



PLANNING COMMISSION AGENDA
MEETING OF JUNE 2, 2022
Council Chambers, City Hall South, 1501 Truxtun Ave
Regular Meeting 5:30 P.M.

www.bakersfieldcity.us

1. ROLL CALL

DANIEL CATER, CHAIR
ZACHARY BASHIRTASH, VICE-CHAIR
CASSIE BITTLE
LARRY KOMAN
BARBARA LOMAS
CANDACE NEAL
PATRICK WADE

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

- a. Agenda Item Public Statements
- b. Non-Agenda Item Public Statements

4. CONSENT CALENDAR ITEMS

- a. Approval of minutes for the Regular Planning Commission meeting of May 19, 2022.

Staff recommends approval.

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

- b. **Capital Improvement Plan Fiscal Year 2022-2023.** The City of Bakersfield Public Works Department is requesting a finding be made that the Capital Improvement Plan (CIP) is consistent with the Metropolitan Bakersfield General Plan. Per CEQA Section 15387, the CIP is not defined as a project; therefore, no environmental determination is required.

Staff recommends adopt resolution approving the City of Bakersfield Capital Improvement Program (CIP) for Fiscal Year 2022-23 by finding the CIP is consistent with the Metropolitan Bakersfield General Plan.

5. CONSENT PUBLIC HEARINGS

Ward 3

- a. **Extension of Time for Vesting Tentative Parcel Map 11698:** McIntosh and Associates is requesting an extension of time for this tentative parcel map consisting of 4 parcels on 40 acres for multiple family residential and commercial development, located on both sides of future Rivani Drive, north of Paladino Drive. Notice of

Exemption on file.

Staff recommends approval.

Ward 7

- b. Extension of Time for Vesting Tentative Tract Map 6410:** D&A Premier Properties, LLC is requesting an extension of time for this tentative tract map consisting of 140 single family residential lots, one park lot, one sump lot, and one drill site lot on 65.64 acres, located on the north side of Taft Highway (State Route 119), east and west of Akers Road. Notice of Exemption on file.

Staff recommends approval.

Ward 4

- c. Vesting Tentative Tract Map 7411 (Phased):** McIntosh and Associates is proposing to subdivide 26.52 acres into 74 single family residential lots located south of Santa Fe Way and east of Renfro Road. Previously adopted Negative Declaration on file.

Staff recommends approval

Ward 1

- d. Zone Change No. 21-0138:** Swanson Engineering is requesting a Zone Change on 2.83 acres located on the south side of Planz Road, approximately 1,000 feet west of South H Street from R-S (Residential Suburban) to R-2 CH (Limited Multiple Family Dwelling / Church Combining) classification, or a more restrictive district. Mitigated Negative Declaration on file.

Staff recommends approval.

Ward 2

- e. Conditional Use Permit No. 22-0093:** Collins Ventures Inc., is requesting a conditional use permit to allow a wine bar (17.24.040.A.8) in a M-1 (Light Manufacturing Zone) district, located at 413 E. 19th Street. Notice of Exemption on file.

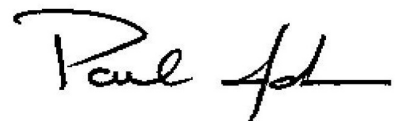
Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

7. COMMUNICATIONS

8. COMMISSION COMMENTS

9. ADJOURNMENT



Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

DANIEL CATER, CHAIR

ZACHARY BASHIRTASH, VICE-CHAIR

CASSIE BITTLE

LARRY KOMAN

BARBARA LOMAS

CANDACE NEAL

PATRICK WADE

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: 3.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Agenda Item Public Statements

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: 3.(b.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

Non-Agenda Item Public Statements

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of May 19, 2022.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes for May 19, 2022	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of May 19, 2022 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Cater, Vice Chair Bashirtash, Koman, Lomas, Neal
Commissioner Bittle arrived 5:33 p.m.

Absent: Commissioner Wade

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney; Susanna Kormendi, PWD Civil Engineer III; Manny Behl, PWD Civil Engineer III; Jennie Eng, DS Principal Planner; Tony Jaquez, DS Associate Planner DS Associate Planner; Veronica Martinez, DS Technician; Claudia Garcia, Secretary

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None

b. Non-Agenda Item Public Statements

None

4. CONSENT ITEMS

a. Approval of minutes for the Regular Planning Commission Meeting of May 5, 2022.

Motion by Commissioner Koman, seconded by Commissioner Lomas, to approve Consent Calendar Non-Public Hearing Item 4.a. with incorporation of staff memorandum. Motion approved.

APPROVED

**BASHIRTASH
ABSTAIN**

WADE ABSENT

5.

CONSENT PUBLIC HEARINGS

- a. **Extension of Time for Vesting Tentative Tract Map 7213 (Phased):** Porter and Associates requests an extension of time for this tentative tract map consisting of 158 single family residential lots on 35.70 acres located at the southeast corner of Berkshire Road and Ashe Road. Notice of Exemption of file.
- b. **Revised Vesting Tentative Parcel Map 12212:** LAV Pinnacle Engineering is proposing to subdivide approximately 16 acres into 7 industrial lots, 1 drill lot, 1 detention basin lot, and 1 landscape lot located south of Taft Highway (State Route 119), and generally east of Hughes Lane. Previously adopted Mitigated Negative Declaration on file.
- c. **Vesting Tentative Parcel Map 12447 (Phased):** Porter and Associates is proposing to subdivide 17.87 acres into 11 commercial parcels located at the southwest corner of Stockdale Highway and South Heath Road. Previously certified EIR is on file.
- d. **Vesting Tentative Tract Map 7405 (Phased):** Porter and Associates, is proposing to subdivide 46.18 acres into 202 single family residential lots located at the northwest corner of East Panama Lane and Cottonwood Road. Previously adopted Mitigated Negative Declaration on file. ***Continued to July 21, 2022***

Public hearing opened and closed.

Motion by Commissioner Bashirtash, seconded by Commissioner Neal, to approve Consent Public Hearing Items 5.a. through 5.c., with incorporation of memorandum and staff recommendation, and Item 5.d. is continued to July 21, 2022. Motion approved.

6.

NON-CONSENT PUBLIC HEARINGS

- a. **Street Re-Name from Plantation Avenue to Prosperity Way:** Greenfield Union School District is requesting to change the street name of Plantation Avenue to Prosperity Way between Fambrough Drive and Monitor Street. The request is to reflect the recent name change of Plantation Elementary School to Prosperity Elementary School. Notice of Exemption on file.

Staff report and background for Agenda Item 6.a., was given. Public hearing open. One person in favor of project. No one spoke in opposition. Public hearing closed. Commission deliberated.

ACTION TAKEN

RES NO 49-22

RES NO 50-22

RES NO 51-22

***Continued to
July 21, 2022***

APPROVED

WADE ABSENT

RES NO 52-22

ACTION TAKEN

Motion by Commissioner Bashirtash, seconded by Commissioner Bittle to approve Agenda Item 6.a. Motion approved.

APPROVED

WADE ABSENT

7. COMMUNICATIONS

Planning Director Paul Johnson stated there would be a Planning Commission meeting on June 2, 2022. The meeting of June 16, 2022 would include a workshop on Pro-Housing Designation given by Development Services Director Chris Boyle.

8. COMMISSION COMMENTS

None

9. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 5:46 p.m.

Claudia Garcia
Recording Secretary

Paul Johnson
Planning Director

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COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: Consent Calendar4.(b.)

TO: Chair and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

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

SUBJECT:

Capital Improvement Plan Fiscal Year 2022-2023. The City of Bakersfield Public Works Department is requesting a finding be made that the Capital Improvement Plan (CIP) is consistent with the Metropolitan Bakersfield General Plan. Per CEQA Section 15387, the CIP is not defined as a project; therefore, no environmental determination is required.

APPLICANT: City of Bakersfield - Public Works Department

OWNER:

LOCATION: City-wide

STAFF RECOMMENDATION:

Staff recommends adopt resolution approving the City of Bakersfield Capital Improvement Program (CIP) for Fiscal Year 2022-23 by finding the CIP is consistent with the Metropolitan Bakersfield General Plan.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> CIP Book	Backup Material

**CITY OF BAKERSFIELD
PLANNING COMMISSION**

MEETING DATE: June 2, 2022

AGENDA: 5.b

TO: Chair Cater and Members of the Planning Commission

FROM: Gregg Strakaluse, Public Works Director

DATE: May 25, 2022

FILE: Capital Improvement Program for Fiscal Year 2022-23

WARD: City-Wide

STAFF PLANNER: Navdip Gerwal, Civil Engineer IV

REQUEST: Find that the Capital Improvement Program for fiscal year 2022-23 is consistent with the Metropolitan Bakersfield General Plan.

APPLICANT: City of Bakersfield, Public Works Department
1600 Truxtun Ave.
Bakersfield, CA 93301

OWNER: N/A

LOCATION: City-Wide

APN: N/A

PROJECT SIZE: N/A

CEQA: Section 15060(c)(3) (*Review for Exemption*)

STAFF RECOMMENDATION: Adopt Resolution **APPROVING** the City of Bakersfield Capital Improvement Program (CIP) for Fiscal Year 2022-23 and find the CIP is consistent with the Metropolitan Bakersfield General Plan.

PROJECT ANALYSIS:

Adopted annually, the Bakersfield Capital Improvement Program sets forth projects that will be constructed to maintain the City's existing streets, sewers, parks, office facilities, etc., and build new public facilities such as highway improvements, parks, fire stations, police stations, etc. The Capital Improvement Program budget for Fiscal Year 2022-23 totals \$93,129,000, and provides for the long-range capital planning for projects that are expected to service the City's infrastructure.

Section 65103 of the California Planning and Zoning Law states that each planning agency shall annually review the capital improvement program of the city for consistency with the general plan, pursuant to Article 7 (commencing with Section 65400).

ENVIRONMENTAL REVIEW AND DETERMINATION:

The request to make a finding that the Capital Improvement Program is consistent with the Metropolitan Bakersfield General Plan is not subject to the provisions of the California Environmental Quality Act ("CEQA") in accordance with Section 15060(c)(3) because the activity [consistency finding] is not a project for purposes of CEQA. CEQA does not apply if the activity will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

It is important to note that separate environmental documents are prepared and processed for each of the projects in the Capital Improvement Program as the project is advanced through the design and construction phases.

CONCLUSION:

The Capital Improvement Program implements the goals and policies of the Metropolitan Bakersfield General Plan and the proposed Fiscal Year 2022-23 Program is consistent with the City's General Plan. Therefore, staff recommends your Commission adopt Resolution approving the City of Bakersfield Capital Improvement Program (CIP) for Fiscal Year 2022-23 and find the CIP is consistent with the Metropolitan Bakersfield General Plan.

ATTACHMENTS:

- Capital Improvement Program for Fiscal Year 2022-23
- Planning Commission Draft Resolution

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING THE CITY OF BAKERSFIELD CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEAR 2022-23 AND FINDING THE CIP IS CONSISTENT WITH THE METROPOLITAN BAKERSFIELD GENERAL PLAN.

WHEREAS, Section 65103 of the California Planning and Zoning Law states that the Planning Commission shall annually review the City's Capital Improvement Program for consistency with the City's General Plan; and

WHEREAS, City staff has prepared the Capital Improvement Program for Fiscal Year 2022-23 and has submitted same to the Planning Commission; and

WHEREAS, the Planning Commission, through its Secretary, did set, THURSDAY, JUNE 2, 2022 at the hour of 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for consideration before said Planning Commission on said Capital Improvement Program; and

WHEREAS, the facts presented in the staff report and evidence at the above referenced meeting support the findings contained in this resolution.

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

1. That the above recitals, incorporated herein, are true and correct.
2. That the City's Capital Improvement Program for Fiscal Year 2022-23 is consistent with the City's General Plan.

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I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting held on the 2nd day of June 2022, on a motion by Commissioner _____, seconded by Commissioner _____ by the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission



BAKERSFIELD

THE SOUND OF *Something Better*

City of Bakersfield, CA
Fiscal Year 2022-23
Capital Improvement Program



CITY OF BAKERSFIELD

Fiscal Years 2023-27

Proposed Capital Improvement Plan



MAYOR

Karen K. Goh

CITY COUNCILMEMBERS

Eric Arias
Andrae Gonzales
Ken Weir
Bob Smith
Bruce Freeman
Patty Gray
Chris Parlier

Councilmember, Ward 1
Councilmember, Ward 2
Councilmember, Ward 3
Councilmember, Ward 4
Councilmember, Ward 5
Councilmember, Ward 6
Councilmember, Ward 7

Submitted by
Christian Clegg
City Manager

CITY OF BAKERSFIELD

EXECUTIVE STAFF

Christian Clegg

Virginia Gennaro

Art Chianello

John Frando

Rick Anthony

Christopher Boyle

Greg Terry

Gregg Strakaluse

Randy McKeegan

Gregory Pronovost

Christi Tenter

Gary Hallen

Vacant

Paul Saldaña

City Manager

City Attorney

Water Resources Manager

Fire Chief

Recreation and Parks Director

Development Services Director

Police Chief

Public Works Director

Finance Director

Technology Services Director

Human Resources Director

Assistant City Manager

Assistant City Manager

Economic and Community
Development Director

How to Use this Document

What is a Capital Improvement Plan?

The City's Capital Improvement Program (CIP) reflects long-range capital planning efforts for projects that are expected to service the City of Bakersfield's infrastructure over a considerable period of time. A capital project is usually considered a one-time expenditure but may be funded over several years.

Funding may come from various sources, including, but not limited to: grants, taxes, user fees, bond issues, transfers from other funds, or assessments. Many of the capital projects are possible because staff has been successful in obtaining grants and other specialized funds that would not ordinarily be available or used for ongoing operations. The five-year CIP Plan provides the City Council with information that allows the flexibility to address changing priorities as the community grows.

Although the program is a five-year plan, the City Council will only consider approving funding for projects contained within the first year of the plan year as part of the budget adoption process. Projects and estimated project costs contained within future years of the plan are for planning purposes and may be updated as needs of the community, regulatory climate, or other unforeseen issues evolve.

Generally, a project is considered capital if it has a life or construction span of three years or more; and/or monetary value of \$20,000 or more.

- Construction or purchase of new facilities (bridge, street, building)
- Expansion of existing facilities
- Purchase, improvement and development of land
- Operating equipment and machinery for new/expanded facilities
- Planning and engineering costs related to a specific improvement
- Consultant studies

Capital Improvement Program Summary by City Manager

This section provides fiscal and narrative explanations of the capital projects that are proposed for the upcoming fiscal year. This memo provides the background, need and scope of each project, generally organized by department and funding source. Each project description includes an explanation or justification for the project, the project budget and source of funds. The memo generally focuses on capital projects for the upcoming fiscal year that has a proposed budget of \$100,000 or greater. Although the CIP is a five-year plan, this section focuses on projects that are proposed for the upcoming fiscal year or first year of the five-year CIP.

Capital Improvement Program Fund Overview

CIP projects are funded through several different revenue sources. Most of these revenue sources are restricted by local ordinance, state law, or federal law that requires the funds be expended on specific types of projects, such as streets, sewers or water infrastructure. In an effort to provide the reader with additional context and background on each of the funding sources for CIP projects. This section includes a narrative of the funding sources and includes

the three-digit fund number. This fund number is an internal accounting mechanism that is used, in part, to account for revenues and expenditures in a given fund. These fund numbers are also included in the Department CIP summaries and worksheets to provide the reader with a quick reference point to identify the funding source(s) for projects within the CIP.

Project Summary by Department

These summaries are located at the beginning of each department section of the CIP document. Please note, not all City departments have CIP proposals, therefore, not all City departments will have a section within the CIP document. These summaries provide the reader with a snapshot of all proposed CIP projects within the five-year CIP plan. The summary includes the following information:

- **Project #:** Each project is assigned a unique project number based on the type of project and fiscal year; this number assists City staff for internal tracking purposes and budgetary allocations.
- **Project Title:** Each CIP project is given a title that provides a general descriptor of the project; The City's internal accounting system limits the number of characters that can be used for a project title, therefore abbreviations and acronyms may be used.
- **Ward:** For each CIP project, staff indicates which of the seven City Council wards the project is located. In some cases, a project boundary may span one or more wards. On other cases, the specific project location may be unknown at the time the CIP is being developed, therefore, no ward may be listed. This may occur when an analysis of a particular issue is expected to yield priority locations for certain improvements and will be available by the time the CIP is approved.
- **Source:** Identifies the source of funds for each CIP project. This is typically noted by an acronym or abbreviation, which correlates to the Keys to Funding Codes section of the document.
- **Fund #:** Each funding source is assigned a three-digit fund number. This fund number is an internal accounting mechanism that is used, in part, to account for revenues and expenditures in a given fund. These fund numbers are also included in the Department CIP summaries and worksheets to provide the reader with a quick reference point to identify the funding source(s) for projects within the CIP. These fund numbers correlate to the Keys to Funding Codes section of the document.
- **Fiscal Year Columns:** Each project summary sheet includes five fiscal year columns. These columns include the estimated budget data for each proposed project within the respective fiscal year in which the project is proposed. If the project is anticipated to be completed over multiple years, there will be budget data for that project in more than one column. Although the program is a five-year plan, the City Council will only consider approving funding for projects contained within the first year of the plan year as part of the budget adoption process. Projects and estimated project costs contained within future years of the plan are for planning purposes and may be updated as needs of the community, regulatory climate, or other unforeseen issues evolve.

Department CIP Worksheets

Within each department section of the CIP document are detailed CIP project worksheets. These worksheets provide additional detail for the projects that are listed in the Project Summary by Department worksheets. These worksheets include the specific location of the project, a succinct justification or background for the project and a breakdown of the proposed budget for the project. The budget breakdown of the project includes detailed information on the various budgetary components of the project, including estimated internal salary and benefit costs, consulting services, property acquisition, and construction costs for each project. Please note, each project will have different budgetary breakdowns based on the scope of the project.



June 2, 2022

To: Chair and Members of the Planning Commission

From: Christian Clegg, City Manager [CC](#)

Subject: Fiscal Year 2023-2027 Capital Improvement Program (CIP) Summary

Submitted for your consideration is the five-year Capital Improvement Program (CIP) budget for the period of fiscal years 2023 through 2027, which totals \$191,618,000. The CIP budget consists of projects aimed at improving the city's public infrastructure such as streets, transportation issues, streetlights, traffic signals, parks, public buildings, sewer and storm drains, Mechanics Bank Arena, technology and water-related projects. This document highlights recommendations to appropriate funding for Fiscal Year 2022-23 projects and proposes a future spending plan for projects through the year 2027.

California Government Code Section 65103, Local Planning and Zoning law states that the Planning Commission shall annually review the City's Capital Improvement Program for consistency with the City's General Plan. Therefore, this comprehensive program of proposed projects is being submitted for your review and recommendation to the City Council as to its conformity with the Metropolitan Bakersfield General Plan.



May 4, 2022

To: Honorable Mayor and City Council Members

From: Christian Clegg, City Manager

Subject: Fiscal Year 2023-2027 Capital Improvement Program Summary

The City's capital improvement program (CIP) reflects long-range capital planning efforts for projects that are expected to service the City of Bakersfield's infrastructure over a considerable period of time. A capital project is usually considered a one-time expenditure but may be funded over several years.

The five-year CIP across all funding sources totals \$191.6 million. The FY 23 adopted capital improvement budget totals \$93.1 million and is broken down by department as outlined below:

Department	FY 23 Capital Budget
Public Works (Including TRIP)	\$72,625,000
Recreation and Parks	7,010,000
Water Resources	4,600,000
Police Department	2,945,000
Technology Services Department	1,290,000
Economic & Community Development	1,250,000
Development Services Department	1,040,000
Financial Services Department	900,000
City Manager's Office	700,000
Fire Department	395,000
Arena	374,000
TOTAL	\$93,129,000

Although the program is a five-year plan, the City Council approves funding for projects contained within the FY 23 plan year as part of the budget adoption process. Estimated project costs contained within future years of the plan are (FY 24-27) are for planning purposes and may be updated as needs of the community, regulatory climate or other unforeseen issues evolve.

Generally, a project is considered capital if it has a life or construction span of three years or more; and/or monetary value of \$20,000 or more.

- Construction or purchase of new facilities (bridge, street, building)
- Expansion of existing facilities
- Purchase, improvement and development of land
- Operating equipment and machinery for new/expanded facilities
- Planning and engineering costs related to a specific improvement
- Consultant studies

An itemized listing of projects, as well as projects included in the five-year plan, is included in this section. This listing identifies the funding source and adopted budget for each project included in the five-year plan. Funding may come from various sources, including, but not limited to: grants, taxes, user fees, bond issues, transfers from other funds, or assessments. Many of the capital projects are possible because staff has been successful in obtaining grants and other specialized funds that would not ordinarily be available or used for ongoing operations. The five-year CIP Plan provides the City Council with information that allows for the flexibility to address changing priorities as the community grows.

This memorandum places emphases on FY 23 capital projects with a budget of \$100,000 or greater organized by department and by fund.

Public Works Department

Public Safety and Vital Services Measure Fund

Bicycle & Pedestrian Facilities Grant Match Fund: Project provides matching funds of \$4,000,000 to evaluate and install a range of different bicycle and pedestrian facilities at various locations around the City. These bike and pedestrian projects may include studies to determine the best approach and solutions towards safety enhancements that are best for the City of Bakersfield. Also included are new and upgraded bike lanes, as well as pedestrian crossing enhancements such as bump outs to shorten pedestrian crossings, higher visibility crosswalks, as well as additional signage and possible flashing beacons at some locations. These studies and roadway improvements are anticipated to help make the City's roadways safe and enjoyable for all.

Downtown Corridor Enhancements – Chester Ave. and H Street: The Downtown Corridor Enhancement Streetscape Master Plan, completed by the IBI Group, established that Bakersfield residents want to see a downtown that is vibrant, walkable, connected, safe, and desirable. These Corridor and Streetscape Enhancement projects will provide complete street elements to encourage active transportation such as cycling and walking and enhance the streetscape of Chester Avenue and H Street from State Route (SR) 58 to Truxtun Avenue. This project will build on the "Making Downtown Bakersfield Plan" efforts and address the history and traditions of Bakersfield. \$350,000 in PSVS funds were budgeted in FY 22 to design corridor improvements

along Chester Avenue from Brundage Lane to Truxtun Avenue. This FY 23 request of \$3,750,000 provides funding for the construction of improvements along Chester Avenue from Brundage Lane to Truxtun Avenue and design of improvements for H Street, from Brundage Lane to Truxtun Avenue. Staff will request additional PSVS funding in FY 24 for the construction of H Street Improvements. With requested funding, staff can complete the design and construction of this project.

Grant Match Fund Allocation: From time to time, the City successfully receives grant awards for a variety of projects. Many times, these awards require a local funding match or percentage. This appropriation of \$3,000,000 would enable the City to demonstrate a local funding match and would be allocated after City Council review for the specific project. At this time there is no limitation on the types of projects that may qualify; however, the grant applications would remain consistent with City Council's goals and objectives.

Gateway Beautification Program Allocation: Bakersfield has several gateways to our city from multiple directions along SR 99 and SR58. There are significant needs for beautification along these routes as well as the local roads that are the connections and entrances to Downtown and other high traffic destinations. Currently there are several PSVS funded gateway projects within the CIP budget that are known to be, or could be, underfunded. This project allocates \$1,600,000 to supplement these projects to help ensure completion and success.

Bike Path Beautification along Pacheco Road from Stine Road to Wible Road: Federal Congestion Mitigation and Air Quality (CMAQ) Improvement Program funds were used for the construction of the bike path along Pacheco Road from Stine Road to Wible Road, along the embankment of the Kern Delta Canal. This project will allocate \$1,130,000 to provide beautification, hardscape, and erosion control, as well as street lighting along the north side of Pacheco Road. Street lighting will provide a safer traveling pathway for pedestrians and bicyclists. The requested funding provides for both the design and construction of the improvements.

Street Light Project: The multi-year PSVS streetlight study project provides funding to install street lighting in areas identified and prioritized in the FY 20 PSVS funded study. Staff has been working with a consultant to identify areas where additional street lighting is needed to improve safety in the public right of way. Phase 1 of the study is complete, and the construction contract has been awarded. Phase 2 of the study is underway; staff anticipates awarding two separate construction contracts as follows: 1) For additional intersection lighting improvements; and 2) street lighting installation at various locations. This \$1,000,000 of additional funding adds to the existing \$1.9 million budget to complete additional phases of streetlight improvements throughout the City.

Annexation Fund: The City Council has directed Development Services to facilitate the annexation of various "island" annexation areas into the City. Currently, Staff is actively working toward accomplishing that directive. Part of a complete annexation application is the preparation of legal descriptions for each annexation area. Each legal description must be prepared and accepted in advance of bringing a Resolution of Intent to the City Council for initiation of an application to the Local Agency Formation Commission (LAFCO). Legal description preparation is unavailable at a staff level and Development Services Department has been utilizing professional consultants in support of applications currently in process. This project allocates \$500,000 to fund outside consultants to assist with annexations and may include funding for improvements to annexation areas to bring streets and other improvements in these areas up to City standards.

Traffic Calming Projects: Traffic Calming Projects funds will be used to evaluate and install a range of different traffic calming techniques such as crosswalk enhancements and bicycle facilities at various roadways around the City. A future Traffic Calming Study will also be completed to determine additional improvements throughout the City that will encourage safer vehicular driving, as well as enhance roadway conditions for greater bicycle and pedestrian safety. This \$500,000 project may be used as a match to potential grants for this use.

Additional Median Funding: This \$400,000 project will rehabilitate existing medians at various locations, over multiple years to enhance aesthetics. Improvements will include hardscape and drought tolerant plantings where possible.

Americans with Disabilities Act (ADA) Advances: The City maintains a fluid ADA Transition Plan that tracks known barriers to the City's programs, services, and activities. For FY 23, the City will use this allocation of \$300,000 to make a significant number of repairs to barriers identified in this plan, focusing on high-priority, high-traffic areas such as around City parks, schools, and older areas of the City.

Disadvantaged Neighborhoods Alleyway and Street Funding: This \$300,000 project will provide funding to improve existing alleys and streets in disadvantaged neighborhoods to help bring them up to city standards. Improvements may include asphalt, sidewalk, curb & gutter, or other necessary improvements within the right-of-way. This project will be coupled with \$700,000 from the Capital Outlay Fund. Projects will be identified in collaboration between the respective council member and city staff.

Westside Parkway Landscaping Phase 1: This project proposes drought tolerant landscaping, irrigation systems, and hardscaping features on the Westside Parkway from the Coffee Road interchange to the Truxtun Avenue interchange. Funding for the design and construction of this project was included in the FY 22 PSVS budget. Design plans have been advanced to a 90% level and are ready to be bid by spring of 2022. At this 90% design level, it has become evident that the initial budgeted amount will not be enough to cover the construction cost, possible change orders, design support, and construction management activities. This funding request supplements the \$2.65 million currently budgeted for construction of the project. The additional funding of \$250,000 allows award of the construction contract following bid procurement.

Crosswalk Repainting / Painting Project: Project will fund \$250,000 to evaluate and install a range of different crosswalk enhancements at various intersections around the City. These crosswalk enhancements may include bump outs to shorten pedestrian crossing length, higher visibility type crosswalks, as well as additional signage and possible flashing beacons at some locations. These crosswalk enhancements are anticipated to be pilot projects to help make pedestrian crossings throughout the City safer and more enjoyable at select locations.

Repair Brundage Lange Navigation Center (BLNC) Roof: This \$60,000 project will address roof leaks at the BLNC. Calcot, the previous building owner, re-roofed a portion of the building in the fall of 2020. Unfortunately, the contractor did not properly address the flashing on the concrete parapets or the cracks and joints along the parapets. During a rain event, the water penetrates the roof, and the leaks affect the operation of the dorms, offices, and other areas of the facility. This project will retrofit the parapet walls with a new roofing system and install new flashing. City staff will oversee the project to ensure it meets City and building standards.

Capital Outlay Fund

Projects proposed with Capital Outlay Fund (COF) total \$6,896,000 in FY 23. \$600,000 is for construction of medians with the SB1 funded Pavement Rehabilitation- Stockdale Highway between Allen Road and Renfro Road project.

Resurfacing Streets Division: \$1,500,000 in Capital Outlay Funds is requested for the \$8,750,000 Streets Division Resurfacing project along with \$4,000,000 of Gas Tax Funds and \$3,250,000 in Utility Surcharge Funds. This project is used to repave and resurface asphalt pavement; and repair or install concrete for medians, sidewalks, access ramps, curb and gutters on City streets with City forces and qualified construction companies.

Disadvantaged Neighborhoods Alleyway and Street Funding: This \$700,000 project is intended to identify streets in disadvantaged neighborhoods that need repairs and maintenance to bring up to existing city standards. Projects may include asphalt, sidewalk, curb, gutter, or other necessary right of way improvements to address safety and mobility. This project will be coupled with \$300,000 from the PSVS Measure Fund. Projects will be identified in collaboration between the respective council member and city staff.

Median Improvement Various Locations: This \$650,000 project will install medians at various locations, over multiple years to enhance aesthetics and improve safety of roadways. Improvements will include drought tolerant plantings where possible. Median improvements along Camino Media between Mill Rock Way and Gosford Road; along Jewetta Avenue from Hageman Road to Olive Drive; and along Wible Road from Hosking Avenue to McKee Road are planned for the next few years.

Emergency Generator at City Hall North: An emergency power generator is needed at City Hall North to mitigate power interruptions that are becoming more common with PG&E's new public safety power shut off programs due to potential wildfires. A feasibility study was completed in FY 21. This \$590,000 project funds design and construction of the generator and work related to installation.

Corporation Yard Building C Roof Restoration: The Corporation Yard's Building C was built in 1964 and has the original metal roof. The \$435,000 project funds resealing and maintenance of the roof which is damaged due to corrosion on metal panels and seams. Leaks from the rain affects offices and maintenance bays. In addition, the roof corrosion is a safety issue for City staff accessing the roof for maintenance of HVAC units or patching existing leaks.

City Hall South (CHS) Annex Building Roof: The original roof on the CHS Annex Building (built in 1980) is past its useful life. City staff have patched and repaired the roof when necessary. There are cracks throughout the roof that are causing leakage issues for the building. This \$420,000 project would repair the roof prior to next year's rainfall season.

Street Improvement near Heritage Park: This \$420,000 project installs street lighting along the Mount Vernon Avenue frontage of Heritage Park. Although the park is within the County jurisdiction, the roadway and surrounding area is within the City limits. Street lighting will improve safety and security of bikers, joggers and pedestrians who utilize the crosswalk and the park in general during nighttime hours. Project will also update existing curb ramps to the most current ADA standards to improve accessibility for pedestrians and the public.

Replace East HVAC Air Handler Bakersfield Police Department (BPD) Headquarters: This \$300,000 project will replace the original, 47-year-old HVAC air handler on the east side of BPD headquarters. The unit has a corroded condensation pan that leaks water onto the floor. On multiple occasions, the leak has flooded the mechanical room and soaked the carpet in the hallway. Due to the size and location of the unit, the pan cannot be replaced. Patching is not a solution due to the amount of corrosion.

ADA Curb, Gutter, and Sidewalks: An allocation of \$250,000 to this multi-year project will install sidewalk, curb and gutter, handicap ramps, and cross gutters where needed to meet ADA standards within the public right-of-way.

BPD Headquarters East Wing Roof Restoration: This \$160,000 project will restore the composition roof of the East wing of BPD headquarters, which is over twenty-three years old. When it rains, the roof of the communications center leaks. Staff has patched the leaks as they appear, but the leaks continue, and damage may occur to the critical telecommunications and electronic equipment for BPD that is housed there if the roof is not restored.

MLK Complete Streets: Project will provide \$150,000 to fund a feasibility design of complete street improvements along Dr. Martin Luther King, Jr. Blvd. between E California Avenue and SR 58. Design will include, but not be limited to, traffic calming, enhanced pedestrian crossings, improve signage and lighting, more resilient pavement markings, ADA modifications, etc.

Miscellaneous Emergency Facility Repairs: Project allocates \$100,000 to this multi-year to fund unanticipated urgent or emergency fixed plant or facility items that may have a catastrophic failure during the fiscal year. Examples of repairs include elevators; plumbing; roof damage; and HVAC chiller, compressor, or motors.

Mechanics Bank Arena and Convention Center Miscellaneous Improvements: This project allocates \$100,000 to the multi-year project to fund urgent or emergency fixed plant or facility items that may have a catastrophic failure at the arena and convention center during the fiscal year. Examples include A/C chiller, ice making compressor, HVAC fan or motor, fire sprinkler, plumbing leak, etc.

Miscellaneous Roadway Improvements: This project provides \$100,000 to fund street improvements throughout the city that need repairs and maintenance to bring up to existing city standards. Projects may include asphalt, sidewalk, curb, gutter, or other necessary right of way improvement projects which will be identified in collaboration between the respective council member and city staff.

Q Street and Espee Street Pedestrian Access Improvements: The area near Jewett Avenue and Q Street needs various pedestrian access improvements. This \$100,000 project will install various improvements including sidewalk, curb and gutter, curb ramps, drive approaches, and cross gutters where needed to meet ADA standards within the public right of way. This is a multi-year project with design in FY 23 and construction in FY 24.

CHS Annex Building Replacement Boiler: This project provides \$80,000 to replace the existing boiler at City Hall South Annex Building which was installed in 1980 and is forty-two years old. The boiler has water leaks, corroded wiring, and deteriorating controls. The insulation inside the

boiler chamber falls when the boiler is serviced. This boiler supports the HVAC equipment for the Annex building and if it failed, there would be no heating for the building during the winter season.

City of Bakersfield Animal Care Center Miscellaneous Improvements: This multi-year project provides \$75,000 to address miscellaneous and unforeseen improvements to the animal care facility.

Amtrak Security Enhancements Project: Allocation of an additional \$60,000 in FY 23 brings the project budget up to \$120,000. Project will replace existing electronic door access controller, building alarm controller, add access control to one doorway, and add alarm zones to facilitate Greyhound moving into the City owned Amtrak building. Additionally, this project will replace the aging and broken analog video cameras and connect them to the City's centralized video management system. Access to the building, alarm administration and video camera feeds will be provided to the authorized Greyhound and Amtrak personnel on-site using City supplied hardware, software, and network connectivity. Budget request supplements FY 22 funding. Project funding is made up of Transportation Development Act Article 4 funds (\$54,000) and Capital Outlay Funds (\$6,000).

Rebuild Compressor at Valley Children's Ice Center: This \$50,000 project will rebuild two compressors at Valley Children's Ice Center. Compressors should be rebuilt every ten thousand hours. The compressors were last rebuilt in 2015 and now have 20,000 hours of operation. Rebuild will include replacing vital components.

ADA/ TITLE VI Miscellaneous Improvements: This allocation of \$50,000 funds priority ADA improvements at City facilities. Locations selected for modification are yet to be determined.

Amtrak Roof Restoration and Reseal: The Amtrak station is over twenty- two years old. The roof and skylights leak when it rains, causing water damage in the electrical room and lobby areas. Water damage in the electrical room is a safety issue. This \$35,000 project will re-roof the building and address the leaks in the skylights.

CHS Annex Break Room: The CHS Annex Building has no breakroom. This project provides \$25,000 to construct a breakroom for employees where breaks and lunch can be taken rather than at the employee's desk.

Thomas Roads Improvement Program

The Thomas Roads Improvement Program is continuing with the construction of the final projects currently funded under the program. The necessary funding to complete the remaining projects have been budgeted in previous fiscal years. Due to project savings and the receipt of several state and federal grants, there will be no borrowing necessary to complete the program. Local Transportation Development Funds (TDF) will provide funding for the projects.

Centennial Right of Way (ROW) Close-out: Project provides \$1,000,000 to acquire two properties for this project. The two properties have a deposit of \$779,865 held in the California State Condemnation fund. In addition, additional funds are needed for remnant mapping, parcel mergers, appraisals on remnants, and route adoption.

Hageman Flyover Utility Relocation: This project provides \$700,000 to fund utility relocations required for the construction of the Hageman Flyover project.

Westside Parkway Route Adoption: Project provides \$350,000 for improvements necessary for Caltrans to adopt the Centennial Corridor based on results of Caltrans evaluation of Westside Parkway.

24th Street ROW/ Utilities: Project is complete. Additional \$70,000 provides funds for right-of-way costs related to remnant mapping, parcel mergers, appraisals on remnants, and disposal costs.

SR 178 Widening Closeout: Project is complete. Additional \$70,000 provides funds for right-of-way costs related to remnant mapping, parcel mergers, appraisals on remnants, and disposal costs.

Federal and State Road Fund

A total of \$5,698,409 is approved within the Federal and State Road Fund for FY 23. While amounts budgeted within this fund are reimbursable, the projects also require a local match.

Pavement Rehabilitation- Stockdale Highway between Gosford Road and New Stine Road: As part of the ongoing Federal Pavement Rehabilitation Program, this \$6,274,000 project will rehabilitate the existing pavement on Stockdale Highway between Gosford Road and New Stine Road which is in disrepair. This project will improve the overall pavement condition index (PCI) of the roadway from the low 20's to a new score of 100. This project will help increase the overall PCI for arterial roadways and the City of Bakersfield. Construction costs will be funded with Federal Regional Surface Transportation Program (RSTP) funds (\$5,169,000) and California Senate Bill 1 (SB1) funds (\$1,105,000).

Traffic Signal Interconnect- Mount Vernon Avenue: This \$642,000 project includes installation of a traffic signal interconnect along Mount Vernon Avenue between Bernard Street and Panorama Drive. Traffic signal interconnect will improve traffic flow at the intersections and along the main route. The improved traffic flow will reduce overall vehicle stops and starts; limit delays in travel time; and improve the corridor's average speed, thereby reducing pollution generated by vehicles at low speeds and when idling. In addition, this project will allow for a fiber run for video monitoring along the corridor that can be used by the Police Department for monitoring. Federal CMAQ Program funds (\$529,409) and Gas Tax Funds (\$112,591) provide funding for this project.

Community Development Block Grant

The Public Works Department will oversee \$1,750,000 in Community Development Block Grant (CDBG) projects for FY 23. The following projects will install sidewalk, curb and gutter, handicap ramps, and cross-gutters, where needed, to improve drainage and pedestrian access. These projects will also place pavement to tie into the new gutters and repair deteriorated roadways where needed.

- *Jewett Avenue:* from 34th Street to 28th Street and K Street to Q Street (\$350,000)
- *Ohio Drive South of SR 58:* Southeast end of Ohio Drive; Ohio Drive cross street Milham Drive and Tollhouse Drive (\$350,000)

- *Benton Street*: from Ming Avenue to Planz Road and South H Street to Hughes Lane (\$350,000)
- *Oleander*: from H Street to A Street and California Avenue to Roosevelt Street (\$350,000)
- *Madison Area*: from Madison Street to Cottonwood Road between Casa Loma Drive and Brook Street (\$350,000)

Gas Tax Fund

A total of \$4,242,591 is requested from the Gas Tax Fund for FY 23. Gas tax also provides local match (\$112,591) for the federally funded Mount Vernon Signal Interconnect project and provides \$4,000,000 for the Streets Division Resurfacing project.

Replace Guard Rails in Various Locations: This multi-year project provides \$130,000 to replace damaged guardrails and energy absorption devices along City streets based upon priority. Several guardrails and energy absorption devices require certified training to install the replacement, which City staff does not have.

Senate Bill 1 Fund

Projects totaling \$8,475,000 are proposed with SB1 funds in FY 23. \$1,105,000 of SB1 funds is requested for the local match of federally funded Stockdale Highway Pavement Rehabilitation project (Gosford Road to New Stine Road). As part of the ongoing pavement rehabilitation program, the following proposed projects will rehabilitate pavement along the following road segments and improve the overall rideability of these roads for both passenger and commercial vehicles.

Pavement Rehabilitation- Stockdale Highway between Allen Road and Renfro Road: The existing pavement on Stockdale Highway between Renfro and Allen Road is in disrepair. SB1 funds provide \$2,750,000 of project funding. This \$3,350,000 project also consists of construction of median islands on missing sections from Jenkins Avenue and Allen Road, which will be funded with \$600,000 in COF.

Pavement Rehabilitation- Manor Street from Columbus Street to the Kern River Bridge: This \$1,990,000 project will rehabilitate the existing pavement on Manor Street from Columbus Street to the Kern River Bridge which is in disrepair. This project is 100% funded through the SB1 program, which covers both the design and construction costs.

Pavement Rehabilitation- Haley Street between University Avenue and Panorama Drive: This \$1,930,000 project will rehabilitate the existing pavement on Haley Street between University Avenue and Panorama Drive which is in disrepair. SB1 funds provide 100% of design and construction costs.

Pavement Rehabilitation- Oleander Avenue between Brundage Lane and California Avenue: Project will rehabilitate the existing pavement on Oleander Avenue between Brundage Lane and California Avenue, which is in disrepair. Project will incorporate traffic calming measures that are to be reviewed with adjacent property owners prior to design. The \$700,000 project is 100% funded through SB1, which covers both design and construction costs. This segment has a PCI in the low 20-30's.

Utility Surcharge Fund

Projects proposed with Utility Surcharge Funds total \$5,995,000 in FY 23. \$3,250,000 is for the Streets Division Resurfacing Project.

Hageman Road Multi-Use Path: Project proposes to construct a multi-use path connecting Standard Road west of SR 99 to Buck Owens Blvd east of SR 99 with an elevated structure crossing over SR 99. This project will provide a connection between the northwest and the downtown area of Bakersfield. Most of the multi-use path will use the existing State right of way. Staff originally estimated total construction cost of the project of \$9.1 million (M). This project was put out to bid in May 2022 and bids came in at \$13M. Project construction cost, including construction inspection and contingencies, is now estimated at \$14.3M. The City secured \$5,247,756 of Federal CMAQ Program funds for this project in January 2022. The \$1.3M is requested to supplement current project funds which is still not sufficient to fully fund this project. This project is still estimated to have a shortfall of \$7M. Staff is discussing options with Kern Council of Governments (Kern COG). Since this is a federal project there is a limited time frame to secure remaining project funds.

Multiuse Path Along Friant Kern Canal: Project will provide a separate path to be shared by bike users and pedestrians. Infrastructure supports multiple recreation and transportation opportunities, such as walking, bicycling, roller-skating, and mobility for persons in wheelchairs. This project will reduce overall vehicular use in the area resulting in a reduction of emissions and particulate matter. This \$750,000 request supplements the \$8,410,000 budgeted in FY 22 including \$3.4M in Federal CMAQ funds and \$4.3M in California Active Transportation Program Funds. Local funds budgeted in FY 22 were needed for project design. Additional funds are needed for the local match requirement for federal funds.

Traffic Signal Modification Ming Avenue and Real Road: There are two eastbound/ westbound traffic signal poles located on narrow median islands (approximately three feet wide) which are often damaged by vehicles in accidents, approximately ten times per year, at the intersection of Ming Avenue and Real Road. This \$250,000 project would replace the existing traffic poles with two traffic signal poles at the corners of the intersection to allow for larger and longer mast arms. The City will remove the poles from the narrow median islands, allowing City staff not to have to work on the poles on the median islands, which is a safety issue due to speeding vehicles and the number of accidents at the intersection.

Bridge Improvement at Beale Avenue: The upper tracks of the Beale Avenue bridge overcrossing have developed concrete cracking due to age and use. The bridge is sixty-four years old and needs rehabilitating. A feasibility study conducted by AECOM in FY 22, along with a Caltrans bridge inspection report, outlined the deficiencies that need to be addressed. Requested \$180,000 will be used for project design. Rehabilitation is proposed for FY 24.

