-1 Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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


BAKERSFIELD

↑
Feet

0 300 600

Exhibit C
(Legal Description)



LEGEND

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

SYMBOLS

- CATV
- CABLE TV LINE
- E
- ELECTRICAL LINE
- F
- FIRE WATER LINE
- G
- GAS LINE
- GB
- GRADE BREAK LINE
- R
- ROSE LINE
- S
- SEWER LINE
- SD
- STORM DRAIN LINE
- T
- TELEPHONE LINE
- W
- WATER LINE

UTILITY PROVIDERS

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



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

Prepared by:



JOSEPH C. THIDAW & ASSOCIATES, INC.
Civil Engineers and
Land Surveyors
1915 W. ORANGEWOOD AVE.
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ORANGE, CA 92668
(714) 935-0265
(714) 935-0106 (FAX)



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

FSU# 04799

REVISION SUMMARY

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

ENGINEER'S PROJECT # CHA2003
PRINTED FOR: ENTITLEMENT
DATE: 08/31/20
DRAWN BY: SDS
Information contained on this drawing and all sheets shall be prepared by a duly registered professional engineer or a duly registered professional land surveyor.
SHEET ALTANSPLS LAND TITLE SURVEY
SHEET NUMBER

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
(619) 410-2151
COMMITMENT NUMBER: NCS-1020212-50
COMMITMENT DATE: JULY 06, 2020
TITLE OFFICER: TERRY BROWN / JANICE TRANOR

LEGAL DESCRIPTION

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

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

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

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

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

APN: 451-140-18-00-2

EASEMENTS NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

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

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

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

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

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

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

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

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

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

EASEMENTS NOTES

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

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

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

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

AFFECTS: THE LAND AND OTHER PROPERTY.

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

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

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

AFFECTS: THE LAND AND OTHER PROPERTY.

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

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

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

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

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

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

AFFECTS: THE LAND AND OTHER PROPERTY.

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

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

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

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

16 RIGHTS OF PARTIES IN POSSESSION.

SITE AREA

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

BASIS OF BEARINGS

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

RECORD DATA

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

BENCHMARK

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

FLOOD ZONE

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

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

PARKING COUNT

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

SITE PLANNING DATA

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

ZONED: PCD (PLANNED COMMERCIAL DEVELOPMENT)

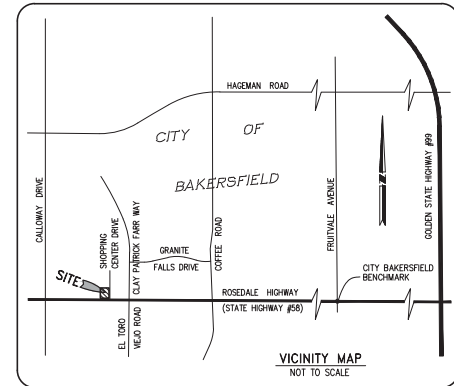
LAND USES CLASSIFIED AS BEING WITHIN A PCD ZONE INCLUDES REGIONAL COMMERCIAL (C-2), DESIGN CRITERIA ARE PER STANDARDS IN THE C-2 ZONE.

FUTURE LAND USE DESIGNATION: METROPOLITAN BAKERSFIELD GENERAL PLAN

MAXIMUM BUILDING HEIGHT: 90 FEET.

SETBACKS

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



SURVEYOR'S NOTES

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

SURVEY CERTIFICATION

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

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(G), 7, 8, 9, 11, 13, 16 & 17 OF "STANDARD AND SPECIFICATIONS FOR ALTA/NSPS LAND TITLE SURVEYS". THE FIELD WORK WAS COMPLETED ON AUGUST 11 AND SEPTEMBER 11, 2020.

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

STEPHEN M. HAGER
REGISTERED LAND SURVEYOR NO. 6161
DATE 10/28/2020



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

Prepared by:
JOSEPH C. TRIDAW & ASSOCIATES, INC.



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

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

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

FSU# 04799

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

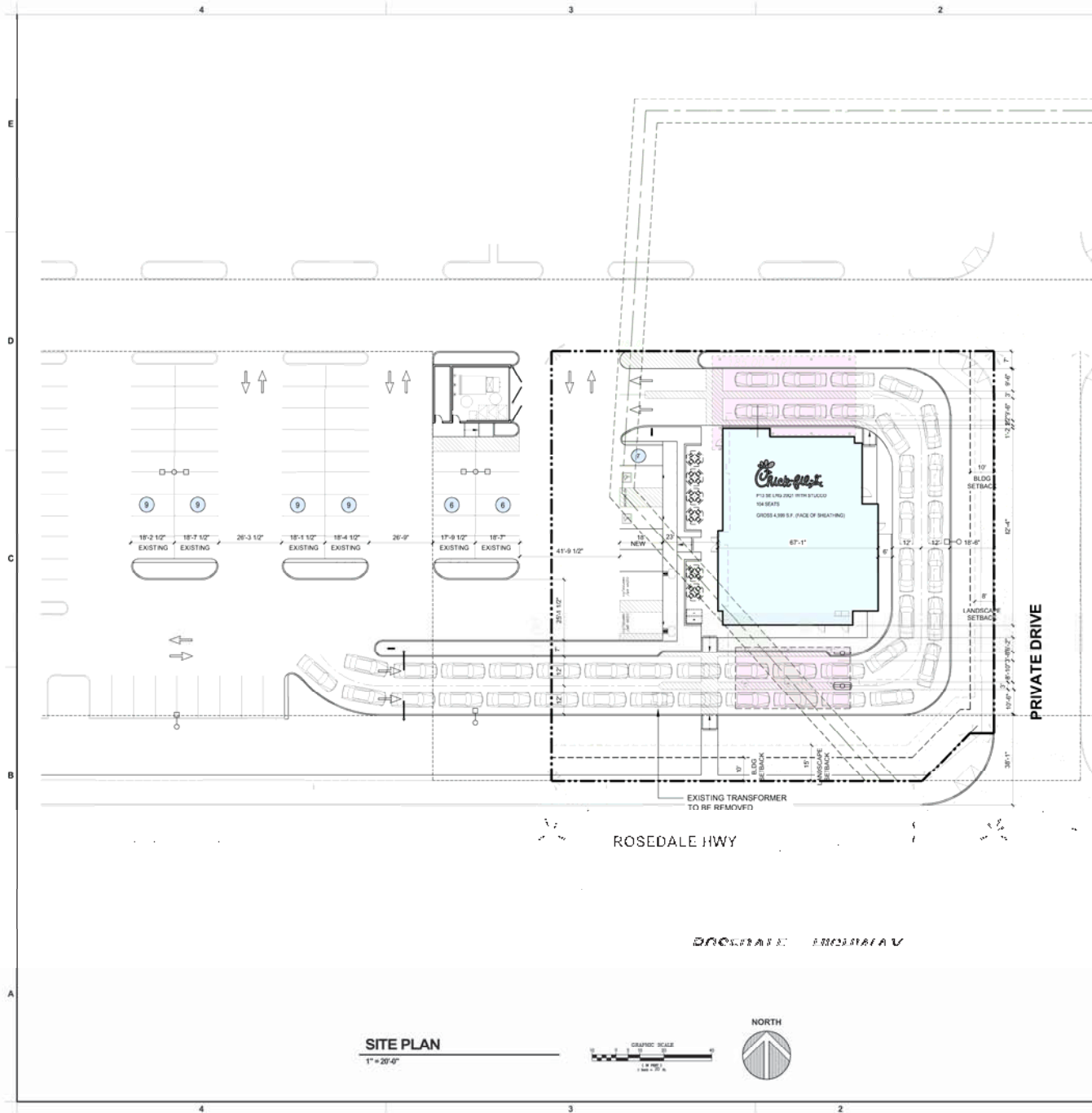
INQUIRY PROJECT # CFA2020S
PRINTED FOR ENTITLEMENT
DATE 08/31/20
DRAWN BY SCS

SHEET
ALT/NSPS LAND
TITLE SURVEY

SHEET NUMBER

1 of 3

Exhibit D
(Site Plans)



BUILDING DATA

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

PARKING

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

EXISTING

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



VICINITY MAP

SITE STATISTICS

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



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

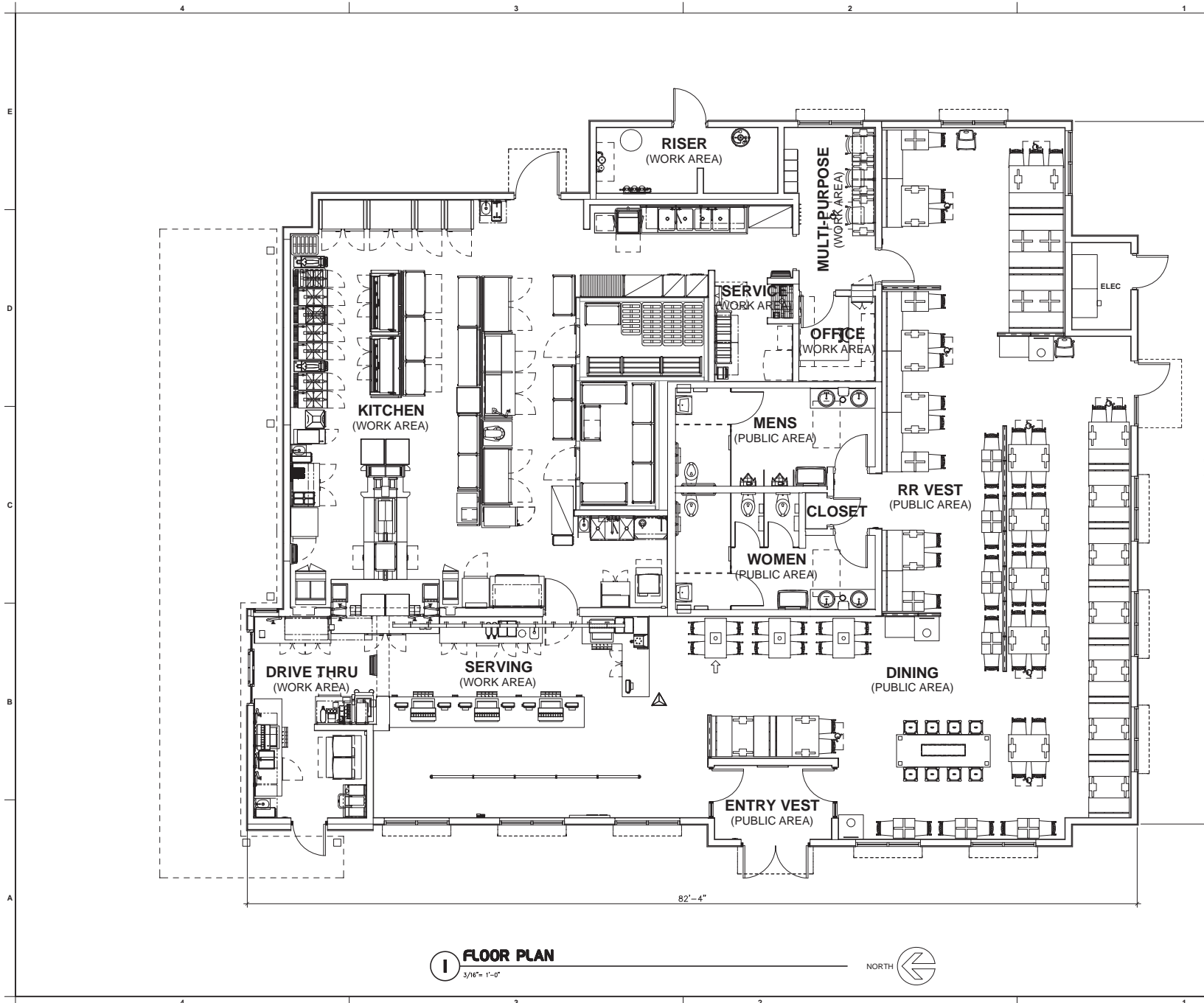
crho architects
1833 E. 17th Street
3rd Floor - Suite 301
Santa Ana, CA 92705
Phone 714.832.1834

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

FSR# 04799

PRINTED FOR: Perry Building Co.
DATE: 03-17-20
DRAWN BY: BL
SHEET: 1
SHEET NUMBER: 1

SP-1



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Atlanta, Georgia
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rch
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Santa Ana, CA 92705
Phone 714.832.1894



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

FSR# 04799

REVISION SCHEDULE
NO. DATE DESCRIPTION

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

SHEET
FLOOR PLAN

SHEET NUMBER

A-110



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



PRELIMINARY ELEVATIONS Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

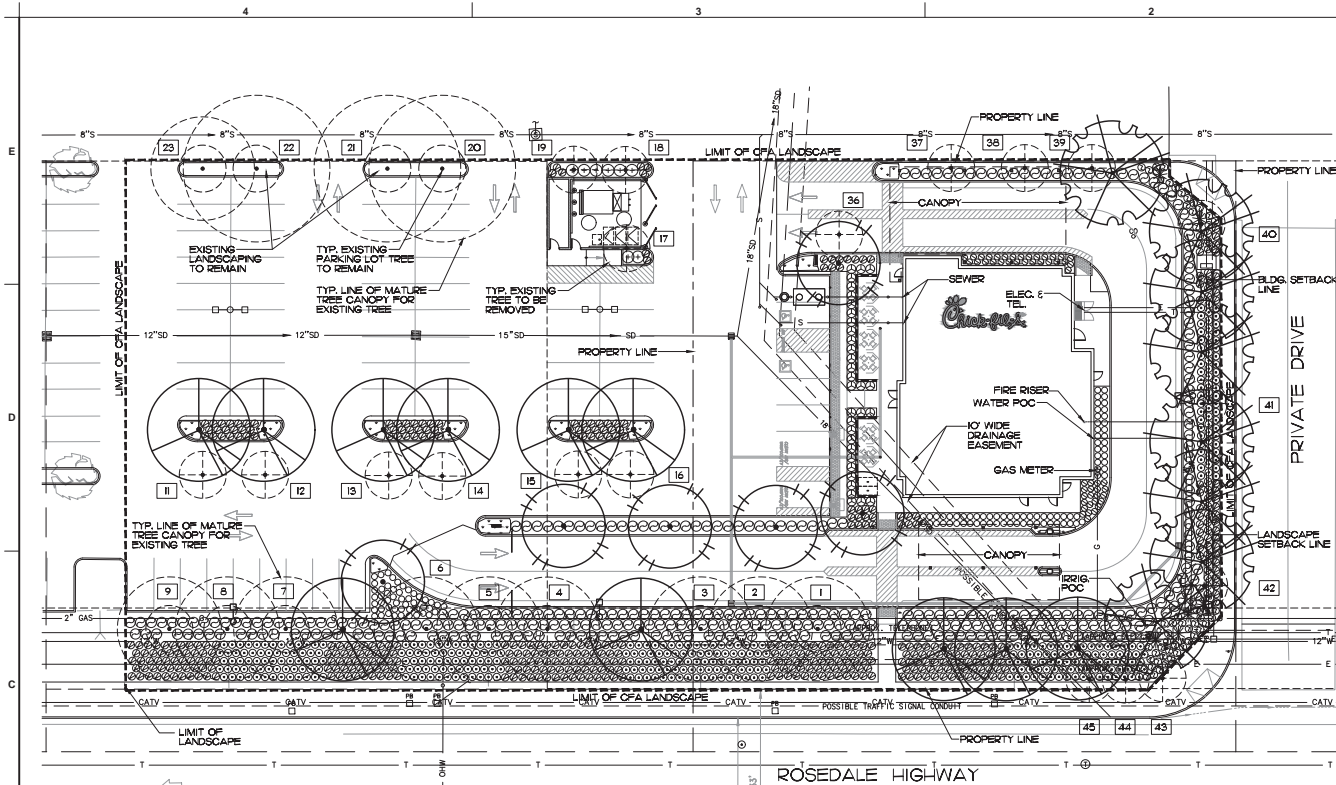
Note:

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

COLOR AND MATERIAL LEGEND

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





1 PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	SIZE AT INSTALL	MATURE SIZE	WUCOLS IV REGION 2
TREES								
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	6	STANDARD EVERGREEN	9'-0" H X 3'-4" W	25' H X 25' W	L
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	8	STANDARD EVERGREEN	8'-9" H X 3' W	50' H X 35' W	M
	PYRUS CALLERYANA NEW BRADFORD	CALLERY PEAR	24" BOX	11	STANDARD DECIDUOUS	9'-0" H X 3'-4" W	35' H X 30' W	M
	TYP. EXISTING TREE TO REMAIN (13 TOTAL). SEE LISTING THIS SHEET AND ARBORIST REPORT DATED OCTOBER 5, 2020							
	TYP. EXISTING TREE TO BE REMOVED (9 TOTAL). SEE LISTING THIS SHEET AND ARBORIST REPORT DATED OCTOBER 5, 2020							

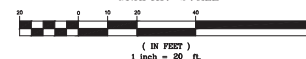
REFER TO SHEET L11 WATER CONSERVATION PLAN FOR HYDROZONE PLAN, WATER CALCS, NOTES & PARKING LOT SHADE PLAN.

LANDSCAPE CALCULATIONS

SHRUB AREA:	14,654 SF.
TURF AREA:	0 SQ. FT.
TOTAL LANDSCAPE AREA:	14,654 SF.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS IV REGION 2
SHRUBS						
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	6	AS SHOWN	L
	DIANELLA HYB "CLARITY BLUE"	CLARITY BLUE DIANELLA	5 GAL.	51	2'-0" O.C.	?
	DIETES VEGETA	FORTNIGHT LILY	15 GAL.	343	3'-6" O.C.	L
	HEPERALOE PARVIFLORA "YELLOW"	YELLOW YUCCA	5 GAL.	33	3'-0" O.C.	L
	LEYMUS ARENARIUS "BLUE DUNE"	BLUE DUNE LYME GRASS	5 GAL.	366	2'-6" O.C.	?
	MUHLENBERGIA HYB "PINK FLAMINGO"	PINK FLAMINGO MU-LY	5 GAL.	52	2'-6" O.C.	L
	OLEA EUROPAEA "LITTLE OLIVE"	DWARF OLIVE	15 GAL.	8	4'-0" O.C.	VL
	PENNISETUM "EATON CANYON"	DWARF RED MOUNTAIN GRASS	5 GAL.	456	2'-6" O.C.	L
	PHORMIUM HYB "DUET"	NEW ZEALAND FLAX	5 GAL.	127	2'-0" O.C.	M
GROUNDCOVERS						
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	411 SF.	15" O.C.	L

GRAPHIC SCALE



PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANALOBS
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- PERIMETER OF ALL RAISED PLANTERS TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 2" MINIMUM MULCH COVER.
- ALL PLANTING AREAS SHALL BE IRRIGATED WITH SUB-GRADE BUBBLERS FOR TREES AND DRIFTLINE OR DRIP IRRIGATION FOR SHRUBS/GROUND COVERS. CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND TIED INTO AN AUTOMATIC IRRIGATION "SMART" CONTROLLER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND LIVESHIP THE LANDSCAPE. CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF "NINETY (90) DAYS."
- ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.

EXISTING TREE LEGEND

1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
5	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
7	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
8	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
10	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	REMAIN
11	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
12	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
13	LIRODENDRON TULIPIFERA	TULIP TREE	REMAIN
14	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
15	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
16	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
17	LAGERSTROEMIA INDICA	ORANGE MYRTLE	REMAIN
18	CINNAMOMUM CAMPHORA	CAMPHOR TREE	REMAIN
19	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
20	CINNAMOMUM CAMPHORA	CAMPHOR TREE	REMAIN
21	CINNAMOMUM CAMPHORA	CAMPHOR TREE	REMAIN
22	CINNAMOMUM CAMPHORA	CAMPHOR TREE	REMAIN
23	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
24	PYRUS CALLERYANA	CALLERY PEAR	REMAIN
25	NEROLIUM OLEANDER	OLEANDER	REMAIN
26	NEROLIUM OLEANDER	OLEANDER	REMAIN
27	NEROLIUM OLEANDER	OLEANDER	REMAIN
28	NEROLIUM OLEANDER	OLEANDER	REMAIN
29	NEROLIUM OLEANDER	OLEANDER	REMAIN
30	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	REMAIN
31	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	REMAIN
32	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	REMAIN
33	LAGERSTROEMIA INDICA	ORANGE MYRTLE	REMAIN
34	LAGERSTROEMIA INDICA	ORANGE MYRTLE	REMAIN
35	LAGERSTROEMIA INDICA	ORANGE MYRTLE	REMAIN

INFORMATION PER FULL ARBORIST REPORT PREPARED BY JAVIER CABRAL CONSULTING ARBORIST, AND DATED OCTOBER 5, 2020.



Chick-fil-A
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Attachment B:
Chapter 17.54
(Planned Commercial Development Zone)

Chapter 17.54

PCD PLANNED COMMERCIAL DEVELOPMENT ZONE*

Sections:

- 17.54.010 Intent and purpose.**
- 17.54.020 Uses permitted.**
- 17.54.030 Application.**
- 17.54.040 Rezoning procedure.**
- 17.54.050 Final development plan.**
- 17.54.060 Latitude of regulations.**
- 17.54.070 Required findings.**
- 17.54.080 Expiration of zone or plans.**
- 17.54.090 Minimum site area.**
- 17.54.100 Modifications to approved preliminary and final development plans.**
- 17.54.110 Maintenance of common areas and non-dedicated improvements and facilities.**

* Prior code history: prior code §§ 17.47.010—17.47.130

17.54.010 Intent and purpose.

It is recognized that an integrated development provides an opportunity for cohesive design when flexible regulations are applied. The planned commercial development zone is intended to allow for innovative design and diversification in the relationship of various uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and the intent of the municipal code. In addition, the development would provide adequate improvements and standards necessary to satisfy the requirements of the public health, safety and general welfare. This zone is not to be used to restrict commercial development or to compromise other zoning districts that may be more appropriate for a site. Instead, it enables a developer to obtain approval of a specific, detailed plan for a commercial development which ensures that the uniqueness of the project design being proposed is preserved. Standards shall be observed without unduly inhibiting the advantages of modern site planning techniques and innovative planning of commercial and professional office neighborhoods. Land may be classified as being solely within a PCD zone (exclusive zone), or the PCD zone may be used as a combining zone in a C-O, C-1, C-2, or CC zone to assign a base zone defining allowable uses and ensure future site development will be compatible with surrounding development and/or to recognize unique site characteristics. (Ord. 4305 § 1, 2006; Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

17.54.020 Uses permitted.

- A. Uses permitted in a PCD zone used as a combining zone are those uses permitted by the base zone with which the PCD zone is combined.
- B. Uses for land classified as being within a PCD zone are as follows:
1. Any permitted use listed in Chapters [17.20](#) (C-O), [17.22](#) (C-1) and [17.24](#) (C-2). Any use that is conditional in these zones may be requested as part of the initial zone change and approved as conditional uses subject to the findings, conditions and revocation of rights as set forth in Chapter [17.64](#). Uses which are conditional that are proposed once the PCD zone is effective shall be subject to the provisions of Chapter [17.64](#).
 2. Uses and structures which are incidental or accessory to any of the uses permitted in PCD zones.
- C. The permitted uses may be allowed in combinations in this zone, provided such use or uses are in harmony with each other and serve to fulfill the intent and purposes of the planned commercial development. (Ord. 4542 § 2, 2008; Ord. 4305 § 2, 2006; Ord. 4009 § 2, 2001; Ord. 3752 § 1, 1997; Ord. 3656 § 2, 1995)

17.54.030 Application.

- A. When the PCD zone is to be assigned as an exclusive zone classification, the zone change application shall include the following:
1. A preliminary development plan, drawn to scale, which shall be at the minimum scale indicated and shall include all the information as required for site plan review pursuant to Section [17.08.080\(A\)\(3\)](#). The number and type of plans shall be as follows:
 - a. Eight copies at scale of all plans submitted;
 - b. One copy of each plan reduced to a size of eight and one-half inches by eleven inches;
 - c. One color rendition at scale of the site/landscape plan, and elevation plan;
 2. If the proposed project is to be developed in several stages, indicate the anticipated sequence of development;
 3. Show the proposed methods by which the applicant will govern the maintenance and continued protection of the development including any common areas;
 4. Indicate all proposed signs for the development;
 5. A completed zone change application on such forms as provided by the city, signed by the owner or owners in fee of the subject land and the owner of any option to purchase the property or any portion thereof, if any;

6. Any additional information, plans, drawings, elevations, photos, diagrams and improvements as may be required by the planning director to adequately review the project.

B. When the PCD zone is used as a combining zone, the zone change application is not required to include development plans. Development plans as indicated in subsections (A)(1) through (A)(4) and (A)(6) shall be required prior to approval of a subdivision map pursuant to Section [16.28.170\(O\)](#) or prior to issuance of a building permit as appropriate, and shall be considered at an advertised public hearing before the planning commission. A complete application and fee shall be required. The application and fee shall be the same as that for a site plan review hearing. The hearing shall constitute the review and approval of the preliminary development plans. Modifications to approved plans will be subject to the provisions set forth in Section [17.54.100](#).

C. When the PCD zone is used as a combining zone, approval of development plans by the planning commission is final. If appealed, development plans shall be presented to the city council for final action at a noticed public hearing in accordance with Section [17.64.050\(B\)](#). (Ord. 4305 § 3, 2006; Ord. 4009 § 2, 2001; Ord. 3835 § 31, 1998; Ord. 3656 § 2, 1995)

17.54.040 Rezoning procedure.

An application shall be processed as follows:

- A. Pursuant to Chapter [17.64](#) of this code regarding zone changes.
- B. If the application is approved by the city council, the zoning map of the area shall be changed by identifying the area with the map symbol PCD. If the PCD zone is approved as a combining zone, the base zone shall be identified, followed by the map symbol PCD (Example: C2/PCD).
- C. The preliminary development plan as approved with a PCD exclusive zone, shall be filed with the city and shall, by reference, be incorporated into and thereby become a part of the zoning ordinance of the city.
- D. After the effective date of the ordinance change to an exclusive PCD zone, no building or structure shall be erected, moved or altered on the subject property except when in compliance with the final development plan as approved by the site plan review committee. (Ord. 4009 § 2, 2001; Ord. 3903 § 5, 1999; Ord. 3656 § 2, 1995)

17.54.050 Final development plan.

- A. *Contents.* The final development plan shall be drawn to the same scale and include the information as required for a preliminary development plan, together with any modifications or conditions that were required by the planning commission and city council.
- B. *Procedure.* The final development plan for a building permit shall be submitted and processed the same as required for a final site plan pursuant to Section [17.08.080B5](#). The site plan review committee shall review the plan for substantial compliance with the approved preliminary plan and satisfaction with all conditions set forth in the city council's final decision. In instances where the planning commission desires to review the final plan, they may

place a condition on the project requiring said plan to be brought back before them for review and approval. (Ord. 4009 § 2, 2001; Ord. 3903 § 7, 1999; Ord. 3874 § 2, 1998; Ord. 3835 § 31, 1998; Ord. 3656 § 2, 1995)

17.54.060 Latitude of regulations.

In the approval of PCD plans, the planning commission or city council may approve or require in the final development plan, standards, regulations, limitations and restrictions either more or less restrictive than those specified elsewhere in the municipal code and which are designed to protect and maintain property values and provide or protect community amenities which would foster and maintain the health, safety and general welfare of the community, including and relating to but not limited to the following:

- A. Height limitations or any bulk requirements of buildings or structures, lot and yard requirements and distances between buildings;
- B. Percent coverage of land by buildings and structures;
- C. Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area;
- D. Limitations upon the size, design, number, lighting and location of all signs;
- E. The location, width and improvement of vehicular and pedestrian access to various portions of the property including portions within abutting streets;
- F. Construction of fences and walls;
- G. Arrangement and spacing of buildings and structures to provide appropriate open spaces around same;
- H. Location and size of off-street loading areas and docks;
- I. Uses of buildings and structures by general classification and specific designation when there are unusual requirements for parking; or when use involves noise, dust, odor, fumes, smoke, vibrations, glare or radiation incompatible with present or potential development of surrounding property or of other property in the development;
- J. Architectural design of buildings and structures;
- K. Schedule of time for construction and establishment of the proposed buildings, structures, or land uses or any stage of development thereof;
- L. Requiring of performance bonds to insure development as approved;
- M. Planting and maintenance of trees, shrubs, plants and lawns in accordance with a landscape plan;
- N. Any additional improvements and dedications reasonably necessary to fulfill public needs for the general health, safety and welfare of the neighborhood and the city. (Ord. 4305 § 4, 2006; Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

17.54.070 Required findings.

In approving and adopting the rezoning application with the preliminary development plan, the planning commission and city council shall find the following:

- A. The proposed planned commercial development zone and preliminary development plan is consistent with the general plan and objectives of this ordinance;
- B. The proposed development will constitute a commercial environment of sustained desirability and stability, and it will compliment and harmonize with the character of the surrounding neighborhood and community;
- C. The proposed development justifies exceptions from the normal application of this code in that it integrates such elements as the location of structures, circulation pattern, parking, landscaping and utilities, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided on the property. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

17.54.080 Expiration of zone or plans.

- A. When the PCD zone is assigned as an exclusive zone, the following shall apply:
 - 1. The applicant shall commence construction no later than three years from the effective date of the zoning change. If, within such period, the construction specified in the approved preliminary development plan has not been commenced, the planning director shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone or if additional time is necessary to be conditioned in order to commence construction of the project. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section [17.64.070](#) of this code.
 - 2. With the exception of satellite pads, if a certificate of occupancy has not been issued for a substantial portion of the commercial structures in the first phase of a PCD zone within five years of the effective date of the PCD zone as determined by the planning director, he/she shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone or if additional time is necessary to be conditioned for the project to be completed. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section [17.64.070](#) of this code.
 - 3. With the exception of satellite pads, where the first phase is substantially developed and the remaining phases are undeveloped or in various stages of development and five years have lapsed since the effective date of the PCD zone as determined by the planning director, he/she shall notify the planning commission of same and the commission shall consider whether changed circumstances justify a zone change to rescind the PCD zone for the area containing the uncompleted phases or if additional time is necessary to be conditioned for the project to be completed. Initiation of a zone change to rescind the PCD zone, or to change any conditions of approval including those extending time periods, shall be subject to the provisions of Section [17.64.070](#) of this code.

B. When the PCD zone is used as a combining zone, no status review or other notification shall be required. Approved preliminary plans shall be subject to the same time periods as an approved site plan (Section [17.08.080D](#)). If more than one preliminary development plan is approved for a site, the most recent approval shall supersede all previously approved plans. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

17.54.090 Minimum site area.

The minimum area for a PCD zone shall be one acre. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

17.54.100 Modifications to approved preliminary and final development plans.

- A. An approved preliminary development plan may be modified by submitting an application for such modification according to the same procedure as is required in the initial review and approval of said plan.
- B. The flexibility of code requirements ordinarily required in other zones permitted in any initial approval of a PCD zone shall not be considered as a precedent setting, or as a lone compelling reason for approving any modification.
- C. Any application for a modification to an approved preliminary plan may be approved only after it has been found that it does not deviate from the intent and purpose of this zone and the required findings in Section [17.54.070](#) can be made.
- D. The planning director shall have the authority to administratively approve minor changes, modifications, alternations, deviations, or substitutions to an approved preliminary development plan with respect to colors, materials, architectural elevations, landscape plans and other physical changes of a similar nature provided any such change does not alter any use, environmental mitigation measure, condition of approval or substantially affect the basic character of the architecture or landscape architecture as established in the planning commission or city council's approval of the project. Such minor changes, modifications, alterations, deviations, or substitutions to an approved preliminary or final development plan shall be reported to the planning commission at its next regular meeting. At that time, the planning commission may accept the planning director's report, may further modify the planning director's approved changes or may direct staff to set the matter for hearing in accordance with the provisions of Chapter [17.64](#) of this code. (Ord. 4009 § 2, 2001; Ord. 3903 §§ 6, 8, 1999; Ord. 3874 § 1, 1998; Ord. 3656 § 2, 1995)

17.54.110 Maintenance of common areas and non-dedicated improvements and facilities.

- A. All common areas, if any, including open or green spaces, community recreation facilities, common walkways, parking areas, private streets, sidewalks, curbs and gutters and any improvements listed in Section [16.32.060](#) of

the subdivision regulations of the city which are not dedicated and accepted may be constructed only upon full and adequate provision for their preservation and future maintenance in a manner acceptable to the city.

B. Where ownerships are to be separate, such provision may be satisfied by a declaration of covenants, conditions and restrictions duly signed and acknowledged by the original owner or owners; articles of incorporation to be filed with the Secretary of State forming a corporation or association, which shall include provision for empowering such entity created to own and maintain all the properties within its jurisdiction and to exercise the powers and duties of such entity to be fully set forth in the declaration; bylaws of the entity which shall set forth rules of membership, required fees and assessments to be used for maintenance purposes, membership rights and duties; and forms of deeds incorporating the declaration by reference to its recording data.

C. All documents must be referred to the city attorney for review and have the approval of the planning director as to their sufficiency to accomplish their purpose.

D. The owners of the properties shall, as a condition of such ownership, be required to participate in the legal entity so formed and be responsible to said legal entity for the cost of performing the necessary maintenance. (Ord. 4009 § 2, 2001; Ord. 3656 § 2, 1995)

The Bakersfield Municipal Code is current through Ordinance 5020, passed September 23, 2020.

Disclaimer: The city clerk has the official version of the Bakersfield Municipal Code. Users should contact the city clerk for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

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

City Telephone: (661) 326-3000

[Code Publishing Company](#)

**Attachment C:
Project Renderings**



SOUTHWEST



PRELIMINARY RENDERINGS
Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

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



SOUTHEAST



PRELIMINARY RENDERINGS
Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

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



NORTHWEST



PRELIMINARY RENDERINGS
Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

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



NORTHEAST



PRELIMINARY RENDERINGS
Bakersfield, CA

File Name: 20-110 Color Elevations

10-26-20

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3rd Floor - Suite 301
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Phone 714.832.1834



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: December 17, 2020

ITEM NUMBER: Public Hearing Consent5.
(c.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD: Ward(s) 1, 2, 3, 4, 5, 6, 7

SUBJECT:

Text Amendments to the Bakersfield Municipal Code by adding Chapter 17.73 to provide a procedure for reasonable accommodation in the City's land use and zoning regulations pursuant to State of California Department of Housing and Community Development guidelines and requirements and fair housing laws. Notice of Exemption on file.

APPLICANT: City of Bakersfield

OWNER:

LOCATION: City-wide

STAFF RECOMMENDATION:

Adopt Resolution approving ordinance amendments and recommend same to the City Council.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Resolution	Resolution
▣ Housing Element	Backup Material
▣ Planning & Development Committee Report	Backup Material



BAKERSFIELD

THE SOUND OF *Something Better*

**CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT**

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

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: December 17, 2020

SUBJECT: **TEXT AMENDMENTS TO THE BAKERSFIELD MUNICIPAL CODE BY ADDING CHAPTER 17.73 TO PROVIDE A PROCEDURE FOR REASONABLE ACCOMMODATION IN THE CITY'S LAND USE AND ZONING REGULATIONS PURSUANT TO STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS AND FAIR HOUSING LAWS (ALL WARDS)**

RECOMMENDATION:

Adopt Resolution **APPROVING** ordinance amendments and recommend same to City Council.

BACKGROUND:

On September 9, 2020, Councilmember Rivera made a referral to the Planning and Development Committee for City staff to prepare a reasonable accommodation ordinance in order to comply with state law. The referral request was made at the direction of the City Attorney.

On November 17, 2020, the Planning and Development Committee was presented information on the reasonable accommodation ordinance. The Committee directed staff to schedule the ordinance amendment for public hearing with the Planning Commission. A copy of the Committee report is attached for the Planning Commission's consideration

ANALYSIS:

In 2001, Senate Bill 520 ("SB 520") was signed into law requiring municipalities adopt a reasonable accommodation ordinance. SB 520 specifically require[s] the housing element of a general plan to promote housing opportunities for persons with disabilities and to identify adequate sites for housing for persons with disabilities, as specified, thereby creating a state-mandated local program by imposing new duties on local agencies. SB 520 amended Sections 65008 and 65583 of the Government Code, relating to housing. Section 65008 prohibits cities from discriminating against persons with disabilities (among other protected classes) in residential housing development or emergency shelters. Section 65583 requires a city's housing element to address and, when appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

None of Bakersfield's zone districts include any restriction against individuals with disabilities. The proposed ordinance creates a zoning procedure for handling requests for reasonable accommodation made pursuant to the fair housing laws, satisfying SB 520's requirement for a program that "shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."

The need for a reasonable accommodation ordinance is also identified on page 15 of the 2015-2023 Metropolitan Bakersfield General Plan Housing Element, which states that it will ensure the City complies with the provisions of SB 520 by regularly monitoring the City's ordinances, codes, policies, and procedures to ensure that they comply with "reasonable accommodation" provisions, and that the City will adopt an ordinance establishing a procedure or policy for reasonable accommodation, as required by state law. Page 115 set a deadline of December 2016 to accomplish that goal.

The housing element must take steps to remove constraints and provide reasonable accommodations for housing for persons with disabilities. A reasonable accommodation ordinance creates a zoning procedure for handling requests made pursuant to the fair housing laws, and has been used by cities and encouraged by the California Department of Housing and Community Development ("HCD") to meet the fair housing mandates since 2001.

It is important to understand that a reasonable accommodation ordinance does not override or negate other components of a city's ordinance, including components of the zoning ordinance specific to the establishment of housing of various types within the various zone districts. The ordinance simply establishes a formal procedure for a person with a disability to request a reasonable accommodation, as required by federal and state law. Every comparable city already has adopted ordinance in place.

Adding the ordinance helps protect Bakersfield from a potential lawsuit that alleges the City is not implementing its housing element and violating fair housing laws, including the federal requirement for the City to affirmatively further fair housing in its laws and programs. Although there is no pending litigation against the City on this topic, HCD has certain enforcement powers and could de-certify the City's housing element if found not in substantial compliance with the provisions specifically required by Housing Element Law. With the City beginning a comprehensive update to its General Plan, including the housing element, an effort to begin to address compliance with housing law is important to achieve, even incrementally, moving forward.

ENVIRONMENTAL REVIEW AND DETERMINATION:

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 CEQA Section 15306 (*Information Collection*) Class 6 projects consist of basic data collection, research, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded.

PUBLIC NOTIFICATION:

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 Development Services/Planning Division. As of this writing, no written comments have been received.

CONCLUSION:

Based on the foregoing, staff concludes the recommended ordinance amendments to Title 17 of the Bakersfield Municipal Code by adding Chapter 17.73 are appropriate and consistent with Committee direction.

ATTACHMENTS:

Draft Resolution
Housing Element
Planning & Development Committee Items

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL APPROVE TEXT
AMENDMENTS TO THE BAKERSFIELD MUNICIPAL CODE BY ADDING
CHAPTER 17.73 TO PROVIDE A PROCEDURE FOR REASONABLE
ACCOMMODATION IN THE CITY'S LAND USE AND ZONING
REGULATIONS PURSUANT TO STATE OF CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT GUIDELINES AND
REQUIREMENTS AND FAIR HOUSING LAWS.**

WHEREAS, the City of Bakersfield initiated text amendments to the Bakersfield Municipal Code by adding Chapter 17.73 to provide a procedure for reasonable accommodation in the City's land use and zoning regulations pursuant to State of California Department of Housing and Community Development guidelines and requirements and fair housing laws (the Project); and

WHEREAS, the Secretary of the Planning Commission, did set Thursday, December 17, 2020, at 5:30 p.m. in the Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration; and

WHEREAS, the Project has been found to be exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Section 15306 (Information Collection) which consists of basic data collection, research, and resource evaluation activities that does not result in a serious or major disturbance to an environmental resource (e.g., information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded); 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. Pursuant to State CEQA Guidelines Section 15306, this request is exempt from the requirements of CEQA because it is for information collection.

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 Exhibit A and incorporated herein, is hereby recommended for adoption by the City Council.

-----oOo-----

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 December 2020, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits:
Draft Ordinance

ORDINANCE NO. _____

ORDINANCE ADDING CHAPTER 17.73 TO THE BAKERSFIELD MUNICIPAL CODE TO PROVIDE A PROCEDURE FOR REASONABLE ACCOMMODATION IN THE CITY'S LAND USE AND ZONING REGULATIONS PURSUANT TO STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS AND FAIR HOUSING LAWS.

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

SECTION 1.

Chapter 17.73 of the Bakersfield Municipal Code is hereby added to read as follows:

Chapter 17.73 REASONABLE ACCOMMODATION

17.73.010 Purpose.

A. The purpose of this Chapter is to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (hereafter "Acts") in the application of zoning laws and other land use regulations, policies, and procedures.

17.73.020 Applicability.

A. A request for reasonable accommodation may be made by any person with a disability or their representative, when the application of a requirement of this zoning code or other City requirement, policy, or practice acts as a barrier to fair housing opportunities. For the purposes of this chapter, a "person with a disability" is any person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted only to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this Chapter without the need for the approval of a variance.

17.73.030 Procedures.

A. A request for reasonable accommodation shall be submitted on an application form provided by the Development Services Department or in the form of a letter to the Development Services Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current use of the property;
4. The basis for the claim that the individual is considered disabled under the Acts, including verification of such claim;
5. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. If the project for which the request for reasonable accommodation is being made requires some other discretionary approval (including use permit, design review, etc.), then the applicant shall file the information required by subsection A of this section for concurrent review with the application for discretionary approval.

C. A request for reasonable accommodation shall be reviewed by the Development Services Director. If no approval is sought other than the request for reasonable accommodation, the Director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

D. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Planning Commission. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the Planning Commission in compliance with the applicable review procedure for the discretionary review.

17.73.040 Approval Findings.

A. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

1. Whether the housing in the request will be used by a person with a disability under the Acts;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. Other reasonable accommodations that may provide an equivalent level of benefit.

17.73.050 Conditions of Approval

A. In granting a request for reasonable accommodation, the Development Services Director or his/her designee, or the Planning Commission as the case might be, may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.

17.73.060 Appeals.

A. Any person dissatisfied with any action of the Development Services Director pertaining to this Chapter may appeal to the Planning Commission within 10 days after written notice of the Director's decision is sent to the applicant by filing a written notice of appeal with the City Clerk and shall specify the reasons for the appeal and the grounds asserted for relief.

B. Any person dissatisfied with any action of the Planning Commission pertaining to this Chapter may appeal to the City Council within 10 days after the rendition of the decision of the Planning Commission by filing a written notice of appeal with the City Clerk and shall specify the reasons for the appeal and the grounds asserted for relief. If any request for a reasonable accommodation is disapproved by the Planning Commission and no appeal is filed, such action by the Planning Commission shall be final and conclusive.

C. The City Council shall, by resolution, adopt and from time to time amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal. No appeal shall be deemed valid unless the prescribed fee has been paid.

D. If an appeal is not filed within the time or in the manner prescribed in this section, the right to review of the action against which the appeal is made shall be deemed to have been waived.

E. After filing an appeal, the City Council shall conduct a public hearing for the purpose of determining whether the appeal of the decision of the Planning Commission should be granted or denied. Written notice of the time, date and place of hearing shall be given to the appellant, and to any other persons who have filed a written request for notice. Such notices shall be mailed to the appellant and to any other persons who have filed a written request for notice at least ten days prior to the hearing. Any hearing may be continued from time to time. A decision of the City Council shall be final and conclusive.

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.

-----o0o-----

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

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

APPROVED:

By: _____
KAREN GOH
Mayor

APPROVED AS TO FORM:

VIRGINIA GENNARO
City Attorney

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney



2015 - 2023

HOUSING ELEMENT



Adopted: January 20, 2016
Certified: February 16, 2016

Community Development Department
City of Bakersfield
1715 Chester Avenue, Bakersfield, CA 93301
(661) 326-3733

CITY OF BAKERSFIELD

HOUSING ELEMENT

OF THE

METROPOLITAN BAKERSFIELD GENERAL PLAN

2015 – 2023

Prepared under the direction of:

City Council

Harvey Hall, Mayor
Willie Rivera, Ward 1
Terry Maxwell, Ward 2
Ken Weir, Ward 3
Bob Smith, Ward 4
Harold Hanson, Ward 5
Jacquie Sullivan, Ward 6
Chris Parlier, Ward 7

Planning Commission

David Strong, Ward 1
Bryan Williams, Ward 2
Vacant, Ward 3
Barbara Lomas, Ward 4
Richard Schwartz, Ward 5
Jeffrey G. Tkac, Ward 6
Patrick Wade, Ward 7

City Staff

Alan Tandy, City Manager
Douglas N. McIsaac, Community Development Director
Jacquelyn R. Kitchen, Planning Director
Cecelia Griego, Associate Planner II

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SECTION 1.0 INTRODUCTION TO THE HOUSING ELEMENT

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. It is one of the seven elements required by the State of California to be included in the General Plan. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet State-wide goals. Specifically, Section 65580 states the element shall consist of *"... an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing."*

The element must also contain an eight-year housing plan with quantified objectives for the implementation of the goals and policies of the Housing Element. The contents of the element must also be consistent with the other elements of the General Plan.

Meeting the housing needs established by the State of California is an important goal for the City of Bakersfield. As the population of the State continues to grow and resources and land more scarce, it becomes more difficult for local agencies to create adequate housing opportunities while maintaining a high standard of living for all citizens in the community. Local agencies must also be in line with the State's planning priorities of promoting infill development and equity, protecting environmental and agricultural resources, and encouragement of efficient development patterns.

The 2015-2023 Housing Element was created in compliance with State General Plan law pertaining to Housing Elements. The City of Bakersfield received a letter indicating full compliance from the California Department of Housing and Community Development (HCD) on February 16, 2016.

1.1 PURPOSE

The State of California has declared that *"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order"* (Government Code Section 65580). In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental, social and community goals within the General Plan.

The State's housing goals are met by an assignment of board allocations of housing unit goals to regional government councils, which in turn allocate the housing unit goals to counties and cities. The document that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA's). In Kern County, the regional government council responsible for the preparation of the RHNA is Kern Council of Governments (Kern COG).

The current Housing Element planning period for this cycle is December 31, 2015 to December 31, 2023. HCD determined Kern COG's regional housing need to be 67,675 for the 11-year projection period (January 1, 2013 – December 31, 2023).

The last projection period for the 2008-2013 Housing Element Update was January 1, 2006 to June 30, 2013.

Table 1, below, uses data from annual Housing Element reports, US Census estimates, and local Building Permit records to show the number of housing units constructed during the 2008-2013 Housing Element projection period. Table 1 demonstrates that the City of Bakersfield constructed 15,311 new housing units during the 2008-2013 Housing Element projection period; 56% of its RHNA goal. When combined with the high level of housing units constructed during the 2000 - 2007 planning period, Bakersfield achieved 101% of its RHNA. It is also noted that, in the 2000-2007 planning period, Bakersfield met 190% of its RHNA.

Table 1: RHNA Achievement Levels for Kern COG by City

	RHNA Goal	New Housing	Level of Achievement	Achievement with 2000-07 New Housing
Arvin	532	437	82%	130%
Bakersfield	27,252	15,311	56%	101%
California City	407	796	196%	134%
Delano	1,817	437	24%	60%
Maricopa	16	4	25%	16%
McFarland	775	286	37%	76%
Ridgecrest	379	439	116%	160%
Shafter	502	457	91%	84%
Taft	62	2	3%	34%
Tehachapi	454	321	71%	104%
Wasco	858	625	73%	108%
Unincorporated	8,586	4,837	56%	65%
Source: RHNA, annual HE reports, US Census estimates, Building permit records, CA DOF				

Further, State Housing Element law requires “*An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.*” The law requires:

- An analysis of population and employment trends
- An analysis of the City’s fair share of the regional housing needs
- An analysis of households characteristics
- An inventory of suitable land for residential development
- An analysis of the governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation

- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and programs which promote preservation, improvement and development of diverse types and costs of housing throughout Bakersfield.

1.2 ORGANIZATION

After the review of the previous Housing Element is discussed below in Section 1.5, Bakersfield's Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes an inventory of existing housing stock and resources, housing cost and affordability, at-risk units/assisted housing, special housing needs, maintenance of neighborhood quality, suitable lands, and a section discussing constraints, efforts and opportunities.

Housing Needs, Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, and examines Bakersfield's housing needs and issues such as safety, discrimination, homelessness, and inadequate housing.

Housing Program: This section identifies housing goals, policies and creates programs that will identify funding and schedules for implementation that will maintain, improve, and enhance opportunities for development of all types of housing needs. In addition, a table of quantified objectives is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...." The purpose of requiring internal consistency is to avoid policy conflict and provide clear policy guidance for the future maintenance, improvement and development of housing within the City. This Housing Element is part of the comprehensive *Metropolitan Bakersfield General Plan*. All elements of the General Plan have been reviewed for consistency and the Housing Element was completed considering General Plan goals and policies.

Metropolitan Bakersfield General Plan policies consistent with Housing Element policies and programs include the following:

- Allow for the development of a variety of residential types and densities.
- Retain existing residential neighborhoods as designated on the Land Use Plan, and allow for the infill of residential land uses which are compatible with the scale and character of the surrounding neighborhood.
- Provide the opportunity for the development of residential units in areas designated for commercial use provided that conflicts between the two can be adequately mitigated.

- Permit the conversion of existing single family neighborhoods to higher densities in those areas in which (1) there are physical and economic conditions which warrant the replacement of existing units, (2) the uses are contiguous with other higher density uses, and (3) adequate infrastructure services are available and/or provided for by developers.
- Accommodate high and high-medium density residential adjacent to existing and planned commercial, multi-family and principal transportation corridors.
- Allow new multiple family residential infill at densities less than the minimum on lots ¼ acres or less where the surrounding area is substantially developed with urban uses, and the project incorporates architectural design elements, open space, landscaping, and setbacks similar with the existing neighborhood character.
- Preserve existing significant sound residential neighborhoods, commercial districts, and industrial areas.
- Provide incentives to upgrade deteriorated residential, commercial and industrial uses when the property owner or resident cannot afford improvements.

1.4 PUBLIC PARTICIPATION

Public participation for the 2015-2023 Housing Element included public workshops and local outreach, neighborhood events, website and online survey and public hearings. The City of Bakersfield has made diligent efforts to solicit public participation that includes all economic segments of the community, including residents, realtors, builders, stakeholders, non-profits, and/or their representatives in the development and implementation of the Housing Element. All comments received during the various efforts to engage the community, were incorporated into the housing element and helped the City define problems and create solutions, as well as identify housing strategies, challenges and opportunities.

The public participation process has included the City's Five-Year Consolidated Plan and related Citizen Participation Plan processes which provides all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of Bakersfield's HUD programs. All HUD programs are included within Housing Element programs. The Consolidated Plan is a five-year plan required by HUD that outlines how the City intends to meet identified local housing and community development needs. The citizen participation process included a series of well-publicized annual community/neighborhood meetings and public hearings. The City also hosted a series of stakeholder focus groups, and conducted a web-based community needs assessment survey.

The Kern Council of Governments (Kern COG) conducts an annual Quality of Life survey of residents of Kern County that asks residents about their housing preferences along with other issues. The survey is conducted county-wide but 80 percent of survey respondents are in the Central Valley, of which Bakersfield makes up the majority. According to the survey conducted in April of 2014, nearly 50% of residents considered the issues of revitalizing older neighborhoods and business districts and creating more affordable housing "Extremely important" according to the rating on the survey form and residents in the Central Valley Region tended to place higher importance on these issues than the residents of the other regions.

Residents were asked to rate the importance of the use of compact, efficient development where appropriate and providing a variety of housing choices achieved an “Extremely Important” rating from nearly 30% of the residents and again Central Valley residents gave higher importance scores than residents from the other regions. Housing option preferences were examined in terms of length of residency in Kern County, home ownership, ethnicity, the number of children under 18 living in the household and annual household income.