Bike and Pedestrian Feasibility Study: This \$140,000 project will fund feasibility studies and preliminary designs to develop "shovel ready" bike and pedestrian projects for future construction funding and grant opportunities. Separated bikeways have the potential to improve the transportation network and the community in Bakersfield. When well designed and integrated into an active transportation network, separated bikeways can also help the City meet goals and performance measures in adopted local and regional planning documents by promoting the use

of bicycles for transportation. The Bakersfield Transportation Plan determined possible locations for these bikeways.

Miscellaneous Signal Modification: This \$125,000 allocation to the multi-year project funds revisions to existing traffic signals, existing striping, markings, and channelization due to traffic studies, changing traffic conditions, as well as citizen and council inquiries. Also included is repair and testing of the existing signal fiber/ copper wire communications system and installation of audible pedestrian indicators as necessary.

Transportation Development Fund

Street Improvement- Panama Lane West of Union Avenue: Westbound Panama Lane, west of Union Avenue, has only one westbound travel lane that is partially improved. This causes a traffic bottleneck for the westbound traffic flow. Additionally, a temporary sump on a residential site prevents proper street drainage runoff. Full width street improvements will relieve traffic congestion and deliver storm water runoff to an existing permanent sump. This project is phased over three years with right of way acquisitions currently underway. FY 23 funding of \$620,000 will address additional right of way needs and design. Project construction is proposed for FY 24.

Sewer Enterprise Funds

Projects proposed with Sewer Enterprise Funds total \$16,904,000 in FY 23.

Section 1- Treatment Plants

Tertiary Expansion Wastewater Plant (WWTP) #3: The allocation of \$2,000,000 will fund this project to explore and determine the feasibility of expanding WWTP 3's tertiary capacity beyond its current 2 million gallons per day capacity, determine the most beneficial and cost-effective use of the increased tertiary production, and provide for the design and construction of the expanded treatment facility. The feasibility study will begin in FY 22, the rest of the project timeline will be scheduled to ensure the project is fully funded and construction is completed before the end of 2026.

Primary Clarifier #1-4 Rehabilitation: This multi-year project will rehabilitate primary clarifiers one through four. Rehabilitation includes repairing, replacing, and recoating concrete and metal surfaces and replacing skimmer arms. Funds budgeted in FY 21 provided for design services for rehabilitation of clarifiers #1-4. FY 22 was the construction phase for clarifiers #3-4. FY 23 allocation of \$1,500,000 is for the rehabilitation of clarifiers #1-2.

Dissolved Air Flotation (DAF) Rehabilitation: This project will rehabilitate the two dissolved air flotation (DAF) thickening units at WWTP 3 including concrete repair, sludge rake replacement, drive rebuild, and replacement of the associated polymer blending units. The preparation of project bid documents and the rehabilitation of one DAF was programmed for FY 22, and the second DAF replacement of the polymer blending units is programmed for FY 23 with \$1,300,000 funding.

Programmable Logic Control (PLC) Upgrade: Equipment operation throughout WWTP 3 is controlled by Programmable Logic Control (PLC) systems that integrate with WWTP 3's SCADA system. At this time, the PLC systems are outdated, no longer supported, and replacement parts

are no longer manufactured. This project will upgrade and replace both hardware and software throughout WWTP 3 in a multi-year project. The PLC systems in the headworks building and the aeration blower building will be upgraded in FY 22. \$750,000 provides funding to upgrade the remaining PLC systems in FY 23.

Wastewater Plant Miscellaneous Improvements (Plant 2 and 3): This \$600,000 project allocates \$300,000 to each treatment plant for unanticipated improvements. Continuous treatment of wastewater year-round causes wastewater treatment facilities to wear down. Facilities such as clarifiers, headworks, digesters, pump stations, trickling filters, various buildings, major and minor pieces of equipment, pipes and other structures are all subject to erosion, corrosion, daily operational wear-and-tear, breakdowns, and general failures. These proposed projects will make it possible to do periodic, unforeseen, capital improvements and repairs to the wastewater treatment facilities, prevent interruptions of treatment, and ensure that the facilities are functional, efficient, and safe.

Septage Processing Unit Upgrade: This \$500,000 project will upgrade one septage processing unit at WWTP #3. Septage that is delivered to the plant by commercial haulers is discharged through one of two units that captures rags and course solids prior to being discharged into a storage tank. These units have become uneconomical to maintain and inefficient in capturing rags and course solids, which in turn, damage other equipment downstream. The upgrade will replace one septage processing unit, pipes, and valves.

Bar Screen Upgrade: Bar screens are intended to remove inorganic debris from the influent wastewater. The bar screens at WWTP #2 no longer perform as needed, allowing significant amounts of debris to pass through, which ultimately damages equipment downstream. This \$150,000 project will provide for the design and replacement of the two bar screens.

Booster Blower Upgrade: Digester gas booster blowers are part of a system that collects, compresses, treats, stores, and conveys digester gas from the digesters to the cogeneration engines for combustion. The booster blowers are constantly overheating and increasingly difficult to maintain. A technical memo prepared in FY 22 provided recommendations to improve reliability and increase efficiency. This \$150,000 project will upgrade the three blower skids, add a glycol cooling system, and canopy. Funds provide for design of this project in FY 23. The construction of the project is scheduled for FY 24.

Centrifuge Rehabilitation Plant 3: Allocation of \$80,000 to this multi-year project will rehabilitate one centrifuge at WWTP #3 each fiscal year for the next four years. Plant #3 has four centrifuges which are used to de-water digested sludge prior to land application. Centrifuges are subject to extreme wear and tear and must be removed from service and rehabilitated to avoid catastrophic failure. Funds will be used to procure construction services and purchase any necessary additional parts.

Section 2- Sanitary Sewer and Storm Improvements

Sewer Lift Station Rehabilitations – Southeast: The sewer lift stations at Panama Lane and Parsons Way and at Planz Road and Hughes Lane are aging and reaching the end of their useful lives. This \$2,640,000 project will rehabilitate both sewer lift stations with pre-rotation basins, new pumps, safety upgrades, and other appurtenances necessary to bring the sewer lift stations to current standards.

Sewer Lift Station Rehabilitation- Hageman Road: The sewer lift station at Hageman and Allen Road is reaching the end of its useful life and needs rehabilitation. This \$2,530,000 project will demolish and reconstruct the sewer lift station with pre-rotation basins, new pumps, safety upgrades, and other appurtenances necessary to bring the lift station to current standards.

Sewer Trunkline Cleaning: The sewer trunk line along Buena Vista Road from White Lane to McCutchen Road and on McCutchen Road between Buena Vista Road and Gosford Road has extensive sediment and crust build up which negatively impacts the flow and capacity of the pipe. This is a critical sewer trunk line that serves a significant portion of the west side of Bakersfield. This project will clean the sewer line with hydro-jetting and dredging which will restore the pipe's capacity. Phase 1, completed in FY 21, cleaned the McCutchen line segment from Old River Road to Buena Vista Road. Allocation of \$1,463,000 funds the 2nd phase of the project, focusing on the section on Buena Vista Road between White Lane and McCutchen Road.

Storm Drain Improvements- V Street Detention Basin: To alleviate flooding in the area of V Street and Truxtun Avenue, the existing storm drain system along V Street between the BNSF Railroad and 20th Street must be upgraded. Additionally, a detention basin is required to reduce peak storm drain flows from the V Street system, which discharges to the Kern Island Canal. Replacing the existing system would increase the hydraulic capacity of the system, preventing frequent flooding at the south end of V Street. The construction of the detention basin will prevent peak storm discharges to the Kern Island Canal from flooding upstream areas. Design of the entire project and the permitting process with BNSF will occur in FY 22. \$825,000 provides funding for Phase 1 construction including detention basin facility construction, bore and jack storm drainpipe under BNSF tracks, and replacement of manholes will take place in FY 23. Phase 2 construction includes replacing and installing storm drain between Truxtun Avenue and 20th Street will take place FY 24.

Miscellaneous Storm Drain Improvements: This multi-year storm drain rehabilitation project funds improvements to the City's aging drainage and storm drain infrastructure. Typical projects include replacing cracked and displaced cross gutters, removing storm drain siphons, and repairing and replacing damaged and deteriorated storm drains, pipes, and catch basins. Funding of \$766,000 will provide for FY 23 storm drain improvements on Mohican Avenue. Improvements in future years will be determined based on need.

Sewer Lift Station Rehabilitations- Bank Street and Hosking Avenue/ Akers Road: The existing sewer lift stations located at Bank Street and at Hosking Avenue and Akers Road have been recently rehabilitated. However, the electrical systems were not modified and need replacement since they have reached the end of their useful life. This \$600,000 project will remove and replace the electrical cabinets and control systems with upgraded safety equipment and other appurtenances necessary to maintain the proper and safe operation of each lift station.

Downtown Sewer Manhole Rehabilitation Phase 2: The degradation of sewer manholes occurs naturally over time. The sewer manholes in the downtown Bakersfield area are some of the oldest in the city. In the Downtown Master Sewer Study conducted by MKN in 2020, the manholes in the downtown area were identified as in need of a thorough survey and eventual repair. Phase 1 of this project involved the survey of the remaining four hundred and fifty-seven (457) sewer manholes that were not surveyed in the Downtown Master Sewer Study to evaluate the deterioration of each. Phase 2 will consist of utilizing the survey performed in Phase 1 to identify those manholes most in need of rehabilitation and to design and construct the necessary repairs

for each sewer manhole. By utilizing the specific method of rehabilitation for each sewer manhole, the sewer life will be extended for the entire system while minimizing cost and disruption to residents. Project funding of \$550,000 in FY 23 is for Phase 2 of this project. Phase 3 will be budgeted in FY 24.

Sewer Repairs at Various Locations: This multi-year project is for emergency sewer repairs as they occur throughout the year. The Streets Division performs video inspection of existing sewer lines and determines ones in need of immediate repairs when discovered; however, due to lack of a specific project these repairs are put on hold until a CIP project is budgeted. This CIP provides \$500,000 for the annual sewer repair program to address those needs.

Refuse Fund

Projects proposed with Refuse Funds total \$1,505,000 in FY 23.

Materials Recovery Facility (MRF) Line Upgrade: This \$750,000 project will upgrade and add machinery to the MRF sorting line to streamline operations and make the facility more efficient in the processing of recovered materials. These upgrades will yield a 20% increase in recovery of materials and a 40% increase of throughput, reducing man hours required to process materials. A cleaner recycled product will be generated, providing improved recycled marketability at higher sales price.

Solid Waste Miscellaneous Improvements: Project provides \$300,000 to fund urgent or unanticipated design and/or construction of improvements at City Solid Waste facilities such as the MRF, Bakersfield Sanitary Landfill, and Mount Vernon Green Waste Facility. Facilities are all subject to daily operational wear and tear, breakdowns, and general failures. This proposed project will make it possible to make unforeseen capital improvements and repairs to facilities and to prevent interruptions of service and ensure facilities are functional, efficient, and safe.

Master Site Plan for Solid Waste and Green Waste: Project provides \$250,000 to fund a Master Site Plan by an outside Consultant for the City's Mount Vernon Facility. Project scope is likely to include a review of all aspects of Solid Waste operations including organic recycling operations; discarded materials transfer station; and Solid Waste fleet facility and fuel station.

MRF Material Covers: Project provides \$125,000 for material covers at the MRF facility to cover baled material in inclement weather. Baled materials lose value if they are exposed to the elements. Currently, baled material is being covered manually by MRF staff. The process is time consuming and causes a lapse in production at the facility. The material covers will limit the cost of labor, production loss, and increase revenues.

Green Waste Pavement Repair: Timely repair of worn pavement at the Greenwaste Facility mitigates the need for a costlier reconstruction process. This ongoing multi-year project provides \$50,000 for ongoing repair work. Kern County will cover about 60% of the cost under the Green Waste Agreement.

Corporation Yard Building A Update: Project will renovate offices for Solid Waste Division to improve organization and efficiency, make functional work and storage areas, and facilitate workflow. Renovation includes replacing carpet and restroom floors. FY 23 funding of \$30,000

will be used to construct offices for new Senate Bill 1383 inspector added in FY 22 and finish updates needed to complete the project.

Equipment Management Fund

Miscellaneous Fuel Station Improvements: Fleet Division operates 16 fueling and service locations across the City, which need regular repair and maintenance due to the age of the equipment. This \$100,000 project will fund unanticipated urgent repairs or improvements to Fleet's fueling and service locations.

Equipment Lift System Upgrades: Fleet operates 16 equipment lifts at the Corporation Yard garage. The lift systems are used to help fleet staff make necessary equipment repairs and increase efficiency. This \$100,000 project funds repairs or replacements of lifts as needed.

Airport Fund

Airport Hangar Door Rehabilitation: The hangars owned by the airport are at least thirty-five years old, or older, and many of the hangar doors do not operate properly. This \$30,000 project will fund the repair or replacement of the hangar doors as needed.

Airport Miscellaneous Repairs: Throughout the year, various unforeseen hangar and facility repairs are needed at the airport and this \$25,000 project will enable facilitation of those repairs.

Recreation and Parks Department

Public Safety and Vital Services Measure

Dr. Martin Luther King, Jr. (MLKJ) Park Re-Imagining: This project provides \$1,600,000 for an extension of an existing City Council approved project to update the City's Recreation & Parks Department's Master Plan. The Plan, which includes a facility needs assessment component to evaluate several of the city's park facilities, more specifically the re-imagining of the MLKJ Community Center & Park. The results of the assessment would identify the community's needs for types of services requested and provide comprehensive information on designs and associated capital improvement costs needed to update this facility. Early preliminary results have determined the center's gymnasium and pool facilities are in fair condition with the remaining section of the original community center building requiring a complete renovation. At the completion of the Master Plan process, set for early fall 2022, this additional funding request would allow the project to continue moving forward into the design, environmental review, and construction bidding document phase. Upon entering the design phase, it would allow early renovation cost projections for future capital budget preparations.

Mesa Marin Sports Complex Phase 3: The design for the Mesa Marin Sports Complex Phase 3 is complete. The total cost estimate for the project is \$10.5 million, leaving this project currently underfunded by \$1.0 million. PSVS FY 20 budget appropriation of \$7.5 million. PSVS FY 22 mid-year budget appropriated an additional \$2M. An additional \$1,000,000 in PSVS funds will fully fund the project. Staff anticipates once the project is fully funded, construction bids will be solicited by Summer 2022, with the intent of awarding a construction contract before the end of 2022. Construction would begin in Fall 2022/Winter 2023.

Park Access Improvements: This \$700,000 project is an extension of an existing City Council approved project. Savings resulting from favorable bids were identified from the completion of access improvements at various locations and staff determined that two additional locations have needs. Staff identified The Kern River Parkway's (TKRP) two existing asphalt parking lots along Truxtun Avenue and Jastro Park service road both require improvements. The parking lots at TKRP are original to its development in 1991. Both are heavily used by the community and provide convenient access to the Kern River Trail to cyclists, joggers, disk golf enthusiasts and other leisure activities. Over the course of time, the asphalt has deteriorated and is riddled with potholes, car stops, and striping have all eroded making the drive and walking surfacing difficult to use. The community has been vocal on the need to renovate the parking lots. This project would consist of the complete replacement of asphalt and would include new drainage concrete gutters, curbing, and new parking lot striping at TKRP. Jastro Park has a service road that connects Myrtle Street to 18th Street and is used regularly by City staff for maintenance. Over time, the asphalt has deteriorated and requires removal and replacement.

Beale Sports Park Courts Renovation: The existing tennis and basketball courts were originally constructed in the 1960's. Over the course of time the concrete has become riddled with cracks and alkaline corrosion making the play surfacing difficult to use. This \$510,000 project consists of complete removal of the existing concrete tennis and basketball courts and installing new post tension concrete slabs with vapor barrier. The courts will be enhanced with new acrylic sports surfacing and sports equipment to complement each sport element. The tennis courts will be converted from the current two tennis courts layout into one tennis court and three pickleball courts.

Sister Cities Garden Fencing: This project is located on 18th Street along the Mill Creek Canal Corridor and consists of the addition of a decorative perimeter fence to the existing public garden areas. Initially constructed in 2012 and later in 2013 as part of the City of Bakersfield's affiliation with Sister Cities International, an organization founded in 1956 to promote cultural, educational, civic, and business exchanges which locally is represented by six internationally inspired horticulturally themed gardens. These gardens over the years have enriched the lives of countless adults and school children both here in Bakersfield and the represented countries. However, due to the increase in homeless population frequenting the area, a rise in vandalism and theft to the facility has increased as a result of this issue. This \$500,000 project involves the modification to the existing decorative wrought iron fence to the perimeters of both gardens. The project would provide a secure 8-foot-tall wrought iron fence. These modifications will allow the facility to provide a safer environment for public usage, minimizing the amount of ongoing financial resources needed to complete repairs due to vandalism.

Park Amenities and Renovation Improvements: This \$500,000 project is to provide much-needed repairs and enhancements to the existing amenities throughout the City's various parks and trails system. The City's parks and trails system has seen an increase in public use and vandalism. Due to past budgetary financial constraints, the resources were not easily available to make necessary repairs and enhancements. This project would provide the funds to make renovations, repairs, and enhancements to existing park amenities during the year. Those items would include but are not limited to: Security gates, drinking fountains, picnic tables, park benches, shade structures, and other park related amenities.

Stiern Park Improvements Project: This \$500,000 project will provide the installation of a new prefabricated restroom facility at the community park. Stiern Park is a 5-acre park built in 1989, it is heavily utilized by the surrounding residents including a local fitness group which holds daily classes of up to 50 individuals. A prefabricated restroom building with individual single use restrooms, meeting all updated code requirements including ADA accessibility, would be provided.

Jefferson Park Restroom Renovations Project: This \$500,000 project will provide the complete removal and replacement of the existing park restroom building. Built in 1991, the restroom building at Jefferson Park has been heavily vandalized over the years and needs replacement. An increase of ongoing vandalism to the restroom fixtures has contributed to the buildings poor condition. A prefabricated restroom building with individual single user restrooms meeting all updated code requirements including ADA accessibility would be provided.

Granite Pointe Park Playground Rehabilitation Project: This \$450,000 project will provide for the removal and replacement of the existing playground equipment at Granite Pointe Park. The existing playground equipment is sixteen (16) years old and is past its useful life. It has little play value as compared to modern playground equipment. The new playground will include rubberized surfacing, ADA accessibility, inclusionary play, and a large shade canopy.

Jefferson Park Swimming Pool Fence Improvements: This project will provide necessary upgrades to the existing perimeter fencing to the Jefferson Park aquatic facility. Originally built in 1937, and later renovated in 2004, the aquatic facility is heavily used during the City's summer programming season and in the winter through spring by the Kern High School District swim teams. Each year the facility has seen continued vandalism within the facility creating safety concerns. This \$400,000 project involves the removal of the existing perimeter chain linked fence which encloses the aquatic facility and will be replaced with a more secure 10-foot-tall wrought iron fence. The fence will encompass a more functional footprint for patrons and spectators during scheduled aquatic programming.

Campus Park South 2 – 5 Playground Rehabilitation Project: This project provides \$225,000 for the removal and replacement of the existing playground equipment for Campus Park South. The existing playground equipment is twenty-one (21) years old and is past its useful life. It has little play value as compared to modern playground equipment. The new playground will include rubberized surfacing, ADA accessibility, and inclusionary play.

Planz Park Safety Improvements: Original to the park's construction in 1957, the existing concrete basketball courts over the course of time have become damaged with cracks and alkaline corrosion making the play surfacing difficult to use. This \$125,000 project consists of complete removal of the existing concrete tennis and basketball courts and installing new post tension concrete slabs with vapor barrier. The courts will be enhanced with new acrylic sports surfacing and sports equipment to complement each sport element.

Community Development Block Grant

The Parks Department will oversee \$800,000 in CDBG projects for FY 23.

Saunders Park – Sump Basin Wall Rehabilitation: This project provides \$400,000 for necessary improvements to the existing perimeter fencing. Constructed in 1957, the park has recently seen an increase in vandalism due to the rise in homeless population in the area. The adjacent sump is identified as an area where homeless encampments reside and attributes to the ongoing vandalism issues within the park and the neighboring areas. The project includes the complete removal of approximately 800 lineal feet of chain-linked fencing and replaced with a 6' tall concrete masonry unit wall with wrought iron metal access gates. The project location is located within the northern boundary of Saunders Park which currently separates the park and a sump detention basin.

Saunders Park Sports Pavilion Fence Improvements: This project will provide \$400,000 for necessary improvements to the existing perimeter fencing to the park's outdoor sports facility. The outdoor facility is approximately 14 years old and is used to conduct various sporting programs such as indoor hockey and soccer. Due to an increase in homeless population frequenting the area, vandalism and theft crimes have increased at the facility. This project involves the removal of the existing chain linked fence which perimeters the sports pavilion. The fence will be replaced with a more secure 10-foot-tall wrought iron fence. This project will provide a more secure fence which will allow the facility to provide a safer environment for public usage and will minimize the amount of ongoing financial resources required due to vandalism.

Capital Outlay Fund

Amtrak Station Rest Area: Existing Amtrak playground was designed and constructed in 2000 and has little use by the general public along with it being past its useful life. The facility has recently been expanded to include a Greyhound bus terminal. This \$125,000 project funds removal of the playground equipment and replacement with more suitable park like amenities such as shade canopy, bench seating, and picnic tables for travelers to rest in between trips.

Aera Park Wall Improvements: This \$75,000 project will provide an extension to the existing perimeter outfield concrete wall. Constructed in 2009, the facility is home to the Bakersfield Southwest Baseball League's 1,500-member players. With more than 130 teams utilizing the facility during its peak spring and summer league seasons, the attendance at the facility is of high use. The original design of the facility included landscape slopes which has created challenges and even unsafe conditions to spectators. This project would extend a portion of the existing outfield retaining wall to allow for the leveling of the contoured slopes and minimize potential hazards to spectators.

Water Resources Department

Domestic Water Fund

Service Connection Replacement Program: Water connection leaks have been encountered in City's aging domestic water system due to failing plastic pipe. Replacing service connections when the second water leak occurs with copper pipe, extends the life of the pipe and reduces the ongoing cost of removing and replacing sidewalks, pavement or other infrastructure in the same areas over a long period of time. There have been approximately 200 to 300 service connection replacements per year over the last few years. This trend is expected to continue and increase as the service lines continue to age. All new construction is required to install copper service lines. This project provides \$2,500,000 to fund service connection replacements.

Pump Station Upgrades: This \$500,000 project funds pump station upgrades. With the continued threat of public safety power shutoffs and other threats to the electrical grid, it is vital that the City equip its well sites with backup generators. Of the fifty-five running wells in operation, twenty-one are equipped with backup generators. The City desires to equip ten (10) additional well sites with backup generators over the next five years. Along with each generator, the City desires to install a Variable Frequency Drive (VFD). VFDs allow for the pump and motor to operate at different speeds, thus reducing startup power and allowing for more efficient use of the generators. VFDs can also reduce pump flows for low demand periods, which helps with maintaining constant system pressures.

Water Wells: This \$500,000 project provides for additional water well lots that will be required for future wells due to increased water demands caused by moderate growth of the Domestic Water System. Expenditures on this capital improvement project will qualify for reimbursement from the restricted Domestic Water Connection Fees Fund to the Domestic Enterprise Fund.

Wellhead Facilities Upgrade: This \$200,000 project funds design of several anticipated wells for treatment to maintain water quality in the coming fiscal year.

Water Main Extension: Project provides \$100,000 to fund new water main extensions required to loop the domestic water system so that water can flow more efficiently. By looping the system, multiple sources of water are available for parcels and adequate pressures are achieved. A minor portion of funds for this project will be reserved to reimburse developers for over-sizing water mains for the benefit of the City.

River and Ag Fund

Canal Storm Drain Fencing: This \$400,000 fencing project is part of the City's ongoing program to upgrade and restore fencing along canals and drainage basins throughout the incorporated areas. This program began in FY 96. Major progress has been made throughout the City. However, additional funding is being requested to add fencing along canals and drainage basins and replace missing or damaged fencing as needed.

Concrete Panel Replacement: This \$400,000 project is required to replace broken concrete canal panels in the Carrier and Kern River canals on an ongoing schedule.

Police Department

Public Safety and Vital Services Measure Funds

Expand Police Property and Evidence Facility: This \$1,750,000 project funds the expansion of the Police property and evidence facility which has exceeded the physical capacity for the current needs of our organization. The facility is the department's sole repository for physical evidence and items seized for safekeeping. This includes firearms, various narcotics, cold-storage evidence (biological), and all other items related to various crimes and investigations. Staff is unable to properly store and catalog items per industry standards due to increases in the volume of evidence; advancements and nature of criminal investigations; and required lengthy retention periods required of the evidence.

This existing building was designed for future expansion to increase square footage. There is room to extend the southern end of the building. Project would also extend the existing prefabricated warehouse storage building to increase square footage by approximately 1,700 square feet.

As part of the Space Needs Study, a specialty consultant assessed the facility storage needs and recommended a shelving solution specifically designed for this industry. This shelving solution consists of high-density modular shelving units which maximize useable space. This solution is estimated to increase storage capacity by 171% in the main warehouse, 133% in the firearms room, and 43% in the narcotics room alone.

Academy Training Facility Improvements: The Police Department training facility has multiple challenges that require interior renovations and some additions to the facility complex. This \$750,000 project would provide funding to renovate the two-story main atrium area to build offices and storage spaces; and to create private areas to process and interview applicants and offices for background investigators. A secondary prefabricated auxiliary building will also be constructed to provide the necessary space for physical training needs and recommendations recently provided (2021) by the California Commission on Peace Officer Standards and Training (POST). Project will also enclose an outside storage area to enable secure storage of equipment and construct perimeter security fencing.

Police Agility Course: This \$300,000 project will construct a permanent Police Agility Course at Yokuts Park. This course will include facilities to test police applicants and trainees to ensure performance of basic job-related activities such as jumping over a six-foot wall and six-foot chain link fence; completing a 99-yard obstacle course; and dragging a 165-pound body. The Course can be utilized by PD staff for monthly applicant testing, police academy trainee training and exams, and can be open to the public for recreational use or private practice. The Recreation and Parks Department supports this project and is currently funding the construction of the solid wall and chain-link fence; however, other areas of the agility course will require an artificial track surface. This surface provides a non-slip, durable running surface which also meets California POST safety requirements for testing events. This surface will not only meet performance and safety objectives, but it will add to the aesthetics of a local park and enhance the professional appearance during our regular police use.

Capital Outlay Funds

Headquarters, Parking Lot Re-Surface: This \$145,000 project will resurface the parking lot at BPD Headquarters. Due to deferred maintenance, the parking lot of headquarters is cracking, splitting, and potholed throughout the entire lot due to heavy use and exposure to the elements. Re-surfacing would prevent further degradation, resolve drainage issues, and enhance the appearance of the parking lot for staff and visitors.

Technology Services Department

Public Safety and Vital Services Measure

Parks Security Cameras (Phase 1): Recreation and Parks Department operate 61 parks across the city, at present only three (3) of the parks have limited video cameras for safety. At those parks where security cameras are in use, the Bakersfield Police Department (BPD) uses the resulting footage to investigate and prosecute criminal activity. Both the Police Department and the Recreation and Parks Department desire to increase the number of parks with cameras. To facilitate installing video security cameras, infrastructure will need to be installed to provide network connectivity to park locations, additional storage for video retention will need to be installed, and cameras installed and connected to the system. Most of the work for this project will be performed by contractors doing the installation of cameras and network equipment out in the field. The Technology Services Department will facilitate expansion of the Video Management System (VMS), expansion of storage for digital retention, additions of cameras to the VMS system, and ongoing administration and support. The cameras will be added to the City's existing central VMS, allowing the video footage to be viewed by authorized staff anywhere within the City's network and conforming to the City's retention schedule.

This \$200,000 allocation provides funding for the first phase of this multi-year project which will begin with the installation of cameras and infrastructure at the parks identified by the BPD and Recreation & Parks Department as those with the most immediate need. These parks include: Dr. Martin Luther King, Jr. Park and Community Center (additional cameras); Planz Park; Wayside Park; Jefferson Park; Centennial Park; Mill Creek/Sister Cities Park; Riverwalk (additional cameras); and Lennel Broma Park (currently starting construction.) It is expected that additional park locations and further enhancements to the system will be carried out in future years as need grows. Annual ongoing administration and Technology Services support cost is \$20,000.

Advance Video Analytics: The City currently has just under 300 video cameras on and in various City buildings including the: Arena, Convention Center, Ice Sports Complex, select parks, and several street intersections. These cameras are used by the Bakersfield Police Department to investigate and prosecute criminal activity. While the current Video Management System (VMS) is fully functional and performs to the expectation of City staff, it takes considerable staff time and resources to sift through the multitudes of hours of video footage available. Analytic software provides tools and functionality to enhance staff capabilities to accelerate investigation times, derive operation intelligence, correlate data from multiple cameras, and generate reports with efficiency. This \$200,000 project will purchase advanced AI analytic software, hardware, and training resources that integrate with the City's current VMS, providing a seamless experience to the operators. The proposed system will integrate tightly into the City's VMS and utilizes the

existing client minimizing the learning curve needed for the new software. Other departments will also have access to this system for functions such as, but not limited to, traffic flow and counts, park equipment utilization heat maps, and crowd management.

Capital Outlay Fund

Building Access Control Phase III: This \$150,000 project will continue the installation of Radio Frequency Identification (RFID) access control and electronic door actuation for several City buildings and facilities. The access control allows for RFID badge access to non-public offices and building entrances. This system provides for personal and time-based access to authorized doors. The project will add access control functionality to select doors at City Hall South and City Hall South Annex, Development Services, and Visit Bakersfield, providing for increased building security and access auditing. In the coming fiscal years, access control expansion will include Public Works, Development Services, and the Corporation Yard. These facilities will require construction-related expenses in addition to the access control-related costs.

Mass Employee Emergency Notification System Phase II: This \$150,000 project will continue the process to install an emergency notification system for the employees of specified City buildings and facilities. The second phase will add the mass alerting and panic button system in Development Services, Police Department Headquarters, and City Hall South Annex. Additional phases in future years will continue the installation to the remaining buildings.

Solar Canopy Security Camera Phase II: This \$150,000 project will continue the security camera installations onto the Solar Canopy projects for City Hall South, Police Department Headquarters, Corporation Yard, and Ice Sports Center and McMurtrey parking lots. The project includes conduit, cabling, equipment, licensing, and installation costs to add security cameras to the City's Video Management System (VMS) with centrally controlled administration, camera view & playback access, and meets the City's one-year retention policy. Phase I focused on the conduit and cabling needs of the Solar Canopy Project. This second phase will focus on the camera and installation needs of each location.

City Hall South Remodel: This \$150,000 project will remodel office space in the City Hall South building to accommodate additional staffing and repair or replace worn materials. The project will consist of replacement flooring (carpet and tile) in areas that are most worn, purchase of cubicle equipment, and other miscellaneous items. The project will also remove or relocate office walls to create shared workspaces, increasing the number of staff that can work in the areas for Technology Services.

Building Security Cameras Phase IV: This \$125,000 project will continue to add security cameras and server storage to City buildings and facilities. The security cameras are part of the City's Video Management System (VMS) with centrally controlled administration, camera view & playback access, and meets the City's one-year retention policy. Phase IV includes additional cameras at Fire Stations. The project includes the cameras, storage, licensing, and installation. Additional phases of this project will be assessed and requested annually.

Building Alarm Upgrades Phase III: This \$90,000 project will continue the replacement and modernization of the building alarms systems in place at many of the City's buildings and facilities. The existing system is an extension of the alarm notification for the public safety radio system and has been implemented and deployed in an ad-hoc nature over the years. The age of

the existing building alarms range between 10-20 years and, as such, they are subject to increasing failures. This project will continue the work started in FY 20 to implement modern, monitored alarm systems within Development Services, City Hall South Annex, and the Corporation Yard. These new systems will notify the police as well as a 24-hour monitored alarm center.

Recording Studio: This \$75,000 project will build a studio in an existing City facility to produce high-quality professional-grade videos for City needs. The studio space is required to begin production of longer (20-30 minute) videos highlighting City services, activities, events, history of the city, and educational videos on how the City functions. The project includes general construction costs for the studio space, soundproofing, backgrounds, cameras, microphones, and other equipment required.

Economic and Community Development

Public Art Program: This project provides \$1,250,000 in PSVS funds to create for the first time a public art program for the City. Limited funds would be available to request proposals for art programs that benefit the community. A majority of funds would be allocated to commissioning art installations in conjunction with City capital improvements. Installations could be requested for street infrastructure projects, City facility projects or other placemaking projects. Numerous studies have shown that creating a sense of place through quality design and artwork lead to greater economic development and ultimately impact the health, safety, and economic indicators of communities. This is a modest investment by comparison to commitments to public safety, homelessness, and infrastructure, but begins to address long-term goals of creating a more beautiful Bakersfield.

Development Services Department

Public Safety and Vital Services Measure

Rapid Response Team (RRT) River Facility: This project would provide \$500,000 for the construction of a multi-use, river-accessible facility to serve as a base for the RRT river teams as well as a resource for Recreation and Parks Department staff. The facility will be located west of Beach Park at the western terminus of 21st Street. The facility is proposed to include an approximately 3,000 square foot metal storage structure. The structure will include no less than five vehicular bays accessed by roll doors, limited conditioned space for staff offices, restrooms, and a meeting area. Vehicular parking and perimeter fencing will complete the redevelopment of the project site. An access trail to the Kern River bicycle trail will be relocated in conjunction with the installation of improvements.

Capital Outlay Funds

Development Services Building – Roof Deck Repair: The \$500,000 project funding is for completion of the repairs to the Development Services Department's parking garage. The roof deck of the garage needs to be resurfaced and resealed. Analysis of the condition of the roof deck was funded in FY 22.

Development Services Building – 1st Floor Remodel: This allocation of \$40,000 provides funding for the final phase of the building remodel, which resulted in the relocation of the Code

Enforcement Section from the first floor to the third floor. This last phase will recondition the former home of Code Enforcement into the new home of the Building Division's inspection team. New fixtures, flooring and paint will complete the effort.

City Manager's Office/ Financial Services Department

Land acquisition for expansion of K-9 and shooting range on adjacent property: This \$800,000 PSVS funded project provides funds to acquire land to help expand the current location and space of the K-9 Unit, Tactical Buildings, Shooting Range, and the Property Room. Presently at this location, the Bakersfield Police Department (BPD) is using Cal Water land to accommodate their current operational and facility needs. As the City of Bakersfield and the BPD get closer to their goal of hiring 100 additional police officers from the passing of Measure N, operational and facility space will need to grow to accommodate the needs of 100 additional police officers.

Facility Needs Improvement Project: \$700,000 in Capital Outlay funds provide funding for this project which will fund facility improvements to meet needs of increased staffing across all city departments.

Parking Enterprise Study: Project will fund a parking enterprise study to determine if a complete parking enterprise in downtown is economically feasible and sustainable. \$100,000 in Capital Outlay funds provide funding for project.

Fire Department

Projects are funded through the capital outlay fund.

Washers, Dryers and Extractors and Facility Upgrades: This \$300,000 project will equip each fire station with its own set of washers, dryers, extractors and drying racks along with the necessary facility upgrades to allow fire companies to remain in their respective districts while laundering. Currently, only four of the 14 fire stations are fully equipped with washers, dryers, extractors and drying racks. Proper cleaning and maintenance extends service life of turn-out gear, which when cleaned and inspected after each fire can last for the 10-year service life of the equipment.

Purchase USAR Compliant Equipment and Training: Project will provide \$50,000 for Urban Search and Rescue (USAR) compliant equipment and training for the Bakersfield Fire Department USAR team. Project enables the Bakersfield Fire Department to adhere to strict resource typing requirements for its USAR team. This purchase keeps the Bakersfield Fire Department USAR regional team 11 in compliance with the Governor's Office of Emergency Services' new standards, the USAR team requires.

Purchase High-Pressure Rescue Air Bags: This \$45,000 project funds the purchase of new airbags for all Bakersfield Fire Department apparatus that have expired airbags still in service. Most of the Bakersfield Fire Department's high-pressure airbags have reached or surpassed their 10-year service life and are expired. Rescue air bags are necessary for technical rescue operations where the lifting of heavy objects is needed for life-saving operations.

Mechanics Bank Arena

All the following projects are funded through the capital outlay fund.

Convention Center Interior and Exterior Painting: This \$100,000 project will provide the necessary equipment and labor to complete interior and exterior painting from the northeast corner adjacent to the Marriott Hotel to the southwest corner adjacent to arena. This section of the convention center is viewed daily by hotel guests, Amtrak riders and performers. This update is necessary to maintain the convention center to City standards.

Mechanics Bank Arena Refrigerators: This \$54,000 project funds the replacement of refrigerators at the Arena. The thirty suite refrigerators are over 23 years old, are inefficient, and have various issues in the past years including bad seals and leaks. Some were replaced out of necessity with smaller units than the space allows causing an eyesore in VIP areas.

Mechanics Bank Arena and Convention Center Security Upgrade Phase IV: This project will provide \$50,000 to purchase and replace security cameras throughout the arena and convention center to enhance security and improve customer experience.

Mechanics Bank Arena and Convention Center Furniture: This project will provide \$25,000 to purchase and replace dressing room furniture for the 4 West dressing rooms including four couches and four end tables needed to replace worn items maintaining the convention center appearance to City standards.

Mechanics Bank Arena Westside Loading Dock Motorized Security Gate: This project provides \$50,000 to purchase and install fully motorized gates at each end of the loading entrance that can be remotely monitored and controlled by staff. The existing gates are manual and require constant surveillance by arena staff to ensure the security of equipment and other assets for shows and events. The rear loading dock area off N Street is not fully secured throughout the day.

Amphitheater Metal Detectors: Project adds five exterior metal detectors to the entrance of the amphitheater replacing the need for staff to use handheld metal detectors on each guest backing up lines. This \$37,500 project will enhance security, wait times, and improve customer experience.

Convention Center Dressing Room Upgrade: Project upgrades convention center dressing rooms. The Convention Center dressing rooms are original to the facility and over 60 years old. The 4 East dressing rooms have plumbing issues in all showers, fixtures do not work properly, and there is no water flow in 99% of the showers. This \$30,000 project would correct plumbing issues restoring water flow to all showers and repair/update fixtures to modernize the facility ensuring it remains the premier entertainment venue in the region.

Mechanics Bank Arena Refinish Basketball Floor: The basketball floor is original to the facility. It has only been refinished once in the last 23 years and showcases the Rabobank and old Bakersfield logo. It is in poor condition and contains dead spots where the wood needs to be replaced. This project provides \$27,500 to refinish the existing floor, repair the dead spots and the logos with the updated Mechanics Bank and Bakersfield logo.

Capital Improvement Program Fund Overview

The City's Capital Improvement Program (CIP) is funded by several local, regional, state and federal sources. Most funding sources are restricted in nature, requiring that the funds be used in a specific way or for a specific purpose. The following is summary of each fund that provides resources for the City's CIP.

- **Capital Outlay Fund; Fund 311** - To account for the cost of capital projects financed primarily by general revenues. The primary source of resources for the capital outlay fund are derived from Transient Occupancy Tax revenues.
- **Capital Outlay Fund/Public Safety Vital Services; Fund 312** – To account for projects funded by the voter approved Bakersfield Public Safety and Vital Services Local One Percent Sales Tax Measure (Measure N) that are considered a significant physical acquisition, construction, replacement, or improvement to a City service delivery system, including allocations for PSVS Measure-funded vehicles, park improvements and police facility upgrades.
- **Capital Outlay – Utility/Road Fund; Fund 316** – To account for the 1 percent local utility surcharge for gas and electricity and the additional 0.5 percent revenue per the City's franchise agreement with Pacific Gas and Electric. The City Council specifically earmarked these revenues for roads programs. On May 1, 2013, the City Council adopted Ordinance No. 4726, which established the Roads Program Utility Franchise Fee and Surcharge Fund. The ordinance requires specific utility surcharge revenues accrue directly into the fund.
- **Community Development Block Grant Fund; Fund 111** - Used to account for resources provided by the Federal Housing and Community Development Act of 1974 for the elimination of slums and blight, housing conservation, and improvements of community services.
- **Domestic Water Fund; Fund 441** - Used to account for the provision of water service within the City's domestic water system area. All activities necessary to provide such service are accounted for in this fund, including applicable capital projects.
- **Equipment Management Fund; Fund 511** - Used to account for the cost of maintenance, purchase and replacement of vehicular equipment and other equipment including mowers, communications, copiers and computers used by all City departments. Such costs are billed to the departments via established rates, which are based upon actual maintenance and replacement costs. Capital projects to support the maintenance of the City's fleet is budgeted within this fund.
- **Federal and State Transportation Fund; Fund 121** - Used to account for resources provided by major highway federal statutes. These resources include four programs comprised of the Surface Transportation Program (STP), Congestion Mitigation and Air Quality (CMAQ), Transportation Enhancement Activity (TEA), and Highway Bridge Replacement and Rehabilitation (HBRR) and State programs.

- **General Aviation Fund; Fund 451**- Used to account for the operation of the Bakersfield airpark, commonly referred to as the Bakersfield Municipal Airport. The majority of acquisition and improvement financing for the airport facility is to be provided by an annual grant from the Federal Aviation Administration. Also referred to as the General Aviation Fund.
- **Park Improvement Fund; Fund 321** - On November 7, 1990, the City Council adopted Ordinance No. 3327 establishing a fee for the purpose of developing, improving and/or enhancing public parks and recreation facilities serving the residential development. The fee is calculated in relationship to the number of people residing in the development and the current estimated cost of constructing a park. The fee is set by resolution on a per unit basis.
- **River and Agricultural Water Fund; Fund 431** - Used to account for the provision of water service restricted primarily to agricultural purposes to users within the City and some users within the County (some Kern River water is exchanged for California State Aqueduct water for domestic water purposes.) All activities necessary to provide such service are accounted for in this fund, including applicable capital projects.
- **Refuse Service Fund; Fund 421** - Used to account for the collection and disposal of solid waste within the City. All activities necessary to provide such services are accounted for in this fund, including capital projects.
- **Senate Bill 1 (SB 1); Fund 152** - The Road Repair and Accountability Act of 2017 was signed into law by the Governor in order to address the significant multi-modal transportation funding shortfalls statewide. SB 1 established the newly created Road Maintenance and Rehabilitation Account. SB 1 is funded by increased in per gallon fuel excise taxes, diesel fuel sales taxes, and vehicle registration fees. The City receives direct allocation of funds that can only be used to make improvements to existing roadways.
- **State Gas Tax Fund; Fund 151** - Used to account for the City's share, based upon population, of state gasoline taxes. State law requires these gasoline taxes be used to maintain streets or for major street construction.
- **State/Federal Park Grants Fund; Fund 317** – Used to account for grants received by the City from the State and Federal governments, including Proposition 68.
- **State Transportation Development Act Fund; Fund 145** - Used to account for the City's allocation of 1/4 percent of sales tax authorized by SB 325 Transportation Development Act (TDA) and State Grants for operation of an Amtrak Station.
- **Transportation Development Fund; Fund 331/335** - The adopted Metropolitan Bakersfield General Plan mandated that a Transportation Impact Fee be developed to mitigate impacts of new development on the regional circulation system. The City Council adopted the fee program on January 28, 1992, and the Kern County Board of Supervisors adopted a similar fee program on April 6, 1992. The fee is collected at the building permit stage and the amount of the fee is directly related to the individual project's traffic generation potential. A portion of these funds is allocated to serve as the Local Match for the Thomas Roads Improvement Program. Fund 331 accounts for transportation impact funds

allocated to local road projects, whereas Fund 335 accounts for transportation impact funds allocated to Thomas Roads Improvement Program projects. Although the appropriations are accounted for separately, the source of the revenue is the same.

- **Wastewater Treatment Fund; Fund 411 and 412** - Used to account for the provision of sewer service to the residents of the City and some residents of the County. This fund also accounts for the capital improvement activities related to the Wastewater Treatment Facilities. Commonly referred to as the Sewer Enterprise Fund.