The City posted Housing Element information and announcements about workshops and events on its website, in local print media in both English and Spanish and through social media outlets Facebook and Twitter. On the City’s Housing Element Update webpage, the City placed an online survey and provided a City contact where housing concerns could be sent (See Appendix B for survey and other public outreach materials).

Public Workshops & Community Outreach

On May 21st the Community Development Department set up a table at a community event at its Central Park. At the event City staff asked passersby for their concerns and needs for housing they believe the City of Bakersfield needed to focus their policies and housing programs on. The type of feedback received, as well as pictures from the event can be found in Appendix B.

On March 24, 2015, the City of Bakersfield held a public workshop to describe the Housing Element Update process and to gain additional input from the community on housing needs. Notices were sent out to housing stakeholders and non-profits throughout the City and Kern County. The notice was also posted in the newspaper in English and in Spanish, on the City’s KGOV local television channel, on the City’s Housing Element Update webpage and the City’s Facebook and Twitter accounts. A Spanish interpreter was available at the workshop. See Appendix B for a copy of the notice and other workshop materials.

On June 4, 2015 the City of Bakersfield held a second public workshop that was also in front of the Planning Commission. Public and Commission comments received from both workshops are listed in Appendix B.

Public Review of Draft Housing Element

In addition, a public review draft, dated August 18, 2015, was prepared and made available to the community for a 30-day review period. Notice was sent to agencies, service providers, stakeholders, non-profits and individuals; notice was also placed in the newspaper in English and Spanish. The Draft Housing Element was also posted on the City’s website. See Appendix B for a list of those who received notice of availability of the draft document. The City conducted a public hearing on the Draft Housing Element on November 5, 2015. A summary of the meeting minutes, a Planning Commission resolution and the meeting agenda is included in Appendix B. All public comments received during the 30-day public review period have been incorporated and are also found in Appendix B.

The City will continue to engage the public and stakeholders in the implementation of the housing element by providing a series of well-publicized annual community meetings and responding adequately to all comments, objections, and complaints submitted by persons or groups.

1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City to review its Housing Element in order to evaluate:

- a. “The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives.”
- b. “The progress of the city, county, or city and county in implementation of the Housing Element.”
- c. “The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal.”

The remainder of this section addresses and fulfills each State requirement.

1.5.a. EFFECTIVENESS

The effectiveness of Bakersfield’s Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. Many uncontrollable factors influence the City’s effectiveness. Over the five-year housing element period, factors such as market fluctuations, available recourses, willing lenders, qualified developers and political climate, all combined to create 15,311 new housing units in the City of Bakersfield. This means that the City achieved 56 percent of its RHNA objective between 2006 and 2013, the effective dates of the last recent RHNA, as shown in Table 2.

Table 2: Bakersfield’s Achievement of RHNA New Construction Goal

Income Groups	RHNA Goal	New Construction	% of Goal
Very Low	6,626	973	15%
Low	4,500	1,349	30%
Moderate	4,960	4,720	95%
Above Moderate	11,166	8,269	74%
Total	27,252	15,311	56%
Source: Kern COG 2006-2013 RHNA, Annual Housing Element Reports, US Census Estimates and Building Permit records			

Table 3: Bakersfield Affordable Housing Achievements

Housing Element Goal	Units Achieved	% of Goal
New Construction	2,322	179%
Rehabilitation	202	26%
Preservation	207	100%
Total	2,731	120%
Source: Housing Element 2008-2013, Consolidated Annual Plan and Performance Reviews		

As shown in Table 3, 2,322 very low and low income housing units were constructed for an achievement of 179% of goal. Additionally, 202 units were rehabilitated; for an achievement of 26% of the prior Housing Element goal of 770 rehabilitated units.

In 2014, the City of Bakersfield conducted a housing condition survey. That survey indicated over 81 percent of the housing units in the city were in standard condition and did not require rehabilitation. Approximately 2 percent likely require major rehabilitation or in need of demolition. Four apartment complexes, with 207 units, that were at-risk were preserved by the Housing Authority of the County of Kern (HACK). The City has provided funds for multifamily housing units and for grants to disabled persons to improve accessibility.

The City of Bakersfield has some of the most affordable housing in the State of California. New single family homes can still be found for less than \$200,000. From 2006 to 2013, an average of 1,914 housing units was built each year for an average of 159 units a month. A majority of these new units are affordable to the moderate income households.

The Community Development Department of the City of Bakersfield played an integral role in housing opportunities in the community. Using Community Development Block Grant (CDBG) funds, HOME Investment Partnership Program (HOME) funds, Redevelopment Successor Housing Agency funds and the private market the City completed 56 percent of its 2008-2013 housing goal with the construction of 15,311 units. The City helped fund the development of housing projects (between 2008 and 2013) that included the Baker Street Village public housing development, providing 37 units of affordable housing. The Santa Fe Apartments, with 56 low and very low units and rehabilitation of the Friese Inn with 14 units for low-income people suffering from a mental health crisis who need temporary housing. The City Place development included 70 units for low to moderate income families.

Other projects within the City included the rehabilitation and full occupancy of the Pinewood Glen Retirement Community, providing 99 units of affordable housing with services for seniors. The Haven Cottages development provides 23 units of supportive housing for homeless and persons with mental disability. The Residences at West Columbus was developed to provide 20 units of supportive housing for emancipated foster youth and 35 units of affordable housing for families.

In addition, the City of Bakersfield's affordable housing stock is richer by 37 public housing units and HACK continues to issue approximately 7,989 Section 8 vouchers annually. The City's CDBG funding also provides operating and administrative funds for a battered women's shelter, transitional housing, shelters for homeless families and singles, emergency shelter for persons with mental disability, and SRO housing for destitute single persons.

Despite dedicated and active housing professionals at both the City and in other agencies, the City of Bakersfield did not meet its housing goal for all income levels. The recession and related downturn in the housing real estate market had a large impact in our community and like many others throughout the state it has been a slow recovery. The City has participated in several federal, state, and local housing programs; however, the need is so great that government programs are only able to meet some of the shelter needs for the low, very low and extremely low incomes. According to HACK, as of January 27, 2015,

there were 11,604 households on the Section 8 waiting list and 13,001 on the Public Housing waiting list.

The following table includes a summary of the quantified objectives from the prior Housing Element and what was achieved.

Table 4: Housing Quantified Objectives Summary

PROGRAM	Quantified Objective By Income									
	Extremely Low	Achieved	Very Low	Achieved	Low	Achieved	Moderate	Achieved	Above	Achieved
New single family – 10,997	150	0	200	0	500	78	2,795	4,577	7,352	8,269
New multifamily – 14,206	2,424	156	2,953	817	3,831	1,271	1,184	143	3,814	0
Infill Single Family Units – 50	16	16	20	34	14	28	0	0	0	0
First-time Homebuyer – 100	15	15	15	15	70	80	0	0	0	0
Transition Public Housing Renters to Ownership of their Units – 84	31	31	39	39	14	28	0	0	0	0
Rental Vouchers/Certificates – 250	92	102	115	135	43	53	0	0	0	0
Construct/Acquire PH Units – 100	36	36	46	46	18	18	0	0	0	0
Emergency Shelter for Mentally III – 50	20	0	30	0	10	0	0	0	0	0
Units for Disabled – 40	15	40	17	42	8	8	0	0	0	0
Disabled Persons Housing – 35	10	0	12	0	4	0	4	0	0	0
Domestic Violence Shelter – 14 beds	4	0	4	0	3	0	3	0	0	0
Units or Subsidy for Female-headed households – 50	28	0	28	0	24	0	20	0	0	0
Single Room Occupancy – 30	30	0	0	0	0	0	0	0	0	0
Elderly/Frail Elderly Housing – 160	42	42	98	98	20	30	0	0	0	0
TOTAL NEW UNITS	2,913	282	3,577	409	4,559	245	4,006	0	11,166	0
Rehab Single Family – 25	8	0	10	0	7	0	0	0	0	0
Rehab Multifamily – 50	16	19	21	24	13	13	0	0	0	0
Lead-Based Paint Mitigation – 20	5	0	5	0	5	0	5	0	0	0
Access Grants for Disabled – 50	12	18	13	22	17	40	8	10	0	0
CHDO set-aside – 15	5	0	7	0	3	0	0	0	0	0
Rehab Public Housing – 340	125	19	156	24	59	13	0	0	0	0
Preserve At Risk Units – 207	100	100	107	107	0	0	0	0	0	0
TOTAL PRESERV/REHAB UNITS	271	156	319	177	104	66	13	10	0	0

1.5.b. PROGRESS OF BAKERSFIELD'S HOUSING PROGRAM

The following table includes an evaluation of each policy and related programs with a comparison of significant differences between what was projected or planned in the earlier element and what City's activities were related to achieving those objectives and goals. There is also a report on the status as to whether the program will continue.

Table 5: 2008-2013 Progress in Meeting Program Objectives

Policy/Programs	Accomplishments	Status
Objective 1-1: Seek assistance under federal, state and other programs for eligible activities within the City that address affordable housing needs.		
1-1-1: The City of Bakersfield Community Development Department (City) will continue to use Redevelopment Agency Low and Mod Income Set Aside funds for housing and housing programs in three redevelopment areas of approximately \$1,000,000 per year.	Between 2008 and 2013, the City set aside \$8,000,000 for the three redevelopment areas. These funds were used to construct and rehabilitate affordable housing within the three redevelopment project areas.	The City's Redevelopment Agency was dissolved on February 1, 2012. However, there are still five affordable housing projects under construction or in final planning process that will be funded by what is left of the Low Mod set aside funds. Income from project loans payments are also funding still available. The City shall continue to seek other sources of funding to provide affordable housing.
1-1-2: The City will continue to apply to HUD and State HCD for grant funds that may be used for housing-related programs. The City receives \$4.5 million in CDBG funds, \$1.6 million in HOME funds, and \$125,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects.	The City was awarded \$5 million in HUD funding for use in housing related programs and supportive service projects. The programs funded included new construction, down payment assistance, and supportive services for the homeless.	As an entitlement jurisdiction the City will continue to utilize HUD funding. In addition, the City will apply for additional funding as it becomes available from the State HCD. The City currently receives \$2.7 million annually in CDBG funds, \$900,000 million in HOME funds, and \$200,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects.

Policy/Programs	Accomplishments	Status
<p>1-1-3: The City will continue to set aside approximately \$1,582,000 a year in Redevelopment Agency Low Moderate housing funds for low to moderate income housing programs including gap financing, infrastructure improvements, land acquisition, and construction.</p>	<p>As stated in 1-1-1, the City was able to set aside a total of \$8,000,000 that was used for down payment assistance, acquisition and construction of affordable multi-family and single family housing and associated infrastructure costs.</p>	<p>The City's Redevelopment Agency was dissolved on February 1, 2012. However, the City will continue to seek funding sources. The remainder of Low Mod funds will go to five affordable housing projects currently under construction or in planning process.</p>
<p>1-1-4: The City will continue to apply for HOME funds to provide an estimated \$400,000 a year for gap financing to qualified developers to construct 40 very low and low income multifamily units a year.</p>	<p>The City currently receives about \$900,000 annually in HOME funds. Throughout the last Housing Element period, HOME funds have been used to provide construction costs for 200 affordable housing units.</p>	<p>The City will continue to use HOME funds to provide gap financing for the creation affordable housing.</p>
<p>1-1-5: The City will continue to provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing by providing assistance with entitlements, assistance with site identification, fee reductions when appropriate, and density bonuses.</p>	<p>The City works closely with its developers and nonprofit organizations and provides a TEAM Bakersfield approach by bringing together various City departments to make projects</p>	<p>The City continues to offer assistance to developers, non-profit and private sector in the development of affordable housing.</p>

Policy/Programs	Accomplishments	Status
Objective 1-2: Continue pursuing a housing “infill” program and specifically target projects for extremely low, very low, and low-income households.		
<p>1-2-1: The City will aggressively pursue low income and market owner-occupied new construction programs within the City using HOME funds and First Time Homeowner Buyer Program and by providing incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct infill homes for ten new homebuyers per year.</p> <p>The City has also received \$500,000 from CalHFA funds to establish a revolving loan fund which will leverage the cost of construction loans for ten new infill homes each year.</p> <p>The City will continue to apply for the Infill Infrastructure Grant Program through HCD to accomplish the goals set forth in the Mill Creek Area to provide residential and mixed use housing opportunities at 31 units per acre.</p>	<p>The City provided down payment assistance to 93 first time homebuyers during this period.</p> <p>The City received a \$10.8 million grant from HCD for five infrastructure projects benefitting five new housing developments. 70 units of very low and low multi-family housing were completed along with 14 units of for-sale affordable condominiums.</p>	<p>The City will continue to provide down payment assistance to qualified low- and moderate income households using HOME and HCD funds.</p> <p>The City still has the remaining affordable housing developments under construction which will provide an additional 204 units.</p> <p>The City will still pursue low-and moderate income owner-occupied new construction programs within the City using HOME and HCD funds.</p> <p>The City will continue to apply for the Infill Infrastructure Grant (IIG) Program through HCD, and will examine the use of Cap and Trade program funding for affordable housing and transit oriented development, also administered by the HCD</p>
Objective 1-3: Provide home ownership opportunities whenever possible.		
<p>1-3-1: The City will continue to use ADDI funds to assist households with first time homebuyer down payment assistance of up to \$10,000 each.</p>	<p>The City assisted 3 first-time homebuyers with ADDI funds.</p>	<p>The ADDI Program was discontinued by HUD in 2009. The City continues to look for other funding sources to continue home ownership.</p>
<p>1-3-2: The City will continue to find programs to move very low income families from renters to home owners and will continue to encourage and offer technical assistance with state and federal applications to developers of affordable housing.</p>	<p>The City assisted 107 renters to become homebuyers.</p>	<p>With various funds including HOME, CalHome and BEGIN, the City will continue to offer assistance to first time homebuyers.</p>

Policy/Programs	Accomplishments	Status
<p>1-3-3: The City will continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents using information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.</p>	<p>There are no program specific accomplishments to list. The City will continue monitoring housing market activities.</p>	<p>The City continues to monitor the extent of residential, commercial and industrial development on an annual basis. Along with employment growth, housing production and housing costs.</p>
<p>Objective 1-4: Encourage the development of housing and programs to assist special needs persons.</p>		
<p>1-4-1: The City will continue to apply for and allocate Emergency Shelter Grants to assist housing and service providers by using approximately \$76,000 a year in ESG funds for Homeless Services Homeless Center Services, Rescue Mission Services, Kern Mental Health At Risk Homeless Services, and HIV/AIDS Homeless Support Services.</p> <p>To be consistent with SB2, amend the Zoning Ordinance to specifically identify supportive and transitional housing, and permit this type of housing as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.</p> <p>To be consistent with SB2, amend the Zoning Ordinance to permit Emergency Shelters in the M-2 zone without a CUP or other discretionary action. This zone has sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter.</p>	<p>The City has exceeded the goal of using approximately \$200,000 a year in homeless services. Over the last Housing Element period the City received more than \$1,000,000.</p> <p>Transitional and supportive housing is considered a residential use in the City's Zoning Ordinance and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p>The City adopted Ordinance No. 4604 which amended the Zoning Ordinance to allow a food and shelter service facility in M-2 zones without a CUP or other discretionary action.</p>	<p>The City continues to apply for and allocate Emergency Shelter Grants, now renamed the Emergency Solutions Grant Program.</p> <p>The City will amend its Zoning Ordinance to specifically identify supportive and transitional housing and permit as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.</p> <p>The City will implement zoning requirements regarding emergency shelters as needed. The existing procedures and development standards will be objective and encourage or facilitate the development or conversion to emergency shelters</p>

Policy/Programs	Accomplishments	Status
<p>1-4-2: To provide housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.</p> <p>The City will facilitate the development and rehabilitation of SRO units in the City by offering financial assistance to nonprofit developers who wish to rehabilitate or develop SROs in order to house extremely low income individuals.</p> <p>The City will encourage developers of affordable housing to apply to the MHP – Supportive Housing Program to develop housing affordable to extremely low-income households that are homeless or at-risk of becoming homeless. The City will further assist with expedited permit processing, incentives and modification of development standards as necessary.</p>	<p>The City expends approximately \$200,000 annually in ESG funds for Homeless Services at the Bakersfield Rescue Mission Flood Bakersfield Ministries, Alliance Against Family Violence, and the Bakersfield Homeless Shelter. In addition, the City received \$1,372,251 in Homeless Prevention and Rapid Re-Housing which assisted 3,074 persons and 1,226 households with homelessness prevention and homeless assistance.</p> <p>The City encourages the development of SRO units, transitional housing, supportive housing, and units that target persons with special needs.</p>	<p>The City will continue to allocate resources to provide housing and reduce homelessness.</p> <p>The City is working with the Housing Authority of the County of Kern and non-profit developers to develop new transitional and homeless housing.</p> <p>Continue to allocate a staff member to the Continuum of Care Board.</p>
<p>1-4-3: The City will continue to provide for elderly and frail elderly persons. See Program 1-4-2, above.</p> <p>The City will continue to encourage the use of set-aside funds to develop housing that is affordable to very low and low-income seniors and assist in the development of one affordable senior project per year using HOME funds and set-aside funds.</p>	<p>The City continues to work with developers to provide very low and low income housing to seniors. During this period the City assisted in the acquisition/rehabilitation of a foreclosed 99 unit senior affordable housing complex.</p>	<p>Three senior housing complexes are currently under construction with a total of 182 units.</p> <p>The City will continue to encourage the use of HOME funds to develop housing that is affordable to very low and low-income seniors and assist in the development of one affordable senior project.</p>

Policy/Programs	Accomplishments	Status
<p>1-4-4: The City will continue to provide for housing for persons with disabilities by using federal and state funds to provide new units of supportive housing for persons with disabilities.</p> <p>The City will continue to permit persons with disabilities of any age to locate in senior citizen independent living facilities that are funded with federal funds and provide 100 accessibility and mobility enhancing device grants of \$3,500 each from HOME and CDBG funds to persons with disabilities.</p> <p>The City will reexamine and amend its definition of family to ensure that it does not constrain housing for persons with disabilities, including residential care facilities.</p>	<p>The City and the Housing Authority constructed a 24 unit affordable supportive housing complex.</p> <p>The City, through its Home Access Grant program, provided 90 grants to persons with disabilities.</p> <p>The City examined its definition of family and determined it does not constrain housing for persons with disabilities, including residential care facilities.</p>	<p>The City will continue to provide for elderly and frail elderly persons. See Program 1-4-2, above.</p> <p>The City will continue to seek opportunities to work with developers in the creation of supportive housing.</p> <p>Using HOME and CDBG funding the City will continue to provide home access grants to persons with disabilities.</p>
<p>1-4-5: Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code) by regularly monitoring the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" provisions.</p>	<p>Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits single or multifamily housing. In addition, the City provides \$3,500 grants to disabled persons to improve access and mobility in their homes. The City's offices are handicapped accessible and the City offers one-on-one assistance to anyone who needs it. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.</p>	<p>The City regularly monitors their ordinances, codes, policies, and procedures to ensure that they comply with reasonable accommodation provisions.</p> <p>The City will adopt an ordinance establishing a procedure or policy for reasonable accommodation, as required by State law.</p>

Policy/Programs	Accomplishments	Status
<p>1-4-6: Assess the need for farmworker housing in the City.</p> <p>Coordinate with the United Farm Worker Union and various nonprofits, including the Kern County Housing Authority, Self-Help Enterprises, and the Delano Office California Rural Legal Assistance to determine the need for farmworker housing in the City.</p> <p>Continue to offer incentives to develop farmworker housing in the City of Bakersfield, such as financial assistance, density bonuses, and fee reductions.</p> <p>The City will contact nonprofit builders and agricultural stakeholders to identify suitable and available sites for the development of farmworker housing by January 2010. Upon identifying a site, the City will expeditiously assist builders and stakeholder to pursue funding resources, infrastructure availability, if necessary, and entitlements and provide priority processing.</p>	<p>The City and developers constructed over 200 units of affordable multi-family housing within the City. There is very limited farming activity within the City limits.</p> <p>The City of Bakersfield welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions as the result of it being for farmworkers.</p> <p>Additionally, farmworker housing is explicitly permitted in Agricultural zones.</p>	<p>The City will continue to work with nonprofits and builders to identify suitable and available sites for the development of affordable housing.</p>
<p>Objective 1-5: Assist the Housing Authority of County of Kern to meet the growing demand for public housing units and rental assistance through the Voucher programs.</p>		
<p>1-5-1: The City will continue to administer and monitor the Section 8 Housing program and respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain an additional 250 certificates/vouchers.</p>	<p>The Housing Authority of the County of Kern (HACK) responds to the Super NOFA on an annual basis. HACK currently administers over 3,000 tenant based rental assistance Section 8 certificates and vouchers. The City has assisted developers with a number of affordable housing projects creating potential units for their voucher program.</p>	<p>As the need for affordable housing, the City will monitor Section 8 certificates and vouchers issued by HACK and use whatever influence exists to obtain an additional certificates/vouchers.</p>

Policy/Programs	Accomplishments	Status
1-5-2: Expand the supply of public housing in the City by allocating public housing funds to the construction of at least one new public housing project over the next five years.	Residences of West Columbus, City Place Apartments, and Baker Street Village are 3 multi-family affordable projects constructed during the last Housing Element Period. The California Tax Credit Allocation Committee allocated a little over \$6 million in tax credits for these projects. See discussion above regarding HOME funds allocated for affordable housing projects.	With the dissolution of redevelopment the City will seek other sources of funding to utilize in the creation of new public housing.
Objective 1-6: Provide the citizens in the City of Bakersfield with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.		
1-6-1: The City will preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e. rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.	The City of Bakersfield continues to allow and encourage developers to "piggyback" applications if multiple approvals are required.	The City will assist and encourage developers to "piggyback" applications if multiple approvals are necessary.
1-6-2: The City will preserve affordability and provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low income households.	The City provides incentives (density bonuses, fee deferral, fast tracking, etc.) to developers of affordable housing, senior housing, and infill development within the central area of the City. The City also provides "Team Bakersfield" that assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time an affordable housing developer must spend in City offices and makes the approval process smoother and faster.	Utilizing the "Team Bakersfield" approach allows developers to fast track applications from initial submittal to approval, by providing a staff liaison to assist in resolving permitting and development issues as part of the permitting process.

Policy/Programs	Accomplishments	Status
<p>1-6-3: Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply by:</p> <ul style="list-style-type: none"> • Providing incentives (i.e., density bonuses, fee reduction, etc.) to developers who agree to construct a set percentage of very low and low-income units or senior citizen affordable units. • Continue to have the first staff person that assists a low income housing developer to be the primary City contact for that developer on that project. This person then assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low income housing developer must spend in City offices and makes the approval process smoother and faster. • Review density bonus ordinance and, if necessary, amend to be consistent with Government Code §65915 if it is determined to be inconsistent. In the meantime, the City will consider requests for density bonuses consistent with Government Code §65915. 	<p>The City provides density bonuses in compliance with Government Code Section 65915. Three projects used the City's density bonus to construct a total of 399 multi-family housing units within the 2008-2013 planning period.</p>	<p>The City continues to encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.</p> <p>As discussed above, the City provides incentives to developers of affordable, senior, and infill housing and continues to use "Team Bakersfield."</p>
<p>Objective 1-7: Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants.</p>		
<p>1-7-1: To ensure that the development community (both nonprofit and for profit) is aware of the housing programs and technical assistance available from the City.</p> <p>Publish the City's Housing Element and updates, Annual Action Plan, Annual Redevelopment Agency Report and respective notices. Provide an annual funding application workshop for interested agencies and developers.</p>	<p>To help spread awareness of its housing programs, the City publishes the Housing Element and Updates, the Annual HUD Action plan, and respective notices. These documents can be found on the City's website.</p>	<p>The City continually updates these documents. An interactive City partnered affordable housing map can be found on the City's website.</p>

Policy/Programs	Accomplishments	Status
Objective 2-1: Provide information to profit and nonprofit developers and other housing providers on available vacant land.		
<p>Policy 2-1-1: Monitor and update the inventory of vacant lands using the City's GIS mapping capabilities. The City will continually update the base map to overlay urban vacant lands with zoning and density information and make this information available on line and in various City offices.</p> <p>Continue publication of the City newsletter, "Blueprints," that reports on recent and planned developments and existing and proposed City programs and incentives.</p>	<p>The City's inventory of vacant land is available upon request at the Community Development Department. This information is also online and in various City offices.</p> <p>Staff continues the publication of the annual City Relocation magazine that highlights recent and planned developments along with City programs and incentives.</p>	<p>Using the City's GIS mapping capabilities, the City will continually update the base maps to overlay urban vacant lands with zoning and density information.</p> <p>The City no longer publishes its Blueprints publication.</p>
Objective 2-2: Provide opportunities for mix-use developments.		
<p>Policy 2-2-1: To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access.</p> <p>Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p>	<p>South Millcreek Village is an example of a mixed-use project that includes 70,000 square feet of new commercial space and the construction of 36 for-sale units, 70 multi-family rental and 62 senior apartments that target very low, low-and moderate income households. Funding for this project comes from HUD, HOME, CDBG, housing set aside and tax increment funds.</p>	<p>The City continues to encourage the development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.</p>

Policy/Programs	Accomplishments	Status
Objective 2-3: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.		
<p>Policy 2-3-1: Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary.</p> <p>Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.</p>	<p>The City continues to monitor the amount of land zoned for all types of housing and will initiate zone changes if necessary. The existing Land Use Element demonstrates 12 years' worth of vacant residential land available for all income types at the City's present growth rate. The GIS system is updated monthly to provide all who are interested public information on the amount and location of available residentially zoned land in relationship to current construction.</p>	<p>The City continually processes General Plan Amendments and Zone Changes in order to provide properly zoned parcels for residential and commercial development. The City also annexes land to provide enough land to meet housing needs.</p>
<p>Policy 2-3-2: Ensure that there is a sufficient number of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Continue the program of lot consolidation to combine small residential lots into a large lot to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis.</p> <p>In order to ensure that there is sufficient vacant residentially zoned land to accommodate the RHNA for very low and low income housing, the City will rezone at least 40 to 80 acres of land to R3 and R4. The land will accommodate owner and renter multifamily housing by right without discretionary review or CUP. This land will become available during the planning period where water and sewer can be provided and have the capacity to permit at least 16 units per site. This will create enough vacant high density residential land to permit at least 5,500 new affordable housing units.</p>	<p>As mentioned above, the City continually monitors the amount of vacant land available to ensure that there is enough vacant land to meet the housing needs of the City.</p> <p>The City actively pursues land acquisition in the developed portions of Bakersfield to provide more usable parcels for low cost housing. Staff routinely meets with developers to aid in the development of multifamily dwelling projects suitable for low income housing.</p> <p>The City up-zoned 60 acres of land that accommodates owner and renter multifamily housing by right. There is water and sewer available and has the capacity to develop up to 17.42 units per acre on 24 acres and up 72.6 units per acre on 36 acres.</p>	<p>Continue to ensure there is sufficient number of multifamily zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Continue the program of lot consolidation to combine small residential lots into a large lot to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis.</p>

Policy/Programs	Accomplishments	Status
<p>2-3-3: Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA).</p> <p>Require that water and sewer providers adopt written policies and procedures that grant priority to proposed developments that includes housing affordable to lower income households. For private water and sewer companies regulated by the Public Utilities Commission, the commission will be encouraged to adopt written policies and procedures for use by those companies in a manner consistent with the statute. In the meantime, these companies will comply with SB 1087 and grant priority to proposed affordable housing projects.</p>	<p>All water providers in the City have adopted Urban Water Management Plans that are required to project the water demands from lower income households as identified in our Housing Element.</p> <p>The City has adopted policies (Res No.249-06) that water and sewer service priority will be given to any proposed development that includes units for lower income households.</p>	<p>There is adequate infrastructure to meet the City's identified housing needs.</p> <p>The City will continue to implement its adopted policies that water and sewer service priority will be given to any proposed development that includes units for lower income households.</p>
<p>2-3-4: Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics.</p> <p>Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units. These programs may include density bonuses, fee reductions, and amending the Zoning Ordinance to include procedures to modify development standards for larger units.</p>	<p>Three of the new affordable housing projects in the City that were also funded by HUD or Redevelopment funds included large family units with three or more bedrooms.</p>	<p>As discussed above, the City continues to work with the development community to identify all incentives and programs that the City offers, along with providing technical assistance for state and federal programs, to ensure that housing is developed that meets the needs of all citizens of Bakersfield.</p>

Policy/Programs	Accomplishments	Status
Objective 3-1: Preserve existing neighborhoods.		
<p>3-1-1: Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities.</p> <p>Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.</p>	<p>The City through its Administrative Review, Board of Zoning Commission and Planning Commission review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities).</p>	<p>The City continues to review development proposals for conflicts with existing neighborhoods. The review is also part of the City's CEQA environmental review.</p>
<p>3-1-2: Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs.</p> <p>Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.</p>	<p>The City places a high priority on its code enforcement program.</p> <p>The City completed its Southeast Neighborhood Revitalization Project, which was a three-year comprehensive targeted neighborhood revitalization program. This program includes the addition of one dedicated Code Enforcement position, partial clerical support, equipment and supplies to provide various code enforcement activities such as removal of junk cars and the demolition of substandard structures.</p>	<p>The City continues to enforce existing regulations regarding derelict or abandoned vehicles, illegal outdoor storage, and substandard or illegal buildings and has established regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety, or fire hazard.</p>
<p>3-1-3: Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.</p> <p>Use CDBG funds to install and upgrade public service facilities.</p> <p>Continue to program of rebating 25 percent of the traffic impact fees to developers of low and moderate income housing.</p>	<p>By using CDBG funds, the City has improved sewer, streets and park facilities, removed graffiti, and has installed public wet play parks and pools in declining neighborhoods.</p>	<p>The City continues to utilize CDBG funds to improve streets and create livable neighborhoods.</p> <p>The City no longer offers rebates of 25 percent of traffic impact fees to developers of low and moderate income housing.</p>

Policy/Programs	Accomplishments	Status
3-1-4: Assist homeowners in foreclosure and continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure.	No homeowners were assisted with foreclosures.	The City no longer implements this program due to lack of funding.
Objective 3-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Bakersfield.		
3-2-1: Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will continue to aggressively market the single family rehabilitation loan program in the City using federal and Redevelopment Agency LMIHF for deferred or below market interest loans to single family residents to rehabilitate 5 single-family home units in the Southeast Redevelopment Project Area.	The City, as described above, aggressively markets all of its housing programs. The City used RDA funds to rehabilitate 56 units of public housing at Madison Place Apartments. Additionally, over the last five years, the City utilized HOME funds for Home Access Grant funds. These funds have assisted 90 households in the rehabilitation of their units.	The City will continue to seek funds to rehabilitate homes for accessibility needs.
3-2-2: Provide technical and financial assistance to all eligible multifamily complex owners to rehabilitate existing dwelling units through low interest or deferred loans. Use \$300,000 of HOME new construction funds each year for the rehabilitation of 80 multifamily units over five years. If the project is in the Redevelopment Area, the set-aside fund would contribute \$350,000 to the funding pool.	Over the last Housing Element period, 90 households were able to make their homes handicap accessible with these funds.	The City continues to provide technical and financial assistance to households in need of accessibility for the disabled.

Policy/Programs	Accomplishments	Status
<p>3-2-3: Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City.</p> <p>Incorporate LBP policies and programs into housing programs.</p> <p>Provide \$80,000 in HOME funds for the testing and mitigation of 40 housing units for lead-based paint.</p>	<p>No funds were available to assist in the mitigation of lead based paint hazards.</p>	<p>On a project-by-project basis, funds can be made available to test for and mitigate lead based paint hazards occurring in housing units that receive HUD program funds for rehabilitation.</p>
<p>3-2-4: Continue to apply for and allocate \$400,000 over five years of CDBG, HOME, and ESG funds to housing for special needs groups.</p> <p>Continue funding the Home Access Grant funds to provide a one-time grant of \$3,500 to 135 disabled persons to improve or provide access to their homes.</p>	<p>The City was successful in applying for and allocating over \$1,000,000 over 5 years of CDBG, HOME, and ESG funds to housing for special needs groups.</p>	<p>See 3-2-1, the City will continue to seek funds to rehabilitate homes for accessibility needs.</p>
<p>3-2-5: Continue to set-aside 15 percent of HOME entitlements (\$210,000 a year) funds for Community Housing Development Organization (CHDO) acquisition and rehabilitation.</p> <p>Make funds available to community based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City's housing stock and sell them to very low and low income first-time homebuyers.</p>	<p>The City set aside over \$400,000 in HOME-CHDO funds which were used to construct affordable multi-family housing.</p>	<p>The City continues to set aside 15 percent of HOME entitlements for CHDO acquisition and rehabilitation or construction.</p>

Policy/Programs	Accomplishments	Status
Objective 3-3: Preserve At Risk Housing		
<p>3-3-1: Preserve the existing affordable rental housing stock in the City of Bakersfield.</p> <p>Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out.</p> <p>Continue to assist the housing nonprofit, Golden Empire Affordable Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City. GEAHl has already acquired two such complexes. The HACK has not requested funding from the City at this time.</p>	<p>The housing non-profit, Golden Empire Affordable Housing, Inc. formed by HACK, acquired housing over the last Housing Element period to preserve their affordability. HACK monitors the status of 278 rental housing units by regular contact with the owners of rental complexes that may be at risk of selling out of the affordable housing program.</p>	<p>The City continues regular contact with the California Housing Partnership Corporation and continues to assist nonprofits in the purchase and rehabilitation of any at risk units in the City.</p>

Policy/Programs	Accomplishments	Status
<p>3-3-2: Closely monitor the status of affordable rental housing units.</p> <ul style="list-style-type: none"> Continue regular contact with the owners/ operators of four rental complexes that may be at risk of selling out of the affordable housing program. Those four are: Aqua Terrace, Pioneer Village, Sundance Apartments, and Woodland Apartments. Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties. Upon notification that a project is at-risk, the City will meet with the development community and provide assistance in preserving these units. Assistance may be in the form of financial assistance from the City which may come from programs such as CalHFA's preservation program. Other assistance may be technical assistance with applications for other programs, such as the Low Income Housing Tax Credit Program. When a project becomes at-risk, the City will work with the development community to provide education to tenants about what it means when a project is at-risk, the level of the risk of conversion to market rate rents, and assistance with finding other housing opportunities should the project not be preserved. 	<p>The four at risk rental housing developments, Aqua Terrace, Pioneer Village, Sundance Apartments, and Woodland Apartments, were preserved as low income housing.</p>	<p>According to data from the California Housing Partnership Corporation, there are a total of 5,462 units in Bakersfield that receive assistance for low-income families, seniors, and agricultural workers through State and Federal programs. Of these, a total of 565 units, contained in 11 complexes, are considered at risk of being lost from the affordable housing inventory.</p> <p>The City will continue to meet with the development community and provide assistance in preserving these units.</p>

Policy/Programs	Accomplishments	Status
Objective 4-1: Eliminate housing discrimination.		
<p>4-1-1: The City will support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1986, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.</p> <p>The CDD will implement the following programs:</p> <ul style="list-style-type: none"> • Complete a Fair Housing “analysis of impediments (AI)” on an annual basis concurrent with the Consolidated Plan Annual Action Plan. • Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions. • Educate mortgage lenders that they need to increase their outreach in lower income areas. • Continue annual assistance to the Association of the Board of Realtors in coordinating the annual Fair Housing Arts Contest. • Inform the Housing Authority of the County of Kern (HACK) that they need to continue to actively solicit additional units for Section 8 housing in neighborhoods that are not traditional residential areas for such housing. • Promote transit accessibility with KernCOG for needed public transportation to link major employers currently not served by public transit with existing lower income housing locations. • Require that all recipients of locally administered housing assistance funds be required to acknowledge their understanding of fair housing law and affirm their commitment to the law. <p>Continued on next page...</p>	<p>The City regularly completes a Fair Housing Analysis of Impediments. The last Analysis completed was in January 2015 for the years 2015 to 2020, and the City has developed fair housing brochures aimed at Asian and Hispanic communities. These brochures are distributed at outreach events including school fairs, health fairs, and City sponsored events. The staff also provides information flyers and brochures that highlight disability provisions of both federal and state fair housing laws and familial status discrimination.</p> <p>In addition, fair housing laws are taught to students through an Art and Essay Contest by the Bakersfield Real Estate Association in which the City participates.</p> <p>The City of Bakersfield always encourages HACK to continue to solicit additional units for Section 8 housing.</p> <p>The Fair Housing Officer for the City routinely investigates all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies. The officer also provides information and referral services to approximately 1,200 housing consumers and housing providers per year via the City of Bakersfield’s 24-hour discrimination hotline.</p>	<p>The City will continue its Fair Housing program which includes housing discrimination complaint investigation and fair housing education and outreach. The City will investigate allegations of housing discrimination under the fair housing laws and conduct fact finding investigations and propose potential solutions for victims of housing discrimination.</p> <p>The City will establish an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination.</p> <p>Outreach will include the development and distribution of educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials will be made available free to the public in various languages.</p> <p>Outreach will also include workshops on fair housing law for landlords, tenants, nonprofit organizations and government employees.</p>

Policy/Programs	Accomplishments	Status
<ul style="list-style-type: none"> • Update fair housing brochures aimed at reaching the growing Asian and Hispanic communities. • Update information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws and (2) familial status discrimination to be distributed at all types of outreach events including school fairs, health fairs, and City sponsored events. • Collaborate with service agencies to distribute educational materials. • Conduct regular workshops on the fair housing laws to educate property owners and managers and real estate professionals about race and disability discrimination and familial status protections. • Provide annual fair housing tester training in order to promote tester-pool retention. • Investigate all formal housing discrimination complaints received by the Fair Housing Program and make appropriate referrals to enforcement agencies. • Employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact. • Provide information and referral services to approximately 1,200 housing consumers and housing providers per year via the City of Bakersfield's 24-hour discrimination hotline. 		

Policy/Programs	Accomplishments	Status
Objective 4-2: Reduce the incidence of displacement.		
<p>4-2-1: In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation.</p> <p>The City will continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.</p>	<p>In development of public projects, the City requires an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. As required by Federal and State Redevelopment Relocation laws, the City provides or requires developers to provide temporary and permanent relocation services during the construction or rehabilitation of publicly funded housing projects.</p>	<p>As needed the City will continue to reduce the incidence of displacement and mitigate the impacts.</p>
Objective 5-1: Maximize coordination and cooperation among on housing providers and program managers.		
<p>5-1-1: The City will continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to extremely low, very low, low and moderate-income households.</p> <p>The City will maintain membership in HACK to qualify City residents for Section 8 existing housing assistance administered by the Housing Authority. Provide information on the availability of Housing Authority programs to qualified residents.</p> <p>The City will continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.</p> <p>The City will continue the program that pairs the first City employee that assists a developer of low income housing with that developer for the entire processing period. The City employee is the primary contact for all City actions for that project.</p>	<p>During the previous Housing Element period the City continued to support HACK and maintained its membership. The City remained a participant in the Homeless Collaborative and continues assistance to developers of low income housing.</p>	<p>The City continues to support HACK to provide housing assistance to extremely low, very low, low, and moderate-income households. Staff provides information on the availability of Housing Authority programs to qualified residents.</p> <p>Staff continues to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.</p> <p>Team Bakersfield program is available to assist developers of low income housing through the planning and permitting process (refer above to discussion of Team Bakersfield).</p>

Policy/Programs	Accomplishments	Status
5-1-2: The City will investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. The City will work with the Kern County Administration and HACK to identify and solve regional problems.	The City Council and Board of Supervisors met quarterly to investigate alternative intergovernmental arrangements and program options that may be able to address area-wide housing issues and problems.	The City will continue to investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems.
Objective 6-1: Achieve a jobs/housing balance.		
6-1-1: The City will cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.	The City routinely meets with large employers, the Chamber of Commerce and major commercial and industrial developers to identify and implement programs to balance employment growth with affordable housing opportunities. Infill projects, such as Parkview Cottages and Creekview Villas, are located in central Bakersfield, close to many goods and services, schools, and job opportunities.	The City will continue to encourage infill development so that housing is close to job centers.
6-1-2: The City will consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed. The City will participate in the development of Job Training Resource training center which will be located in a low income area in southeast Bakersfield. Components could include a day care center, retail training, offices, and be a one-stop for job search and job training.	The City of Bakersfield, though interested in the development of Employers Training Resource center, was unable to develop this during the last Housing Element. It is a policy in this Housing Element to develop this center over the next Housing Element period.	The City will continue to monitor employment growth in relation to housing needs. There is currently an America's Job Center of California in the County of Kern, in Metro Bakersfield area, which serves as the recruitment and training center for local employers and job seekers.

1.5.c. APPROPRIATENESS

This update to the Housing Element revises existing programs and adds new programs, where appropriate, to ensure that the City's priorities are addressed, that requirements of State law are addressed, and that constraints to housing are removed, to the extent feasible. Based on the achievements made in the previous Housing Element, the City's

goals, objectives, policies and programs have been appropriate in addressing the communities housing needs and will be generally kept in the Housing programs, with modifications to streamline, condense or clarify policies where appropriate. As discussed in Table 5, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs of the 2008-2013 Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary.

Due to the dissolution of the City's Redevelopment Agency, the City has experienced a reduction in staffing and budget, so programs that are not feasible to implement due to staff or funding constraints will be removed.

The following provides a description of each goal and what has been learned based on the analysis of progress and effectiveness of the previous element discussed above.

GOAL 1: PROVIDE HOUSING OPPORTUNITIES AND ACCESSIBILITY FOR ALL ECONOMIC SEGMENTS OF THE CITY.

The City of Bakersfield has many concentrated efforts to increase the availability of permanent housing for all economic segments in the City. The City will continue these efforts to the extent feasible. Federal and State funding sources have significantly been reduced, therefore, some policies and programs will be modified based on funds currently available or anticipated during the planning period.

GOAL 2: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF AFFORDABLE NEW HOUSING.

The City of Bakersfield will continue to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level that can be supported by the infrastructure.

GOAL 3: PRESERVE, REHABILITATE AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS.

The City of Bakersfield will continue to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

GOAL 4: ENSURE THAT ALL HOUSING PROGRAMS PROMOTE EQUAL OPPORTUNITY TO SECURE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL MEMBERS OF THE COMMUNITY REGARDLESS OF RACE, COLOR, ANCESTRY, NATIONAL ORIGIN, RELIGION, SEX, DISABILITY, AGE, MARITAL STATUS, FAMILIAL

STATUS, SOURCE OF INCOME, SEXUAL ORIENTATION, OR ANY OTHER ARBITRARY FACTOR.

The City of Bakersfield will continue to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

The City will continue to implement its fair housing policies and programs that provide assistance to individuals and groups and promote quality.

GOAL 5: ENCOURAGE SUSTAINABLE DEVELOPMENT PATTERNS AND PROMOTE INFILL WITH SUFFICIENT AFFORDABLE HOUSING WITH ACCESS TO TRANSIT, EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND SERVICES, AND AMENITIES.

The City of Bakersfield will continue to encourage sustainable development patterns and promote infill with sufficient affordable housing with access to transit, employment opportunities, community facilities and services, and amenities. With more infill development, the City can also maintain its agricultural and environmental resources that enhance the quality of living in our community. Intergovernmental cooperation and regional housing programs can help maximize effectiveness in solving local and regional housing problems.

SECTION 2.0 EXISTING CONDITIONS AND DEMOGRAPHIC DATA

The purpose of this section is to summarize and analyze the existing housing conditions in Bakersfield. The section consists of two major sections: Section 2.1 - Summary of Existing Conditions - an analysis of population trends, employment trends, household trends and special needs groups, and Section 2.2 – Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, “at-risk” housing and suitable lands for future development.

2.1 SUMMARY OF EXISTING CONDITIONS

It is important when evaluating housing needs to analyze demographic variables, such as population, employment, and households, in order to assess the present and future housing needs of the City of Bakersfield. This section utilizes sources, such as U.S. Census data, CA Department of Finance, and Kern Council of Governments as the primary sources of this information. See Appendix A for a complete list of data sources.

2.1.a. POPULATION TRENDS

Bakersfield is one of eleven incorporated cities within Kern County. In 2010, Bakersfield represented 41 percent of the Kern County population. Between 2000 and 2013, Bakersfield experienced the largest numerical gain in population in Kern County, while ranking third in proportional gain. In 2010, Bakersfield ranked first among Kern County cities with a total population of 347,483 persons. The Bakersfield’s contribution to Kern County’s population was 57 percent of total population growth.

Table 6: Population Trends – Kern County and Cities (1990-2013)

Jurisdiction	1990	2000	2010	2013	Change 2000 – 2013	
					Number	Percent
Kern County	543,477	661,649	839,631	857,882	196,233	30%
Arvin	9,286	12,956	19,304	19,960	7,004	54%
Bakersfield	174,820	247,057	347,483	359,221	112,164	45%
California City	5,929	8,838	14,120	13,150	4,312	49%
Delano	22,762	40,036	53,041	51,963	11,927	30%
Maricopa	1,185	1,173	1,154	1,165	-8	-1%
McFarland	7,005	9,932	12,707	12,577	2,645	27%
Ridgecrest	27,725	25,103	27,616	28,348	3,245	13%
Shafter	8,409	13,045	16,988	17,029	3,984	31%
Taft	5,902	8,975	9,327	8,911	-64	-1%
Tehachapi	5,791	10,861	14,414	13,313	2,452	23%
Wasco	12,294	21,604	25,545	25,710	4,106	19%
Source: US 2010 Census, California Department of Finance, Kern COG Preliminary 2014 RTP						

Bakersfield has had a steadily increasing population with average annual growth rate at about 3 percent. In recent years the rate of growth has decreased. In 2013, there were 359,221 persons estimated to reside in the City, according to CA Department of Finance.

The current population represents a numeric increase of 112,164 persons since 2000 or 45 percent growth.

Table 7: City of Bakersfield Population Trends (1990 - 2013)

Year	Total Population	Numeric Change	% Growth	Avg. Annual Growth
1990	174,820	n/a	n/a	n/a
2000	247,057	72,237	41%	3.9%
2010	347,483	100,426	41%	3.9%
2013	359,221	11,738	3%	1.7%
Source: U.S. Census, CA Department of Finance				

As reported in the 2010 Census, 27.9 percent of the population in the City of Bakersfield is between the ages of 25-44. The 25-34 age groups experienced the largest numeric growth between 2000 and 2010 with a growth of 15,529 persons. In the same time period, the 55-64 age group increased by 14,650 persons with the largest proportionate growth. 20-24 year olds were the second largest in proportionate growth, followed by 15-19 year olds, demonstrating that in addition to more seniors, causing a growing number of young adults entering the rental and housing markets.

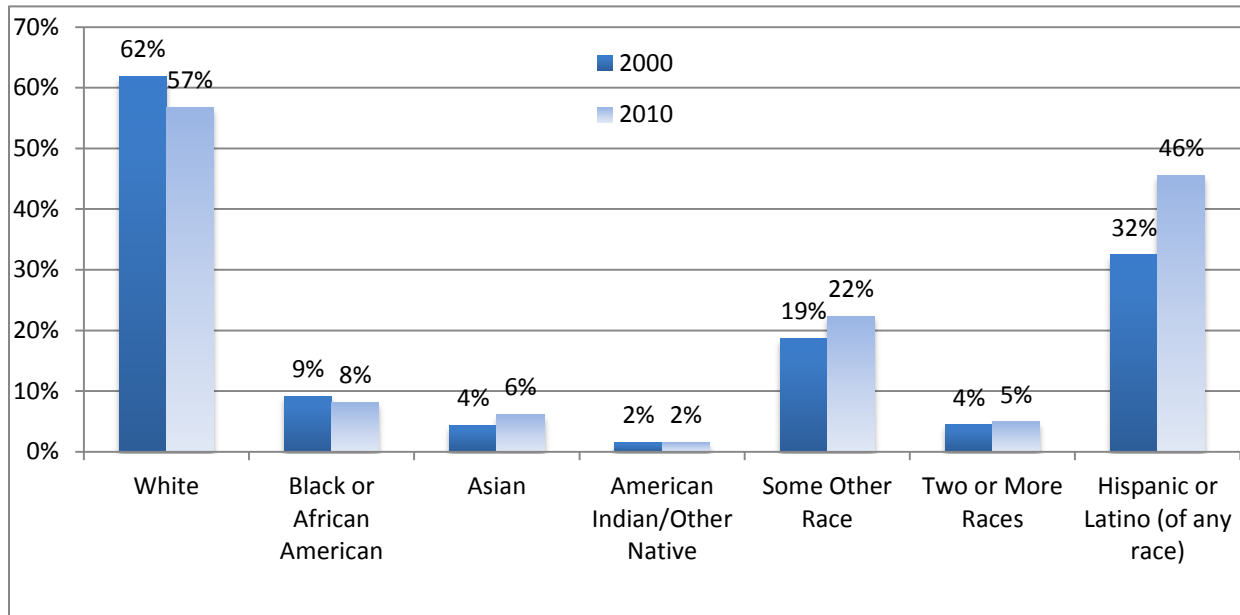
Table 8: Population by Age Groups (2000-2010)

Age Group (years)	2000		2010		Change	
	No.	%	No.	%	No.	%
Less than 5	21,736	8.8%	31,344	9.0%	9,608	44.2%
5-14	46,287	18.7%	59,466	17.1%	13,179	28.5%
15-19	20,338	8.2%	30,191	8.7%	9,853	48.4%
20-24	17,207	7.0%	25,846	7.4%	8,639	50.2%
25-34	35,523	14.4%	51,052	14.7%	15,529	43.7%
35-44	38,334	15.5%	45,972	13.2%	7,638	19.9%
45-54	29,576	12.0%	43,251	12.4%	13,675	46.2%
55-64	16,375	6.6%	31,025	8.9%	14,650	89.5%
65-74	11,217	4.5%	16,309	4.7%	5,092	45.4%
75-84	7,777	3.1%	9,190	2.6%	1,413	18.2%
85 & Older	2,687	1.1%	3,837	1.1%	1,150	42.8%
TOTAL	247,057	100%	347,483	100%	100,426	40.6%
Median Age	30.1		30.0		(0.1)	-0.3%
Source: 2000-2010, U.S. Census						

Since 1980, City and County median age has been less than the statewide median. In 1980, the state median age was 28.7 years, while the City and County median ages were 27.6 years and 27.2 years, respectively. Each of the jurisdictions has steadily increased in median age much like the rest of the nation. By 2010, the state median age was 35.2 while the City's was 30 years of age and the national median age was 37.2 years.

There has been a significant increase in the number of persons of Hispanic heritage in the City of Bakersfield over the ten years between the 2000 and 2010 Census. The diversity of the Bakersfield community is growing as a majority of races and Hispanics have increased and the City's white population has decreased.

Figure 1: Population by Race and Hispanic Heritage 2000 & 2010



2.1.b. EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), the Kern County labor force consisted of 354,200 in 2007 and 390,900 persons in 2013. This represents an annual average increase of 1.7 percent or 36,700 jobs. Farming is the largest employer in the County, followed by State and local government. The six service industries combined for 32% percent of the County labor force.