Key to Funding Codes

Code	Funding Source Description	Source	Fund
CDBG	Community Development Block Grant	Federal	111
FTF	Federal/ State Transportation Fund	Federal/ State	121
TRIP	Centennial Corridor Fund	Federal	125
TDA	Transportation Development Fund	State	145
GTF	Gas Tax Fund	State	151
SB1	Senate Bill 1 Gas Tax	State	152
COF	Capital Outlay Fund	Local	311
MEASN	Public Safety and Vital Services Fund	Local	312
URF	Utility Road Fund	Local	316
GRT	State/ Federal Park Grant Funds	Federal/ State	317
PIF	Park Improvement Fund	Local	321
TDF	Transportation Development Funds	Local	331/335
SEF	Sewer Enterprise Funds	Local	411/412
RCF	Refuse Collection Fund	Local	421
AWF	Agriculture Water Fund	Local	431
DWF	Domestic Water Fund	Local	441
GAF	General Aviation Fund	Local	451
EMF	Equipment Management Fund	Local	511
N/A	Unknown	Unknown	969

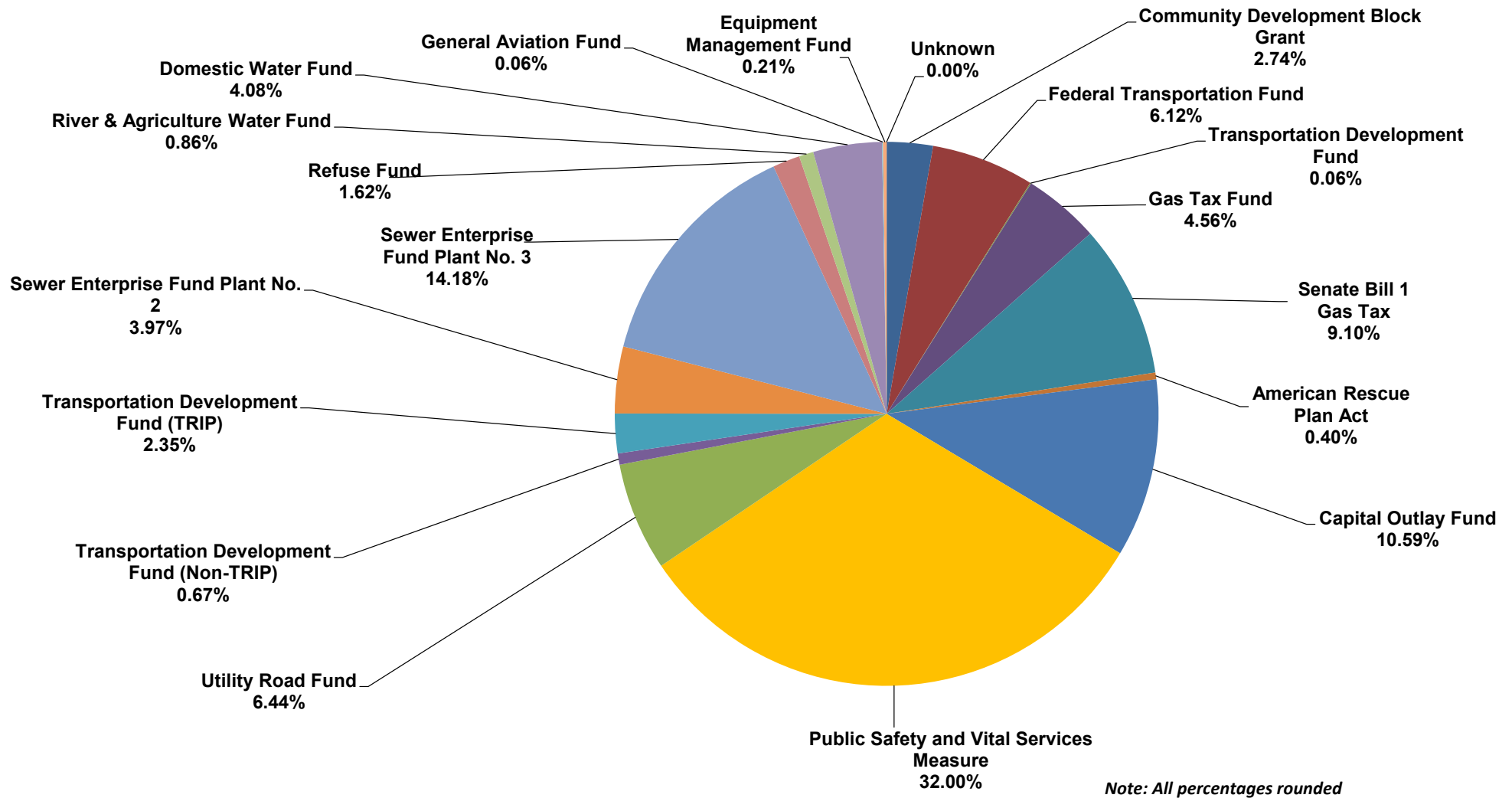
CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
FISCAL YEARS 2023 - 2027

Department	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
Technology Services	\$ 1,290,000	\$ 1,550,000	\$ 950,000	\$ -	\$ -	\$ 3,790,000
Arena	374,000	-	-	-	-	374,000
Police Department	2,945,000	-	-	-	-	2,945,000
Fire Department	395,000	465,000	435,000	100,000	135,000	1,530,000
Public Works (Including TRIP)	72,625,000	34,518,000	26,118,000	22,008,000	12,210,000	167,479,000
Water Resources	4,600,000	-	-	-	-	4,600,000
Economic/Community Development	1,250,000	-	-	-	-	1,250,000
Development Services	1,040,000	-	-	-	-	1,040,000
Financial Services	900,000	-	-	-	-	900,000
City Manager's Office	700,000	-	-	-	-	700,000
Recreation and Parks	7,010,000	-	-	-	-	7,010,000
Total	\$ 93,129,000	\$ 36,533,000	\$ 27,503,000	\$ 22,108,000	\$ 12,345,000	\$ 191,618,000

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
FISCAL YEARS 2023 - 2027
FUNDING SUMMARY

Fund	Fund Name	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
111	Community Development Block Grant	\$ 2,550,000	\$ -	\$ -	\$ -	\$ -	\$ 2,550,000
121	Federal Transportation Fund	5,698,409	1,625,000	-	-	-	7,323,409
145	Transportation Development Fund	54,000	-	-	-	-	54,000
151	Gas Tax Fund	4,242,591	4,484,000	5,048,000	4,130,000	4,130,000	22,034,591
152	Senate Bill 1 Gas Tax	8,475,000	-	-	-	-	8,475,000
186	American Rescue Plan Act	374,000	-	-	-	-	374,000
311	Capital Outlay Fund	9,866,000	8,172,000	6,360,000	5,075,000	3,110,000	32,583,000
312	Public Safety and Vital Services Measure	29,800,000	-	-	-	-	29,800,000
316	Utility Road Fund	5,995,000	5,430,000	3,545,000	3,200,000	3,200,000	21,370,000
331	Transportation Development Fund (Non-TRIP)	620,000	5,999,000	1,304,000	-	-	7,923,000
335	Transportation Development Fund (TRIP)	2,190,000	-	-	-	-	2,190,000
411	Sewer Enterprise Fund Plant No. 2	3,695,000	4,868,000	5,000,000	1,716,000	550,000	15,829,000
412	Sewer Enterprise Fund Plant No. 3	13,209,000	4,950,000	4,688,000	4,782,000	1,150,000	28,779,000
421	Refuse Fund	1,505,000	850,000	350,000	3,050,000	50,000	5,805,000
431	River & Agriculture Water Fund	800,000	-	-	-	-	800,000
441	Domestic Water Fund	3,800,000	-	-	-	-	3,800,000
451	General Aviation Fund	55,000	55,000	55,000	55,000	55,000	275,000
511	Equipment Management Fund	200,000	100,000	100,000	100,000	100,000	600,000
N/A	Unknown	-	-	1,053,000	-	-	1,053,000
Total		\$ 93,129,000	\$ 36,533,000	\$ 27,503,000	\$ 22,108,000	\$ 12,345,000	\$ 191,618,000

CITY OF BAKERSFIELD
CIP SUMMARY BY FUND
FISCAL YEAR 2022-23



CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
TECHNOLOGY SERVICES

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P1B301	BUILDING ALARM UPGDE PH2		COF	311	\$ 90,000	\$ 125,000	\$ -	\$ -	\$ -	\$ 215,000
P1B302	BUILDING ACCESS CONTROL		COF	311	150,000	200,000	-	-	-	350,000
P2B003	BUILDING SECURITY CAMERAS		COF	311	125,000	-	-	-	-	125,000
P2B004	EMERGENCY NOTIFICATION SY		COF	311	150,000	150,000	150,000	-	-	450,000
P2B007	SOLAR CANOPY SECURITY CAM		COF	311	150,000	100,000	-	-	-	250,000
P3B301	CHS OFFICE REMODEL		COF	311	150,000	-	-	-	-	150,000
P3B302	RECORDING STUDIO		COF	311	75,000	-	-	-	-	75,000
P3B303	PARKS SECURITY CAMERAS		COF	311	-	500,000	500,000	-	-	1,000,000
			MEASN	312	200,000	-	-	-	-	200,000
P3B304	INTERSECTION SECURITY CAM		COF	311	-	300,000	300,000	-	-	600,000
P3B305	VIDEO MANAGEMENT UPGRADES		MEASN	312	200,000	-	-	-	-	200,000
P4B401	REDUNDANT NETWORK RING		COF	311	-	175,000	-	-	-	175,000
Total					\$ 1,290,000	\$ 1,550,000	\$ 950,000	\$ -	\$ -	\$ 3,790,000

Project Title:BUILDING ALARM UPGDE PH2

Project#:
P1B301
Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:PHASE 3 OF IMPLEMENTING MODERN AND MONITORED ALARM SYSTEMS AT DEVELOPMENT SERVICES, ANNEX AND CORP YARD

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	90,000	125,000	215,000
Total				90,000	125,000	215,000

Prior Year Funding:

GMMDTA
2021/2022 \$85,000
2019/2020 \$38,000

Project Title:BUILDING ACCESS CONTROL

Project#:

P1B302

Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGIES SERVICES

Justification:INSTALLATION OF RFID ACCESS CONTROL & ELECTRONIC DOOR ACTUATION FOR
SERVERAL CITY BUILDINGS & FACILITIES; CITY HALL SOUTH, DEVELOPMENT SERVICES VISIT
BAKERSFIELD, AND ANNEX

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	150,000	200,000	350,000
Total				150,000	200,000	350,000

Prior Year Funding:

GMMDTA
2021/2022 \$90,000

Project Title:BUILDING SECURITY CAMERAS

Project#:

P2B003

Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:ADD SECURITY CAMERAS AND SERVER STORAGE TO CITY CITY BUILDINGS AND FACILITES. PHASE V ADDITIONAL CAMERAS AT FIRE STATIONS PROJECT INCLUDES CAMERAS, STORAGE, LICENSING AND INSTALLATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	125,000	125,000
Total				125,000	125,000

Prior Year Funding:

GMMDTA
2021/2022 \$125,000

Project Title:EMERGENCY NOTIFICATION SY

Project#:
P2B004
Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:2ND PHASE TO IDENTIFY AND INSTALL AN EMERGENCY NOTIFICATION SYSTEM FOR THE EMPLOYEES OF SPECIFIED CITY BUILDINGS AND FACILITIES. ADD THE CENTRAL CONTROL SYSTEM AND COMPONETS NECESSARY FOR A CENTRALLY ADMINISTRED MASS ALERTING AND PANIC BUTTON SYSTEM IN DEV SVR, PD HEADQUARTERS, AND CITY HALL ANNEX.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	150,000	150,000	150,000	450,000
Total				150,000	150,000	150,000	450,000

Prior Year Funding:

GMMDTA
2021/2022 \$125,000

Project Title:SOLAR CANOPY SECURITY CAM

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:PHASE 2 CONTINUATION OF SECURITY CAMERAS ONTO THE SOLAR CANOPY PROJECTS FOR CHS, PD HQ, CY, AND ICE SPORTS CENTER/MCMURTERY PARKING LOTS. PROJECT. 1ST PHASE FOCUSED ON CONDUIT & CABLING, 2ND PHASE WILL FOCUS ON CAMERAS, INSTALLATION, & INTERGRATION TO THE CITY'S VIDEO MANAGEMENT SYSTEM (VMS).

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	150,000	100,000	250,000
Total				150,000	100,000	250,000

Prior Year Funding:

GMMDTA
2021/2022 \$200,000

Project#:

P2B007

Ward:

Project Title:CHS OFFICE REMODEL

Project#:
P3B301
Ward:

Location:CITY HALL SOUTH

Dept:TECHNOLOGY SERVICES

Justification:REMODEL OFFICE SPACE AT CHS TO ACCOMODATE ADDITIONAL STAFFING AND
REPLACE FLOORING AND PURCHASE CUBICLE EQUIPMENT

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	150,000	150,000
Total				150,000	150,000

Prior Year Funding:

No Data Available

Project Title:RECORDING STUDIO

Location:CITY HALL SOUTH

Dept:TECHNOLOGY SERVICES

Justification:BUILD A STUDIO IN AN EXISTING CITY FACILITY TO PRODUCE HIGH-QUALITY PROFESSIONAL-GRADE VIDEOS FOR CITY NEEDS. GENERAL CONTRUCTION COSTS, SOUNDPROOFING, CAMERAS, MICROPHONES, AND OTHER EQUIPMENT

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	75,000	75,000
Total				75,000	75,000

Prior Year Funding:

No Data Available

Project#:

P3B302

Ward:

Project Title: PARKS SECURITY CAMERAS

Project#: P3B303
Ward:

Location: VARIOUS LOCATIONS

Dept: TECHNOLOGY SERVICES

Justification: ADD CAMERAS AND NECESSARY NETWORK CONNECTIVITY STORAGE, AND LICENSES FOR VIDEO COVERAGE AT PARKS IDENTIFIED BY THE POLICE DEPARTMENT AND RECREATION AND PARKS WITH THE MOST IMMEDIATE NEED, INCLUDING MLK, COMMUNITY CENTER, PLANTZ PARK, WAYSIDE PARK, JEFFERSON PARK, CENTENNIAL PARK, MILL CREEK/SISTER CITIES PARK, RIVERWALK, AND THE LENNEL BROMA PARK CURRENTLY STARTING CONSTRUCTION

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
	MEASN	312	312-1711-834.80-41	200,000			200,000
	COF	311	311-1711-834.80-21			500,000	500,000
Fleet/ Equipment	COF	311	311-1711-834.80-21		500,000		500,000
Total				200,000	500,000	500,000	1,200,000

Prior Year Funding:

No Data Available

Project Title:INTERSECTION SECURITY CAM

Project#:

P3B304

Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:ADD CAMERAS AND NECESSARY NETWORK CONNECTIVITY STORAGE, AND LICENSES FOR VIDEO COVERAGE AT SEVERAL CITY MAJOR INTERSECTIONS TO HELP THE DEPARTMENT PROSECUTE CRIMINAL ACTIVITY AND INVESTIGATE VEHICLE INCIDENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-842.80-21	0	300,000	300,000	600,000
Total				0	300,000	300,000	600,000

Prior Year Funding:

No Data Available

Project Title:VIDEO MANAGEMENT UPGRADES

Project#:

P3B305

Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:ADD ADVANCED ARTIFICIAL INTELLIGENCE (AI) ANALYTICS TO THE CITY'S CENTRAL VIDEO MANAGEMENT SYSTEM. PURCHASE OF AI ANALYTIC SOFTWARE, HARDWARE AND TRAINING RESOURCES TO INTEGRATE THE CURRENT CITY'S VMS SYSTEM.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	312	312-1711-842.80-62	200,000	200,000
Total				200,000	200,000

Prior Year Funding:

No Data Available

Project Title:REDUNDANT NETWORK RING

Project#:

P4B401

Ward:

Location:VARIOUS LOCATIONS

Dept:TECHNOLOGY SERVICES

Justification:PROVIDE A REDUNDANT PATHWAY & NETWORK CONNECTIVITY BETWEEN CITY HALL NORTH, CITY HALL SOUTH, FIRE ADMINISTRATIVE OFFICES, POLICE HEADQUARTERS AND DEVELOPMENT SERVICES.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Fleet/Equipment	COF	311	311-1711-834.80-21	175,000	175,000
Total				175,000	175,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
ARENA

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3L101	ARENA SUITE REFRIGERATORS	2		186	\$ 54,000	\$ -	\$ -	\$ -	\$ -	\$ 54,000
P3L102	ARENA SECURITY UPGRD PH 4	2		186	50,000	-	-	-	-	50,000
P3L103	ARENA WEST DOCK GATE	2		186	50,000	-	-	-	-	50,000
P3L104	CONV CTR DRESSING RM UPGR	2		186	30,000	-	-	-	-	30,000
P3L105	AMPHITHEATRE METAL DTCRS	2		186	37,500	-	-	-	-	37,500
P3L106	CONV CTR MISC EQMT FURNTR	2		186	25,000	-	-	-	-	25,000
P3L107	ARENA BSKBALL FL REFINISH	2		186	27,500	-	-	-	-	27,500
P3L109	CONV CTR INT EXT PAINTING	2		186	100,000	-	-	-	-	100,000
Total					\$ 374,000	\$ -	\$ -	\$ -	\$ -	\$ 374,000

Project Title:ARENA SUITE REFRIGERATORS

Project#:

P3L101

Ward:2

Location:1001 TURXTUN AVENUE

Dept:ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification:FUNDS TO REPLACE AREAN SUITE REFRIGERATORS THAT ARE OVER 23 YEARS OLD, INEFFICIENT AND BEYOND REPAIR. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	ARPA	186	186-6611-834.80-68	54,000	54,000
Total				54,000	54,000

Prior Year Funding:

No Data Available

Project Title:ARENA SECURITY UPGRD PH 4

Project#:

P3L102

Ward:2

Location:1001 TRUXTUN AVE

Dept:TECHNOLOGY SERVICES/ARENA. 3/15/2022 ME

Justification:THIS PROJECT WILL PROVIDE ADDITIONAL FUNDING TO PURCHASE AND REPLACE SECURITY CAMERAS THROUGHOUT THE ARENA AND CONVENTION CENTER TO ENHANCE SECURITY AND IMPROVE CUSTOMER EXPERIENCE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	ARPA	186	186-6611-834.80-68	50,000	50,000
Total				50,000	50,000

Prior Year Funding:

No Data Available

Project Title:ARENA WEST DOCK GATE

Project#:

P3L103

Ward:2

Location:1001 TRUXTUN AVENUE

Dept:ECONOMIC AND COMMUNITY DEVELOPMENT/AREAN

Justification:THE WEST LOADING DOCK AREA IS NOT FULLY SECURED THROUGHOUT THE DAY. THE EXISTING GATES ARE MANUAL AND REQUIRE CONSTANT SURVEILLANCE BY ARENA STAFF TO ENSURE SECURITY OF EQUIPMENT AND OTHER ASSETS FOR SHOWS AND EVENTS. THIS PROJECT WOULD INSTALL FULLY MOTORIZED GATES AT THE WEST LOADING ENTRANCE THAT CAN BE REMOTELY MONITORED AND CONTROLLED BY STAFF.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	ARPA	186	186-6611-834.80-68	50,000	50,000
Total				50,000	50,000

Prior Year Funding:

No Data Available

Project Title: CONV CTR DRESSING RM UPGR

Location: 1001 TURXTUN AVENUE

Dept: ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification: THIS PROJECT WILL REPAIR PLUMBING ISSUES AND REPLACE FIXTURES IN 4 CONVENTION CENTER EAST DRESSING ROOMS. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	ARPA	186	186-6611-831.80-41	30,000	30,000
Total				30,000	30,000

Prior Year Funding:

No Data Available

Project#:

P3L104

Ward: 2

Project Title: AMPHITHEATRE METAL DTCRS

Location: 11200 STOCKDALE HIGHWAY

Dept: ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification: THIS PROJECT WILL ADD 5 METAL DETECTORS AND TENSOR BARRIERS TO THE DIGNITY HEALTH AMPHITHEATRE ENHANCING SECURITY. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	ARPA	186	186-6611-834.80-68	37,500	37,500
Total				37,500	37,500

Prior Year Funding:

No Data Available

Project#:

P3L105

Ward: 2

Project Title: CONV CTR MISC EQMT FURNTR

Project#:

P3L106

Ward: 2

Location: 1001 TURXTUN AVENUE

Dept: ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification: FUNDS TO PURCHASE 4 COUCHES AND 4 END TABLES TO REPLACE WORN ITEMS IN 4 CONVENTION CENTER WEST DRESSING ROOMS. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	ARPA	186	186-6611-834.80-68	25,000	25,000
Total				25,000	25,000

Prior Year Funding:

No Data Available

Project Title:ARENA BSKBALL FL REFINISH

Project#:

P3L107

Ward:2

Location:1001 TURXTUN AVENUE

Dept:ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification:FUNDS TO REFINISH AND REPAIR CURRENT ARENA BASKETBALL FLOOR
INCLUDING UPDATED LOGOS FOR SPONSOR AND CITY. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	ARPA	186	186-6611-831.80-41	27,500	27,500
Total				27,500	27,500

Prior Year Funding:

No Data Available

Project Title: CONV CTR INT EXT PAINTING

Project#:

P3L109

Ward:2

Location: 1001 TRUXTUN AVE

Dept: ECONOMIC AND COMMUNITY DEVELOPMENT/ARENA

Justification: THIS PROJECT WILL PROVIDE THE NECESSARY EQUIPMT AND LABOR TO COMPLETE INTERIOR AND EXTERIOR PAINTING OF THE CONVENTION CENTER REPLACING THE 20 YEAR OLD PAINT. 3/18/22 ME

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Professional/Consulting Svcs	ARPA	186	186-6611-831.80-41	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
POLICE DEPARTMENT

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3I300	ACADEMY TRNG FACILITY IMP	2	MEASN	312	\$ 750,000	\$ -	\$ -	\$ -	\$ -	\$ 750,000
P3I301	POLICE AGILITY COURSE	2	MEASN	312	300,000	-	-	-	-	300,000
P3I302	PD PROPERTY FACILITY	2	MEASN	312	1,750,000	-	-	-	-	1,750,000
P3I303	PD PARKING LOT RESURFACE	2	COF	311	145,000	-	-	-	-	145,000
Total					\$ 2,945,000	\$ -	\$ -	\$ -	\$ -	\$ 2,945,000

Project Title:ACADEMY TRNG FACILITY IMP

Project#:

P3I300

Ward:2

Location:ACADEMY TRAINING FACILITY

Dept:POLICE DEPARTMENT/TRAINING

Justification:THE ACADEMY TRAINING FACILITY HAS MULTIPLE CHALLENGES THAT REQUIRE MINOR INTERIOR RENOVATIONS AND SOME ADDITIONS TO THE FACILITY COMPLEX TO ENHANCE THE DEPT'S CAPACITY TO EFFICIENTLY AND MORE EFFECTIVELY PROCESS POLICE OFFICER APPLICANTS, TRAIN RECRUITS AND OFFICERS, MAINTAIN POST STANDARDS FOR ACADEMIES AND IMPROVE THE PHYSICAL SECURITY OF THE FACILITY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-2051-831.80-21	750,000	750,000
Total				750,000	750,000

Prior Year Funding:

No Data Available

Project Title:POLICE AGILITY COURSE

Location:YOKUTS PARK

Dept:POLICE DEPARTMENT/TRAINING

Justification:THE DEPARTMENT IS REQUIRED TO TEST POLICE APPLICANTS AND POLICE ACADEMY TRAINEES IN A SERIES OF PHYSICAL TESTS DESIGNED TO ENSURE SUCH INDIVIDUALS CAN PERFORM BASIC JOB-RELATED ACTIVITIES. THE PARKS AND RECREATION DEPT SUPPORTS THIS PROJECT AND IS CURRENTLY FUNDING THE CONSTRUCTION OF THE SOLID WALL AND CHAIN-LINK FENCE; HOWEVER OTHER AREAS OF THE AGILITY COURSE WILL REQUIRE AN ARTIFICIAL TRACK SURFACE. THIS SURFACE PROVIDES A NON-SLIP, DURABLE RUNNING SURFACE WHICH MEETS CALIFORNIA POST SAFETY REQUIREMENTS FOR TESTING EVENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-2051-834.80-41	300,000	300,000
Total				300,000	300,000

Prior Year Funding:

No Data Available

Project#:

P3I301

Ward:2

Project Title:PD PROPERTY FACILITY

Project#:

P3I302

Ward:2

Location:POLICE PROPERTY ROOM

Dept:POLICE DEPARTMENT/INVESTIGATIONS

Justification:THE POLICE PROPERTY ROOM AND EVIDENCE FACILITY HAS EXCEEDED THE PHYSICAL CAPACITY FOR THE CURRENT NEEDS. THE FACILITY IS THE PD'S SOLE REPOSITORY FOR PHYSICAL EVIDENCE AND ITEMS SEIZED FOR SAFEKEEPING. DUE TO THE ADVANCEMENTS AND NATURE OF CRIMINAL INVESTIGATIONS, THE VOLUME OF EVIDENCE CONTINUES TO INCREASE WHILE MANY OF THESE ITEMS ALSO REQUIRE LENGTHY RETENTION PERIODS. THE EXISTING BUILDING WAS DESIGNED FOR FUTURE EXPANSION TO EXTEND THE EXISTING PREFABRICATED WAREHOUSE STORAGE BUILDING. THIS WOULD INCREASE SQUARE FOOTAGE BY APPROXIMATELY 1,700 SQUARE FT.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-2031-831.80-21	1,750,000	1,750,000
Total				1,750,000	1,750,000

Prior Year Funding:

No Data Available

Project Title:PD PARKING LOT RESURFACE

Project#:

P3I303

Ward:2

Location:TRUXTUN AVE

Dept:POLICE HEADQUARTERS PARKING LOT

Justification:DUE TO DEFERRED MAINTENANCE, THE PARKING LOT OF HEADQUARTERS IS CRACKING, SPLITTING, AND POTHOLED THROUGHOUT THE ENTIRE LOT DUE TO HEAVY USE AND EXPOSURE TO THE ELEMENTS. RESURFACING WOULD PREVENT FURTHER DEGRADATION, RESOLVE DRAINAGE ISSUES, AND ENHANCE THE APPEARANCE OF THE PARKING LOT FOR STAFF AND VISITORS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-2011-834.80-41	145,000	145,000
Total				145,000	145,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
FIRE DEPARTMENT

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P0H115	FS3 REPLACE ASPHALT PRKG	1	COF	311	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
P3H301	EXTRACTORS/WASH & DRYERS	VARIOUS	COF	311	300,000	-	-	-	-	300,000
P3H303	USAR EQUIP & TRAINING	VARIOUS	COF	311	50,000	-	-	-	-	50,000
P3H304	RESCUE HI-PRESS AIR BAGS	VARIOUS	COF	311	45,000	-	-	-	-	45,000
PZH003	FS3 GENERATOR	1	COF	311	-	-	100,000	-	-	100,000
PZH102	FS 2 APP/EQ STORAGE BLDG	2	COF	311	-	-	335,000	-	-	335,000
PZH105	FS 5 PROP/EQ STORAGE BLDG	1	COF	311	-	285,000	-	-	-	285,000
PZH111	FS11 PAINT INTERIOR	2	COF	311	-	-	-	35,000	-	35,000
PZH116	FS2,3,4,6 PAINT APP BAYS	1, 2	COF	311	-	80,000	-	-	-	80,000
PZH121	FS1,5,10 PAINT APP BAY	1, 2, 3	COF	311	-	-	-	-	60,000	60,000
PZH122	FS 13 PAINT EXTERIOR	6	COF	311	-	-	-	-	75,000	75,000
PZH215	FS15 PAINT INTERIOR	4	COF	311	-	-	-	65,000	-	65,000
Total					\$ 395,000	\$ 465,000	\$ 435,000	\$ 100,000	\$ 135,000	\$ 1,530,000

Project Title:FS3 REPLACE ASPHALT PRKG

Project#:
POH115
Ward:1

Location:3400 PALM STREET

Dept:FIRE/SUPPRESSION

Justification:FIRE STATION 3 REPLACE PARKING AREA ASPHALT AND CONCRETE WHICH IS SEVERELY WORN FROM THE ELEMENTS AND CONTINUAL USE OF HEAVY FIRE DEPARTMENT APPARATUS, DELIVERY VEHICLES, AND MAINTENANCE VEHICLES, ETC.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	COF	311	311-3031-834.80-11	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

No Data Available

Project Title:EXTRACTORS/WASH & DRYERS

Project#:
P3H301
Ward:
VARIOUS

Location:MULTIPLE

Dept:FIRE/SUPPRESSION

Justification:EQUIP EACH OF THE 14 FIRE STATIONS WITH WASHING MACHINES, DRYERS, EXTRACTORS AND DRYING RACKS FOR TURNOUT GEAR. CURRENTLY, ONLY FOUR FIRE STATIONS ARE FULLY EQUIPPED WITH THESE MACHINES. EQUIPPING THE REMAINING STATIONS WOULD ALLOW THE FIRE COMPANY TO STAY WITHIN THEIR FIRE PROTECTION AREA. PRESENTLY, FIRE COMPANIES HAVE TO TRAVEL OUSIDE THEIR AREA TO ANOTHER STATION TO CLEAN AND DECONTAMINATE THEIR CLOTHES AND TURNOUT GEAR WHICH CAN CAUSE DELAYS IN RESPONSE TIMES THE NUMBER ONE CONTROLLABLE FACTOR IN EXPOSURE TO CANCER CAUSING CARCINOGENS IS TO CLEAN AND DECONTAMINATE FIRE APPAREL AND TURNOUT GEAR.PROPER CLEANING AND MAINTENANCE CAN PROLONG THE LIFE OF TURNOUT GEAR UP TO 10 YEARS OF SERVICE LIFE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-3031-843.80-68	300,000	300,000
Total				300,000	300,000

Prior Year Funding:

No Data Available

Project Title:USAR EQUIP & TRAINING

Location:MULTIPLE

Dept:FIRE/SUPPRESSION

Justification:EQUIPMENT AND TRAINING FOR URBAN SEARCH AND RESCUE REGIONAL TASK FORCE 11 TO COMPLY WITH THE GOVERNOR'S OFFICE OF EMERGENCY SERVICE'S NEW STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-3031-843.80-68	50,000	50,000
Total				50,000	50,000

Prior Year Funding:

No Data Available

Project#:
P3H303
Ward:
VARIOUS

Project Title:RESCUE HI-PRESS AIR BAGS

Project#:
P3H304
Ward:
VARIOUS

Location:MULTIPLE

Dept:FIRE/SUPPRESSION

Justification:REPLACE HIGH-PRESSURE AIRBAGS THAT HAVE REACHED OR SURPASSED THE 10-YEAR SERVICE LIFE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	COF	311	311-3031-843.80-68	45,000	45,000
Total				45,000	45,000

Prior Year Funding:
No Data Available

Project Title:FS3 GENERATOR

Location:3400 PALM STREET

Dept:FIRE/SUPPRESSION

Justification:INSTALL NEW EMERGENCY GENERATOR AND AUTOMATIC TRANSFER SWITCH, WHILE UPGRADING/REPLACING THE MAIN ELECTRICAL PANEL AND INADEQUATE FACILITY WIRING NECESSARY TO COMPLETE THE INSTALLATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Fleet/Equipment	COF	311	311-3031-834.80-68	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

No Data Available

Project#:PZH003
Ward:1

Project Title:FS 2 APP/EQ STORAGE BLDG

Project#:

PZH102

Ward:2

Location:716 EAST 21ST STREET

Dept:FIRE/SUPPRESSION

Justification:THIS PROJECT WILL REPLACE 50 YEAR OLD STORAGE UNIT AT FIRE STATION 2. THE EXISTING UNIT IS UNDERSIZED AND EXPERIENCING STRUCTURAL ISSUES. THE STORAGE UNIT HOUSES LARGE AND SMALL EQUIPMENT. THE ADDITION OF GRANT FUNDED EQUIPMENT HAS CONTRIBUTED TO CAPACITY ISSUES.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	335,000	335,000
Total				335,000	335,000

Prior Year Funding:

No Data Available

Project Title:FS 5 PROP/EQ STORAGE BLDG

Project#:

PZH105

Ward:1

Location:106 EAST WHITE LANE

Dept:FIRE/SUPPRESSION

Justification:FIRE STATION 5 BUTLER BUILDING TO HOUSE EXPENSIVE LIVE FIRE EQUIPMENT ALL OF WHICH ARE CONTROLLED WITH SENSITIVE, COMPUTERIZED ELECTRONICS. EQUIPMENT INCLUDES LARGE LIVE FIRE TRAINING PROPS, TRAILERS, AND SPECIALIZED EQUIPMENT CACHES. THERE IS NO STORAGE ON SITE, AND SOME OF THE EQUIPMENT IS SUFFERING FROM EXPOSURE TO THE ELEMENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	285,000	285,000
Total				285,000	285,000

Prior Year Funding:

No Data Available

Project Title:FS11 PAINT INTERIOR

Project#:
PZH111
Ward:2

Location:7000 STOCKDALE HWY

Dept:FIRE/SUPPRESSION

Justification:FIRE STATION 11 HAS INTERIOR PAINT AND WALL RELATED FINISH ISSUES DUE TO NORMAL WEAR AND PREVIOUS WATER LEAKS.THIS PROJECT REQUIRES LARGE SCALE, PROFESSIONAL FOCUS AND REPAIRS.

Construction Costs and Funding Source:

Expense Category Description				FY 2025-26 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	35,000	35,000
Total				35,000	35,000

Prior Year Funding:

No Data Available

Project Title:FS2,3,4,6 PAINT APP BAYS

Project#:
PZH116
Ward:
1,2

Location:VARIOUS FIRE STATIONS

Dept:FIRE/SUPPRESSION

Justification:FIRE STATION 2,3,4,6 SIGNIFICANT CLEANING OF SOOT, CARBON, GRIME AND BUILT-UP APPARATUS EXHAUST, PREPARATION OF APPARATUS BAYS AND APPLICATION OF PAINT TO ALLOW FOR GREATER DURABILITY AND MAINTENANCE AND AVOID UNHEALTHFUL AND UNSIGHTLY SURFACE BUILD UP IN THE FUTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	80,000	80,000
Total				80,000	80,000

Prior Year Funding:

No Data Available

Project Title:FS1,5,10 PAINT APP BAY

Project#:
PZH121
Ward:
1,2,3

Location:VARIOUS FIRE STATIONS

Dept:FIRE/SUPPRESSION

Justification:FIRE STATIONS 1,5,10 HAVE APPARATUS BAY PAINT RELATED FINISH ISSUES FROM SOOT, CARBON AND OTHER BUILD-UP FROM APPARATUS EXHAUST AND GENERAL GRIME. THIS LARGER SCOPE PROJECT REQUIRES PROFESSIONAL ATTENTION AND APPLICATIONS. SIGNIFICANT CLEANING AND PREPARATION OF THE APPARATUS BAYS, AND PAINT FOR DURABILITY AND SAFETY.

Construction Costs and Funding Source:

Expense Category Description				FY 2026-27 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	60,000	60,000
Total				60,000	60,000

Prior Year Funding:

No Data Available

Project Title:FS 13 PAINT EXTERIOR

Location:4900 POPPYSEED STREET

Dept:FIRE SUPPRESSION

Justification:FIRE STATION 13 PAINT EXTERIOR WHICH IS CHIPPING AND FADING. THIS IS A LARGE SCOPE PROJECT REQUIRING PROFESSIONAL ATTENTION FOR PREPARATION AND PAINT APPLICATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2026-27 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	75,000	75,000
Total				75,000	75,000

Prior Year Funding:

No Data Available

Project#:

PZH122

Ward:6

Project Title:FS15 PAINT INTERIOR

Location:1315 BUENA VISTA ROAD

Dept:FIRE/SUPPRESSION

Justification:FIRE STATION #15 HAS INTERIOR PAINT AND WALL RELATED FINISH ISSUES. THE FACILITY PORTRAYS A NEGATIVE IMAGE AS A NEIGHBORHOOD GOVERNMENT INFRASTRUCTURE. THIS PROJECT REQUIRES LARGER SCALE, PROFESSIONAL FOCUS AND REPAIR THAN CAN BE DONE BY FIRE DEPARTMENT PERSONNEL.

Construction Costs and Funding Source:

Expense Category Description				FY 2025-26 (CIP)	Total
Construction	COF	311	311-3031-831.80-21	65,000	65,000
Total				65,000	65,000

Prior Year Funding:

No Data Available

Project#:

PZH215

Ward:4

CITY OF BAKERSFIELD

CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN

PROJECT SUMMARY BY DEPARTMENT

PUBLIC WORKS

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
E0K215	SEWER REPAIRS VAR LOC	VARIOUS	SEF	411	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
				412	250,000	250,000	250,000	250,000	250,000	1,250,000
E0K221	CENTRIFUGE REHAB PLT3	6	SEF	412	80,000					80,000
E1K304	PRIMARY CLARIF 1-4 REHAB	1-7	SEF	412	1,500,000					1,500,000
E2K301	DAF REHAB	1-7	SEF	412	1,300,000					1,300,000
E2K303	PLC UPGRADE	1-7	SEF	412	750,000					750,000
E2K306	SWR REHAB-DOWNTWN MH PH 1	2	SEF	411	550,000	550,000				1,100,000
E2K307	STMIMP-V ST DETENTION BSN	2	SEF	411	825,000	825,000				1,650,000
E2K310	MISC STORM DRAIN IMPRV	VARIOUS	SEF	412	766,000	600,000	600,000	600,000	600,000	3,166,000
E2K312	TERTIARY EXPANSION WWTP 3	1-7	SEF	412	2,000,000	2,000,000	2,000,000	2,000,000		8,000,000
E3K300	SWRLFTRHB-BANK/HSKG/AKRS	2,7	SEF	411	300,000					300,000
				412	300,000					300,000
E3K301	SWRLFTRHB-HAGEMAN-ALLEN	4	SEF	412	2,530,000	-	-	-	-	2,530,000
E3K302	SWRLFTRHB-PLANZ/PANAMA	7	SEF	411	1,320,000					1,320,000
				412	1,320,000					1,320,000
E3K304	SEPTAGE PROC UNIT UPGRADE	1-7	SEF	412	500,000	-				500,000
E3K305	BOOSTER BLOWER UPGRADE	1-7	SEF	412	150,000	1,800,000				1,950,000
E3K306	BAR SCREEN UPGRADE	1-7	SEF	411	150,000	1,000,000				1,150,000
E3K307	UPGRADE COGENERATION SYST	1-7	SEF	411		600,000	3,700,000			4,300,000
E9K200	SWRCLN:BV AND MCCUTCHEN	5	SEF	412	1,463,000					1,463,000
E9K201	WWTP MISC IMPROVEMENTS	1,6	SEF	411	300,000	300,000	300,000	300,000	300,000	1,500,000
				412	300,000	300,000	300,000	300,000	300,000	1,500,000
EZK225	SWRLFTRHB-SANDRA/MEREDITH	1	SEF	411				1,166,000		1,166,000
EZK226	SWRLFTRHB-MING/GRND LAKES	4	SEF	412				1,132,000		1,132,000
EZK227	SWRLFTRHB-EUCALYPTUS	3	SEF	411		1,193,000				1,193,000
EZK228	SWRLFTRHB-TAFT HWY/S H ST	7	SEF	412			1,228,000			1,228,000
EZK300	REHAB EFFLUENT PUMP STAT	1-7	SEF	412			60,000	500,000		560,000
EZK301	DEMO OLD HEADWORKS BLDG	1-7	SEF	412			250,000			250,000
EZK303	STIMP-Q ST STORM DRAIN	2	SEF	411		150,000	750,000			900,000
P0K203	STREET LGHT STUDY IMPRVMT	VARIOUS	MEASN	312	1,000,000					1,000,000
P0K226	MESAMARINPH 3_4SFTBLFIELD	3	MEASN	312	1,000,000					1,000,000
P1K300	CORP YD BLDG A UPDATE	2	RCF	421	30,000					30,000
P1K303	MISC FUEL STAT IMPR	VARIOUS	EMF	511	100,000	100,000	100,000	100,000	100,000	500,000
P1K304	MULTI USE PATH FRIANT KRN	2,3,4	URF	316	750,000					750,000
P1K307	MULTI USE PATH HAGEMAN	3	URF	316	1,300,000					1,300,000
P1K310	MISC EMRGNCY FCLTY RPRS	VARIOUS	COF	311	100,000	100,000	100,000	100,000	100,000	500,000
P1K319	EMER GENERATOR CHN	2	COF	311	590,000					590,000
				311	6,000					6,000
P2K307	AMTRAK SECURITY ENHNCMTS	2	COF	145	54,000					54,000
P3K300	FAC IMPR:CHS ANNEX BRK RM	2	COF	311	25,000					25,000
P3K301	GATEWAY BEAUTIFICATION	COUNTY	MEASN	312	1,600,000					1,600,000
P3K302	BIKE & PED FAC GRANT MTCH	VARIOUS	MEASN	312	4,000,000	-	-			4,000,000
P3K303	ANNEXATION FUND ALLOC	VARIOUS	MEASN	312	500,000					500,000

CITY OF BAKERSFIELD

CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN

PROJECT SUMMARY BY DEPARTMENT

PUBLIC WORKS

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3K304	BIKE/PED FEAS STUDY	VARIOUS	URF	316	140,000					140,000
P3K305	VALLEY ICE CTR COMPRESSOR	4	COF	311	50,000					50,000
P3K307	BPD HQ E WING-RPL AIR HND	2	COF	311	300,000					300,000
P3K308	AMTRK-ROOF REST & RESEAL	2	COF	311	35,000					35,000
P3K309	CHS ANNEX - ROOF	2	COF	311	420,000					420,000
P3K310	CHS ANNEX-REPLACE BOILER	2	COF	311	80,000					80,000
P3K311	BPD HQ E WING-ROOF RESTOR	2	COF	311	160,000					160,000
P3K312	BLNC-ROOF RESTORATION	1	MEASN	312	60,000					60,000
P3K313	CORP YARD BLD C-ROOF REST	2	COF	311	435,000					435,000
P3K315	SW MISC FACILITY RPRS	1,2	RCF	421	300,000	300,000	300,000			900,000
P3K316	MSTR SITE PLAN FOR SW/GW	1	RCF	421	250,000					250,000
P3K317	MRF MATERIAL COVERS	1	RCF	421	125,000					125,000
P3K318	MRF LINE UPGRADE	1	RCF	421	750,000					750,000
P6K202	AIRPORT MISC. REPAIRS	1	GAF	451	25,000	25,000	25,000	25,000	25,000	125,000
P6K203	AIRPORT HANGAR DOOR REHAB	1	GAF	451	30,000	30,000	30,000	30,000	30,000	150,000
P6K220	CBACC-MISC IMP	1	COF	311	75,000	75,000	75,000	75,000	75,000	375,000
P6K222	ARENA/CC MISC IMPROV	2	COF	311	100,000	100,000	100,000	100,000	100,000	500,000
P8K213	GREENWASTE PAVEMT REPAIR	1	RCF	421	50,000	50,000	50,000	50,000	50,000	250,000
PZK305	TRANSFER STATION DES	1	RCF	421		400,000		3,000,000		3,400,000
PZK306	BSL CONCRETE DWN DRAINS	1	RCF	421		100,000				100,000
PZK307	BLNC IMPR MISC REPAIRS	1	COF	311		100,000	100,000	100,000	100,000	400,000
Q9K200	EQUIPMENT LIFT SYSTEM	2	EMF	511	100,000	-				100,000
T0K244	ST IMP-PANAMA: W OF UNION	1	TDF	331	620,000	-	1,114,000			1,734,000
T0K263	WARD 1/2 STREETS MISC	1,2	COF	311	700,000	700,000	700,000	700,000	700,000	3,500,000
T1K300	ST IMP WIBLE HSKNG BRKSHR	7	TDF	331		2,450,000				2,450,000
T1K307	RESURFACING STREETS DIV	VARIOUS	COF	311	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
			URF	316	3,250,000	3,000,000	3,000,000	3,000,000	3,000,000	15,250,000
			GTF	151	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000
T1K309	ST IMP ATGRAD XING BRKSHR	5	URF	316		640,000				640,000
			TDF	331		810,000				810,000
T1K313	RPLC GUARD RAILS VAR LOC	VARIOUS	GTF	151	130,000	130,000	130,000	130,000	130,000	650,000
T2K300	ADA CURB/GUTTER/SIDEWALK	VARIOUS	COF	311	250,000	250,000	250,000	250,000	250,000	1,250,000
T2K304	ST IMP CORR:H ST & CHESTER	2	MEASN	312	3,750,000					3,750,000
T2K306	ST IMP WIBLE-MCKEE	7	TDF	331	-	1,199,000				1,199,000
T2K307	BRDG IMPR-BEALE UPRR	2	URF	316	180,000	1,640,000				1,820,000
T2K318	WESTSDE PKWY LNDSCPE P1	2 AND 3	MEASN	312	250,000					250,000
T3K300	MEDIAN IMPR: VARIOUS LOC	VARIOUS	COF	311	650,000	2,000,000	2,000,000	2,000,000		6,650,000
T3K301	JEWETT AVE CURB & GUTTER	2	CDBG	111	350,000					350,000
T3K302	TR SIG INTER MT VERNON	3	ISTEA	121	529,409					529,409
			GTF	151	112,591					112,591
T3K303	GRANT MATCH FUND ALLOC	VARIOUS	MEASN	312	3,000,000					3,000,000
T3K304	MISC ROADWAY IMPROVEMENTS	ALL	COF	311	100,000	100,000	100,000	100,000	100,000	500,000
T3K305	PVMT RHB HALEY STREET	3	SB1	152	1,930,000					1,930,000