Table 9: Kern County Employment by Industry (2007 - 2013)

Industry	2007	%	2013	%
Total Farm	48,200	16%	55,900	18%
Mining, Oil & Gas Extraction, Well Drilling	10,000	3%	12,900	4%
Construction	17,400	6%	17,800	6%
Manufacturing Durable Goods	5,700	2%	5,400	2%
Manufacturing Nondurable Goods	7,800	3%	8,900	3%
Wholesale	8,000	3%	9,200	3%
Retail	30,000	10%	31,200	10%
Transportation, Warehousing & Utilities	9,700	3%	9,900	3%
Information	2,900	1%	2,500	1%
Financial, Insurance & Real Estate	8,900	3%	8,800	3%
Professional & Business Services	25,400	9%	26,800	9%
Educational & Health Services	27,800	10%	31,800	10%

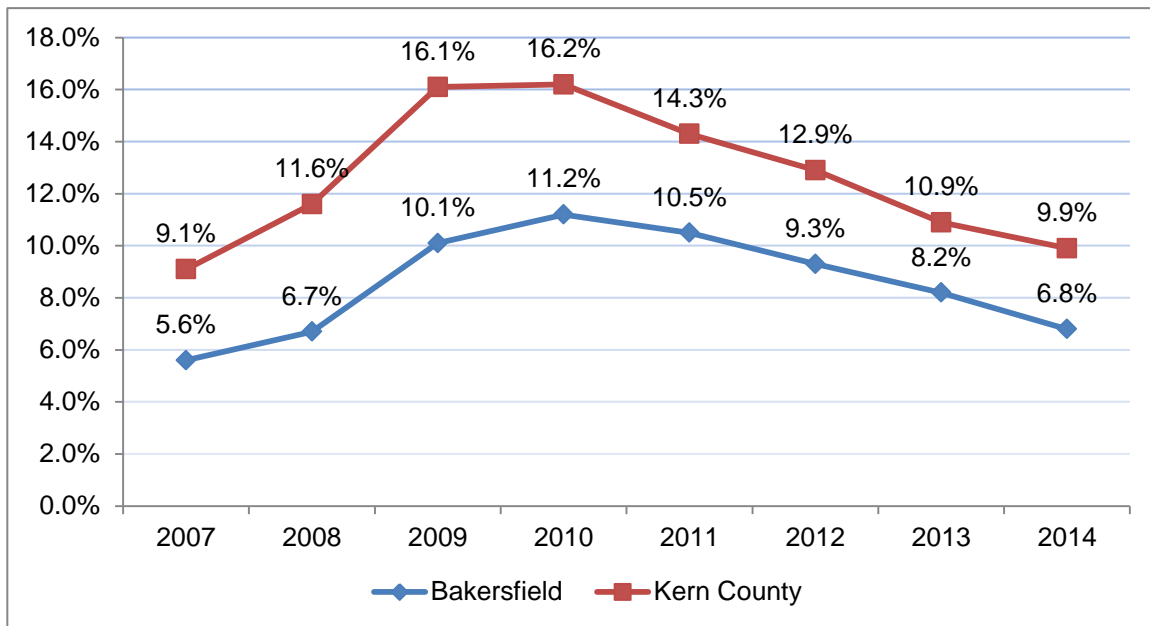
Industry	2007	%	2013	%
Leisure & Hospitality	21,600	7%	23,000	7%
Other Services	7,000	2%	7,500	2%
Federal Government	9,600	3%	9,900	3%
State & Local Government	52,300	18%	49,800	16%
TOTAL	292,300	100%	311,300	100%
Source: California Employment Development Department				

The largest employment group in Bakersfield is Educational, Health Care and Social Services (23 percent) followed by Retail, according to the U.S. Census. Farming only comprises 10 percent of the labor force in Bakersfield.

Table 10: Bakersfield Employment by Industry (2006 - 2013)

Industry	2006	Percent	2013	Percent
Agriculture, Fisheries, Oil and Gas	11,520	8%	14,929	10%
Construction	12,932	9%	8,381	6%
Manufacturing	5,725	4%	7,854	5%
Wholesale	5,522	4%	4,856	3%
Retail	15,798	11%	16,650	11%
Transportation, Warehousing and Utilities	8,804	6%	7,642	5%
Information	2,774	2%	2,104	1%
Finance, Insurance and Real Estate	8,766	6%	7,859	5%
Professional and administrative services	11,079	8%	11,726	8%
Educational, Health Care and Social Services	31,396	23%	33,019	23%
Arts, Entertainment, Hotels and Food Services	8,414	6%	12,850	9%
Other Services, Except Public Administration	8,154	6%	7,172	5%
Public Administration	7,659	6%	9,859	7%
Total Working Population	138,543	100%	144,901	100%
Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey				

According to the California EDD, there were 165,800 persons in the Bakersfield labor force in 2014, an increase of 18,300 persons from 2007. Generally, the unemployment rate has decreased since 2010 in the City and the County with the City unemployment rate consistently remaining lower than the Kern County rate. At the end of 2014, the City unemployment rate was 6.8 percent and the County rate was 9.9 percent. Bakersfield has many employment options that are dispersed at various locations throughout the City.

Figure 2: Bakersfield & Kern County Unemployment Rates (2007-2014)

Between 2007 and 2014, employment in the City of Bakersfield increased at an average of 1.5 percent per year and a total increase of 11 percent.

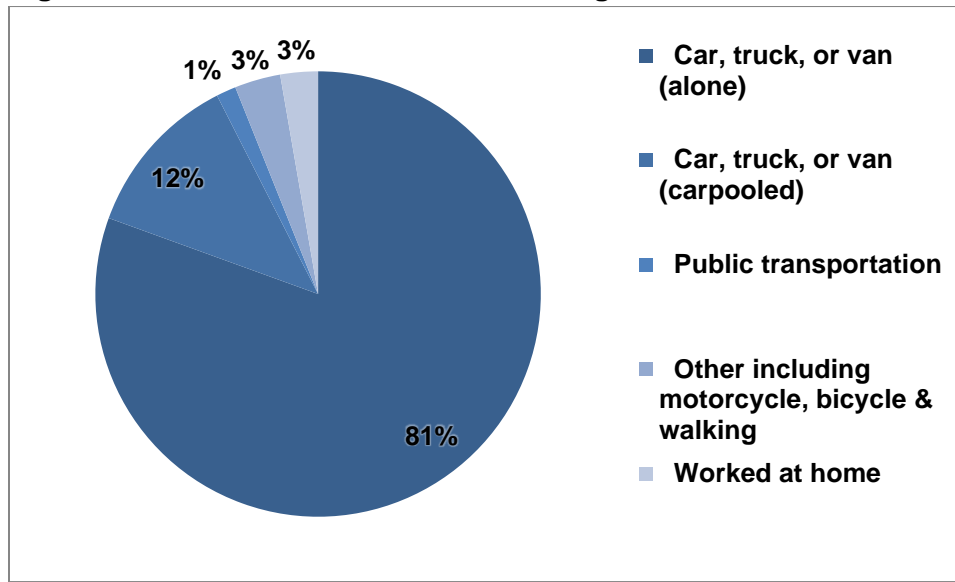
Table 11: Bakersfield Labor Force Trends (2007-2014)

Year	Labor Force	% Change	Employment	% Change
2007	147,500		139,200	
2008	152,600	3.5%	142,300	2.2%
2009	151,700	-0.6%	136,500	-4.1%
2010	154,800	2.0%	137,300	0.6%
2011	159,900	3.3%	143,100	4.2%
2012	165,000	3.2%	149,700	4.6%
2013	166,100	0.7%	152,600	1.9%
2014	165,800	-0.2%	154,500	1.2%

According to the U.S. Census Bureau, in 2013, 67 percent of the labor force that lived within the City actually worked there as well. A total of 94 percent of all employed persons worked in the County. A majority of Bakersfield workers are commuting alone by car (81 percent in 2013) but their commute is less than 30 minutes each way. Demonstrating an adequate amount of housing near work locations; 31 percent have a commute less than 15 minutes. 81 percent of residents commute to work alone in vehicles. Table 12 shows the amount of working Bakersfield residents who are commuting out of the City.

Table 12: Employment by Commuting Patterns (1980-2013)

Commuting Patterns	1980	1990	2000	2013
Worked in Bakersfield	70%	71%	66%	67%
Worked outside Bakersfield	30%	29%	44%	33%
Source: U.S. Census & 2009-2013 American Community Survey 5-Year Estimates				

Figure 3: Bakersfield Mode of Commuting, 2013**Table 13: Jobs, Housing Units, Jobs-Housing Ratio Projections, 2010 -2023**

	2000	2010	2013	2023	2013 - 2023	
					Net Change	% Change
Jobs	111,588	137,700	155,203	175,200	19,997	13%
Housing Units	88,262	120,725	123,066	168,300	45,234	37%
Jobs-Housing Ratio	1.26	1.14	1.26	1.04		-17%
Source: 2000 Census, Kern COG, Kern Regional Housing Data Report						

The jobs-housing ratio monitors the balance between employment growth and housing growth. A goal of growth management is to encourage the development of housing in proximity to job growth. The strategy of balancing housing and job growth is intended to reduce the need for long commutes, and to keep living and working communities easily accessible to each other. Bakersfield has maintained a balanced ratio that has reduced vehicle miles traveled and has provided the residents with a variety of options to live that is near their place of employment.

Listed below are the top employers in the Kern County. Edwards Air Force Base is the largest employer in the County, while Kern County Government is the largest employer in the City.

Table 14: Major Employers in Kern County

Employer Name	Industry
American Honda Motor Co	Automobile-Manufacturers
Bakersfield Memorial Hospital	Hospitals
Chevron Corp	Oil Refiners-Manufacturers
County of Kern	Government
Edwards Air Force Base	Military Bases
Grimmway Farms	Farms
Kern County Super. of Schools	Schools
Kern Medical Center	Hospitals
Marko Zaninovich Inc.	Fruits & Vegetables-Growers & Shippers
Mercy Hospital Bakersfield	Hospitals
Naval Air Weapons Station - China Lake	Federal Government-National Security
Rio Tinto Minerals	Mining Companies
Robertsons Ready Mix	Concrete-Ready Mixed
San Joaquin Community Hospital	Hospitals
State Farm Insurance	Insurance
Sun Pacific	Fruits & Vegetables-Growers & Shippers
Wasco State Prison	State Govt-Correctional Institutions
Wm Bolthouse Farms Inc.	Vegetable Farms
Source: EDD America's Labor Market Information System Employer Database, 2015 1st Edition	

2.1.c. HOUSEHOLD TRENDS

In 2000, 83,445 households resided in the City of Bakersfield and that number increased by 42% in the last 13 years. Between 2000 and 2013, the City of Bakersfield added 29,842 households. Currently, there are an estimated 113,287 households. The City increased by approximately 2,296 households a year since 2000.

Table 15: Population and Household Size Projections, 2000 -2023

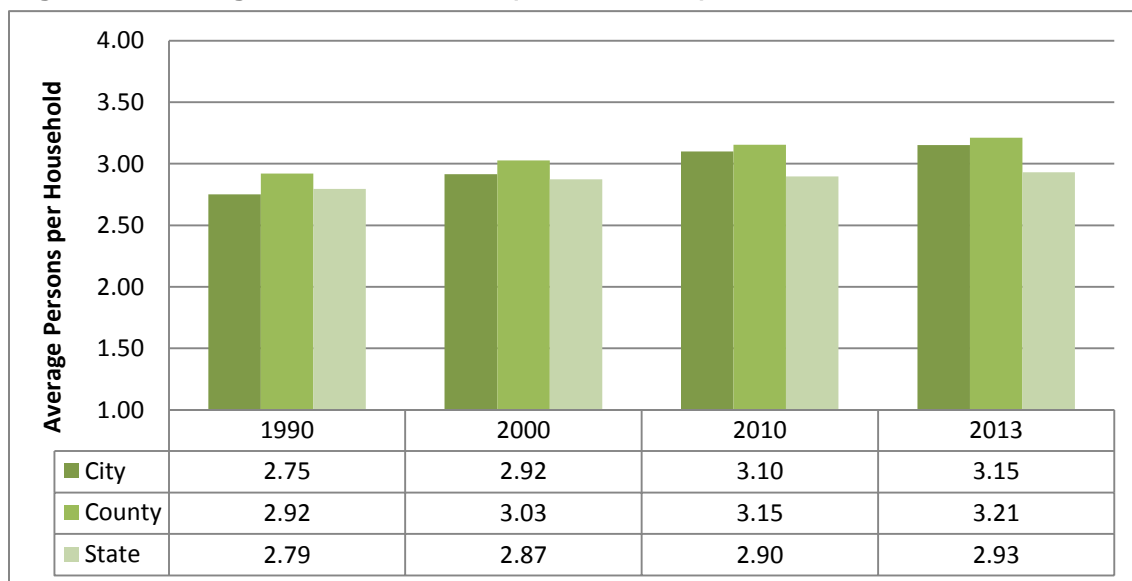
	2000	2010	2013	2023	2013–2023	
					Net Change	% Change
Total Population	253,562	347,483	359,221	505,100	145,879	41%
Group Quarters Population	3,813	3,395	3,638	4,100	462	13%
Household Population	249,749	344,088	355,583	501,000	145,417	41%
Households	83,445	111,132	113,287	155,900	42,613	38%
Average Household Size	2.99	3.1	3.14	3.21	0.07	2%
Sources: Kern COG, Kern Regional Housing Data Report						

Household growth rate is a factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to, and in no particular order: 1) young people leaving home, 2) divorce, 3) aging of the population, 4) work related move into the area and, 5) other social activities that cause people to occupy a

new residence. Bakersfield's household growth rate averaged about 2.6% annually between 2000 and 2013, while the City's population grew about 3% a year. Since 1990, household growth has exceeded population growth. The difference between population and household growth rates has resulted in increasing household size over the years.

The City of Bakersfield average household size has consistently remained smaller than Kern County and has remained higher than the State since 2000. At the same time, the State average household size has consistently remained less than the County. For example, the City average household size was 3.10 persons per household in 2010, while the County average household size was 3.15 and the State average household size was 2.90. The average household size in the City, County and State has been increasing since 1990, indicating a need for housing units with a larger number of bedrooms or new housing for millennials still living with parents and seniors living with adult children. Foreclosures have also caused an increase in more than one family living in a household.

Figure 4: Average Household Size (1990 to 2013)



In 2000, 39 percent of the households were renters in the City. From 2000 to 2013 the amount of owner occupied households decreased by 3 percent, increasing the amount of renter occupied by the same amount. It was estimated in 2013 that 21,477 households occupy a unit in an apartment building with three or more units in the structure. That represents 46 percent of the renters in the City. The remainder of renters occupies units in duplexes, single family homes, or mobile homes. 98 percent of owners occupy single family or mobile homes.

In 2000, more than half of the Bakersfield population was in a two to four person household (62 percent). The larger households (five or more persons) were the largest proportionate gainers between 2000 and 2013 with a 48 percent increase, with the bigger increase being renter occupied (73 percent).

This is a reflection of high housing costs and foreclosure rates as well as tighter lending requirements during the housing market crash of which we are still feeling the effects. At the peak of the recession, Bakersfield ranked eighth nationally in Metropolitan Foreclosure Rates with over 47,000 Notices of Default filed with the Kern County Assessor between 2007 and 2010 (compared to the 38,000 that were filed in the ten years prior to 2007). Homebuyers, young and first-time in particular, experience difficulties qualifying for loans due to credit, unemployment or underemployment, and underwriting standards, thus swelling the renter numbers. California's rate of homeownership has declined since the 2008 Great Recession, a drop of over seven percentage points since its peak year of 2006.

Table 16: Bakersfield Persons per Household Trends (2000 – 2013)

	2000	% of Total	2010	% of Total	2013	% of Total	2000-2013	
							Net Change	% Change
Total:	83,441		111,132		109,932			
Owner occupied:	50,502	61%	66,323	60%	63,549	58%	13,047	26%
1 person	8,420	10%	10,699	10%	10,691	10%	2,271	27%
2 - 4 persons	33,646	40%	42,676	38%	41,692	38%	8,046	24%
5+ persons	8,436	10%	12,948	12%	11,166	10%	2,730	32%
Renter occupied:	32,939	39%	44,809	40%	46,383	42%	13,444	41%
1 person	9,542	11%	11,101	10%	10,976	10%	1,434	15%
2 - 4 persons	18,322	22%	24,220	22%	26,644	24%	8,322	45%
5+ persons	5,075	6%	9,488	9%	8,763	8%	3,688	73%
Source: 2000 & 2010 Census, 2009-2013 American Community Survey 5-Year Estimates								

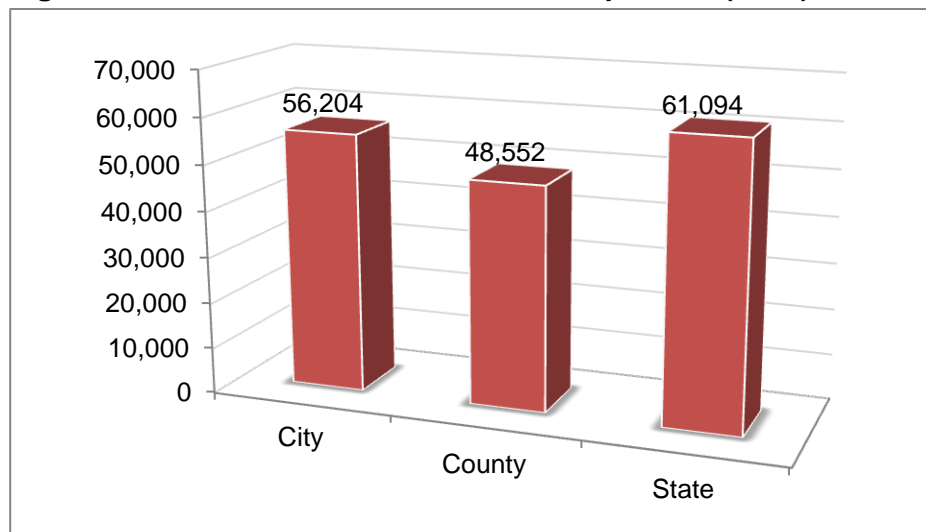
Currently, the City of Bakersfield has about the same percentage of renters as the County but less than the State. Since 2000, renter rates in Bakersfield have been increasing from 39.5 to 42.2, closer to the States' of 44.7 percent in 2013. In 2010, the County renter rate was 40 percent and the State renter rate was 44.1 percent, compared to 40.3 percent for the City. A large number of renters live in single family homes, a trend that has increased since the start of the Recession as foreclosed homes are bought as investment properties and more households need to rent after losing their homes. In Bakersfield, 42% of households are renters, yet 20% of the occupied housing units are multi-family.

In 2000, just over 30 percent of all households in Bakersfield had incomes less than \$25,000 a year. In 2013, it is estimated that this proportion has declined to 23.1 percent of all households. Households with incomes over \$75,000 a year increased between 2000 and 2013. Currently, it is estimated that over 50 percent of all households in Bakersfield have incomes in excess of \$50,000 a year. Since 2000, it is estimated that the median household income increased by 41 percent, from \$39,723 in 2000 to \$56,204 in 2013. One cause in higher household income is the increase in household size, which could increase income with more income earners in a single household.

Table 17: Households by Income (2000-2013)

Income Groups	2000		2010		2013	
	No.	%	No.	%	No.	%
Less than \$10,000	9,084	10.9%	6,022	5.7%	6,816	6.2%
\$10,000 to \$19,999	11,844	14.2%	11,410	10.8%	12,532	11.4%
\$20,000 to \$24,999	5,694	6.8%	5,494	5.2%	6,046	5.5%
\$25,000 to \$34,999	10,274	12.3%	10,354	9.8%	9,894	9.0%
\$35,000 to \$49,999	13,945	16.7%	15,742	14.9%	13,742	12.5%
\$50,000 to \$74,999	15,717	18.8%	19,862	18.8%	20,557	18.7%
\$75,000 to \$99,999	8,630	10.3%	14,474	13.7%	14,621	13.3%
\$100,000 or more	8,240	9.9%	22,397	21.2%	25,614	23.3%
Total Households	83,428		105,648		109,932	
Median Household Income	\$39,723		\$53,997		\$56,204	
Source: 2000 & 2010 Census, 2009-2013 American Community Survey 5-Year Estimates						

In 2010, the median household income in Kern County was estimated to be \$47,089 which is almost 14 percent lower than in the City of Bakersfield. This is consistent with the differences between the two jurisdictions at the time of the 2000 Census, which was a 13 percent difference. In 2013, the U.S. Census American Community Survey estimates that the Kern County median household income was \$48,552. Bakersfield is still lower than the State overall.

Figure 5: Median Household Income Comparison (2013)

The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) for each county in the United States. These AMI figures are used to classify households into income groups (i.e., Very-low, Low, Moderate and Above moderate). Many housing programs, such as CDBG, HOME and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. Bakersfield uses the AMI established for Kern County. For example, the HUD AMI figure for Kern County was \$52,500 in 2013 and the corresponding income groups were defined as Very-low (Less

Than \$26,250), Low (\$26,250-\$42,000), Moderate (\$42,001-\$63,000) and Above-moderate (greater than \$63,000).

Generally, fewer than 38 percent of all households in Bakersfield can be classified as low or very low income. Conversely, another 46 percent are considered Above Moderate Income. The smallest economic component in Bakersfield is the mid-income households approximately 16 percent are considered Moderate Income. Non-family households have lower incomes than family households.

Table 18: Households & Families by Income (2013)

Income	Kern County			Bakersfield		
	Households ¹	Families ²	Non-family ³	Households	Families	Non-family
Total	255,271	191,608	63,663	109,932	81,648	28,284
Less than \$10,000	6.9%	6.5%	11.5%	6.2%	6.0%	9.9%
\$10,000 to \$14,999	7.0%	5.0%	14.9%	5.8%	4.3%	11.3%
\$15,000 to \$24,999	12.4%	11.8%	16.2%	11.1%	10.0%	16.0%
\$25,000 to \$34,999	11.4%	11.2%	11.8%	9.0%	9.1%	10.1%
\$35,000 to \$49,999	13.4%	13.1%	13.3%	12.5%	11.7%	14.3%
\$50,000 to \$74,999	17.9%	18.1%	15.7%	18.7%	18.3%	18.4%
\$75,000 or more	31.1%	34.4%	16.7%	36.6%	40.6%	20.1%
Median Income	\$48,552	\$52,618	\$31,044	\$56,204	\$61,188	\$37,497
Source: 2009-2013 American Community Survey 5-Year Estimates						
¹ A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. ² A family household is a household maintained by a householder who is in a family and includes any unrelated people who may be residing there. ³ A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.						

2.1.d. EXTREMELY LOW INCOME HOUSEHOLDS

Extremely low income is defined as households earning less than 30 percent of Area Median Income (AMI). In 2013, a four-person household with extremely low income earns less than \$17,200 annually. Households with extremely low income have a variety of housing needs. It is not uncommon for households receiving public assistance to be considered extremely low income. Approximately 15 percent of family households are considered extremely low income and 29 percent of non-family households.

According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 10,385 households in Bakersfield are considered to be extremely low income and have a housing cost burden greater than 30% of household income as of 2011. As depicted in Table 19, some households experience high levels of housing problems and paying more than 50 percent of their income towards housing costs. Overpayment was higher among renter than owner households.

HAMFI – This acronym stands for HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market

Rents (FMRs) and income limits for HUD programs. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number), due to a series of adjustments that are made (For full documentation of these adjustments, consult the HUD Income Limit Briefing Materials). If you see the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

Table 19: Housing Problems for All Households (2011)

Cost Burden	Owners	Renters	Total
Household Income <= 30% HAMFI	2,450	7,935	10,385
Household has 1 of 4 Housing Problems	84%	86%	86%
Cost burden > 30%	82%	84%	84%
Cost burden > 50%	72%	78%	77%
Household Income >30% to <=50% HAMFI	3,770	6,595	10,365
Household has 1 of 4 Housing Problems	74%	89%	84%
Cost burden > 30%	74%	88%	83%
Cost burden > 50%	55%	56%	56%
Household Income >50% to <=80% HAMFI	7,200	8,275	15,475
Household has 1 of 4 Housing Problems	71%	81%	76%
Cost burden > 30%	67%	72%	70%
Cost burden > 50%	40%	18%	28%
Household Income >80% to <=100% HAMFI	5,175	4,700	9,875
Household has 1 of 4 Housing Problems	64%	55%	59%
Cost burden > 30%	57%	45%	51%
Cost burden > 50%	22%	6%	14%
Household Income >100% HAMFI	44,540	16,455	60,995
Household has 1 of 4 Housing Problems	28%	18%	25%
Cost burden > 30%	26%	10%	21%
Cost burden > 50%	4%	1%	3%
Source: HUD - Comprehensive Housing Affordability Strategy (CHAS) data			

In Table 19, the four housing problems are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%. Housing problems are considered severe if the cost burden is greater than 50%. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent plus utilities. For owners, housing cost includes mortgage payment, utilities, association fees, insurance and real estate taxes.

To calculate existing housing needs, the City assumed that 50 percent of its very-low income regional housing need is extremely low income. The City was allocated a total very-low income housing need of 6,626 units. Assuming 50 percent of this need is for housing targeting extremely low income households, there is a need for 3,313 units in the City targeting households with extremely low incomes. Many extremely low income households will be seeking rental housing and are most likely to face overpayment, overcrowding, or substandard housing. Some extremely low income households may also have mental or physical disabilities. Extremely low income households are also considered to be at-risk of homelessness.

To address the needs of extremely low income households, the City will continue to promote a variety of housing types, including single-room occupancy units (SRO's) and supportive housing. Additionally, the Housing Authority of the County of Kern (HACK) will continue to acquire Housing Choice Vouchers to both preserve public housing opportunities and to allocate to extremely low income households. Single-room occupancy units are allowed in the Commercial Center and R-4 zoning districts by right. The City has no specific zoning standards for single-room occupancy units, thus there are no constraints in this district to constructing SRO units. SRO buildings have to meet the same requirements as other commercial and multi-family buildings. The height of the building cannot exceed 180 feet and there are no minimum setbacks.

2.1.e. SPECIAL NEEDS

There are segments of the community that need special consideration with regards to housing. For the purposes of this Housing Element, special needs groups are defined as elderly, disabled including developmental disabled, large families, single-parent households, farmworkers, and homeless persons and families. The housing need and assistance for this segment of the Bakersfield population is addressed with affordable housing programs such as the Low Income Housing Program, HUD's Supportive Housing Program, the HUD Section 8 Program, the Multifamily Housing Program (MHP), and the MHP Supportive Housing Program. Supportive housing and transitional housing is allowed and encouraged in zoning that allows for medium and high density multifamily housing and is subject to the same considerations as all multifamily housing.

2.1. e. (1) Elderly

Elderly households may live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. In this case, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all social, economic and physical characteristics of the elderly community. The senior population of Bakersfield is defined as persons over the age of 65 years.

In 2000, there were 21,681 seniors, which represented 8.8 percent of the total population in the City. Between 2000 and 2010, the senior population increased at 3.4 percent annually, on average, less than the rate of general population growth. Prior to 2000, the senior population growth rate has exceeded the City's general population growth rate.

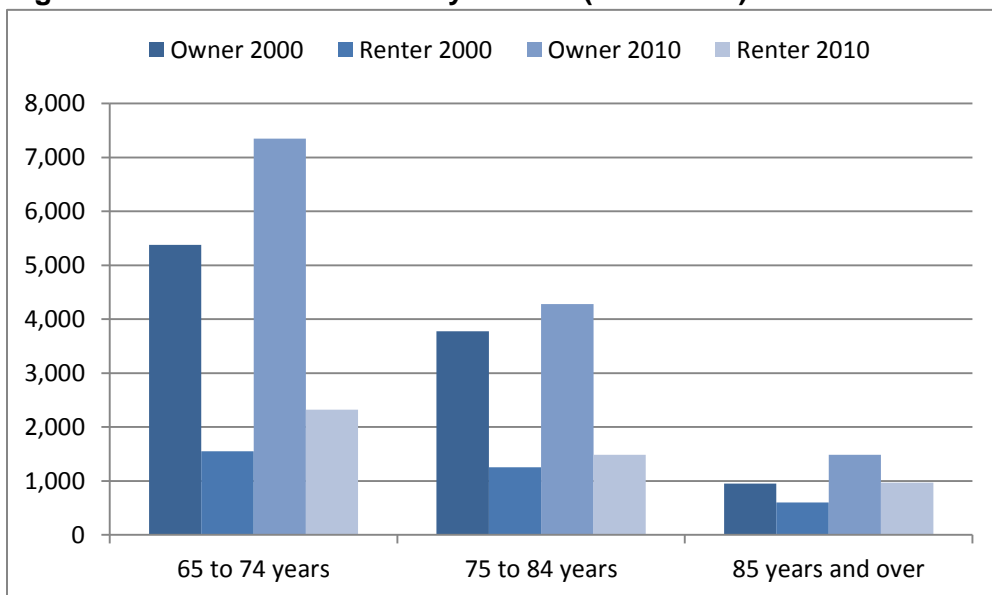
Table 20: Senior Population Trends (65+)

Year	Number	Change	%Change	Annual % Change
1980	9,726			
1990	14,173	4,447	46%	4.3%
2000	21,681	7,508	53%	4.8%
2010	29,336	7,655	35%	3.4%
Source: 1980 - 2010 Census				

In the 2010 Census there were 17,893 senior households estimated in the City, constituting 16.1 percent of the total City households. Comparatively, 16.2 percent of the City's households were 65 plus in 2000. In 2013, the percent of senior households decreased to 15.6 percent, while the County's and State's proportion of senior households was 18.1 percent and 20.5 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages.

In 2010, 35.1 percent of the senior households were renters, a 9.9 percent increase from 2000. In the State, 27.1 percent of senior households were renters and 23 percent were renters in Kern County. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership. In 2013, the proportion of senior renters had decreased to 24.4 percent or 4,189 households.

Figure 6: Senior Households by Tenure (2000-2010)



In the 2010 Census, a majority of the senior population (53 percent) live in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption. The remainder of the senior population is in non-family households (42 percent) or group quarters (5 percent). Non-family households are persons living alone or with non-relatives only. Most seniors in group quarters are institutionalized in skilled nursing, intermediate care or congregate care facilities while 22 percent are in non-institutionalized group quarters. More seniors are living in family households, which increased by 5% between 2000 and 2010. Also, more seniors are living in non-institutional group quarters, as showing Table 22.

Table 21: Seniors by Household Type (2000-2010)

Household Status	2000		2010	
	No.	Percent	No.	Percent
In Family Households	7,126	48%	9,975	53%
In Non-Family Households	6,388	43%	7,918	42%
In Group Quarters	1,324	9%	939	5%
Total	14,838		18,832	
Source: U.S. Census				

Table 22: Senior Group Quarters Population (2000 - 2010)

Type	2000		2010	
	No.	Percent	No.	Percent
Institutionalized	1,130	84%	735	78%
Noninstitutionalized	220	16%	204	22%
Total	1,350		939	
Source: U.S. Census				

In 2000, 27 percent of all senior citizen households (with the householder age 65 plus) had incomes below \$15,000. By the time of the 2010 Census that percentage declined to 18 percent and actual numbers declined as well. The greatest gains were in the upper incomes. In 2000, 24 percent of all senior households had annual incomes over \$50,000. At the time of the 2010 Census that income category increased to 39 percent and in 2013 it is estimated 42 percent of seniors have incomes over \$50,000. Over 5,700 senior households are considered Above Moderate Income. The larger portions of senior households are either very low income or above moderate showing a greater discrepancy in incomes.

Table 23: Senior Households by Income (2000-2013)

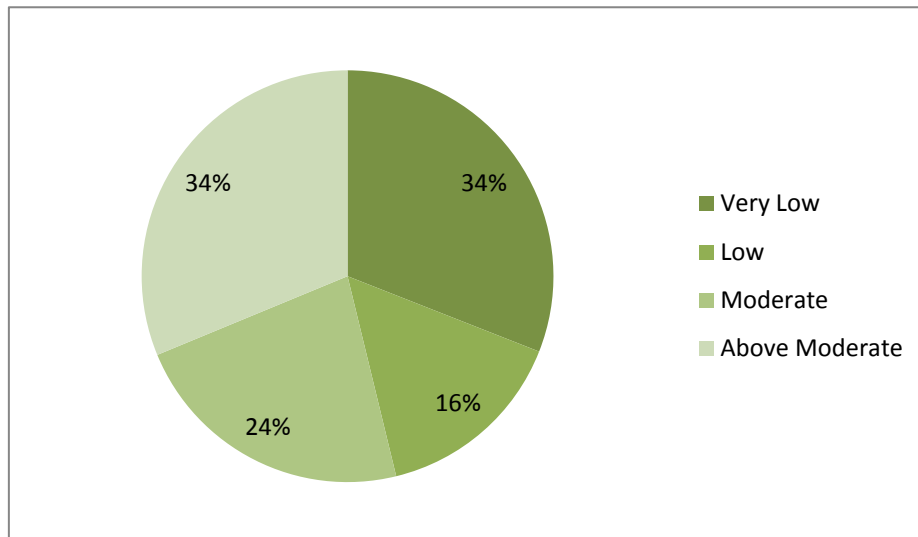
Income Range	2000		2010		2013	
	No.	%	No.	%	No.	%
Total	13,591		16,120		17,153	
Less than \$10,000	1,894	14%	1,154	7%	1,055	6%
\$10,000 to \$14,999	1,804	13%	1,779	11%	1,618	9%
\$15,000 to \$24,999	2,848	21%	2,681	17%	2,827	16%
\$25,000 to \$34,999	1,912	14%	1,669	10%	1,970	11%
\$35,000 to \$49,999	1,899	14%	2,617	16%	2,364	14%
\$50,000 to \$74,999	1,610	12%	2,685	17%	2,925	17%
\$75,000 to \$99,999	834	6%	1,607	10%	1,762	10%
\$100,000 or more	790	6%	1,928	12%	2,632	15%
Median Income	\$26,532		\$38,658		\$42,093	
Source: Census 2000 Summary File 3, American Community Survey 5-Year Estimates						

Eligibility for federal programs is based on the median income of the county in which the project or program is located. In this case, eligibility will be based on the HUD Median Income of \$52,500. Using that as the basis:

- Very Low Income households have annual incomes less than \$26,250 – they represent 34 percent of all senior households.
- Low Income households have incomes between \$26,251 and \$42,000 – they represent 16 percent of all senior households.
- Moderate Income households have annual incomes between \$42,001 and \$63,000 – 24 percent of senior households meet that criteria.
- Senior households with incomes classified as Above Moderate Income represent 34 percent of all senior households.

It should be noted that the median senior household income of \$42,093 is 26 percent lower than the City-wide median of \$56,204. This difference puts the lower-income senior households at a significant disadvantage when considering market rate housing choices since general households have the ability to pay higher housing prices and rents, which then leads to increasing housing prices and rents.

Figure 7: Senior Households by Income Group (2013)



An important statistic to measure the affordability of housing in the City of Bakersfield is 'overpayment'. Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income.

According to 2013 Census estimates, 62.5 percent of the senior renter households were in overpayment situations and 29.5 percent of senior owner households were overpaying for shelter in Bakersfield. These senior households are cost burdened and would benefit from publicly assisted housing or other types of public assistance. In California, 59.8 percent of the senior renters and 34 percent of owner households overpay for shelter. In Kern County, 54.9 percent of the senior renters and 28.1 percent of the senior owners overpay for shelter.

Table 24: Senior Households by Shelter Payment (2013)

Percent of Income to Shelter	Senior Renters		Senior Owners	
	No.	%	No.	%
Less than 20%	618	15%	6,736	52%
20 to 24.9 %	317	8%	1,344	10%
25 to 29.9 %	345	8%	1,142	9%
30 to 34.9 %	393	9%	937	7%
35 % or more	2,307	55%	2,712	21%
Not computed	209	5%	93	1%
Total	4,189		12,964	
Source: 2009-2013 American Community Survey 5-Year Estimates				

Over 42 percent of seniors in Bakersfield are living with one or more type of disability. According to the 2013 Census estimates, 66.7 percent of seniors in Bakersfield did not have self-care or independent living disabilities. This proportion does not include seniors in skilled nursing or other related facilities. The most common disability found among seniors was an ambulatory disability. Senior individuals with self-care and independent living disabilities represented 28.9 percent and may need some type of assisted living or residential care facility.

Table 25: Seniors with Disabilities (2013)

Type of Disability	No.	%
With a hearing difficulty	5,266	17.7%
With a vision difficulty	2,686	9.0%
With a cognitive difficulty	3,369	11.3%
With an ambulatory difficulty	8,556	28.7%
With a self-care difficulty	3,241	10.9%
With an independent living difficulty	5,371	18.0%
Total Seniors with Disabilities	12,705	42.7%
Source: 2009-2013 American Community Survey 5-Year Estimates		

There are several types of services and facilities available for senior citizens, including:

- **Subsidized/Public Housing:** Bakersfield has six subsidized independent living housing complexes specifically targeted for seniors. These are: Park Place Senior Apartments (80 units), Pinewood Glen Retirement Community (99 units), Village Park Senior Apartments (60 units), the Plaza Towers and Annex (200 units), Sunny Lane Village (40 units), and Saint John's Manor (79 units). These complexes contain 558 housing units.
- **Licensed Residential Care Facilities:** According to the California Department of Social Services, there are 123 licensed residential care facilities for the elderly located in Bakersfield. These facilities have a total capacity of 1,950 beds.

- **Adult Day Care:** Another care option for seniors is the use of adult day care facilities. In the City, there are 26 facilities that provide this service with a capacity for 1,881 persons.

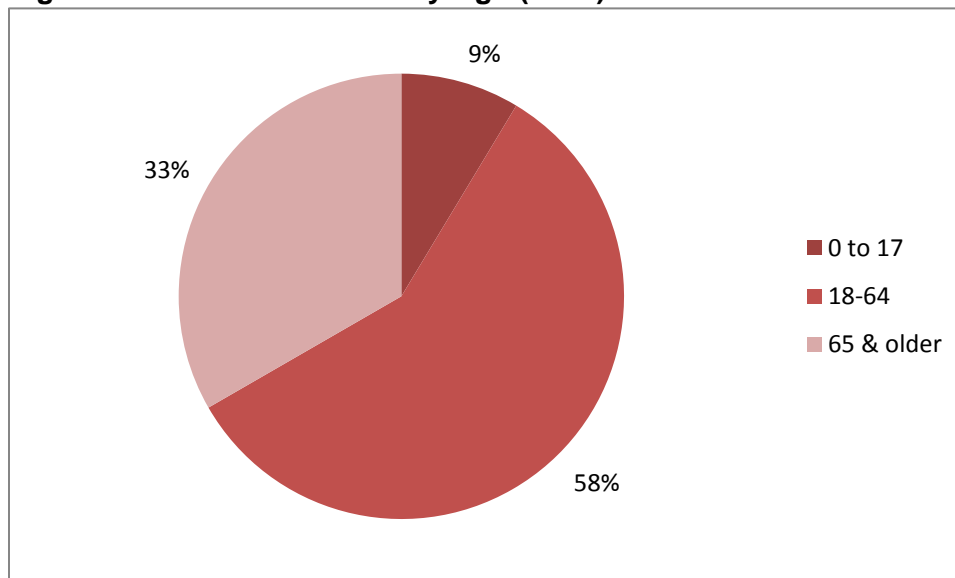
2.1.e (2) Persons with Disabilities

Three types of disabled persons are considered as having special housing needs: physically, mentally, and developmentally disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

According In 2013, a total of 38,121 persons with a disability lived in the City (excluding persons in group quarters), which was 10.6% percent of the City's total population. Of these, 58 percent or 22,125 persons were between the ages of 18 and 64 and 12,705 were 65 years of age or older. In 2013, 14 percent of persons 16 years of age or older lived with a disability.

Having a disability negatively impacts a person's ability to work and earn money. Among persons with disabilities in Bakersfield aged 18 to 64, approximately 32.9 percent of persons lived in households with incomes below the federal poverty level, compared to only 16.4 percent for persons with no disability.

Figure 8: Disabled Persons by Age (2013)



The 2013 U.S. Census estimates that 20.2 percent of the persons in the City between the ages of 16 and older have a work disability and might need some form of housing assistance.

Table 26: Disabled Persons by Age and Work Disability Status (2013)

Civilian Noninstitutionalized Population	Total	With a Disability	No Disability
Population Age 16 and Over	255,101	35,526	219,575
EMPLOYMENT STATUS			
Employed	56.80%	20.20%	62.70%
Not in Labor Force	35.30%	74.00%	29.00%
Employed Population Age 16 & Over	144,901	7,173	137,728
Source: 2009-2013 American Community Survey 5-Year Estimates			

The City of Bakersfield also has persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism. According to the California Department of Developmental Services (DDS), the City of Bakersfield has approximately 4,985 persons with developmental disabilities. Approximately 90% live in a home of a parent, family or guardian and 43% are currently under the age of 18. There is a need for affordable and accessible homes to expand opportunities for persons with developmental disabilities, including access to various types of supported living services is critical for persons with developmental disabilities.

Table 27: Developmental Disabilities by Zip Code and Residence Type

ZIP	Home of Parent/ Family/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other
93301	62	42	12	0	<10	<10
93304	352	83	26	<10	12	<10
93305	275	50	0	<10	<10	13
93306	454	54	63	15	20	<10
93307	685	101	17	<10	29	<10
93308	325	143	24	0	<10	<10
93309	385	122	130	53	25	<10
93311	262	<10	22	11	15	<10
93312	338	14	56	19	29	<10
93313	348	10	36	0	28	<10
93314	120	<10	13	0	16	0
Total	3,606	>619	399	>98	>174	>13
Source: Kern Regional Housing Data Report, Oct. 2014						

Kern Regional Center is one of 21 private, nonprofit regional centers contracted by the State of California through the Department of Developmental Services (DDS) to coordinate community-based services and support for individuals with developmental disabilities and their families. According to the Kern Regional Center there are currently 56 residential facilities for the developmentally disabled in the City of Bakersfield.

According to the California Department of Social Services, there are 107 Adult Residential Facilities with a total capacity of 767 persons and there are a total of 26 adult day care facilities with a total capacity of 1,881 persons in Kern County serving mentally, developmentally and physically disabled persons.

Kern County Mental Health completed a housing inventory in June 2012 that summarizes existing housing facilities and programs of Kern County Mental Health consumers. Individuals (and their families) with mental disabilities, are physically handicapped, developmentally disabled or mentally ill and/or have substance abuse disorders and live in a wide array of housing situations in Kern County. While the majority, use regular community housing, a significant portion reside in supervised or semi-supervised settings. Still others are homeless or living in temporary or transitional housing with or without mental health assistance. Many Bakersfield residents requiring long term care are at facilities outside of the City or County.

Table 28: Bakersfield Housing for the Disabled

Type of Residential Facility	Beds
Long Term Care for severely, chronically mentally ill	44
Licensed Residential Care Homes	399
Un-Licensed Residential Care Homes	200
State Licensed or Certified Residential Alcohol/Drug Treatment	354
Certified Sober Living Environments	394
Non-Certified Sober Living Environments	415
Adolescent Residential Treatment Programs	6
Juvenile Justice Residential Programs	288
Project-Based Permanent Supportive Housing Programs	193 units
Source: Kern County Mental Health, June 2012	

The need for supportive housing is one of the most important issues related to disabled persons. The Kern County Mental Health System of Care (Adult Services Department) helps persons that are diagnosed as mentally ill find housing. Homeless mentally ill persons are referred to the Kern Linkage Program. A total of 7,470 consumers are served by Kern County Mental Health in the Bakersfield City geographic service area, approximately 2 percent of the population. About two-thirds of the consumers in this area are adults (67.1%) and 32.9% are children under 18 years of age.

The living arrangements of adult consumers in Bakersfield consists' of 69.2% living in a house or apartment. In some cases, consumers live in a house or apartment that provides supervision and/or support (14.8%). Small percentages of consumers are living in group quarters, in a rehabilitation or sober living facility, in a correctional facility or other institution, or in some kind of transitional housing. Just over 2% of consumers are homeless.

The Mental Health Services Act (MHSA) was passed in California in 2004. As part of the MHSA, \$75 million per year will be allocated to finance the costs associated with development, acquisition, construction and rehabilitation of permanent "supportive" housing

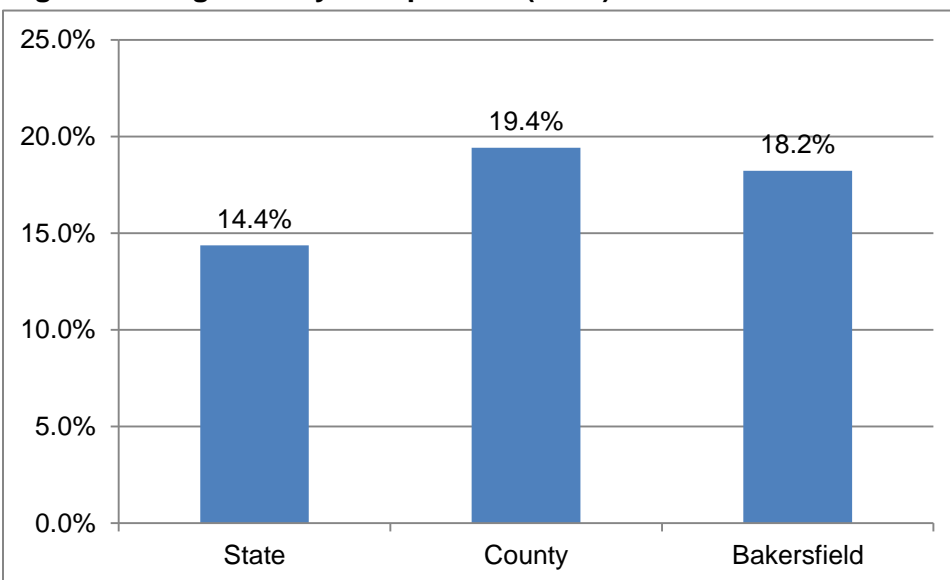
for mental health consumers. Supportive housing describes housing that places no limits on a consumer's length of stay, and is linked to on-site or off-site services. The MHSA will also make available an additional \$40 million per year in operating subsidies. The mandate of the MHSA Housing program is to provide permanent housing and supportive services for individuals with serious mental illness who are homeless and those who face the possibility of homelessness. Mental Health Services Act funds were used to develop two housing projects in Bakersfield; Haven Cottages and the Residences at West Columbus.

The City imposes no undue constraints to the development of supportive housing and transitional housing and treats these types of housing as multifamily housing, allowed by right in all districts where multifamily housing is allowed. However, the City's Zoning Ordinance does not expressly identify transitional and supportive housing as specifically permitted uses in multifamily zones. A program is included in this Housing Element to amend the Zoning Ordinance to specifically identify transitional and supportive housing as permitted uses in multifamily zoning districts.

2.1.e (3) Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. This sub-section explores the availability of larger housing units in Bakersfield. Below is a figure comparing the percent of the households that consisted of five or more persons in each jurisdiction.

Figure 9: Large Family Comparison (2013)



In the City, the proportion of five or more person households has been increasing over time. For example, 13.2 percent (8,234 households) included persons that reside in five or more person households in 1990 and 16.2 percent (13,511 households) reside in five or more person households in 2000. In 2010, 20.2 percent, 22,436 households included five or more persons.

Between 2000 and 2013, the City of Bakersfield experienced an increase of 6,418 large family households while 33,035 three or more bedroom housing units were built during the same time period. There was a decrease of housing units with no bedrooms (47%) and one bedroom (15%), while housing units with four bedrooms increased by 116 percent and 5 or more bedrooms by 262 percent, meeting the need for larger family units. This decrease in small unit supply caused those individuals to be part of larger households.

Overcrowding is defined by the Census as more than one person per room living in a housing unit. Generally, a room is defined as living room, dining room, kitchen, bedroom(s) and finished recreation room. The median number of rooms in a housing unit in 2013 was 5.4, where in 2000 it was 5.1.

In 2013, 6.9 percent of the households in the City were considered overcrowded, where in 2000 that percentage was 11.7 percent. The 2013 number represents 7,579 overcrowded units. As with bedrooms, the number of rooms per housing unit has increased significantly, as shown in Table 28, meeting the needs of larger households and families.

Table 29: Housing Units by Number of Rooms

ROOMS	2000	2013	Net Change	% Change
Total housing units	88,189	118,474	30,285	34%
1 room	2,495	1,895	-600	-24%
2 rooms	5,678	2,133	-3,545	-62%
3 rooms	10,064	8,564	-1,500	-15%
4 rooms	13,730	20,006	6,276	46%
5 rooms	20,347	30,249	9,902	49%
6 rooms	17,842	26,223	8,381	47%
7 rooms	9,959	14,990	5,031	51%
8 rooms	5,100	8,363	3,263	64%
9 rooms or more	2,974	6,051	3,077	103%
Median rooms	5.1	5.4		
Source: 2000 Census, 2009-2013 American Community Survey 5-Year Estimates				

Approximately 4,856 renter households and 2,723 owner households were overcrowded in 2013. Bakersfield has accommodated the overall increase in household size with the construction of larger housing units. However, affordability is still an issue where individuals, seniors and young adults are living in large households rather than on their own. Overcrowding is still a concern but Bakersfield has addressed the issue by constructing larger housing units. For example, a total of 1,712 seven or more person renter households resided in the City in 2013 and 4,713 four or more bedroom renter units. By comparison, in 2000, there were only 988 four or more bedroom rental units in the City, an increase of 386 percent. At the same time, there were 23,133 owner occupied housing units with four or more bedrooms and only 4,734 owner households with six or more persons.

Table 30: Overcrowding – Bakersfield Households (2013)

Occupancy	Households	Percent	
Owner occupied:	63,549		
1.00 or less occupants per room	60,826	55.3%	
1.01 to 1.50 occupants per room	2,324	2.1%	Overcrowded
1.51 or more occupants per room	399	0.4%	Severely Overcrowded
Renter occupied:	46,383		
1.00 or less occupants per room	41,527	37.8%	
1.01 to 1.50 occupants per room	3,233	2.9%	Overcrowded
1.51 or more occupants per room	1,623	1.5%	Severely Overcrowded
Total Households:	109,932		
Source: 2009-2013 American Community Survey 5-Year Estimates			

As shown in Table 16, the number of large households has been increasing in Bakersfield and consequently demand will increase for larger homes with more bedrooms. Although the supply of larger housing units has met the demand in the past, overcrowding is increasing and occurring in the larger households. Bakersfield will continue to offer a balance of bedroom types through the encouragement of many rental sizes and ownership programs. Offering affordable 1-2 person units may also help with overcrowding, allowing seniors and adult children to move out of overcrowded households.

2.1.e (4) Farmworkers

Farmworkers are persons that traditionally earn incomes through permanent or seasonal agricultural labor. Permanent farm laborers work in the field, processing plants, or support activities on a generally year-round basis. Agriculture workers earn their income primarily through permanent or seasonal agricultural labor. For some crops, farms may hire migrant workers, whose travel prevents them from returning to their primary residence every evening. Determining the true size of the agricultural labor force is problematic. For instance, the government agencies that track farm labor do not consistently define farmworkers (e.g., field laborers versus workers in processing plants) length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field).

In 2013, six percent of employed persons in Bakersfield worked in “farming, fishing and forestry.” This represents 7,625 persons of which many could be employed in “forestry” positions with the Bureau of Land Management, State Department of Conservation, Fish and Wildlife, the California Farm Labor Contractor Associates – all located in Bakersfield. According to the Labor Market Division of the State Employment Development Department, there were 55,900 farm jobs in Kern County in 2013. This represents 18 percent of the total jobs in the County. The California Employment Development Department (EDD) maintains annual statistics on the number of agricultural jobs reported by employers throughout the County. The 2013 estimated employment was 29,840 workers employed as farm workers and laborers for crop, nursery, and greenhouse work. Average hourly wages for this group in 2013 for the County was \$8.95 per hour. This annual salary based on the assumption of a 40-hour work week (\$18,630) is considered to be extremely low-income.

Although there are agricultural operations within the City's Sphere of Influence, agriculture land proposed for annexation to the City, is typically pre-zoned to some other non-agriculture use. Since farming in the Kern County area is a year-round industry, most farmworkers tend to live near the areas in which they work, and most of the farming activities occur outside the Bakersfield City limits. According to the 2012 USDA Census of Agriculture, Kern County had 34,501 farm workers and 7,438 migrant workers. In 2013, there were 6,829 vacant housing units in Kern County that are for seasonal, recreational, or occasional use and 105 vacant housing units for migrant workers.

Table 31: 2012 Kern County Hired Farm Labor & Payroll (2012)

Total Farms	1,004
Total Workers	34,501
Total Payroll (\$1,000)	463,843
Farms with 1 – 9 workers	721
Workers	2,244
Farms with 10 or more workers	283
Workers	32,257
Workers – worked 150 days or more:	
Farms	737
Workers	16,235
Workers – worked less than 150 days:	
Farms	592
Workers	18,266
Reported only workers working 150 days or more:	
Farms	412
Workers	3,556
Payroll (\$1,000)	111,414
Reported only workers working less than 150 days:	
Farms	267
Workers	2,038
Payroll (\$1,000)	12,845
Reports both - workers working 150 days or more & less than 150 days:	
Farms	325
Workers – 150 days or more	12,679
Workers – less than 150 days	16,228
Payroll (\$1,000)	339,583
Total migrant workers:	
Farms	113
Workers	7,438
Migrant farm labor on farms with hired labor:	
Farms	103
Workers	6,896
Migrant farm labor on farms reporting only contract labor:	
Farms	10
Workers	542
Unpaid workers:	

Farms	631
Workers	1,447
Source: USDA, 2012 Census of Agriculture	

Farmworkers, along with other low income occupations, who are full-time City residents, need permanent affordable housing. The City of Bakersfield has two projects with a total of 85 units that target farmworkers, Ruben J. Blunt Village and Greenfield Homes. Both housing projects are comprised of large two, three and four-bedroom single family units targeting low income farmworkers. All additional farmworker housing in the County is located in the communities of Arvin, Delano, Lamont and Shafter.

The City of Bakersfield welcomes the development of farmworker housing in any zone that permits the type of housing being built (i.e., multifamily or single family) without any special conditions as the result of it being for farmworkers. Additionally, farmworker housing is explicitly permitted in Agricultural zones and the city complies with the provisions of California Health and Safety Code Sections 17021.5 and 17021.6. The City is committed to permitting farm labor housing in any residential zone that accommodates the type of housing being planned. They will assist HACK, or any other sponsor, to develop farmworker housing.

THE FOLLOWING DATA WAS EXCERPTED FROM THE KERN COUNTY HOUSING ELEMENT APPROVED BY THE STATE IN SEPTEMBER 2008 AND PROVIDES A COMPLETE ANALYSIS OF FARM WORKER HOUSING IN THE COUNTY, WHICH COVERS THE CITY OF BAKERSFIELD.

Historically, many migrant agricultural workers resided in farm labor camps throughout the County. However, similar to others areas throughout the state, many farm operators have shifted away from hiring their own workers and instead use farm labor contractors to provide needed agricultural labor, particularly for migrant seasonal labor. The farm operators are thus not directly involved with employing their workforce and have also removed themselves from providing housing for the workers, which is typically economically unfavorable. Kern County's Environmental Health Services Department is responsible for monitoring the privately owned farm camps. Table 17 identifies the 13 camps, 9 of which are year-round camps and 4 of which are seasonal. The seasonal housing operates from July through October. These camps provide housing for a total of 399 employees.

Table 32: Privately Owned Farm Employee Housing Facilities (KC Table 17)

Name	No. of Employees	Months Occupied per Year
<i>Belridge Drilling</i>	27	12
<i>Wheeler Farms Headquarters</i>	5	12
<i>Cauzza Brothers – Home Ranch</i>	7	12
<i>GV Camp 10A</i>	60	4
<i>GV Camp 10B</i>	60	4
<i>GV Camp 23B</i>	100	4
<i>GV Camp 37</i>	72	4

Name	No. of Employees	Months Occupied per Year
<i>Sunfield Farms</i>	5	12
<i>Bonanza Farm II</i>	16	12
<i>Opal Fry and Son</i>	19	12
<i>Belridge Main Ranch</i>	17	12
<i>Shop 27</i>	5	12
<i>Wheeler Farms</i>	6	12
<i>Total</i>	399	
<i>Source: Kern County Environmental Health Services Department, 2007</i>		

In addition to privately owned farm labor housing, HACK operates and owns farmworker housing in the San Joaquin Valley area of the County. HACK operates both year-round and seasonal housing, as shown below in Table 18. There are three main factors to consider when dealing with the special housing needs of agriculture workers: limited incomes, overcrowding, and substandard housing conditions. Agriculture workers tend to earn very low incomes which force them to live in substandard and overcrowded housing. Table 18 provides a list of farmworker housing throughout Kern County. These sites provide anywhere from one to four bedroom units.

For the majority of agricultural workers in the County who are full-time residents, their housing needs are best met through the provision of permanent affordable housing. The County is actively involved in the provision of permanent housing suitable for farmworkers and has several self-help housing developments targeted to farmworkers. The County has established the provision of larger units (3+ bedrooms) as a high priority to address the needs of farmworkers and continues to provide funding support for affordable projects for large families.

Table 33: Farmworker Housing/Migrant Labor Centers (KC Table 18)

Name	Location	Number of Units
<i>USDA International Village</i>	<i>Delano</i>	<i>54</i>
<i>USDA Sun Garden</i>	<i>Arvin</i>	<i>50</i>
<i>USDA Shafter</i>	<i>Shafter</i>	<i>100</i>
<i>USDA Ruben J. Blunt Village</i>	<i>Bakersfield</i>	<i>50</i>
<i>USDA H.R. Olson</i>	<i>Lamont</i>	<i>50</i>
<i>Rancho Algodon</i>	<i>Delano</i>	<i>62</i>
<i>USDA Cases del Valle</i>	<i>Delano</i>	<i>35</i>
<i>Greenfield Homes</i>	<i>Bakersfield</i>	<i>35</i>
<i>Migrant Labor Centers</i>		
<i>Arvin Farm Labor Center</i>	<i>Delano</i>	<i>88</i>
<i>North Shafter Farm Labor Center</i>	<i>Shafter</i>	<i>88</i>
<i>Source: Housing Authority of the County of Kern, 2007</i>		

This ends the excerpt from the Kern County 2008 Housing Element.

2.1.e (5) Single-parent Households

At the time of the 2000 Census, there were 11,042 single parent households in Bakersfield, 75 percent of which were female head of household. In 2013 the amount more than doubled, there were 26,298 single parent households and 71 percent are female. Over 10 percent of total households in the City of Bakersfield are headed by single female parent households with incomes at or below the poverty level.

Table 34: Single Parent Households

Category	Number	% Female or Male	% of Total Households
Total Single Parent Households	26,298		
Male Head of Household	7,634	29%	6.9%
Female Head of Household	18,664	71%	17.0%
Single Parent Households Below Poverty Level	17,187		
Male Head of Household	6,003	35%	5.5%
Female Head of Household	11,184	65%	10.2%
Source: 2009-2013 American Community Survey 5-Year Estimates			

2.1.e (6) Homeless Persons (Persons in Need of Emergency Shelter)

The Kern County Homeless Collaborative conducted a Point-in-Time survey in January of 2014 to gain an accurate count of homeless persons in Bakersfield. The Point-in-Time survey is an estimate of homeless persons in sheltered and unsheltered locations on a single night. The Continuum of Care takes measures to ensure that the survey provides a statistically reliable, unduplicated count. The Bakersfield/Kern County Continuum of Care utilized shelter surveys, interviews, public place counts and service based counts to obtain the most accurate and comprehensive possible count of sheltered and unsheltered homeless persons. The total count for unduplicated homeless persons was 992, including 577 sheltered and 341 unsheltered persons. The results of the last three surveys have shown a continued reduction in homelessness in Kern County. Since 2009, there has been a decrease in the overall unsheltered homeless population of 13% and a 37% decrease in metro Bakersfield. 60% of those surveyed stated they had a substance abuse disorder and 23% stated they have a mental illness. Veteran homelessness was reduced by 30% in the unsheltered veteran population while the number of sheltered veterans and those in transitional housing programs remained steady.

Table 33 summarizes the number of sheltered homeless individuals and the number of unsheltered homeless individuals both with and without families and by sub-population.

Table 35: Homeless Population by Type of Shelter in Bakersfield (2014)

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Households with children	52	15	14	81
Persons (adults & children)	172	55	40	267

	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Households without children	202	140	341	683
Persons (adults & unaccompanied youth)	210	140	375	725
Total households	254	155	355	764
Total persons	382	195	415	992
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care				

A total of 168 chronically homeless individuals were counted. In general, a chronically homeless person is an unaccompanied disabled individual who has been continuously homeless for more than one year, according to HUD definitions. Of these, 29 people, or 17 percent, were sheltered.

Because addressing chronic homelessness is a primary issue, the Bakersfield/Kern County Continuum of Care tracks the number of chronically homeless persons and the number of permanent housing beds specifically designated for such persons. A total of 168 chronically homeless persons were counted in 2014, a significant decrease from the total of 445 counted in 2012. In 2014, there were 337 beds designated for chronically homeless persons. Total number of beds was not available for 2012 and 2013; however, in 2009 there were 160 beds designated for chronically homeless persons – less than half the number of beds available in 2014.

Table 36: Point-in-Time Homeless Subpopulation in Bakersfield (2014)

Category	Sheltered	Unsheltered	Total
Chronically homeless	29	139	168
Severely mentally ill	74	91	165
Chronic substance abuse	203	233	436
Veterans	66	21	87
Persons with HIV/AIDS	4	6	10
Victims of domestic violence	49	26	75
Unaccompanied youth (under 18)	0	0	0
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care			

Given the number of unsheltered homeless persons, there is a need for additional housing for the homeless in the form of emergency shelters, transitional housing, and permanent supportive housing utilizing programs administered by the Housing Authority of Kern County and other non-profit groups. Funding sources include the Bakersfield/Kern County Continuum of Care, Department of Housing and Urban Development and the California Multifamily Housing Program.

Many organizations in Bakersfield provide services that complement services directly aimed to homeless individuals and families. Table 35 identifies service providers who participate in the Continuum of Care system serving Bakersfield and the types of services offered. Although not all-inclusive, this list represents the key homeless service providers active in Bakersfield.

Table 37: Homeless Shelter Inventory

Provider Name	Facility Name	Family Units	Total Beds	Overflow/ Vouchers
Emergency Shelters				
The Mission at Kern County	HIS Center	0	200	200
Bethany Services	Men's/Women's/Family	23	156	79
Alliance Against Family Violence and Sexual Assault	Woman's & Children's Shelter	12	16	0
Salvation Army	Motel Vouchers	0	0	35
Transitional Housing				
Bakersfield AIDS Project	Ricky's Retreat	0	6	n/a
The Mission at Kern County	Woman's/Men's/After	0	124	n/a
Freedom House	Freedom House	0	42	n/a
California Veterans	Veteran's Haven	0	9	n/a
California Veterans	Step-Up	0	24	n/a
Clinica Sierra Vista	Griffins Gate	0	24	n/a
Housing Authority of Kern	Family Transitional	24	8	n/a
St. Gianna's Maternity Home	St. Gianna's Maternity	4	32	n/a
Permanent Supportive Housing				
Golden Empire Affordable	Haven Cottages	0	23	n/a
Hearthstone Community	HUD 2009 Permanent	0	36	n/a
Housing Authority of Kern	Green Gardens Apts.	0	90	n/a
Housing Authority of Kern	Home First	0	38	n/a
Housing Authority of Kern	Casa Bella	0	39	n/a
Kern County Mental Health	Kern Linkage Program	0	10	n/a
California Veterans	Rally Point	6	14	n/a
California Veterans	Transitions in Place	9	11	n/a
Clinica Sierra Vista	HIV/AIDS Homelessness	9	12	n/a
Golden Empire Affordable Housing	Residences at West Columbus	3	20	n/a
Housing Authority of Kern	Mas Hogares TB/S+ C	16	95	n/a
Housing Authority of Kern	Casa Nueva S	60	91	n/a
Housing Authority of Kern	Casa Nueva S Bonus	31	37	n/a
Housing Authority of Kern	Lugar de Refugio	80	110	n/a
Housing Authority of Kern	Lugar de Refugio Bonus	12	22	n/a
Housing Authority of Kern	Dulce Hogar TB/S+ C	150	279	n/a
Housing Authority of Kern	Home First 2013	4	38	n/a
Housing Authority of Kern	Homeless Voucher	180	207	n/a
Housing Authority of Kern	VASH Voucher Programs	62	151	n/a
TOTAL		426	927	
Source: Consolidated Plan 2015-2020, Bakersfield/Kern County Continuum of Care				

The City is sensitive to the needs of the homeless population and provides funding to service providers. Over the next eight years the City of Bakersfield, has programs to assist service providers in contacting and assisting the needs of homeless families and

individuals, provide referral services to homeless persons, and performing case management for homeless families and individuals.

Reduction in overall homelessness is a goal set by the U.S. Department of Housing and Urban Development (HUD) for communities across the nation that receive funding through the Continuum of Care Program to provide housing and services for the homeless. In recent years, as the Bakersfield/Kern Continuum of Care has received between \$3 Million and \$5 Million annually to help fight homelessness.

The United Way of Kern County and the Kern County Homeless Collaborative put together a steering committee with service providers and local government representatives to develop a 10 Year Plan to End Chronic Homelessness. The plan includes a “Housing First” approach which assists persons to find permanent housing first and providing access to needed support services, rather than emergency shelters or temporary transitional housing. It also accepts that lifelong support may be required to prevent homelessness reoccurrence.

Homeless shelters are defined in the City of Bakersfield code as “food and/or shelter service agency” and not a “residential use of property.” Emergency shelters, as defined in subdivision (e) of Section 50801 of the Health and Safety Code, are permitted in the General Manufacturing (M-2) Zoning District (Title 17 of the Bakersfield Municipal Code, Chapter 17.30) by right without a Conditional Use Permit or other discretionary approval. This zone has sufficient capacity to accommodate the need for emergency shelters and at least one year-round emergency shelter. Currently, there are 1,272 acres of vacant M-2 land in the City. There are 222 parcels with less than 5 acres, 17 parcels with 5 to 10 acres, and 30 parcels with 11 acres and more. Existing permit procedures, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters are subject to the same development and management standards that apply to residential or commercial uses within the same zone. The City does not condition the use of the site or structure. The only conditions imposed are those associated with zoning, setbacks, and similar items. These conditions run with the land and may continue under successive owners.

Transitional and Supportive Housing facilities are not explicitly mentioned in the Zoning Ordinance but would be permitted by right in multifamily zoning districts (R-3 and R-4). A program in this current Housing Element is to amend the Zoning Ordinance to explicitly state that Transitional Housing and Supportive Housing is permitted by right in multifamily zoning districts, provided they comply with the development standards of the district.

2.2 INVENTORY OF RESOURCES

2.2.a. EXISTING HOUSING CHARACTERISTICS

Between 2000 and 2010 the City had an estimated increase of 4,105 multifamily (two or more units per structure) dwelling units. Between 2010 and 2013, the City added another 768 multifamily units. In 2013, 74 percent (90,587 units) of the housing in the City were single-family units. Single-family construction increased by 33 percent between 2000 and

2013 while multifamily new construction increased by 16 percent. During the same time period, single-family units in Kern County increased by 22 percent and multifamily units increased by 8 percent proportionally.

Table 38: Housing Units by Type – 2000 to 2013

Housing Type	2000		2010		2013	
	No.	%	No.	%	No.	%
City of Bakersfield						
Single-family	60,856	69%	89,001	74%	90,587	74%
2-4 Units	10,002	11%	12,073	10%	14,383	12%
5+ Units	14,868	17%	16,902	14%	15,360	12%
Mobile Home	2,540	3%	2,749	2%	2,736	2%
Total	88,266		120,725		123,066	
Kern County						
Single-family	164,744	71%	209,393	74%	212,209	74%
Multi-family	43,770	19%	52,337	18%	47,487	16%
Mobile Home	23,053	10%	22,637	8%	28,928	10%
Total	231,567		284,367		288,624	
Source: 2000 & 2010 Census, DOF January 2000, 2010 & 2013 Estimates						

There are 49 Low Income Housing Tax Credit (LIHTC) rental housing developments in Bakersfield. Of the total 4,317 units, 4,274 units or 99 percent are low-income units. These rental housing developments provide affordable housing to large families, seniors, and persons at-risk and with special needs.

Public Housing in the City of Bakersfield is owned and operated by the Housing Authority of the County of Kern (HACK). There are a total of 17 public housing complexes in the City. According to PIH Information Center data, there are 866 public housing units in Bakersfield in 17 complexes. Of these, 15 complexes have been inspected in 2012 or later by HUD's Real Estate Assessment Center (REAC). All 15 of the inspected complexes scored 81 or better, with all but four complexes scoring above 90.

2.2.b. HOUSING CONDITIONS

According to the Kern COG Housing Stock Conditions Report, 34 percent of Bakersfield's housing stock was substandard in 2012. The Kern COG 2012 survey is the most recent survey for all incorporated cities and unincorporated communities in Kern County. It was based on sampling from existing data sets and the use of geographic information systems modeling to determine housing conditions within incorporated and unincorporated areas. The result allows for housing condition assumptions to be made on a parcel-by-parcel basis based on the improved value (value of only the residential structure without the land value) on a per-square-foot basis.

Table 39: Housing Units by Condition (2012)

Decade Built	Demolition	Rehabilitation			Standard
		Major	Moderate	Minor	
1880	2	2	-	-	-
1890	9	18	9	2	5
1900	29	89	38	11	29
1910	68	318	207	29	53
1920	96	591	492	155	73
1930	54	406	407	147	130
1940	77	953	1,196	394	446
1950	31	1,203	3,729	1,234	783
1960	33	476	2,552	1,998	1,409
1970	48	848	1,329	1,730	4,935
1980	38	931	1,379	2,836	9,046
1990	5	158	325	913	14,138
2000	9	87	513	1,660	25,633
2010	7	24	39	17	1,404
Total	506	6,104	12,215	11,126	58,084
Source: Kern COG Housing Data Report, October 2014					

Substandard is defined as either suitable for rehabilitation or in need of replacement. Of the substandard housing units, a majority 78 percent or 23,341 housing units) is identified as suitable for moderate or minor rehabilitation and the remaining 6,610 housing units most likely are in need of major rehabilitation or replacement. According to Kern COG conditions report, major rehabilitation is assumed necessary if a roof is sagging; fascia is missing; windows and doors are broken, missing, or severely damaged; exterior structures are faulted, cracked or missing; and/or the foundation appears to be missing, cracked, or sagging.

The housing stock in Bakersfield is relatively new. Nearly 28 percent of the housing in the City of Bakersfield has been constructed over the last 15 years. According to 2013 Census estimates, nearly 27 percent of the housing units were built between 2000 and 2009 and 15 percent were constructed between 1990 and 1999. However, 40 percent of Bakersfield's housing stock was built before 1980.

Table 40: Housing Units by Year Built

Decade	Bakersfield		Kern County	
	No.	%	No.	%
Built 2010 or later	998	1%	1,788	1%
Built 2000 to 2009	31,660	27%	57,183	20%
Built 1990 to 1999	18,292	15%	41,112	14%
Built 1980 to 1989	19,924	17%	48,513	17%
Built 1970 to 1979	19,551	17%	45,613	16%
Built 1960 to 1969	9,849	8%	29,914	10%
Built 1950 to 1959	10,079	9%	32,862	11%

Decade	Bakersfield		Kern County	
	No.	%	No.	%
Built 1940 to 1949	3,818	3%	15,331	5%
Built 1939 or earlier	4,303	4%	13,579	5%
Total:	118,474		285,895	
Source: 2009-2013 American Community Survey 5-Year Estimates				

Even with the relative age of the housing stock, the housing condition survey that was conducted by the City in the fall of 2014 indicates just over 81 percent of all housing units in Bakersfield were considered sound.

In 2014, the City of Bakersfield conducted a comprehensive housing survey throughout the City. The City conducted this survey to compare its results with the 2012 Kern COG survey. The City's survey revealed that 81 percent of the housing in incorporated Bakersfield is considered to be standard, which is greater than the 66 percent standard units that the 2012 Kern COG survey found. Approximately 2 percent likely require major rehabilitation or in need of demolition.

Since 2009, the City of Bakersfield appears to have similar levels of substandard housing. Despite the notable increase residential development since 2009, much of any decreases in sub-standard housing resulting from housing investment as part of a recovering real estate market following the recent national economic recession may be offset by the large number of foreclosed or abandoned homes or by deferred property maintenance by homeowners. Also, there appears to be a correlation between areas of low- and moderate-income as defined by HUD, and sub-standard housing in the City of Bakersfield. As previously stated, it is likely that approximately 49% of housing (more than 7,400 units) in low- and moderate-income areas of the city require some sort of rehabilitation. Along with economic constraints of these areas, substandard housing conditions in these areas may be largely attributed to the age of homes. In low- and moderate-income areas, 73% of homes (more than 11,000 homes) were built prior to 1979. This compares to 32% of homes city-wide being constructed prior to 1979, meaning that those individuals living in low- and moderate-income areas of Bakersfield have a higher potential for exposure to lead-based paint. Accompanied with the general housing condition in those areas, this may pose additional risks to rehabilitating homes in areas of low- and moderate-income.

Table 41: Housing Units by Condition (2014)

Housing Conditions for City Residential Parcels	2009	2014
No. of Demolitions	0.51%	0.31%
No. of Major Rehabs	4.01%	1.83%
No. of Moderate Rehabs	10.28%	11.87%
No. of Minor Rehabs	10.94%	4.92%
No. of Standard Units	74.25%	81.06%
Source: 2014 City of Bakersfield Housing Conditions Analysis		

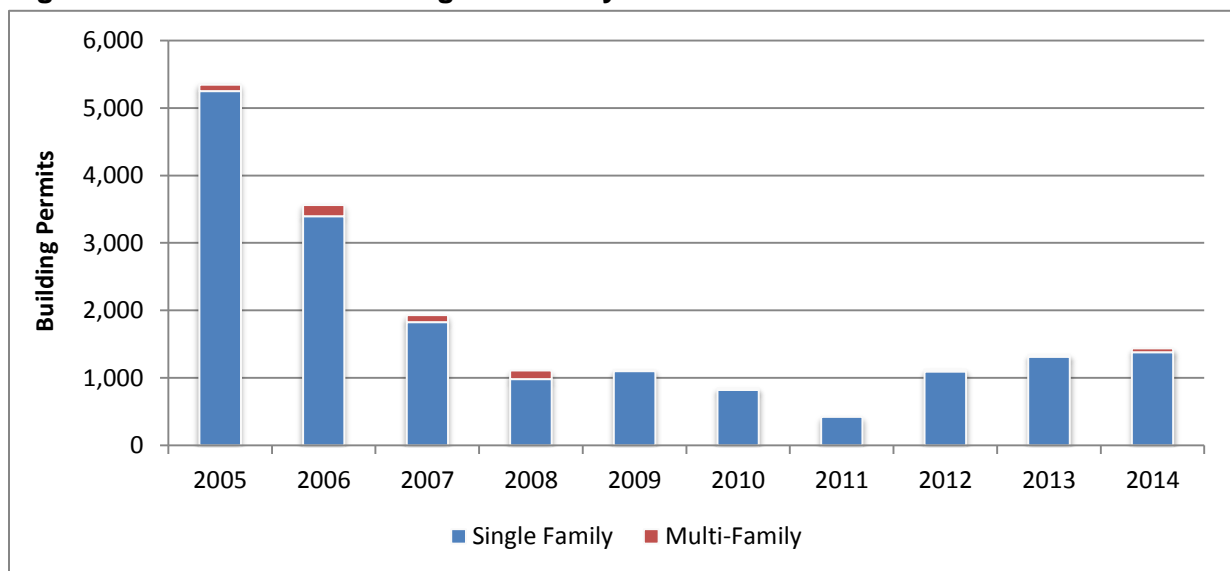
The City of Bakersfield takes a proactive approach toward housing conditions through housing rehabilitation programs and code enforcement programs. Existing housing

rehabilitation and code enforcement programs are successfully correcting code violations and maintaining the housing stock. Bakersfield uses both Community Development Block Grant (CDBG) and HOME funds to provide rehabilitation assistance.

2.2.c. RESIDENTIAL CONSTRUCTION TRENDS

A total of 9,338 residential building permits were issued in the City of Bakersfield over the period between 2007 and 2014. Almost 96 percent of the permits issued were for standard single family units. However, the building permits issued do not reflect the number of multifamily units constructed. For example, in 2009, only 13 multifamily permits were issued, but a total of 108 multifamily units were constructed. With the housing market slowing down as the economy has weakened, Bakersfield had trouble meeting the 2008-2013 RHNA. However, the City is ready and has zoned sufficient land to meet, or exceed, the new RHNA at all income levels.

Figure 10: Residential Building Permits by Year



2.2.d. VACANCY TRENDS

Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility.

According to 2013 Census estimates, the total vacancy rate was 7.2 percent (8,542 vacant units) in the City of Bakersfield, compared to 10.7 percent for Kern County and 8.6 percent for the State. These figures are skewed by the number of seasonal and other types of vacancies. According to the 2000 Census, the vacancy rate for the City was 5.5 percent, 9.9 percent for the County and 5.8 percent for the State.

In the Census, there are six “vacant” categories. The “other” vacant category includes everything that has not already been classified, such as units held for occupancy by a

caretaker or janitor, or units held for reasons of the owner, such as foreclosed properties held by banks. In the 2000 Census, a large majority of the vacant housing units in the City were in the for rent category, where by 2013 that has decreased by over 12 percent and the other vacant increased by 14 percent due to foreclosures. According to the 2010 Census, the rental vacancy rate is 9 percent and the homeowner vacancy rate is 3.2 percent. More recently, according to the Department of Finance, the overall vacancy rate for housing units in the City was 7.7 percent in 2014.

Table 42: Vacancy by Type (Housing Units)

Type of Vacant Unit	2000		2010		2013	
	No.	%	No.	%	No.	%
For rent	2,187	45%	4,428	46%	2,811	33%
Rented or sold, not occupied	309	6%	551	6%	803	9%
For sale only	1,018	21%	2,187	23%	1,566	18%
For seasonal, recreational, or occasional use	268	6%	427	4%	412	5%
For migrant workers	3	0%	7	0%	-	0%
Other vacant	1,036	21%	1,993	21%	2,950	35%
Total	4,821		9,593		8,542	
Total Housing Units	88,262		120,725		118,474	
Vacancy Rate	5.5%		7.9%		7.2%	
Source: 2000 & 2010 US Census, American Community Survey 5-Year Estimates						

2.2.e. HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. The following table describes the ideal monthly payment for households in the four major income groups: Very-low, Low, Moderate and Above-moderate.

Table 43: Income Groups by Affordability (2013)

Income Group	Income Range	Ideal Monthly Housing Costs (30% of monthly income)
Very Low	Below \$26,250	Less than \$656
Low	\$26,251 to \$42,000	\$656 to \$1,050
Moderate	\$42,001 to \$63,000	\$1,050 to \$1,575
Above Moderate	Above \$63,001	More than \$1,575
Source: HUD AMI at \$52,500		

2.2.e (1) Single-family Sales Units

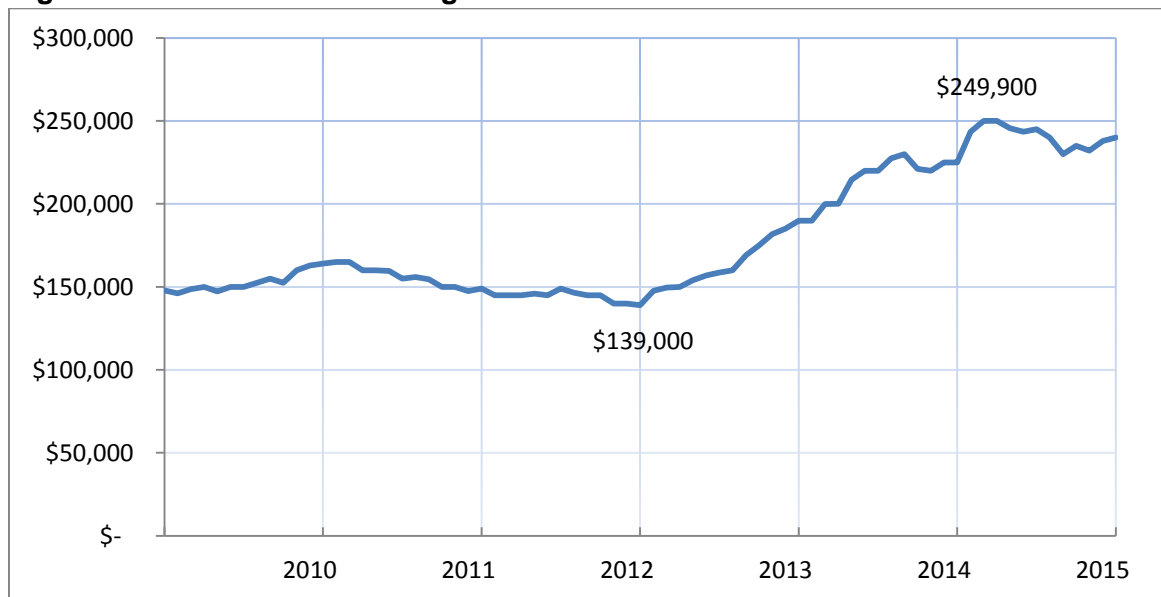
Near the end of the last Housing Element period in 2006, home prices in the City of Bakersfield and throughout the state peaked. During the recession, City experienced falling home prices, reduced sales, increased inventory, fewer new building permits, and skyrocketing foreclosure activity. The median price of housing units sold in Kern County

plunged 50 percent from \$260,000 in 2007 to \$130,000 in 2010. Sales of housing units followed a similar trend. According to Zillow, the lowest median home during the recession was in February of 2009 (\$147,900). Since 2009, median home values in Bakersfield have increased to \$199,500. With increasing home values, difficult lending practices and low inventory, affordability is a significant issue for both home ownership and renters.

Table 44: Bakersfield Median Home Value and Sales Price (2010 to 2014)

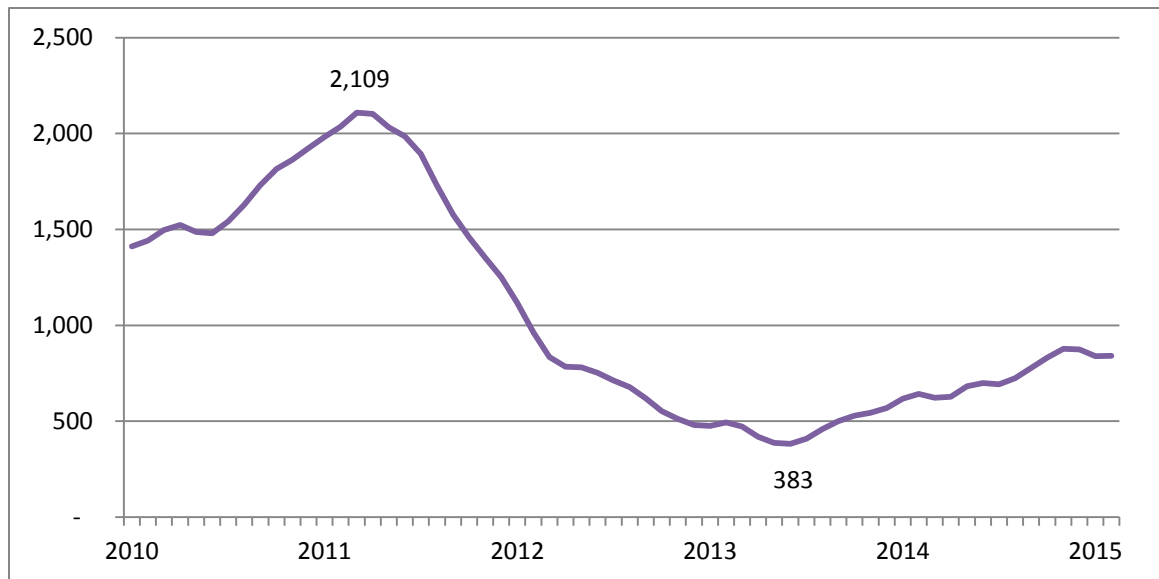
Median Home Value			Median Sale Price
Year	Single Family	Condo	All homes
2010	\$ 148,700	\$ 76,350	\$ 154,513
2011	\$ 137,550	\$ 67,950	\$ 146,400
2012	\$ 142,500	\$ 68,400	\$ 157,113
2013	\$ 172,450	\$ 79,150	\$ 197,888
2014	\$ 199,500	\$ 93,400	\$ 213,350
Source: Zillow Real Estate Research			

Figure 11: Median Price Listing - All Homes



2.2.e (2) Current Single Family Listings

As of January 2010, there were 1,411 homes listed for sale in Bakersfield. In January 2015, there were 839 homes listed. Although listings have increased since the lowest in June of 2013 of only 383 homes, including mobile homes and condos, the market has not provided enough to meet all of Bakersfield's housing needs. The median estimated home value for homes that fall into the bottom third of home values within Bakersfield is \$111,100. The middle third of home value is \$175,000 and the median home value of the highest third of homes is \$270,000. Bakersfield is still one of the most affordable cities in California.

Figure 12: Homes Listed for Sale

2.2.e (3) Rental Units

According to the 2000 Census, the median gross rent was \$564 in the City of Bakersfield, compared to \$518 for Kern County in the same year. According to the 2006 American Community Survey, the median gross rent in 2006 in the City of Bakersfield was \$815.

According to a survey conducted by RealFacts, in the first quarter of 2015, the average rental rate in Bakersfield was \$970. In 2014 the annual average was \$945, \$560 for a studio up to 1,146 for a three bedroom/two bath. Rent for a two bedroom/two bath unit is about \$183 higher per month than for one bedroom/one bath units.

Table 45: Average Multifamily Market Rents – Bakersfield

	2010	2011	2012	2013	2014	2015
Average	\$839	\$869	\$907	\$929	\$954	\$970
Studio	\$500	\$546	\$554	\$570	\$560	\$592
1 bed 1 bath	\$779	\$800	\$843	\$865	\$893	\$899
2 bed 1 bath	\$719	\$745	\$789	\$814	\$834	\$848
2 bed 2 bath	\$940	\$947	\$1,014	\$1,036	\$1,065	\$1,082
3 bed 2 bath	\$1,111	\$1,155	\$1,136	\$1,124	\$1,146	\$1,166
Occupancy Rate	95.1	97.1	96.6	96.4	96.2	96.9
Source: RealFacts Market Overview Report, City of Bakersfield, 1 st Quarter 2015						

2.2.e (4) Affordability

Affordability is defined as a household spending 30 percent or less of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water,

sewer and garbage. “Gross monthly owner costs” includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

A total of 46,155 households, which is just over 42 percent of all households, in the City of Bakersfield pay in excess of 30 percent of their income for shelter. As expected, renter households had a higher percentage of households who over pay with 53.5 percent. However, over a third of home owners also overpay. The overpayment situation is particularly critical for renters with annual incomes less than \$20,000 where 11,896 households (25.6 percent) are cost burdened.

Table 46: Housing Costs by Household Income (2013)

Income	Owner	% paying over 30%	Renter	% paying over 30%
Less than \$20,000:	4,129	6.5%	11,896	25.6%
\$20,000 to \$34,999:	4,239	6.7%	7,695	16.6%
\$35,000 to \$49,999:	4,182	6.6%	3,129	6.7%
\$50,000 to \$74,999:	5,077	8.0%	1,748	3.8%
\$75,000 or more:	3,729	5.9%	331	0.7%
Zero income	330	N/A	833	N/A
Total Households:	63,549	33.6%	46,383	53.5%
Source: 2009-2013 American Community Survey 5-Year Estimates				

As noted above, over 53 percent of renter households pay in excess of 30 percent of their income for shelter. In 2013, the income ranges based on the Area Median Income (AMI) of \$52,500 along with the “affordability range” for housing costs. For instance, very low income families can generally afford a total of \$656 a month for rent and utilities. At that rate, over 42 percent of very low and low income renters need some type of subsidy, voucher, or low income housing unit to fall within established affordability. The 2013 Fair Market Rates used by HUD for their housing programs include the following:

- Efficiency Unit: \$610
- One-Bedroom Unit: \$614
- Two-Bedroom Unit: \$804
- Three-Bedroom Unit: \$1,179
- Four-Bedroom Unit: \$1,424

The rents for subsidized units are less, adjusted based on a tenant’s monthly income, than market rate units. A summary of all assisted apartment complexes is located in Appendix C.

Table 47: Affordable Housing Costs (2013)

Income Category	Income Range	Maximum Affordability (\$/month)
Very Low	\$26,250 or less	Less than \$656
Low	\$26,251 to \$42,000	\$656 to \$1,050
Moderate	\$42,001 to \$63,000	\$1,050 to \$1,575
Above Moderate	\$63,001 or more	\$1,575 or more
Source: HUD User, Median Income FY 2013 Income Limit Area		

While shelter costs for rental units are generally figured to be affordable at 30 percent of gross income, households are able to obtain a mortgage loan based on 30-40 percent of gross income; subject to existing debt, credit and budgeting conditions. For instance, using maximum affordability payment, very low and low income households in Bakersfield could afford a home in the range of \$83,972 to \$140,112. The costs do not include homes in need of repairs. There are, however, many options for low income families, with the bottom third of homes on the market having a median estimated home value of \$111,100. For extremely low incomes there is still the need for programs that make housing more affordable and for government-assisted first-time homebuyer programs.

Table 48: Affordable Housing Cost

Income Range	Purchase Price with Mortgage @ 4.0%*	Purchase Price with Mortgage @ 5.0%*
Very Low < \$26,250	\$91,737	\$83,972
Low = \$26,251 to \$42,000	\$153,068	\$140,112
Moderate = \$42,001 to \$63,000	\$234,791	\$214,917
Source: Zillow Affordability Calculator: http://www.zillow.com/mortgage-calculator/house-affordability/		
*Note: 30 year mortgage, 1.0% taxes, and \$800 annual insurance costs		

According to data in Table 42, the median sale price for a single family home sold in 2014 in Bakersfield was \$213,350. At today's 4.0 percent mortgage interest rate, a household would require an income of \$47,909 a year to qualify. This income is lower than the median household income in the City (\$48,552).

2.2.f. AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover an eight year period, coinciding with the update of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

- Prepayment of HUD mortgages: Section 221(d)(3), Section 236 Section 202, and Section 811 – A Section 221 (d)(3) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In 1991, capital advances replaced direct loans for the Section 202 program. These capital advances are granted to approved low income housing developers and cover 100 percent of the approved development costs for low-income elderly residents.

Low income use restrictions on Section 236(j)(1) projects are for the full 40-year mortgage term. However, owners have the option to repay the remaining mortgage at the end of the first 20 years.

FHA-insured mortgages under the Section 221 (d)(4) program have no binding use restrictions. The affordability of these projects is governed by the Section 8 contracts maintained on the projects which are now approved on a year-to-year basis. Because of the uncertain future of the Section 8 program at the federal funding level, HUD considers projects assisted with Section 8 contracts at risk.

- The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. It provides authority to HUD to operate a mark-to-market program to (1) reduce over-subsidized Section 8 contracts, (2) restructure project financing, and (3) provide funds for rehabilitation needs. The bill also includes tax legislation to ensure that adverse tax consequences do not deter owners from participating in the program. In exchange for favorable tax treatment, owners would preserve the units at rents affordable to low and moderate income households.

In addition to instituting these changes in the Section 202 program, the National Affordable Housing Act of 1990 created a separate program, Section 811, to support the development of housing for people with disabilities. Prior to 1990, Section 202 funds could be used to develop housing for disabled persons in addition to low income elderly.

- Opt-outs and expirations of project-based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- Other – Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature. The qualified project period in Bakersfield's bond financed multifamily properties is 15 years. Density bonus units expire in either 10 or 30 years, depending on the level of incentives. Also, properties funded through the Redevelopment Agency generally require an affordability term of 20 years.

It is good to note that the process of selling out of affordable programs is a thorough and lengthy process which requires notices to local government and local housing authorities. In fact the list of housing non-profit organizations in Appendix D of this housing element has a few organizations known to both the State and local governments as being interested in acquiring at-risk units and maintaining affordability for the life of the structure. In addition, under HUD regulations, the property owners are required to provide a six-month notice to tenants prior to opting out. In 1998 the California legislature adopted AB 1701 requiring a nine-month notice to tenants.

2.2.g. INVENTORY OF AT - RISK RENTAL HOUSING UNITS

The following inventories include government assisted rental properties in the City of Bakersfield that may be at risk of opting out of programs that keep them affordable to very low and low income households over the eight year Housing Element Period (2015-2023). Generally, the inventory consists of Housing and Urban Development (HUD), Redevelopment Agency, multifamily bonds and Density Bonus properties. Target levels include the very low, low, and moderate income groups.

According to data from the California Housing Partnership Corporation, and City records, there are a total of 5,462 units in Bakersfield that receive assistance for low-income families, seniors, and agricultural workers through State and Federal programs. Of these, a total of 616 units, contained in 11 complexes, are considered at risk of being lost from the affordable housing inventory. The eleven complexes are listed in Table 47. Realistically, those with expiration dates that have passed probably will not be sold for market rate since owners have not taken any action to do so.

Through communication with the Kern County Housing Authority, we have found that three of the Low Income Housing Tax Credit Projects have been extended ten years beyond their original contract date. In addition, Green Gardens' HAP contract will keep the complex affordable until at least 2028, and Villa San Dimas will remain affordable through its HAP contract through 2018.

Table 49: Inventory of At - Risk Assisted Complexes (2015)

Project	Financing	Units	Target Group	Earliest Expiration Date	Risk Assessment
Villa San Dimas	CHRP	20	Seniors	2014	Very High
	HAP			2018	
Tegeler House	CHRP	53	Single Room Occupancy	2021	High
Agua Terrace Apartments	HUD Section 8	22	Families	2/28/17	High
Sundance Apartments	HUD Section 8	60	Families	4/30/17	High
South Real Gardens Apartments	HUD Section 8	20	Families	5/31/24	Moderate
Summerfield Place Apartments	HUD Section 8	18	Families	12/31/23	Moderate
Woodlane Apartments	HUD Section 8	40	Families	9/30/15	Very High
Kristine Apartments	LIHTC	59	Large Families	8/5/2019	Moderate
Pineview	LIHTC	109	Large Families	2020	Moderate
Foothill Vista Apartments	LIHTC	111	Large Families	2020	Moderate
Green Gardens	HOME	104	Formerly Homeless with Disabilities	8/4/15	Low
	HAP			2028	
Source: HUD/California Housing Partnership Corporation Revised March 2015					

HCD Properties: Two properties with a total of 73 units have loans under the California Housing Rehabilitation Program (CHRP) that have expired or are expected to expire in the next ten years: Villa San Dimas (20 units, expired 2014) and Tegeler House (53 units, expected to expire 2021).

HUD Properties: Five properties with a total of 160 units that are assisted under the Section 8 Housing Choice Voucher program are considered at Moderate, High or Very High risk of being converted to market rate: Agua Terrace Apartments (22 units, High); Sundance Apartments (60 units, High); South Real Gardens Apartments (20 units, Moderate); Summerfield Place Apartments (18 units, Moderate); and Woodlane Apartments (40 units, Very High).

LIHTC Properties: Three properties with a total of 279 units are financed with Low Income Housing Tax Credits and are expected to have their affordability restrictions expire in the next ten years: Kristine Apartments (59 low-income large family units); Pineview (109 low-income large family units); Foothill Vista Apartments (111 low-income large family units). These units were placed in service in 1995 or earlier. Each of these properties contracts have been extended 10 years beyond their original contract and have therefore been moved to a moderate risk.

HOME Property: One property, Green Gardens, is a City-assisted affordable housing project financed with HOME funds. It contains 104 units (Low), and serves formerly homeless individuals who have disabilities. Its affordable housing period is set to expire in 2015. Golden Empire Affordable Housing is currently working to secure financing to rehabilitate Green Gardens preserving its status as affordable housing.

2.2.h. COST ANALYSIS

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

2.2.h (1) Rehabilitation

The factors used to analyze the cost to preserve the “at-risk” housing units include acquisition, rehabilitation, and financing costs. These figures are estimates based on recent affordable housing rehabilitation projects by the Housing Authority of Kern County. Actual costs will depend on condition, size, location, existing financing and the availability of financing. Local developers have provided the following information.

Table 50: Rehabilitation Costs

Fee/Cost	Cost Per Unit
Acquisition	63,125
Rehabilitation	22,442
Financing/Other	24,865
TOTAL COST PER UNIT	110,432
Source: Housing Authority of Kern County	

2.2. h (2) New Construction/Replacement

The following cost estimates are estimates based on recent new affordable housing construction by the Housing Authority of Kern County. The actual replacement costs for any of the “at-risk” units will depend on many variables such as the number of units, location, density, unit sizes, on and off-site improvements, and both existing and new financing.

Table 51: New Construction/Replacement Costs

Cost/Fee Type	Cost Per Unit
Land Acquisition	8,048
Construction	183,707
Financing	90,666
TOTAL PER UNIT COST	282,421
Source: Housing Authority of Kern County	

2.2.h(3) Tenant-based Rental Assistance

Based on current condition data, it is assumed that a four person household is very low income, earning about \$28,450 a year. Shelter affordability (using a standard affordability rate of 30%) would be \$711 a month of which \$553 would be attributable to rent. If the complex converted to fair market rate, the two bedroom unit would have an estimated rent of \$832 (Section 8 Payment Standard amount for Kern County for 2 bedroom apartment). This means subsidizing the household at \$279 per month, or \$3,348 a year. Over 20 years, which is the average affordability term, the total rental assistance would be \$66,960.

2.2.i. PRESERVATION RESOURCES

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at-risk." Groups with whom the City has an on-going association are the logical entities for future participation. The City will continue to provide information about financial resources available to “at-risk” developments such as low interest loans, grants and tax credits. A list of potential organizational preservation resources is provided in Appendix D.

2.2.j. STRATEGIES TO RETAIN AFFORDABLE UNITS

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, state and federal programs. Some are managed locally by the City through funds accessed directly from HUD.

HOME Program: The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. The City of Bakersfield receives approximately \$1 million a year in HOME funds from HUD. Approximately \$700,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, and construction.

Housing Authority of the County of Kern (HACK): HACK is a public housing authority with jurisdiction within the City of Bakersfield and the County of Kern. It administers federal and state funds for its public housing projects and government assisted housing units such as Section 8 Rent Subsidy.

Community Development Block Grant (CDBG) Funds: The City of Bakersfield is an entitlement city with a population over 50,000 that can receive funding directly from HUD. The City receives approximately \$4.5 million from the federal government annually. The City utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and are used to retain subsidized housing projects whose federal assistance is expiring.

Community Reinvestment Act (CRA): Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with the Community Reinvestment Act Lenders Group organized by the Bakersfield Economic and Community Development Department to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

Low-income Housing Tax Credit Program (LIHTC): The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. The San Francisco Federal Home Loan Bank District provides local service. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

Multifamily Housing Program (MHP): The MHP is conducted through HCD, provides low interest loans in the form of permanent financing to pay the costs of acquisition and rehabilitation of existing complexes as well as funding for the construction of new affordable housing.

The City of Bakersfield, HACK, and its two housing non-profit organizations KAHl and GEAHl have continually demonstrated a willingness and capability to acquire at risk units or – at a minimum – locate rental subsidy vouchers for those tenants displaced by the sale as evidenced by the following case. Emphasis is being placed on those properties that are expiring in the next few years which include: Woodlane Apartments, Sundance Apartments, Agua Terrace Apartments, and Villa San Dimas Apartments.

2.2.k. RESIDENTIAL ZONING AND DENSITY

To date, the City of Bakersfield has had a large amount of low cost, easily developable vacant land. While the City regularly offers density bonuses to developers of affordable housing, only three multifamily projects of 399 units have used that bonus between 2007 and 2014. So while it is generally true that higher density housing reduces the land cost on a per unit basis and contributes to development of affordable housing, this has not proven to be the fact in Bakersfield. Many affordable housing projects have been developed at medium densities.

The housing industry always responds to market demand. The City meets regularly with both non-profit and market rate developers and lenders, and with the Kern County Home Builder's Association (HBA). The City welcomes residential development and will continue to do so.

The City of Bakersfield Zoning Ordinance provides eight main residential zone districts with single family densities ranging from one dwelling unit per 20 acres to 7.26 units per acre before the density bonuses are applied. The multifamily zone districts provide densities ranging from 10 to 72.6 dwelling units per acre before the density bonuses are applied.

The City also provides for multifamily housing “by right” in the Commercial Center zone with no maximum density limits. The City's downtown Central Business zone also allows multifamily housing “by right” as long it is part of a mixed use where the residential use starts on the second floor. There is also no maximum density limit.

In addition, the City's Zoning Ordinance recognizes the potential for infill construction and allows for the possibility of multifamily dwellings on lots with minimum 600 square feet of lot area per dwelling unit. Looking toward the future, the City has a policy that permits and encourages a lot consolidation program and has actually used eminent domain powers, through the former Redevelopment Agency, to assemble lots for the development of a campus type development on downtown (including multifamily, cottages, and service-based supportive housing).

There is a substantial amount of vacant land within the City of Bakersfield. In 2015, the City had over 38.10 square miles of both vacant residentially zoned land and land not

residentially zoned sites but allows residential development. Using realistic unit capacity calculations the capacity of the residentially zoned vacant land includes approximately 137,022 units could be constructed. This estimate used the following useable densities based on allowed densities, lot size, development requirements and building trends.

Table 52: Zoning and Usable Densities

Zoning Code	Zone Category	Allowed Density	Usable Density (DU/Acre)
<i>Allows single family dwellings, mobile home (meeting R-1 & SF building requirements), second units and residential facilities serving 6 or fewer persons:</i>			
A	Agriculture	1 DU/Lot Min. 6,000 sq. ft. or 20 acres	0.12
R-H	Residential Holding	1 DU/Lot Min. 20 acres	0.05
R-S	Residential Suburban	1 DU/Lot Min. 24,000 sq. ft. - 20 acres	0.59
R-S-FP-S	Residential Suburban - Secondary Floodplain	1 DU/Lot Min. 24,000 sq. ft.	0.28
R-S-HD	Residential Suburban - Hillside Development	1 DU/Lot Min. 24,000 sq. ft.	0.13
E	Estate	1 DU/Lot Min. 10,000 sq. ft. - 1 acre	2.76
R-1-4.5	Small Lot One Family Dwelling	1 DU/Lot Min. 4,500 sq. ft.	5.08
R-1	One Family Dwelling	1 DU/Lot Min. 6,000 sq. ft.	5.06
R-1 (10K or 18K)	Large Lot One Family Dwelling	1 DU/Lot Min. 10,000 - 18,000 sq. ft.	2.35
R-1-FP-S	One Family Dwelling - Secondary Floodplain	1 DU/Lot Min. 6,000 sq. ft.	3.31
R-1-HD	One Family Dwelling - Hillside Development	1 DU/Lot Min. 6,000 sq. ft.	3.51
WM-R1	West Ming - One Family Dwelling	7.25 DU per net acre or less	3.26
<i>Allows R-1 uses and mobile home, mobile home park or subdivision:</i>			
MH	Mobile Home	1 DU/Lot Min. 6,223 sq. ft.	4.20
<i>Allows single and multi-family and condominiums:</i>			
PUD	Planned Unit Development	Based on Land Use density	6.50
<i>Allows single and multi-family dwellings, mobile home (meeting R-1 & SF building requirements), second units and residential facilities serving 6 or fewer persons. R-3 also allows apartment houses:</i>			
R-2	Limited Multiple Family Dwelling	1 DU/Lot Min. 4,500 sq. ft. or 2,500 sq. ft /MF DU	9.49
R-2-HD	Limited Multiple Family Dwelling - Hillside Development	2 DU/Lot Min. 4,500 sq. ft. or 2,500 sq. ft /MF DU	4.82
R-2-MH	Limited Multiple Family Dwelling	2 DU/Lot Min. 4,500 sq. ft. or	7.00

Zoning Code	Zone Category	Allowed Density	Usable Density (DU/Acre)
	– Mobile Home	2,500 sq. ft /MF DU	
R-3	Multiple Family Dwelling	1 DU/Lot Min. 6,000 sq. ft. or 1,250 sq. ft /MF DU	21.75
R-3-MH	Multiple Family Dwelling – Mobile Home	1 DU/Lot Min. 6,000 sq. ft. or 1,250 sq. ft /MF DU	24.39
WM-R2	West Ming - Limited Multiple Family Dwelling	17.42 DU per net acre or less	4.05
WM-R3	West Ming - Multiple Family Dwelling	72.6 DU per net acre or less	21.75
<i>Allows all R-1, R-2 & R-3 uses including apartment house, rooming house, single room occupancy, permitted residential facility housing of people with disabilities; allows food and shelters services and residential facilities with 7 or more juveniles or adults in custody or court ordered living restrictions:</i>			
R-4	High Density Multiple Family Dwelling	1 DU/Lot Min. 6,000 sq. ft. or 600 sq. ft /MF DU	48.74
<i>Allows multi-family dwellings starting on second floor of mixed uses; allows first floor residential with a CUP:</i>			
C-B	Central Business (allows residential above first floor)	Unlimited Density, FAR 3.0	47.19
<i>Allows multi-family, apartment house, rooming house, single room occupancy, single family if it is an accessory to commercial use; allows single family with a CUP:</i>			
C-C	Commercial Center	600 sq. ft lot area/MF DU, Unlimited Density	47.19

Residential growth areas and densities are among issues and policies addressed in the General Plan. Residential densities are specified for each residential land use designation, and the General Plan provides for a wide range of residential densities. Single family detached housing densities range from one dwelling per 20 acres to 7.26 units per net acre. Multiple family densities, including but not limited to attached, zero lot line and apartments, range from greater than 7.26 to 72.6 dwelling units per net acre. Each zoning district's usable density was based on the underlining land use and density allowed as well as the number and size of the lot area. Other considerations were current building trends, open space and amenity requirements, parking and other right-of-way requirements.