CITY OF BAKERSFIELD

CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN

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PUBLIC WORKS

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
T3K306	STIMP-Q ST AND ESPEE ST	2	COF	311	100,000	1,182,000				1,282,000
T3K307	PVMTRHB MANOR/COL-KRN RVR	3	SB1	152	1,990,000					1,990,000
T3K308	PVMTRHB-STOCK_RNF_ALLEN	4	COF	311	600,000					600,000
			SB1	152	2,750,000					2,750,000
T3K309	OHIO DRIVE CURB & GUTTER	1	CDBG	111	350,000					350,000
T3K310	BENTON ST CURB & GUTTER	7	CDBG	111	350,000					350,000
T3K311	OLEANDER AVE CURB & GTR	2	CDBG	111	350,000					350,000
T3K312	STIMP NEAR HERITAGE PK	3	COF	311	420,000					420,000
T3K313	MADISON AREA CURB & GTR	1	CDBG	111	350,000					350,000
T3K314	PVMTRHB-STOCK_GOSF_STINE	2, 5, 6	ISTEA	121	5,169,000					5,169,000
			SB1	152	1,105,000					1,105,000
T3K315	STIMPR BIKE PATH-PACHECO	6	MEASN	312	1,130,000					1,130,000
T3K316	TRAFFIC SIG MOD:MING-REAL	4	URF	316	250,000					250,000
T3K317	TRAFFIC CALMING ALLOCAT	VARIOUS	MEASN	312	500,000					500,000
T3K318	ADA ADVANCES ALLOC	VARIOUS	MEASN	312	300,000					300,000
T3K319	PVMT RHB - OLEANDER ST	2	SB1	152	700,000	-				700,000
T3K320	MEDIAN FUNDING ALLOC	VARIOUS	MEASN	312	400,000					400,000
T3K321	CRSSWLK & PAINTING ALLOC	VARIOUS	MEASN	312	250,000					250,000
T3K322	DISADVTG ALLEY & STREET	VARIOUS	MEASN	312	300,000					300,000
T3K323	MLK BLVD STREET DESIGN	2	COF	311	150,000					150,000
T6K201	ADA/TITLE VI TRSTN MISC	VAR	COF	311	50,000	50,000	50,000	50,000	50,000	250,000
T7K226	ST IMPR PANAMA AT-GRADE X	5	TDF	331		1,540,000				1,540,000
T9K207	SIG MOD MISCELLANEOUS	VAR	URF	316	125,000	150,000	175,000	200,000	200,000	850,000
TZK202	TRUXT AVE CURB/GUTTER/SIW	2	UNK	969			350,000			350,000
TZK206	ST IMP OAK /CALIF RT TURN	2	UNK	969			275,000			275,000
TZK256	ST IMP BUCK OWENS	3	UNK	969			428,000			428,000
TZK306	ADAPT SIG COORD WHITE LN	5,6	ISTEA	121		776,000				776,000
			GTF	151		170,000				170,000
TZK307	ADAPT SIG COORD H_PANAMA	3	ISTEA	121		510,000				510,000
			GTF	151		110,000				110,000
TZK308	ADAPT SIG COORD STOCKDALE	3	GTF	151		74,000				74,000
			ISTEA	121		339,000				339,000
TZK310	STIMP TRUXTUN@ H ST RTL	2	URF	316			370,000			370,000
TZK311	STIMP-BERKSHIRE/MTNRIDGE	6	GTF	151			918,000			918,000
			TDF	331			190,000			190,000
Total					\$ 70,435,000	\$ 34,518,000	\$ 26,118,000	\$ 22,008,000	\$ 12,210,000	\$ 165,289,000

Project Title:SEWER REPAIRS VAR LOC

Project#:
E0K215
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THIS PROJECT IS FOR EMERGENCY SEWER REPAIRS AS THEY OCCUR THROUGHOUT THE YEAR. THE STREETS DIVISION PERFORMS VIDEO INSPECTION OF EXISTING SEWER LINES AND DETERMINES ONES IN NEED OF IMMEDIATE REPAIRS WHEN DISCOVERED; HOWEVER, DUE TO LACK OF A SPECIFIC PROJECT THESE REPAIRS ARE PUT ON HOLD UNTIL A CIP PROJECT IS BUDGETED. THIS CIP FUNDS AN ANNUAL SEWER REPAIR PROGRAM TO ADDRESS THOSE NEEDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Professional/ Consulting Srvs	SEF	412	412-4031-812.80-41	36,000	36,000	36,000	36,000	36,000	180,000
		411	411-4031-812.80-41	36,000	36,000	36,000	36,000	36,000	180,000
Construction	SEF	411	411-4031-812.80-41	214,000	214,000	214,000	214,000	214,000	1,070,000
		412	412-4031-812.80-41	214,000	214,000	214,000	214,000	214,000	1,070,000
Total				500,000	500,000	500,000	500,000	500,000	2,500,000

Prior Year Funding:

GMMDTA
2019/20 \$500,000
2020/21 \$0

Project Title:CENTRIFUGE REHAB PLT3

Project#:

E0K221

Ward:6

Location:WASTERWATER PLANT 3 - 6901 MCCUTCHEN RD

Dept:PUBLIC WORKS / WASTEWATER

Justification:THIS MULTI-YR PROJECT WILL REHABILITATE ONE CENTRIFUGE AT WWTP 3 EACH FY FOR THE NEXT FOUR YEARS. PLANT 3 HAS FOUR CENTRIFUGES, WHICH ARE USED TO DEWATER DIGESTED SLUDGE PRIOR TO LAND APPLICATION. CENTRIFUGES ARE SUBJECT TO EXTREME WEAR AND TEAR AND MUST BE REMOVED FROM SERVICE AND REHABILITATED TO AVOID CATASTROPHIC FAILURE. FUNDS WILL BE USED TO PROCURE CONSTRUCTION SERVICES AND PURCHASE ANY NESCESSARY ADDITIONAL PARTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	80,000	80,000
Total				80,000	80,000

Prior Year Funding:

GMMDTA
FY 2020/21 \$80,000
FY 2021/22 \$80,000
FY 2019/20 \$80,000

Project Title:PRIMARY CLARIF 1-4 REHAB

Project#:
E1K304
Ward:
1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:THIS MULTI-YEAR PROJECT WILL REHABILITATE PRIMARY CLARIFIERS #1 THROUGH #4. REHABILITATION INCLUDES REPAIRING, REPLACING AND RECOATING CONCRETE AND METAL SURFACES AND REPLACING SKIMMER ARMS. FUNDS BUDGETED IN FY 20/21 WILL PROVIDE FOR DESIGN SERVICES FOR REHABILITATION OF CLARIFIERS #1 THROUGH #4. CONSTRUCTION PHASE OF CLARIFIERS #3 & #4 IS SCHEDULED FOR FY 21/22 AND CLARIFIERS #1 & #2 IS SCHEDULED FOR FY 22/23.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	1,500,000	1,500,000
Total				1,500,000	1,500,000

Prior Year Funding:

GMMDTA
FY 2020/21 \$70,000
FY 2021/22 \$1,300,000

Project Title:DAF REHAB

Project#:
E2K301
Ward:
1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:REHABILITATE THE TWO DISSOLVED AIR FLOTATION THICKENING (DAF) UNITS AT PLANT 3 INCLUDING CONCRETE REPAIR, SLUDGE RAKE REPLACEMENT, DRIVE REBUILD, AND REPLACEMENT OF THE ASSOCIATED POLYMER BLENDING UNITS. THE PREPARATION OF PROJECT BID DOCUMENTS AND THE REHABILITATION OF ONE DAF IS PROGRAMMED FOR FY 21/22, AND THE SECOND DAF AND REPLACEMENT OF THE POLYMER BLENDING UNITS IS PROGRAMMED FOR FY 22/23.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	1,300,000	1,300,000
Total				1,300,000	1,300,000

Prior Year Funding:

GMMDTA
FY 2021/22 \$500,000

Project Title:PLC UPGRADE

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:EQUIPMENT OPERATION THROUGHOUT PLANT 3 IS CONTROLLED BY PROGRAMMABLE LOGIC CONTROL (PLC) SYSTEMS THAT INTEGRATE W/ PLANT 3'S SCADA SYSTEM. AT THIS TIME THE PLC SYSTEMS ARE OUTDATED, NO LONGER SUPPORTED, AND REPLACEMENT PARTS ARE NO LONGER MANUFACTURED. THIS PROJECT WILL UPGRADE AND REPLACE BOTH HARDWARE AND SOFTWARE THROUGHOUT PLANT 3 IN A MULTI-YEAR PROJECT. THE PLC SYSTEMS IN THE HEADWORKS BULDING AND THE AERATION BLOWER BUILDING WILL BE UPGRADED IN FY 21/22, AND THE REMAINING PLC SYSTEMS WILL BE UPGRADED IN FY 22/23.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	750,000	750,000
Total				750,000	750,000

Prior Year Funding:

GMMDTA
FY 2021/22 \$750,000

Project#:

E2K303

Ward:

1-7

Project Title:SWR REHAB-DOWNTWN MH PH 1

Project#:

E2K306

Ward:2

Location:DOWNTOWN - VARIOUS LOCATIONS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE DEGRADATION OF SEWER MANHOLES OCCURS NATURALLY OVER TIME, AND THE SEWER MANHOLES IN THE DOWNTOWN BAKERSFIELD AREA ARE SOME OF THE OLDEST IN THE CITY. IN THE DOWNTOWN MASTER SEWER STUDY CONDUCTED BY MKN IN 2020, THE MANHOLES IN THE DOWNTOWN AREA WERE IDENTIFIED AS IN NEED OF A THOROUGH SURVEY AND EVENTUAL REPAIR. PHASE 1 OF THIS PROJECT INVOLVED THE SURVEY OF THE REMAINING 457 SEWER MANHOLES THAT WERE NOT SURVEYED IN THE DOWNTOWN MASTER SEWER STUDY TO EVALUATE THE DETERIORATION OF EACH. PHASE 2 WILL CONSIST OF UTILIZING THE SURVEY PERFORMED IN PHASE 1 TO IDENTIFY THOSE MANHOLES MOST IN NEED OF REHABILITATION AND TO DESIGN AND CONSTRUCT THE NECESSARY REPAIRS FOR EACH SEWER MANHOLE. BY UTILIZING THE SPECIFIC METHOD OF REHABILITATION FOR EACH SEWER MANHOLE, THE SERVICE LIFE WILL BE EXTENDED FOR THE ENTIRE SYSTEM, WHILE MINIMIZING COST AND DISRUPTION TO RESIDENTS. PHASE 2 IS BUDGETED IN FY 2022/2023, WHILE PHASE 3 WILL BE BUDGETED IN FY 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Regular Salaries & Wages	SEF	411	411-4031-812.80-41	50,000	50,000	100,000
Construction	SEF	411	411-4031-812.80-41	500,000	500,000	1,000,000
Total				550,000	550,000	1,100,000

Prior Year Funding:

GMMDTA
2021/22 \$500,000

Project Title:STMIMP-V ST DETENTION BSN

Project#:

E2K307

Location:V STREET BETWEEN BNSF RR & 20TH STREET, AND CITY PROPERTY SOUTH OF BNSF BETWEEN T STREET & U STREET

Ward:2

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:TO ALLEVIATE FLOODING IN THE AREA OF V STREET AND TRUXTUN AVENUE THE EXISTING STORM DRAIN SYSTEM ALONG V STREET BETWEEN THE BNSF RAILROAD AND 20TH STREET MUST BE REPLACED. ADDITIONALLY, A DETENTION BASIN IS REQUIRED TO REDUCE PEAK STORM DRAIN FLOWS FROM THE V STREET SYSTEM, WHICH DISCHARGES TO THE KERN ISLAND CANAL. REPLACING THE EXISTING SYSTEM WOULD INCREASE THE HYDRAULIC CAPACITY OF THE SYSTEM, PREVENTING FREQUENT FLOODING AT THE SOUTH END OF V STREET. CONSTRUCTION OF THE DETENTION BASIN WILL PREVENT PEAK STORM DISCHARGES TO THE KERN ISLAND CANAL FROM FLOODING UPSTREAM AREAS. DESIGN WAS BUDGETED IN FY 2021/2022. PHASE 1 OF CONSTRUCTION IS BUDGETED FOR FY 2022/2023, AND INCLUDES BORING ACROSS THE BNSF RAILROAD AND CONSTRUCTION OF THE DETENTION BASIN. PHASE 2 OF CONSTRUCTION IS BUDGETED FOR FY 2023/2024 AND WILL INCLUDE THE CONSTRUCTION OF THE PIPELINE ALONG V STREET.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Regular Salaries & Wages	SEF	411	411-4031-813.80-41	125,000	125,000	250,000
Construction	SEF	411	411-4031-813.80-41	700,000	700,000	1,400,000
Total				825,000	825,000	1,650,000

Prior Year Funding:

GMMDTA
2021/22 \$200,000

Project Title:MISC STORM DRAIN IMPRV

Project#:
E2K310
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS ONGOING PROJECT FUNDS IMPROVEMENTS TO THE CITY'S AGING DRAINAGE AND STORM DRAIN INFRASTRUCTURE. TYPICAL PROJECTS INCLUDE REPLACING CRACKED AND DISPLACED CROSS GUTTERS, REMOVING STORM DRAIN SIPHONS, AND REPAIRING AND REPLACING DAMAGED AND DETERIORATED STORM DRAIN AND PIPES AND CATCH BASINS. THIS IS A MULTI-YEAR STORM DRAIN REHABILITATION PROGRAM. IN FY 2022/2023 THE IMPROVEMENTS WILL BE ON MOHICAN AVENUE, WHILE FUTURE YEARS WILL BE DETERMINED BASED ON NEED.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-813.80-41	140,000	100,000	100,000	100,000	100,000	540,000
Construction	SEF	412	412-4031-813.80-41	626,000	500,000	500,000	500,000	500,000	2,626,000
Total				766,000	600,000	600,000	600,000	600,000	3,166,000

Prior Year Funding:

GMMDTA
2021/22 \$200,000

Project Title:TERTIARY EXPANSION WWTP 3

Project#:
E2K312
Ward:
1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:THIS IS A MULTI-YEAR PROJECT THAT WILL EXPAND THE EXISTING TERTIARY TREATMENT AT PLANT 3. MORE SPECIFICALLY, THIS PROJECT WILL EXPLORE AND DETERMINE THE FEASIBILITY OF EXPANDING PLANT 3'S TERTIARY CAPACITY BEYOND ITS CURRENT 2 MGD, DETERMINE THE MOST BENEFICIAL AND COST EFFECTIVE USE OF THE INCREASED TERTIARY PRODUCTION, AND PROVIDE FOR THE DESIGN AND CONSTRUCTION OF THE EXPANDED TREATMENT FACILITIES. THE FEASABILITY STUDY WILL BEGIN FY 21/22, THE REST OF THE PROJECT TIMELINE WILL BE SCHEDULED IN ORDER TO ENSURE THE PROJECT IS FULLY FUNDED AND CONSTRUCTION IS COMPLETED BEFORE THE END OF 2026.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Total				2,000,000	2,000,000	2,000,000	2,000,000	8,000,000

Prior Year Funding:

GMMDTA
FY 2021/22 \$100,000

Project Title:SWRLFTRHB-BANK/HSKG/AKRS

Project#:

E3K300

Location:SEWER LIFT STATION AT BANK STREET AND SEWER LIFT STATION AT HOSKING AVENUE AND AKERS ROAD

Ward:
2,7

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE EXISTING SEWER LIFT STATIONS LOCATED AT BANK STREET AND HOSKING AVENUE AT AKERS ROAD HAVE BEEN RECENTLY REHABILITATED, HOWEVER, THE ELECTRICAL SYSTEMS WERE NOT MODIFIED AND ARE IN NEED OF REPLACEMENT SINCE THEY ARE REACHING THE END OF THEIR USEFUL LIFE. THIS PROJECT WILL REMOVE AND REPLACE THE ELECTRICAL CABINETS AND CONTROL SYSTEMS WITH UPGRADED SAFETY EQUIPMENT AND OTHER APPURTENANCES NECESSARY TO MAINTAIN THE PROPER AND SAFE OPERATION OF EACH LIFT STATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	20,000	20,000
		411	411-4031-812.80-41	20,000	20,000
Professional/Consulting Svcs	SEF	411	411-4031-812.80-41	30,000	30,000
		412	412-4031-812.80-41	30,000	30,000
Construction	SEF	412	412-4031-812.80-41	250,000	250,000
		411	411-4031-812.80-41	250,000	250,000
Total				600,000	600,000

Prior Year Funding:

No Data Available

Project Title:SWRLFTRHB-HAGEMAN-ALLEN

Project#:

E3K301

Ward:4

Location:SEWER LIFT STATION AT HAGEMAN ROAD AND ALLEN ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE SEWER LIFT STATION AT HAGEMAN AND ALLEN ROAD IS REACHING THE END OF ITS USEFUL LIFE AND IS IN NEED OF REHABILITATION. THIS PROJECT WILL DEMOLISH AND RECONSTRUCT THE SEWER LIFT STATION WITH PREROTATION BASINS, NEW PUMPS, SAFETY UPGRADES, AND OTHER APPURTENANCES NECESSARY TO BRING THE LIFT STATION TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	170,000	170,000
Construction	SEF	412	412-4031-812.80-41	2,190,000	2,190,000
Professional/Consulting Svcs	SEF	412	412-4031-812.80-41	170,000	170,000
Total				2,530,000	2,530,000

Prior Year Funding:

No Data Available

Project Title:SWRLFTRHB-PLANZ/PANAMA

Project#:

E3K302

Ward:7

Location:SSLS AT PLANZ/HUGHES AND PANAMA/PARSONS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE SEWER LIFT STATIONS AT PANAMA LANE AND PARSONS WAY; AND PLANZ ROAD AND HUGHES LANE ARE AGING AND REACHING THE ENDS OF THEIR USEFUL LIVES. BOTH ARE IN NEED OF REPAIRS. THIS PROJECT WILL REHABILITATE BOTH SEWER LIFT STATIONS WITH PRE-ROTATION BASINS, NEW PUMPS, SAFETY UPGRADES, AND OTHER APPURTENANCES NECESSARY TO BRING THE SEWER LIFT STATIONS TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	90,000	90,000
		411	411-4031-812.80-41	90,000	90,000
Professional/Consulting Svcs	SEF	411	411-4031-812.80-41	65,000	65,000
		412	412-4031-812.80-41	65,000	65,000
Construction	SEF	412	412-4031-812.80-41	1,165,000	1,165,000
		411	411-4031-812.80-41	1,165,000	1,165,000
Total				2,640,000	2,640,000

Prior Year Funding:

No Data Available

Project Title:SEPTAGE PROC UNIT UPGRADE

Project#:
E3K304
Ward:
1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/ WASTEWATER

Justification:THIS PROJECT WILL UPDGRADE ONE SEPTAGE PROCESSING UNIT AT PLANT 3. SEPTAGE THAT IS DELIVERED TO THE PLANT BY COMMERCIAL HAULERS IS DISCHARGED THROUGH ONE OF TWO UNITS THAT CAPTURES RAGS AND COARSE SOLIDS PRIOR TO BEING DISCHARGED INTO A STORAGE TANK. OVER TIME THESE UNITS HAVE BECOME UNECONOMICAL TO MAINTAIN AND INEFFICIENT IN CAPTURING RAGS AND COARSE SOLIDS, WHICH IN TURN DAMAGE OTHER EQUIPMENT DOWNSTREAM. THE UPGRADE WILL REPLACE ONE SEPTAGE PROCESSING UNIT, PIPES, AND VALVES

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	450,000	450,000
Professional/Consulting Svcs	SEF	412	412-4071-812.80-41	50,000	50,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:BOOSTER BLOWER UPGRADE

Project#:

E3K305

Ward:

1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:THE DIGESTER GAS BOOSTER BLOWERS ARE PART OF A SYSTEM THAT COLLECTS, COMPRESSES, TREATS, STORES, AND CONVEYS THE DIGESTER GAS FROM THE DIGESTERS TO THE COGENERATION ENGINES FOR COMBUSTION. THE BOOSTER BLOWERS ARE CONSTANTLY OVERHEATING AND INCREASINGLY DIFFICULT TO MAINTAIN. A TECHNICAL MEMO PREPARED FY 21/22 PROVIDED RECOMMENDATIONS TO IMPROVE RELIABILITY AND INCREASE EFFICIENCY. THIS PROJECT WILL UPGRADE THE THREE BLOWER SKIDS, ADD A GLYCOL COOLING SYSTEM AND CANOPY. THE DESIGN OF THIS PROJECT WILL BE DONE FY 22/23, AND CONSTRUCTION FY 23/24.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Professional/Consulting Svcs	SEF	412	412-4071-812.80-41	150,000		150,000
Construction	SEF	412	412-4071-812.80-41		1,800,000	1,800,000
Total				150,000	1,800,000	1,950,000

Prior Year Funding:

No Data Available

Project Title:BAR SCREEN UPGRADE

Location:WASTEWATER PLANT 2 - 1700 E PLANZ ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:BAR SCREENS ARE INTENDED TO REMOVE INORGANIC DEBRIS FROM THE INFLUENT WASTEWATER. THE BAR SCREENS AT PLANT 2 NO LONGER PERFORM AS NEEDED, ALLOWING SIGNIFICANT AMOUNT OF DEBRIS TO PASS THROUGH, WHICH ULTIMATELY DAMAGES EQUIPMENT DOWNSTREAM. THIS PROJECT WILL PROVIDE FOR THE DESIGN AND REPLACEMENT OF THE TWO BAR SCREENS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Construction	SEF	411	411-4071-812.80-41		1,000,000	1,000,000
Professional/Consulting Svcs	SEF	411	411-4071-812.80-41	150,000		150,000
Total				150,000	1,000,000	1,150,000

Prior Year Funding:

No Data Available

Project#:

E3K306

Ward:

1-7

Project Title:UPGRADE COGENERATION SYST

Project#:

E3K307

Ward:

1-7

Location:WASTEWATER PLANT 2 - 1700 E PLANZ ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:PLANT 2 USES DISGESTER GAS TO POWER TWO COGENERATION ENGINES (COGENS); THE WAUKESHA COGEN HAS BEEN IN SERVICE FOR OVER 20 YEARS, AND THE DEUTZ COGEN HAS BEEN IN SERVICE FOR OVER 15 YEARS. A TECHNICAL MEMO PREPARED IN FY 21/22 PROVIDED RECOMMENDATIONS TO IMPROVE RELIABILITY AND INCREASE EFFICIENCY OF THE COGENS AND THE SYSTEM. THIS PROJECT WILL REHABILITATE THE WAUKESHA COGEN, REPLACE THE DEUTZ COGEN, AND UPGRADE THE ASSOCIATED INFRASTRUCTURE. THE DESIGN OF THIS PROJECT WILL BE DONE IN FY 23/24, AND CONSTRUCTION WILL BEGIN FY 24/25.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
Professional/Consulting Svcs	SEF	411	411-4071-812.80-41	600,000		600,000
Construction	SEF	411	411-4071-812.80-41		3,700,000	3,700,000
Total				600,000	3,700,000	4,300,000

Prior Year Funding:

No Data Available

Project Title:SWRCLN:BV AND MCCUTCHEN

Project#:

E9K200

Location:SWRCLN:BUENA VISTA FROM PANAMA TO MCCUTCHEN THEN EAST TO OLD RIVER ROAD

Ward:5

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE SEWER LINE HAS SEDIMENT AND CRUST BUILT UP AROUND PORTIONS OF THE PIPE DIAMETER WHICH NEGATIVELY IMPACTS THE FLOW AND CAPACITY OF THE PIPE. THIS PROJECT WILL CLEAN THE SEWER LINE WITH HYDROJETTING AND DREDGING WHICH WILL RESTORE THE PIPES CAPACITY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	140,000	140,000
Construction	SEF	412	412-4031-812.80-41	1,290,000	1,290,000
Professional/Consulting Svcs	SEF	412	412-4031-812.80-41	33,000	33,000
Total				1,463,000	1,463,000

Prior Year Funding:

GMMDTA
2020/21 \$790,670
2019/20 \$21,498
2018/19 \$5002
2021/22 \$139,205

Project Title:WWTP MISC IMPROVEMENTS

Project#:

E9K201

Ward:

1,6

Location:WASTEWATER PLANTS #2 AND #3

Dept:PUBLIC WORKS/ WASTEWATER

Justification:FACILITIES SUCH AS CLARIFIERS, HEADWORKS, DIGESTERS, PUMP STATIONS, VARIOUS BUILDINGS, MAJOR AND MINOR PIECES OF EQUIPMENT, PIPES AND OTHER STRUCTURES ARE ALL SUBJECT TO EROSION, CORROSION, OPERATIONAL WEAR AND TEAR, UNEXPECTED BREAKDOWNS AND GENERAL FAILURES. AS A RESULT, IT IS NECESSARY TO COMPLETE PERIODIC CAPITAL PROJECTS TO WASTEWATER TREATMENT FACILITIES IN A TIMELY MANNER IN ORDER TO KEEP THE FACILITIES FUNCTIONAL AND SAFE, WHILE MINIMIZING IMPACT TO THE WASTEWATER TREATMENT PROCESS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Professional/ Consulting Srvs	SEF	411	411-4071-812.80-41	50,000	50,000	50,000	50,000	50,000	250,000
		412	412-4071-812.80-41	50,000	50,000	50,000	50,000	50,000	250,000
Construction	SEF	412	412-4071-812.80-41	250,000	250,000	250,000	250,000	250,000	1,250,000
		411	411-4071-812.80-41	250,000	250,000	250,000	250,000	250,000	1,250,000
Total				600,000	600,000	600,000	600,000	600,000	3,000,000

Prior Year Funding:

GMMDTA
FY 2020/21 \$600,000
FY 2021/22 \$600,000
FY 2019/20 \$600,000
FY 2018/19 \$600,000

Project Title:SWRLFTRHB-SANDRA/MEREDITH

Project#:

EZK225

Ward:1

Location:WEST OF INTERSECTION OF SANDRA DR AND MERIDITH DR

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THE LIFT STATION IS AGING AND REACHING THE END OF ITS USEFUL LIFE AND IS IN NEED OF REPAIRS. THIS PROJECT WILL REHABILITATE THE LIFT STATION WITH PREROTATION BASINS, NEW PUMPS, SAFETY UPGRADES. AND OTHER APPURTENANCES NECESSARY TO BRING THE LIFT STATION TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2025-26 (CIP)	Total
Construction	SEF	411	411-4031-812.80-41	1,001,000	1,001,000
Professional/Consulting Svcs	SEF	411	411-4031-812.80-41	88,000	88,000
Regular Salaries & Wages	SEF	411	411-4031-812.80-41	77,000	77,000
Total				1,166,000	1,166,000

Prior Year Funding:

No Data Available

Project Title:SWRLFTRHB-MING/GRND LAKES

Project#:
EZK226
Ward:4

Location:NE CORNER OF MING AVE AND GRAND LAKES AVE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE LIFT STATION IS AGING AND REACHING THE END OF ITS USEFUL LIFE AND IS IN NEED OF REPAIRS. THIS PROJECT WILL REHABILITATE THE LIFT STATION WITH PREROTATION BASINS, NEW PUMPS, SAFETY UPGRADES, AND OTHER APPURTENANCES NECESSARY TO BRING THE LIFT STATION TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2025-26 (CIP)	Total
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	66,000	66,000
Professional/Consulting Srvs	SEF	412	412-4031-812.80-41	76,000	76,000
Construction	SEF	412	412-4031-812.80-41	990,000	990,000
Total				1,132,000	1,132,000

Prior Year Funding:

No Data Available

Project Title:SWRLFTRHB-EUCALYPTUS

Project#:

EZK227

Ward:3

Location:SOUTH OF COLUMBUS ST AND PASADENA ST ON APARTMENT COMPLEX GROUNDS

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THIS LIFT STATION IS AGING AND REACHING THE END OF ITS USEFUL LIFE AND IN NEED OF REPAIRS. THIS PROJECT WILL REHABILITATE THE LIFT STATION WITH PREROTATION BASINS, NEW PUMPS, SAFETY UPGRADES, AND OTHER APPURTENANCES NECESSARY TO BRING THE LIFT STATION TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Professional/Consulting Svcs	SEF	411	411-4031-812.80-41	80,000	80,000
Construction	SEF	411	411-4031-812.80-41	1,045,000	1,045,000
Regular Salaries & Wages	SEF	411	411-4031-812.80-41	68,000	68,000
Total				1,193,000	1,193,000

Prior Year Funding:

No Data Available

Project Title:SWRLFTRHB-TAFT HWY/S H ST

Project#:

EZK228

Ward:7

Location:NEAR THE NE CORNER OF INTERSECTION OF TAFT HWY AND SOUTH H STREET

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THE LIFT STATION IS AGING AND REACHING THE END OF ITS USEFUL LIFE AND IS IN NEED OF REPAIRS. THIS PROJECT WILL REHABILITATE THE LIFT STATION WITH PREROTATION BASINS, NEW PUMPS, SAFETY UPGRADES, AND OTHER APPURTENANCES NECESSARY TO BRING THE LIFT STATION TO CURRENT STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Professional/Consulting Svcs	SEF	412	412-4031-812.80-41	83,000	83,000
Regular Salaries & Wages	SEF	412	412-4031-812.80-41	72,000	72,000
Construction	SEF	412	412-4031-812.80-41	1,073,000	1,073,000
Total				1,228,000	1,228,000

Prior Year Funding:

No Data Available

Project Title:REHAB EFFLUENT PUMP STAT

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:THIS TWO-YEAR PROJECT IS TO REPLACE THREE PUMPS, INSTALL THREE VFD'S, REPLACE FLAP GATE, AND OTHER MISC REPAIRS NEEDED TO RESTORE THE EFFLUENT PUMP STATION TO PROPER OPERATING CONDITION. EXISTING PUMPS ARE APPROACHING THE END OF THEIR USEFUL LIFE AND MUST BE REPLACED TO ENSURE PROPER DISTRIBUTION OF SECONDARY EFFLUENT AND TO PREVENT BACK FLOW INTO THE SECONDARY CLARIFIERS. NEW PUMPS WILL RUN MORE EFFICIENTLY TO CREATE ELECTRICAL SAVINGS. DESIGN PHASE OF THIS PROJECT WILL BE COMPLETED IN FY 22/23 AND CONSTRUCTION WILL BE DONE IN FY 23/24.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	FY 2025-26 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41		500,000	500,000
Professional/Consulting Svcs	SEF	412	412-4071-812.80-41	60,000		60,000
Total				60,000	500,000	560,000

Prior Year Funding:

No Data Available

Project#:

EZK300

Ward:

1-7

Project Title:DEMO OLD HEADWORKS BLDG

Project#:

EZK301

Ward:

1-7

Location:WASTEWATER PLANT 3 - 6901 MCCUTCHEN ROAD

Dept:PUBLIC WORKS/WASTEWATER

Justification:THIS PROJECT IS TO DEMOLISH THE OLD HEADWORKS STRUCTURE AT WWTP 3. AS PART OF THE 2007 PLANT EXPANSION, A NEW HEADWORKS STRUCTURE WAS CONSTRUCTED TO HANDLE THE INCREASED WASTEWATER FLOW. THE OLD HEADWORKS STRUCTURE, CONSISTING OF BAR SCREENS, INFLUENT PUMPS AND GRIT CHAMBERS, IS OUT OF SERVICE AND HAS BEEN OFFLINE SINCE 2009.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Construction	SEF	412	412-4071-812.80-41	250,000	250,000
Total				250,000	250,000

Prior Year Funding:

No Data Available

Project Title:STIMP-Q ST STORM DRAIN

Project#:
EZK303
Ward:2

Location:Q STREET BETWEEN TRUXTUN AVENUE AND 20TH STREET

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:IN ORDER TO ALLEVIATE FLOODING ALONG Q STREET NORTH OF TRUXTUN AVENUE, THE EXISTING STORM DRAIN SYSTEM ALONG WITH Q STREET BETWEEN THE TRUXTUN AVENUE AND 20TH STREET, MUST BE REDESIGNED AND REPLACED. ADDITIONALLY, THERE ARE SEVERAL PART-CIRCLE CULVERTS THAT NEED TO BE REMOVED IN ORDER TO ALLEVIATE LOCAL FLOODING. REPLACING THE EXISTING SYSTEM WOULD INCREASE THE HYDRAULIC CAPACITY OF THE SYSTEM, PREVENTING FREQUENT FLOODING AT THE SOUTH END OF Q STREET. DESIGN IS BUDGETED IN FY 2023/2024. CONSTRUCTION IS BUDGETED IN FY 2024/2025.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
Regular Salaries & Wages	SEF	411	411-4031-813.80-41		50,000	50,000
Construction	SEF	411	411-4031-813.80-41		700,000	700,000
Professional/Consulting Svcs	SEF	411	411-4031-813.80-41	150,000		150,000
Total				150,000	750,000	900,000

Prior Year Funding:

No Data Available

Project Title:STREET LGHT STUDY IMPRVMT

Project#:
P0K203
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THE CITY HAS RETAINED A CONSULTANT TO PRIORITIZE AREAS WHERE ADDITIONAL STREET LIGHTING IS NEEDED TO IMPROVE SAFETY IN THE PUBLIC RIGHT OF WAY. PEDESTRIAN AND BICYCLE ACTIVITY ALONG WITH ACCIDENT AND CRIME DATA WILL ALSO BE TAKEN INTO ACCOUNT IN DEVELOPING THE STREET LIGHT STUDY. THIS WILL BE A MULTI-YEAR PROJECT TO INSTALL STREET LIGHTING IN THE AREAS IDENTIFIED AND PRIORITIZED IN THE STUDY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4051-834.80-41	1,000,000	1,000,000
Total				1,000,000	1,000,000

Prior Year Funding:

GMMDTA
2019/20 \$100,000
2020/21 \$1,000,000
2021/22 \$1,000,000

Project Title:MESAMARINPH 3_4SFTBLFIELD

Project#:

P0K226

Ward:3

Location:10315 STATE ROUTE 178 BAKERSFIELD CA 93306

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE MESA MARIN SPORTS COMPLEX PHASE 3 PROJECT IS CURRENTLY 100% DESIGNED AND READY TO BID. THE PROJECT IS CURRENTLY UNDERFUNDED BY APPROXIMATELY \$3.0 MILLION AND TO FILL IN THE SHORTFALL OF MONIES, STAFF HAS PROPOSED AN ADDITIONAL \$2.0 MILLION AT THE MID-YEAR BUDGET FOR FY 2021/2022 AND THE REMAINING \$1.0 MILLION AS PART OF THE BUDGET FOR FY 2022/2023. FUNDING FOR THE DESIGN PHASE AND CONSTRUCTION PHASE WAS FUNDED IN FY 2019/2020 AND THIS ADDITIONAL MONEY IS TO HELP COMPLETE THE PROJECT SCOPE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-832.80-41	1,000,000	1,000,000
Total				1,000,000	1,000,000

Prior Year Funding:

No Data Available

Project Title:CORP YD BLDG A UPDATE

Project#:

P1K300

Ward:2

Location:SOLID WASTE BUILDING

Dept:PUBLIC WORKS/SOLID WASTE

Justification:OFFICE RENOVATION FOR SOLID WASTE IMPROVING ORGANIZATION AND EFFICIENCY, MAKE FUNCTIONAL WORK AREAS, STORAGE, AND FACILITATE WORKFLOW. RENOVATION INCLUDES REPLACING CARPET AND RESTROOM FLOORS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	30,000	30,000
Total				30,000	30,000

Prior Year Funding:

GMMDTA
2021/2022 \$30,000
2020/2021 \$30,000

Project Title:MISC FUEL STAT IMPR

Project#:
P1K303
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS/FLEET SERVICES

Justification:FLEET OPERATES SIXTEEN FUELING AND SERVICE LOCATIONS ACROSS THE CITY, WHICH NEED REGULAR REPAIR AND MAINTENANCE DUE TO THE AGE OF THE EQUIPMENT. THIS PROJECT WILL FUND UNANTICIPATED URGENT REPAIRS OR IMPROVEMENTS TO FLEET'S FUELING AND SERVICE LOCATIONS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Fleet/ Equipment	EMF	511	511-4053-831.80-21	100,000	100,000	100,000	100,000	100,000	500,000
Total				100,000	100,000	100,000	100,000	100,000	500,000

Prior Year Funding:

GMMDTA
2020/21 \$100,000

Project Title:MULTI USE PATH FRIANT KRN

Project#:
P1K304
Ward:
2,3,4

Location:ALONG FRIANT KERN CANAL

Dept:PUBLIC WORKS/TRAFFIC ENGINEERING

Justification:THIS PROJECT WILL PROVIDE A SEPARATE PATH TO BE SHARED BY BIKE USERS AND OTHER PEDESTRIANS. THIS INFRASTRUCTURE SUPPORTS MULTIPLE RECREATION AND TRANSPORTATION OPPORTUNITIES, SUCH AS WALKING, BICYCLING, INLINE SKATING, AND MOBILITY FOR PEOPLE IN WHEEL CHAIRS. WHEN UTILIZED, THE PROJECT WILL REDUCE OVERALL VEHICULAR USE IN THE AREA RESULTING IN REDUCTION OF EMISSIONS AND PARTICULATE MATTER. THIS PROJECT IS FEDERALLY FUNDED THROUGH CONGESTION MITIGATION AND AIR QUALITY (CMAQ) IN THE AMOUNT OF \$3,800,000 AND THROUGH ATP IN THE AMOUNT OF \$4,306,000. BOTH FUNDING IS PROGRAMMED FOR FISCAL YEAR 2021/22.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	URF	316	316-4031-834.80-41	750,000	750,000
Total				750,000	750,000

Prior Year Funding:

No Data Available

Project Title:MULTI USE PATH HAGEMAN

Project#:

P1K307

Ward:3

Location:ALONG HAGEMAN FLYOVER

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:THIS PROJECT WILL PROVIDE A NEW, SEPARATE PATH TO BE SHARED BY BIKE USERS AND PEDESTRIANS. THIS INFRASTRUCTURE SUPPORTS MULTIPLE RECREATION AND TRANSPORTATION OPPORTUNITIES, SUCH AS WALKING, BICYCLING, INLINE SKATING, AND MOBILITY FOR PEOPLE WITH DISABILITIES. WHEN UTILIZED, THE PROJECT WILL REDUCE OVERALL VEHICULAR USE IN THE AREA RESULTING IN REDUCTION OF EMISSIONS AND PARTICULATE MATTER. THIS PROJECT WILL BE FEDERALLY FUNDED THROUGH CONGESTION MITIGATION AND AIR QUALITY (CMAQ).