Zoning districts specify minimum lot size, permitted uses, conditional uses, building height and front, and rear and side yard setbacks. Zoning districts further the health, safety and welfare of the residents. In addressing the minimum lot size, the zoning districts must be consistent with the densities of the General Plan. Single family zoning districts have minimum lot sizes ranging from 4,500 square feet to 20 acres. Limited multiple family (R-2) and multiple family districts (R-3 and R-4) require a minimum amount of lot area per dwelling unit ranging from 2,500 square feet per dwelling unit to 600 square feet per

dwelling unit and minimum lot sizes of 6,000 square feet. Agricultural zoning districts have minimum lot sizes of 6,000 square feet and 20 acres. However, a parcel of lot on agriculture zones may not be occupied by more than one dwelling unit.

The MH (Mobile Home) zone provides for mobile home subdivisions. Zoning standards are reduced. A maximum density of seven mobile homes per gross acre is allowed. Consistent with Section 65852.7 of the Government Code, the City allows mobile home parks and subdivisions on all land designated by the General Plan for residential use. Development standards are less stringent than for conventional residential development.

The PUD (Planned Unit Development) zone allows for a density based on the underlying General Plan designation. Within the perimeters of the General Plan designation, development may be a combination of uses including multifamily. The Planning Commission approves development standards.

The City's development standards are applicable to residential zoning districts. Development standards include, but are not limited to, building height, yard setbacks, lot area, site plan review, parking space requirements and parkland requirements. These requirements were adopted through the public hearing process and reflect the minimum standards thought necessary for protection of the public.

The City has adopted a local subdivision ordinance that implements the requirements of the State of California Subdivision Map Act. This ordinance sets forth the rules and requirements for the division of real property. The City has limited discretion when acting on a subdivision map. Other than implementing the State Map Act requirements, the City primarily insures that the map is in compliance with the conditions of the California Environmental Quality Act, and that the map is consistent with the General Plan and zoning.

When a developer proposes a housing development, state law requires that the City provide incentives for the production of low-income housing. A density bonus agreement between the developer and City is used to set forth the incentives to be offered by the City and the requirements of the developer. Since July 1, 1992 the City of Bakersfield has had an ordinance to implement the state law covering density bonuses (Section 65915 et seq., of the California Government Code) on all residential zoned land. The City's ordinance established a density increase and incentive program to provide both density increases and other incentives for owner-occupied and rental housing developments to encourage the creation of housing affordable to moderate, low, and very low income households, and to encourage the creation of housing for senior citizens.

Other provisions of the Zoning Code include defining Homeless shelters as "food and/or shelter service agency." In 2009, the City updated its Zoning Ordinance to comply with the provisions of SB2. The City of Bakersfield Planning Commission approved the existing Bakersfield Homeless Shelter in an industrial area near the downtown over citizen protests.

The City allows second dwelling units on owner-occupied lots with approval by the Planning Director.

Group homes for six or fewer persons are permitted within a residential zone. Those for seven or more residents are permitted in all commercial zones and in residential zones with a CUP approved by the Board of Zoning Adjustment. The City follows state law with respect to group homes of seven or more people. As the living situation becomes more institutional in nature, the City makes sure that the facility is ADA compliant and the fire department has conducted inspections. However, should a group of persons of any number disabled or not, decide to share a housing unit, no CUP would be required and the City would only intervene if there were complaints from neighbors.

2.2.1. ON- AND OFF-SITE IMPROVEMENTS

For residential projects the City requires both on- and off-site improvements. These include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping and water and sewer service. Such improvements are required as a condition of the subdivision map, or if there is no required map, improvements are required as part of site plan review or building permit. These on- and off-site improvements promote the health, safety and general welfare of the public.

Curbs/gutters and drainage facilities are required or direct storm and runoff water out of residential developments. City roadways are required to be paved. Pavement creates an all-weather roadway, facilitates roadway drainage and reduces dust. It also produces a circulation system and facilitates relative safe traffic movement. Roadways are classified in the City according to traffic needs. Roadway classifications are as follows:

- Arterial - 6 lanes, 90 feet wide, 110 foot right-of-way
- Collector - 4 lanes, 68 feet wide, 90 foot right-of-way
- Local - 2 lanes, 40 feet wide, 60 foot right-of-way

Arterials and collectors are designated on the General Plan according to existing and projected traffic needs. Arterials are normally located at one mile intervals, while collectors are at one-half mile intervals. Local streets are located as needed throughout residential development. Developers are responsible for construction of roadways associated with the residential project and also participate in regional transportation system improvements through payment of a Traffic Impact Fee (refer to discussion in Section 2.3, Constraints, Efforts, and Opportunities).

Sidewalks are for movement of pedestrian traffic. Where sidewalks are available, safety of pedestrian traffic is enhanced, particularly for school-age children.

In addition, the City's Consolidated Plan includes funding potential for low income and blighted neighborhoods that need street reconstruction, upgrade or replacement of water main systems or new or reconstructed sewer lines.

Landscaping of medians and parkways is required for both "arterial" and "collector" roadways. Such landscaping would include, but not be limited to, shrubbery, trees, grass and decorative masonry walls. Landscaping contributes to a cooler and more aesthetic

environment in the City by providing relief from developed and paved areas. In hillside areas, landscaping helps prevent erosion. Median and parkway landscaping is installed by the developer of the subdivision tract and maintained by the City or a property owners association.

2.2.m. AVAILABLE RESIDENTIALLY ZONED LAND

As part of the 2015-2023 Housing Element update, an inventory of the residential development potential of vacant land in the City of Bakersfield was completed using the City's Geographic Information System (GIS) augmented by County Assessor's records and building permit records. The City regularly updates its GIS system of vacant land and has this information readily available. The results of the inventory are identified on map in Appendix E. The inventory also includes an analysis of realistic development capacity based on the land use controls and site improvements required. The inventory included properties that have water and sewer infrastructure available to support development. The infrastructure necessary to service housing developments are put in place by the housing developers using City standards and requirements. As development occurs, the City requires infrastructure to be installed by the developer that is adequate and has sufficient capacity to support the new development.

In addition to the City, there are four other domestic water service providers within the City limits; California Water Service Company, East Niles Community Services District, Greenfield County Water District and Vaughn Water Company. The 2010 Urban Water Management Plans of the six domestic water service providers includes projected water use for single and multifamily housing needed for lower income households and projects this out to the year 2030. Additionally, purveyors in the City are not allowed to deny or condition the approval or reduce the amount of service for an application for development that includes housing affordable to lower income households. The water use projections for low income households make up about 29 percent of the City's projected water demands; 23.3 percent of Cal Water's projected water demand; 41% of East Niles Community Services District's projected water demands; and 8% of Vaughn Water Company's projected water demands. Greenfield County Water District is not required to prepare an Urban Water Management Plan because they have less than 3,000 water service connections. All five water service providers will be subject to any future water legislation that is a result of the current drought and these restrictions may impact the availability of housing.

A program included in this Housing Element for the City to continue to implement policies that grant priority to proposed developments that includes housing affordable to lower income households. All water service agencies must comply with SB 1087 and grant priority to proposed affordable housing projects.

The realistic capacity of the vacant sites was determined by analysis of vacant parcels throughout the City. Parcels in all zoning categories were analyzed to determine what building densities are typical for each zoning type, looking at land use controls and site improvements required. The realistic capacity presented in this survey is a conservative estimate of the density each site would likely be.

Most of the vacant residential sites have no constraints that would preclude development. Those with constraints can be easily mitigated. The two constraints present among the vacant sites are flood plains and hillsides. Both of these zones can be developed provided that certain mitigation measures are met; the realistic capacity of these zones is designated as much lower than other zones without these constraints.

Table 51 provides a summary of available residentially zoned land throughout the City of Bakersfield, with acreage suitable to accommodate very low, low, moderate and above-moderate housing, by zoning classification and unit capacity.

Table 53: Acreage and Units to Meet Current RHNA

Income Level	RHNA	Acres	Realistic Unit Capacity	Net Capacity Over Need
Very Low	9,706	604	19,477	9,771
Low	5,800	2,194	22,777	16,977
Moderate	6,453	12,780	63,994	57,541
Above Moderate	14,331	8,809	30,773	16,442
Total	36,290	24,387	137,022	100,732

Land most feasible for ease of residential development and immediate availability is located in the western and southeast portions of the City. Development potential varies based on the geographical location of land. The northeast is most impacted by hillsides, flood plains and lack of infrastructure. While this is generally available City-wide, the southwest area has significant amounts of vacant land currently zoned for housing.

The predominant development trend in central Bakersfield includes the development of City-assisted infill affordable housing units. However, the City has seen an increased interest in market rate housing in central Bakersfield, focusing on the redevelopment of vacant properties.

According to the City's Zoning Ordinance, multifamily housing can be built on any infill lot in the City's Downtown area. While there is developable land in the northeast, there are numerous development obstacles such as: topography (foothill terrain), soil stability, seismic zones identified in the Alquist-Priolo studies, inadequate accessibility, relative isolation and petroleum production. The lack of infrastructure was previously identified as a development constraint in the northeast; however, construction of comprehensive water and sewer systems throughout the area has significantly enhanced development potential in this area of the City. With the variety of zoning classifications, development can occur or will be accommodated to consider the topography, seismic and petroleum production conditions in the northeast.

According to the State Department of Housing and Community Development's "Housing Resources – Q&A," - "The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites within the current planning period of the housing element. The

analysis should also identify the zones the locality believes can accommodate its share of the regional housing needs for all income levels.”

Table 52 summarizes vacant parcels by zone classification along with the conservative unit capacity for those parcels. A total of 24,387 acres are currently zoned for homes in the City of Bakersfield that will accommodate 137,022 new housing units – more than half the number needed to meet the City’s current Regional Housing Needs Assessment of 36,290 new units to be built by 2023.

Table 54: Vacant Residential Land Inventory

Zoning Code	Zone Name	Acres	DU Capacity
Above Moderate			
A	Agriculture	659.4	76
R-H	Residential Holding	544.1	27
R-S	Residential Suburban	260.5	153
R-S-FP-S	Residential Suburban - Secondary Floodplain	15.2	4
R-S-HD	Residential Suburban - Hillside Development	22.4	3
E	Estate	1,115.7	3,084
R-1	One Family Dwelling	3,903.9	19,501
R-1 (10K / 18K)	Large Lot One Family Dwelling	2.8	7
R-1-FP-S	One Family Dwelling - Secondary Floodplain	49.7	164
R-1-HD	One Family Dwelling - Hillside Development	1,797.8	6,310
WM-R1	West Ming - One Family Dwelling	429.6	1,402
PUD	Planned Unit Development	8.3	42
Above Moderate Total		8,809	30,773
Moderate			
R-1-4.5	Small Lot One Family Dwelling	25.3	129
R-1	One Family Dwelling	10,843.2	55,162
R-2	Limited Multiple Family Dwelling	411.6	2,401
R-2-HD	Limited Multiple Family Dwelling - Hillside Dev.	88.3	425
WM-R2	West Ming - Limited Multiple Family Dwelling	1,255.2	5,085
PUD	Planned Unit Development	156.1	793
Moderate Total		12,780	63,994
Low			
MH	Mobile home	23.9	101
PUD	Planned Unit Development	15.3	331
R-2	Limited Multiple Family Dwelling	2,054.0	20,989
R-2-HD	Limited Multiple Family Dwelling - Hillside Dev.	22.2	107
R-2-MH	Limited Multiple Family Dwelling – Mobile home	17.8	125
R-3 & WM R3	Multiple Family Dwelling	60.6	1,124
Low Total		2,193.8	22,777
Very Low & Extremely Low			
R-3	Multiple Family Dwelling	349.5	7,602
R-3-MH	Multiple Family Dwelling – Mobile home	5.7	139

Zoning Code	Zone Name	Acres	DU Capacity
R-4	High Density Multiple Family Dwelling	5.6	271
C-B	Central Business (residential above 1 st floor)	7.4	349
C-C	Commercial Center	235.5	11,115
	Total Very Low & Extremely Low	603.7	19,477
	TOTAL AVAILABLE FOR HOUSING NEEDS	24,387	137,022

All properties listed above have adequate lot size and have water and sewer infrastructure readily available and can be developed within the Housing Element Planning period of 2015 to 2023. The City will monitor the amount and location of multifamily zoned land and the City will initiate zone changes to ensure the continued availability of land for very low and low income housing.

2.2.n. ZONING TO ACCOMMODATE LOWER INCOME HOUSEHOLDS

It is recognized that multifamily zones represent 13.7 percent of the total land zoned for residential development. The multifamily zones will accommodate over 44,838 multifamily units at a realistic capacity of 7 to 48.74 units to the acre. For the purposes of this Housing Element, it was estimated that the extremely and very low income units would most likely be constructed on high density zoned land and that low income units would predominantly be developed on medium to high density land. However, it is also feasible that single-family housing could be developed for very low and low income households and multifamily units will be constructed for moderate and low income households. Given that the City has such an abundance of vacant land, there is sufficient land to meet the needs of all income levels in need of various housing types.

The City will continue to meet with the development community to ensure that there is sufficient land to meet market demand and will monitor zone change requests on a quarterly basis at the time the GIS data is being updated and will monitor demand at the time of the Housing Element Annual Update and will initiate zone changes as necessary to meet demand.

Some of the sites included in the vacant land inventory are smaller sites with less than 2 acres. However, the City generally encourages lot consolidation and programs in this Housing Element will address additional opportunities for lot consolidation. In the past, the City's Redevelopment Agency has purchased smaller lots and consolidated them in order to make better use of the properties. While there are several smaller R-2 sites, there is an abundance of R-2 sites that would accommodate the RHNA for low income households.

The State states the default density standard for the City of Bakersfield is 30 dwelling units per acre. However, the R-2 zone has historically been a zone used to develop affordable multifamily housing. As shown in Table 53, there are eleven R-2 zoned sites, with existing affordable housing projects with densities that range from 6 to 33 dwelling units per acre. The City regularly approves higher density projects on R-2 sites based on the underlying land use which could allow up to 72.6 dwelling units per acre. The City encourages higher density development in R-2 zones by providing generous density bonuses if requested.

Other zones developed with existing affordable housing include C-2, C-B, C-C, PCD and R-3 zone districts. The mixed use commercial sites have an average density over 30 dwelling units per acre and the R-3 zone averages at about 17.74 units per acre.

Table 55: Affordable Housing Developments – Low & Very Low Income

Name	LU	Zoning	Total Units	DU/Acre	Acres
Panorama Park	GC	C-2	66	18.70	3.53
Plaza Towers and Annex	GC	C-2	200	63.90	3.13
The Village at Lakeside	HMR	C-2	136	26.36	5.16
Tegeler Hotel	MUC	C-B	53	311.76	0.17
Park Place Apartments (Seniors)	MUC	C-C	80	29.09	2.75
Residences at Old Town Kern	MUC	C-C	50	34.48	1.45
South Mill Creek Apartments	MUC	C-C	70	21.54	3.25
Village Park Senior Apartments	MUC	C-C	60	35.50	1.69
Baker Street Village	MUC	PCD	37	23.87	1.55
Average Density in Commercial Zones*			699	31.05	22.51
1420 Monterey	HMR	R-2	16	32.65	0.49
Adelante Vista	HMR	R-2	142	7.89	18
Casa Loma Family Apartments	LMR	R-2	113	12.60	8.97
Bakersfield Family Apartments	LMR	R-2	80	13.47	5.94
Hillsdale	HMR	R-2	4	13.33	0.3
King Square Family Apts.	LMR	R-2	73	5.41	13.5
Pineview	HMR	R-2	110	13.92	7.9
South Real Gardens	HMR	R-2	20	16.67	1.2
Summerfield Place	HMR	R-2	18	18.95	0.95
Sunny Lane Village	HMR	R-2	40	12.31	3.25
The Residents at West Columbus	HMR	R-2	56	16.72	3.35
Average Density in R-2 Zone			672	10.52	63.85
Bakersfield Family Apartments	HR	R-3	78	20.91	3.73
California Avenue Senior Housing	HR	R-3	180	33.83	5.32
Canyon Hills Senior Housing	HR	R-3	74	11.21	6.6
Coventry Place	HR	R-3	88	17.60	5
Emerald Glen Apts.	HR	R-3	240	18.68	12.85
Nina Place Apartments	HMR	R-3	65	13.60	4.78
P Street Family Apartments	HR	R-3	21	10.40	2.02
Santa Fe Apartments	PUD	R-3	56	21.96	2.55
St. John's Senior Manor	HR	R-3	79	35.43	2.23
Sycamore Walks Apt	HMR	R-3	112	17.50	6.4
Village at East Hills	HR	R-3	258	26.88	9.6
Willows	HR	R-3	120	7.89	15.21
Auburn Heights	HR	R-3-MH	160	16.00	10
Average Density in R-3 Zone			1,531	17.74	86.29

Name	LU	Zoning	Total Units	DU/Acre	Acres
Madison Place	HMR	R-S	56	12.31	4.55
*Being outside the status quo, density average does not include Tegeler Hotel.					
Source: HACK, HUD LIHTC Database, July 2015					

During the previous Housing Element planning period, 2008-2013, to further ensure that there is enough vacant residentially zoned land to accommodate high density housing, the City committed to rezoning 40 to 80 acres of vacant land to R-3 and R-4 zone districts and included a program to fulfill this need. Land zoned R-3 and R-4 was determined to be the most compatible development for low and very low income households. The City did rezone 60 acres of vacant land to R-3 and C-C zoning districts to accommodate high density housing developments. The previous Housing Element also did not take into account the vacant Central Business and Commercial Center zones, which allows unlimited residential density. The City's R-4, C-C and C-B zoning districts meet the density requirements of zones that exceed the minimum 30 units per acre required by Assembly Bill 2348 to accommodate lower income households. Although not typically accommodating a density of over 30 units per acre, the City's R-3 zone accommodates a majority of the City's affordable housing as you can see on Table 53.

Table 56: Vacant Residential Zoning for Very & Extremely Low Income

Zoning District	Usable Density (DU/Acre)
Multiple Family Dwelling (R-3)	21.75
Multiple Family Dwelling – Moblie Home (R-3-MH)	24.39
High Density Multiple Family Dwelling (R-4)	48.74
Central Business (C-B)	47.19
Commercial Center (C-C)	47.19

The financial feasibility and market demand for R-3 zoning to provide housing for lower income households is demonstrated by the amount of affordable housing that already exists in this zone. It may not be feasible or realistic to develop at 30 units per acre. Key factors that could eliminate the possibility of high density development include increasing construction costs and possible diminishing returns, low land costs, on-site amenities, and location to transit and employment. With low land costs, there are more market demands for more median density projects with parks and other amenities in close proximity to schools, medical clinics and other community serves.

2.3 CONSTRAINTS, EFFORTS AND OPPORTUNITIES

The purpose of this section of the Housing Element is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Bakersfield. A discussion of Bakersfield's efforts to remove constraints is included, as well as efforts to promote energy conservation.

2.3.a. GOVERNMENTAL CONSTRAINTS

2.3.a (1) State and Federal Policy

Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands. One example, the impact of federal monetary policies, and the budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollution Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Bakersfield.

2.3.a (2) Land Use Controls

In terms of land use controls, the General Plan establishes the location and amount of land that will be allocated to residential development, and also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element that has the most direct influence.

The City of Bakersfield Development Standards does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other cities in the State. Open Space provisions (parklands) require 2.5 acres of parkland for every 1,000 persons.

Table 57: Development Standards by Residential Zone

Zone District	Bldg. Height	Yard Setback			Min. Lot Area (acres)	Lot Area	Parking Spaces	Open Space ¹
		Front	Side ²	Rear				
CC	180'	NA	NA	NA	6,000	NA	1-2/du	Yes
CB	None	NA	NA	NA	6,000	NA	1-2/du	Yes
E	35'	20'	5'	25'	10,000	NA	2/du	Yes
R-S	35'	20'	5'	25'	24,000	NA	2/du	Yes
R-1	35'	20'	5'	25'	6,000	NA	2/du	Yes
R-1 4.5	35'	20'	5'	25'	4,500	NA	2/du	Yes
R-2	2.5 stories 35'	15'	5'	25'	6,000	2,500	1-2/du	Yes
R-3	45'	15'	5'	15'	6,000	1,250	1-2/du	Yes
R-4	4 stories 35'	15'	5'	15'	6,000	600	1-2/du	Yes
MH	1 story 15'	15'	5'	5'	Max. 7 du/acre	NA	2/du	Yes
PUD	ZC ₃	ZC ₃	ZC ₃	ZC ₃	1	ZC ₃	1-2/du	Yes
R-H	NA	NA	NA	NA	20	NA	2/du	Yes
A	35'	20'	5'	25'	6,000	NA	NA	Yes
Source: City of Bakersfield Zoning Ordinance								
¹ Two and one half acres per one thousand persons.								
² Minimum side yard of corner lot is 10 feet on side street frontage.								
³ Determined at PUD Zone Change or PUD review approval.								

2.3.a (3) Local Entitlement Processing and Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are, in part, passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A survey of the planning application fees charged by the City of Bakersfield is generally lower than cities outside Kern County, but is comparable to Kern County fees. Smaller cities in Kern County generally have lower application fees. Kern County charges a fee of \$1,230 plus \$25/lot for a zone change, plus the cost of the environmental document (\$2,660 min. for an Initial Study and Negative Declaration). The City of Bakersfield charges a reduced fee, if a general plan amendment and zone change are processed concurrently. The total for both if processed at the same time is \$11,325. Other jurisdiction comparisons can be found in Table 56. Bakersfield is lower than other large cities but higher than immediate neighbors.

Table 58: Planning Application Fees – Surrounding Jurisdictions

Jurisdiction	General Plan Amendment*	Zone Change*	Tract Map	Variance
Bakersfield	\$8,100	\$6,405	\$6,090	\$1,905
Fresno	\$10,539	\$10,325	\$20,671 + \$ 8,815 per each 50 Lots	\$6,160
Santa Clarita	\$17,760	\$19,565	\$18,825 + \$217 ea. additional lot over 24 lots	\$6,260
Shafter	\$1000 + cost of environ. report	\$750	\$1,850 + \$25/lot	\$750
Kern County	\$1,565 + environ. report	\$1,230 + \$25/lot + environ. report	\$2,770 min. + \$175/lot + environ. report	\$1,410 + \$25/lot
*In Bakersfield, the general plan amendment and zone change are reduced if done concurrently. The total for both if done simultaneously is \$11,325. In Santa Clarita, the total for both if done simultaneously is \$28,875				
Source: City of Bakersfield Planning Dept. Application Fees May 2015; City of Fresno Fee Schedule (Revised effective 08/27/12); City of Shafter Fee Schedule May 2015; City of Santa Clarita Planning Division Fee Schedule May 2015; Kern County Land Development Fee Schedule May 2015				

The time required to process a project varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The following chart identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports (EIRs), a General Plan Amendment, a rezone, or zoning modification). Also, certain review and approval procedures may run concurrently. Since a majority of EIRs are prepared in response to a General Plan Amendment request, these two actions are processed simultaneously. Bakersfield also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required tentative tract map and any necessary variances. Such procedures save time, money and effort for both the public and private sector.

Table 59: Development Review and Approval Procedures

Action/Request	Processing Time	Comments
Environmental Impact Report (Fee: Actual cost to prepare + administration)	8 – 10 months	Processing and review time limits controlled through CEQA. Accepted by decision making body
Negative Declaration (Fee: \$285)	6 – 8 weeks	Processing time can be extended if the project has a longer review and approval period. Adopted by decision-making body

Action/Request	Processing Time	Comments
General Plan Amendment (Fee: \$8,100)	4 – 6 months (if EIR is not required)	Gov. Code Section 65358 limits the number of times any element of the General Plan can be amended each calendar year. Approved by the City Council upon recommended by Planning Commission
General Plan Amendment and Zone Change processed simultaneously (Fee: \$11,325)		
Zone Change (Fee: \$6,405)	90 – 120 days	Certain procedures and time limits established by Gov. Code Sections 65854-65857. Approved by the City Council upon recommendation by the Planning Commission
PUD & PCD (Fee: \$7,075)		
Parcel Map (Fee: \$5,520)	90 – 120 days	Approved by Planning Commission
Tentative Tract Map (Fee: \$6,090)	90 – 120 days	Approved by Planning Commission
Planned Development Review (Fee: \$725 – \$7,829.75)	60 – 90 days	Approved by Planning Commission
Administrative Review (Fee: \$200 – \$910)	45 – 60 days	Approved by Planning Commission
Zoning Modification (Fee: \$1,905)	45 – 60 days	Approved by Board of Zoning Adjustment
Conditional Use Permit (Fee: \$2,235 – \$8,655)	45 – 60 days	Approved by Board of Zoning Adjustment
Site Plan Review (Fee: \$340 – \$7,814.75)	60 – 90 days	Staff level review

In development jargon – time is money! That is true of whatever type of a project is under construction, but particularly true for affordable housing with its smaller profit margins. Recognizing that fact, the City of Bakersfield has developed an innovative program entitled “Team Bakersfield.” Under this program, whichever City employee is the first person to assist the developer, that employee becomes the sole contact for the developer for that project. The designated staff member will lead the developer through approvals, permits, inspections, and even financing. Using this process, the average processing time from beginning to end is six weeks for a multifamily housing project (if General Plan amendment or zone change is not required). With this in mind, the City also has a one-stop in-take counter where multiple applications can be made at the same time.

A majority if the processing times referenced in Table 57 are established by law and/or are subject to statutory public hearing and comment periods. The following discussion outlines the level of review required for various permits and timelines associated with those reviews.

Ministerial Permits Issued by Community Development Department:

- **Building Permits**

A building permit may be issued the same day as requested if all required documentation is correct. This includes a plot plan identifying the building location on site with required setback adherence.

Discretionary Permits Issued by Community Development Department:

- **Site Plan Review**

When a project site has the land use designation and zoning to accommodate the density for the proposed multi-family residential development, then only a Site Plan Review application is required. The Site Plan Review process would ensure the development meets all requirements within the Zoning Ordinance. The Zoning Ordinance includes requirements for such things as parking, landscaping, building setbacks, and building heights. Site plans typically go through a 60-day review period. Typically the site plan review uses a previous CEQA documents for their environmental review.

Discretionary Permits Issued by Board of Zoning Adjustment:

- **Zone Modification & Conditional Use Permits**

The process includes a 30-day review period for completeness, a 45-day processing time for environmental documents, and a public hearing before the Board of Zoning Adjustment. Decisions of the Board of Zoning Adjustment may be appealed to the Planning Commission.

Environmental Impact Reports (EIRs) are rarely required for these types of permits; however, should an EIR be required the project shall meet all requirements within the California Environmental Quality Act (CEQA). Approximately one project out of 500 requires an EIR. This means it rarely happens for this category of permit. When required, processing of an EIR could require an eight to ten month process.

Discretionary Permit Issued by Planning Commission:

- **Tentative Tract Map**

State Law allows a 30-day review to determine completeness of the application. Copies of the Tentative Maps are sent to agencies for review. A Negative Declaration is usually processed for the environmental document. The Negative Declaration is distributed for a 20-day review period to responsible agencies and a notice to property owners (including posting of proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. This means that the tentative tract maps can take a total of 60-days to reach the Planning Commission. Tentative tract maps are approved by the Planning Commission. If

there is no appeal then the Planning Commission decision is final. If the application is denied, the applicant may appeal the decision to the City Council within ten days.

A tentative tract map can be processed concurrently with a General Plan Amendment/Zone Change request. If this occurs, then a Negative Declaration or EIR may be required for the application.

Discretionary Permit Review by Planning Commission Prior to City Council:

- **General Plan Amendments**

State Law allows municipalities to amend the General Plan Elements up to four times per year. State Law allows a 30-day review period to determine the application is complete. Typically a Negative Declaration is processed for such applications. The Negative Declaration and notice of hearing is distributed to responsible agencies for a 20-day review and the notice is sent to property owners within 300 feet from the project site (including posting of the proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. The Planning Commission reviews General Plan Amendment applications on a quarterly cycle. If no EIR is required, this review occurs. However, if an EIR is required the project must meet all requirements within CEQA, which means the process could take up to 18 months.

The Planning Commission decision is a recommendation to the City Council. The City Council has the final decision on all General Plan Amendment requests.

- **Zone Changes**

Typically a Zone Change application follows the same steps as a General Plan Amendment application; however, there are no restrictions as to the amount of Zone Change applications for Planning Commission reviews per year. State Law allows a 30-day review period for completeness determination. Typically a Negative Declaration is processed for such applications. The Negative Declaration and notice of hearing is distributed to responsible agencies for a 20-day review and the notice is sent to property owners within 300 feet from the project site (including posting of the proposed action by a sign on the affected property) and newspaper notice all take place simultaneously. The Planning Commission hears zone change requests at any time, but they can be processed separately from a General Plan Amendment. If an EIR is required, then the zone change project must meet all requirements within CEQA, which means the process could take up to 18 months.

The Planning Commission decision is a recommendation to the City Council. All Zone Change applications have a first and second reading prior to adoption by the City Council.

Table 60: City of Bakersfield Discretionary Actions

Discretionary Permit	Decision Maker
General Plan Amendment	City Council/Planning Commission
Zone Change	City Council/Planning Commission
Tentative Tract Map or PUD Review	Planning Commission
Multifamily Residential PUD Review	Planning Commission
Zone Modification	Board of Zoning Adjustment
Conditional Use Permit	Board of Zoning Adjustment
Multifamily Site Plan Review	Community Development Department
Source: City of Bakersfield Zone Ordinance	

The single most important improvement to the development process has been the initiation of “Team Bakersfield” in the City’s Community Development Department. It provides a personal one-on-one relationship between an applicant and a City employee. Team Bakersfield provides a single point of contact for all dealings with the City, including other department review, application and permit processing, and inspections. This one-stop support helps eliminate challenges caused by red tape and ensures that affordable housing developments are fast-tracked through the system.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works improvements (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher home prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project.

The City has additional fees that are charged to new development. Both the City and County collect the Habitat Conservation Fee, currently \$2,145 per gross acre, within the Metropolitan Bakersfield area. The school impact fees of \$2.79 - \$6.08 per sq. ft. for residential projects and \$0.47 per sq. ft. for commercial projects, are considered “typical.” Some school districts have adopted slightly different fees. A park fee of \$1,825 per residential unit is imposed, as is a Strong Motion Instrumentation (seismic) fee of \$10 per \$100,000 of assessed valuation for residential projects and \$21 per \$100,000 of assessed valuation for commercial/industrial projects. Sewer fees for residential construction are: single family - \$4,000 per unit; multifamily (1 bathroom) - \$2,545 per unit; and multifamily (2 or more bathrooms) - \$2,880 per unit.

Fees for housing in the City will vary by development size, unit size, the extent to which environmental testing is needed, and whether or not general plan amendments, zone maps, and administrative reviews are needed. Below is an example of the fees associated with a single-family unit and multifamily unit on land already entitled for residential.

Table 61: Average Fees for Single-Family and Multifamily Developments (2015)

Fee	Single Family (6,000 sq.ft. lot)	Multi Family (1,250 sq.ft of lot area/DU)
Tract Map + Final Check	\$6,090 + \$895 + \$33.25/lot	Not needed
Site Plan Review	Not needed	\$725 - \$7,829.75
Habitat Conservation	\$2,145 per gross acre	
Park	\$1,825 per residential unit	
School	vary by school district \$2.79 - \$6.26 per sq. ft. of unit	
Sewer	\$4,000 per unit	\$2,545 or \$2,880 per unit
Traffic Impact Fee	\$7,747 per unit (Core Area) \$12,870 per unit (Non-Core)	\$3,740 per unit \$6,213 per unit
Average Per Unit	\$38,529	\$19,761
Source: City of Bakersfield, Community Development Department, May 2015		

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

During the Consolidated Plan Update process, the City made a commitment to developing a process for an overall collaborative effort to link needs and develop compatible and cooperative programs from all sources.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Bigger units can be made available to families but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code state regulations regarding noise transmission and energy conservation can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, or some features (energy conservation regulations) may actually reduce monthly living expenses, all add to the initial sales price, which is becoming an increasingly difficult hurdle for many new homebuyers.

Specifically, compliance with SB 520 (Article 10) is met by permitting supportive multifamily or single family housing for the disabled in any residential zone that permits non-designated single or multifamily housing. The City provides \$3,500 grants to disabled persons to improve access and mobility in their homes. The City will continue to fund out-reach

programs at the County Mental Health facility. Also, although supportive housing is permitted in residential zones, a program included in this Housing Element is to update the Zoning Ordinance to specifically identify supportive housing to be allowed in residential districts as long as the housing is consistent with the zoning use.

The City of Bakersfield offices are handicapped accessible. All applicants are provided one-on-one assistance to complete the forms for zoning, permits, or other building applications. The City of Bakersfield is a Charter City. Changes in design requests are subject to the conditions of a zoning modification decided at a hearing before the Board of Zoning Adjustment. The City will reasonably accommodate any specific request for assistance subject to the intent and purpose of the zoning code. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

The written decision to grant or deny a request for reasonable accommodation will be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) and is based on consideration of the following factors:

- 1) Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts.
- 2) Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- 3) Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- 4) Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- 5) Potential impact on surrounding uses. Whether the accommodation, when evaluated on case by cases basis, will negatively impact neighbors.

- 6) Physical attributes of the property and structures.
- 7) Alternative reasonable accommodations which may provide an equivalent level of benefit.

The City considers all requests for reasonable accommodation and all exceptions to zoning. If a person were to request a zoning modification, they would fill out an application and this would go before the Board of Zoning Adjustment. This allows a forum for discussion for requests, such as if a person needs to build a tall wall in their yard, or a fence needs to be much higher than what is typical, which sometimes affects neighbors. Requests for group homes, special needs housing and supportive housing have streamlined processes because one City employee is designed to be the point-person for the complete application, processing, and permitting process. This reduces processing time and provides one-stop coordination for all municipal actions and approvals. The City permits state licensed group homes with six or fewer persons in any residential zone without restriction or additional permits. This allows proponents to locate these facilities in any area they can afford without addition development or permit costs. It is a market issue, not jurisdictional.

The City of Bakersfield continually reviews its ordinances, policies and practices for compliance with fair housing laws. A recent review resulted in a broadened and revised definition of “family” to include State and federal definitions relating to unrelated adults.

“Family” means an individual or group of individuals, related or unrelated, living together as a single housekeeping unit, including necessary servants. A family does not include institutional group living situations such as a residential facility, rest home, dormitory, or similar use, nor does it include such commercial group living arrangements such as a rooming house, motel, hotel, or similar use. (Ord. 3964 § 3, 2000: prior code § 17.08.230) This definition of family is not a constraint to persons living in group homes or residential care homes because the City of Bakersfield regulates the use of the structure, not the number of people or the living situation. The City has examined its definition of family to ensure that it does not constrain housing for persons with disabilities, including residential care facilities. The City’s definition of family does not distinguish between related and unrelated persons and does not impose limitations on the number of persons that may constitute a family.

All multifamily complexes are required to provide handicapped parking at a rate of one for every 20 non-handicapped spaces. The City works with the developers of special needs housing and will reduce parking requirements if the applicant can demonstrate a reduced need for parking.

Group homes with more than six persons are permitted in all commercial zones without additional action and in residential zones with a Conditional Use Permit from the Board of Zoning Adjustment at a noticed public hearing. Property owners within 300 feet of the site are noticed and may attend and comment. There are no regulations relating to the siting of special needs housing in relationship to distance or location to one another.

The City of Bakersfield holds public hearings for every change or amendment to any ordinance, policy, program, procedure, funding, and other similar actions. There is no public

comment request for the establishment of a state licensed group home for six or less persons. There are no special conditions for state licensed group homes that also provide services if there will be six persons or less in a residence or if the larger facility is located in a commercial zone. However, if the larger facility is planned in a residential zone the services component (meaning the services provided at the facility for the residents) will become a part of the Conditional Use Permit process outlined above.

2.3.a (4) Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction, but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity.

The City of Bakersfield does not have any amendments to its building codes that might diminish the ability to accommodate persons with disabilities.

Also, the City uses the CALDAG Book, an interpretive manual that shows the correlation between federal and state rules, regulations, and guidelines for compliance with ADA and California requirements. Additionally, the City has adopted these design elements into their building code.

The City of Bakersfield will ensure that its ordinances comply with the provisions of Chapter 671 pertaining to reasonable accommodation.

In 1997 the City of Bakersfield adopted the Uniform Building Code (UBC), Uniform Housing Code, and the Uniform Code for the Abatement of Dangerous Buildings. New structures must conform to the standards of the UBC. In addition, the City has adopted the following amendments to the UBC: dust abatement, fee schedule, geological and flood hazards, concrete quality and mixing, excavation and grading, application procedures, plan review fees, grading permits and fees, Uniform Mechanical Code and amendments for LPG appliances, need for Type 1 hood, condensate disposal, Uniform Code For Abatement of Dangerous Buildings and enforcement, procedures for work by private contract, and repair and demolition fund; Uniform Plumbing Code and minimum plumbing facilities, water heater floor support, installation, inspection, and testing of water piping, and testing for swimming pools; sewer required if connection is within 1000 feet of property line, appliance connectors for mobile home gas, Electrical Code permits and meter-re-set, special requirements for rigid metal conduit, service equipment protection, swimming pool panel board grounding, Uniform Sign Code repainting or cleaning, real estate sign limits, Fencing, Swimming Pools, Spas, and Hot Tubs, protective enclosures, doors and gates, extension of time, Pay Toilets Prohibited, Uniform Housing Code standards provide for repair of existing dwellings under the building code criteria in effect at the time the dwelling was constructed. The Uniform Housing Code is not applicable to structural modifications or additions. The Uniform Code for the Abatement of Dangerous Buildings applies to all buildings, old or new. The primary thrust of this code is safety. These building codes ensure structural integrity, and facilitate the City's efforts to maintain a safe housing supply.

2.3.b. NON-GOVERNMENTAL CONSTRAINTS

The ability to address the underserved needs of the citizens of the City of Bakersfield must overcome a variety of obstacles, many of which are beyond the scope of municipal governments. The responsibility for identifying, responding to, and mitigating these needs rests with the agencies providing services. Funding limitations exist at all levels.

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

2.3.b (1) Availability of Financing

One constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of susceptibility of the industry to changes in federal fiscal and monetary policies. Bakersfield has a relatively stable housing market despite interest rate fluctuations. New residential building permits issued by the City from 2007-2014 totaled 9,338, with almost 96 percent going towards standard single family units.

One significant component to overall housing cost is financing. The City of Bakersfield, like the rest of California, has a long history with fluctuating housing prices and financing availability. For example, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent, while the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. More recent years have seen unparalleled volatility in the housing market with median housing prices in 2006 reaching above \$314,000 (Zillow Home Value Index). These high prices, coupled with a substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages, eventually led to a boom in foreclosures from 2008-2012. As a result, in 2012 the median sales price of housing plummeted to \$133,000 (Zillow Home Value Index). These conditions made banks far more selective in who received mortgages. Since 2012, there has been a rebound in the housing market for both housing prices and availability of financing. The current rate on a 30-year fixed rate mortgage is about 4 percent with a median housing price of \$202,600 (Zillow, Home Value Index for April 2015).

Interest rates dramatically influence a buyer's ability to purchase a home. Interest rates impact housing costs in two ways. First, the costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Often the monthly costs are more critical to the homeowner than the final sales price. As such, variations in interest rates can price many consumers out of the housing market. For example, a 30-year loan of \$202,600 financed at 4 percent translates into a

monthly payment of \$871 while a similar loan at 5 percent increases the payment to \$979 per month.

The following table shows the current median price of a single family home (\$202,600, Zillow Home Value Index for April 2015) and the annual income required to purchase that same home over the next eight years of the Housing Element period. The price has been adjusted for inflation using the average inflate rate over 2014 of 1.6 percent. Using the 2013 American Community Survey estimates for Kern County, the median household income is \$48,552. Therefore, it is anticipated that over the Housing Element period (2014-2023), households that meet the median income level can afford a median priced home in Bakersfield. However, those with lower incomes will have a more difficult time.

Table 62: Effects of Interest Rates on Monthly Payments

House Price	Down Payment	Loan Amount	Monthly Payment	Annual Income
4% Interest				
\$202,600	\$20,260	\$182,340	\$871	\$34,840
\$205,842	\$20,584	\$185,258	\$884	\$35,360
\$209,135	\$20,914	\$188,221	\$899	\$35,960
\$212,481	\$21,248	\$191,233	\$913	\$36,520
\$215,881	\$21,588	\$194,293	\$928	\$37,120
\$219,335	\$21,934	\$197,401	\$942	\$37,680
\$222,844	\$22,284	\$200,560	\$958	\$38,320
\$226,410	\$22,641	\$203,769	\$973	\$38,920
5% Interest				
\$202,600	\$20,260	\$182,340	\$979	\$39,160
\$205,842	\$20,584	\$185,258	\$995	\$39,800
\$209,135	\$20,914	\$188,221	\$1,010	\$40,400
\$212,481	\$21,248	\$191,233	\$1,027	\$41,080
\$215,881	\$21,588	\$194,293	\$1,043	\$41,720
\$219,335	\$21,934	\$197,401	\$1,060	\$42,400
\$222,844	\$22,284	\$200,560	\$1,077	\$43,080
\$226,410	\$22,641	\$203,769	\$1,094	\$43,760

Race/Ethnicity also plays an important role in whether or not financing is easily available. According to 2012 Home Mortgage Disposition Act Data (HMDA), the disposition of home purchase loans compared to the racial and ethnic composition of Bakersfield's population indicated that American Indians, Asians, Black/African Americans and Hispanic/Latinos were under represented in the homeownership market. This was especially evident for Hispanic/Latinos (-10.7%) and Black/African Americans (-6.1%). By contrast, the percent of homebuyers who are White were ten percent higher than their percentage of the population. This was also reflected in the approval rate for home purchase loans in the City of Bakersfield. Non-Hispanic Whites had the highest approval rate for both conventional and government-backed home purchase loans at approximately 78 percent. While the conventional loan approval rate for Asian applicants was 72.1 percent, Hispanics applicants

was 68.9 percent, African-American applicants was 60.6 percent and only 54.2 percent for American Indian applicants.

Although an analysis of lending patterns for race/ethnicity provides valuable information, it still cannot provide a reason for any discrepancy. Aside from income, many other factors can contribute to the availability of financing, including credit history, the availability and amount of a down payment and knowledge of the home-buying process, among others. However, the City will continue to monitor the approval rates among ethnic groups and continue to take appropriate actions to remove barriers to financing, including credit counseling, down payment assistance and homebuyer education programs.

2.3.b (2) Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home. However, like the costs for homes, land in Bakersfield is still among the most affordable in the State. Current vacant land listings range from a 1.03 acre lot for \$215,000 in an R-1 zone to a 23.65 acre R-3 lot for \$690,000.

Table 63: Vacant Land Costs

Area	Lot Size	Zoning, Potential DU	Total Cost	Est. Cost per Unit
Multifamily				
APN# 388-072-24	2.4940 ac	R-2, 34	\$95,000	\$2,794.12
Padre St	1.87 ac	R-2, 26	\$320,000	\$12,307.69
4100 Cottonwood Rd	23.65 ac	R-2, 329	\$690,000	\$2,097.26
231 L St.	4,914 sq.ft.	R-3, 3	\$30,000	\$10,000
917 10 th St.	4,445 sq.ft.	R-3, 3	\$35,000	\$11,667
2006 Planz Rd.	37,536 sq.ft.	R-3, 24	\$209,000	\$8,708.33
Single Family				
Panama Lane and Gosford Rd.	60.80 ac	R-1, 221	\$6,851,000	\$31,000
7110 Amati Dr.	1.03 ac	R-1, 6	\$215,000	\$35,833.33
Highland Knolls	10.99 ac	R-1, 63.84	\$500,000	\$7,832.08
Source: Tobias Real Estate, May 2015				

2.3.b (3) Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality, size, and the materials being used. According to the California Affordable Housing Cost Study, construction costs are the most significant being 69 percent of total development costs. Demolition/site preparation and developer fees were the next largest categories, accounting for 8 and 7 percent of total costs, respectively. Local permits and development impact fees comprised 6 percent of total development costs, and costs for

architects, engineering and surveys represented 4 percent. Acquisition costs and offsite improvements were just one percent of costs, with other costs accounting for the remaining 4 percent of development costs.

The high cost of constructing housing in California is an important public policy issue impacting our state's economic growth, its environment, and the health of its citizens. Policies that can help reduce the costs for the development of affordable housing can result in increased supply, fostering sustainable growth for our great state in the coming decades.

As noted throughout this Housing Element, land costs in the City of Bakersfield are generally affordable to developers of all types and costs of housing. The City has some of the most affordable housing of any urban area in the State of California. While this is expected this situation will continue for the Housing Element period (to 2023), the City will continue to collect development cost and location data on a regular basis and ensure that City officials are aware of and track any changes to supply and cost. If land costs increase or availability decreases, the City can be proactive to direct available funds toward affordable residential development or to zone additional land to accommodate very low and low income apartments and/or single family homes.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive and sophisticated market such as Southern California, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities restrict access to handicapped persons.

2.3.c. CONSTRAINT REMOVAL EFFORTS

The City of Bakersfield has instituted actions aimed at reducing the impact of the public sector role in housing costs. Development permits were being delayed due to the requirements of the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service requirements for individual projects to mitigate endangered species for proposed developments within the Metropolitan Bakersfield area. In late 1994, the City of Bakersfield and Kern County successfully processed a Habitat Conservation Plan (HCP). This HCP allowed proposed development to occur with the payment of a per acre fee which would be used to purchase habitat for a mitigation bank. The adoption of the HCP has eliminated the need for individual negotiations with California Fish and Wildlife and Fish

and Wildlife Service, which had added more than a year to development application approvals.

The City's processing policies regarding "piggyback" or concurrent review of related applications for a single project also reduce overall time and costs.

Although the City's processing and development fee structure accounts for less than two percent of the final costs, cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City sometimes installs public improvements for affordable housing. Such an effort results in a reduction in fees paid by private housing developers.

The City provides cost reductions to developers through the Density Bonus and Other Incentive Ordinance when low and very-low income housing units are proposed. Further cost reductions occur in the form of increased densities and concessions such as flexibility in site development standards and zoning code requirements, reductions in development fees and dedication requirements, financial aid, and/or accelerated plan check.

Cost reductions occur through the more efficient use of land in the Commercial/Residential land use zone, SRO conversions, the creation of specific parking requirements for the downtown area, granny units, accessory units and the Planned Unit Development (PUD) program. For example, the PUD residential districts of the zoning code allow design flexibility through, but not limited to, small lots, zero lot line, cluster developments, mixed unit types and high-rise apartments.

2.3.d. OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

2.3.d (1) Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses. The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in Bakersfield.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall

energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24. Title 24 energy requirements are consistently reviewed in all building applications processed in the City.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment are become more scattered over large areas and mass public transit (trains, subways, etc.) become less feasible. The private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments, provide the opportunity for people to live within walking distance of employment and/or shopping. The continued traditional development of 6,000 sq. ft. homes within subdivisions at the urban fringes reduces the ability to take advantage of increase use of mass transit.

The City continues encourage opportunities for energy conservation. Each Element in the General Plan addresses energy needs and conservation strategies and be consistent with the Housing Element.

2.3.d (2) Development

Solar energy is a viable alternate energy source for the City of Bakersfield. There are two basic types of solar systems; active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills. Technology has made the cells increasingly efficient and has reduced their cost to the level that may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to cool and heat a house

plus provide it with hot water and electricity. This may mean lower energy costs for Bakersfield residents.

Approximately 51 percent of the City's housing stock has been built since 1980 and most of these units benefit from Title 24 and other energy conservation measures. Some conservation opportunities will come from remodeling the existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption. With the energy crisis, many new residential structures have incorporated energy conservation equipment and design, as well as technological advances (such as automatic timers to control air conditioning, lighting, etc.) to help reduce energy dependence.

Electric utility service in the Bakersfield area is provided by the Pacific Gas and Electric Company (PG&E); gas utility services are provided by PG&E and the Southern California Gas Company (SCG). Both utility companies sponsor programs designed to conserve energy and to reduce energy dependence. Some programs have eligibility requirements, but most are available to the general public.

Energy conservation programs sponsored by both PG&E and SCG include a Weatherization and Furnace program, and financing and/or rebate programs for new equipment purchases or upgrading older equipment to more energy efficient models (including such items as water heaters, home cooling equipment, roofing, and central heating and cooling systems).

SECTION 3.0 HOUSING NEEDS, ISSUES AND TRENDS

The purpose of this chapter is to assess state, regional and local housing issues, in order to provide a foundation for the City of Bakersfield's Housing Program.

3.1 STATE HOUSING ISSUES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

The current Statewide Housing Plan (Raising The Roof: California Housing Development Projections and Constraints, 1997-2020) indicates that California may have to accommodate 12.5 million new residents and should form approximately 5 million new households by 2020. Almost all of this growth will occur in metropolitan areas. To meet the housing needs of California's growing population, homebuilders and developers will have to build an average of 220,000 housing units each year between now and 2020. The greatest growth is projected for aging baby-boomers (55+) followed by generation Y (25-34).

Between 1995 and 1997, housing production again trailed demand, this time by 145,000 units, statewide. If these trends continue, California will build less than 60 percent of the new housing units needed to accommodate projected 1997-2020 population and household growth. Housing shortages have historically gone hand-in-hand with rising housing prices and rents, higher housing cost burdens, lower homeownership rates, increased crowding, and longer commutes. California's housing market ended on a stronger note in 2011 and showed signs of improvement in 2012 and 2013. Despite six years of decline in housing prices, the State still lacks an adequate supply and mix of housing, in the right locations, and affordable to families, the workforce and special needs populations.

Furthermore, the affordability of rental housing in many markets has gradually deteriorated due to falling incomes and rising rents. Affordability of ownership housing and financing remains difficult for many due to tight lending requirements. The University of Southern California Population Dynamics Research Group found that while the recession of the early 1990s was most devastating with regard to poverty and unemployment, the housing price declines, construction downturn, and foreclosures have been worse in the Great Recession of the mid-2000s. This recession worsened the effect of long term inadequate supply and affordability problems and has not been offset by vacant units resulting from foreclosures, or from depressed market conditions.

Prior to the foreclosure crisis and current economic downturn, California had experienced decades of undersupply, contributing to significant price escalation and worsening affordability. While the housing market is stabilizing, its recovery may be different from previous crises and is being shaped by new market conditions and shifting trends. Without fail, the supply and affordability issues are present more than ever.

If California homebuilders and apartment developers are to meet projected homeownership and rental housing demands, they will need an adequate supply of development sites and capital. They will also need to operate within a regulatory environment which makes it possible to build housing when and where it is needed, and at prices that Californians can afford.

Two conclusions stand out above all others. The first is that California will need new housing construction—more than 200,000 units per year through 2023—if it is to accommodate projected population and household growth and still be reasonably affordable. California will need more suburban housing, more infill housing, more ownership housing, more rental housing, more affordable housing, more senior housing, and more family housing. California will also need more diverse housing types to serve special needs and market demands.

The State of California is currently working on a new housing strategy, which is due to be completed in late 2015. The California 2015-2025 Statewide Housing Plan (SHP) is a 10-year comprehensive strategy that will be central to implementing the Department of Housing and Community Development's (HCD) mission of preserving and expanding safe and affordable housing opportunities, and promoting strong communities for all Californians.

The SHP is intended to be a reliable reference and messaging tool to policy makers, affordable housing providers and advocates, and state, regional and local entities, that will measure housing needs, describe general housing trends and issues in California, form policies recommendations, and identify strategic investment approaches.

This conclusion applies to the laws and procedures that govern housing development, the funding and lending programs, and the myriad public, private, and non-profit organizations that produce and operate housing in California. If indeed California is to remain a state where people from all backgrounds and walks of life are able to pursue the American dream of homeownership and secure housing tenure, then substantial investment and innovation in housing development policy, financing, and planning will be required.

At the other end of the spectrum is the preference for larger housing units accommodating multigenerational households which may be amplified by weak economic conditions. The number of households in which two-three generations live together (adults, elderly parents, or grown children) has spiked in the past five years, as the economic conditions forced many families to change their living arrangements. Demographers predict multigenerational households will continue to rise as baby boomers seek care with family members, children affected by the slow job market boomerang home, or delay leaving their parents' home, and as ethnic or racial groups more likely to live with extended family continue to grow.

Given the variety of housing preferences and needs of the State's diverse population, an assortment of rental and owner options are needed to accommodate households in different stages of life and for all income levels. These trends combined will likely result in a stronger demand for a variety of housing types located in denser, more urban settings, closer to services and amenities.

Trends and factors contributing to California's continuing housing supply shortage and affordability problems are highlighted in this brief:

- Affordability worsens, particularly impacting lower income renters, as falling incomes lag behind spiking rents, and homeowners continue to face tight lending standards that impede access to housing financing.
- Housing supply shortage in growth areas persists, as new construction is sluggish, and as significant shift from ownership units to rentals continues to occur.
- Innovative partnering to preserve the affordable housing stock is critical, as tens of thousands of affordable rental units are at-risk of converting to market rates within five years, squeezing out vulnerable renters.
- Aging baby boomers and young millennials are drivers of housing demand over the next decade, with a preference and/or need for a variety of housing types, tenure and locations.
- Delayed effects of the housing bust become more evident, as more households face difficulties to rent or take jobs due to credit issues, or inadequate access to education, jobs, health services, and economic opportunity.

3.2 REGIONAL HOUSING NEEDS ASSESEMENT (RHNA) AND POLICIES

The City of Bakersfield falls under the jurisdiction of Kern Council of Government (Kern COG) that uses a predominately demographic formula to allocate the regional housing needs among the incorporated cities and unincorporated County areas. This process results in a Regional Housing Needs Assessment (RHNA) and the number reflected in that assessment must be considered when the Housing Element is prepared. Kern County has attracted housing growth with low construction costs and the challenge that has created is how local governments channel the projected growth into well-designed housing and socially-cohesive neighborhoods; and second, given the lower price of housing, how to pay for the growing service and infrastructure needs.

Historically, COGs prepared RHNAs every five years according to a statewide schedule prepared by the State. However, new State law mandates that the Housing Element component of the General Plan be updated based on adoption dates pursuant to transportation planning requirements. Due to our non-attainment designation that requires a regional transportation plan (RTP) every four years. RHNA and housing element schedules must be coordinated with every other RTP requiring housing elements be updated every 8 years no later than 18 months after RTP adoption. Kern COG has adopted an RTP; therefore, the planning period for the current cycle is December 31, 2015 to December 31, 2023.

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains their share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD Area Median Income (AMI): Very-low (less than 50% of AMI), Low (50-80% of AMI), Moderate (80-120% of AMI) and Above-moderate (greater than 120% of AMI).

3.3 BAKERSFIELD HOUSING - ISSUES AND TRENDS

Local housing demand includes a variety of housing types including senior housing and small units for millennials and young families. Bakersfield needs more land for high density development as well as more incentives and funding resources for low income developers. Vacancy rates are low and supplies have not kept up with demand as many low and very low income residents are not able to afford the high market rates; 38 percent of households are in the low and very low income category. More Bakersfield residents are pay more than 30% of their income on housing costs and households are growing in size with multi-generational households become more common. Construction trends have built larger units however, not enough for low income families or households. There is still a strong demand for rental assistance and large family affordable units.

Overall, housing needs are derived from Kern COG population and household growth projections. The income group proportions are then applied toward the housing need, which results in a goal for the number of housing units by income group within the City of Bakersfield.

For the period 2015 to 2023, the City of Bakersfield has been given a housing need of 36,290 new housing units. The specific need by income group is depicted in the following table.

Table 64: Bakersfield Housing Need (2015-2023)

Income Group/Percent of Households	Housing Need (Units)
Extremely Low – 13.37%	4,853
Very Low- 13.37%	4,853
Low - 16.0%	5,800
Moderate - 17.8%	6,453
Above Moderate - 39.5%	14,331
TOTAL	36,290
Source: 2014 Regional Housing Allocation Plan, Kern COG	

Over the last Housing Element period, the Bakersfield Housing Program was fairly effective in meeting Regional Housing Needs Assessment (RHNA) goals. A variety of housing types and economic segments have been accommodated through the Housing Program. The City has continued to accommodate additional households, providing maximum housing assistance within its resources for very low, low, and moderate income families. With a viable General Plan and consistent zoning, the City has provided for housing growth in this housing element period.

The City of Bakersfield is generally geographically isolated from other major population centers and serves as a regional magnet for commercial, legal, social, governmental, and housing programs and services throughout Kern County.

Key household trends and major challenges impacting Bakersfield's housing are:

- Accommodating the demand for four bedroom or larger units
- Accommodating the demand for rental units for young singles or couples
- Homes in close proximity to employment
- A growing demand for non-subsidized and subsidized rental units
- Find additional incentives and resources for the development community to construct and make housing more affordable
- Protecting environment and agricultural resources while still addressing housing needs with urban development
- Assist first time home buyer and households still going through foreclosure that may need assistance and referrals from the City
- Currently, 5 percent of Bakersfield's housing stock or 6,610 housing units need some level of repair. Of these, 506 housing units are most likely in need of replacement
- Four projects or a total of 195 units are "at-risk" of converting to market rate over the next eight years. Realistically, the Housing Authority of the County of Kern (HACK) or an approved housing provider will be able to purchase and operate any of them that may be opted out. At a minimum, HACK may be able to find vouchers for the families.

SECTION 4.0 HOUSING PROGRAM

The purpose of this chapter is to formulate a housing program that will guide the City of Bakersfield and all of its housing stakeholders toward the preservation, improvement and development of housing for all economic sectors. It is the City's intent to create a municipal climate that welcomes good, varied, affordable housing development by both the public and private sectors. The following program includes goals, policies, objectives and programs that will form the foundation for specific activities.

SB 375 amendments clarified programs and actions specified in GC 65583(c) that now require programs set forth a schedule of actions "during the planning period, each with a timeline, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period." The purpose of the clarification is to ensure program effectiveness in addressing housing needs in the planning period to better assist in meeting the objective of SB 375. Each program must include a definitive date or deadline, or benchmarks for implementation early enough in the planning period to realize "beneficial impacts" and successful program implementation within the planning period.

4.1 GOALS, POLICIES AND PROGRAMS

The current update continues to address the adequate site issues, and the availability of federal and state housing programs and housing preservation but it also focuses on the identification and mitigation of constraints to affordable housing and the identification of incentives. It further incorporates portions of the housing program from the Consolidated Plan, which is an integral part of the federal spending process. There are also the last few projects that were once part of the City's Redevelopment Agency. The City's Low and Moderate Housing Income Fund program still has some continued contractual obligations and anticipated future income from Successor Housing Agency agreements for local spending. These two programs focus on very low and low income persons and on homeless and other special needs groups. The objectives in this update will be quantified to meet the Regional Housing Needs Assessment (RHNA) for the City.

The City of Bakersfield has five housing goals:

1. To provide housing opportunities and increase the availability of permanent housing for all economic segments in the City.
2. To provide and maintain an adequate supply of sites for the development of affordable new housing.
3. To preserve, rehabilitate, and enhance existing housing and neighborhoods.
4. To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, color, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

5. Encourage sustainable development patterns and promote infill with sufficient and sustainable affordable housing with access to transit, employment opportunities, community facilities and services, and amenities.

Each housing goal has appropriate programmatic and policy responses to address the housing needs of the City of Bakersfield. With quantified objectives, in Section 4.2, the City provides reasonable estimates of the number of units, by income level, these programs and policies can accomplish.

GOAL 1: HOUSING OPPORTUNITIES AND ACCESSIBILITY

It is the goal of the City of Bakersfield to concentrate its efforts to increase the availability of permanent housing for all economic segments in the City.

Policy 1-1: Seek assistance under federal, state, and other programs for eligible activities within the City that address affordable housing needs.

Programs/Schedule of Action

1-1a: Federal and State Funding. Continue to apply to HUD and State HCD for grant funds that may be used for affordable housing, housing for special needs groups and related programs, and “gap” financing for eligible multifamily housing projects. The City of Bakersfield receives an entitlement of approximately \$4.5 million dollars a year in federal assistance. That represents \$3.2 million in CDBG funds, \$1,000,000 in HOME funds, and \$300,000 in ESG money. HOME and ESG funds are required to be used for affordable housing and supportive service projects. The City will provide an annual funding application workshop for interested agencies and developers as well as conduct education and outreach on programs and financing.

- Responsibility: Community Development Department
- Funding: HUD and State HCD
- Timing: On-going, 2015 – 2023

1-1b: Redevelopment Successor Housing Agency Funding. Allocate Successor Housing Agency Low to Moderate funds to direct housing-related programs. Use set aside funds from previous Redevelopment Low Moderate housing funds of \$6,000,000 for low to moderate income housing programs including down payment assistance, infrastructure improvements and construction.

- Responsibility: Community Development Department
- Funding: Successor Housing Agency Funds
- Timing: 2020

1-1c: Local Assistance and Outreach. Continue to provide education and technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state financing and by

providing assistance with entitlements, site identification, fee reductions when appropriate, and density bonuses.

- Responsibility: Community Development Department
- Funding: HUD and General Funds
- Timing: On-going, 2015 – 2023

Policy 1-2: Provide home ownership opportunities whenever possible.

Programs/Schedule of Action

1-2a: Homeownership Assistance. Continue to identify and pursue Federal, State and regional programs to move very low income families from renters to home owners, such as HUDs Homeownership Voucher Program, down payment and closing cost assistance, mortgage financing and mortgage credit certificates for homebuyers. The City's objective is to assist 15 persons or families with homeownership assistance.

- Responsibility: Community Development Department
- Funding: HUD Funds
- Timing: On-going, 2015 – 2023

Policy 1-3: Encourage the development of housing and programs to assist special needs persons, including the elderly, the disabled, female-headed households, large families, farmworkers and homeless persons and families.

Programs/Schedule of Action

1-3a: Homeless Prevention Services. Continue to apply for and allocate Emergency Solutions Grants and Housing Opportunities for Persons with AIDS (HOPWA) program funds to assist housing and service providers including homeless services and shelters, street outreach, Kern Mental Health at Risk Homeless Services, HIV/AIDS homeless support services and Alliance Against Family Violence services and emergency shelter.

Continue to allocate a staff member to the Continuum of Care Board (Kern County Homeless Collaborative) and assist to provide housing to single individuals, working poor, homeless, senior citizens, students and others in need of basic, safe housing to prevent or reduce the incidence of homelessness in areas near service providers, public transportation, and service jobs.

- Responsibility: Kern County Homeless Collaborative, HACK and Community Development Department
- Funding: HUD ESG Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3b: Supportive and Transitional Housing. To be consistent with SB2, amend the Zoning Ordinance to specifically identify supportive and transitional housing, and permit this

type of housing as a residential use, subject to these restrictions that apply to other residential uses of the same type in the same zone.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: 2016

1-3c: Homeless Shelter Development. Facilitate the development and rehabilitation of SRO units and other emergency shelters in the City by offering financial assistance to nonprofit developers who wish to rehabilitate or develop SROs in order to house extremely low income individuals or develop emergency shelters. The City's objective is to assist in rehabilitation of 5 units, 5 units of SROs and 10 beds for emergency shelter.

The City will encourage developers of affordable housing to apply to the MHP – Supportive Housing Program to develop housing affordable to extremely low-income households that are homeless or at-risk of becoming homeless. The City will further assist with expedited permit processing, incentives and modification of development standards as necessary.

- Responsibility: Kern County Homeless Collaborative, HACK and Community Development Department
- Funding: HUD ESG Funds
- Timing: On-going, 2015 – 2023

1-3d: Senior Housing. Continue to provide for elderly and frail elderly persons by encouraging the use of set-aside funds to develop housing that is affordable to very low and low-income seniors. Assist in the development of affordable senior projects using HOME funds and set-aside funds. The City's objective is to assist 2 affordable senior housing projects.

- Responsibility: Community Development Department
- Funding: HOME funds and set-aside funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3e: Disabled Persons. Continue to provide for housing for persons with disabilities including developmental disabilities with the use of federal and state funds to provide new units of supportive housing for persons with disabilities and permit persons with disabilities of any age to locate in senior citizen independent living facilities. In addition, administer the City's Home Access Program that provides accessibility and mobility enhancing device grants of up to \$3,500 each from CDBG funds to persons with disabilities and developmental disabilities. The City's objective is to assist 2 supportive housing projects and assist 50 persons with home access grants.

- Responsibility: Community Development Department
- Funding: CDBG and HOME funds
- Timing: On-going, 2015 – 2023, Awarded Annually

1-3f: Reasonable Accommodation. Ensure that the City complies with the provisions of SB 520 (Chapter 671 of the government code). The City will complete an audit and, if necessary, revise the City's ordinances, codes, policies, and procedures to ensure that they comply with the "reasonable accommodation" provisions.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: December 2016

1-3g: Farmworker Housing. Assess the need for farmworker housing in the City by coordinating with the United Farm Worker Union and various nonprofits, including the Kern County Housing Authority, Self-Help Enterprises, and the Delano Office California Rural Legal Assistance to determine the need for farmworker housing in the City. Continue to assist builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City's objective is to assist one farmworker housing project.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 1-4: Assist the Housing Authority of the County of Kern to meet the growing demand for public housing units and rental assistance through the Voucher programs.

Programs/Schedule of Action

1-4a: Rental Assistance. Continue to collaborate with HACK and monitor the Section 8 Housing program. Respond to the federal government Super NOFA on an annual basis and use whatever influence exists to obtain additional certificates/vouchers.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

1-4b: Public Housing. Assist in the expansion of public housing in the City. The City does not operate a housing authority for public housing but will support HACK in their efforts by providing assistance to public housing builders and stakeholders to pursue funding resources, density bonuses, infrastructure availability and, if necessary, and provide priority processing. The City's objective is to assist with to 2 public housing projects.

- Responsibility: HACK and Community Development Department
- Funding: HACK and HUD funds
- Timing: On-going, 2015 – 2023

Policy 1-5: Provide the citizens in the City of Bakersfield with reasonably priced housing opportunities within the financial capacity of all social and economic segments of the community.

Programs/Schedule of Action

1-5a: Development Process Assistance. To preserve affordability, allow and encourage developers to "piggyback" or file concurrent applications (i.e. rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements. Continue to have the first staff person that assists a low income housing developer to be the primary City contact for that developer on that project. This person then assists the developer through permits, approvals, plan checks, inspections, etc. This reduces the time a low income housing developer must spend in City offices and makes the approval process smoother and faster.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

1-5b: Development Incentives. To preserve affordability, provide incentives (i.e., density bonus units, fee reductions, fee deferral, fast-tracking, etc.) and encourage developers to employ innovative or alternative construction methods to reduce housing costs of residential projects who agree to provide the specified percentage of units at a cost affordable to very-low and/or low income households or senior citizens. The City's objective is to assist 10 affordable housing projects.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

1-5c: Density Bonus. The City will continue to implement its Density Bonus Ordinance, consistent with Government Code Section 65915, and consider requests for density bonuses on residential projects.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

GOAL 2: PROVIDE AND MAINTAIN AN ADEQUATE SUPPLY OF SITES FOR THE DEVELOPMENT OF NEW AFFORDABLE HOUSING

It is the goal of the City of Bakersfield to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure.

Policy 2-1: Provide information to profit and nonprofit developers and other housing providers on available vacant land.Programs/Schedule of Action

2-1a: Available Vacant Land. Monitor and update the inventory of vacant lands using the City's GIS mapping capabilities and continually update the base map to overlay urban vacant lands with zoning and density information and make this information available on line and in various City offices. The City's objective is to annually update the vacant land inventory.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-1b: Development Monitoring. Continue program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Bakersfield Board of Realtors, Multiple Listing Service and the HBA to track housing development, sales, and listing costs.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 2-2: Provide a sufficient amount of zoned land to accommodate development for all housing types and income levels.Programs/Schedule of Action

2-2a: Zoning for All Incomes. Monitor the amount of land zoned for all types of housing and initiate zone changes if necessary. Utilizing GIS updates, monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing. The City's objective is to annually review its residential zones to make sure there is enough land to accommodate housing for all incomes.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2b: Housing Opportunity Sites. Ensure that there is a sufficient amount of multi-family zoned land to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). Continue the program of lot consolidation to combine small residential lots into a large lot and large lot subdivisions to accommodate affordable housing production. Offer incentives such as offering graduated density bonuses on a case by case basis. The City's objective is to do 5 lot consolidations and 30 subdivisions.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2c: Adequate Infrastructure. Ensure adequate infrastructure exists to meet the housing need identified in the Regional Housing Needs Assessment (RHNA). The City will continue to implement adopted policies that require City water and sewer providers grant priority to proposed affordable housing projects. The City will deliver its adopted Housing Element to all local water and sewer providers.

- Responsibility: Public Works and Water Department and Water Agencies
- Funding: Impact Fees, Grants and General Funds
- Timing: On-going, 2015 – 2023

2-2d: Large Family Units. Encourage the development of larger rental units (three and four bedroom) to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of three and four bedroom rental units. The City's objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 large family units.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

2-2e: Small Units. Encourage the development of smaller rental and owner units for singles and couples to accommodate the changing household demographics. Work with the development community to identify the incentives and programs that will encourage the construction of studios and one bedroom rental units or small 1-2 bedroom single family units. The City's objective is to hold an annual workshop with developers and educate them about affordable housing programs and incentives and assist with the development of 10 small single units.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

GOAL 3: PRESERVE, REHABILITATE, AND ENHANCE EXISTING HOUSING AND NEIGHBORHOODS

It is the goal of the City of Bakersfield to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Policy 3-1: Preserve existing neighborhoods.Programs/Schedule of Action

3-1a: Prevent Disruptive Land Uses. Protect existing stabilized residential neighborhoods from the encroachment of incompatible or potentially disruptive land uses and/or activities. Review of development proposals within or adjacent to existing residential neighborhoods for potential conflicts (intrusive, disruptive or incompatible land uses and/or activities). Review will be initiated at the point in the processing of the proposal (general plan amendment, rezone, conditional use permit, variance, etc.) when sufficient detail to determine project compatibility is available.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

3-1b: Code Enforcement. Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard. The City's objective is to complete 100 code enforcement inspections to facilitate housing improvements or rehabilitation.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

3-1c: Public Facility Improvements. Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

- Responsibility: Community Development Department
- Funding: CDBG funds
- Timing: On-going, 2015 – 2023

3-1d: Foreclosure Assistance. Continue to refer homeowners in foreclosure to consumer credit counselors and Self-Help Enterprises, who has a program that is assisting homeowners in foreclosure. Additionally, the City's Rapid Re-Housing program provides assistance to approximately 20 households annually who have been displaced due to foreclosure or eviction.

- Responsibility: Community Development Department
- Funding: CDBG and/or ESG funds
- Timing: On-going, 2015 – 2023

Policy 3-2: Maintain, preserve and rehabilitate the existing housing stock in the City of Bakersfield.Programs/Schedule of Action

3-2a: Housing Rehabilitation. Provide technical and financial assistance to all eligible homeowners and residential property owners to rehabilitate existing dwelling units through grants or low interest loans. The City will continue to partner with community organizations and assist in single family rehabilitation in the City using federal and Redevelopment Successor Housing Agency funds for deferred or below market interest loans, down payment assistance or grants to rehabilitate single-family and eligible multifamily complex owners. The City's objective is to assist in the rehabilitation of 10 units.

- Responsibility: HACK and Community Development Department
- Funding: HACK, HUD CDBG, Successor Housing Agency funds
- Timing: On-going, 2015 – 2023

3-2c: Reduce Lead Based Paint. Act to reduce Lead Based Paint Hazards and incorporate the appropriate actions (pursuant to the Lead-Based Paint Hazard Reduction Act of 1992) into all housing programs under the jurisdiction of the City. On a case by case basis, provide funds for the testing and mitigation of housing units for lead-based paint. The City's objective is to assist in the reduction of lead based paint hazards in 5 units.

- Responsibility: Community Development Department
- Funding: HUD HOME funds
- Timing: On-going, 2015 – 2023

Policy 3-2d: Rehabilitation Funding. Make funds available to community based organizations to acquire and rehabilitate units which may have been abandoned or otherwise lost from the City's housing stock and sell them to very low and low income first-time homebuyers. Continue to set-aside 15 percent of HOME entitlements funds for CHDO acquisition and rehabilitation. The City's objective is to provide rehabilitation funding to one community organization every two years.

- Responsibility: Community Development Department.
- Funding: HUD HOME funds
- Timing: On-going, 2015 – 2023

Policy 3-3: Preserve At-Risk Housing and existing affordable rental housing stock in the City of Bakersfield.Programs/Schedule of Action

3-3a: Monitor At-Risk Housing. Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Continue to assist the housing nonprofit, Golden Empire Affordable

Housing, Inc., formed by HACK, in the purchase and rehabilitation of any at risk units in the City.

- Responsibility: HACK and Community Development Department.
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

3-3b: Monitor and Preserve Affordable Housing. Closely monitor the status of affordable rental housing units. Continue regular contact with the owners/ operators of rental complexes that may be at risk of selling out of the affordable housing program. Provide technical assistance to potential purchasers, including nonprofits, developers, and tenants of potentially converting affordable properties. The City's objective is to annually contact the California Housing Partnership Corporation for a list of potential at risk housing and provide assistance to developers and/or properties to help preserve 195 affordable units.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023, Bi-annually check with owners

3-3c: At-Risk Preservation. Upon notification that a project is at-risk, the City will meet with the development community and provide assistance in preserving these units. Assistance may be in the form of financial assistance from the City which may come from programs such as CalHFA's preservation program. Other assistance may be technical assistance with applications for other programs, such as the Low Income Housing Tax Credit Program.

- Responsibility: HACK and Community Development Department
- Funding: HUD funds
- Timing: Immediately upon notification of at-risk project

3-3d: At-Risk Tenant Assistance. When a project becomes at-risk, the City will work with the development community to provide education to tenants about what it means when a project is at-risk, the level of the risk of conversion to market rate rents, and assistance with finding other housing opportunities should the project not be preserved.

- Responsibility: HACK and Community Development Department.
- Funding: HUD funds
- Timing: Immediately upon notification of at-risk project.

GOAL 4: PROMOTE EQUAL OPPORTUNITY TO SECURE SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL MEMBERS OF THE COMMUNITY

It is the goal of the City of Bakersfield to ensure that all existing and future housing opportunities are open and available to all social and economic segments of the community without discrimination on the basis of race, sex, color, religion, ancestry, national origin,

disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 4-1: Support the elimination of housing discrimination.

Programs/Schedule of Action

4-1a: Fair Housing Program. The Community Development Department, through its Fair Housing Program, will support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1968, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act of 1968 and the Fair Housing Amendments Act of 1988, The California Fair Employment and Housing Act, The Unruh Act (California Government Code Section 51), The Ralph Civil Rights Act (California Civil Code Section 51.7), The Bane Civil Rights Act (California Civil Code Section 52.1), California Government Code Sections 111135, 65008 and 65589.5.

As part of the City's Fair Housing Program the following activities will be completed; 1) an annual Analysis of Impediments to Fair Housing concurrent with the Consolidated Plan Annual Action Plan; 2) Provide annual fair housing tester training in order to promote tester-pool retention; 3) investigate all formal housing discrimination complaints received and make appropriate referrals to enforcement agencies; 4) employ one full time counselor for one-on-one counseling programs through telephone or walk-in contact.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1b: Public Information and Outreach. Implement an effective and comprehensive outreach and public education program designed to raise awareness of the fair housing laws that protect individuals, often in traditionally underserved communities, against housing discrimination.

Outreach will include the development and distribution of educational literature and resources that describe ways to prevent housing injustices and the applicable laws that protect against discrimination. The materials will be made available free to the public in various languages.

Outreach will also include workshops on fair housing law for landlords, tenants, nonprofit organizations and government employees. The workshops will include an overview of the state and federal fair housing laws, as well as basic landlord-tenant rights and responsibilities. Workshops will be given in various languages as needed. The City will hold 2 workshops annually at accessible community locations.

Expand public information and outreach programs for first time home buyers in high minority areas to help them qualify for special lending programs offered by local lending institutions. Educate mortgage lenders that they need to increase their outreach in lower income areas.

Collaborate with service agencies to distribute educational materials. The City will update fair housing brochures aimed at reaching the growing Spanish-speaking communities by January 2016. The City's Limited English Proficiency plan only identified Spanish translation based on current demographics.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1c: Community Equity and Access. Encourage public and private low income housing in neighborhoods that are not traditional residential areas with access to transit, employment centers, and community amenities. The City's objective is to hold two workshops with developers and educate them about affordable housing and optimal locations in the City.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

4-1d: Housing Discrimination Complaint Investigation. The City (or Fair Housing service provider) will maintain a 24-hour discrimination hotline and will investigate allegations of housing discrimination under the fair housing laws. The City will conduct fact finding investigations and propose potential solutions for victims of housing discrimination. Case resolution may include mediation, conciliation, a referral to state and federal administrative agencies, or referral to the contractor's litigation department.

- Responsibility: Community Development Department
- Funding: HUD funds
- Timing: On-going, 2015 – 2023

Policy 4-2: Reduce the incidence of displacement of public projects.

Programs/Schedule of Action

4-2a: Housing Displacement. In development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing both temporary displacement and relocation. Continue to use CDBG or HOME funds when necessary to mitigate the unsettling impacts of temporary and permanent relocation during the construction or rehabilitation of publicly funded housing.

- Responsibility: Community Development Department and HACK
- Funding: CDBG or HOME funds
- Timing: On-going, 2015 – 2023

GOAL 5: ENCOURAGE INFILL AND SUSTAINABLE DEVELOPMENT PATTERNS WITH SUFFICIENT AFFORDABLE HOUSING WITH ACCESS TO TRANSIT, EMPLOYMENT OPPORTUNITIES, COMMUNITY FACILITIES AND SERVICES, AND AMENITIES.

It is the goal of the City of Bakersfield to encourage infill and sustainable development patterns with sufficient affordable housing with access to transit, employment opportunities, community facilities and services, and amenities. The City will coordinate local housing efforts with local governments and/or agencies to ensure maximum effectiveness in solving local and regional housing problems.

Policy 5-1: Continue pursuing a housing “infill” program and specifically target projects for extremely low, very low, and low-income households.Programs/Schedule of Action

5-1a: Infill Incentives. Using HOME funds to provide incentives such as reduced lot size in the Downtown Area to affordable housing developers, acquire/construct infill homes for new homebuyers.

- Responsibility: Community Development Department
- Funding: HUD Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

5-1b: Fund Infill Development. Continue to apply for the Infill Infrastructure Grant Program through HCD to provide residential and mixed use housing opportunities.

- Responsibility: Community Development Department
- Funding: State HCD Funds
- Timing: On-going, 2015 – 2023, Awarded Annually

5-1c: Locations for Infill Development. Collaborate with and use GIS tools developed by the California Coalition for Rural Housing and the UC Davis Regional Opportunity Index to determine optimal infill locations for affordable housing with accessibility to transit, employment opportunities, community facilities, services and amenities. The City will evaluate optimal infill locations for affordable housing using GIS tools at least three times during the planning period or as necessary.

- Responsibility: Community Development Department
- Funding: HUD and General funds
- Timing: On-going, 2015 – 2023

Policy 5-2: Provide opportunities for mix-use developments and a jobs/housing balance.

Programs/Schedule of Action

5-2a: Mixed Uses. To ensure the development of housing that has, to the extent possible, a support structure of shopping, services, and jobs within easy access. Encourage development of well-planned and designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

5-2b: Jobs/housing Balance. Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 5-3: Promote energy and water conservation and efficiency in new development of housing.

Programs/Schedule of Action

5-3a: Energy Efficiency Improvements. Promote and support State and local programs for energy and water conservation in existing homes. The Golden State Finance Authority provides financing for homeowners making energy efficiency improvements.

- Responsibility: Community Development Department
- Funding: General Funds
- Timing: On-going, 2015 – 2023

5-3b: Efficient Development. The City will seek out and pursue funding for and development of programs for new construction and rehabilitation to promote energy and water conservation efforts. The City partner with utility companies and water agencies in various conservation programs such as energy audits, rebates for improvements, and other measures to eliminate wasteful resource consumption.

- Responsibility: Community Development Department, Water Department, Utility Companies and Water agencies.
- Funding: General Funds
- Timing: On-going, 2015 – 2023

Policy 5-4: Maximize coordination and cooperation among on housing providers and program managers.Programs/Schedule of Action

5-4a: Local Coordination. Continue to support the Housing Authority of the County of Kern (HACK) to provide housing assistance to extremely low, very low, low and moderate-income households. Maintain membership in HACK to qualify City residents for Section 8 existing housing assistance administered by the Housing Authority.

Continue to participate in the monthly meetings of the Homeless Collaborative composed of service providers, the County, mental health professionals, Continuum Care advocates, and interested individuals.

Investigate alternative intergovernmental arrangements and program options to deal with area-wide housing issues and problems. Work with the Kern County Administration to identify and solve regional problems.

- Responsibility: Community Development Department, HACK, Local Housing Agencies and Stakeholders, Local Government and Agencies
- Funding: HUD and General funds
- Timing: On-going, 2015 – 2023

Policy 5-5: Maximize coordination and cooperation with High Speed Rail Authority to reduce impacts to housing.Programs/Schedule of Action

5-5a: HSR Coordination. Continue to coordinate with the High Speed Rail Authority and evaluate the impacts to existing housing and housing needs from the High Speed Rail project. The City will conduct public outreach, as needed, with the High Speed Rail Authority to provide project updates and to collect public feedback during various stages of project development.

The City will develop a station area plan that will evaluate the impacts to existing housing and for the potential of future housing growth in the downtown area. Plan to be completed by the end of 2017.

- Responsibility: Community Development Department, High Speed Rail Authority
- Funding: Federal and General funds
- Timing: On-going, 2015 – 2023

4.2 HOUSING QUANTIFIED OBJECTIVES

As required by State law governing Housing Elements, Table 63 lays out the City's quantified objectives for the development, improvement, maintenance, and preservation of housing for the period 2015-2023.

Table 65: Bakersfield's Quantified Objectives

Programs	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction					
Single Family	550	595	1,590	3,390	9,695
Multi-Family	2,235	2,395	2,385	725	2,425
Rehabilitation	65	55	45	0	0
Conservation/Preservation	195	0	0	0	0
TOTAL	3,045	3,045	4,020	4,115	12,120

The Kern Council of Government's Regional Housing Needs Allocation (RHNA) covers a nearly eleven-year period (i.e., January 1, 2013, to December 31, 2023), while the Housing Element planning period covers only a portion of the RHNA timeframe (i.e., an eight-year period). The objectives contained in the following table cover the Housing Element period of December 31, 2013, to December 31, 2023.

The quantified objectives quantify the City's programs and policies to promote housing development and access to affordable housing, particularly for lower-income households. The quantified objectives are prepared in the context of funding availability, community desires and programmatic limitations, allowing for a more comprehensive understanding of how the City anticipates accommodating its affordable housing development.

APPENDIX A: LIST OF DATA SOURCES

- 1) U.S. Census 1990, 2000 & 2010
- 2) California Department of Finance, Demographic Research Unit
- 3) 2008-2013 City of Bakersfield Housing Element
- 4) City of Bakersfield, Annual Housing Element Reports
- 5) City of Bakersfield, Building Permit Reports
- 6) City of Bakersfield Five-Year Consolidated Plan and Citizen Participation Plan
- 7) Kern Council of Governments 2014 Quality of Life Survey
- 8) Regional Transportation Plan – Appendix H: Regional Housing Needs Allocation Plan, January 1, 2013 – December 31, 2023
- 9) 2014 Update, Highlights of the State of Housing in California: Affordability Worsens, Supply Problems Remain
- 10) California Affordable Housing Cost Study, October 2014
- 11) Housing Authority of the County of Kern
- 12) Kern COG Preliminary 2014 RTP
- 13) California Employment Development Department, Labor Data 2007-2014
- 14) U.S. Census Bureau 2009-2013 5-Year American Community Survey Estimates
- 15) Kern COG, Kern Regional Housing Data Report
- 16) EDD America's Labor Market Information System Employer Database, 2015 1st Edition
- 17) HUD - Comprehensive Housing Affordability Strategy (CHAS) data
- 18) Kern County Mental Health, June 2012
- 19) Kern Regional Center, California Department of Developmental Services
- 20) 2008 Kern County Housing Element
- 21) Kern County Homeless Collaborative, 2014 Point-in-Time survey
- 22) Consolidated Plan 2015-2020
- 23) Bakersfield/Kern County Continuum of Care
- 24) United Way of Kern County and the Kern County Homeless Collaborative, 10 Year Plan to End Chronic Homelessness
- 25) City of Bakersfield Metropolitan Bakersfield General Plan
- 26) City of Bakersfield Zoning Ordinance, Chapter 17 of Municipal Code
- 27) Kern COG Housing Stock Conditions Report
- 28) 2014 City of Bakersfield Housing Conditions Analysis
- 29) Kern COG Housing Data Report, October 2014
- 30) HUD Area Median Income AMI
- 31) Zillow Real Estate Research
- 32) RealFacts Market Overview Report, City of Bakersfield, 1st Quarter 2015
- 33) 2013 Fair Market Rates used by HUD
- 34) HUD User, Median Income FY 2013 Income Limit Area
- 35) Zillow Affordability Calculator
- 36) HUD/California Housing Partnership Corporation Revised March 2015
- 37) Housing Authority of Kern County
- 38) Kern County Assessor Property use codes
- 39) Urban Water Management Plans
- 40) HUD LIHTC Database, July 2015

- 41) City of Bakersfield Planning Fees May 2015
- 42) City of Fresno Fee Schedule (Revised effective 08/27/12)
- 43) City of Shafter Fee Schedule May 2015
- 44) City of Santa Clarita Planning Division Fee Schedule May 2015
- 45) Kern County Land Development Fee Schedule May 2015
- 46) 2012 Home Mortgage Disposition Act Data
- 47) Tobias Real Estate, May 2015
- 48) Statewide Housing Plan (Raising The Roof: California Housing Development Projections and Constraints, 1997-2020)
- 49) The State of Kern County's Economy: Ten Years of Boom and Bust, Abbas P. Grammy, Professor of Economics, California State University, Bakersfield
- 50) The CSUB Business Blog, What's Happening? Boom and Bust in Kern County's Housing Market, Abbas P. Grammy, Professor of Economics
- 51) City of Bakersfield, Proposed NSP3 Substantial Amendment, February 17, 2011

APPENDIX B: PUBLIC PARTICIPATION

City of Bakersfield Citizen Participation Plan

May 2015



Community Development Department
1715 Chester Avenue
Bakersfield, CA 93301
(661) 326-3765

City of Bakersfield Citizen Participation Plan

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Introduction

The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities (jurisdictions with populations above 50,000) under the federal Housing and Community Development Act of 1974, as amended, to develop a citizen participation plan. This Citizen Participation Plan describes how the City of Bakersfield (hereafter “the City”) will involve residents in the planning, implementation and assessment of how Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) funds will be used. The primary goal of this Citizen Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of Bakersfield’s HUD programs. The Plan sets forth policies and procedures for citizen participation, which are designed to maximize the opportunity for citizen participation in the community development process. Special emphasis has been placed on encouraging participation by persons of low and moderate incomes¹, residents of blighted neighborhoods, residents of predominantly low income areas², and residents of areas where community development funds are utilized.

The ConPlan is a five-year plan required by HUD that outlines how the City intends to meet identified local housing and community development needs over the five-year period. It is a plan and a process for defining and carrying out a unified vision for housing, homelessness, special needs populations and community economic development needs. The main components of the ConPlan include a housing and community development needs assessment; a housing market analysis; an Analysis of Impediments to Fair Housing Choice; a strategy that reflects general goals (priorities) and performance outcome measurements for allocating HUD funds to address the housing and community development needs; a list of specific objectives for each priority (including proposed accomplishments); and an annual action plan (one-year funding) describing how federal and local resources will be used to address the needs and objectives identified in the ConPlan.

The City’s ConPlan identifies unmet priorities in the community that generally deal with a suitable living environment, affordable housing, economic opportunities and homelessness. All future requests for HUD funding through the City of Bakersfield beginning in 2015 must be identified by the ConPlan as a

¹ Low and moderate income means a family or household with an annual income less than the Section 8 Low Income Limit, generally 80 percent of the area median income, as established by HUD.

² A predominately low income area is an area where 51% or more of the residents are low and moderate income, as described above.

need and be part of the strategic objectives for each goal/priority in order to be considered for funding from the City. This includes requests from outside agencies that are directly applying to the City for funding of their activities.

The ConPlan planning and approval process can be broken down into the following stages:

- Needs assessment
- Plan development
- Approval
- Amendments
- Performance review

The City of Bakersfield will make reasonable efforts to provide for citizen participation during the community development process and throughout the planning, implementation and assessment of all HUD programs undertaken by the City. City staff will make every effort to involve citizens in all phases of the development, implementation and assessment of community development programs including, but not limited to, the following phases:

- a. Identification and assessment of housing and community development needs; determination of CDBG, HOME, and ESG project(s) (ConPlan and Annual Action Plan);
- b. Changes and/or amendments to approved CDBG, HOME and/or ESG projects; and
- c. Assessment of CDBG, HOME, and ESG program performance (CAPER).

All phases of the community development process will be conducted by City staff in an open manner. Citizens of Bakersfield are encouraged to participate at all levels and will be given access to program information during each phase of any HUD program as outlined herein.

This citizen participation process generally includes a series of well-publicized annual community/neighborhood meetings and public hearings to review the ConPlan, the Annual Action Plan and the Consolidated Annual Performance and Evaluation Report (CAPER). All meetings and hearings are publicized in accordance with applicable HUD, state and local regulations. Public notices for environmental procedures and project-related policies are also part of the citizen participation process.

In addition to hosting community meetings and public hearings, the City hosted a series of stakeholder focus groups, and conducted a web-based community needs assessment survey.

Background

In 2006, HUD and its Office of Community Planning and Development (CPD) division encouraged and, in some cases, required entitlement communities to implement strategies that further promote residents to participate in community building through the five-year ConPlan planning process. The CPD's underlying principles include the following:

- Community building begins with job creation, employment and the creation of safe, decent and affordable housing.
- Planning and execution of community development initiatives must be bottom up and community-driven.
- Complex problems require coordinated, comprehensive and sustainable solutions.
- Government must be streamlined to be more efficient and effective.
- Citizen participation in federal, state and local government can be increased through communication and better access to information.

This Citizen Participation Plan is in compliance with these federal principles.

Overview

GOAL: To generate significant public participation in the consolidated planning process, including any amendments to the ConPlan, the Annual Action Plan and the CAPER. Input will be sought particularly from low- and moderate-income persons and groups residing within various areas of the City where program funds will be used.

Objective A: *All persons, including those of low and moderate income, and persons with disabilities, shall have the opportunity to take part in the consolidated planning process and any amendments to the ConPlan, the Annual Action Plan and the CAPER.*

Policies:

- 1) The consolidated planning process and any amendments to the ConPlan, Annual Action Plan, and CAPER are designed to promote participation by low and moderate income citizens, as well as residents of blighted neighborhoods and CDBG, HOME, or ESG project areas. Bakersfield staff may take additional steps to further promote participation by such groups, or to target program information to these persons should staff feel that such persons may otherwise be excluded or should additional action be deemed necessary. Activities to promote additional participation may include: posting of notices in blighted neighborhoods and in places frequented by low and moderate income persons, and holding community meetings in low and moderate income neighborhoods or areas of existing or proposed CDBG, HOME, or ESG project activities.
- 2) The locations of all community meetings as described in this Citizen Participation Plan shall be made accessible to persons with disabilities. The City of Bakersfield shall provide a sign language interpreter whenever City staff is notified five days in advance that one or more deaf persons will be in attendance. The City of Bakersfield shall provide a qualified reader whenever City staff is notified five days in advance that one or more visually impaired persons will be in attendance. Additionally, the City of Bakersfield shall provide reasonable accommodations whenever City staff is notified five days in advance that one or more persons with mobility or developmental disabilities will be in attendance.
- 3) Two public input meetings will be held typically in the summer or fall prior to those years when a ConPlan is being prepared. At those meetings, members of the public will be asked to identify community needs and priorities prior to the drafting of the ConPlan.

- 4) Upon completion of the draft ConPlan, the plan will be available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). The ConPlan will also be made available in a format accessible to persons with disabilities upon request.
- 5) Upon completion of the draft Annual Action Plan, the plan shall be made available for public review and comment for 30 days. Copies of said plan shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). The draft Annual Action plan will also be made available in a format accessible to persons with disabilities upon request.
- 6) Upon any substantial changes requiring an amendment to the ConPlan or Annual Action Plan, the amendment shall be made available for public review and comment for 30 days. Copies of said amendment shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum). Any amendments to the ConPlan or Annual Action Plan will also be made available in a format accessible to persons with disabilities upon request.
- 7) Upon completion of the draft CAPER, the report will be available for public review and comment for 15 days. Copies of said report shall be made available to the public at the City offices, at the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum).
- 8) Two separate public meetings at different times in each program year shall be conducted by the City to obtain community views and to respond to proposals and questions. The first public meeting will be held in the spring. The primary purpose of this public meeting shall be to assess community needs and problems in an effort to determine the most critical needs to be addressed by the ConPlan and/or the Annual Action Plan; and also to present for public comment and review the program activities which have been selected by the City of Bakersfield to resolve the identified needs.

The second public meeting will be held in the late summer/early fall prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER). The purpose of this public meeting is to assess how funds were spent during the previous program year and assess the performance of the City of Bakersfield in resolving identified community

development and housing needs, and in achieving its community development goals and objectives.

- 9) Public hearings and/or meetings shall be conducted at times and locations which will be convenient and accessible to all citizens, especially persons of low and moderate income, residents of blighted neighborhoods, and areas where CDBG, HOME, or ESG projects are proposed or on-going.
- 10) The City shall provide interpreters for non-English-speaking persons and/or the hearing impaired when such requests are made at least five working days prior to the meeting.

Objective B: *Adequate program information shall be provided to all interested persons and groups upon request.*

Policies:

- 1) Prior to adoption of the ConPlan, the City shall make available to all interested persons and groups the amount of assistance the City expects to receive in CDBG, HOME and ESG funding. In addition, the City shall identify the range of activities that must be undertaken with these funds, plans to minimize the displacement of persons and plans to assist displaced persons.
- 2) The City shall provide all interested persons and groups with reasonable and timely access to all information relating to the City's proposed ConPlan and the City's use of assistance under the relevant programs during the previous five years.
- 3) Materials to be made available shall include, but are not necessarily limited to: the Citizen Participation Plan; records of public hearings; mailings and promotional materials; prior CDBG program applications; letters of approval; grant agreements; the environmental review record; financial and procurement records; project design and construction specifications; labor standards materials; performance and evaluation reports; other reports required by the HUD; proposed and approved CDBG program application(s) for the current year or project; written comments or complaints received concerning the community development program, and written responses from the City of Bakersfield; and, copies of the applicable Federal and State rules, regulations, policies, requirements and procedures governing the CDBG, HOME, or ESG program. Upon request, the City shall provide copies of this information in oral, Braille, electronic, or large print (for the visually

impaired) for disabled persons, or will hand deliver copies to persons that are homebound.

- 4) In no case shall the City of Bakersfield disclose any information concerning the financial status of any program participant(s) which may be required to document program eligibility or benefit. Furthermore, the City of Bakersfield shall not disclose any information which may, in the opinion of the Community Development Director, be deemed of a confidential nature.

Objective C: *The City shall provide adequate advance public notice of all associated meetings and hearings.*

Policies:

- 1) The City shall provide adequate advance notice of all public hearings and meetings to all interested persons and groups. Sufficient information shall be published about the subject of the hearing or meeting, including but not limited to, the time, date, place and topics and procedures to be discussed to permit public input. Such notice shall take the form of a public notice in the *Bakersfield Californian*; online outreach via the City's Web site; and/or individual letters, notices or flyers mailed to interested persons and groups.
- 2) Public hearings will be held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG, HOME, and ESG programs. City staff will respond to questions and proposals from citizens at each public hearing. Any questions that citizens may have concerning a program will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific project to the governing body at any regularly scheduled meeting.

Objective D: *The City shall furnish technical assistance to all interested persons and groups requesting such assistance.*

Policies:

- 1) The City shall provide technical assistance upon request, particularly to groups or individuals representing persons with low and moderate income. The City shall determine the necessary level and degree of assistance. Such technical assistance might include the following:

- Assisting low and moderate persons, and residents of blighted neighborhoods to develop statements of view, identify their needs, and to develop activities and proposals for projects, which when implemented, will resolve those needs.
- Explaining the process for submitting proposals.
- Interpreting program rules, regulations, and procedures and/or federal and local requirements.
- Providing comments and advice on the telephone or in meetings.
- Reviewing and commenting on draft proposals.

Objective E: *All comments, objections, and complaints submitted by interested persons or groups shall be adequately considered and addressed.*

Policies:

- 1) The City shall consider any comments or complaints from interested persons or groups received in writing or orally at public hearings or meetings in preparing the ConPlan, any amendments to the plan, the Annual Action Plan and/or the CAPER.
- 2) A summary of public comments or complaints and a summary of any comments or complaints not accepted and the reasons thereto shall be attached to the respective final ConPlan, any amendments to the plan, the Annual Action Plan and/or the CAPER.
- 3) The City shall provide a substantive written response to every comment or complaint received within 15 working days when possible.

Public Participation

1. Citizen Participation Plan and Amendments

The Citizen Participation Plan is designed to facilitate and encourage residents to participate in the ConPlan process. In particular, the Citizen Participation Plan seeks to encourage the involvement of low- and moderate-income persons.

The City will use the following process to adopt and make any subsequent changes to its Citizen Participation Plan:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the Community Development office and the Bakersfield branches of the Kern County Library and on the City's Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the Citizen Participation Plan from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments in writing at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the Citizen Participation Plan as part of the Consolidated Plan.

Any change in the public participation process as outlined in this document will require an amendment to the Citizen Participation Plan.

2. Consolidated Plan and the Annual Action Plan

The steps outlined below provide opportunities for public involvement in the ConPlan and the Annual Action Plan:

- The City will consult with local public agencies that assist low- and moderate-income persons and areas, including City staff, state and

federal agencies, neighboring local governments and regional agencies.

- The City will consult with private agencies, including local nonprofit service providers and advocates such as the local public housing agency, health agencies, homeless service providers, nonprofit housing developers and social service agencies (including those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS, persons with substance abuse problems, etc.).
- The City will place public notices in the *Bakersfield Californian* newspaper, at City offices and the Bakersfield branches of the Kern County Public Library and on the City's Web site (see Addendum) 15 days in advance of a meeting. The notice will include the amount of funds available, the range of activities that could be undertaken and the amount that would benefit low- to moderate-income persons.
- A public hearing will be held before the City Council to solicit input on needs and priorities for the ConPlan and the Annual Action Plan.
- Residents have 30 days to review the draft ConPlan and/or the draft Annual Action Plan from the date of the notice.
- Residents may file comments at the City offices during a 30-day period from the date of the notice.
- A public hearing will be held before the City Council to receive comments and approve the ConPlan and the Annual Action Plan.
- The City Council will adopt the ConPlan and/or Annual Action Plan.
- In preparing the final ConPlan and/or Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final documents will have a section that includes all comments, plus explanations as to why any comments were not accepted.

3. Substantial Amendments to the ConPlan and the Annual Action Plan

Amendments to the ConPlan or the Annual Action Plan will be necessary whenever one of the following is proposed:

- To make a substantial change in the allocation priorities or a substantial change in the method by which funds are distributed
 - For the purpose of the Consolidated Plan, a “substantial change” involves a cumulative change in the program budget of 25 percent or more of the City’s total federal entitlement for the current program year
 - If an amendment does not qualify as a substantial change (cumulative change of under 25 percent of the City’s total federal entitlement), it will be considered administrative in nature and documentation of the administrative amendment will be made to the current Consolidated Plan or Annual Action Plan, and notification of the amendment will be provided to HUD
- To use CDBG, HOME, or ESG funds (including program income) to carry out an activity not previously described in the Annual Action Plan or ConPlan; or
- To allow a substantial change in the purpose, scope, location or beneficiaries of a specific activity.

The following procedures apply to amendments:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the City offices and the Bakersfield branches of the Kern County Library and on the City’s Web site (see Addendum) in advance of a 30-day public review and comment period.
- Residents have 30 days to review the proposed amendment from the date of the notice.
- During the 30-day public review and comment period, the document will be available for review at the City’s Community Development Department and City Clerk’s office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 30-day period from the date of the notice.
- The City Council will adopt the amendment.
- In preparing a final amendment, careful consideration will be given to all comments and views expressed by the public, whether given as

verbal testimony at the public hearing or submitted in writing during the review and comment period. The final amendment will have a section that includes all comments, plus explanations as to why any comments were not accepted.

- Substantial amendments are submitted to HUD as it occurs or at the end of the program year.