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	URF	316	316-4031-834.80-41	1,300,000	1,300,000
Total				1,300,000	1,300,000

Prior Year Funding:

GMMDTA
2020/21 \$75,000

Project Title:MISC EMRGNCY FCLTY RPRS

Project#:
P1K310
Ward:
VARIOUS

Location:VARIOUS CITY FACILITIES

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THIS PROJECT WILL FUND UNANTICIPATED URGENT OR EMERGENCY FIXED PLANT OR FACILITY ITEMS THAT MAY HAVE A CATASTROPHIC FAILURE DURING THE FISCAL YEAR. THE FOLLOWING ARE EXAMPLES: PLUMBING, ROOF DAMAGE, A/C CHILLER, COMPRESSOR, HVAC MOTOR, LIFT STATION, ETC.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	100,000	100,000	100,000	100,000	100,000	500,000
Total				100,000	100,000	100,000	100,000	100,000	500,000

Prior Year Funding:

GMMDTA
2021/22 \$100,000
2020/21 \$100,000

Project Title:EMER GENERATOR CHN

Project#:

P1K319

Ward:2

Location:1600 TRUXTUN AVE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL INSTALL AN EMERGENCY POWER GENERATOR TO MITIGATE POWER INTERRUPTIONS THAT ARE BECOMING MORE COMMON WITH PG&E'S NEW PUBLIC SAFETY POWER SHUT OFF PROGRAMS DUE TO POTENTIAL WILDFIRES. A FEASIBILITY STUDY WAS COMPLETED IN FY 20/21. THIS FUNDING IS FOR DESIGN AND CONSTRUCTION OF THE GENERATOR AND WORK RELATED TO INSTALLATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	590,000	590,000
Total				590,000	590,000

Prior Year Funding:

GMMDTA
2020/21 \$25,000

Project Title:AMTRAK SECURITY ENHNCMTS

Project#:

P2K307

Ward:2

Location:601 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THIS PROJECT WILL REPLACE THE EXISTING ELECTRONIC DOOR ACCESS CONTROLLER, BUILDING ALARM CONTROLLER, ADD ACCESS CONTROL TO ONE DOORWAY, AND ADD ALARM ZONES TO FACILITATE MOVING GREYHOUND TO THE AMTRAK BUILDING. ADDITIONALLY, THIS PROJECT WILL REPLACE THE AGEING AND BROKEN ANALOG VIDEO CAMERAS LOCATED ON AND AROUND THE AMTRAK BUILDING WITH IP BASED DIGITAL SECURITY CAMERAS AND CONNECT THEM TO THE CITY'S CENTRALIZED VIDEO MANAGEMENT SYSTEM (VMS). ACCESS TO THE BUILDING, ALARM ADMINISTRATION, AND VIDEO CAMERA FEEDS WILL BE PROVIDED TO AUTHORIZED GREYHOUND AND AMTRAK PERSONNEL ON-SITE USING CITY SUPPLIED HARDWARE, SOFTWARE, AND NETWORK CONNECTIVITY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4031-834.80-41	6,000	6,000
	AMTRK	145	145-4031-834.80-41	54,000	54,000
Total				60,000	60,000

Prior Year Funding:

GMMDTA
2021/22 \$85,000

Project Title:FAC IMPR:CHS ANNEX BRK RM

Project#:

P3K300

Ward:2

Location:1501 TRUXTUN AVENUE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE CITY HALL SOUTH ANNEX BUILDING HAS NO BREAK ROOM. A BREAK ROOM WILL PROVIDE EMPLOYEES AN AREA WHERE BREAKS AND LUNCH CAN BE TAKEN RATHER THAN AT THE EMPLOYEE'S DESK. THE IMPROVEMENTS WILL BE CONSTRUCTED USING CITY'S GENERAL SERVICES STAFF AND POTENTIALLY ON-CALL VENDORS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4031-834.80-41	19,000	19,000
Regular Salaries & Wages	COF	311	311-4031-834.80-41	6,000	6,000
Total				25,000	25,000

Prior Year Funding:

No Data Available

Project Title:GATEWAY BEAUTIFICATION

Project#:
P3K301
Ward:
COUNTY

Location:N OF SR 58, 1/4 MILE W OF VINELAND RD, AND 3/4 MILE E OF ST 184

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:BAKERSFIELD HAS SEVERAL GATEWAYS TO OUR CITY FROM MULTIPLE DIRECTIONS ALONG STATE ROUTE (SR) 99 AND SR58. THERE ARE SIGNIFICANT NEEDS ALONG THESE ROUTES AS WELL AS THE LOCAL ROADS THAT ARE THE CONNECTIONS AND ENTRANCES TO DOWNTOWN AND OTHER HIGH TRAFFIC DESTINATIONS. CURRENTLY THERE ARE SEVERAL PSVS FUNDED GATEWAY PROJECTS WITHIN THE CIP BUDGET THAT ARE KNOWN TO BE, OR COULD BE, UNDERFUNDED. THIS BUDGET ITEM WILL SUPPLEMENT THESE PROJECTS TO HELP ENSURE COMPLETION AND SUCCESS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-834.80-41	1,600,000	1,600,000
Total				1,600,000	1,600,000

Prior Year Funding:

No Data Available

Project Title:BIKE & PED FAC GRANT MTCH

Project#:
P3K302
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:MATCHING FUNDS WILL BE USED TO EVALUATE AND INSTALL A RANGE OF DIFFERENT BICYCLE AND PEDESTRIAN FACILITIES AT VARIOUS LOCATIONS AROUND THE CITY. THESE BIKE AND PEDESTRIAN PROJECTS MAY INCLUDE STUDIES TO DETERMINE THE BEST APPROACH AND SOLUTIONS TOWARDS SAFETY ENHANCEMENTS THAT ARE BEST FOR THE CITY OF BAKERSFIELD. ALSO INCLUDED ARE NEW AND UPGRADED BIKE LANES, AS WELL AS PEDESTRIAN CROSSING ENHANCEMENTS SUCH AS BUMP OUTS TO SHORTEN PEDESTRIAN CROSSINGS, HIGHER VISIBILITY CROSSWALKS, AS WELL AS ADDITIONAL SIGNAGE AND POSSIBLE FLASHING BEACONS AT SOME LOCATIONS. THESE STUDIES AND ROADWAY IMPROVEMENTS ARE ANTICIPATED TO HELP MAKE THE CITY'S ROADWAY SAFE AND ENJOYABLE FOR ALL.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-834.80-41	4,000,000	4,000,000
Total				4,000,000	4,000,000

Prior Year Funding:

No Data Available

Project Title:ANNEXATION FUND ALLOC

Project#: P3K303
Ward: VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE CITY COUNCIL HAS DIRECTED DEVELOPMENT SERVICES TO FACILITATE THE ANNEXATION OF VARIOUS "ISLAND" ANNEXATION AREAS INTO THE CITY. CURRENTLY, STAFF IS ACTIVELY WORKING TOWARD ACCOMPLISHING THAT DIRECTIVE. PART OF A COMPLETE ANNEXATION APPLICATION IS THE PREPARATION OF LEGAL DESCRIPTIONS FOR EACH ANNEXATION AREA. EACH LEGAL MUST BE PREPARED AND ACCEPTED IN ADVANCE OF BRINGING A RESOLUTION OF INTENT TO THE CITY COUNCIL FOR INITIATION OF AN APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION (LAFCO). LEGAL DESCRIPTION PREPARATION IS UNAVAILABLE AT A STAFF LEVEL AND DEVELOPMENT SERVICES DEPARTMENT HAS BEEN UTILIZING PROFESSIONAL CONSULTANTS IN SUPPORT OF APPLICATIONS CURRENTLY IN PROCESS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-834.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:BIKE/PED FEAS STUDY

Project#:
P3K304
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:PROJECT WILL FUND FEASIBILITY STUDIES AND PRELIMINARY DESIGNS TO DEVELOP "SHOVEL READY" BIKE AND PEDESTRIAN PROJECTS FOR FUTURE CONSTRUCTION FUNDING AND GRANT OPPORTUNITIES. SEPERATED BIKEWAYS HAVE THE POTENTIAL TO IMPROVE THE TRANSPORTATION NETWORK AND THE COMMUNITY IN BAKERSFIELD. WHEN WELL DESIGNED AND INTEGRATED INTO AN ACTIVE TRANSPORTATION NETWORK, SEPERATED BIKEWAYS CAN ALSO HELP THE CITY MEET GOALS AND PERFORMANCE MEASURES IN ADOPTED LOCAL AND REGIONAL PLANNING DOCUMENTS BY PROMOTING THE USE OF BICYCLES FOR TRANSPORTATION. THE BAKERSFIELD TRANSPORTATION PLAN DETERMINED POSSIBLE LOCATIONS FOR THESE BIKEWAYS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	URF	316	316-4031-834.80-41	140,000	140,000
Total				140,000	140,000

Prior Year Funding:

No Data Available

Project Title:VALLEY ICE CTR COMPRESSOR

Project#:

P3K305

Ward:4

Location:1325 Q STREET

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:REBUILD TWO COMPRESSORS AT VALLEY CHILDREN'S ICE CENTER PER MANUFACTURER'S RECOMMENDATIONS. COMPRESSORS SHOULD BE REBUILT EVERY TEN THOUSAND HOURS OF OPERATION. THE COMPRESSORS WERE LAST REBUILT IN 2015 AND NOW HAVE 20,000 HOURS OF OPERATION. REBUILD WILL INCLUDE REPLACING VITAL COMPONENTS. COMPRESSOR FAILURE WILL RESULT IN LOSS OF ICE. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	50,000	50,000
Total				50,000	50,000

Prior Year Funding:

No Data Available

Project Title:BPD HQ E WING-RPL AIR HND

Project#:

P3K307

Ward:2

Location:1601 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE EAST HVAC AIR HANDLER FOR BPD HQ IS ORIGINAL TO THE BUILDING AND IS OVER 47 YEARS OLD. IT HAS A CORRODED CONDENSATION PAN THAT LEAKS WATER ONTO THE FLOOR. ON MULTIPLE OCCASIONS, THE LEAK HAS FLOODED THE MECHANICAL ROOM AND SOAKED THE CARPET IN THE HALLWAY. DUE TO THE SIZE AND LOCATION OF THE UNIT, THE PAN CANNOT BE REPLACED. PATCHING IS NOT A SOLUTION DUE TO THE AMOUNT OF CORROSION. THIS PROJECT WOULD DESIGN AND REPLACE THE EXISTING AIR HANDLER. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	300,000	300,000
Total				300,000	300,000

Prior Year Funding:

No Data Available

Project Title:AMTRK-ROOF REST & RESEAL

Project#:

P3K308

Ward:2

Location:601 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE AMTRAK STATION IS OVER 22 YEARS OLD. THE ROOF AND SKYLIGHTS LEAK WHEN IT RAINS, CAUSING WATER DAMAGE IN THE ELECTRICAL ROOM AND LOBBY AREAS. WATER DAMAGE IN THE ELECTRICAL ROOM IS A SAFETY ISSUE. THIS PROJECT WOULD RE-ROOF THE BUILDING AND ADDRESS THE SKYLIGHTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	35,000	35,000
Total				35,000	35,000

Prior Year Funding:

No Data Available

Project Title:CHS ANNEX - ROOF

Project#:

P3K309

Ward:2

Location:1501 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE CHS ANNEX BUILDING WAS BUILT IN THE EARLY 1980'S. THE BUILDING HAS ITS ORIGINAL ROOF, WHICH IS PAST ITS USEFUL LIFE. CITY STAFF HAVE PATCHED AND REPAIRED THE ROOF WHEN NECESSARY. THERE ARE CURRENTLY CRACKS THROUGHOUT THE ROOF THAT ARE CAUSING LEAKING ISSUES FOR THE BUILDING. THIS PROJECT WOULD ADDRESS THE ROOF PRIOR TO NEXT YEAR'S RAINFALL SEASON. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	420,000	420,000
Total				420,000	420,000

Prior Year Funding:

No Data Available

Project Title:CHS ANNEX-REPLACE BOILER

Project#:

P3K310

Ward:2

Location:1501 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE EXISTING BOILER AT THE ANNEX BUILDING AT CHS WAS INSTALLED IN 1981 AND IS 41 YEARS OLD. THE BOILER HAS WATER LEAKS, CORRODED WIRING AND DETERIORATING CONTROLS. THE INSULATION INSIDE THE BOILER CHAMBER FALLS WHEN THE BOILER IS SERVICED. THIS BOILER SUPPORTS THE HVAC EQUIPMENT FOR THE ANNEX. IF IT FAILS, THERE WILL BE NO HEATING FOR THE BUILDING DURING THE WINTER SEASON. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	80,000	80,000
Total				80,000	80,000

Prior Year Funding:

No Data Available

Project Title:BPD HQ E WING-ROOF RESTOR

Project#:

P3K311

Ward:2

Location:1601 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE COMPOSITION ROOF OF THE EAST WING OF BPD HEADQUARTERS BUILDING IS OVER 23 YEARS OLD. CURRENTLY, WHEN IT RAINS THE COMMUNICATIONS CENTER IS ADVERSELY AFFECTED. THE COMMUNICATIONS CENTER HOUSES CRITICAL TELECOMMUNICATIONS AND ELECTRONICS EQUIPMENT FOR BPD. STAFF PATCHED THE ROOF BUT LEAKS CONTINUE TO OCCUR. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	160,000	160,000
Total				160,000	160,000

Prior Year Funding:

No Data Available

Project Title:BLNC-ROOF RESTORATION

Project#:

P3K312

Ward:1

Location:1900 EAST BRUNDAGE LANE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:THE EXISTING ROOF OF THE BRUNDAGE LANE NAVIGATION CENTER BUILDING WAS RE-ROOFED BY A CONTRACTOR HIRED BY CALCOT. UNFORTUNATELY, THE PROJECT DID NOT REQUIRE CITY INSPECTION SINCE IT WAS NOT DONE ON A CITY CONTRACT. THE ROOF CONTINUES TO LEAK. CITY STAFF HAS TARGETED THE PARAPET WALLS WITH A NEW ROOFING SYSTEM TO ADDRESS LEAKS IN THE OFFICES, DORMS, AND STORAGE ROOMS AFFECTED DURING THE RAINS. THIS PROJECT SUPPORTS COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4051-834.80-41	60,000	60,000
Total				60,000	60,000

Prior Year Funding:

No Data Available

Project Title:CORP YARD BLD C-ROOF REST

Project#:

P3K313

Ward:2

Location:1401 TRUXTUN AVENUE

Dept:PUBLIC WORKS / GENERAL SERVICES

Justification:FLEET BUILDING C WAS BUILT IN 1978 AND HAS THE ORIGINAL METAL ROOF. THE ROOF NEEDS RESEALING AND MAINTENANCE DUE TO CORROSION ON METAL PANELS AND SEAMS. LEAKS FROM THE RAIN AFFECTS OFFICES IN STREETS AND MAINTENANCE BAYS. IN ADDITION, THE ROOF CORROSION IS A SAFETY ISSUE FOR CITY STAFF ACCESSING THE ROOF FOR MAINTENANCE OF HVAC UNITS OR PATCHING EXISTING LEAKS. THIS PROJECT SUPPORT COUNCIL GOAL #6 ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	435,000	435,000
Total				435,000	435,000

Prior Year Funding:

No Data Available

Project Title:SW MISC FACILITY RPRS

Project#:
P3K315
Ward:
1,2

Location:MT. VERNON GREENWASTE FACILITY, MATERIAL RECOVERY FACILITY, CORPORATION
YARD ADMIN BUILDING AND

Dept:PUBLIC WORKS/SOLID WASTE

Justification:PROJECT FUNDS URGENT OR UNANTICIPATED DESIGN AND/OR CONSTRUCTION OF IMPROVEMENTS AT CITY'S SOLID WASTE FACILITIES SUCH AS THE MRF, BAKERSFIELD SANITARY LANDFILL, AND MOUNT VERNON GREEN WASTE FACILITY. FACILITIES ARE ALL SUBJECT TO DAILY OPERATIONAL WEAR AND TEAR, BREAKDOWNS AND GENERAL FAILURES. THIS PROPOSED PROJECT WILL MAKE IT POSSIBLE TO MAKE UNFORSEEN CAPITAL IMPROVEMENTS AND REPAIRS TO FACILITIES AND TO PREVENT INTERRUPTIONS OF SERVICE AND ENSURE FACILITIES ARE FUNCTIONAL, EFFICIENT AND SAFE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	300,000	300,000	300,000	900,000
Total				300,000	300,000	300,000	900,000

Prior Year Funding:

No Data Available

Project Title:MSTR SITE PLAN FOR SW/GW

Project#:

P3K316

Ward:1

Location:MT. VERNON GREENWASTE FACILITY AND MATERIAL RECOVERY FACILITY

Dept:PUBLIC WORKS/SOLID WASTE

Justification:PROJECT WOULD FUND A MASTER SITE PLAN BY AN OUTSIDE CONSULTANT FOR CITY'S MOUNT VERNON FACILITY AND MATERIALS RECYCLING FACILITY (MRF). PROJECT SCOPE IS LIKELY TO INCLUDE A REVIEW OF ALL ASPECTS OF SOLID WASTE OPERATIONS INCLUDING ORGANIC RECYCLING OPERATIONS; DISCARDED MATERIALS TRANSFER STATION; MRF INFRASTRUCTURE; AND SOLID WASTE FLEET FACILITY AND FUEL STATION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Professional/Consulting Svcs	RCF	421	421-4081-814.80-41	250,000	250,000
Total				250,000	250,000

Prior Year Funding:

No Data Available

Project Title:MRF MATERIAL COVERS

Project#:

P3K317

Ward:1

Location:2260 S. UNION AVE - CITY OF BAKERSFIELD MATERIAL RECOVERY FACILITY

Dept:PUBLIC WORKS/SOLID WASTE

Justification:MATERIAL COVERS ARE NEEDED AT THE MATERIAL RECOVERY FACILITY TO COVER BALED MATERIAL IN TIMES OF INCLIMATE WEATHER. BALED MATERIALS LOSE VALUE IF THEY ARE EXPOSED TO THE ELEMENTS. CURRENTLY THE BALED MATERIAL IS BEING COVERED MANUALLY BY CITY STAFF. THE PROCESS IS TIME CONSUMING AND CAUSES A LAPSE IN PRODUCTION AT THE MRF. THE COVERS WILL LIMIT THE COST OF LABOR, PRODUCTION LOSS AND INCREASE REVENUES.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	125,000	125,000
Total				125,000	125,000

Prior Year Funding:

No Data Available

Project Title:MRF LINE UPGRADE

Project#:

P3K318

Ward:1

Location:2260 S. UNION AVE. - CITY OF BAKERSFIELD MATERIAL RECOVERY FACILITY

Dept:PUBLIC WORKS/SOLID WASTE

Justification:IMPROVEMENTS ARE NEEDED TO THE MATERIAL RECOVERY FACILITY (MRF)SORTING LINE TO STREAMLINE OPERATIONS. THERE ARE UPGRADES AND ADDITIONAL MACHINERY THAT CAN BE ADDED TO THE CURRENT LINE TO MEET THE GOAL OF MAKING THE MRF MORE EFFICIENT IN THE PROCESSING OF RECOVERED MATERIALS. THESE UPGRADES WILL YEILD A 20% INCREASE IN RECOVERY OF MATERIALS AND A 40% INCREASE OF THROUGHPUT, REDUCING MAN HOURS REQUIRED TO PROCESS MATERIALS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	750,000	750,000
Total				750,000	750,000

Prior Year Funding:

No Data Available

Project Title: AIRPORT MISC. REPAIRS

Project#: P6K202
Ward: 1

Location: 2000 SOUTH UNION AVENUE

Dept: PUBLIC WORKS/GENERAL SERVICES

Justification: THROUGHOUT THE YEAR, VARIOUS UNFORESEEN HANGAR AND FACILITY REPAIRS ARE NEEDED AT THE AIRPORT. THIS PROJECT WILL FACILITATE THOSE NEEDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	GAF	451	451-4051-834.80-41	25,000	25,000	25,000	25,000	25,000	125,000
Total				25,000	25,000	25,000	25,000	25,000	125,000

Prior Year Funding:

GMMDTA	
2019/20	\$25,000
2018/19	\$25,000
2020/21	\$25,000
2021/22	\$25,000

Project Title: AIRPORT HANGAR DOOR REHAB

Project#:

P6K203

Ward: 1

Location: 2000 SOUTH UNION AVENUE

Dept: PUBLIC WORKS/GENERAL SERVICES

Justification: THE HANGARS OWNED BY THE AIRPORT ARE AT LEAST 35 YEARS OLD, SOME MUCH OLDER. MANY OF THE HANGAR DOORS DO NOT OPERATE PROPERLY. THIS PROJECT WILL FUND THE REPAIR OR REPLACEMENT OF HANGAR DOORS AS NEEDED.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	GAF	451	451-4051-834.80-41	30,000	30,000	30,000	30,000	30,000	150,000
Total				30,000	30,000	30,000	30,000	30,000	150,000

Prior Year Funding:

GMMDTA
2021/22 \$30,000
2017/18 \$30,000
2015/16 \$30,000
2020/21 \$30,000
2019/20 \$30,000
2018/19 \$30,000
2016/17 \$30,000

Project Title:CBACC-MISC IMP

Project#:
P6K220
Ward:1

Location:201 S MT VERNON AVE

Dept:PUBLIC WORKS/GENERAL SERVICES

Justification:DURING THE NEXT YEAR, NEED WILL ARISE FOR MISCELLANEOUS AND UNFORESEEN IMPROVEMENTS TO THE ANIMAL CARE FACILITY. THIS PROJECT WILL FACILITATE THOSE NEEDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	75,000	75,000	75,000	75,000	75,000	375,000
Total				75,000	75,000	75,000	75,000	75,000	375,000

Prior Year Funding:

GMMDTA
2020/21 \$80,000

Project Title:ARENA/CC MISC IMPROV

Project#:

P6K222

Ward:2

Location:1001 TRUXTUN AVENUE

Dept:PUBLIC WORKS/GENERAL SERVICES

Justification:THIS PROJECT WILL FUND ANY URGENT OR EMERGENCY FIXED PLANT OR FACILITY ITEM THAT MAY HAVE A CATASTROPHIC FAILURE DURING THE FISCAL YEAR. EXAMPLES: A/C CHILLER, ICE MAKING COMPRESSOR, HVAC FAN OR MOTOR, FIRE SPRINKLER, PLUMBING LEAK, ETC.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4051-831.80-21	100,000	100,000	100,000	100,000	100,000	500,000
Total				100,000	100,000	100,000	100,000	100,000	500,000

Prior Year Funding:

GMMDTA
2021/22 \$100,000
2020/21 \$100,000

Project Title:GREENWASTE PAVEMT REPAIR

Project#:

P8K213

Ward:1

Location:GREENWASTE FACILITY

Dept:PUBLIC WORKS/SOLID WASTE DIVISION

Justification:THE GREENWASTE FACILITY INCLUDES A LARGE AMOUNT OF PAVEMENT. TIMELY REPAIR OF WORN PAVEMENT MITIGATES THE NEED FOR A MORE COSTLY RECONSTRUCTION PROCESS.THIS PROJECT PROVIDES FUNDING FOR ONGOING REPAIR WORK. KERN COUNTY WILL COVER ABOUT 60% OF THE COST UNDER THE GREENWASTE AGREEMENT.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	50,000	50,000	50,000	50,000	50,000	250,000
Total				50,000	50,000	50,000	50,000	50,000	250,000

Prior Year Funding:

GMMDTA
2017/2018 \$50,000
2021/2022 \$50,000
2019/2020 \$50,000
2018/2019 \$50,000
2020/2021 \$50,000

Project Title:TRANSFER STATION DES

Project#:
PZK305
Ward:1

Location:2601 SOUTH MT. VERNON AVE - MT. VERNON GREENWASTE FACILITY

Dept:PUBLIC WORKS/SOLID WASTE

Justification:THE SOLID WASTE DIVISION IS IN THE PROCESS OF PERMITTING A TRANSFER STATION LOCATED AT THE MT. VERNON GREENWASTE FACILITY ON 2601 S. MT. VERNON AVE. TO IMPROVE REFUSE COLLECTION AND COST EFFCIENCY. A DESIGN ESTIMATE IS NEEDED TO ESTABLISH A CONSTRUCTION BUDGET FOR THE NEW TRANSFER STATION BUILDNG.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	FY 2025-26 (CIP)	Total
Professional/Consulting Svcs	RCF	421	421-4081-814.80-41	400,000	3,000,000	3,400,000
Total				400,000	3,000,000	3,400,000

Prior Year Funding:

No Data Available

Project Title:BSL CONCRETE DWN DRAINS

Project#:

PZK306

Ward:1

Location:2260 S. UNION AVE - CITY OF BAKERSFIELD MATERIAL RECOVERY FACILITY

Dept:PUBLIC WORKS/SOLID WASTE

Justification:CONCRETE DOWN DRAINS ARE NEEDED AT THE BAKERSFIELD SANITARY LANDFILL (BSL) TO PREVENT STORM WASHOUT DURING INCLIMATE WEATHER. CITY STAFF AND OUTSIDE VENDORS WILL REPAIR THE DRAINS IN ORDER TO REMAIN COMPLIANT WITH STATE MANDATES. REPAIRING THE DOWN DRAINS WILL REDUCE THE ANNUAL COST OF LABOR AND OTHER OUTSIDE SERVICE COSTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	RCF	421	421-4081-814.80-41	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

No Data Available

Project Title:BLNC IMPR MISC REPAIRS

Project#:
PZK307
Ward:1

Location:1900 EAST BRUNDAGE LANE, SUITE 1

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE BRUNDAGE LANE NAVIGATION CENTER IS NOW FULLY OPERATIONAL AND PROVIDING MUCH NEEDED SERVICES TO THE HOMELESS POPULATION. THIS PROJECT WILL FUND UNANTICIPATED URGENT OR EMERGENCY FIXED PLANT OR FACILITY PROJECTS THAT MAY OCCUR THROUGHOUT THE YEAR. PROJECTS COULD INCLUDE REHABILITATION OF PLUMBING SYSTEMS, ROOF RAPAIRS, HVAC REPAIRS, OR OTHER MAJOR FACILITY REPAIRS. THIS IS A MULTI-YEAR PROGRAM THAT WILL PROVIDE FUNDING ANNUALLY FOR VARIOUS IMPROVEMENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4031-832.80-41	100,000	100,000	100,000	100,000	400,000
Total				100,000	100,000	100,000	100,000	400,000

Prior Year Funding:

No Data Available

Project Title:EQUIPMENT LIFT SYSTEM

Project#:

Q9K200

Ward:2

Location:CORP YARD, FLEET SERVICES GARAGE

Dept:PUBLIC WORKS/FLEET SERVICES

Justification:CURRENTLY, THERE ARE 15 EQUIPMENT LIFTS AND 30 BAYS AT THE CORPORATION YARD GARAGE. LONG LADDER TRUCKS AND TRUCK/TRAILER UNITS ARE SERVICED FROM THE GROUND WHICH MAKES REPAIRS MORE DIFFICULT. THE ADDITION OF THIS EQUIPMENT LIFT SYSTEM WILL ALLOW FLEET STAFF TO SERVICE THE LONG LADDER TRUCKS AND TRUCK/TRAILER UNITS FROM OVERHEAD WHICH WILL MAKE REPAIRS FOR THESE EQUIPMENT TYPES MORE EFFICIENT.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Fleet/Equipment	EMF	511	511-4053-834.80-68	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

GMMDTA
2018/2019 \$150,000

Project Title:ST IMP-PANAMA: W OF UNION

Project#:

T0K244

Ward:1

Location:PANAMA LANE WEST OF UNION AVENUE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:WESTBOUND PANAMA LANE, WEST OF UNION AVENUE, HAS ONLY ONE WESTBOUND TRAVEL LANE THAT IS PARTIALLY IMPROVED. THIS CAUSES A TRAFFIC BOTTLENECK FOR THE WESTBOUND TRAFFIC FLOW. IN ADDITION, A TEMPORARY SUMP ON A RESIDENTIAL SITE PREVENTS PROPER STREET DRAINAGE RUNOFF. FULL WIDTH STREET IMPROVEMENTS WILL RELIEVE TRAFFIC CONGESTION AND DELIVER STORM WATER RUNOFF TO AN EXISTING PERMANENT SUMP. THIS PROJECT IS PHASED OVER THREE YEARS WITH RIGHT OF WAY ACQUISITION IS CURRENTLY UNDERWAY, WITH ADDITIONAL RIGHT OF WAY NEEDS AND DESIGN IN FY 2022/2023, AND CONSTRUCTION IN FY 2024/2025.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2024-25 (CIP)	Total
Construction	TDF	331	331-4031-822.80-41		904,000	904,000
Professional/Consulting Svcs	TDF	331	331-4031-822.80-41	70,000		70,000
Land Acquisition	TDF	331	331-4031-822.80-11	550,000		550,000
Regular Salaries & Wages	TDF	331	331-4031-822.80-41		210,000	210,000
Total				620,000	1,114,000	1,734,000

Prior Year Funding:

GMMDTA
2021/22 \$778,000
2019/20 \$118,000

Project Title:WARD 1/2 STREETS MISC

Project#:

T0K263

Ward:

1,2

Location:VARIOUS

Dept:PUBLIC WORKS / STREETS

Justification:THIS PROJECT IS INTENDED TO IDENTIFY STREETS IN WARDS 1 AND 2 THAT ARE IN NEED OF REPAIRS AND MAINTENANCE TO BRING UP TO EXISTING CITY STANDARDS. PROJECTS MAY INCLUDE ASPHALT, SIDEWALK, CURB, GUTTER OR OTHER NECESSARY RIGHT OF WAY IMPROVEMENT PROJECTS WHICH WILL BE IDENTIFIED IN COLLABORATION BETWEEN THE RESPECTIVE COUNCIL MEMBER AND CITY STAFF.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4052-822.80-41	700,000	700,000	700,000	700,000	700,000	3,500,000
Total				700,000	700,000	700,000	700,000	700,000	3,500,000

Prior Year Funding:

GMMDTA
2021/22 \$700,000
2019/20 \$700,000
2020/21 \$700,000

Project Title:ST IMP WIBLE HSKNG BRKSHR

Project#:

T1K300

Ward:7

Location:WIBLE ROAD FROM HOSKING AVENUE TO BERKSHIRE RD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE COMPLETION OF THE SR99/HOSKING AVENUE INTERCHANGE INCREASED THE VOLUME OF TRAFFIC IN THIS AREA. THE CITY RECENTLY WIDENED THE WEST SIDE OF WIBLE ROAD BETWEEN HOSKING AVENUE AND MEDALLION ROSE AVENUE. WIDENING THE SEGMENT ON THE EAST SIDE OF THE ROADWAY WILL COMPLETE THIS SECTION OF THE ROADWAY. DESIGN WAS PREVIOUSLY FUNDED IN FY 2020/2021. RIGHT OF WAY WAS FUNDED IN FY 2021/2022 AND CONSTRUCTION WILL BE FUNDED IN FY 2023/2024. THIS PROJECT IS FUNDED WITH TRANSPORTATION DEVELOPMENT FUNDS (TDF) #B442.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Regular Salaries & Wages	TDF	331	331-4031-822.80-41	180,000	180,000
Construction	TDF	331	331-4031-822.80-41	2,270,000	2,270,000
Total				2,450,000	2,450,000

Prior Year Funding:

GMMDTA
2020/21 \$230,000
2021/22 \$1,780,000

Project Title:RESURFACING STREETS DIV

Project#:
T1K307
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS/STREETS

Justification:THIS PROJECT WILL CONTINUE THE CITY COUNCIL PRIORITY GOAL TO ENHANCE INFRASTRUCTURE BY FUNDING STREET REHABILITATION AND RESURFACING. FUNDS WILL BE USED TO REPAVE AND RESURFACE ASPHALT PAVEMENT ON CITY STREETS AND FOR RIGHT OF WAY IMPROVEMENTS WHEN RESURFACING IS BEING DONE. CONSTRUCTION WILL BE DONE BY CITY STAFF.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	GTF	151	151-4052-822.80-41	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	20,000,000
	URF	316	316-4052-822.80-41	3,250,000	3,000,000	3,000,000	3,000,000	3,000,000	15,250,000
	COF	311	311-4052-822.80-41	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	7,500,000
Total				8,750,000	8,500,000	8,500,000	8,500,000	8,500,000	42,750,000

Prior Year Funding:

GMMDTA
2020/21 \$7,750,000

Project Title:ST IMP ATGRAD XING BRKSHR

Project#:
T1K309

Location:BERKSHIRE ROAD AT PROGRESS ROAD/SAN JOAQUIN VALLEY RAILROAD CROSSING
(SUNSET SPUR)

Ward:5

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL CONSTRUCT FULL IMPROVEMENTS AT THE AT-GRADE
CROSSING AND WITHIN THE RAILROAD RIGHT-OF-WAY OF THE SAN JOAQUIN VALLEY RR
TRACKS AND BERKSHIRE RD. THIS PROJECT IS A MULTI-YEAR PROJECT WITH DESIGN
BUDGETED IN FY 2020/2021 AND CONSTRUCTION FUNDS BUDGETED IN FY 2023/2024. THIS
PROJECT WILL BE FUNDED WITH TRANSPORTATION DEVELOPMENT FUNDS (TDF) (RTIF #B615)
AND UTILITY SURCHARGE FUNDS (URF).

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	URF	316	316-4031-822.80-41	510,000	510,000
	TDF	331	331-4031-822.80-41	810,000	810,000
Regular Salaries & Wages	URF	316	316-4031-822.80-41	130,000	130,000
Total				1,450,000	1,450,000

Prior Year Funding:

GMMDTA
2020/21 \$250,000

Project Title:RPLC GUARD RAILS VAR LOC

Project#:
T1K313
Ward:
VARIOUS

Location:VARIOUS LOCATIONS THROUGHOUT CITY OF BAKERSFIELD

Dept:PUBLIC WORKS/ GENERAL SERVICES

Justification:THIS MULTI-YEAR PROJECT WILL REPLACE DAMAGED GUARDRAILS AND ENERGY ABSORPTION DEVICES BASED UPON PRIORITY LOCATED ALONG CITY OF BAKERSFIELD STREETS. SEVERAL GUARDRAILS AND ENERGY ABSORPTION DEVICES REQUIRE CERTIFIED TRAINING TO INSTALL THE REPLACEMENT. CITY STAFF DOES NOT HAVE THE REQUIRED TRAINING. IN ADDITION, THE NUMBER OF DAMAGED GUARDRAILS/ENERGY ABSORPTION DEVICES HAVE INCREASED CONSISTENTLY THE PAST SEVERAL YEARS. AS A RESULT, THIS PROJECT WILL ASSIST THE DEPARTMENT IN KEEPING UP WITH GUARDRAIL REPAIRS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	GTF	151	151-4051-822.80-41	130,000	130,000	130,000	130,000	130,000	650,000
Total				130,000	130,000	130,000	130,000	130,000	650,000

Prior Year Funding:

GMMDTA
2020/21 \$132,000

Project Title:ADA CURB/GUTTER/SIDEWALK

Project#:
T2K300
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS/STREETS

Justification:THIS PROJECT WILL INSTALL SIDEWALK, CURB AND GUTTER, HANDICAP RAMPS, AND CROSSGUTTERS WHERE NEEDED TO MEET AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS WITHIN THE PUBLIC RIGHT OF WAY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4052-824.80-41	250,000	250,000	250,000	250,000	250,000	1,250,000
Total				250,000	250,000	250,000	250,000	250,000	1,250,000

Prior Year Funding:

No Data Available

Project Title:ST IMP CORR:H ST &CHESTER

Project#:

T2K304

Ward:2

Location:ALONG H STREET AND CHESTER AVENUE FROM SR 58 TO TRUXTUN AVENUE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THESE PROJECTS ARE A CONTINUATION OF THE STUDY PERFORMED BY IBI GROUP FOR THE DOWNTOWN CORRIDOR ENHANCEMENT STREETScape MASTER PLAN. THESE PROJECTS WILL ADDRESS THE HISTORY AND TRADITIONS OF BAKERSFIELD AS WELL AS ITS CONTINUED FUTURE AS A TRANSPORTATION HUB WITH THE STATEWIDE HIGH-SPEED RAIL SYSTEM AND BAKERSFIELD'S STATUS AS A FUTURE "STATION CITY". THESE PROJECTS WILL BUILD ON THE "MAKING DOWNTOWN BAKERSFIELD PLAN" EFFORTS WHICH ESTABLISHED THAT LOCAL BAKERSFIELD RESIDENTS WANT TO SEE A DOWNTOWN THAT IS VIBRANT, WALKABLE, CONNECTED, SAFE AND DESIRABLE. THESE PROJECTS WILL ENDEAVOR TO BE THE BRIDGE TO BRINGING THIS VISION TO REALITY. PREVIOUSLY, THE CONSULTANT COMPLETED THE MASTER PLAN, THE NEXT PHASE IS THE CONSTRUCTION OF THE CORRIDOR IMPROVEMENTS. DESIGN OF CHESTER AVENUE WAS BUDGETED IN FY 2021/2022. CONSTRUCTION OF CHESTER AVENUE AND DESIGN OF H STREET WILL BE BUDGETED IN FY 2022/2023. FINALLY, CONSTRUCTION OF H STREET WILL BE IN FY 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	3,750,000	3,750,000
Total				3,750,000	3,750,000

Prior Year Funding:

GMMDTA
2021/22 \$350,000

Project Title:ST IMP WIBLE-MCKEE

Project#:

T2K306

Ward:7

Location:WIBLE ROAD AND MCKEE ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:DUE TO RECENT CONSTRUCTION OF AN ELEMENTARY SCHOOL ALONG MCKEE JUST EAST OF WIBLE ROAD THIS AREA HAS EXPERIENCED SIGNIFICANT GROWTH AND AN INCREASE IN TRAFFIC VOLUME. THIS PROJECT WILL CONSTRUCT ADDITIONAL ROADWAY IMPROVEMENTS AND INCREASE THE NUMBER OF TRAVEL LANES WHICH WILL ALLEVIATE THE TRAFFIC CONGESTION. THIS PROJECT IS FUNDED WITH TRANSPORTATION DEVELOPMENT FUNDS (TDF) #B442. THIS IS A MULTI-YEAR PROJECT WITH DESIGN AND RIGHT-OF-WAY FUNDED IN FY 2021/2022 AND CONSTRUCTION IN FY 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Regular Salaries & Wages	TDF	331	331-4031-822.80-41	220,000	220,000
Construction	TDF	331	331-4031-822.80-41	979,000	979,000
Total				1,199,000	1,199,000

Prior Year Funding:

GMMDTA
2021/22 \$524,000

Project Title:BRDG IMPR-BEALE UPRR

Project#:

T2K307

Ward:2

Location:BEALE AVENUE OVER UPRR BRIDGE OVERCROSSING AT KENTUCKY STREET

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE BEALE AVENUE BRIDGE OVERCROSSING THE UPRR TRACKS HAS DEVELOPED SOME CONCRETE CRACKING DUE TO AGE AND USE. THE BRIDGE IS 64 YEARS OLD AND NEEDS REHABILITATING. A FEASIBILITY STUDY WAS CONDUCTED BY AECOM WITH THE FUNDS ALLOCATED IN FY 2021/2022. THE STUDY COMPLETED BY AECOM ALONG WITH THE CALTRANS BRIDGE INSPECTION REPORT COMPLETED IN 2021, HAVE OUTLINED DEFICIENCIES THAT MUST BE ADDRESSED. FUNDING IN FY 2022/2023 WILL BE ALLOCATED TOWARDS THE DESIGN AND CONSTRUCTION OF THE VARIOUS IMPROVEMENTS OF THE BRIDGE DECK AND MISCELLANEOUS CONCRETE REPAIRS/IMPROVEMENTS. DESIGN WILL BE FUNDED IN FY 2022/2023 WHILE CONSTRUCTION FUNDING IS IN FY 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Construction	URF	316	316-4031-823.80-41		1,540,000	1,540,000
Professional/Consulting Svcs	URF	316	316-4031-823.80-41	150,000	100,000	250,000
Regular Salaries & Wages	URF	316	316-4031-823.80-41	30,000		30,000
Total				180,000	1,640,000	1,820,000

Prior Year Funding:

GMMDTA
2021/22 \$100,000

Project Title:WESTSDE PKWY LNDSCPE P1

Project#:
T2K318
Ward:2
AND 3

Location:WESTSIDE PKWY-COFFEE RD INTERCHANGE TO TRUXTUN AVE

Dept:PUBLIC WORKS

Justification:LANDSCAPING AND IRRIGATION WAS NOT INCLUDED ON THE WESTSIDE PARKWAY FREEWAY CONSTRUCTION AND HAS RESULTED IN SIGNIFICANT MAINTENANCE COSTS FOR THE CITY. PHASE 1 PROPOSES DROUGHT TOLERANT LANDSCAPING AND IRRIGATION FEATURES FROM COFFEE ROAD INTERCHANGE TO TRUXTUN AVENUE. THE PROJECT WILL INCLUDE AESTHETIC FEATURES INCLUDING STAMPED CONCRETE AND OTHER HARDSCAPE ELEMENTS ALONG THE FREEWAY MAINLINE, INTERCHANGE, AND RAMPS THAT WILL CONSIDERABLY REDUCE THE MAINTENANCE EFFORTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-834.80-41	250,000	250,000
Total				250,000	250,000

Prior Year Funding:

GMMDTA
2021/22 \$2,650,000

Project Title:MEDIAN IMPR: VARIOUS LOC

Project#:
T3K300

Location:CAMINO MEDIA FROM MILL ROCK WAY TO GOSFORD ROAD, JEWETTA AVENUE FROM HAGEMAN ROAD TO OLIVE DRIVE, AND WIBLE ROAD FROM HOSKING AVENUE TO MCKEE ROAD VARIOUS
Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL INSTALL MEDIANS AT VARIOUS LOCATIONS, OVER MULTIPLE YEARS TO ENHANCE AESTHETICS AND IMPROVE SAFETY OF ROADWAYS. IMPROVEMENTS WILL INCLUDE DROUGHT TOLERANT PLANTING WHERE POSSIBLE. MEDIAN IMPROVEMENTS ALONG CAMINO MEDIA BETWEEN MILL ROCK WAY AND GOSFORD ROAD; ALONG JEWETTA AVENUE FROM HAGEMAN ROAD TO OLIVE DRIVE; AND ALONG WIBLE ROAD FROM HOSKING AVENUE TO MCKEE ROAD ARE PLANNED FOR THE NEXT FEW YEARS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	Total
Construction	COF	311	311-4031-822.80-41	650,000	2,000,000	2,000,000	2,000,000	6,650,000
Total				650,000	2,000,000	2,000,000	2,000,000	6,650,000

Prior Year Funding:

No Data Available

Project Title:JEWETT AVE CURB & GUTTER

Project#:

T3K301

Ward:2

Location:JEWETT AVE AREA FROM 34TH ST TO 28TH ST, K STREET TO Q STREET.

Dept:PUBLIC WORKS / STREETS

Justification:ALL PROPOSED STREET RESURFACING PROJECTS PROVIDE FOR PEDESTRIAN AND DRAINAGE IMPROVEMENTS. WORK INCLUDES INSTALLATION OF SIDEWALK, CURB & GUTTER, HANDICAP RAMPS, AND CROSS GUTTERS WHERE NEEDED TO IMPROVE DRAINAGE PRIOR TO RESURFACING/ RECONSTRUCTION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-4052-824.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:TR SIG INTER MT VERNON

Project#:

T3K302

Ward:3

Location:ALONG MT. VERNON AVE. BETWEEN BERNARD ST. AND PANORAMA DR.