4. Consolidated Annual Performance Evaluation Report (CAPER)

Every year, the City must submit to HUD a Consolidated Annual Performance Evaluation Report (CAPER). In general, the CAPER must describe how funds were actually used and the extent to which these funds were used for activities that benefited low- and moderate-income people. The following steps outline the opportunities for public involvement in the CAPER:

- The City will place public notices in the *Bakersfield Californian* newspaper, at the City offices and the Bakersfield branches of the Kern County Public Library and on the City's Web site (see Addendum) in advance of a 15-day public review and comment period.
- Residents have 15 days to review the CAPER from the date of the notice.
- During the 15-day public review and comment period, the document will be available for review at the City's Community Development Department office. Copies of the document will be available to the public.
- Residents may file comments at the City offices during the 15-day period from the date of the notice.
- In preparing the CAPER, careful consideration will be given to all comments and views expressed by the public, whether given as verbal testimony at the public hearing or submitted in writing during the review and comment period. The final report will have a section that includes all comments, plus explanations as to why any comments were not accepted.

Funding of Public Services

The City will issue a Notice of Funding Availability (NOFA) to the community for the Annual Action Plan, beginning with the 2015–2016 program year. The notice will identify the amount of CDBG, HOME and ESG funds available to public service agencies and a list of eligible activities. The agencies may apply to the City at the following address:

City of Bakersfield
Community Development Department
1715 Chester Avenue
Bakersfield, CA 93301

All applications must include the following information in order to be eligible to receive CDBG, HOME and/or ESG funds:

- Name of the organization, the contact person(s) and a brief history of the organization
- Name of the project and a detailed description of project
- Documentation identifying the need for such a project
- Financial summary, including the amount of CDBG, HOME and/or ESG funds requested and other resources to leverage CDBG, HOME and/or ESG funds, as well as the potential uses of the funds
- Objectives of the project and the intended beneficiaries
- If the organization is requesting CDBG, HOME and/or ESG funds from other jurisdictions for the same project, information included on the amount requested and the potential benefits for each jurisdiction

City staff will review the applications to determine the eligibility of the projects. City staff will evaluate the projects based on the benefits to low- and moderate-income residents and areas and on the projects' feasibility. The selected projects will be recommended to the City Council for approval.

Plans to Minimize Displacement of Persons and Assist any Persons Displaced

The City of Bakersfield in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, the 1988 Common Rule, and the 1989 Barney Frank Act, will provide relocation assistance, as described in 24 CFR 570.606(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Bakersfield will include, but not be limited to, the following steps to minimize the displacement of persons from their homes:

- A. Avoid, as much as possible, Action Plan funded projects which permanently displace persons from their homes.
- B. Fully advise any residents who may be displaced of their rights and options for relocation benefits as required by federal regulations.
- C. Assist displaced residents in filling out any required forms for assistance or to appeal City decisions regarding displacement or the level of relocation benefits.

A copy of the City's Anti-Displacement and Relocation Plan is also available to interested residents upon request.

Citizen Participation Summary

DOCUMENT	PUBLIC PARTICIPATION	REQUIRED TIME FOR PUBLIC REVIEW	REQUIRED APPROVAL	DEADLINE
Citizen Participation Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	N/A
ConPlan and/or Annual Action Plan	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD 45-days prior to start of new program year
Substantial Amendments	Public Hearing 15-Day Notice	30-Day Public Review	City Council	Submit to HUD when complete
Administrative Amendments	No Public Hearing	None	City Manager	Submit to HUD when complete
CAPER	Not Required	15-Day Public Review	City	Submit to HUD within 90-days of end of program year

Addendum

The City of Bakersfield Community Development Department located at 1715 Chester Avenue, Bakersfield, California.

The City Clerks Office located at 1600 Truxtun Avenue, Bakersfield, California.

The Bakersfield branches of the Kern County Library are as follows:

- Baker, 1400 Baker Street; (661) 861-2390
- Beale Memorial Library, 701 Truxtun Avenue; (661) 868-0701
- Holloway-Gonzales, 506 E. Brundage Lane; (661) 861-2083
- Southwest, 8301 Ming Avenue; (661) 664-7716
- Northeast, 3725 Columbus; (661)871-9017

The California State University Bakersfield Library at 9001 Stockdale Highway, Bakersfield, California

The City's Web site address is <http://www.bakersfieldcity.us/>.



Community Development Department
Douglas N. McIsaac, Community Development Director

Phil Burns, Building Director
Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

Housing Element Update Community Workshop

The City of Bakersfield is updating the Housing Element of the General Plan. A community workshop to discuss the Housing Element Update and solicit public input will be held at 6:00 PM on March 24, 2015 at the City of Bakersfield Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield.

The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing.

For additional information on the Housing Element and updated news on upcoming meetings, materials and links, please go to the Housing Element Update webpage:

<http://www.bakersfieldcity.us/housingelementupdate.html>

Do you want to inform the City about your housing needs, issues and concerns? Please go to the webpage above and fill out our housing survey.

We Encourage Your Participation!

For more information, or if you require Spanish translation, sign language interpreter, or visual aids in order to participate in the community workshop, please call (661) 326-3733 and ask for assistance.

Dated: February 27, 2015

Jacquelyn R. Kitchen,
Planning Director



Community Development Department
Douglas N. McIsaac, Community Development Director

Phil Burns, Building Director
Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

Taller del Housing Element Actualización de la Comunidad

La ciudad de Bakersfield está actualizando el Housing Element del Plan General. Un taller de la comunidad para discutir la Actualización del Housing Element y solicitar la opinión pública se llevará a cabo a las 6:00 pm el 24 de marzo de 2015 a la ciudad de Bakersfield Cámara del Concejo de la ciudad de Hall, 1501 Truxtun Avenue, Bakersfield.

El Housing Element es un elemento obligatorio del estado del Plan General de la Ciudad que se deben identificar y analizar las necesidades de vivienda existentes y proyectados de nuestra comunidad. Se trata de un documento de planificación de toda la ciudad completa que incluye una declaración de metas, políticas, objetivos cuantificados, recursos financieros y programas para la conservación, mejora y desarrollo de la vivienda.

Para obtener información adicional sobre el Elemento de Vivienda y noticias actualizadas sobre las próximas reuniones, materiales y enlaces, por favor vaya a la página del Housing Element Actualización:

<http://www.bakersfieldcity.us/housingelementupdate.html>

¿Quieres informar a la Ciudad acerca de sus necesidades de vivienda, problemas y preocupaciones? Por favor, vaya a la página web arriba y llene nuestra encuesta sobre la vivienda.

Alentamos a Su Participación!

Para obtener más información, o si necesita traducción en español, intérprete de señas, o ayudas visuales con el fin de participar en el taller de la comunidad, por favor llame al (661) 326-3733 y pedir ayuda.

Fecha: 27 de Febrero 2015

Jacquelyn R. Kitchen,
Planning Director

**Bakersfield Housing Element Update
Community Workshop
March 24, 2015**

AGENDA:

- 1) Welcome & Introductions
- 2) Purpose of the Housing Element
- 3) Components of the Housing Element
- 4) CA Housing Supply & Affordability
- 5) Overview of Bakersfield/Demographics
- 6) Housing Affordability
- 7) Housing Needs Allocation
- 8) Potential Housing Needs
- 9) Process Overview
- 10) Questions?

Please share with us your housing concerns. What are the City's Housing Challenges & Needs? What should be the City's Housing Priorities?

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

HOUSING ELEMENT UPDATE 2015-2023



Thursday, June 4, 2015
Planning Commission and Community Workshop

Agenda

- Purpose & Components of the Housing Element
- California Housing Issues
- Overview of Bakersfield/Demographics
- Bakersfield Supply & Affordability
- Housing Needs & Projected Growth
- Potential Housing Issues & Needs
- Bakersfield's Housing Priorities & Goals
- California's New Housing Strategy
- Process Overview & Questions

Purpose of the Housing Element

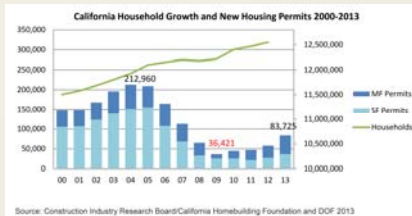
- A planning document used to address the housing needs and demands over a eight-year period
- Sets forth goals, policies and programs regarding the construction, preservation and improvement of housing
- Helps guide local governments who must adopt land-use plans and regulatory schemes that provide opportunities for, and do not excessively constrain, housing development

Components of the Housing Element

- Public Participation
- Review & Evaluation of Previous Housing Element
- Housing Needs Assessment
- Identification of Constraints
- Identification of Resources and Opportunities
- Goals, Policies and Programs

In California, Housing Supply Problems Remain

- Population growth in California currently averages 330,000 persons annually
- Construction continues to lag behind demand:



CA Housing Supply Problems Remain

- Homeownership rate in California was 58.4% in 2006 and in 2012 had dropped to 54%
- Overall, there has been a shift in housing tenure from homeownership to renting, which is increasing demand for rental housing
- Aging baby boomers and young millennials are also drivers of housing demand with a preference for variety of housing types

CA Housing Affordability Worsens



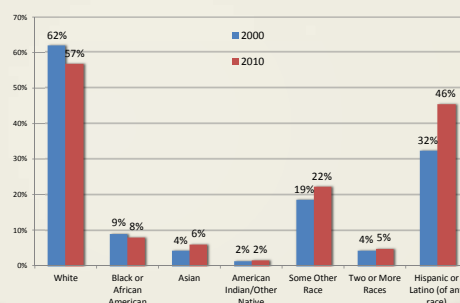
CA Housing Affordability Worsens

- Private housing market is not providing an adequate number of homes affordable to low and moderate incomes
- In CA, 57 percent of all renters pay more than 30 percent of their income for housing, while lower income households overpaying is 78 percent
- The lower income households are most impacted by the tight rental market, as incomes lag behind spiking rents
- Homeowners continue to face tight lending standards that impede access to housing financing

Overview of Bakersfield

- Population
 - 2000 - 247,057
 - 2010 - 347,483
 - 2013 - 359,221
- In 2000 we ranked 12th in population of CA cities
- Now Rank 9th, behind Oakland
- Growth of 112,164 persons since 2000 (45%)
- The City was 57% of the growth in County

Bakersfield Race/Ethnicity



Age Characteristics

- Median age slightly decreased from 30.1 in 2000 to 30 in 2010
- Largest increase (89.5%) was in adults from 55-64

Age Group	% of Population	
	2000	2010
Preschool (0-4 years)	8.8%	9.0%
School Age (5-19 years)	27.0%	25.8%
College Age (20 - 24 years)	7.0%	7.4%
Young Adults (25 - 44 years)	29.9%	27.9%
Adults (45 - 64 years)	18.6%	21.4%
Seniors (65+ years)	8.8%	8.4%

Housing Occupancy

	2013	2013		2000-2013	
		% of Total	Net Change	% Change	
Owner occupied:	63,549	58%	13,047	26%	
1 person in household	10,691	10%	2,271	27%	
2 - 4 persons in household	41,692	38%	8,046	24%	
5+ persons in household	11,166	10%	2,730	32%	
Renter occupied:	46,383	42%	13,444	41%	
1 person in household	10,976	10%	1,434	15%	
2 - 4 persons in household	26,644	24%	8,322	45%	
5+ persons in household	8,763	8%	3,688	73%	

Households By Income

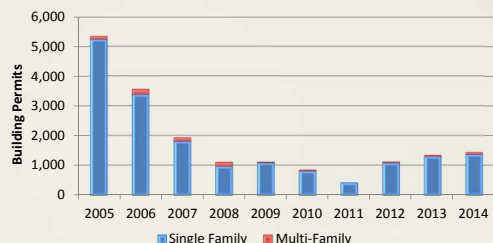
Households By Income	2000		2010		2013	
	Number	%	Number	%	Number	%
Income Groups						
Less than \$10,000	9,084	10.9%	6,022	5.7%	6,816	6.2%
\$10,000 to \$19,999	11,844	14.2%	11,410	10.8%	12,532	11.4%
\$20,000 to \$24,999	5,694	6.8%	5,494	5.2%	6,046	5.5%
\$25,000 to \$34,999	10,274	12.3%	10,354	9.8%	9,894	9.0%
\$35,000 to \$49,999	13,945	16.7%	15,742	14.9%	13,742	12.5%
\$50,000 to \$74,999	15,717	18.8%	19,862	18.8%	20,557	18.7%
\$75,000 to \$99,999	8,630	10.3%	14,474	13.7%	14,621	13.3%
\$100,000 or more	8,240	9.9%	22,397	21.2%	25,614	23.3%
Total Households	83,428		105,648		109,932	
Median household income (dollars)	39,723		53,997		56,204	

Vacant Housing Units

Type of Vacant Unit	2000		2010		2013	
	No.	%	No.	%	No.	%
For rent	2,187	45%	4,428	46%	2,811	33%
Rented or sold, not occupied	309	6%	551	6%	803	9%
For sale only	1,018	21%	2,187	23%	1,566	18%
For seasonal, recreational, or occasional use	268	6%	427	4%	412	5%
For migrant workers	3	0%	7	0%	-	0%
Other vacant	1,036	21%	1,993	21%	2,950	35%
Total	4,821		9,593		8,542	
Vacancy Rate	5.5%		7.9%		7.2%	

- Just apartment vacancy, the 2014 3rd quarter rate was just 2.3 percent, the lowest in 2 years

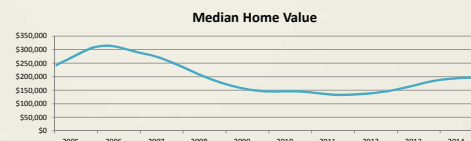
Residential Building Permits



- Multifamily permits consisted of a small percentage; 3% in 2012, 2% in 2013 and 4% in 2014

Bakersfield - Housing Affordability

- Median Home Value: (December 2014) \$199,900
- Currently the Annual Income needed to buy a \$200,000 home is estimated at \$50,240 (includes 5% down, 30 year mortgage, 3.8% interest, taxes & insurance)
- Almost 45% of Bakersfield households earn less than \$50,000 a year



Bakersfield - Housing Affordability

- In Bakersfield MSA (2013), the annual income needed to afford a 2 bedroom apartment was \$32,600 (FMR \$815)
- Affordable rents or mortgage payment is considered not more than 30% of gross income
- Residents that pay 30% or more on housing (2013)
 - 34% of Owners
 - 53% of Renters
- 42% of renters have a household income of less than \$35,000 and are paying more than 30% in housing costs

Housing Need Allocation

- Regional Housing Need Allocation (RHNA) projection period:
 - January 1, 2013 – December 31, 2023
- Bakersfield:
 - Total Allocation: 36,290
 - Very Low Income: 9,706 (26.7%)
 - Low Income: 5,800 (16.0%)
 - Moderate Income: 6,453 (17.8%)
 - Above Moderate Income: 14,331 (39.5%)

Bakersfield Growth

- Projected population increase of 145,879
- Housing need of 36,290 units

	2013	2023	2013-2023	
			Net Change	% Change
Total Population	359,221	505,100	145,879	41%
Group Quarters Population	3,638	4,100	462	13%
Household Population	355,583	501,000	145,417	41%
Households	113,287	155,900	42,613	38%
Average Household Size	3.14	3.21	0.07	2%

Sources: 2010 Census, California Department of Finance, Kern COG

Potential Housing Needs

- Preserving existing neighborhoods & improving housing conditions
- Providing a variety of housing types to accommodate all income levels and foster balanced growth
- Providing affordable housing for young families, young single professionals and seniors
- Consolidated Plan Public Survey
 - Energy Efficiency Improvements
 - Housing for Homeless
 - Affordable Housing
 - Shelters for Women and Victims of Domestic Violence and Abused/Neglected Children
 - Housing for the Elderly

Housing Priorities & Goals

- 1) Decent housing opportunities and accessibility for all incomes and those with special needs
- 2) Provide and maintain an adequate supply of sites for affordable housing
- 3) Preserve, rehabilitate and enhance existing housing
- 4) Ensure access to housing and housing programs are available without discrimination
- 5) Encourage and enhance intergovernmental, public and private coordination and cooperation to achieve an adequate housing supply for all economic and social segments of the community

The Future 2015-2025

California's new statewide housing strategy is in development



Housing Element Process

1. Public Outreach/Workshops
2. Administrative Draft
3. Send Draft to State HCD
4. 60 Day HCD Review Period
5. Draft to Planning Commission
6. Final Draft (60 days HCD & Public Review)
7. Letter of Substantial Compliance from HCD
8. Adopt Housing Element
9. HCD Certification (HCD has 90 days)
10. Implementation of Goals, Objectives & Programs

Questions?

Please take our Housing Survey!

Survey Deadline is June 12th!

www.bakersfieldcity.us/housingelementupdate.html

• Contact:

- Cecelia Griego, Associate Planner II
- Community Development Department
- 1715 Chester Avenue
- (661) 326-3788
- cgriego@bakersfieldcity.us



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Dated: May 14, 2015

Jacquelyn R. Kitchen,
Planning Director



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Building Division

Jacquelyn R. Kitchen, Planning Director
Planning Division

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Fecha: 14 de mayo 2015

Jacquelyn R. Kitchen,
Planning Director

	34th St Neighborhood Partnership 3800 Jewett Avenue Bakersfield, CA 93301	African American Network of Kern County P.O. Box 1215 Bakersfield, CA 93302
Alliance Against Family Violence 1921 19th St, Bakersfield, CA 93301 Bakersfield, CA 93305	Alzheimer's Disease Association of Kern County 5500 Olive Drive Bldg. 1 Bakersfield, CA 93308	American Cancer Society 1831 Truxtun Ave Ste 150 Bakersfield, CA 93301
American Heart Association 404 Truxtun Avenue Bakersfield, CA 93301	American Lung Association 4660 American Ave., #100 Bakersfield, CA 93309	American Red Cross Kern Chapter 5035 Gilmore Avenue Bakersfield, CA 93308
Anne Sippe Clinic-Riverside Ranch 18200 Highway 178 Bakersfield, CA 93306	Arthritis Association 1800 Westwind Drive #500 Bakersfield, CA 93301	Assistance League of Bakersfield P.O. Box 2286 Bakersfield, CA 93301
Golden Empire Association of Realtors PO Box 9338 Bakersfield, CA 93389	Bakersfield City School District 1300 Baker Street Bakersfield, CA 93306	Bakersfield Community House 2020 R Street Bakersfield, CA 93301
Bakersfield Police Activities League 301 E 4th Street Bakersfield, CA 93307	Bakersfield Post NO. 26 2020 H Street Bakersfield, CA 93301	Bakersfield Pregnancy Center 1801 21st Street #1 Bakersfield, CA 93301
The Mission at Kern County PO Box 2222 Bakersfield, CA 93303	Bakersfield Senior Center 530 4th Street Bakersfield, CA 93304	BARC 2240 South Union Avenue Bakersfield, CA 93307
Believers In Jesus Men's Ranch 600 Planz Road Bakersfield, CA 93304	Bethany Services 1600 East Truxtun Avenue Bakersfield, CA 93305	B-Glad Deaf Services 4949 Buckley Way, Suite 203 Bakersfield, CA 93309
Home Builders Association of Kern County P.O. Box 21118 Bakersfield, CA 93390	Big Brothers/ Big Sisters 948 N. "H" Street, Suite 2 Tulare, CA 93274	Boy Scouts of America-So Sierra Council 2417 M Street Bakersfield, CA 93301
Boys and Girls Club PO Box 5J Bakersfield, CA 93385	Canyon Hills Senior Housing Inc 6701 Auburn St Bakersfield, CA 93306	CAP of Kern 300 19th Street Bakersfield, CA 93301

CASA
2000 24th Street Ste 130
Bakersfield, CA 93301

Catholic Charities
825 Chester Ave.
Bakersfield, CA 93305

Center For The Blind
1721 Westwind Dr Ste B
Bakersfield, CA 93301

Chamber of Commerce
PO Box 1947
Bakersfield, CA 93303

Clinica Sierra Vista
1430 Truxtun Avenue #4
Bakersfield, CA 93302

Comm Action Against Drug & Alcoh
PO Box 60367
Bakersfield, CA 93386

Community Clean Sweep
PO BOX 2072
Bakersfield, CA 93303

Community Connection for Child Care
2000 24th Street Ste 100
Bakersfield, CA 93301

Community Relations
PO Box 9338
Bakersfield, CA 93389

Crews Home for Girls Inc
9711 Iroquois Lane
Bakersfield, CA 93312

CSUB-Dept of Social Work
9001 Stockdale Hwy
Bakersfield, CA 93311

Department of Human Resources
100 E California Avenue
Bakersfield, CA 93302

Developmental Svcs Support Fndn /
Kern Inyo Mono Michal C. Clark
3200 N Sillect Avenue
Bakersfield, CA 93308

Disabled American Veterans
PO BOX 6175
Bakersfield, CA 93386

E. Bakersfield Comm. Health Ctr
815 Lakeview Avenue
Bakersfield, CA 93307

East Bakersfield Senior Center Inc
2101 Ridge Road
Bakersfield, CA 93305

East Niles Senior Citizens Center
6601 E Niles Street
Bakersfield, CA 93306

Ebony Counseling Center
1301 California Avenue
Bakersfield, CA 93304

Elderlife
1111 Columbus Street
Bakersfield, CA 93305

Employer's Training Resource
2001 28th Street
Bakersfield, CA 93301

Family Health Clinic
1611 First Street
Bakersfield, CA 93301

Family To Family
900 22nd Street
Bakersfield, CA 93301

First Assembly
4901 California Avenue
Bakersfield, CA 93309

Friends Outside
3416 Sillect Avenue
Bakersfield, CA 93308

GBLA
615 California Avenue
Bakersfield, CA 93304

GEAHI
601 24th Street Ste B
Bakersfield, CA 93301

Girl Scouts of America-Joshua Tree
Council
1831 Brundage Lane
Bakersfield, CA 93304

Golden Empire Gleaners
1326 30th Street
Bakersfield, CA 93301

Good Samaritan Hospital
901 Olive Drive
Bakersfield, CA 93308

Goodwill Industry
4901 Stine Road
Bakersfield, CA 93313

Greenfield Family Resource Center
5400 Monitor Street
Bakersfield, CA 93304

Greenfield Union School District
1624 Fairview Road
Bakersfield, CA 93307

H E A R T S Connection
3200 Sillect Avenue
Bakersfield, CA 93308

Habitat For Humanity
PO Box 3267
Bakersfield, CA 93385

Hall Ambulance Service
1001 21st Street
Bakersfield, CA 93301

Harvesters of Kern County Inc
202 Solecita Way
Bakersfield, CA 93314

Haven Counseling Center
730 Chester Avenue
Bakersfield, CA 93301

Helping Hands Project
1820 Westwind Drive
Bakersfield, CA 93301

Henrietta Weill Memorial Child
Guidance Clinic
3628 Stockdale Hwy
Bakersfield, CA 93309

Here's Life Inner City
6021 Friant Drive
Bakersfield, CA 93309

Hispanic Faith Based Homeless Coalition
600 Planz Road
Bakersfield, CA 93304

Hoffmann Hospice of the Valley Inc
8501 Brimhall Rd. Bldg 100
Bakersfield, CA 93312

Housing Authority of Kern County
601 24th Street
Bakersfield, CA 93301

Independent Living Center
1631 30th Street
Bakersfield, CA 93301

Jason's Retreat
PO Box 3246
Bakersfield, CA 93385

Inland Empire Job Corps
1727 19th Street
Bakersfield, CA 93301

Junior League of Bakersfield
PO Box 2920
Bakersfield, CA 93303

Kaiser Permanente
5055 California Avenue Ste 110
Bakersfield, CA 93309

Karpe Foundation
4000 Ming Avenue
Bakersfield, CA 93309

KC Dept of Mental Health
PO Box 1000
Bakersfield, CA 93302

KC Emerg Food & Shelter Program
217 El Tovar Court
Bakersfield, CA 93309

KC Hispanic Chamber
1401 19th Steet Ste 110
Bakersfield, CA 93301

KC Public Health Department
1800 Mt Vernon
Bakersfield, CA 93306

KC Superintendent of Schools
1300 17th Street
Bakersfield, CA 93301

Kenya Community Center
1627 Virginia Avenue
Bakersfield, CA 93307

Kern Adult Literacy
331 18th Street
Bakersfield, CA 93301

Kern Bridges Youth Group
1321 Stine Road Ste 100
Bakersfield, CA 93309

Kern Child Abuse Prevention Council Inc
730 Chester Avenue
Bakersfield, CA 93301

Kern City Veterans Serv. Center
1120 Golden State Avenue
Bakersfield, CA 93301

Kern Council of Govts
1401 19th Street Ste 300
Bakersfield, CA 93301

Kern County Black Chamber of
Commerce
4918 Shadow Stone Street
Bakersfield, CA 93313

Kern County Alliance for the Mentally Ill
PO BOX 9144
Bakersfield, CA 93389

Kern County Child & Family Svc
2000 24th Street
Bakersfield, CA 93301

Kern County Food Bank
PO Box 134
Bakersfield, CA 93302

Kern County Mental Health-Kern Linkage
Program
PO Box 1000
Bakersfield, CA 93302

Kern County Mental Health-Help+ &
Rural Homes
PO Box 1000
Bakersfield, CA 93302

Kern Health Systems
9700 Stockdale Hwy
Bakersfield, CA 93311

Kern Hospice
1315 Boughton Drive
Bakersfield, CA 93308

Kern Indochinese American Center
1700 14th Street
Bakersfield, CA 93301

Kern Lifeline
3550 Q Street, Ste 204
Bakersfield, CA 93301

Kern Medical Center
1830 Flower Street
Bakersfield, CA 93305

Kern Regional Center
3200 No. Sillect Avenue
Bakersfield, CA 93308

Kern Youth Services
8600 Chaumont Court
Bakersfield, CA 93311

Link to Life
1706 Chester Avenue Ste 200
Bakersfield, CA 93301

Links Inc
4101 Adias Avenue
Bakersfield, CA 93313

Lloyd Plank Foundation
1400 Easton Drive Ste 107
Bakersfield, CA 93309

Local Investment in Child Care
2100 Chester Avenue
Bakersfield, CA 93301

MAOF (Mexican-American Opportunity
Found.)
2130 Chester Ave. Ste 200
Bakersfield, CA 93301

Mercy Healthcare
PO Box 119
Bakersfield, CA 93302

Mercy Services Corporation
2215 Truxtun Avenue
Bakersfield, CA 93301

Mount Elgon Corporation
615 California Avenue
Bakersfield, CA 93304

MOVE International
1300 17th Street
Bakersfield, CA 93301

Murphys Boys Group Home Inc
3509 Eisenhower Avenue
Bakersfield, CA 93309

National Assn People with Disabilities
4032 Jewett Avenue
Bakersfield, CA 93301

Nemesis Station
4718 Poppyseed
Bakersfield, CA 93313

New Beginnings
1800 Height Street
Bakersfield, CA 93305

New Beginning Recovery Center
1006 Collins
Bakersfield, CA 93307

New Directions Group Home for Girls
PO Box 41374
Bakersfield, CA 93384

Niles Assembly of God
1701 Niles Street
Bakersfield, CA 93305

NOR Recreation & Parks District
405 Galazy Avenue
Bakersfield, CA 93308

North Bakersfield Senior Adult Alliance
inc
115 E Roberts Lane
Bakersfield, CA 93308

Office of Aging and Adult Services
5357 Truxtun Avenue
Bakersfield, CA 93309

Operation Fresh Start
6208 Norris Road
Bakersfield, CA 93308

Our Lady of Guadalupe Preschool
11702 Crockett Court
Bakersfield, CA 93312

Pelletier Foundation
1224 Mt Lowe
Bakersfield, CA 93309

Resurrection Christian Ministries Inc
1009 6th Street
Bakersfield, CA 93304

Saint John Manor Housing Corporation
900 4th Street
Bakersfield, CA 93304

Saint Vincent De Paul Society
300 Baker Street
Bakersfield, CA 93305

Salvation Army
4417 Wilson Road
Bakersfield, CA 93309

Self Help Enterprises
PO Box 6520
Visalia, CA 93290

Senior Legal Center
1601 F Street
Bakersfield, CA 93301

Senior Serve
12320 Backdrop Court
Bakersfield, CA 93306

Service Access Coalition
PO Box 456
Bakersfield, CA 93302

Skeet Varner Foundation
PO BOX 80427
Bakersfield, CA 93380

Society For Crippled Children & Adults
1819 Brundage Lane
Bakersfield, CA 93304

Southeast Bakersfield Civic League
931 Bank Street
Bakersfield, CA 93304

Steinert Family Foundation
3939 Bernard Steet Ste 1
Bakersfield, CA 93306

STEPS
3533 Mt Vernon Avenue
Bakersfield, CA 93306

Tabitha's House Inc
700 19TH STREET
Bakersfield, CA 93301

Teen Challenge International
PO Box 1011
Bakersfield, CA 93302

Garden Pathways
1616 29th Street
Bakersfield, CA 93301

The Mare Program
9620 Bracken Oak Way
Bakersfield, CA 93311

Todd and Maris Madigan Foundation
PO BOX 2354
Bakersfield, CA 93303

United Way of Kern County
5405 Stockdale Hwy Ste 200
Bakersfield, CA 93309

United Resources for Social Change
PO Box 3343
Bakersfield, CA 93385

Valley Achievement Center
1300 Stine Rd
Bakersfield, CA 93309

Vida Scott Center
1101 E Belle Terrace Way
Bakersfield, CA 93307

Vinesmans Ponderosa Christian Ranch
518 Union Avenue
Bakersfield, CA 93307

Volunteer Center of Kern County
1400 Chester Avenue
Bakersfield, CA 93301

WS Senior CARE Foundation
1817 Truxtun Avenue
Bakersfield, CA 93301

Y Kwong and R Fok Foundation Inc
2920 F Street Ste12
Bakersfield, CA 93301

Youth Connection INC
PO BOX 3309
Bakersfield, CA 93385

Youth For Christ
2131 California Avenue
Bakersfield, CA 93304

Mountain View Community Church
3535 Union Avenue
Bakersfield, CA 93305

Faith in Action Kern County
2005 Eye Street
Bakersfield, CA 93301

Dolores Huerta Foundation
P.O. Box 2087
Bakersfield, CA 93303

Kern County Network for Children
1300 17th Street
Bakersfield, CA 93301

Bike Bakersfield
1708 Chester Avenue
Bakersfield, CA 93301

Stewards Inc.
2211 H St.
Bakersfield, CA 93301

Bakersfield Association of Realtors
2300 Bahamas Drive
Bakersfield, CA 93309

Kern County Builders' Exchange
1121 Baker Street
Bakersfield, CA 93305

ACECOC
P.O. Box 176
Bakersfield, CA 93302

Kern Hispanic Chamber of Commerce
231 H Street,
Bakersfield, CA 93304

KERN COG
1401 19th Street Ste 300
Bakersfield, CA 93301

Kern County Planning & Community
Development
2700 M Street Ste 100
Bakersfield, CA 93301

Smart Growth Coalition of Kern County
441 Vineland Road
Bakersfield, CA 93307

Law Library
1415 Truxtun Avenue
Bakersfield, CA 93301

Beale Memorial Library
701 Truxtun Avenue
Bakersfield, CA 93301

Southwest Library
8301 Ming Avenue
Bakersfield, CA 93311

Baker Library
1400 Baker Street
Bakersfield, CA 93305

Eleanor Wilson Branch
1901 Wilson Road
Bakersfield, CA 93304

Holloway-Gonzales Branch
506 East Brundage Lane
Bakersfield, CA 93307

Northeast Branch
3725 Columbus Street
Bakersfield, CA 93306

Will Chandler
9100 Ming Avenue, #100
Bakersfield, CA 93311

Richard Harriman
1078 Via Verona Drive
Chico, CA 95973

Renee Nelson
12430 Backdrop Court
Bakersfield, CA 93306



Housing Element Update 2015 - 2023

CITY OF BAKERSFIELD



Baker Street Village

What is a Housing Element?

The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. This update is for the reporting period of 2015-2023.

Bakersfield's Housing Element has three primary sections:

Existing Conditions

An inventory of existing housing stock and resources, housing costs and affordability, assisted housing developments, special housing needs, maintenance of neighborhood quality, suitable lands, and discusses constraints, efforts and opportunities.

Housing Needs

A discussion of State issues and policies, regional housing policies, and examines Bakersfield's housing needs such as safety, discrimination, homelessness, and inadequate housing.

YOUR OPINION COUNTS!

What are the City's Housing Challenges & Needs?
What should be the City's Housing Priorities?
PLEASE FILL OUT OUR HOUSING SURVEY AT:
<http://www.bakersfieldcity.us/housingelementupdate.html>

Housing Program

Identifies housing goals, policies and objectives and creates programs that will identify funding and schedules for implementation that will maintain, improve, and enhance opportunities for development of all types of housing needs.

For more information about the Housing Element Update contact:

Cecelia Griego, Associate Planner
Community Development Dept.
1715 Chester Avenue
Bakersfield, CA 93301
(661) 326-3733
cgriego@bakersfieldcity.us

Update Process:

- PUBLIC OUTREACH FOR INPUT ON HOUSING
- REVIEW PREVIOUS HOUSING ELEMENT
- ANALYZE RESOURCES AND CONSTRAINTS
- GOALS, POLICIES & MEASURABLE OBJECTIVES
- DRAFT HOUSING ELEMENT REVIEW
- SEND TO STATE HCD
- ADOPT HOUSING ELEMENT
- IMPLEMENTATION

Regional Housing Needs Assessment (RHNA)

City of Bakersfield 2015-2023 RHNA by Income Category

Income Category	Max. Annual Income	Housing Units
Very Low	\$25,850	9,706
Low	\$41,360	5,800
Moderate	\$62,040	6,453
Above Moderate	Above \$62,040	14,331
TOTAL		36,290

The RHNA is a housing goal set for the City by the Kern Council of Governments. The housing goal guides the City to zone enough land to potentially build new housing based on projected population and employment growth for residents of all income levels between 2015 and 2023.



Creek View Villas



Housing Element Actualización 2015 - 2023

CITY OF BAKERSFIELD



Baker Street Village

SU OPINIÓN CUENTA!

¿Cuáles son los retos y las necesidades de vivienda de la Ciudad?
 ¿Cuáles deberían ser las prioridades de Viviendas de la Ciudad?
 POR FAVOR LLENE NUESTRO ENCUESTA DE VIVIENDA EN:
<http://www.bakersfieldcity.us/housingelementupdate.html>

¿Qué es un Housing Element?

El Housing Element es un elemento obligatorio del estado del Plan General de la Ciudad que se deben identificar y analizar las necesidades de vivienda existentes y proyectados de nuestra comunidad. Se trata de un documento de planificación de toda la ciudad completa que incluye una declaración de metas, políticas, objetivos cuantificados, recursos financieros y programas para la conservación, mejora y desarrollo de la vivienda. Esta actualización es para el período de referencia de 2015-2023.

Housing Element de Bakersfield tiene tres secciones principales:

Condiciones Actuales

Un inventario de las viviendas y de los recursos, los costos de vivienda y la asequibilidad, desarrollos de vivienda asistida, necesidades especiales de vivienda, el mantenimiento de la calidad del barrio, tierras aptas existente, y discute las limitaciones, los esfuerzos y oportunidades.

Necesidades de Vivienda

Una discusión de cuestiones y políticas del Estado, las políticas de vivienda regionales, y examina las necesidades de vivienda de Bakersfield como la seguridad, la discriminación, la falta de vivien-

da, y la vivienda inadecuada.

Programa de Vivienda

Identifica objetivos de vivienda, políticas y objetivos y crea programas que identificarán financiación y plazos de aplicación que mantener, mejorar y aumentar las oportunidades para el desarrollo de todo tipo de necesidades de vivienda.

Para obtener más información de contacto:

Cecelia Griego, Associate Planner
 Community Development Dept.
 1715 Chester Avenue
 Bakersfield, CA 93301
 (661) 326-3733
cgriego@bakersfieldcity.us

Proceso de Actualización:

- DIFUSIÓN PÚBLICA DE ENTRADA EN VIVIENDA
- REVISE HOUSING ELEMENT ANTERIOR
- ANALIZAR RECURSOS Y LIMITACIONES
- OBJETIVOS, POLÍTICAS Y OBJETIVOS MENSURABLES
- PROYECTO DE HOUSING ELEMENT COMENTARIO
- ENVIAR A ESTADO HCD
- ADOPTAR HOUSING ELEMENT
- IMPLEMENTACIÓN

Regional Housing Needs Assessment (RHNA)

City of Bakersfield 2015-2023 RHNA por Categoría de Ingresos

Categoría de Ingresos	Ingreso Máximo Anual	Unidades de Vivienda
Muy Baja	\$25,850	9,706
Bajo	\$41,360	5,800
Moderado	\$62,040	6,453
Por Encima de Moderado	\$62,040	14,331
TOTAL		36,290

El RHNA es una meta de vivienda establecido para la Ciudad por el Consejo de Gobiernos de Kern. La meta de vivienda guía la Ciudad de zona de tierra suficiente para construir potencialmente nuevas viviendas basada en la población y el empleo el crecimiento proyectado para los residentes de todos los niveles de ingreso entre 2015 y 2023.



Creek View Villas



HOUSING ISSUES AND NEEDS SURVEY

PLEASE FILL IN FORM AND EMAIL TO: cgriego@bakersfieldcity.us

How long have you lived in Bakersfield?

- ☐ Less than 1 year
- ☐ 1-5 years
- ☐ 6-10 years
- ☐ 11-20 years
- ☐ 21+ years

What is the primary language you speak at home?

- ☐ English
- ☐ Spanish
- ☐ Other (please specify):
[Click here to enter text.](#)

How old are you?

- ☐ 18-24
- ☐ 25-54
- ☐ 55-62
- ☐ 62+

What is your annual household income?

- ☐ Below \$30,000
- ☐ \$30,000-\$45,000
- ☐ \$45,000-\$57,000
- ☐ \$57,000-\$68,000
- ☐ \$68,000-\$100,000
- ☐ \$100,000+

How would you rate the physical condition of the unit you live in?

- ☐ Excellent condition
- ☐ Minor deferred maintenance (peeling paint, chipping stucco, etc.)
- ☐ Needs one or more modest improvements (new roof, new siding, etc.)
Needs one or more major upgrades (new foundation, plumbing, electrical, etc.)
- ☐ Other (please specify):
[Click here to enter text.](#)

What best describes your housing situation?

- ☐ I own my own residence
- ☐ I rent my residence
- ☐ Other (please explain):
[Click here to enter text.](#)

Select five reasons you chose to live in Bakersfield:

- ☐ Quality of local school system
- ☐ Quality of home
- ☐ Quality/ambiance of neighborhood
- ☐ Safety of neighborhood
- ☐ City services and programs
- ☐ Proximity to family
- ☐ Proximity to shopping and services
- ☐ Proximity to medical care
- ☐ Proximity to open space / recreation
- ☐ Proximity to job(s)
- ☐ Cleanliness of streets and surroundings

What types of housing are most needed to address Bakersfield' housing needs? (select all that apply)

- ☐ Single-family houses
- ☐ Condominiums/Townhouses
- ☐ Apartments
- ☐ Secondary Units or "Granny Flats"
- ☐ Senior Housing
- ☐ Housing for Persons with Disabilities
- ☐ Other (please specify):
[Click here to enter text.](#)

What should be the City's housing priorities?

- ☐ Maintain the quality of the existing housing stock.
- ☐ Provide opportunities for new construction.
- ☐ Encourage housing to address the needs of all socioeconomic groups in the community.
- ☐ Promote equal access to housing for all.
- ☐ Provide affordable rental housing.
- ☐ Develop programs to help seniors age in place.
- ☐ Offer incentives for residential rehabilitation.
- ☐ Other (please explain):
[Click here to enter text.](#)

What are the housing challenges in Bakersfield?

[Click here to enter text.](#)

What are the opportunities to improve housing in the City?

[Click here to enter text.](#)



CUESTIONES DE VIVIENDA Y NECESIDADES ENCUESTA

POR FAVOR LLENAR LA FORMA Y REGRESAR POR CORREO ELECTRÓNICO: cgriego@bakersfieldcity.us

¿Cuánto tiempo ha vivido en Bakersfield?

- ☐ Menos de 1 año
- ☐ 1-5 años
- ☐ 6-10 años
- ☐ 11-20 años
- ☐ 21+ años

¿Cuál es el idioma principal que se habla en su casa?

- ☐ Inglés
- ☐ Español
- ☐ Otros (especificar):

¿Cuántos años tienes?

- ☐ 18-24
- ☐ 25-54
- ☐ 55-62
- ☐ 62+

¿Cuál es su ingreso anual del hogar?

- ☐ abajo \$30,000
- ☐ \$30,000-\$45,000
- ☐ \$45,000-\$57,000
- ☐ \$57,000-\$68,000
- ☐ \$68,000-\$100,000
- ☐ \$100,000+

¿Describir las condiciones físicas de la unidad en que vives?

- ☐ Excelente estado
- ☐ Mantenimiento diferido Menor (pintura descascarada, chipping estuco, etc.)
- ☐ Necesita uno o más modestas mejoras (techo nuevo, nuevo revestimiento, etc.)
- ☐ Necesita una o más actualizaciones importantes (nueva fundación, plomería, electricidad, etc.)
- ☐ Otros (especificar):

¿Qual descripción describe su situación de vivienda?

- ☐ Soy dueño de mi propia residencia
- ☐ Alquilo mi residencia
- ☐ Otros (explicar):

Seleccionar cinco razones por las que eligió vivir en Bakersfield:

- ☐ Calidad del sistema escolar local
- ☐ Calidad de la casa
- ☐ Calidad / ambiente de barrio
- ☐ Seguridad de barrio
- ☐ Servicios y programas de la Ciudad
- ☐ La proximidad a la familia
- ☐ Proximity to shopping and services
- ☐ La proximidad a la atención médica
- ☐ La proximidad a los espacios abiertos / recreación
- ☐ La proximidad al trabajo(s)
- ☐ Limpieza de calles y alrededores

¿Qué tipos de vivienda es más necesaria para al frente a las necesidades de vivienda Bakersfield?

- ☐ Viviendas unifamiliares
- ☐ Condominios / Adosados
- ☐ Apartamentos
- ☐ Unidades secundarias o "Granny Pisos"
- ☐ Vivienda Principal
- ☐ Vivienda para Personas con Discapacidad
- ☐ Otros (especificar):

¿Cuáles deberían ser las prioridades de vivienda de la Ciudad?

- ☐ Mantener la calidad de las viviendas existentes.
- ☐ Proporcionar oportunidades para la nueva construcción.
- ☐ Anime a la vivienda para hacer frente a las necesidades de todos los grupos socioeconómicos en la comunidad.
- ☐ Promover la igualdad de acceso a la vivienda para todos.
- ☐ Proporcionar viviendas de alquiler asequible.
- ☐ Desarrollar programas para ayudar a las personas mayores de edad en su lugar.
- ☐ Ofrecer incentivos para la rehabilitación residencial.
- ☐ Otros (explicar):

¿Cuáles son los retos de la vivienda en Bakersfield?

¿Cuáles son las oportunidades para mejorar la vivienda en la Ciudad?

COMMUNITY EVENT PHOTOS



PUBLIC COMMENTS SUMMARY

March 24, 2015 Public Workshop

The made a short presentation about the purpose of the Housing Element and then received public comments and questions on the following issues:

- Developer incentives to construct low income housing
- How is the Housing Element consistent with the General Plan
- Housing close to food markets and other services
- More housing rehabilitation
- Low income housing for disabled persons
- Homelessness

May 21, 2015 Community Event

At table was set up at a community event, where surveys were made available as well as information about the Housing Element and process. A feedback board was displayed where people could place notes on the types of housing issues and concerns they have and what they think the City of Bakersfield can do to help address them.

The comments, concerns and issues that were brought up or placed on board include:

- Need more housing options and types
- Lower rent and housing costs
- Strict lending rules & discrimination
- Low income thresholds are too strict
- Low income housing for singles
- More shelter for homeless persons
- More senior housing
- More housing for disabled
- More mixed use close to transportation
- Supportive/transitional housing for persons with criminal records
- Home rehabilitation assistance
- Better access to transit
- Redevelopment/urban renewal
- More housing options and types

June 4, 2015 Public Workshop

The made a short presentation about the purpose of the Housing Element and then received public comments and questions on the following issues:

- Need to reach out to real estate, builders and other housing professionals
- What are the impacts of development fees on affordable housing
- Access to transportation
- We need higher density and more sustainable development
- More outreach efforts on housing programs
- Address affordability impacts from government constraints
- Impacts from bad market conditions and job loss



**PLANNING COMMISSION
AGENDA
Meeting of November 5, 2015**

Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting - 5:30 p.m.

1. ROLL CALL

**BARBARA LOMAS, VICE-CHAIR
RICHARD SCHWARTZ
DAVID STRONG
JEFFREY TKAC
PATRICK WADE
BRYAN WILLIAMS**

2. PLEDGE OF ALLEGIANCE

3. PRESENTATION TO DUSTIN S. DODGIN FOR HIS SERVICE ON THE PLANNING COMMISSION

4. PUBLIC STATEMENTS

5. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the meeting of October 15, 2015.

6. CONSENT CALENDAR PUBLIC HEARINGS

- (Ward 7) a. **General Plan Amendment and Zone Change 13-0417 SR-99/Hosking Commercial Center Project EIR** Dmohowski Consulting Services, representing 4J's & R, LLC (property owner), is proposing a General Plan Amendment and Zone Change to develop a large commercial shopping center on an 86-acre site located in southeast Bakersfield east of State Route 99, north of Hosking Avenue, south of Berkshire Road, and west of South H Street. Specifically, the request includes: (1) amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designations from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) or more restrictive designations; (2) a change in zone classification from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/ Planned Commercial Development) or more restrictive districts; and 3) amendment of the Circulation Element of the *Metropolitan Bakersfield General Plan* to delete the southerly extension of Colony Street from Berkshire Road to South H Street. The proposal is to develop approximately 800,000 square feet of leasable retail space, 240 room hotel, 4,472 surface parking spaces along with internal drives, and landscaping on the project site. A proposed Environmental Impact Report will also be considered for the project. **Continued from October 15, 2015.**

(Staff recommends approval)

- (Ward 5) b. **Vesting Tentative Parcel Map 12169** Diversified Project Services International, Inc., representing Roll Real Estate Development, LLC (property owner), is proposing to subdivide 3 existing parcels for commercial condominium purposes encompassing 9.93 acres in a M-2 (General Manufacturing) zone, located at the southwest corner of Harris Road and Young Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

- (Ward 5) c. **Revised Comprehensive Sign Plan 15-0426** Vital Signs of Bakersfield is proposing a Revised Comprehensive Sign Plan for the Mercy Hospital Southwest campus to permit a wall sign with a maximum height of 40 feet where the maximum permissible height is 30 feet (17.60.060.B.4.b) on an existing medical office building in a C-2 (Regional Commercial Zone) district located at 300 Old River Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

7. PUBLIC HEARINGS

- (Ward 3) a. **Administrative Review No. 15-0309** McIntosh & Associates representing Castle & Cooke California, Inc. (property owner), is requesting an Administrative Review of a proposal to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan - Village A, also known as Highgate Seven Oaks development; located south along Ming Avenue, west of South Allen Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

(Staff recommends approval)

- (Ward 3) b. **Planned Unit Development Administrative Review 15-0226** Warren Pechin, representing Promotora Jardenes Del Edon Corta, (property owner) of 52 lots of the 181 lot project area), has requested a Planned Unit Development Administrative Review to revise the Planned Unit Development #05-0502 commonly known as Juliann's Garden, generally located on the east side of City Hills Drive and south Garden Park Drive to add floorplans and elevations for single family residential development. A finding that the project is exempt from the California Environmental Quality Act will also be considered. **Continued from September 17, 2015 and re-noticed for November 5, 2015.**

(Staff recommends approval)

- (All Wards) c. **2015 - 2023 Housing Element Update** The City of Bakersfield is proposing a General Plan Amendment updating the Housing Element of the Metropolitan Bakersfield General Plan. The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. A proposed Negative Declaration will also be considered for the project. **Continued from October 15, 2015.**

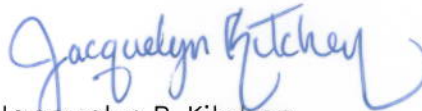
(Staff recommends approval.)

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

Respectfully submitted,



Jacquelyn R. Kitchen,
Planning Director



PLANNING COMMISSION MINUTES

Meeting of November 5, 2015 - 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

1.

ROLL CALL

Present: Schwartz, Strong, Tkac, Williams, Wade

Absent: Vice-Chair Lomas

City Attorney Andrew Heglund opened the meeting and stated the Vice-Chair is absent, and the Chair seat is vacant. Mr. Heglund requested the Planning Commissioners submit a nomination and vote for Chair Pro Tem.

Motion by Commissioner Schwartz to nominate Commissioner Williams as Chair Pro Tem for November 5, 2015, seconded by Commissioner Strong.

2.

PLEDGE OF ALLEGIANCE

3.

PRESENTATION TO DUSTIN S. DODGIN FOR HIS SERVICE ON THE PLANNING COMMISSION

Planning Director Jacquelyn Kitchen presented Dustin S. Dodgin with a certificate of appreciation for his service on the Planning Commission.

Mr. Dodgin thanked city staff and the Commission.

4.

PUBLIC STATEMENTS

None

5.

CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the regular Planning Commission meeting of October 15, 2015

Motion by Commissioner Tkac, seconded by Commissioner Schwartz to approve Consent Calendar Non-Public Hearing Item 5.a.

ACTION TAKEN

APPROVED

LOMAS
ABSENT

APPROVED

LOMAS
ABSENT

	<u>CONSENT CALENDAR PUBLIC HEARINGS</u>	<u>ACTION TAKEN</u>
6. (Ward 7)	<p>a. <u>General Plan Amendment and Zone Change 13-0417 SR-99/Hosking Commercial Center Project EIR</u> Dmohowski Consulting Services, representing 4J's & R, LLC (property owner), is proposing a General Plan Amendment and Zone Change to develop a large commercial shopping center on an 86-acre site located in southeast Bakersfield east of State Route 99, north of Hosking Avenue, south of Berkshire Road, and west of South H Street. Specifically, the request includes: (1) amendment of the Land Use Element of the <i>Metropolitan Bakersfield General Plan</i> land use designations from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) or more restrictive designations; (2) a change in zone classification from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/Planned Commercial Development) or more restrictive districts; and 3) amendment of the Circulation Element of the <i>Metropolitan Bakersfield General Plan</i> to delete the southerly extension of Colony Street from Berkshire Road to South H Street. The proposal is to develop approximately 800,000 square feet of leasable retail space, 240 room hotel, 4,472 surface parking spaces along with internal drives, and landscaping on the project site. A proposed Environmental Impact Report will also be considered for the project. Continued from October 15, 2015</p>	<p>RES NO. 46-15 RES NO. 47-15 RES NO. 48-15</p>
(Ward 5)	<p>b. <u>Vesting Tentative Parcel Map 12169</u> Diversified Project Services International, Inc., representing Roll Real Estate Development, LLC (property owner), is proposing to subdivide 3 existing parcels for commercial condominium purposes encompassing 9.93 acres in a M-2 (General Manufacturing) zone, located at the southwest corner of Harris road and Young Street. A finding that the project is exempt from the California Environmental Quality Act will also be considered.</p>	<p>RES NO. 49-15</p>
(Ward 5)	<p>c. <u>Revised Comprehensive Sign Plan 15-0426</u> Vital Signs of Bakersfield is proposing a Revised Comprehensive Sign Plan for the Mercy Hospital Southwest campus to permit a wall sign with a maximum height of 40 feet where the maximum permissible height is 30 feet (17.60.060.B.4.b) on an existing medical office building in a C-2 (Regional Commercial Zone) district located at 300 Old River Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.</p>	<p>RES NO. 50-15</p>

ACTION TAKEN

Public hearing was open and closed with no comment.
Commissioner Tkac recused from Agenda Item 6.a.

Motion by Commissioner Schwartz, seconded by Commissioner Strong to approve Items 6.a through 6.c. incorporating memorandums.

**APPROVED
TKAC RECUSED
on 6.a**

**LOMAS
ABSENT**

7. PUBLIC HEARING

(Ward 3)

- a. **Administrative Review No. 15-0309** McIntosh & Associates representing Castle and Cooke California, Inc. (property owner), is requesting an Administrative Review of a proposal to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan – Village A, also known as Highgate Seven Oaks development; located south along Ming Avenue, west of Allen Road. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

Staff report given. Public hearing open. Two people spoke in favor; no one spoke in opposition of project. Public hearing closed. Commission deliberated.

Motion by Commissioner Schwartz, seconded by Commissioner Wade to approve 7.a. incorporating memorandum.

**RES NO 51-15
APPROVED
TKAC - NO**

**LOMAS
ABSENT**

(Ward 3)

- b. **Planned Unit Development Administrative Review No. 15-0226** Warren Pechin, representing Promotora Jardenes Del Edon Corta, (property owner) of 52 lots of the 181 lot project area), has requested a Planned Unit Development Administrative Review to revise the Planned Unit Development #05-0502 commonly known as Julianna's Garden, generally located on the east side of City Hills Drive and south Garden Park Drive to add floorplans and elevations for single family residential development. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

Staff report given. Public hearing open. Four people spoke in favor; no one spoke in opposition of project. Public hearing closed. Commission deliberated.

Motion by Commissioner Strong, seconded by Commissioner Schwartz to approve Item 7.b. incorporating memorandum.

ACTION TAKEN

**RES NO.52-15
APPROVED**

**LOMAS
ABSENT**

(All Wards)

- c. **2015 -2023 Housing Element Update** The City of Bakersfield is proposing an update of the Housing Element of the Metropolitan Bakersfield General Plan. The Housing Element is a state-mandated element of the City's General Plan that must identify and analyze existing and projected housing needs of our community. It is a comprehensive city-wide planning document that includes a statement of goals, policies, quantified objectives, financial resources and programs for the preservation, improvement and development of housing. A proposed Negative Declaration will also be considered for the project. Continued from October 15, 2015

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

Motion by Commissioner Schwartz, seconded by Commissioner Strong to approve Item 7.c.

**RES NO. 53-15
APPROVED**

**LOMAS
ABSENT**

8. COMMUNICATIONS

None

9. COMMISSION COMMENTS

Commissioner Strong recognized students for Bakersfield College and Cal State Bakersfield. He asked them to introduce themselves which they did.

10.

ADJOURNMENT

There being no further business, Chair Pro Tem Williams adjourned the meeting at 7:00 p.m.

Dana Cornelius
Recording Secretary



Jacquelyn R. Kitchen
Planning Director

RESOLUTION NO. 53-15

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION FOR AN AMENDMENT TO THE HOUSING ELEMENT LOCATED IN THE CITY OF BAKERSFIELD.

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, an initial study was conducted and it was determined that the Project would not have a significant effect on the environment; therefore, a Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2015 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 Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to the preparation and adoption of Negative Declarations as set forth in CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Community Development 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, initial study 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 community organizations and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 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 proposal is a project under CEQA and an initial study was completed. A Negative Declaration was prepared and properly noticed for public review.

3. A Negative Declaration for the Project is the appropriate environmental document to accompany its approval. In accordance with CEQA, staff prepared an initial study and indicated that the Project will not significantly impact the physical environment.

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

1. The above recitals, incorporated herein, are true and correct.
2. The Negative Declaration is hereby recommended for adoption by the City Council.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on November 5, 2015 on a motion by Commissioner Schwartz and seconded by Commissioner Strong, by the following vote:

AYES: Commissioner Schwartz, Strong, Tkac, Wade, Williams

NOES: None

ABSENT: Vice-Chair Lomas

APPROVED

A handwritten signature in black ink, appearing to read "Bryan Williams", is written over a horizontal line.

BRYAN WILLIAMS, CHAIR PRO TEM
City of Bakersfield Planning Commission

By: CG\ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES PC ENV Resolution Housing Element.docx

RESOLUTION NO. 54-15

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE HOUSING ELEMENT OF THE METROPOLITAN BAKERSFIELD GENERAL PLAN AND DIRECTING THE PLANNING DIRECTOR TO TRANSMIT THE UPDATED HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the Metropolitan Bakersfield General Plan for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the purpose of the Project is for the City to identify and analyze existing and projected housing needs of the community and encourage the provision of affordable and decent housing to meet State-wide goals; and

WHEREAS, adoption of a Negative Declaration for the Project has been recommended; and

WHEREAS, the Secretary of the Planning Commission set Thursday, November 5, 2015 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 Negative Declaration and Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, at the public hearing testimony was received both in support and opposition of the Project; and

WHEREAS, the facts presented in the staff report, initial study, 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 community organizations and published in the Bakersfield Californian, a local newspaper of general circulation, 30 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 proposal is a project under CEQA and an initial study was completed.
3. The public necessity, general welfare, and good planning practices justify the Project.

4. The Project is compatible with the land use designations and is internally consistent with the *Metropolitan Bakersfield General Plan*.

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

1. The above recitals, incorporated herein, are true and correct.
2. The Project is hereby recommended for approval by the City Council.
3. Transmit the adopted 2015-2023 Housing Element to the California Department of Housing and Community Development.

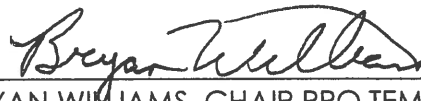
I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on November 5, 2015 on a motion by Commissioner Schwartz and seconded by Commissioner Strong, by the following vote.

AYES: Commissioner Schwartz, Strong, Tkac, Wade, Williams

NOES: None

ABSENT: Vice-Chair Lomas

APPROVED



BRYAN WILLIAMS, CHAIR PRO TEM
City of Bakersfield Planning Commission

By: CG \ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES PC GPA Resolution Housing Element.docx



BAKERSFIELD CITY COUNCIL AGENDA MEETING OF JANUARY 20, 2016

Council Chambers, City Hall, 1501 Truxtun Avenue
Regular Meeting 5:15 PM

REGULAR MEETING - 5:15 PM

1. ROLL CALL

2. INVOCATION

3. PLEDGE OF ALLEGIANCE by Taylor Calley, 5th grade student at Highland Elementary School.

4. PRESENTATIONS

5. PUBLIC STATEMENTS

6. WORKSHOPS

a. Mid Year Budget Update:

1. Mid Year Budget Presentation
2. Mid Year Budget Adjustments - Exhibit "A"

Staff recommends approval of the adjustments to the budget outlined within Exhibit "A"

7. APPOINTMENTS

8. CONSENT CALENDAR

Staff recommends adoption of Consent Calendar items.

Minutes:

- a. Approval of minutes of the January 6, 2016, Special and Regular City Council Meetings.

Payments:

- b. Receive and file department payments from December 18, 2015 to January 7, 2016 in the amount of \$22,392,363.01 Self Insurance payments, from December 18, 2015 to January 7, 2016 in the amount of \$155,184.56, totaling \$22,547,547.57.

Ordinances:

Resolutions:

- c. Resolution affirming the City's position on medical marijuana.

Agreements:

- Ward(s) 2, 3
- d. Memorandum of Understanding between the City of Bakersfield and Kern Delta Water District.
- e. License Agreement with Kern County Water Agency (KCWA) for the Centennial Corridor Crossing of the Cross Valley Canal. (TRIP)
- f. Reimbursement Agreement with North Kern Water Storage District (not to exceed \$54,410) for City's pro-rata share of costs to participate in Kern River Weather Modification Program for the 2015/16 season.
- Ward 3
- g. Final Map, Improvement Agreement, and Landscape Agreement with Lennar Homes of California Inc. for Tract 6419 Phase 2 located at Etchart Road and Calloway Drive.
- Ward 5
- h. Final Map and Improvement Agreement with Sierra Oaks Partners, LLC, for Tract 7245 located on Campus Park Drive west of Buena Vista Blvd.
- i. Amendment No. 6 to Agreement No. 03-310 for employment of Virginia Gennaro as City Attorney for the City of Bakersfield.
- Ward 5
- j. Amendment No. 1 to Agreement No. 15-269 (no change in purchase price) for the Purchase of Real Property for a Future Park Site.
- Ward 2
- k. Truxtun Avenue Widening Project (TRIP):
1. Amendment No. 1 to Agreement No. 15-069 with Dokken Engineering (\$89,718.21; revised not to exceed \$296,718.21; 100% Utility/Surcharge Fund Balance) for additional design services for the Truxtun Avenue Widening Project.
 2. Appropriate \$89,718.21 Utility/Surcharge Fund Balance to the TRIP Public Works Capital Improvement Budget.
- l. Contract Change Order No. 1 to Agreement No. 15-129 with SJE Rhombus (\$116,021; revised not to exceed \$1,100,166) for the Supervisory Control and Data Acquisition (SCADA) System Upgrade Project.
- Ward 7
- m. Contract Change Orders Nos. 27, 32, 33, 35 and 36 to Agreement No. 14-202 with Granite Construction Company (\$138,986.10; revised not to exceed \$21,473,165.10; change orders funded with Traffic Development Funds (TDF)) for the construction of the Hosking Avenue Interchange Project. (TRIP)

- | | |
|--------------------|---|
| Ward(s) 1, 2, 6, 7 | n. Contract Change Order Nos. 7, 13, and 15 to Agreement No. 14-241 with Security Paving Company (\$200,000.00; revised not to exceed \$83,318,943.04; Change Orders funded with Federal Earmark Funds {80%} and Capital Outlay Utility/Roads Funds {20%}) for the Beltway Operational Improvements (BOI) Project (TRIP) |
| Ward(s) 3, 4 | o. Contract Change Order's No. 18, 19, 21, 22, 23 and 24 to Agreement No. 15-009 with Teichert Construction (\$4,237.83 increase; revised not to exceed \$16,089,901.97; Change Orders funded with Federal Earmark Funds {88.53%} and Transportation Development Funds {11.47%}) for the Rosedale Highway Widening Project. |

Property Acquisition Agreements - TRIP:

- | | |
|--------|---|
| Ward 2 | p. Agreement with Dustin Randy (\$258,300) to purchase real property located at 2401 Cedar Street for the 24th Street Widening Project. |
|--------|---|

Bids:

- | | |
|-----------------|---|
| Ward 1 | q. Accept bid and approve contract with Cen-Cal Construction (\$378,894.00) for Street Improvements: North of Brundage Lane and West of Union Avenue Phases 3 and 4. |
| Ward(s) 5, 6, 7 | r. Accept base bid and additive alternate Nos. 1 and 2, and approve contract to Crosstown Electrical & Data, Inc. (\$375,800.00) for the Traffic Signal Synchronization – Part 5 project. |

Miscellaneous:

- | | |
|----|--|
| s. | Review and acceptance of the Fiscal Year 2014-2015 Annual Compliance Report for Park Impact Fees prepared in accordance with California Government Code §66006. |
| t. | Audit Reports to be Referred to Budget and Finance Committee: <ol style="list-style-type: none"> 1. Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2015. 2. Agreed Upon Conditions Report for the fiscal year ended June 30, 2015. 3. Independent Auditors Report – Compliance with Contractual Requirements relative to the Bakersfield Subregional Wastewater Management Plan for the year ended June 30, 2015. 4. Independent Auditors Report on Appropriations Limit Worksheet (GANN Limit) of the City of Bakersfield for the fiscal year ended June 30, 2015. |

Successor Agency Business:

- u. Receive and file Successor Agency payments from December 18, 2015 to January 7, 2016, in the amount of \$1,200,000.00.

9. CONSENT CALENDAR PUBLIC HEARINGS

Staff recommends conducting Consent Calendar Public Hearing and approval of items.

Ward 7

- a. Public Hearing to consider General Plan Amendment/Zone Change 15-0392; McIntosh & Associates, representing Marshall E. Helm Corporation, the property owner, has applied for a general plan amendment and zone change on 13 acres located on the south side of Panama Lane, generally between State Route 99 and Wible Road.
 - 1. Resolution adopting a Negative Declaration with Mitigation Measures.
 - 2. Resolution approving the general plan amendment to change the land use designation from LR (Low Density Residential) to GC (General Commercial) on 13 acres, subject to conditions of approval.
 - 3. First reading of an ordinance amending the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-1 (One Family Dwelling) to C-2 (Regional Commercial) on 13 acres.
- b. General Plan Amendment
Housing Element Update of the Metropolitan Bakersfield General Plan: **(continued from the 12/09/15 and 01/06/16 meetings)**
 - 1. Resolution adopting a Negative Declaration.
 - 2. Resolution approving the General Plan Amendment to update the City of Bakersfield's Housing Element for the 2015 -2023 planning period.
- c. General Plan Amendments
Text Amendments to the Conservation, Safety and Land Use Elements of the Metropolitan Bakersfield General Plan: **(continued from the 12/09/15 and 01/06/16 meetings)**
 - 1. Resolution approving the General Plan Amendment to the text of the Conservation Element per AB 162.
 - 2. Resolution approving the General Plan Amendment to the text of the Safety Element per SB 1241.
 - 3. Resolution approving the General Plan Amendment to the text of the Land Use Element per SB 244.

10. HEARINGS

Ward 7

- a. Public Hearing to consider General Plan Amendment/Zone Change No. 13-0417; Dmohowski Consulting Services,

representing 4J's & R, LLC, the property owner, has applied for a general plan amendment and zone change on 86.2 acres located at the northwest corner of South H Street and Hosking Avenue, with State Highway 99 to the west and Berkshire Road to the north. ***(continued from the 12/09/15 and 01/06/16 meetings)***

1. Resolution certifying the Environmental Impact Report; adopting Section 15091 Findings and Section 15093 Statement of Overriding Considerations; and adopting Mitigation Measure Monitoring Program.
2. Resolution approving the General Plan Amendment to change the land use designation from LR (Low Density Residential), LMR (Low Medium Density Residential) and HMR (High Medium Density Residential) to GC (General Commercial) on 86.2 acres; and change the Circulation Element Map to delete the southerly extension of Colony Street as a Collector segment from Berkshire Road to South H Street, subject to conditions of approval.
3. First reading of an ordinance amending the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-1 (One Family Dwelling) and C-2 (Regional Commercial) to C-2/PCD (Regional Commercial/Planned Commercial Development) on 86.2 acres.

Staff recommends adoption of resolutions and first reading of the ordinance.

Ward 7

- b. Public Hearing to consider General Plan Amendment/Zone Change 15-0251; McIntosh & Associates, representing property owners Frank & Donna Delfino, has applied for a general plan amendment and zone change on 4.96 acres located at the northwest corner of Castro Lane and Kingsley Lane. An appeal to the Planning Commission's denial of the General Plan Amendment and Zone Change request.

1. Resolution denying the appeal and upholding the Planning Commission's denial of a general plan amendment changing the land use designation from LR (Low Density Residential) to LMR (Low Medium Density Residential) on 4.96 acres.
2. Resolution denying the appeal and upholding the Planning Commission's denial of an amendment to the Official Zoning Map in Title 17 of the Bakersfield Municipal Code by changing the zone district from R-S (Residential Suburban) to R-2 (Limited Multiple Family Dwelling) on 4.96 acres.

Staff recommends that City Council leave the public hearing open and continue the hearing to February 10, 2016, to allow time to prepare an option for consideration to retain the General Plan land use designation as "LR" (Low Density Residential) and change the

zone district from R-S (Residential Suburban) to "R-1-4.5" (One-Family Dwelling Zone - 4,500-square foot lot minimum).

Ward 5

- c. Public Hearing to consider Resolution denying the appeal and upholding the Planning Commission's approval of Administrative Review No. 15-0309, to amend a portion of Wall and Landscape Master Concept Plan No. 14-0327 to replace one single-pole clock with a 29.5-foot-high clock tower within one roundabout, within the West Ming Specific Plan - Village A, also known as Highgate Seven Oaks development. Consideration of an appeal to amend Condition No. 1 of the Planning Commission's approval related to the size of the roundabout area to be owned and maintained by the Homeowners' Association.

Staff recommends denial of the appeal to amend Condition No. 1 of the Planning Commission's decision on the Administrative Review request, and recommends upholding the Planning Commission's approval of Administrative Review No. 15-0309, as conditioned. Specifically it is recommended that Condition No. 1 be maintained as requiring the center island of the roundabout be owned and maintained by the Homeowners' Association with a radius of 41 feet.

11. REPORTS

12. DEFERRED BUSINESS

13. NEW BUSINESS

14. COUNCIL AND MAYOR STATEMENTS

15. ADJOURNMENT

RESOLUTION NO. 016-16

**RESOLUTION OF THE BAKERSFIELD CITY COUNCIL ADOPTING A
NEGATIVE DECLARATION FOR AN AMENDMENT TO THE
HOUSING ELEMENT OF THE METROPOLITAN BAKERSFIELD
GENERAL PLAN LOCATED IN THE CITY OF BAKERSFIELD.**

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the Planning Commission recommended adoption of a Negative Declaration for the Project; and

WHEREAS, the Clerk of the City Council set Wednesday, December 9, 2015 at 5:15 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 City Council to consider the proposed Negative Declaration as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the public hearing was continued to the City Council meeting set Wednesday, January 20, 2016 at 5:15 p.m. in the Council Chambers of City Hall; and

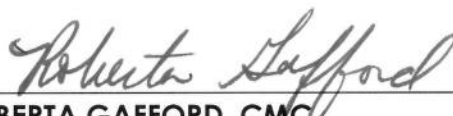
WHEREAS, during the hearing, the City Council considered all facts, testimony, and evidence concerning the staff report, Negative Declaration and the Planning Commission's deliberation, and action.

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

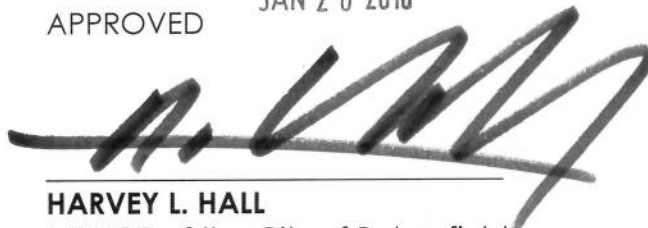
1. The above recitals are incorporated herein.
2. The Planning Commission's findings as contained in its Resolution No. 53-15 are hereby adopted.
3. The Negative Declaration is hereby adopted by the City Council.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on JAN 20 2016, by the following vote:

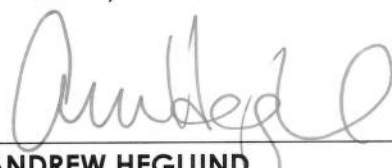
<u>AYES:</u>	COUNCILMEMBER: RIVERA, MAXWELL, WEIR, SMITH, HANSON, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER: <u>None</u>
ABSTAIN:	COUNCILMEMBER: <u>None</u>
ABSENT:	COUNCILMEMBER: <u>None</u>


ROBERTA GAFFORD, CMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED JAN 20 2016


HARVEY L. HALL
MAYOR of the City of Bakersfield

APPROVED as to form:
VIRGINIA GENNARO
City Attorney

By: 
ANDREW HEGLUND
Deputy City Attorney

RESOLUTION NO. 017-16

**RESOLUTION OF THE BAKERSFIELD CITY COUNCIL APPROVING
AN AMENDMENT TO THE HOUSING ELEMENT OF THE
METROPOLITAN BAKERSFIELD GENERAL PLAN AND DIRECTING
THE PLANNING DIRECTOR TO TRANSMIT THE UPDATED
HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF
HOUSING AND COMMUNITY DEVELOPMENT.**

WHEREAS, the City of Bakersfield Community Development Department is requesting an amendment to the Housing Element of the *Metropolitan Bakersfield General Plan* for the updated 2015-2023 planning period (the "Project"); and

WHEREAS, the City Council adopted a Negative Declaration for the Project; and

WHEREAS, the Planning Commission held a public hearing on Thursday, November 5, 2015, and approved Resolution No. 54-15, which recommended that the City Council approve the Project; and

WHEREAS, the Clerk of the City Council set Wednesday, December 9, 2015 at 5:15 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 City Council to consider the Project as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the public hearing was continued to the City Council meeting set Wednesday, January 20, 2016 at 5:15 p.m. in the Council Chambers of City Hall; and

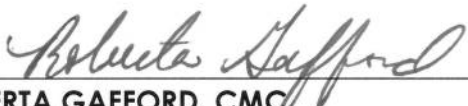
WHEREAS, during the hearing, the City Council considered all facts, testimony, and evidence concerning the staff report, Negative Declaration and the Planning Commission's deliberation, and action.

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

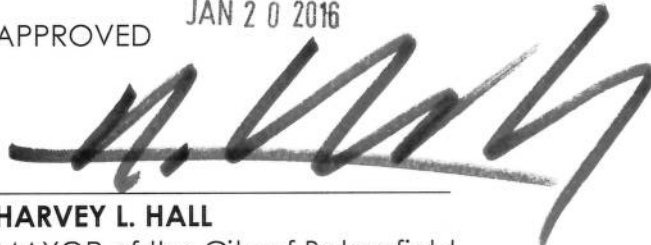
1. The above recitals are incorporated herein.
2. The Planning Commission's findings as contained in its Resolution No. 54-15 are hereby adopted.
3. The 2015-2023 Housing Element is hereby adopted by the City Council.
4. Transmit the adopted 2015-2023 Housing Element to the California Department of Housing and Community Development.

I **HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on JAN 20 2016, by the following vote:

<u>AYES:</u>	COUNCILMEMBER: RIVERA, MAXWELL, WEIR, SMITH, HANSON, SULLIVAN, PARLIER
NOES:	COUNCILMEMBER: <u>NONE</u>
ABSTAIN:	COUNCILMEMBER: <u>NONE</u>
ABSENT:	COUNCILMEMBER: <u>NONE</u>


ROBERTA GAFFORD, CMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED JAN 20 2016


HARVEY L. HALL
MAYOR of the City of Bakersfield

APPROVED as to form:
VIRGINIA GENNARO
City Attorney

By: 
ANDREW HEGLUND
Deputy City Attorney

By: CG \ S:\Housing Element 2015 Update\GPA Action_Neg Dec\RES CC GPA Resolution Housing Element.docx

APPENDIX C: LIST OF ASSISTED HOUSING DEVELOPMENTS

Name	Address	Total Units
Within the Bakersfield City Limits		
Panorama Park	401 W. Columbus Street	66
Plaza Towers and Annex	3015 Wilson Rd.	200
The Village at Lakeside	1718 Panama Lane	136
Tegeler Hotel	1908 'H' Street	53
Park Place Apartments (Seniors)	2250 R Street	80
Residences at Old Town Kern	1006 Baker Street	50
South Mill Creek Apartments	1401 "S" Street	70
Village Park Senior Apartments	2300 'R' St.	60
Baker Street Village	1015 Baker Street	37
1420 Monterey	1420 Monterey Street	16
Adelante Vista	1104 South Robinson St.	142
Casa Loma Family Apartments	1525 Lotus Lane	113
Bakersfield Family Apartments	1629 Lotus Lane	80
Hillsdale	6050 Hill Dale Ct	4
King Square Family Apts.	1601 Lotus Lane	73
Pineview	4301 Fruitvale Avenue	110
South Real Gardens	2701 South Real Road	20
Summerfield Place	6300 Summerfield Drive	18
Sunny Lane Village	2601 Sunny Lane	40
The Residents at West Columbus	500 West Columbus St.	56
Bakersfield Family Apartments	710 Brundage Lane	78
California Avenue Senior Housing	1125 California Avenue	180
Canyon Hills Senior Housing	6701 Auburn Street	74
Coventry Place	3101 Coventry Dr.	88
Emerald Glen Apts.	1201 40th Street	240
Nina Place Apartments	1816 Lotus Lane	65
P Street Family Apartments	22 P St.	21
Santa Fe Apartments	701 Union Avenue	56
St. John's Senior Manor	900 East 4th Street	79
Sycamore Walks Apt	380 Pacheco Road	112
Village at East Hills	2701 Bernard Street	258
Willows	1200 38th Street	120
Auburn Heights	7000 Auburn Street	160
Madison Place	1885 Madison Street	56
Within Metropolitan Bakersfield Area (within unincorporated areas)		
Agua Terrace	1012 Water Street	22
Bakersfield Seniors	1655 E. California Ave.	49

Name	Address	Total Units
Camellia Gardens	1750 Cheatham Avenue	91
Camellia Terrace (seniors)	1119 Cottonwood Rd.	21
Camellia Village Apartments	1120 Cottonwood Rd.	86
Cottonwood Court Apartments	1741 Cheatham Avenue	86
Descanso Place	850 Descanso St.	54
Descanso Place Phase II	716 Descanso St.	33
Edison Village	2903 Pioneer Drive	81
Eucalyptus Village	6608 Guinness Way	124
Foothill Vista Apartments	600 Morning Drive	112
Govea Gardens	1054 Washington St.	150
Greenfield Homes	403 Boomerang Dr.	35
Harmony Court	5948 Victor Street	95
Kristine Apartments	2901 Virginia Avenue	60
Little Village	714 Smith St.	155
Lowell Place Senior Apts.	500 R Street	79
Meadows Apts.	2400 Goldenrod Street	134
Park Meadows	840 Park Meadows Avenue	140
Pioneer Village	600 Fairfax Rd.	85
Rio Vista	18 MacArthur Place	71
Springwood	5451 Norris Rd.	393
Summerhill Apartments	6200 Victor Street	128
Sundance	6000 White Lane	60
Woodlane	2018 Pacific Street	40

APPENDIX D: LIST OF NON-PROFITS

NAME	ADDRESS	CITY
34th St Neighborhood Partnership	3800 Jewett Avenue	Bakersfield
African American Network of Kern County	P.O. Box 1215	Bakersfield
Alliance Against Family Violence	1921 19th Street	Bakersfield
Alzheimer's Disease Association of Kern County	5500 Olive Drive Bldg. 1	Bakersfield
American Cancer Society	1831 Truxtun Ave Ste 150	Bakersfield
American Heart Association	404 Truxtun Avenue	Bakersfield
American Lung Association	4660 American Ave., #100	Bakersfield
American Red Cross Kern Chapter	5035 Gilmore Avenue	Bakersfield
Anne Sippe Clinic-Riverside Ranch	18200 Highway 178	Bakersfield
Arthritis Association	1800 Westwind Drive #500	Bakersfield
Assistance League of Bakersfield	P.O. Box 2286	Bakersfield
Golden Empire Association of Realtors	PO Box 9338	Bakersfield
Bakersfield City School District	1300 Baker Street	Bakersfield
Bakersfield Community House	2020 R Street	Bakersfield
Bakersfield Police Activities League	301 E 4th Street	Bakersfield
Bakersfield Post NO. 26	2020 H Street	Bakersfield
Bakersfield Pregnancy Center	1801 21st Street #1	Bakersfield
The Mission at Kern County	PO Box 2222	Bakersfield
Bakersfield Senior Center	530 4th Street	Bakersfield
BARC	2240 South Union Avenue	Bakersfield
Believers In Jesus Men's Ranch	600 Planz Road	Bakersfield
Bethany Services	1600 East Truxtun Avenue	Bakersfield
B-Glad Deaf Services	4949 Buckley Way, Suite 203	Bakersfield
Home Builders Association of Kern County	P.O. Box 21118	Bakersfield
Big Brothers/ Big Sisters	948 N. "H" Street, Suite 2	Tulare
Boy Scouts of America-So Sierra Council	2417 M Street	Bakersfield
Boys and Girls Club	PO Box 5J	Bakersfield
Canyon Hills Senior Housing Inc	6701 Auburn St	Bakersfield
CAP of Kern	300 19th Street	Bakersfield
CASA	2000 24th Street Ste 130	Bakersfield
Catholic Charities	825 Chester Ave.	Bakersfield
Center For The Blind	1721 Westwind Dr Ste B	Bakersfield
Chamber of Commerce	PO Box 1947	Bakersfield
Clinica Sierra Vista	1430 Truxtun Avenue #4	Bakersfield
Comm Action Against Drug & Alcoh	PO Box 60367	Bakersfield
Community Clean Sweep	PO BOX 2072	Bakersfield
Community Connection for Child Care	2000 24th Street Ste 100	Bakersfield
Community Relations	PO Box 9338	Bakersfield
Crews Home for Girls Inc	9711 Iroquois Lane	Bakersfield
CSUB-Dept of Social Work	9001 Stockdale Hwy	Bakersfield
Department of Human Resources	100 E California Avenue	Bakersfield
Developmental Services Support Fndn – Kern /Inyo/Mono	3200 N Sillect Avenue	Bakersfield
Disabled American Veterans	PO BOX 6175	Bakersfield
E. Bakersfield Comm. Health Ctr	815 Lakeview Avenue	Bakersfield

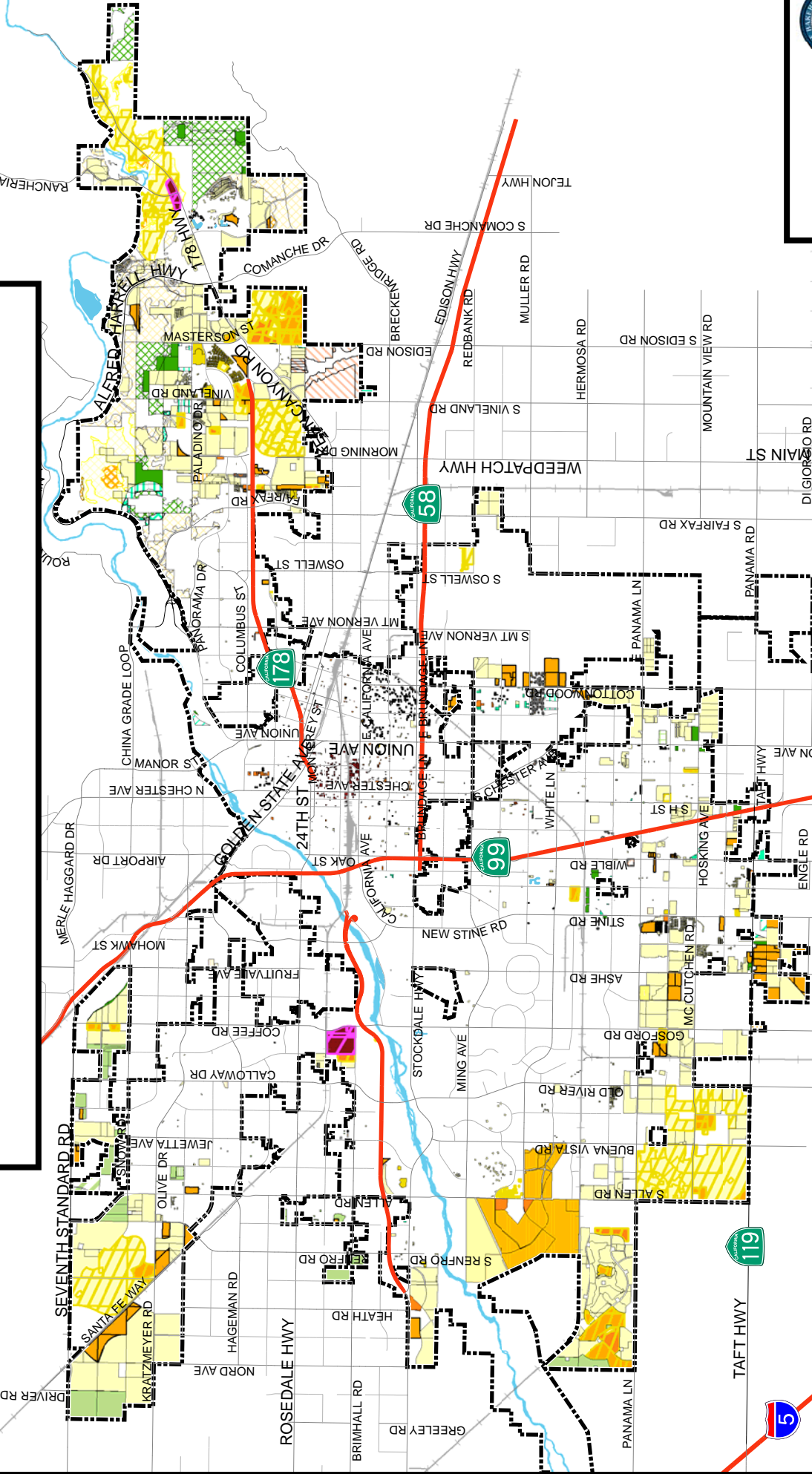
NAME	ADDRESS	CITY
East Bakersfield Senior Center Inc	2101 Ridge Road	Bakersfield
East Niles Senior Citizens Center	6601 E Niles Street	Bakersfield
Ebony Counseling Center	1301 California Avenue	Bakersfield
Elderlife	1111 Columbus Street	Bakersfield
Employer's Training Resource	2001 28th Street	Bakersfield
Family Health Clinic	1611 First Street	Bakersfield
Family To Family	900 22nd Street	Bakersfield
First Assembly	4901 California Avenue	Bakersfield
Friends Outside	3416 Sillect Avenue	Bakersfield
GBLA	615 California Avenue	Bakersfield
GEAHI	601 24th Street Ste B	Bakersfield
Girl Scouts of America-Joshua Tree Council	1831 Brundage Lane	Bakersfield
Golden Empire Gleaners	1326 30th Street	Bakersfield
Good Samaritan Hospital	901 Olive Drive	Bakersfield
Goodwill Industry	4901 Stine Road	Bakersfield
Greenfield Family Resource Center	5400 Monitor Street	Bakersfield
Greenfield Union School District	1624 Fairview Road	Bakersfield
H E A R T S Connection	3200 Sillect Avenue	Bakersfield
Habitat For Humanity	PO Box 3267	Bakersfield
Hall Ambulance Service	1001 21st Street	Bakersfield
Harvesters of Kern County Inc	202 Solecita Way	Bakersfield
Haven Counseling Center	730 Chester Avenue	Bakersfield
Helping Hands Project	1820 Westwind Drive	Bakersfield
Henrietta Weill Memorial Child Guidance Clinic	3628 Stockdale Hwy	Bakersfield
Here's Life Inner City	6021 Friant Drive	Bakersfield
Hispanic Faith Based Homeless Coalition	600 Planz Road	Bakersfield
Hoffmann Hospice of the Valley Inc	8501 Brimhall Rd. Bldg 100	Bakersfield
Housing Authority of Kern County	601 24th Street	Bakersfield
Independent Living Center	1631 30th Street	Bakersfield
Jason's Retreat	PO Box 3246	Bakersfield
Inland Empire Job Corps	1727 19th Street	Bakersfield
Junior League of Bakersfield	PO Box 2920	Bakersfield
Kaiser Permanente	5055 California Avenue Ste 110	Bakersfield
Karpe Foundation	4000 Ming Avenue	Bakersfield
KC Dept of Mental Health	PO Box 1000	Bakersfield
KC Emerg Food & Shelter Program	217 El Tovar Court	Bakersfield
KC Hispanic Chamber	1401 19th Steet Ste 110	Bakersfield
KC Public Health Department	1800 Mt Vernon	Bakersfield
KC Superintendent of Schools	1300 17th Street	Bakersfield
Kenya Community Center	1627 Virginia Avenue	Bakersfield
Kern Adult Literacy	331 18th Street	Bakersfield
Kern Bridges Youth Group	1321 Stine Road Ste 100	Bakersfield
Kern Child Abuse Prevention Council Inc	730 Chester Avenue	Bakersfield
Kern City Veterans Serv. Center	1120 Golden State Avenue	Bakersfield
Kern Council of Govts	1401 19th Street Ste 300	Bakersfield
Kern County Black Chamber of Commerce	4918 Shadow Stone Street	Bakersfield
Kern County Alliance for the Mentally Ill	PO BOX 9144	Bakersfield
Kern County Child & Family Svc	2000 24th Street	Bakersfield

NAME	ADDRESS	CITY
Kern County Food Bank	PO Box 134	Bakersfield
Kern County Mental Health-Kern Linkage Program	PO Box 1000	Bakersfield
Kern County Mental Health-Help+ & Rural Homes	PO Box 1000	Bakersfield
Kern Health Systems	9700 Stockdale Hwy	Bakersfield
Kern Hospice	1315 Boughton Drive	Bakersfield
Kern Indochinese American Center	1700 14th Street	Bakersfield
Kern Lifeline	3550 Q Street, Ste 204	Bakersfield
Kern Medical Center	1830 Flower Street	Bakersfield
Kern Regional Center	3200 No. Sillect Avenue	Bakersfield
Kern Youth Services	8600 Chaumont Court	Bakersfield
Link to Life	1706 Chester Avenue Ste 200	Bakersfield
Links Inc	4101 Adias Avenue	Bakersfield
Lloyd Plank Foundation	1400 Easton Drive Ste 107	Bakersfield
Local Investment in Child Care	2100 Chester Avenue	Bakersfield
MAOF (Mexican-American Opportunity Found.)	2001 28th Street	Bakersfield
Mercy Healthcare	PO Box 119	Bakersfield
Mercy Services Corporation	2215 Truxtun Avenue	Bakersfield
Mount Elgon Corporation	615 California Avenue	Bakersfield
MOVE International	1300 17th Street	Bakersfield
Murphys Boys Group Home Inc	3509 Eisenhower Avenue	Bakersfield
National Assn People with Disabilities	4032 Jewett Avenue	Bakersfield
Nemesis Station	4718 Poppyseed	Bakersfield
New Beginnings	1800 Height Street	Bakersfield
New Beginning Recovery Center	1006 Collins	Bakersfield
New Directions Group Home for Girls	PO Box 41374	Bakersfield
Niles Assembly of God	1701 Niles Street	Bakersfield
NOR Recreation & Parks District	405 Galazy Avenue	Bakersfield
North Bakersfield Senior Adult Alliance inc	115 E Roberts Lane	Bakersfield
Office of Aging and Adult Services	5357 Truxtun Avenue	Bakersfield
Operation Fresh Start	6208 Norris Road	Bakersfield
Our Lady of Guadalupe Preschool	11702 Crockett Court	Bakersfield
Pelletier Foundation	1224 Mt Lowe	Bakersfield
Resurrection Christian Ministries Inc	1009 6th Street	Bakersfield
Saint John Manor Housing Corporation	900 4th Street	Bakersfield
Saint Vincent De Paul Society	300 Baker Street	Bakersfield
Salvation Army	4417 Wilson Road	Bakersfield
Self Help Enterprises	PO Box 6520	Visalia
Senior Legal Center	1601 F Street	Bakersfield
Senior Serve	12320 Backdrop Court	Bakersfield
Service Access Coalition	PO Box 456	Bakersfield
Skeet Varner Foundation	PO BOX 80427	Bakersfield
Society For Crippled Children & Adults	1819 Brundage Lane	Bakersfield
Southeast Bakersfield Civic League	931 Bank Street	Bakersfield
Steinert Family Foundation	3939 Bernard Steet Ste 1	Bakersfield
STEPS	3533 Mt Vernon Avenue	Bakersfield
Tabitha's House Inc	700 19TH STREET	Bakersfield

NAME	ADDRESS	CITY
Teen Challenge International	PO Box 1011	Bakersfield
Garden Pathways	2010 O Street	Bakersfield
The Mare Program	9620 Bracken Oak Way	Bakersfield
Todd and Maris Madigan Foundation	PO BOX 2354	Bakersfield
United Way of Kern County	5405 Stockdale Hwy Ste 200	Bakersfield
United Resources for Social Change	PO Box 3343	Bakersfield
Valley Achievement Center	1300 Stine Rd	Bakersfield
Vida Scott Center	1101 E Belle Terrace Way	Bakersfield
Vinesmans Ponderosa Christian Ranch	518 Union Avenue	Bakersfield
Volunteer Center of Kern County	1400 Chester Avenue	Bakersfield
WS Senior CARE Foundation	1817 Truxtun Avenue	Bakersfield
Y Kwong and R Fok Foundation Inc	2920 F Street Ste12	Bakersfield
Youth Connection INC	PO BOX 3309	Bakersfield
Youth For Christ	2131 California Avenue	Bakersfield
Mountain View Community Church	3535 Union Avenue	Bakersfield
Faith in Action Kern County	2005 Eye Street	Bakersfield
Dolores Huerta Foundation	P.O. Box 2087	Bakersfield
Kern County Network for Children	1300 17th Street	Bakersfield
Bike Bakersfield	1708 Chester Avenue	Bakersfield
Stewards Inc.	2211 H St.	Bakersfield
Bakersfield Association of Realtors	2300 Bahamas Drive	Bakersfield
Kern County Builders' Exchange	1121 Baker Street	Bakersfield
ACECOC	P.O. Box 176	Bakersfield
Kern Hispanic Chamber of Commerce	231 H Street,	Bakersfield
KERN COG	1401 19th Street Ste 300	Bakersfield
Kern County Planning & Community Development	2700 M Street Ste 100	Bakersfield
Smart Growth Coalition of Kern County	441 Vineland Road	Bakersfield

APPENDIX E: VACANT LAND LOCATION MAP

HOUSING ELEMENT VACANT RESIDENTIAL PARCELS



Document Name: HOUSING ELEMENT2015 MAPv2

NBLVD

- [illegible]



Staff:

Jacqui Kitchen, Assistant City Manager

Committee Members:

Councilmember, Bruce Freeman – Chair

Councilmember, Bob Smith

Councilmember, Willie Rivera

**Regular Meeting of the
Planning and Development Committee
of the City Council – City of Bakersfield**

Tuesday, November 17, 2020
12:00 p.m.

City Hall North – Conference Room A
1600 Truxtun Avenue, Bakersfield CA 93301

A G E N D A

- 1. ROLL CALL**
- 2. ADOPT SEPTEMBER 22, 2020 AGENDA SUMMARY REPORT**
- 3. PUBLIC STATEMENTS**
- 4. NEW BUSINESS**
 - A. Committee Discussion and Recommendations Regarding Reasonable Accommodation Ordinance – Boyle/Kitchen
 - B. Committee Discussion and Recommendations Regarding Vacant Building Ordinance – Boyle/Kitchen
- 5. COMMITTEE COMMENTS**
- 6. ADJOURNMENT**

SPECIAL NOTICE

Public Participation and Accessibility

November 17, 2020 Planning and Development Committee

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Committee members or the public in light of the COVID-19 pandemic.

Based on guidance from the California Governor's Office and Department of Public Health, as well as the County Health Officer, in order to minimize the potential spread of the COVID-19 virus, the City of Bakersfield hereby provides notice that as a result of the declared federal, state, and local health emergencies, and in light of the Governor's order, the following adjustments have been made:

1. The meeting scheduled for **November 17, 2020, at 12:00 p.m.** will have limited public access.
2. Consistent with the Executive Order, Committee members may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.
3. The public may participate in each meeting and address the Committee as follows:
 - If you wish to comment on a specific agenda item, submit your comment via email to the City Clerk at City_Clerk@bakersfieldcity.us **no later than 5:00 p.m. Monday, the day before the Committee meeting.** Please clearly indicate which agenda item number your comment pertains to.
 - If you wish to make a general public comment not related to a specific agenda item, submit your comment via email to the City Clerk at City_Clerk@bakersfieldcity.us **no later than 5:00 p.m. Monday, the day before the Committee meeting.**
 - Alternatively, you may comment by calling **(661) 326-3100** and leaving a voicemail of no more than 3 minutes no later than **5:00 p.m. Monday, the day before the Committee meeting.** Your message must clearly indicate whether your comment relates to a particular agenda item, or is a general public comment. If your comment meets the foregoing criteria, it will be transcribed as accurately as possible.
 - If you wish to make a comment on a specific agenda item as it is being heard, please email your written comment to the City Clerk at City_Clerk@bakersfieldcity.us. All comments received during the meeting **may not be read, but will be provided to the Committee and included** as part of the permanent public record of the meeting.



MEMORANDUM

November 17, 2020

TO: **PLANNING AND DEVELOPMENT COMMITTEE**
Bruce Freeman, Chair
Bob Smith
Willie Rivera

FROM: Christopher Boyle, Development Services Director

SUBJECT: **Adoption of a Reasonable Accommodation Ordinance**

This report is in response to a referral from Councilman Rivera at the September 9, 2020 City Council directing staff to prepare a reasonable accommodation ordinance in order to be compliant with state law. The referral request was made at the direction of the City Attorney.

BACKGROUND

State law SB520 (2001) requires that municipalities adopt a reasonable accommodation ordinance. The bill specifically require[s] the housing element of a general plan to promote housing opportunities for persons with disabilities and to identify adequate sites for housing for persons with disabilities, as specified, thereby creating a state-mandated local program by imposing new duties on local agencies. SB520 (the Bill) amended Sections 65008 and 65583 of the Government Code, relating to housing. Section 65008 prohibits cities from discriminating against persons with disabilities (among other protected classes) in residential housing development or emergency shelters. Section 65583(c)(3) requires the City's housing element to address and, when appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.

None of the City's zone districts include any restriction against individuals with disabilities. The proposed ordinance creates a zoning procedure for handling requests for reasonable accommodation made pursuant to the fair housing laws, satisfying the Bill's requirement for a program that "shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities."

The City's 2015 – 2023 Housing Element states that the City will adopt an ordinance establishing a procedure or policy for reasonable accommodation as required by state law.

ANALYSIS

The need for a reasonable accommodation ordinance is identified on page 15 of the 2015-2023 Housing Element, which states that it will ensure that the City complies with the provisions of SB520, by regularly monitoring the city's ordinances, codes, policies, and procedures to ensure that they comply with "reasonable accommodation" provisions, and that the City will adopt an ordinance establishing a procedure or policy for reasonable accommodation, as required by state law. Page 115 set a deadline of December 2016 to accomplish that goal.

The housing element must take steps to remove constraints and provide "reasonable accommodations" for housing for persons with disabilities. A reasonable accommodation ordinance creates a zoning procedure for handling requests for reasonable accommodation made pursuant to the fair housing laws, and has been used by cities and encouraged by the California Department of Housing and Community Development (HCD) to meet the fair housing mandates since 2001.

It is important to understand that a reasonable accommodation ordinance does not override or negate other components of the City's ordinance, including the various components of the zoning ordinance specific to the establishment of housing of various types within the various zone districts of the City. The proposed ordinance simply establishes a formal procedure for a person with a disability to request a reasonable accommodation, as required by federal and state law. Every comparable city already has adopted ordinance in place.

Adding the ordinance would help protect the city from a potential housing element lawsuit that alleges that the city is not implementing its housing element and violating fair housing laws, including the federal requirement for the city to affirmatively further fair housing in its laws and programs. Although there is no pending litigation against the City on this topic, HCD has certain enforcement powers and could de-certify the City's housing element if the City were found not in substantial compliance with the provisions specifically required by Housing Element Law. With the City beginning an update to its General Plan, including the Housing Element, an effort to begin to address compliance with housing law is important to achieve (even incrementally) moving forward.

RECOMMENDATION

Forward the attached ordinance to Planning Commission for consideration.

NEXT STEPS

Provide staff direction on adding Chapter 17.73 – Reasonable Accommodation to the City's ordinance. The Committee may:

1. Option #1 – Provide specific direction for the alteration of the draft ordinance, to be returned to the Committee for further dialogue and deliberation.
2. Option #2 – Provide specific direction for the alteration of the draft ordinance in advance of scheduling the item for public hearing with the Planning Commission.
3. Option #3 – Direct staff to schedule the item for public hearing with the Planning Commission.

ATTACHMENTS

Draft Ordinance

ORDINANCE NO. _____

ORDINANCE ADDING CHAPTER 17.73 TO THE BAKERSFIELD MUNICIPAL CODE, PROVIDING A PROCEDURE FOR REASONABLE ACCOMMODATION IN THE CITY'S LAND USE AND ZONING REGULATIONS PURSUANT TO STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT GUIDELINES AND REQUIREMENTS AND FAIR HOUSING LAWS.

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

SECTION 1.

Chapter 17.73 of the Bakersfield Municipal Code is hereby added to read as follows:

Chapter 17.73
REASONABLE ACCOMMODATION

17.73.010 Purpose.

A. The purpose of this Chapter is to provide a procedure for individuals with disabilities to request reasonable accommodation in seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (hereafter "Acts") in the application of zoning laws and other land use regulations, policies, and procedures.

17.73.020 Applicability.

A. A request for reasonable accommodation may be made by any person with a disability or their representative, when the application of a requirement of this zoning code or other City requirement, policy, or practice acts as a barrier to fair housing opportunities. For the purposes of this chapter, a "person with a disability" is any person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

B. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

C. A reasonable accommodation is granted only to the household that needs the accommodation and does not apply to successors in interest to the site.

D. A reasonable accommodation may be granted in compliance with this Chapter without the need for the approval of a variance.

17.73.030 Procedures.

A. A request for reasonable accommodation shall be submitted on an application form provided by the Development Services Department or in the form of a letter to the Development Services Director, and shall contain the following information:

1. The applicant's name, address, and telephone number;
2. Address of the property for which the request is being made;
3. The current use of the property;
4. The basis for the claim that the individual is considered disabled under the Acts, including verification of such claim;
5. The zoning code provision, regulation, or policy from which reasonable accommodation is being requested; and
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. If the project for which the request for reasonable accommodation is being made requires some other discretionary approval (including use permit, design review, etc.), then the applicant shall file the information required by subsection A of this section for concurrent review with the application for discretionary approval.

C. A request for reasonable accommodation shall be reviewed by the Development Services Director. If no approval is sought other than the request for reasonable accommodation, the Director shall make a written determination within 45 days of the application being deemed complete and either grant, grant with modifications, or deny a request for reasonable accommodation.

D. A request for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the Planning Commission. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the Planning Commission in compliance with the applicable review procedure for the discretionary review.

17.73.040 Approval Findings.

A. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

1. Whether the housing in the request will be used by a person with a disability under the Acts;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. Other reasonable accommodations that may provide an equivalent level of benefit.

17.73.050 Conditions of Approval

A. In granting a request for reasonable accommodation, the Development Services Director or his/her designee, or the Planning Commission as the case might be, may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings. The conditions shall also state whether the accommodation granted shall be removed in the event that the person for whom the accommodation was requested no longer resides on the site.

17.73.060 Appeals.

A. Any person dissatisfied with any action of the Development Services Director pertaining to this Chapter may appeal to the Planning Commission within 10 days after written notice of the Director's decision is sent to the applicant by filing a written notice of appeal with the City Clerk and shall specify the reasons for the appeal and the grounds asserted for relief.

B. Any person dissatisfied with any action of the Planning Commission pertaining to this Chapter may appeal to the City Council within 10 days after the rendition of the decision of the Planning Commission by filing a written notice of appeal with the City Clerk and shall specify the reasons for the appeal and the grounds asserted for relief. If any request for a reasonable accommodation is disapproved by the Planning Commission and no appeal is filed, such action by the Planning Commission shall be final and conclusive.

C. The City Council shall, by resolution, adopt and from time to time amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal. No appeal shall be deemed valid unless the prescribed fee has been paid.

D. If an appeal is not filed within the time or in the manner prescribed in this section, the right to review of the action against which the appeal is made shall be deemed to have been waived.

E. After filing an appeal, the City Council shall conduct a public hearing for the purpose of determining whether the appeal of the decision of the Planning Commission should be granted or denied. Written notice of the time, date and place of hearing shall be given to the appellant, and to any other persons who have filed a written request for notice. Such notices shall be mailed to the appellant and to any other persons who have filed a written request for notice at least ten days prior to the hearing. Any hearing may be continued from time to time. A decision of the City Council shall be final and conclusive.

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: _____
JOSHUA H. RUDNICK
Deputy City Attorney

JHR/vlg

S:\COUNCIL\Ords\20-21\17.73 Reasonable Accomodation.Rdln2.docx



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: December 17, 2020

ITEM NUMBER: Workshop7.(a.)

TO: Planning Commission

FROM: Christopher Boyle, Development Services Director

PLANNER:

DATE:

WARD: Ward(s) 1, 2, 3, 4, 5, 6, 7

SUBJECT: California Environmental Quality Act (CEQA) Workshop.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Receive and file.