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:THIS PROJECT INCLUDES INSTALLATION OF TRAFFIC SIGNAL AND TRAFFIC SIGNAL INTERCONNECT ALONG MT. VERNON BETWEEN BERNARD ST. AND PANORAMA DRIVE. THIS PROJECT IS TO IMPROVE THE TRAFFIC FLOW AT ALL LEGS OF THE INTERSECTION AND ALONG THE MAIN ROUTE. THE IMPROVED TRAFFIC FLOW WILL REDUCE OVERALL VEHICLE STOPS AND STARTS AND LIMIT DELAYS IN TRAVEL TIME. THE REDUCTION IN VEHICLE STOPS AND STARTS WILL IMPROVE THE CORRIDOR'S AVERAGE SPEED, THEREBY REDUCING POLLUTING GASES GENERATED BY VEHICLES AT LOW SPEEDS AND WHEN IDLING. THIS PROJECT IS 88.53% FEDERALLY FUNDED WITH CONGESTION MITIGATION AIR QUALITY (CMAQ) AND 11.47% LOCALLY FUNDED WITH GAS TAX FUNDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Regular Salaries & Wages	ISTEA	121	121-4031-821.80-41	37,058	37,058
	GTF	151	151-4031-821.80-41	48,802	48,802
Construction	GTF	151	151-4031-821.80-41	63,789	63,789
	ISTEA	121	121-4031-821.80-41	492,351	492,351
Total				642,000	642,000

Prior Year Funding:

No Data Available

Project Title:GRANT MATCH FUND ALLOC

Project#: T3K303
Ward: VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:FROM TIME TO TIME, THE CITY SUCCESSFULLY RECEIVES GRANT AWARDS FOR A VARIETY OF PROJECTS. MANY TIMES, THESE AWARDS REQUIRE A LOCAL FUNDING MATCH OR PERCENTAGE. THIS APPROPRIATION WOULD ENABLE THE CITY TO DEMONSTRATE A LOCAL FUNDING MATCH AND WOULD BE ALLOCATED SUBSEQUENTLY TO CITY COUNCIL FOR REVIEW FOR THE SPECIFIC PROJECT. AT THIS TIME THERE IS NO LIMITATION ON THE TYPES OF PROJECTS THAT MAY QUALIFY; HOWEVER, THE GRANT APPLICATIONS WOULD REMAIN CONSISTENT WITH CITY COUNCIL'S GOALS AND OBJECTIVES.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	3,000,000	3,000,000
Total				3,000,000	3,000,000

Prior Year Funding:

No Data Available

Project Title:MISC ROADWAY IMPROVEMENTS

Project#:
T3K304
Ward:
ALL

Location:VARIOUS LOCATIONS

Dept:PUBLIC WORKS / STREETS

Justification:THIS PROJECT IS INTENDED TO IDENTIFY STREETS THROUGHOUT THE CITY THAT ARE IN NEED OF REPAIRS AND MAINTENANCE TO BRING UP TO EXISTING CITY STANDARDS. PROJECTS MAY INCLUDE ASPHALT, SIDEWALK, CURB, GUTTER OR OTHER NECESSARY RIGHT OF WAY IMPROVEMENT PROJECTS WHICH WILL BE IDENTIFIED IN COLLABORATION BETWEEN THE RESPECTIVE COUNCIL MEMBER AND CITY STAFF.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4052-822.80-41	100,000	100,000	100,000	100,000	100,000	500,000
Total				100,000	100,000	100,000	100,000	100,000	500,000

Prior Year Funding:
No Data Available

Project Title:PVMT RHB HALEY STREET

Project#:

T3K305

Ward:3

Location:HALEY STREET FROM UNIVERSITY AVE TO PANORAMA DR

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE EXISTING PAVEMENT ON HALEY STREET BETWEEN UNIVERSITY AVENUE AND PANORAMA DRIVE IS IN DISREPAIR. AS PART OF THE ON-GOING LOCAL SENATE BILL 1 (SB1) PAVEMENT REHABILITATION PROGRAM, THIS PROJECT WILL REHABILITATE THE EXISTING PAVEMENT ON HALEY STREET AND WILL IMPROVE THE OVERALL RIDEABILITY OF THE ROAD FOR BOTH PASSENGER CARS AND COMMERCIAL VEHICLES. THE PROJECT IS 100% FUNDED THROUGH THE SENATE BILL 1 (SB1) PROGRAM, WHICH COVERS BOTH THE DESIGN AND CONSTRUCTION COSTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SB1	152	152-4031-822.80-41	1,580,000	1,580,000
Regular Salaries & Wages	SB1	152	152-4031-822.80-41	350,000	350,000
Total				1,930,000	1,930,000

Prior Year Funding:

No Data Available

Project Title:STIMP-Q ST AND ESPEE ST

Project#:

T3K306

Ward:2

Location:NEIGHBORHOOD BOUNDED BY Q STREET, ESPEE STREET, AND 30TH STREET

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE AREA NEAR JEWETT AVENUE AND Q STREET IS IN NEED OF VARIOUS PEDESTRIAN ACCESS IMPROVEMENTS. THIS PROJECT WILL INSTALL VARIOUS IMPROVEMENTS FROM SIDEWALK, CURB AND GUTTER, CURB RAMPS, DRIVE APPROACHES, AND CROSS GUTTERS WHERE NEEDED TO MEET AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS WITHIN THE PUBLIC RIGHT OF WAY. THIS IS A MULTI-YEAR PROJECT WITH DESIGN IN FY 2022/2023 AND CONSTRUCTION IN FY 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	Total
Professional/Consulting Svcs	COF	311	311-4031-822.80-41	100,000		100,000
Regular Salaries & Wages	COF	311	311-4031-822.80-41		100,000	100,000
Construction	COF	311	311-4031-822.80-41		1,082,000	1,082,000
Total				100,000	1,182,000	1,282,000

Prior Year Funding:

No Data Available

Project Title:PVMTRHB MANOR/COL-KRN RVR

Project#:

T3K307

Ward:3

Location:MANOR STREET FROM COLUMBUS STREET TO KERN RIVER BRIDGE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE EXISTING PAVEMENT ON MANOR STREET FROM COLUMBUS STREET TO KERN RIVER BRIDGE IS IN DISREPAIR. AS PART OF THE ON-GOING LOCAL SENATE BILL 1 (SB1) PAVEMENT REHABILITATION PROGRAM, THIS PROJECT WILL REHABILITATE THE EXISTING PAVEMENT ON MANOR STREET FROM COLUMBUS STREET TO THE KERN RIVER BRIDGE AND WILL IMPROVE THE OVERALL RIDEABILITY OF THE ROAD FOR PASSENGER CARS AND COMMERCIAL VEHICLES. THIS PROJECT IS 100% FUNDED THROUGH THE SENATE BILL 1 (SB1) PROGRAM, WHICH COVERS BOTH THE DESIGN AND CONSTRUCTION COSTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SB1	152	152-4031-822.80-41	1,630,000	1,630,000
Regular Salaries & Wages	SB1	152	152-4031-822.80-41	360,000	360,000
Total				1,990,000	1,990,000

Prior Year Funding:

No Data Available

Project Title:PVMTRHB-STOCK_RNF_ALLEN

Project#:

T3K308

Ward:4

Location:STOCKDALE HIGHWAY FROM RENFRO TO ALLEN ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE EXISTING PAVEMENT ON STOCKDALE HIGHWAY BETWEEN RENFRO AND ALLEN ROAD IS IN DISREPAIR. AS PART OF THE ON-GOING LOCAL SENATE BILL 1 (SB1) PAVEMENT REHABILITATION PROGRAM, THIS PROJECT WILL REHABILITATE EXISTING PAVEMENT ON STOCKDALE HIGHWAY AND WILL IMPROVE OVERALL RIDEABILITY OF THE ROAD FOR BOTH PASSENGER CARS AND COMMERCIAL VEHICLES. THIS PROJECT IS 100% FUNDED THROUGH THE SB1 PAVEMENT REHABILITATION PROGRAM, WHICH COVERS BOTH THE DESIGN AND CONSTRUCTION COSTS. THIS PROJECT ALSO CONSISTS OF THE CONSTRUCTION OF THE MEDIAN ISLAND BETWEEN THE MISSING SECTIONS BETWEEN JENKINS AVENUE AND ALLEN ROAD WHICH WILL BE FUNDED USING CAPITAL OUTLAY FUNDS (COF), BECAUSE MEDIANS ARE NOT SB-1 QUALIFIED FUNDING.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SB1	152	152-4031-822.80-41	2,450,000	2,450,000
	COF	311	311-4031-822.80-41	550,000	550,000
Regular Salaries & Wages	COF	311	311-4031-822.80-41	50,000	50,000
	SB1	152	152-4031-822.80-41	300,000	300,000
Total				3,350,000	3,350,000

Prior Year Funding:

No Data Available

Project Title:OHIO DRIVE CURB & GUTTER

Project#:

T3K309

Location:OHIO DRIVE AREA: SOUTH OF STATE ROUTE 58: SOUTHEAST END OF OHIO DRIVE; OHIO DRIVE, CROSS STREET MILHAM DRIVE & TOLLHOUSE DRIVE.

Ward:1

Dept:PUBLIC WORKS / STREETS

Justification:ALL PROPOSED STREET RESURFACING PROJECTS PROVIDE FOR PEDESTRIAN AND DRAINAGE IMPROVEMENTS. WORK INCLUDES INSTALLATION OF SIDEWALK, CURB & GUTTER, HANDICAP RAMPS, AND CROSS GUTTERS WHERE NEEDED TO IMPROVE DRAINAGE PRIOR TO RESURFACING/ RECONSTRUCTION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-4052-824.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:BENTON ST CURB & GUTTER

Project#:

T3K310

Location:BENTON STREET AREA FROM MING AVENUE TO PLANZ ROAD & SOUTH H STREET TO HUGHES LANE.

Ward:7

Dept:PUBLIC WORKS / STREETS

Justification:ALL PROPOSED STREET RESURFACING PROJECTS PROVIDE FOR PEDESTRIAN AND DRAINAGE IMPROVEMENTS. WORK INCLUDES INSTALLATION OF SIDEWALK, CURB & GUTTER, HANDICAP RAMPS, AND CROSS GUTTERS WHERE NEEDED TO IMPROVE DRAINAGE PRIOR TO RESURFACING/ RECONSTRUCTION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-4052-824.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:OLEANDER AVE CURB & GTR

Project#:

T3K311

Location:OLEANDER AVENUE AREA FROM H STREET TO A STREET & CALIFORNIA AVENUE TO ROOSEVELT STREET.

Ward:2

Dept:PUBLIC WORKS / STREETS

Justification:ALL PROPOSED STREET RESURFACING PROJECTS PROVIDE FOR PEDESTRIAN AND DRAINAGE IMPROVEMENTS. WORK INCLUDES INSTALLATION OF SIDEWALK, CURB & GUTTER, HANDICAP RAMPS, AND CROSS GUTTERS WHERE NEEDED TO IMPROVE DRAINAGE PRIOR TO RESURFACING/ RECONSTRUCTION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-4052-824.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:STIMP NEAR HERITAGE PK

Project#:

T3K312

Ward:3

Location:MOUNT VERNON AVENUE BETWEEN EDWARDS AVENUE AND BERNARD STREET

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT AREA IS AT MOUNT VERNON ALONG THE FRONTAGE OF HERITAGE PARK. THE AREA HAS HIGH VEHICULAR AS WELL AS PEDESTRIAN TRAFFIC VOLUME AND INADEQUATE LIGHTING FOR PEDESTRIANS CROSSING THE ROADWAY TRYING TO GET TO THE PARK. INSTALLING STREET LIGHTING IN THIS AREA WILL IMPROVE THE SAFETY AND SECURITY OF BIKERS, JOGGERS, AND PEDESTRIANS UTILIZING THE CROSSWALKS DURING NIGHTTIME HOURS. IN ADDITION, UPDATING EXISTING CURB RAMPS TO THE MOST CURRENT ADA STANDARDS WILL IMPROVE ACCESSIBILTY FOR PEDESTRIANS AND THE GENERAL PUBLIC.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4031-822.80-41	420,000	420,000
Total				420,000	420,000

Prior Year Funding:

No Data Available

Project Title:MADISON AREA CURB & GTR

Project#:

T3K313

Location:MADISON AREA FROM MADISON STREET TO COTTONWOOD ROAD BETWEEN CASA LOMA DRIVE & BROOK STREET.

Ward:1

Dept:PUBLIC WORKS / STREETS

Justification:ALL PROPOSED STREET RESURFACING PROJECTS PROVIDE FOR PEDESTRIAN AND DRAIFOR PEDESTRIAN AND DRAINAGE INCLUDES INSTALLATION OF SIDEWALK, CURB & GUTTER, HANDICAP RAMPS, AND CROSS GUTTERS WHERE NEEDED TO IMPROVE DRAINAGE PRIOR TO RESURFACING/ RECONSTRUCTION.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-4052-824.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:PVMTRHB-STOCK_GOSF_STINE

Project#:
T3K314
Ward:2,
5, 6

Location:STOCKDALE HIGHWAY BETWEEN GOSFORD ROAD AND NEW STINE ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE EXISTING PAVEMENT ON STOCKDALE HIGHWAY BETWEEN GOSFORD ROAD AND NEW STINE ROAD IS IN DISREPAIR. AS PART OF THE ON-GOING FEDERAL PAVEMENT REHABILITATION PROGRAM, THIS PROJECT WILL REHABILITATE THE EXISTING PAVEMENT ON STOCKDALE HIGHWAY BETWEEN GOSFORD ROAD AND NEW STINE ROAD. THIS PROJECT WILL IMPROVE THE OVERALL PCI (PAVEMENT CONDITION INDEX) OF THE ROADWAY FROM THE LOW 20'S TO A NEW SCORE OF 100. THIS PROJECT IS FEDERALLY FUNDED THROUGH THIS PROJECT WILL HELP INCREASE THE OVERALL PCI FOR ARTERIAL ROADWAYS AND THE CITY IN GENERAL. THE REGIONAL SURFACE TRANSPORTATION PROGRAM (RSTP). FEDERAL FUNDS WILL COVER 88.53% AND SENATE BILL 1 (SB-1) FUNDS WILL COVER THE REMAINING 11.47% OF CONSTRUCTION COSTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SB1	152	152-4031-822.80-41	622,820	622,820
	ISTEA	121	121-4031-822.80-41	4,807,170	4,807,170
Regular Salaries & Wages	ISTEA	121	121-4031-822.80-41	361,830	361,830
	SB1	152	152-4031-822.80-41	482,180	482,180
Total				6,274,000	6,274,000

Prior Year Funding:

No Data Available

Project Title:STIMPR BIKE PATH-PACHECO

Project#:

T3K315

Ward:6

Location:PACHECO ROAD BETWEEN STINE ROAD AND WIBLE ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THE CITY RECENTLY CONSTRUCTED A MULTI-USE PATH ALONG PACHECO ROAD FROM STINE ROAD TO WIBLE ROAD ON THE EMBANKMENT OF THE KERN DELTA CANAL. THE CONSTRUCTION OF THE MULTI-USE PATH WAS FUNDED WITH FEDERAL CMAQ FUNDS. THE NEXT PHASE OF THE PROJECT IS TO BEAUTIFY THE MULTI-USE PATH BY PROVIDING EROSION CONTROL AND STAMPED CONCRETE FOR THE SLOPES ALONG THE PATH AS WELL AS STREET/PATH LIGHTING ALONG PACHECO ROAD FROM STINE ROAD TO WIBLE ROAD. LIGHTING IMPROVEMENTS WILL IMPROVE THE SAFETY AND SECURITY OF BKERS, JOGGERS, WALKERS, AND OVERALL VEHICLE TRAFFIC DURING NIGHTTIME HOURS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	1,130,000	1,130,000
Total				1,130,000	1,130,000

Prior Year Funding:

No Data Available

Project Title:TRAFFIC SIG MOD:MING-REAL

Project#:

T3K316

Ward:4

Location:INTERSECTION OF MING AVENUE AND REAL ROAD

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THERE ARE TWO EAST BOUND / WEST BOUND TRAFFIC SIGNAL POLES ON NARROW ISLANDS (APPROXIMATELY THREE FEET WIDE) THAT ARE DAMAGED BY VEHICLES IN ACCIDENTS APPROXIMATELY TEN TIMES A YEAR AT THE INTERSECTION OF MING AVENUE AND REAL ROAD. THIS PROJECT WOULD REPLACE THE EXISTING TRAFFIC POLES WITH TWO LARGER TRAFFIC SIGNAL POLES AT THE INTERSECTION TO ALLOW FOR LARGER AND LONGER MAST ARMS. AS A RESULT, THE CITY CAN REMOVE THE POLES FROM THE NARROW MEDIAN ISLANDS. IN ADDITION, CITY STAFF WOULD NOT HAVE TO DELINEATE AND WORK ON THE POLES IN THE MEDIAN ISLANDS WHICH IS LABOR INTENSIVE AND A SAFETY ISSUE BECAUSE OF THE SPEED OF VEHICLES AND NUMBER OF ACCIDENTS THAT OCCURS AT THAT INTERSECTION. THIS PROJECT SUPPORTS COUNCIL GOAL #6, ENHANCE INFRASTRUCTURE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	URF	316	316-4051-821.80-41	250,000	250,000
Total				250,000	250,000

Prior Year Funding:

No Data Available

Project Title:TRAFFIC CALMING ALLOCAT

Project#:
T3K317
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:TRAFFIC CALMING PROJECT FUNDS WILL BE USED TO EVALUATE AND INSTALL A RANGE OF DIFFERENT TRAFFIC CALMING TECHNIQUES SUCH AS CROSSWALK ENHANCEMENTS AND BICYCLE FACILITIES AT VARIOUS ROADWAYS AROUND THE CITY. A FUTURE TRAFFIC CALMING STUDY WILL ALSO BE COMPLETED TO DETERMINE ADDITIONAL IMPROVEMENTS THROUGHOUT THE CITY THAT WILL ENCOURAGE SAFER VEHICULAR DRIVING, AS WELL AS ENHANCE ROADWAY CONDITIONS FOR GREATER BICYCLE AND PEDESTRIAN SAFETY. THESE FUNDS MAY BE USED AS A MATCH TO POTENTIAL GRANTS FOR THIS USE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:ADA ADVANCES ALLOC

Project#:
T3K318
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / STREETS

Justification:THE CITY MAINTAINS A FLUID AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN THAT TRACKS KNOWN BARRIERS TO THE CITY'S PROGRAMS, SERVICES, AND ACTIVITIES. FOR THE FISCAL YEAR 2022-23, THE CITY AIMS TO MAKE A SIGNIFICANT NUMBER OF REPAIRS TO BARRIERS IDENTIFIED IN THIS PLAN, FOCUSING ON HIGH-PRIORITY, HIGH-TRAFFIC AREAS SUCH AS AROUND CITY PARKS, SCHOOLS, AND OLDER AREAS OF THE CITY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	300,000	300,000
Total				300,000	300,000

Prior Year Funding:

No Data Available

Project Title:PVMT RHB - OLEANDER ST

Project#:

T3K319

Ward:2

Location:OLEANDER AVENUE FROM BRUNDAGE LANE TO CALIFORNIA AVENUE

Dept:PUBLIC WORKS / STREETS

Justification:THE EXISTING PAVEMENT ON OLEANDER AVE BETWEEN BRUNDAGE LANE AND CALIFORNIA AVE IS IN DISREPAIR. AS PART OF THE ON-GOING LOCAL SB1 PAVEMENT REHABILITATION PROGRAM, THIS PROJECT WILL REHABILITATE THE EXISTING PAVEMENT ON OLEANDER AVENUE AND WILL IMPROVE THE OVERALL RIDEABILITY OF THE ROAD FOR BOTH PASSENGER CARS AND COMMERCIAL VEHICLES. THE PROJECT IS 100% FUNDED THROUGH THE SENATE BILL 1 (SB1) PROGRAM, WHICH COVERS BOTH DESIGN AND CONSTRUCTION COSTS. THE EXISTING PCI (PAVEMENT CONDITION INDEX) IS IN THE LOW 20'S-30'S AND UPON COMPLETION OF THIS PROJECT THE PCI WILL BE BROUGHT UP TO THE HIGH 80'S-90'S. THIS WILL HELP IMPROVE THE OVERALL PCI FOR LOCAL ROADWAYS WITHIN THE CITY OF BAKERSFIELD.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	SB1	152	152-4052-822.80-41	700,000	700,000
Total				700,000	700,000

Prior Year Funding:

No Data Available

Project Title:MEDIAN FUNDING ALLOC

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL REHABILITATE THE EXISTING MEDIANS AT VARIOUS LOCATIONS, OVER MULTIPLE YEARS TO ENHANCE AESTHETICS. IMPROVEMENTS WILL INCLUDE HARDSCAPE AND DROUGHT TOLERANT PLANTINGS WHERE POSSIBLE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

No Data Available

Project#:
T3K320
Ward:
VARIOUS

Project Title:CRSSWLK & PAINTING ALLOC

Project#:
T3K321
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / STREETS

Justification:THESE FUNDS WILL BE USED TO EVALUATE AND INSTALL A RANGE OF DIFFERENT CROSSWALK ENHANCEMENTS AT VARIOUS INETERSECTIONS AROUND THE CITY. THESE CROSSWALK ENHANCEMENTS MAY INCLUDE BUMP OUTS TO SHORTEN PEDESTRIAN CROSSING LENGTH, HIGHER VISIBILITY TYPE CROSSWALKS, AS WELL AS ADDITIONAL SIGNAGE AND POSSIBLE FLASHING BEACONS AT SOME LOCATIONS. THESE CROSSWALK ENHANCEMENTS ARE ANTICIPATED TO BE PILOT PROJECTS TO HELP MAKE PEDESTRIAN CROSSINGS THROUGHOUT THE CITY SAFER AND MORE ENJOYABLE AT SELECT LOCATIONS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4051-834.80-41	250,000	250,000
Total				250,000	250,000

Prior Year Funding:

No Data Available

Project Title: DISADVTG ALLEY & STREET

Project#:
T3K322
Ward:
VARIOUS

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL PROVIDE FUNDING TO IMPROVE THE EXISTING ALLEYS AND STREETS IN DISADVANTAGED NEIGHBORHOODS TO HELP BRING THEM UP TO CITY STANDARDS. IMPROVEMENTS MAY INCLUDE ASPHALT, SIDEWALK, CURB & GUTTER, OR OTHER NECESSARY IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-4031-822.80-41	300,000	300,000
Total				300,000	300,000

Prior Year Funding:

No Data Available

Project Title:MLK BLVD STREET DESIGN

Project#:

T3K323

Location:MARTIN LUTHER KING JR BOULEVARD BETWEEN E CALIFORNIA AVENUE AND STATE ROUTE 58

Ward:2

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:MLK BLVD COMPLETE STREETS PROJECT WILL FUND FEASIBILITY DESIGN OF COMPLETE STREET IMPROVEMENTS ALONG DR MARTIN LUTHER KING JR BOULEVARD BETWEEN E CALIFORNIA AVENUE AND STATE ROUTE 58. DESIGN WILL INCLUDE, BUT IS NOT LIMITED TO, TRAFFIC CALMING, ENHANCED PEDESTRIAN CROSSINGS, IMPROVED SIGNAGE AND LIGHTING, MORE RESILIENT PAVEMENT MARKINGS, ADA MODIFICATIONS, ETC.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-4031-822.80-41	150,000	150,000
Total				150,000	150,000

Prior Year Funding:

No Data Available

Project Title:ADA/TITLE VI TRSTN MISC

Project#:
T6K201
Ward:
VAR

Location:VARIOUS

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS MULTI-PHASE PROJECT WILL FUND PRIORITY ADA IMPROVEMENTS AND IS CONSISTENT WITH CITY'S ADA TRANSITION PLAN AND RESPONSIVE TO WARRANTED NEEDS. LOCATIONS TO BE MODIFIED ARE YET TO BE DETERMINED.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	COF	311	311-4031-834.80-41	50,000	50,000	50,000	50,000	50,000	250,000
Total				50,000	50,000	50,000	50,000	50,000	250,000

Prior Year Funding:

GMMDTA
2019/20 \$50,000
2020/21 \$50,000
2017/18 \$25,000
2015/16 \$150,000
2016/17 \$50,000
2018/19 \$50,000

Project Title:ST IMPR PANAMA AT-GRADE X

Project#:

T7K226

Ward:5

Location:PANAMA LN AT PROGRESS ROAD/SAN JOAQUIN VALLEY RAILROAD CROSSING

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL IMPROVE THE OVERALL RIDEABILITY AND TRAFFIC CAPACITY ON PANAMA LANE AT SAN JOAQUIN VALLEY RAILROAD AT-GRADE CROSSING. THIS PROJECT WILL CONSTRUCT FULL WIDTH IMPROVEMENTS AT THE GRADE CROSSING AND ALLEVIATE TRAFFIC CONGESTION CAUSED BY THE BOTTLENECK. COORDINATION HAS BEEN ON GOING WITH THE RAILROAD COMPANY AND WITH THE ADJACENT PROPERTY OWNERS. THIS PROJECT WILL BE FUNDED WITH TRANSPORTATION DEVELOPMENT FUNDS (TDF). (TDF B#245) DESIGN AND RIGHT OF WAY WERE FUNDED IN A PREVIOUS YEAR. THE CONSTRUCTION FUNDING WILL BE FUNDED IN FISCAL YEAR 2023/2024.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Construction	TDF	331	331-4031-822.80-41	1,540,000	1,540,000
Total				1,540,000	1,540,000

Prior Year Funding:

GMMDTA
2019/20 \$250,000
2020/21 \$250,000

Project Title:SIG MOD MISCELLANEOUS

Project#:
T9K207
Ward:
VAR

Location:VARIOUS

Dept:PUBLIC WORKS/TRAFFIC ENGINEERING

Justification:DURING THE COURSE OF THE YEAR, THE NEED ARISES FOR REVISIONS TO EXISTING TRAFFIC SIGNALS, EXISTING STRIPING, MARKINGS, AND CHANNELIZATION. THIS IS DUE TO ACCIDENT STUDIES, CHANGING TRAFFIC CONDITIONS, AS WELL AS CITIZEN AND COUNCIL INQUIRIES. ALSO INCLUDED IS REPAIR AND TESTING OF THE EXISTING SIGNAL FIBER/COPPER WIRE COMMUNICATIONS SYSTEM, AND INSTALLATION OF AUDIBLE PEDESTRIAN INDICATORS AS NECESSARY. THIS PROJECT WILL BE FUNDED WITH UTILITY SURCHARGE FUNDS (URF).

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	FY 2023-24 (CIP)	FY 2024-25 (CIP)	FY 2025-26 (CIP)	FY 2026-27 (CIP)	Total
Construction	URF	316	316-4031-821.80-41	125,000	150,000	175,000	200,000	200,000	850,000
Total				125,000	150,000	175,000	200,000	200,000	850,000

Prior Year Funding:

GMMDTA
2020/2021 \$60,000
2019/2020 \$50,000

Project Title:TRUXT AVE CURB/GUTTER/SIW

Location:TRUXTUN AVENUE, LAKE FRONTAGE

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:THIS PROJECT INVOLVES CONSTRUCTION OF CURB AND GUTTER ALONG THE FRONTAGE OF THE LAKE ON THE NORTH SIDE OF TRUXTUN AVENUE. THE CURB AND GUTTER WILL FACILITATE THE FLOW OF SURFACE WATER INTO THE CITY DRAINAGE SYSTEM.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Construction	UNK	969	969-4031-822.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project#:

TZK202

Ward:2

Project Title:ST IMP OAK /CALIF RT TURN

Project#:
TZK206
Ward:2

Location:RIGHT TURN LANE FROM NB OAK ST TO EB CALIF

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL CONSTRUCT A RIGHT TURN LANE FROM NORTHBOUND OAK STREET TO EASTBOUND CALIFORNIA AVENUE TO RELIEVE TRAFFIC CONGESTION AND BRING THIS SEGMENT OF THE INTERSECTION TO CURRENT CITY STANDARDS.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Construction	UNK	969	969-4031-822.80-41	214,000	214,000
Land Acquisition	UNK	969	969-4031-822.80-11	61,000	61,000
Total				275,000	275,000

Prior Year Funding:

No Data Available

Project Title:ST IMP BUCK OWENS

Project#:
TZK256

Location:BUCK OWENS ACCESS ROAD BETWEEN HIGHWAY 204 EXIT TO BUCK OWENS BOULEVARD

Ward:3

Dept:PUBLIC WORKS/DESIGN ENGINEERING

Justification:BUCK OWENS ACCESS ROAD FROM THE HIGHWAY 204 EXIT TO BUCK OWENS BOULEVARD IS DETERIORATING AND NEEDS TO BE RECONSTRUCTED. THIS PROJECT WILL RECONSTRUCT EXISTING ROADWAY, CONSTRUCT A CLASS I SEPERATED BIKEWAY, AND IMPROVE DRAINAGE FACILITIES. THIS PROJECT IS NEEDED IN ANTICIPATION OF THE NEW HAGEMAN FLYOVER.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Regular Salaries & Wages	UNK	969	969-4031-822.80-41	367,000	367,000
Construction	UNK	969	969-4031-822.80-41	61,000	61,000
Total				428,000	428,000

Prior Year Funding:

No Data Available

Project Title:ADAPT SIG COORD WHITE LN

Project#:
TZK306
Ward:
5,6

Location:ALONG WHITE LANE

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:THIS NEW FIBER OPTIC COMMUNICATION SYSTEM WILL ENABLE TRANSPORTATION PROFESSIONALS TO ACTIVELY MANAGE TRAFFIC FLOW AND PROMOTE MOBILITY THROUGH REAL TIME TRAFFIC DATA COLLECTION AND MANAGEMENT TOOLS. NEW SOFTWARE AND SIGNAL CONTROLLER UNITS WILL ALLOW FOR OPTIMAL SIGNAL TIMING ACROSS ARTERIAL NETWORK BY ADJUSTING CYCLE LENGTHS, PHASE SPLITS, AND OFFSETS BASED ON PREVAILING TRAFFIC. PROJECT IS FEDERALLY FUNDED THROUGH CONGESTION MITIGATION AND AIR QUALITY (CMAQ), HOWEVER, THE CITY WILL USE LOCAL FUNDS TO DESIGN THE PROJECT.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Regular Salaries & Wages	GTF	151	151-4031-821.80-41	75,000	75,000
	ISTEA	121	121-4031-821.80-41	55,000	55,000
Construction	GTF	151	151-4031-821.80-41	95,000	95,000
	ISTEA	121	121-4031-821.80-41	721,000	721,000
Total				946,000	946,000

Prior Year Funding:

No Data Available

Project Title:ADAPT SIG COORD H_PANAMA

Project#:

TZK307

Ward:3

Location:ALONG H STREET AND PANAMA LANE

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:THIS NEW FIBER OPTIC COMMUNICATION SYSTEM WILL ENABLE TRANSPORTATION PROFESSIONALS TO ACTIVELY MANAGE TRAFFIC FLOW AND PROMOTE MOBILITY THROUGH REAL TIME TRAFFIC DATA COLLECTION AND MANAGEMENT TOOLS. NEW SOFTWARE AND SIGNAL CONTROLLER UNITS WILL ALLOW FOR OPTIMAL SIGNAL TIMING ACROSS ARTERIAL NETWORK BY ADJUSTING CYCLE LENGTHS, PHASE SPLITS, AND OFFSETS BASED ON PREVAILING TRAFFIC. PROJECT IS FEDERALLY FUNDED THROUGH CONGESTION MITIGATION AND AIR QUALITY (CMAQ), HOWEVER, THE CITY WILL USE LOCAL FUNDS TO DESIGN THE PROJECT.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Regular Salaries & Wages	GTF	151	151-4031-821.80-41	48,000	48,000
	ISTEA	121	121-4031-821.80-41	36,000	36,000
Construction	GTF	151	151-4031-821.80-41	62,000	62,000
	ISTEA	121	121-4031-821.80-41	474,000	474,000
Total				620,000	620,000

Prior Year Funding:

No Data Available

Project Title:ADAPT SIG COORD STOCKDALE

Project#:

TZK308

Ward:3

Location:ALONG STOCKDALE HIGHWAY

Dept:PUBLIC WORKS / TRAFFIC ENGINEERING

Justification:THIS NEW FIBER OPTIC COMMUNICATION SYSTEM WILL ENABLE TRANSPORTATION PROFESSIONALS TO ACTIVELY MANAGE TRAFFIC FLOW AND PROMOTE MOBILITY THROUGH REAL TIME TRAFFIC DATA COLLECTION AND MANAGEMENT TOOLS. NEW SOFTWARE AND SIGNAL CONTROLLER UNITS WILL ALLOW FOR OPTIMAL SIGNAL TIMING ACROSS ARTERIAL NETWORK BY ADJUSTING CYCLE LENGTHS, PHASE SPLITS, AND OFFSETS BASED ON PREVAILING TRAFFIC. PROJECT IS FEDERALLY FUNDED THROUGH CONGESTION MITIGATION AND AIR QUALITY (CMAQ), HOWEVER, THE CITY WILL USE LOCAL FUNDS TO DESIGN THE PROJECT.

Construction Costs and Funding Source:

Expense Category Description				FY 2023-24 (CIP)	Total
Regular Salaries & Wages	GTF	151	151-4031-821.80-41	33,000	33,000
	ISTEA	121	121-4031-821.80-41	24,000	24,000
Construction	GTF	151	151-4031-821.80-41	41,000	41,000
	ISTEA	121	121-4031-821.80-41	315,000	315,000
Total				413,000	413,000

Prior Year Funding:

No Data Available

Project Title:STIMP TRUXTUN@ H ST RTL

Project#:
TZK310
Ward:2

Location:TRUXTUN AVENUE AND H STREET RIGHT-TURN-LANE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:THIS PROJECT WILL CONSTRUCT A RIGHT TURN LANE FOR NORTHBOUND TO EASTBOUND TRAFFIC AT THE INTERSECTION OF TRUXTUN AVENUE AND H STREET. THE NEW RIGHT-TURN-LANE WILL ALSO IMPROVE TRAFFIC FLOW ON A HEAVILY CONGESTED STREET.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Regular Salaries & Wages	URF	316	316-4031-822.80-41	70,000	70,000
Construction	URF	316	316-4031-822.80-41	300,000	300,000
Total				370,000	370,000

Prior Year Funding:

No Data Available

Project Title:STIMP-BERKSHIRE/MTNRIDGE

Project#:

TZK311

Ward:6

Location:BERKSHIRE ROAD AND MOUNTAIN RIDGE DRIVE

Dept:PUBLIC WORKS / DESIGN ENGINEERING

Justification:DUE TO RECENT EXPANSION OF DEVELOPMENT IN THIS AREA AND EXPANSION OF THE ELEMENTARY SCHOOL (MILLER ELEMENTARY) ON THE SOUTHWEST CORNER OF THE INTERSECTION OF BERKSHIRE ROAD AND MOUNTAIN RIDGE DRIVE, THERE IS A LOT OF TRAFFIC CONGESTION. IN ORDER TO ALLEVIATE TRAFFIC CONGESTION AND THE BOTTLENECK TRAFFIC ALONG MOUNTAIN RIDGE DRIVE, THE INSTALLATION OF A TRAFFIC SIGNAL AND STREET WIDENING IS NECESSARY. THIS PROJECT WILL CONSTRUCT ADDITIONAL ROADWAY IMPROVEMENTS ALONG MOUNTAIN RIDGE DRIVE BETWEEN THE ELEMENTARY SCHOOL AND THE EXISTING DEVELOPMENT NEAR MCCUTCHEN ROAD AND MOUNTAIN RIDGE DRIVE. THIS PROJECT WILL BE FUNDED WITH TRASPORTATION DEVELOPMENT FUNDS (TDF) RTIF#B456. BOTH DESIGN AND CONSTRUCTION ARE BUDGETED IN FY 2022/2023.

Construction Costs and Funding Source:

Expense Category Description				FY 2024-25 (CIP)	Total
Regular Salaries & Wages	GTF	151	151-4031-822.80-41	210,000	210,000
	TDF	331	331-4031-822.80-41	190,000	190,000
Construction	GTF	151	151-4031-822.80-41	708,000	708,000
Total				1,108,000	1,108,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
THOMAS ROADS IMPROVEMENT PROGRAM (TRIP)

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
TRCC29	WESTSIDE PKWY ROUTE ADOPT	2, 3, 4, 5	TDF	335	350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
TRCC35	HAGEMAN FLYOVER UTILITIES	3	TDF	335	700,000	-	-	-	-	700,000
TRCC48	CENTENNIAL ROW CLOSE-OUT	2	TDF	335	1,000,000	-	-	-	-	1,000,000
TRRH39	24TH ST ROW/UTIL CLOSEOUT	2	TDF	335	70,000	-	-	-	-	70,000
TRSR38	SR178 WIDENING CLOSEOUT		TDF	335	70,000	-	-	-	-	70,000
Total					\$ 2,190,000	\$ -	\$ -	\$ -	\$ -	\$ 2,190,000

Project Title:WESTSIDE PKWY ROUTE ADOPT

Project#:
TRCC29
Ward:2,
3, 4, 5

Location:WESTSIDE PARKWAY

Dept:PUBLIC WORKS/TRIP

Justification:RESULT OF CALTRANS EVALUATION OF WESTSIDE PARKWAY AND THE IMPROVEMENTS NECESSARY FOR CALTRANS TO ADOPT THE PROJECT WITH CENTENNIAL CORRIDOR

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	TDF	335	335-4021-825.80-41	350,000	350,000
Total				350,000	350,000

Prior Year Funding:

No Data Available

Project Title:HAGEMAN FLYOVER UTILITIES

Location:HAGEMAN ROAD AT STATE ROUTE 99

Dept:PUBLIC WORKS/TRIP

Justification:THE PROJECT WILL CONSTRUCT A BRIDGE STRUCTURE OVER STATE ROUTE 99 CONNECTING HAGEMAN ROAD WEST OF STATE ROUTE 99 TO GOLDEN STATE AVENUE (SR 204) EAST OF STATE ROUTE 99. THESE FUNDS ARE FOR THE UTILITY RELOCATION PHASE OF THIS PROJECT. ENVIRONMENTAL UNDER TRCC30, DESIGN UNDER TRCC32, RIGHT-OF-WAY UNDER TRCC34.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	TDF	335	335-4021-825.80-11	700,000	700,000
Total				700,000	700,000

Prior Year Funding:

No Data Available

Project#:

TRCC35

Ward:3

Project Title:CENTENNIAL ROW CLOSE-OUT

Location:CENTENNIAL CORR FROM WESTSIDE PARKWAY TO SR 58

Dept:

Justification:THIS PROJECT WILL CONSTRUCT A FREEWAY FROM SR-58 EAST OF SR-99 TO THE WESTSIDE PARKWAY NEAR MOHAWK STREET. THIS PROJECT IS FOR RIGHT-OF-WAY CLOSEOUT. THE ENVIRONMENTAL PORTION OF THE PROJECT WILL BE COMPLETED UNDER PROJECT NUMBER TRCC10, DESIGN UNDER TRCC12, ROW UNDER TRCC14, AND CONSTRUCTION UNDER TRCC17. REMAINING AQUISITIONS, REMNANT MAPPING, PARCEL MERGERS, APPRAISALS, ROUTE ADOPTION

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Land Acquisition	TDF	335	335-4021-825.80-11	1,000,000	1,000,000
Total				1,000,000	1,000,000

Prior Year Funding:

No Data Available

Project#:

TRCC48

Ward:2

Project Title:24TH ST ROW/UTIL CLOSEOUT

Project#:

TRRH39

Ward:2

Location:24TH STREET FROM SR-99 TO M STREET

Dept:PUBLIC WORKS/TRIP

Justification:THIS PROJECT WILL CONSTRUCT THE 24TH STREET WIDENING FROM SR-99 TO EAST OF M STREET. (4 LANES SR-99 TO OAK ST / 3 LANES OAK ST TO D ST / 4 LANES D ST TO M ST). ENVIRONMENTAL PHASE COMPLETED UNDER PROJECT NUMBER TRRH20 & TRRH30, DESIGN UNDER TRRH32, RIGHT-OF-WAY UNDER TRRH34, UTILITIES UNDER TRRH35, CONSTRUCTION UNDER TRRH37. THESE FUNDS WILL BE ADDED PREVIOUSLY BUDGETED FUNDS TO COMPLETE THE CONSTRUCTION PHASE OF THE PROJECT. PLATS AND LEGALS FOR REMNANT PARCELS AND MERGERS

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Land Acquisition	TDF	335	335-4021-825.80-11	70,000	70,000
Total				70,000	70,000

Prior Year Funding:

No Data Available

Project Title:SR178 WIDENING CLOSEOUT

Location:

Dept:

Justification:REMNANT PARCEL APPRAISALS, PLATS AND LEGALS

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Land Acquisition	TDF	335	335-4021-825.80-11	70,000	70,000
Total				70,000	70,000

Prior Year Funding:

No Data Available

Project#:TRSR38

Ward:

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
WATER RESOURCES

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
E1J102	WELLHEAD FACIL UPGRADES	4,6	DWF	441	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
E5J102	PUMP STATION UPGRADES	4,6	DWF	441	500,000	-	-	-	-	500,000
E6J002	CANAL/STORM DRAIN FENCING	VARIOUS	AWF	431	400,000	-	-	-	-	400,000
E6J007	WATER MAIN EXTENSIONS	4,5,6	DWF	441	100,000	-	-	-	-	100,000
E7J009	WATER WELLS	4,6	DWF	441	500,000	-	-	-	-	500,000
E8J020	CONCRETE PANEL REPLCMT	WARDS 2, 3, 4, 5	AWF	431	400,000	-	-	-	-	400,000
E9J102	SERV CONNECTION REPL PROG	4,5,6	DWF	441	2,500,000	-	-	-	-	2,500,000
Total					\$ 4,600,000	\$ -	\$ -	\$ -	\$ -	\$ 4,600,000

Project Title:WELLHEAD FACIL UPGRADES

Project#:
E1J102
Ward:
4,6

Location:CITY'S DOMESTIC WATER SERVICE AREA

Dept:WATER RESOURCES/DOMESTIC WATER DIVISION

Justification:SEVERAL PROJECTS ARE REQUIRED TO IMPROVE WATER PRODUCTION AND TREATMENT OPERATIONS AT VARIOUS WELL SITES WITHIN THE SYSTEM. GRANULAR ACTIVATED CARBON (GAC)MEDIA WILL BE REPLACED AT TWO LOCATIONS. NEW FLOW METERS ON WELL DISCHARGE LINES WILL BE REPLACED TO PROVIDE MORE ACCURATE FLOW MEASUREMENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	DWF	441	441-4521-811.80-11	200,000	200,000
Total				200,000	200,000

Prior Year Funding:

GMMDTA
2014/15 \$300,000
2012/13 \$720,000
2011/12 \$1,990,000
2013/14 \$300,000

Project Title:PUMP STATION UPGRADES

Project#:
E5J102
Ward:
4,6

Location:VARIOUS LOCATIONS THROUGHOUT DOMESTIC SERVICE AREA

Dept:WATER RESOURCES/DOMESTIC WATER DIVISION

Justification:UPGRADES TO THE CITY'S OLDER WELL PUMPS AND MOTORS ARE PROPOSED AS PART OF THIS PROJECT. THE OLDER OIL-LUBRICATED PUMPS MUST BE REPLACED WITH WATER- LUBRICATED PUMPS. THE PLAN INCLUDES REPLACING THE MOTORS WITH NEW ENERGY EFFICIENT MOTORS. FIVE WELL PUMPS AND MOTORS WILL BE REPLACED.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	DWF	441	441-4521-811.80-68	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

GMMDTA
2011/12 \$250,000
2012/13 \$250,000
2013/14 250,000
2010/11 \$80,000
2014/15 \$250,000

Project Title: CANAL/STORM DRAIN FENCING

Project#: E6J002
Ward: VARIOUS

Location: VARIOUS

Dept: WATER RESOURCES/AGRICULTURAL WATER DIVISION

Justification: THIS FENCING PROJECT IS PART OF THE CITY'S ONGOING PROGRAM TO UPGRADE AND RESTORE FENCING ALONG CANALS AND DRAINAGE BASINS THROUGHOUT THE INCORPORATED AREAS. THIS IS THE 21ST YEAR OF THE PROGRAM THAT BEGAN IN FISCAL YEAR 1995/96. MAJOR PROGRESS HAS BEEN MADE THROUGHOUT THE CITY. HOWEVER, ADDITIONAL FUNDING IS BEING REQUESTED TO ADD FENCING ALONG CANALS AND DRAINAGE BASINS AS NEEDED AND TO CONTINUE THIS SUCCESSFUL PROGRAM.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	AWF	431	431-4511-811.80-11	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

GMMDTA
2013/14 \$60,000
2010/11 \$60,000
2012/13 \$60,000
2014/15 \$60,000
2011/12 \$60,000

Project Title:WATER MAIN EXTENSIONS

Project#:
E6J007
Ward:
4,5,6

Location:VARIOUS LOCATIONS WITHIN ASHE WATER DISTRICT

Dept:WATER RESOURCES/DOMESTIC WATER DIVISION

Justification:NEW WATER MAIN EXTENSIONS ARE REQUIRED TO LOOP OUR DOMESTIC WATER SYSTEM SO THAT WATER CAN FLOW MORE EFFICIENTLY. BY LOOPING THE SYSTEM, MULTIPLE SOURCES OF WATER ARE AVAILABLE FOR PARCELS AND ADEQUATE PRESSURES ARE ACHIEVED. A MINOR PORTION OF BUDGETED FUNDS WILL BE RESERVED TO REIMBURSE DEVELOPERS FOR OVERSIZING WATER MAINS FOR THE BENEFIT OF THE CITY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	DWF	441	441-4521-811.80-11	100,000	100,000
Total				100,000	100,000

Prior Year Funding:

GMMDTA
2004/15 \$450,000
2010/11 \$450,000
2012/13 \$450,000
2011/12 \$1,100,000
2013/14 \$850,000

Project Title:WATER WELLS

Project#:
E7J009
Ward:
4,6

Location:CITY'S DOMESTIC WATER SERVICE AREA

Dept:WATER RESOURCES/DOMESTIC WATER DIVISION

Justification:ONE ADDITIONAL WATER WELL IS REQUIRED TO INCREASE PRODUCTION CAPACITY DUE TO MODERATE GROWTH OF THE SYSTEM. IT IS ANTICIPATED THAT THE WELL WILL BE LOCATED WEST OF BUENA VISTA RD. AND SOUTH OF BOLTHOUSE DR. INSTALLATION OF THE WELL

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	DWF	441	441-4521-811.80-11	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

GMMDTA
2005/06 \$4,980,000
2006/07 \$5,300,000
2007/08 \$3,000,000
2009/10 \$2,100,000
2008/09 \$3,145,000

Project Title:CONCRETE PANEL REPLCMT

Location:CARRIER AND KERN RIVER CANALS

Dept:WATER RESOURCES

Justification:THIS PROJECT IS TO REPLACE BROKEN CONCRETE CANAL PANELS IN THE CARRIER AND KERN RIVER CANALS ON AN ONGOING SCHEDULE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	AWF	431	431-4511-811.80-11	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

No Data Available

Project#:

E8J020

Ward:WARDS

2, 3, 4, 5

Project Title:SERV CONNECTION REPL PROG

Project#:
E9J102
Ward:
4,5,6

Location:VARIOUS LOCATIONS WITHIN ASHE WATER DISTRICT

Dept:WATER RESOURCES/DOMESTIC WATER DIVISION

Justification:AS OUR SYSTEM CONTINUES TO AGE WE HAVE ENCOUNTERED LEAKING WATER SERVICE CONNECTIONS. MAKING REPLACEMENTS WHEN THE SECOND WATER LEAK OCCURS REDUCES THE ONGOING COSTS OF REMOVING AND REPLACING SIDEWALKS, PAVEMENT OR OTHER INFRASTRUCTURE IN THE SAME AREAS OVER THE LONG TERM. OVER THE PAST FEW YEARS, WE HAVE AVERAGED APPROXIMATELY 160 TO 200 SERVICE CONNECTION REPLACEMENTS PER YEAR ON THE SYSTEM.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	DWF	441	441-4521-811.80-11	2,500,000	2,500,000
Total				2,500,000	2,500,000

Prior Year Funding:

GMMDTA
2012/13 \$495,000
2011/12 \$460,000
2010/11 \$460,000
2013/14 \$600,000
2014/15 \$600,000

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
ECONOMIC AND COMMUNITY DEVELOPMENT

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3L110	ECD PUBLIC ART PROGRAM	ALL	MEASN	312	\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000
Total					\$ 1,250,000	\$ -	\$ -	\$ -	\$ -	\$ 1,250,000

Project Title:ECD PUBLIC ART PROGRAM

Project#:
P3L110
Ward:
ALL

Location:CITYWIDE

Dept:ECONOMIC AND COMMUNITY DEVELOPMENT

Justification:FUNDING TO CRETE A FIRST TIME PUBLIC ARET PROGRAMS THAT BENEFIT THE COMMUNITY. COMMISSIONING ART INSTALLATIONS IN CONJUNCTION WITH CITY CAPITAL IMPROVEMENT PROJECTS TO INCREASE ECONOMIC DEVELOPMENT AND IMPACT THE HEALTH, SAFETY AND ECONOMIC INDICATORS OF COMMUNITIES. ADDRESSING THE LONG TERM GOALS OF CREATING A MORE BEAUTIFUL BAKERSFIELD.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Professional/Consulting Svcs	MEASN	312	312-6580-834.80-41	1,250,000	1,250,000
Total				1,250,000	1,250,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
DEVELOPMENT SERVICES

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3D101	RRT River Facility	2	MEASN	312	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ 500,000
P3D102	DVS - Roof Deck Repair	2	COF	311	500,000	-	-	-	-	500,000
P3D103	DVS - 1st Floor Remodel	2	COF	311	40,000	-	-	-	-	40,000
Total					\$ 1,040,000	\$ -	\$ -	\$ -	\$ -	\$ 1,040,000

Project Title:RRT River Facility

Project#:

P3D101

Ward:2

Location:WEST OF BEACH PARK

Dept:DEVELOPMENT SERVICES

Justification:THIS PROJECT WOULD CONSTRUCT A 3,000 SF MULTI-USE RIVER-ACCESSIBLE FACILITY TO SERVE AS A BASE FOR T RRT RIVER TEAMS AS WELL AS A RESOURCE FOR PARKS DEPARTMENT STAFF AND MAINTENANCE OF THE KERN RIVER PARK IMPROVEMENTS. THE STRUCTURE WILL INCLUDE FIVE VEHICULAR BAYS ACCESSED BY ROLL DOORS, SPACE FOR STAFF OFFICES, RESTROOMS, AND A MEETING AREA. THE FACILITY WILL INCLUDE ADDITIONAL PARKING, PERIMETER FENCING, AND WILL REQUIRE THE RELOCATION OF AN ACCESS TRAIL TO THE KERN RIVER BICYCLE PATH.

Construction Costs and Funding Source:

Expense Category Description			FY 2022-2023 (CIP)	Total
MEASN	312	312-6021-831.80-21	500,000	500,000
Total			500,000	500,000

Prior Year Funding:

No Data Available

Project Title:DVS - Roof Deck Repair

Project#:

P3D102

Ward:2

Location:1715 CHESTER AVE

Dept:DEVELOPMENT SERVICES

Justification:THIS PROJECT WILL COMPLETE REPAIRS TO THE DEVELOPMENT SERVICES DEPT PARKING GARAGE ROOF DECK EVALUATION OF THE EXTENT OF REPAIRS, INCLUDING CORES AND TESTING WAS INITIATED IN FY2021/22. ANTICIPATED REPAIRS RANGE FROM \$200,000 - \$700,000

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-6021-831.80-21	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:DVS - 1st Floor Remodel

Project#:

P3D103

Ward:2

Location:1715 CHESTER AVE

Dept:DEVELOPMENT SERVICES

Justification:THIS PROJECT WILL REMODEL THE FIRST FLOOR OF THE DEVELOPMENT SERVICES DEPARTMENT BUILDING. THIS FINAL PHASE OF REMODELING THE BUILDING WILL REFURBISH THE FIRST FLOOR WITH NEW FIXTURES, FLOORING, AND PAINT FOR THE BUILDING INSPECTORS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-6021-831.80-21	40,000	40,000
Total				40,000	40,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
FINANCIAL SERVICES

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3G001	PARKING ENTERPRISE STUDY		COF	311	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ 100,000
P3G002	LAND AQ K9 AND TRAINING		MEASN	312	800,000	-	-	-	-	800,000
Total					\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ 900,000

Project Title:PARKING ENTERPRISE STUDY

Location:WARD 2

Dept:

FINANCE

Justification:

PARKING ENTERPRISE STUDY TO DETERMINE IF COMPLETE ENTERPRISE IN DOWNTOWN IS ECONOMICIALLY FEASIBLE & SUSTAINABLE

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
COF	311	311-1991-834.80-41		100,000	100,000
Total				100,000	100,000

Prior Year Funding:

No Data Available

Project#:
P3G001
Ward:

Project Title:LAND AQ K9 AND TRAINING

Location:WARD 1

Dept:

FINANCE

Justification:

LAND ACQUISITION FOR EXPANSION OF K-9 AND SHOOTING RANGE ON ADJACENT PROPERTY

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
MEASN	312	312-1991-833.80-11		800,000	800,000
Total				800,000	800,000

Prior Year Funding:

No Data Available

Project#:
P3G002
Ward:

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
CITY MANAGER'S OFFICE

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P3B306	FACILITY NEEDS - MISC		COF	311	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
Total					\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000

Project Title:FACILITY NEEDS - MISC

Project#:
P3B306
Ward:

Location:VARIOUS

Dept:

CITY MANAGER

Justification:

FACILITTY IMPROVEMENTS TO MEET NEEDS FOR STAFFING INCREASES ACROSS ALL CITY DEPARTMENTS

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
COF	311	311-1331-831.80-21		700,000	700,000
Total				700,000	700,000

Prior Year Funding:

No Data Available

CITY OF BAKERSFIELD
CAPITAL IMPROVEMENT PROGRAM FIVE-YEAR PLAN
PROJECT SUMMARY BY DEPARTMENT
RECREATION AND PARKS

Project #	Project Title	Ward	Source	Fund #	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	Total
P1C215	PARK ACCESS IMPRV - C	2	MEASN	312	\$ 700,000	\$ -	\$ -	\$ -	\$ -	\$ 700,000
P2C068	NEIGHBORHOOD PARK RE-INVE	1	MEASN	312	1,600,000	-	-	-	-	1,600,000
P3C130	BEALE PARK COURT RENO.	2	MEASN	312	510,000	-	-	-	-	510,000
P3C131	PARK AMENITIES & RENO. IM	VARIOUS	MEASN	312	500,000	-	-	-	-	500,000
P3C132	GRANITE POINTE PK PLGD RE	7	MEASN	312	450,000	-	-	-	-	450,000
P3C133	CAMPUS PK.S. 2-5 PLGD REH	5	MEASN	312	225,000	-	-	-	-	225,000
P3C134	SISTER CITY GARDEN FENCIN	2	MEASN	312	500,000	-	-	-	-	500,000
P3C135	PLANZ PARK SAFETY IMPROV	1	MEASN	312	125,000	-	-	-	-	125,000
P3C136	STIERN PARK IMPROVEMENTS	7	MEASN	312	500,000	-	-	-	-	500,000
P3C140	AMTRAK STATION REST AREA	2	COF	311	125,000	-	-	-	-	125,000
P3C141	SAUNDERS PK SUMP WALL	2	CDBG	111	400,000	-	-	-	-	400,000
P3C142	SAUNDERS PK PAV. FENCE	2	CDBG	111	400,000	-	-	-	-	400,000
P3C143	JEFFERSON POOL FENCE	2	MEASN	312	400,000	-	-	-	-	400,000
P3C144	JEFFERSON PK RESTROOM	2	MEASN	312	500,000	-	-	-	-	500,000
P3C145	AERA PARK WALL IMPRV.	4	COF	311	75,000	-	-	-	-	75,000
Total					\$ 7,010,000	\$ -	\$ -	\$ -	\$ -	\$ 7,010,000

Project Title: PARK ACCESS IMPRV - C

Project#:

P1C215

Ward: 2

Location: KERN RIVER PARKWAY LOTS E & W OF MOHAWK

Dept: RECREATION AND PARKS

Justification: THIS PROJECT WAS USED IN MULT. PARKS IN FY 21/22 CORDINATION WITH OTHER ACCESS IMPROVEMENT PROJECTS THERE WAS SAVINGS FROM THE ORIGINAL PROJECTS AND STAFF IDENTIFIED PARKING LOTS AT THE KERN RIVER PARK E. AND W. OF MOHAWK THAT NEEDS RENOVATION. SAVINGS FROM COMPLETED ACCESS IMPRV. PROJS. WILL BE UTILIZED ALONG WITH THIS ADDITIONAL REQUEST TO REPLACE THE ASPHALT.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	700,000	700,000
Total				700,000	700,000

Prior Year Funding:

No Data Available

Project Title:NEIGHBORHOOD PARK RE-INVE

Project#:

P2C068

Ward:1

Location:1000 SO. OWENS STREET

Dept:RECREATION AND PARKS

Justification:NEIGHBORHOOD PARK RE-INVENTION. THIS PROJECT IS DESIGNED TO SIGNIFICANTLY ENHANCE 2 NEIGHBORHOOD PARKS. THE ENHANCEMENTS WILL BE COMMUNITY OUTREACH DRIVEN BY THE SURROUNDING NEIGHBORHOOD. THE PROJECT WILL ADD OR UPGRADE AMENITIES THAT ARE MORE IN LINE WITH THE RECOMMENDATIONS OF THE RESIDENTS. ORIGINAL PROJ. APPROVED FY 2021-22. WITH AIDE OF CONSULTANT, A FACILIIES NEEDS ASSESSMENT WAS CONDUCTED. EARLY RESULTS INDICATE MLK CENTERS GYM AND POOL ARE IN FAIR CONDITION WITH THE REMAINING BUILDING REQUIRING A COMPLETE RENOVATION AT THE COMPLETION OF MASTER PLAN IN FALL 2022, THIS ADDITONAL FUNDING WILL ALLOW PROJECT TO CONTINUE INTO DESIGN, ENVIRONMENTAL REVIEW, AND CONSTRUCTION BIDDING DOCUMENTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	1,600,000	1,600,000
Total				1,600,000	1,600,000

Prior Year Funding:

No Data Available

Project Title:BEALE PARK COURT RENO.

Project#:

P3C130

Ward:2

Location:500 OLEANDER AVE.

Dept:RECREATION AND PARKS

Justification:THIS PROJECT WILL RENOVATE THE EXISTING TENNIS AND BASKETBALL COURTS WHICH WERE ORIGINALLY CONSTRUCTED IN THE 1960'S. THE PROJECT WILL CONSIST OF COMPLETE REMOVAL OF EXISTING CONCRETE COURTS AND REPLACED WITH NEW POST TENSION CONCRETE SLABS WITH VAPOR BARRIERS. THE COURTS WILL HAVE NEW ACRYLIC SPORTS SURFACING. THE EXISTING TWO TENNIS COURTS WILL BE REPLACED WITH 1 TENNIS CT AND 3 PICKLEBALL COURTS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	510,000	510,000
Total				510,000	510,000

Prior Year Funding:

No Data Available

Project Title: PARK AMENITIES & RENO. IM

Project#: P3C131
Ward: VARIOUS

Location: CITY WIDE

Dept: RECREATION AND PARKS

Justification: PARK AMENITIES & RENOVATION IMPROVEMENTS (PARI) THIS PROJECT WILL PROVIDE MUCH NEEDED ENHANCEMENT TO EXISTING AMENITIES THROUGHOUT CITY'S PARKS AND TRAIL SYSTEM. WITH THE CURRENT POPULATION GROWTH, THE CITY'S PARK SYSTEM HAS INCREASED USE. WITH FINANCIAL CONSTRAINTS IN PAST BUDGET CYCLES, RESOURCES WERE NOT AVAILABLE. THIS PROJ. WILL PROVIDE ADDITIONAL IMPROVEMENTS AND AMENITIES TO ITS INVENTORY. ITEMS WILL INCLUDE BUT NOT LIMITED TO DRINKING FOUNTAINS, PICNIC TABLE BENCHES, SHADE STRUCTURES, AND OTHER PARK RELATED AMENITIES.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-834.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:GRANITE POINTE PK PLGD RE

Project#:

P3C132

Ward:7

Location:7914 GRANITE POINTE PKWY

Dept:RECREATION AND PARKS

Justification:THE EXISTING PLAYGROUND EQUIPMENT IS 16 YEARS OLD AND PAST ITS USEFUL LIFE. IT HAS LITTLE PLAY VALUE AS COMPARED TO MODERN EQUIPMENT. THE NEW PLGD WILL INCLUDE RUBBERIZED SURFACING, ADA ACCESS, INCLUSIONARY PLAY, AND LARGE SHADE CANOPY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-834.80-41	450,000	450,000
Total				450,000	450,000

Prior Year Funding:

No Data Available

Project Title:CAMPUS PK.S. 2-5 PLGD REH

Project#:

P3C133

Ward:5

Location:8800 DISTRICT BLVD

Dept:RECREATION AND PARKS

Justification:CAMPUS PARK SOUTH 2-5 YEAR AGE GROUP PLAYGROUND REHABILITATION. THIS EXISTING PLAYGROUND EQUIPMENT IS OVER 21 YEARS OLD AND PAST ITS USEFUL LIFE. IT HAS LITTLE PLAY VALUE AS COMPARED TO MODERN PLAYGROUND EQUIPMENT. THE PLAYGROUND WILL INCLUDE RUBBERIZED SURFACING, ADA ACCESSIBILITY, AND INCLUSIONARY PLAY.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-834.80-41	225,000	225,000
Total				225,000	225,000

Prior Year Funding:

No Data Available

Project Title:SISTER CITY GARDEN FENCIN

Project#:

P3C134

Ward:2

Location:18TH STREET ALONG MILL CREEK CANAL

Dept:RECREATION AND PARKS

Justification:SISTER CITY GARDEN FENCING. INITIALLY CONSTRUCTED IN 2012-13, AS PART OF CITY'S AFFILIATION WITH SISTER CITIES INTERNATIONAL. WITH THE INCREASE IN HOMELESS POPULATION THAT FREQUENTS THE AREA HAS RESULTED IN INCREASED VANDALISM ISSUES. THE PROJECT WILL PROVIDE A 8-FOOT-TALL WROUGHT IRON FENCE. THE MODIFICATIONS WILL ALLOW FOR A SAFER ENVIRONMENT FOR PUBLIC USE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-834.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:PLANZ PARK SAFETY IMPROV

Project#:

P3C135

Ward:1

Location:1601 PLANZ ROAD

Dept:RECREATION AND PARKS

Justification:THIS PROJECT WILL REMOVE AND REPLACE THE EXISTING BASKETBALL SURFACE AT PLANZ PARK. THE EXISTING SURFACE IS ORIGINAL TO THE PARK'S CONSTRUCTION IN THE 1957. THE CONCRETE IS RIDDLED WITH CRACKS AND ALKALINE CORROSION MAKING THE PLAY SURFACE DIFFICULT TO USE. THE SURFACE WILL BE COMPLETELY REMOVED AND REPLACED WITH A NEW POST TENSION SLABS WITH VAPOR BARRIER. THE COURTS WILL BE ENHANCED WITH NEW ACRYLIC SPORTS SURFACING AND SPORT EQUIPMENT TO COMPLEMENT EACH ELEMENT.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	125,000	125,000
Total				125,000	125,000

Prior Year Funding:

No Data Available

Project Title:STIERN PARK IMPROVEMENTS

Project#:

P3C136

Ward:7

Location:5201 MONITOR STREET

Dept:RECREATION AND PARKS

Justification:THIS PROJECT IS LOCATED AT STIERN PARK. THE PROJ. WILL PROVIDE A NEW PREFABRICATED RESTROOM AT THE PARK. THE STIERN PARK IS A 5 ACRE PARK BUILT IN 1989 AND HEAVILY USED BY SURROUNDING RESIDENTS INCLUDING A LOCAL FITNESS GROUP WHICH HOLDS DAILY CLASSES OF UP TO 50 INDIVIDUALS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-834.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:AMTRAK STATION REST AREA

Project#:

P3C140

Ward:2

Location:601 TRUXTUN AVENUE

Dept:RECREATION AND PARKS

Justification:THE EXISTING AMTRAK PLAYGROUND WAS DESIGNED AND CONSTRUCTED IN 2000 AND HAS LITTLE USE BY THE GENERAL PUBLIC ALONG WITH IT BEING PAST ITS USEFUL LIFE. THE FACILITY HAS RECENTLY BEEN EXPANDED TO INCLUDE A GREYHOUND BUS TERMINAL. THE PLAYGROUND EQUIPMENT WILL BE REMOVED AND REPLACED WITH A MORE SUITABLE PARK LIKE AMENITIES SUCH SHADE CANOPY, BENCH SEATING, AND PICNIC TABLES FOR TRAVELERS TO REST IN BETWEEN TRIPS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-5021-834.80-41	150,000	150,000
Total				150,000	150,000

Prior Year Funding:

No Data Available

Project Title:SAUNDERS PK SUMP WALL

Project#:

P3C141

Ward:2

Location:3300 PALM STREET

Dept:RECREATION AND PARKS

Justification:SAUNDERS PARK-SUMP BASIN WALL REHABILITATION. THIS PROJECT IS CDBG HUD FUNDED. THIS PROJECT WILL PROVIDE IMPROVEMENTS TO THE EXISTING PERIMETER FENCING. THE PARK WAS ORIGNALLY CONSTRUCTED IN 1957 AND IN RECENT TIMES HAS EXPERIENCED INCREASE VANDALISM DUE TO A RISE IN HOMELESS POPULATION. THE ADJACENT SUMP IS IDENTIFIED AS AN AREA WHERE HOMELESS ENCAMPMENTS RESIDE ATTRIBUTE TO THE ONGOING ISSUES WITHIN THE PARK AND NEIGHBORING AREAS. THE PROJECT WILL REMOVE 800' LINEAL FEET OF CHAIN LINK FENCING AND REPLACED WITH 6' TALL CONCRETE MASONRY. PROJECT IS ON NORTH SIDE OF SAUNDERS PARK.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-5021-832.80-41	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

No Data Available

Project Title:SAUNDERS PK PAV. FENCE

Project#:

P3C142

Ward:2

Location:3300 PALM STREET

Dept:RECREATION AND PARKS

Justification:SAUNDERS PARK SPORTS PAVILION FENCE IMPROVEMENTS. THIS PROJECT IS FUNDED THROUGH HUD CDBG GRANT. THIS PROJECT WILL PROVIDE NECESSARY IMPROVEMENTS TO EXISTING PERIMETER FENCING TO THE PARK'S OUTDOOR SPORTS FACILITY. THE OUTDOOR FACILITY IS 14 YEARS OLD AND IS USED TO CONDUCT VARIOUS SPORTING PROGRAMS INCLUDING HOCKEY AND SOCCER. THE FACILITY RECENTLY HAD A NEW SPORTS FLOORING INSTALLED. DUE TO INCREASE HOMELESS FREQUENTING THE AREA AND A RISE IN VANDALISM, THE EXISTING FENCE HAD BEEN DAMAGED AND/OR VANDALIZED. THIS PROJECT WILL REPLACE THE EXISTING CHAIN LINK FENCE WITH NEW 10' TALL WROUGHT IRON FENCE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	CDBG	111	111-5021-832.80-41	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

No Data Available

Project Title:JEFFERSON POOL FENCE

Project#:

P3C143

Ward:2

Location:801 BERNARD STREET

Dept:RECREATION AND PARKS

Justification:JEFFERSON PARK SWIMMING POOL FENCE IMPROVEMENTS. THE PROJECT WILL PROVIDE NECESSARY UPGRADES TO THE EXISTING PERIMETER FENCING TO THE AQUATICS FACILITY. ORIGINALLY BUILT IN 1937 AND LATER RENOVATED IN 2004, THE AQUATIC FACILITY IS HEAVILY USED DURING THE YEAR BY THE PUBLIC AND KERN HIGH SCHOOL DISTRICT SWIM TEAMS. OVER THE YEARS, POOL PERIMETER SECURITY HAS BECOME AN ISSUE. THIS PROJECT WILL REMOVE THE EXISTING CHAIN LINKED PERIMETER FENCE AND REPLACE WITH A MORE SECURE 10' TALL WROUGHT IRON FENCE.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	400,000	400,000
Total				400,000	400,000

Prior Year Funding:

No Data Available

Project Title:JEFFERSON PK RESTROOM

Project#:

P3C144

Ward:2

Location:801 BERNARD STREET

Dept:RECREATION AND PARKS

Justification:JEFFERSON PARK RESTROOM RENOVATIONS. THIS PROJECT WILL COMPLETELY REMOVE EXISTING PARK RESTROOM BUILDING AND REPLACE WITH A NEW PREFABRICATED UNIT. THE EXISTING RESTROOM WAS BUILT IN 1991 AND HAS BEEN HEAVILY VANDALIZED OVER THE YEARS AND IS IN NEED OF REPLACEMENT. A PREFABRICATED RESTROOM BUILDING WITH INDIVIDUAL SINGLE USER RESTROOMS MEETING ALL UPDATED CODE REQUIREMENTS WOULD BE PROVIDED.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	MEASN	312	312-5021-832.80-41	500,000	500,000
Total				500,000	500,000

Prior Year Funding:

No Data Available

Project Title:AERA PARK WALL IMPRV.

Project#:

P3C145

Ward:4

Location:100 JEWETTA AVENUE

Dept:RECREATION AND PARKS

Justification:AERA PARK WALL IMPROVEMENTS. THIS PROJECT WILL PROVIDE AN EXTENTION TO THE EXISTING PERIMETER OUTFIELD CONCRETE WALL. CONSTRUCTED IN 2009, THE FACILITY IS HOME TO BAKERSFIELD SOUTHWEST BASEBALL LEAGUE'S 1500 MEMBER PLAYERS. IT IS A HEAVILTY USED FACILITY. THE ORIGINAL DESIGN OF THE FACILITY INCLUDED LANDSCAPE SLOPES WHICH HAS CREATED CHALLENGES AND EVEN UNSAFE CONDITIONS AS SPECTATOR THIS PROJECT WILL EXTEND A PORTION OF THE EXISTING OUTFIELD RETAINING WALK TO ALLOW FOR THE LEVELING OF THE CONTOURED SLOPES AND MINIMIZE A POTENTIAL HAZARD TO SPECTATORS.

Construction Costs and Funding Source:

Expense Category Description				FY 2022-2023 (CIP)	Total
Construction	COF	311	311-5021-832.80-41	75,000	75,000
Total				75,000	75,000

Prior Year Funding:

No Data Available



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: June 2, 2022

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

TO: Chair and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:

Extension of Time for Vesting Tentative Parcel Map 11698: McIntosh and Associates is requesting an extension of time for this tentative parcel map consisting of 4 parcels on 40 acres for multiple family residential and commercial development, located on both sides of future Rivani Drive, north of Paladino Drive. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Steve Boneso

LOCATION: Both sides of future Rivani Drive, north of Paladino Drive in northeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
▣ Staff Report	Staff Report
▣ Map Set	Backup Material
▣ VTPM 11698 Map	Backup Material
▣ Notice of Exemption	Backup Material
▣ Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: June 2, 2022

AGENDA: 5.a

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director PJ

DATE: May 27, 2022

FILE: Extension of Time Vesting Tentative Parcel Map 11698

WARD: 3

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Three-year extension of time for Vesting Tentative Parcel Map 11698 that created 4 lots and one sump for purposes of multi-family residential and commercial development.

APPLICANT:

McIntosh and Associates
2001 Wheelan Ct
Bakersfield, CA 93309

OWNER:

Steve Boneso
1910 Carrisa Highway
Santa Margarita, CA 93453

LOCATION: North side of Paladino Drive, and both sides of Rivani Drive in northeast Bakersfield.

APN: 386-210-32 & -33

PROJECT SIZE: 40 acres

CEQA: Section 15060(c)(3) (*Review for Exemption*)

EXISTING GENERAL PLAN DESIGNATION: HMR (High Medium Residential) and GC (General Commercial)

EXISTING ZONE CLASSIFICATION: R-2/PUD (Limited Multiple Family Dwelling/ Planned Unit Development) and C-2 (Regional Commercial)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Parcel Map 11698 to expire on April 2, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – vacant land; *east* – two single family homes and vacant land; *south* – single-family residential; *west* – vacant land.

BACKGROUND AND TIMELINE:

- **September 12, 1977** - Rio Bravo Annexation was annexed to the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation 240).
- **January 25, 2006** - City Council approved Zone Change No. 05-0341 to change the zone classification from R-S 2.5 acre (Residential Suburban 2.5-acre lot minimum) to C-2 (Regional Commercial) on the southern 20 acre portion of the tentative parcel map (Ordinance No. 4307).
- **October 10, 2007** - City Council approved General Plan Amendment/Zone Change No. 06-2254 to change the land use designation from LR (Low Density Residential) to HMR (High Medium Density Residential) and change the zone classification from R-1 (One Family Dwelling) to R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development) on the northern 20 acres of the tentative parcel map. (Resolution 104-07 and Ordinance No. 4307).
- **April 3, 2008** - The Bakersfield Planning Commission approved Vesting Tentative Parcel Map ("VTPM") No. 11698 which is scheduled to expire April 2, 2022. At that time, the Planning Commission also adopted a mitigated negative declaration (Resolution No. 47-19 and)
- **March 25, 2022** - The applicant submitted a completed application requesting an extension of time for VTPM 11698.

PROJECT ANALYSIS:

The vesting tentative parcel subdivision consists of 4 lots and one sump on 40 acres for purposes of multi-family residential (northerly 20 acres) and commercial development (southerly 20 acres). There is a 2-acre drill site reserved in the southeastern portion of this subdivision.

Extension of Time. The applicant is requesting a three-year extension to allow additional time to record final maps. No phase of this map has recorded. This request represents the last request for an extension of time for VTPM No. 11698. The applicant requested the extension of time in writing prior to the April 2, 2022, expiration date.

In response to the economic downturn and recession, this tentative map received a series of automatic extensions of time as authorized by the California State legislature. The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. Typically, City policy has been to approve extensions of time in two (2), three-year intervals. This current request represents the last request for VTPM 11698. If approved, Staff recommends no changes to previously approved conditions of approval, with an expiration date of April 2, 2022.

Circulation. Access to this subdivision would be from Paladino Drive (arterial) on the subdivision's southern boundary and from Rivani Drive (collector) that traverses north-south bisecting the property.

Compliance with Standards. The proposed project, subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The extension of time request is not subject to the provisions of the California Environmental Quality Act ("CEQA") in accordance with Section 15060(c)(3) because the activity [extension of time] is not a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law.

Comments Received. As of this writing, no written public comments have been received.

CONCLUSIONS:

Recommendation. The applicant provided the application for the Extension of Time in a timely manner and the request adheres to the extensions permitted by Bakersfield Municipal Code 16.16.080. The requested three-year extension will allow the developer additional time to record final map. Based on information in the record, Staff recommends your Commission adopt Resolution and suggested findings **APPROVING** the extension of time for Vesting Tentative Parcel Map 11698 to expire on April 2, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTPM 11698 (plat)

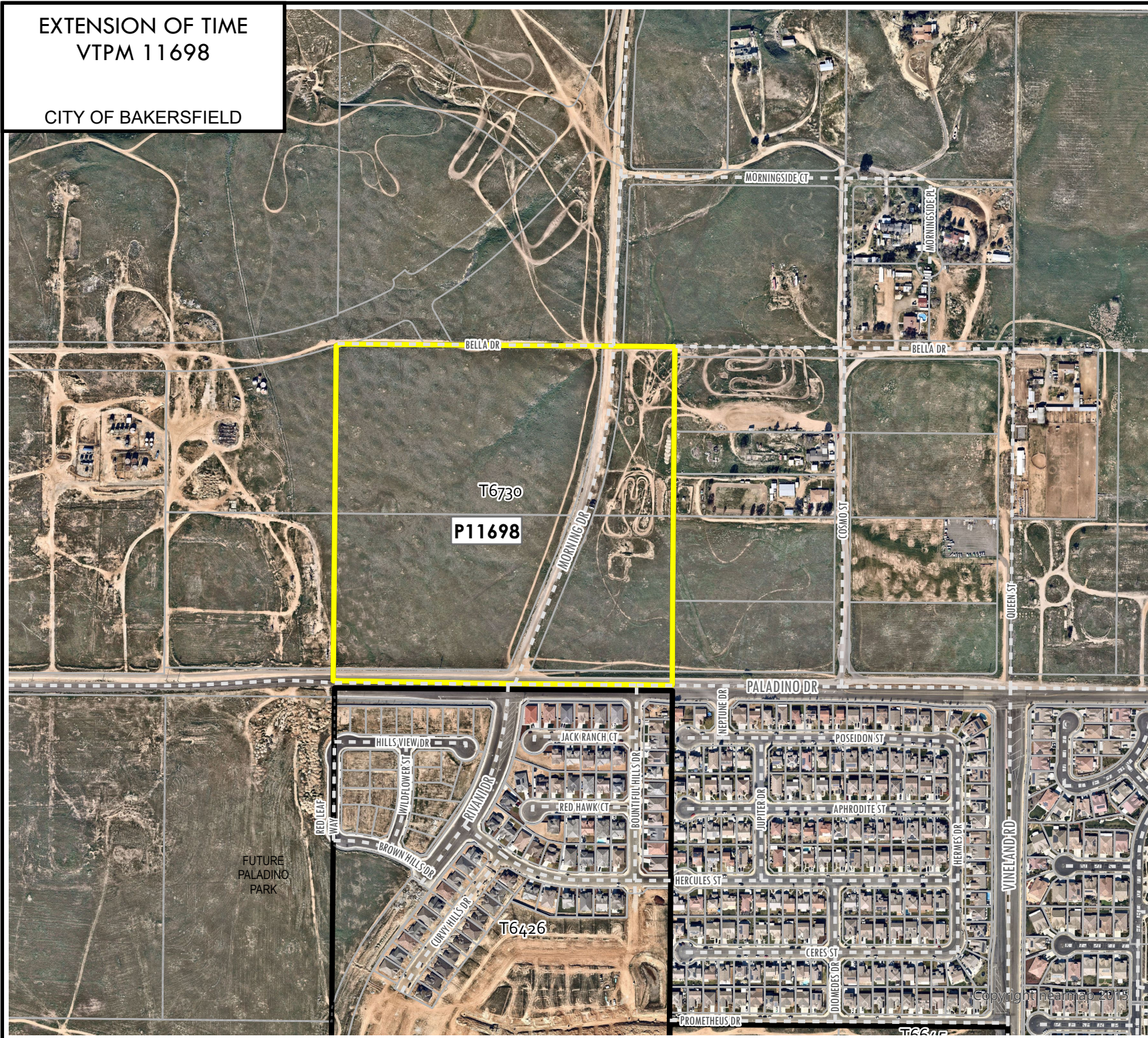
Notice of Exemption

Planning Commission Draft Resolution

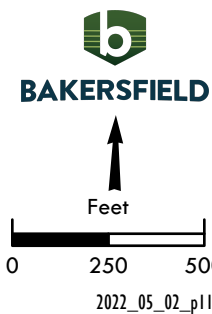
MAP SET

EXTENSION OF TIME
VTPM 11698

CITY OF BAKERSFIELD

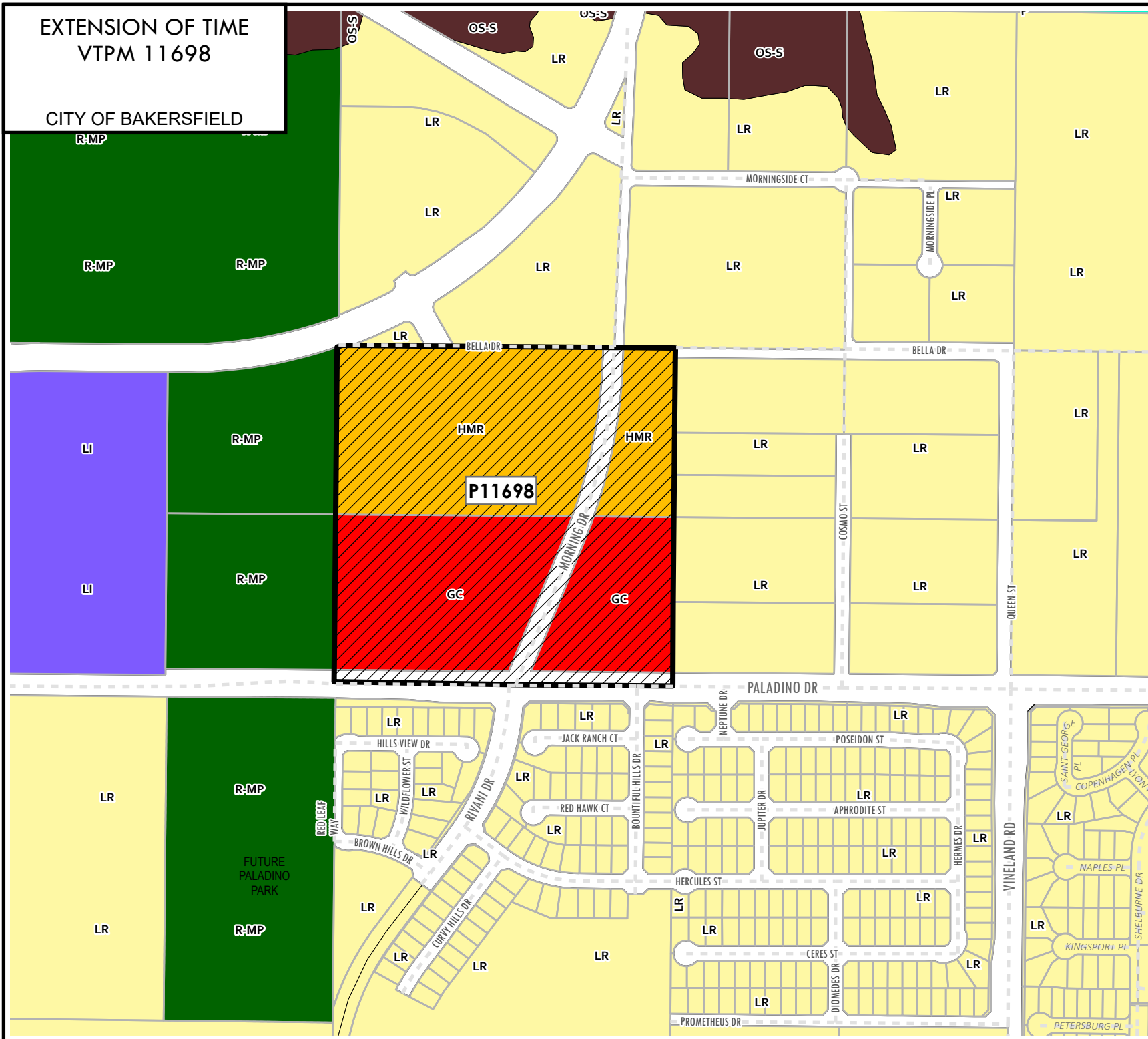


AERIAL



EXTENSION OF TIME VTPM 11698

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

- HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
- LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
- OS-S - Slopes exceeding 30%

COMMERCIAL

- GC - General Commercial

INDUSTRIAL

- LI - Light Industrial

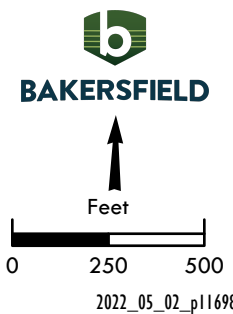
PUBLIC FACILITIES

- P - Public Facilities

OPEN SPACE

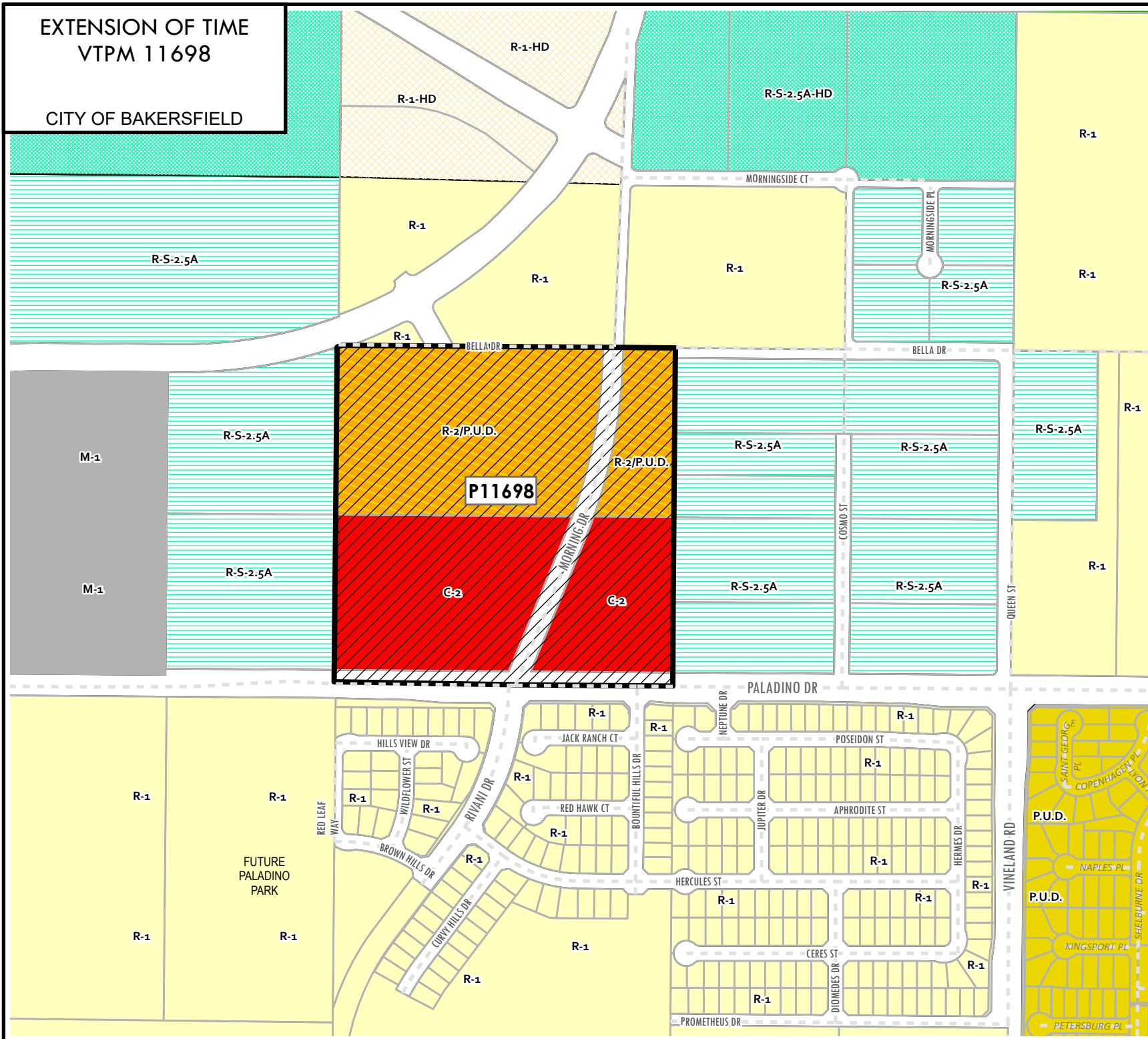
- R-MP - Resource - Minerals & Petroleum: 5 acre minimum parcel size

RESOURCE



EXTENSION OF TIME VTPM 11698

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

 C-2 Regional Commercial

Industrial Zone Designations


 M-1 Light Manufacturing


Resource Zone Designations

 A Agricultural

 A-HD Agricultural - Hillside Development Overlay


Residential Zone Designations

 R-S-2.5A Residential Suburban - 2.5 acre minimum

 R-S-2.5A-HD Residential Suburban - 2.5 acre minimum - Hillside Development Overlay

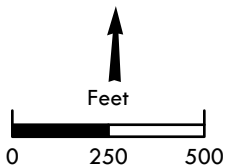
 R-1 One Family Dwelling

 R-1-HD One Family Dwelling - Hillside Development Overlay

 R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.

 R-2/P.U.D. Combining

 P.U.D. Planned Unit Development



Feet

0 250 500

2022_05_02_p11698

VESTING TENTATIVE
TRACT NO. 6575

LOT 3
L.L.A. NO. 05-1327

EXHIBIT C

VESTING TENTATIVE PARCEL MAP NO. 11698

BEING A DIVISION OF PARCEL 1 AND PARCEL 2 OF LOT LINE ADJUSTMENT NO. 05-1576
BY EVIDENCE OF CERTIFICATE OF COMPLIANCE RECORDED MARCH 13, 2006 AS DOCUMENT
NO. 020800286 OF OFFICIAL RECORDS; ALSO BEING THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D. 64N.
CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 4 PARCELS 39.88 ACRES

OWNER/SUBDIVIDER:

STEVEN BOWEN FAMILY TRUST
5805 MARTINGALE CIRCLE
SAN JOSE, CA 95124
PHONE: 408-294-3019
FAX: 408-294-3019
CONTACT PERSON - STEVEN BOWEN

ENGINEER:

MCINTOSH & ASSOCIATES
2001 MARKET COURT
BAKERSFIELD, CA 93309
PHONE: 805-338-6614
FAX: 805-338-6672
CONTACT PERSON - ROGER MCINTOSH

GENERAL NOTES:

IT IS ANTICIPATED THAT THE GRADING OF THIS SITE WILL BE WITHIN THE AMOUNTS
SPECIFIED IN SECTION 11698(0) OF THE MUNICIPAL CODE.

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

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

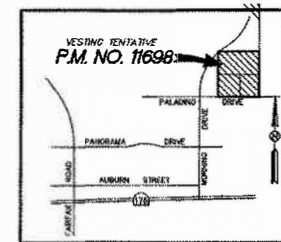
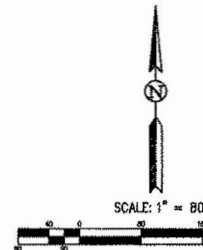
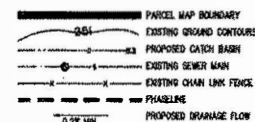
THE BOLD BORDER DESIGNATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.

THIS MAP IS A PHASED DEVELOPMENT.

THIS MAP AND ANY STRUCTURES WITHIN THIS
BOLD BORDER.

LEGEND:

K.C.S. = KERN COUNTY SURVEYOR
R/S = RECORD OF SURVEY
I.P. = IRON PIPE
O.R. = OFFICIAL RECORDS
© = MONUMENT AS DESCRIBED



VICINITY MAP
NO SCALE

STATISTICAL INFORMATION:

39.88 ACRES GROSS
APR: 386-10-02-3.08
PLANNED UNIT DEVELOPMENT (20 ACRES-PARCELS 1 & 2)
EXISTING ZONING: C-2 REGIONAL COMMERCIAL ZONE (20 ACRES-PARCELS 1 & 2)
EXISTING GENERAL PLAN DESIGNATION: GC GENERAL COMMERCIAL (20 ACRES-PARCELS 1 & 2)
HAR HIGH DENSITY RESIDENTIAL (20 ACRES-PARCELS 3 & 4)

CABLE: BRIGHTHOUSE NETWORKS
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
SEWER: CITY OF BAKERSFIELD
TELEPHONE: A.T.&T.
WATER: CALIFORNIA WATER SERVICE COMPANY

BASIS OF BEARINGS

ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP UNLESS OTHERWISE INDICATED ARE
RECORDED OR CALCULATED FROM RECORD PARCEL MAP NO. 3876 RECORDED BY
PARCEL MAP BOOK 15 AT PAGE 57 IN THE OFFICE OF THE KERN COUNTY RECORDER.

EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF CALIFORNIA EDISON COMPANY FOR POWER, TOGETHER WITH
NECESSARY RIGHTS AND ANCHORS, UPON WHICH TO SUSPEND FROM CROSS-ARMS,
BRACEDS OR OTHER APPROPRIATE DEVICES AND INCIDENTAL PURPOSES, RECORDED
OCTOBER 20, 1936 AS DOC. NO. 185-107, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
MARCH 28, 1975 AS BK. 4777, PG. 1266, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
FEBRUARY 18, 1975 AS BK. 4802, PG. 407, O.R.
- AN OFFER OF DEDICATION TO THE COUNTY OF KERN AND THE CITY OF BAKERSFIELD
AS THE SUCCESSOR IN INTEREST FOR ROAD AND INCIDENTAL PURPOSES, RECORDED
FEBRUARY 18, 1975 AS BK. 4802, PG. 407, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
OCTOBER 20, 1975 AS BK. 4822, PG. 1023, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
DECEMBER 9, 1975 AS BK. 4828, PG. 1804, O.R.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR A BIKE PATH AND
APPURTENANT AND NECESSARY SURFACE STRUCTURES AND INCIDENTAL PURPOSES,
RECORDED NOVEMBER 2, 2000 AS DOC. NO. 0209140240, O.R.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR SLOPE AND INCIDENTAL
PURPOSES, RECORDED NOVEMBER 15, 2000 AS DOC. NO. 0209140640, O.R.

ABANDONMENT NOTE

THE EASEMENT FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES PER BK. 4802, PG. 407, BK. 4822, PG. 1023, BK. 4828,
PG. 1804 ALL OF OFFICIAL RECORDS AND THE EASEMENT FOR BIKE PATH AND SLOPE PER DOC. NO. 0209140540 AND DOC. NO.
0209140640 BOTH OF OFFICIAL RECORDS ARE PROPOSED FOR ABANDONMENT THROUGH THIS MAP IN ACCORDANCE WITH SECTION 86445(2)
OF THE SUBDIVISION MAP ACT.

GENERAL PLAN AMENDMENT & ZONE CHANGE NOTE

PARCELS 3 AND 4 OF THIS MAP IS CURRENTLY BEING PROCESSED FOR
A UPA & ZONE CHANGE PER UPA PROJECT NO. 06-2254.

NOTE: VTPM NO. 11698 SUPERSEDES VTPM NO. 6730

UPON APPROVAL OF THIS MAP, VESTING TENTATIVE PARCEL MAP NO.
11698 SUPERSEDES VESTING TENTATIVE TRACT NO. 6730.

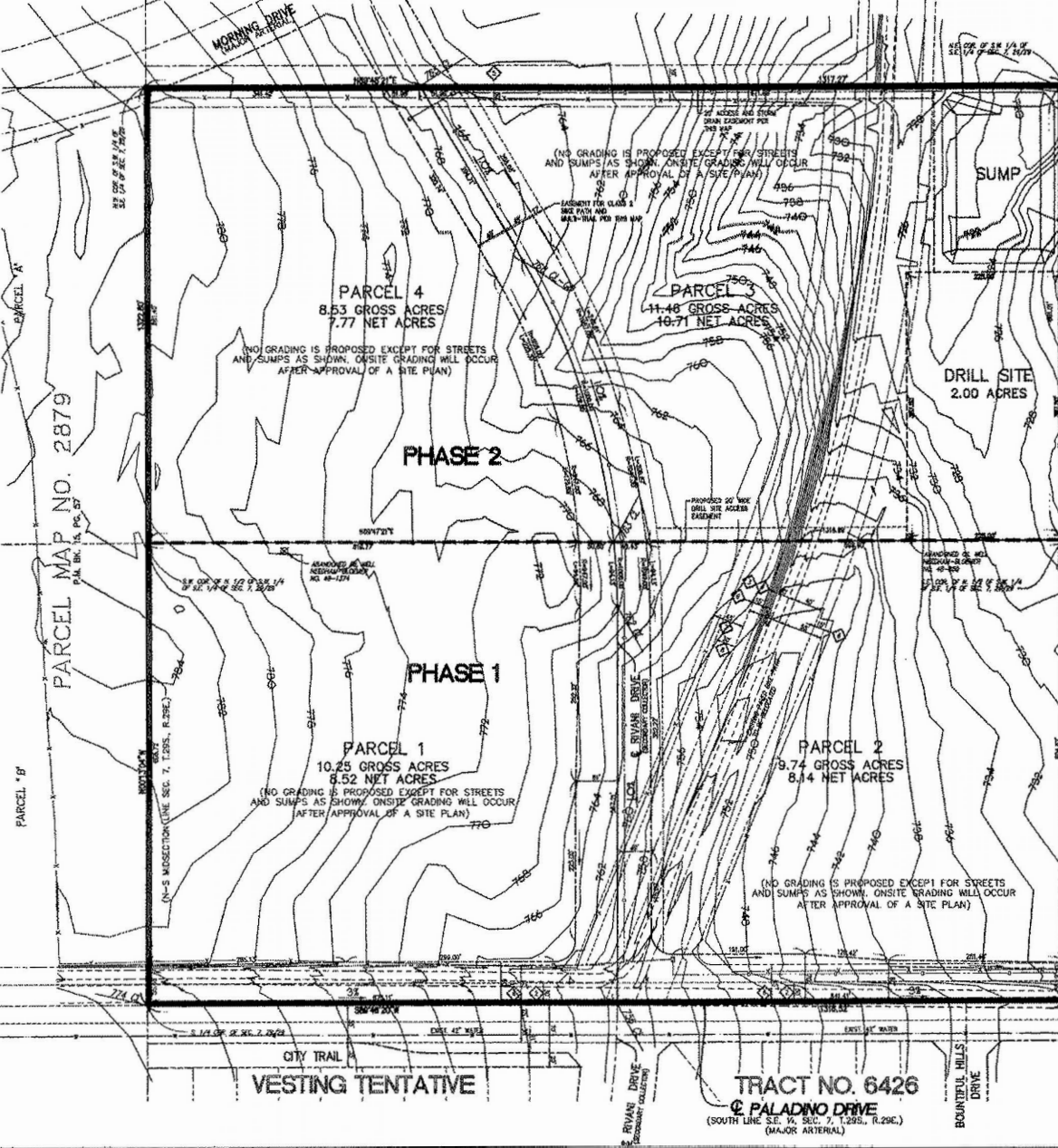
VESTING
TENTATIVE
TRACT NO. 6338

TRACT NO. 6426
Q PALADINO DRIVE
(SOUTH LINE S.E. 1/4, SEC. 7, T.29S., R.29E.)
(MAJOR ARTERIAL)

VESTING TENTATIVE

PARCEL MAP NO. 2879

PARCEL MAP NO. 681
PARCEL MAP NO. 4486
PARCEL MAP NO. 681



McINTOSH & ASSOCIATES

2001 MARKET COURT
BAKERSFIELD, CALIFORNIA 93309
(805) 338-6614

STATE OF CALIFORNIA
KERN COUNTY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10000

EST. 1980

VESTING TENTATIVE PARCEL MAP NO. 11698

SCALE: 1" = 80'

1

NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 11689

Project Location-Specific: Located on both sides of Rivani, north of Paladino Drive.

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

Description of Project: Extension of Time for Vesting Tentative Tract Map 11698: McIntosh and Associates requests an extension of time for Vesting Tentative Parcel Map 11689 consisting of 4 parcels on 40 acres, zoned R-2/PUD for multiple family residential development and C-2 (Regional Commercial) for commercial development located on both sides of Rivani, north of Paladino Drive.

Name of Public Agency Approving Project: City of Bakersfield

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

Exempt Status:

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

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

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

If filed by applicant:

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

Signature: _____ **Title:** Principal Planner **Date:** _____

☒ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

EXHIBIT A

RESOLUTION NO. _____

DRAFT

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE AN EXTENSION OF TIME
FOR VESTING TENTATIVE PARCEL MAP 11698 LOCATED
ON THE NORTH SIDE OF PALADINO DRIVE, ON BOTH
SIDES OF FUTURE RIVANI DRIVE.**

WHEREAS, McIntosh and Associates, representing Steve Boneso, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Parcel Map 11968 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on March 25, 2022, which is prior to the expiration date of Vesting Tentative Parcel Map 11698, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on February 8, 2008, conditionally approved by the Planning Commission on April 3, 2008; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on January 25, 2006, in conjunction with Project No. Zone Change 05-0341 for Vesting Tentative Parcel Map 11698; and

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

WHEREAS, no new environmental impacts have been identified; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15060(c)(3), Review for Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, June 2, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

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

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

2. The provisions of the CEQA have been followed.
3. Pursuant to State CEQA Guidelines Section 15060 (c) (3), the activity (extension of time) is not considered a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.
4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15060(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Parcel Map 11698 is hereby extended until April 2, 2025.

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 June 2, 2022, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

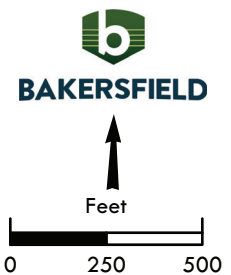
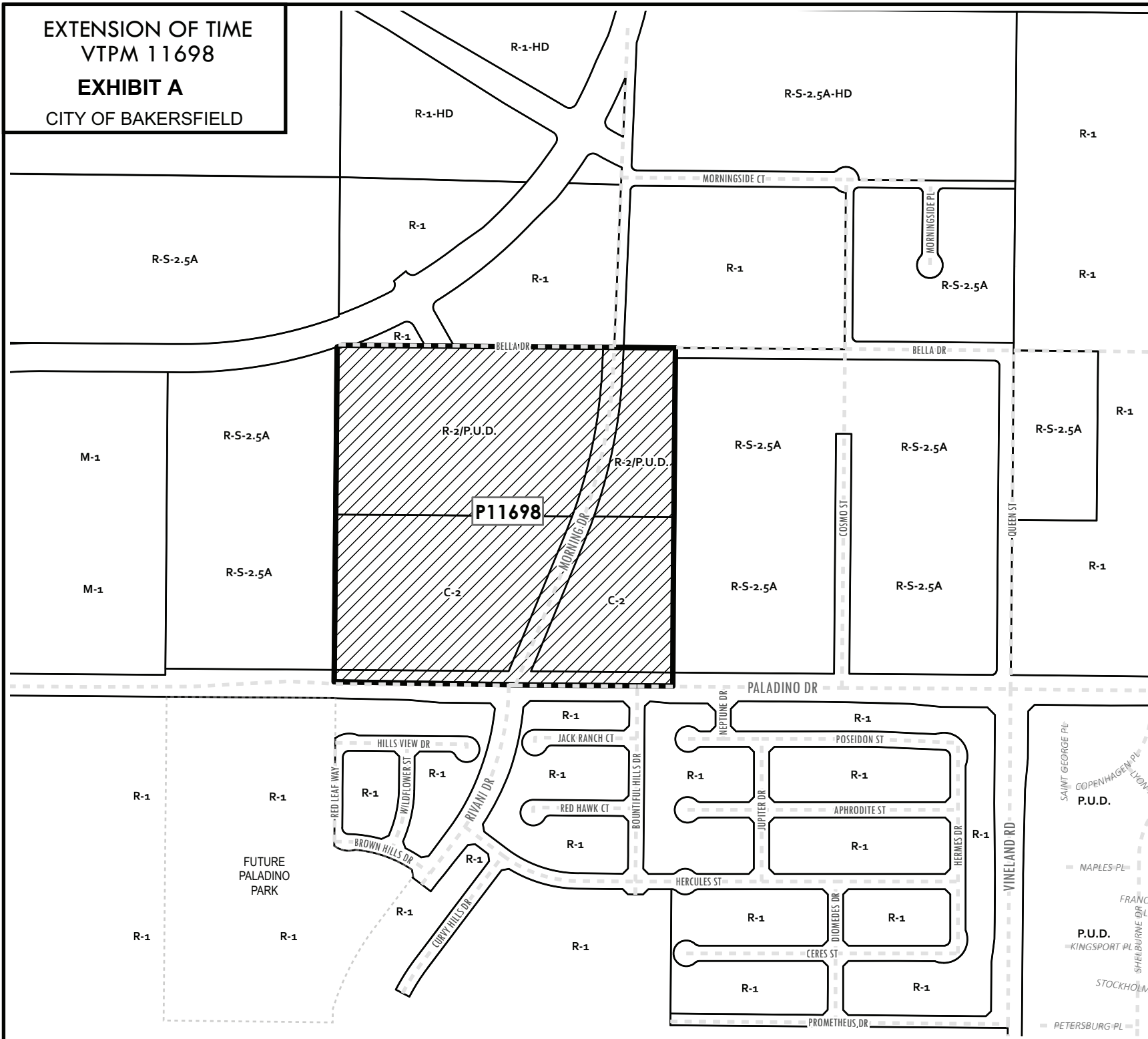
DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

EXTENSION OF TIME
VTPM 11698
EXHIBIT A
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



VESTING TENTATIVE
TRACT NO. 6575

LOT 3
L.L.A. NO. 05-1327

EXHIBIT C

VESTING TENTATIVE PARCEL MAP NO. 11698

BEING A DIVISION OF PARCEL 1 AND PARCEL 2 OF LOT LINE ADJUSTMENT NO. 05-1576
BY EVIDENCE OF CERTIFICATE OF COMPLIANCE RECORDED MARCH 13, 2006 AS DOCUMENT
NO. 020800286 OF OFFICIAL RECORDS; ALSO BEING THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D. 64N.
CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 4 PARCELS 39.88 ACRES

OWNER/SUBDIVIDER:

STEVEN BOWEN FAMILY TRUST
5805 MARTINGALE CIRCLE
SAN JOSE, CA 95128
PHONE: 408-294-3019
FAX: 408-294-3019
CONTACT PERSON - STEVEN BOWEN

ENGINEER:

MCINTOSH & ASSOCIATES
2001 MARKET COURT
BAKERSFIELD, CA 93309
PHONE: 805-338-6514
FAX: 805-338-6514
CONTACT PERSON - ROGER MCINTOSH

GENERAL NOTES:

IT IS ANTICIPATED THAT THE GRADING OF THIS SITE WILL BE WITHIN THE AMOUNTS
SPECIFIED IN SECTION 1711000(0) OF THE MUNICIPAL CODE.

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

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

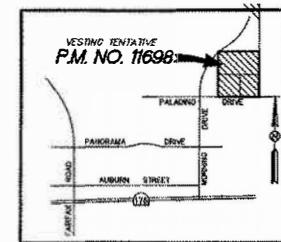
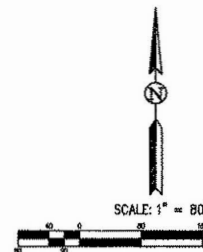
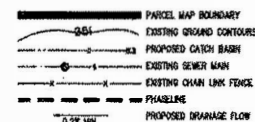
THE BOLD BORDER DESIGNATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.

THIS MAP IS A PHASED DEVELOPMENT.

THIS MAP AND EXISTING STRUCTURES WITHIN THIS
AREA DO NOT VIOLATE ANY CITY ORDINANCES.

LEGEND:

K.C.S. = KERN COUNTY SURVEYOR
R/S = RECORD OF SURVEY
I.P. = IRON PIPE
O.R. = OFFICIAL RECORDS
© = MONUMENT AS DESCRIBED



VICINITY MAP
NO SCALE

STATISTICAL INFORMATION:

39.88 ACRES GROSS
APR: 386-10-02-3.08
PLANNED UNIT DEVELOPMENT (20 ACRES-PARCELS 1 & 2)
EXISTING ZONING: C-2 REGIONAL COMMERCIAL ZONE (20 ACRES-PARCELS 1 & 2)
EXISTING GENERAL PLAN DESIGNATION: GC GENERAL COMMERCIAL (20 ACRES-PARCELS 1 & 2)
HAR HIGH DENSITY RESIDENTIAL (20 ACRES-PARCELS 3 & 4)

CABLE: BRIGHTHOUSE NETWORKS
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: PACIFIC GAS & ELECTRIC COMPANY
SEWER: CITY OF BAKERSFIELD
TELEPHONE: A.T.&T.
WATER: CALIFORNIA WATER SERVICE COMPANY

BASIS OF BEARINGS

ALL BEARINGS AND DISTANCES SHOWN ON THIS MAP UNLESS OTHERWISE INDICATED ARE
RECORDED OR CALCULATED FROM RECORD PARCEL MAP NO. 3876 RECORDED BY
PARCEL MAP BOOK 15 AT PAGE 57 IN THE OFFICE OF THE KERN COUNTY RECORDER.

EASEMENT NOTES:

- AN EASEMENT IN FAVOR OF CALIFORNIA EDISON COMPANY FOR POWER, TOGETHER WITH
NECESSARY RIGHTS AND ANCHORS, UPON WHICH TO SUSPEND FROM CROSS-ARMS,
BRACEDS OR OTHER APPROPRIATE DEVICES AND INCIDENTAL PURPOSES, RECORDED
OCTOBER 20, 1936 AS DOC. NO. 185-107, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
MARCH 28, 1975 AS BK. 4777, PG. 1266, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
FEBRUARY 18, 1975 AS BK. 4802, PG. 407, O.R.
- AN OFFER OF DEDICATION TO THE COUNTY OF KERN AND THE CITY OF BAKERSFIELD
AS THE SUCCESSOR IN INTEREST FOR ROAD AND INCIDENTAL PURPOSES, RECORDED
FEBRUARY 18, 1975 AS BK. 4802, PG. 407, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
OCTOBER 20, 1975 AS BK. 4822, PG. 1023, O.R.
- AN EASEMENT IN FAVOR OF ADJACENT PROPERTY OWNERS AND TO THE PUBLIC IN
GENERAL, FOR INGRESS, EGRESS, AND ROAD AND INCIDENTAL PURPOSES, RECORDED
DECEMBER 9, 1975 AS BK. 4828, PG. 1804, O.R.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR A BIKE PATH AND
APPURTENANT AND NECESSARY SURFACE STRUCTURES AND INCIDENTAL PURPOSES,
RECORDED NOVEMBER 2, 2000 AS DOC. NO. 0209140240, O.R.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR SLOPE AND INCIDENTAL
PURPOSES, RECORDED NOVEMBER 15, 2000 AS DOC. NO. 0209140640, O.R.

ABANDONMENT NOTE

THE EASEMENT FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES PER BK. 4802, PG. 407, BK. 4822, PG. 1023, BK. 4828,
PG. 1804 ALL OF OFFICIAL RECORDS AND THE EASEMENT FOR BIKE PATH AND SLOPE PER DOC. NO. 0209140240 AND DOC. NO.
0209140640 BOTH OF OFFICIAL RECORDS ARE PROPOSED FOR ABANDONMENT THROUGH THIS MAP IN ACCORDANCE WITH SECTION 86445(2)
OF THE SUBDIVISION MAP ACT.

GENERAL PLAN AMENDMENT & ZONE CHANGE NOTE

PARCELS 3 AND 4 OF THIS MAP IS CURRENTLY BEING PROCESSED FOR
A UPA & ZONE CHANGE PER UPA PROJECT NO. 06-2254.

NOTE: VTPM NO. 11698 SUPERSEDES VTPM NO. 6730

UPON APPROVAL OF THIS MAP, VESTING TENTATIVE PARCEL MAP NO.
11698 SUPERSEDES VESTING TENTATIVE TRACT NO. 6730.

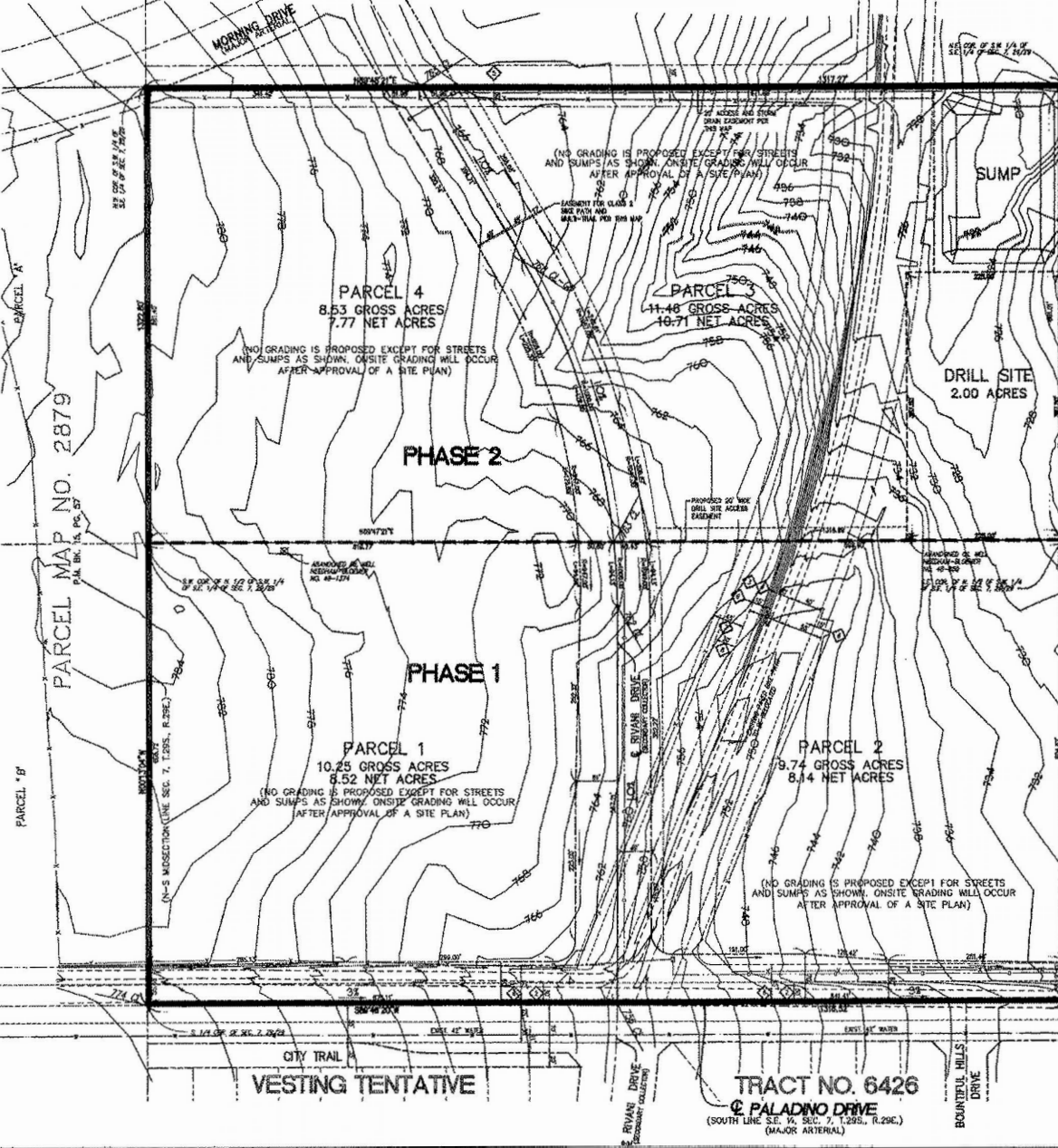
VESTING
TENTATIVE
TRACT NO. 6338

TRACT NO. 6426
Q PALADINO DRIVE
(SOUTH LINE S.E. 1/4, SEC. 7, T.29S., R.29E.)
(MAJOR ARTERIAL)

VESTING TENTATIVE

PARCEL MAP NO. 2879

PARCEL MAP NO. 681
PARCEL MAP NO. 4486
PARCEL MAP NO. 681



McINTOSH & ASSOCIATES

2001 MARKET COURT
BAKERSFIELD, CALIFORNIA 93309
(805) 338-6514

1

VESTING TENTATIVE PARCEL MAP NO. 11698

OFF 1



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: June 2, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6410: D&A Premier Properties, LLC is requesting an extension of time for this tentative tract map consisting of 140 single family residential lots, one park lot, one sump lot, and one drill site lot on 65.64 acres, located on the north side of Taft Highway (State Route 119), east and west of Akers Road. Notice of Exemption on file.

APPLICANT: D&A Premier Properties, LLC

OWNER: D&A Premier Properties, LLC

LOCATION: Located on the north side of Taft Highway (State Route 119), east and west of Akers Road in southwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Map Set	Backup Material
<input type="checkbox"/> VTM 6410	Backup Material
<input type="checkbox"/> Moratorium Discussion Documents	Correspondence
<input type="checkbox"/> Notice of Exemption	Backup Material
<input type="checkbox"/> Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: June 2, 2022

AGENDA: 5.b

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director PJ

DATE: May 27, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6410

WARD: 7

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: One-year extension of time for Vesting Tentative Tract Map 6410 that allowed 140 single-family residential lots.

APPLICANT / OWNER:

D&A Premier Properties, LLC
532 Camino Mercado
Arroyo Grande, CA. 93420

LOCATION: North side of Taft Highway, east and west of Akers Road in southwest Bakersfield.

APN: 514-020-74 & 514-840-03

PROJECT SIZE: 65.64 acres

CEQA: Section 15060(c)(3) (*Review for Exemption*)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Tract Map 6410 to expire on April 20, 2023.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – single-family homes; *east* – single-family homes; *south* – agricultural land; and *west* – Panama Elementary School.

BACKGROUND AND TIMELINE:

- **March 21, 1991** - Akers No. 4 was annexed to the City of Bakersfield. This project site was included as a portion of this annexation area (Annexation 338).
- **October 3, 1990** - City Council pre-zoned the property from A (Agricultural) to R-1/10,000 (One Family Dwelling/10,000 square foot minimum lot) upon annexation (Ordinance No. 3321).
- **March 4, 1993** - City Council approved a change in the zone district from R-1/10,000 to R-1 (One Family Dwelling) (Ordinance No. 3483).
- **April 21, 2005** - Planning Commission approved Vesting Tentative Tract Map ("VTTM") 6410 to expire April 20, 2008. At that time, the Planning Commission also adopted a mitigated negative declaration (Resolution No. 41-05).
- **May 1, 2008** - The Planning Commission approved a two-year Extension of Time for VTTM 6410 to expire April 20, 2010 (Resolution No. 66-08).
- **November 11, 2008** - Phase 1 of VTTM 6410 recorded containing 55 buildable lots on 59 acres. Single family residential homes have been developed on this phase.
- **September 24, 2013** - The Planning Director approved a substantial conformance request to allow the "Burness Ditch" canal to be open (originally shown as piped underground within a 30-foot-wide easement) and widen the canal easement from 30 to 50 feet wide. The request is in response to Kern Delta Water District's instructions for an "open" canal and 50-foot-wide easement, separated from the residential lots. The canal is generally located along the west boundary of the subdivision.
- **April 18, 2019** - The Planning Commission approved a three-year Extension of Time for VTTM 6410 to expire April 20, 2022 (Resolution No. 48-19).
- **November 23, 2021** - Phase 2 of VTTM 6410 recorded containing 32 buildable lots on 11.62 acres. Single family residential homes have been developed on this phase.
- **April 15, 2022** - The applicant submitted a completed application requesting an extension of time for VTTM 6410.

PROJECT ANALYSIS:

The vesting tentative tract subdivision consists of 140 lots on 65.64 acres for purposes of single-family residential development. The typical residential lot is the lot size is approximately 86 feet wide by 127 feet deep (10,956 square feet), and the net density is 3.86 units per net acre which is consistent with the LR designation of the project site of less than or equal to 7.26 dwelling units per net acre.

Extension of Time. The applicant is requesting a one-year extension to allow additional time to record final maps. Two phases consisting of 87 lots of this map have recorded. Fifty-three lots remain unrecorded. This request represents the last request for an extension of time for VTTM No. 6410. The applicant requested the extension of time in writing prior to the April 20, 2022, expiration date.

In response to the economic downturn and recession, this tentative map received a series of automatic extensions of time as authorized by the California State legislature. The Subdivision Map Act and the Bakersfield Municipal Code allow for separate extensions to be approved by your Commission with an aggregate of up to six years. City policy has been to approve extensions of time in two (2), three-year intervals. The Planning Commission approved a two-year extension in 2008, and a three-year extension in 2019 for VTTM 6410. This represents the last request for the remaining one year for VTTM 6410. If approved, Staff recommends no changes to previously approved conditions of approval, with an expiration date of April 20, 2023.

Moratorium. In addition to the aforementioned extension of time, the applicant requested the moratorium provision in accordance with Subdivision Map Act Section 66452.6(f) also apply due to ongoing discussions with Kern Delta Water District (canal easement) and P.G. & E. (gas line easement) to relocate these easements within VTTM 6410 as it relates to Condition of Approval #27. It should be noted the length of a moratorium allows up to an additional 5 years to work through a condition of approval that could not be satisfied for specific reasons stated in the Government Code. Although the moratorium discussion documents are attached for reference, the moratorium issue is not subject to the Commission's consideration and action at this time. At the June 2, 2022 meeting, the Commission is only addressing the request for the remaining one-year extension available to VTTM 6410 as described above. The applicant, or their representative, may return to the City prior to expiration of the extension of time and prove that Government Code Section 66452.6(f) is applicable.

Circulation. Access to this subdivision would be from Akers Road and internal circulation via Jewelstone Street (local) to the existing subdivision to the north for circulation within the neighborhood.

Compliance with Standards. The proposed project, subject to the original conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The extension of time request is not subject to the provisions of the California Environmental Quality Act ("CEQA") in accordance with Section 15060(c)(3) because the activity [extension of time] is not a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law.

Comments Received. As of this writing, no written public comments have been received.

CONCLUSIONS:

Recommendation. The applicant provided the application for the Extension of Time in a timely manner and the request adheres to the extensions permitted by Bakersfield Municipal Code 16.16.080. The requested one-year extension will allow the developer additional time to record final map. Based on information in the record, Staff recommends your Commission adopt Resolution and suggested findings

APPROVING the extension of time for Vesting Tentative Tract Map 6410 to expire on April 20, 2023.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- VTTM 6410 (plat)

Moratorium Discussion Documents

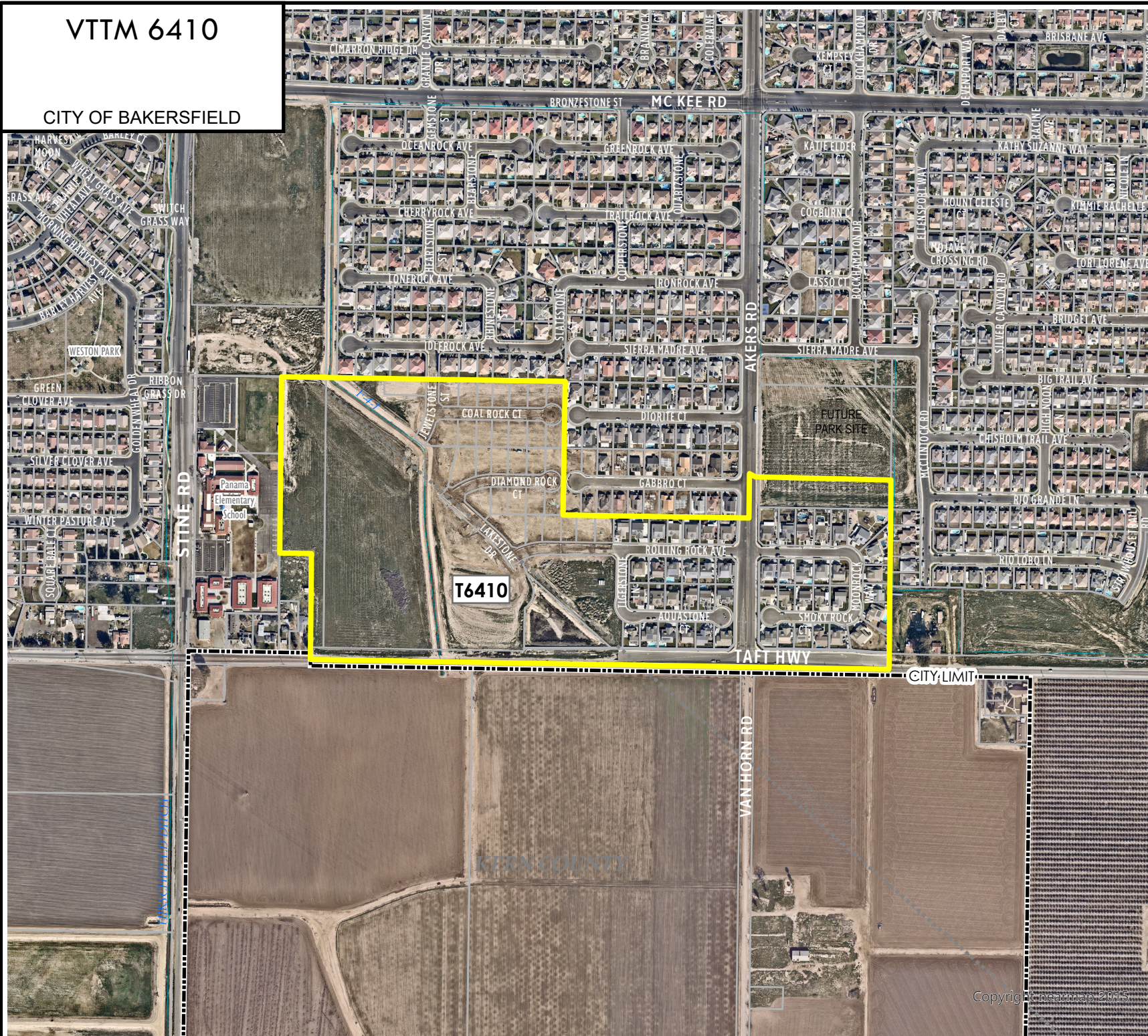
Notice of Exemption

Planning Commission Draft Resolution

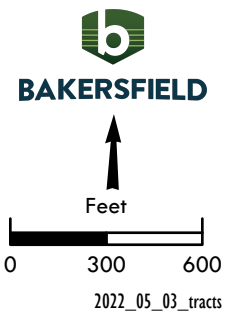
MAP SET

VTTM 6410

CITY OF BAKERSFIELD

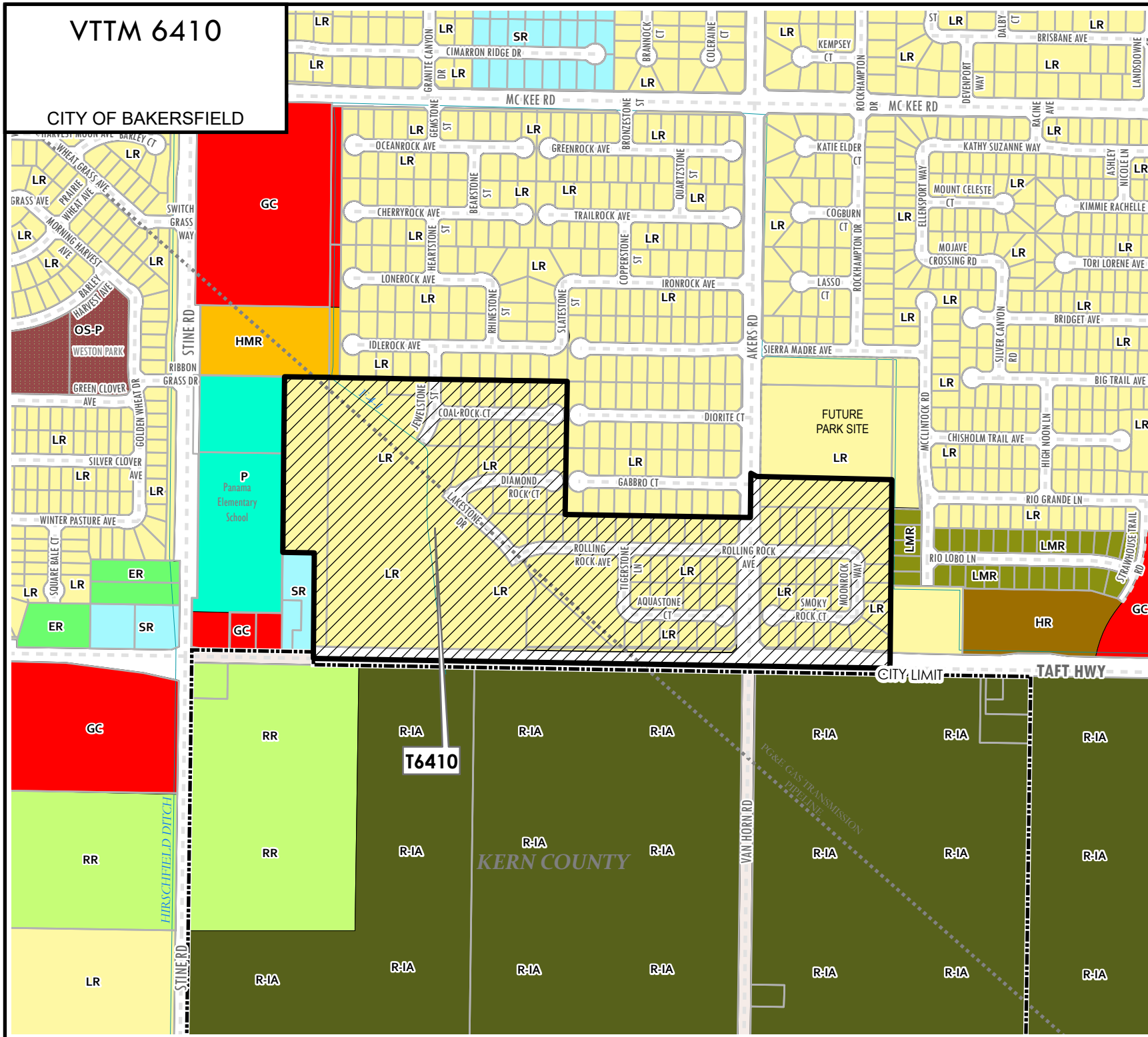


AERIAL



VTTM 6410

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

- SR - Suburban Residential: ≤ 4 dwelling units/net acre
- ER - Estate Residential: 1 dwelling unit/net acre
- LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
- HR - High Density Residential: > 17.42 units but ≤ 72.6 dwelling units/net acre
- HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
- LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
- RR - Rural Residential: 2.5 gross acres/dwelling unit

COMMERCIAL

- GC - General Commercial

PUBLIC FACILITIES

- P - Public Facilities

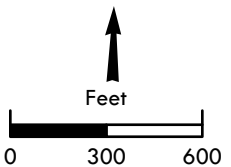
OPEN SPACE

- OS-P - Parks and Recreation

RESOURCE

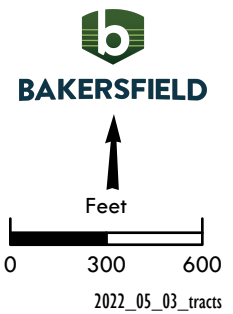
- R-IA - Resource - Intensive Agriculture: 20 acre minimum parcel size

BAKERSFIELD

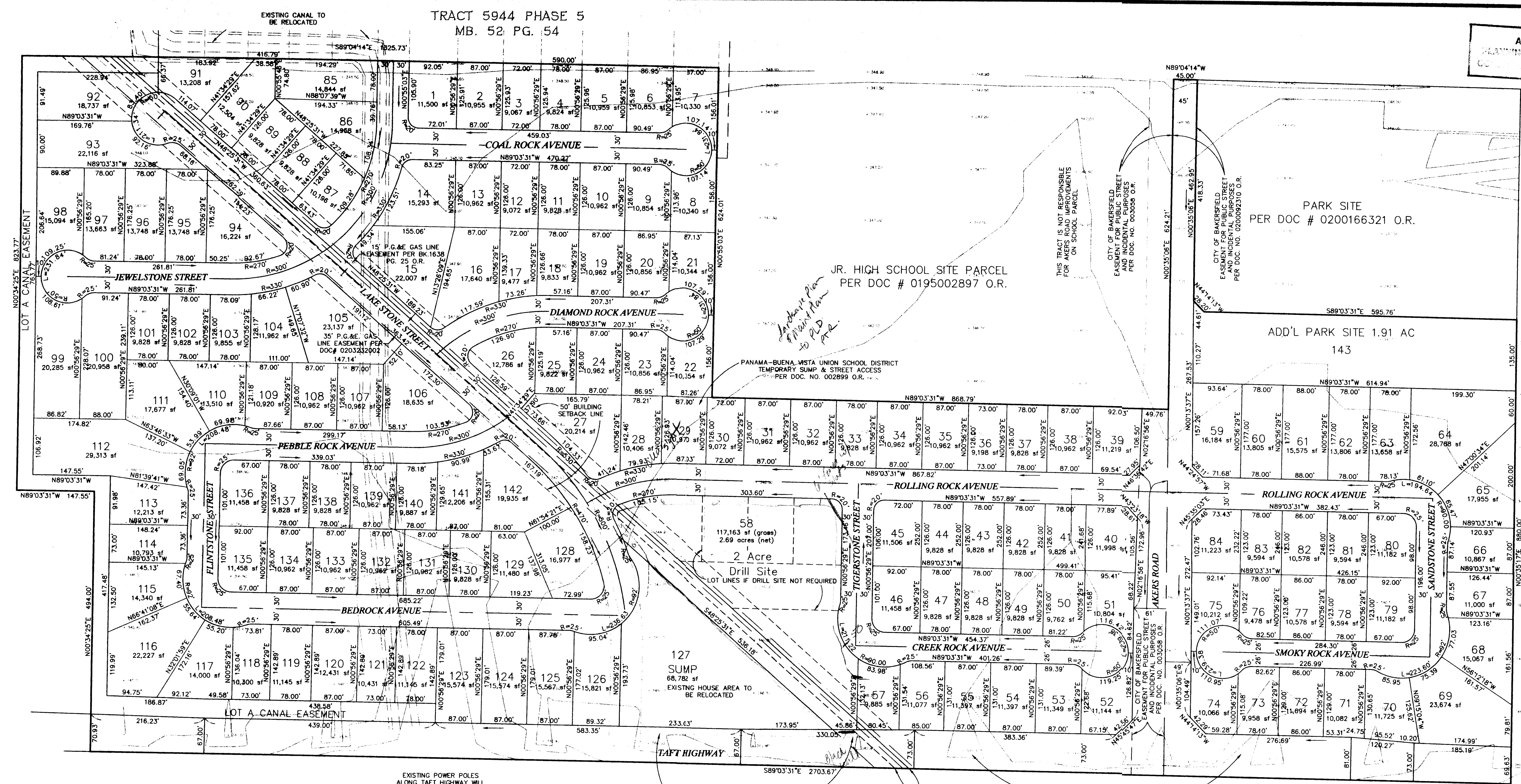


2022_05_03_tracts

CITY OF BAKERSFIELD



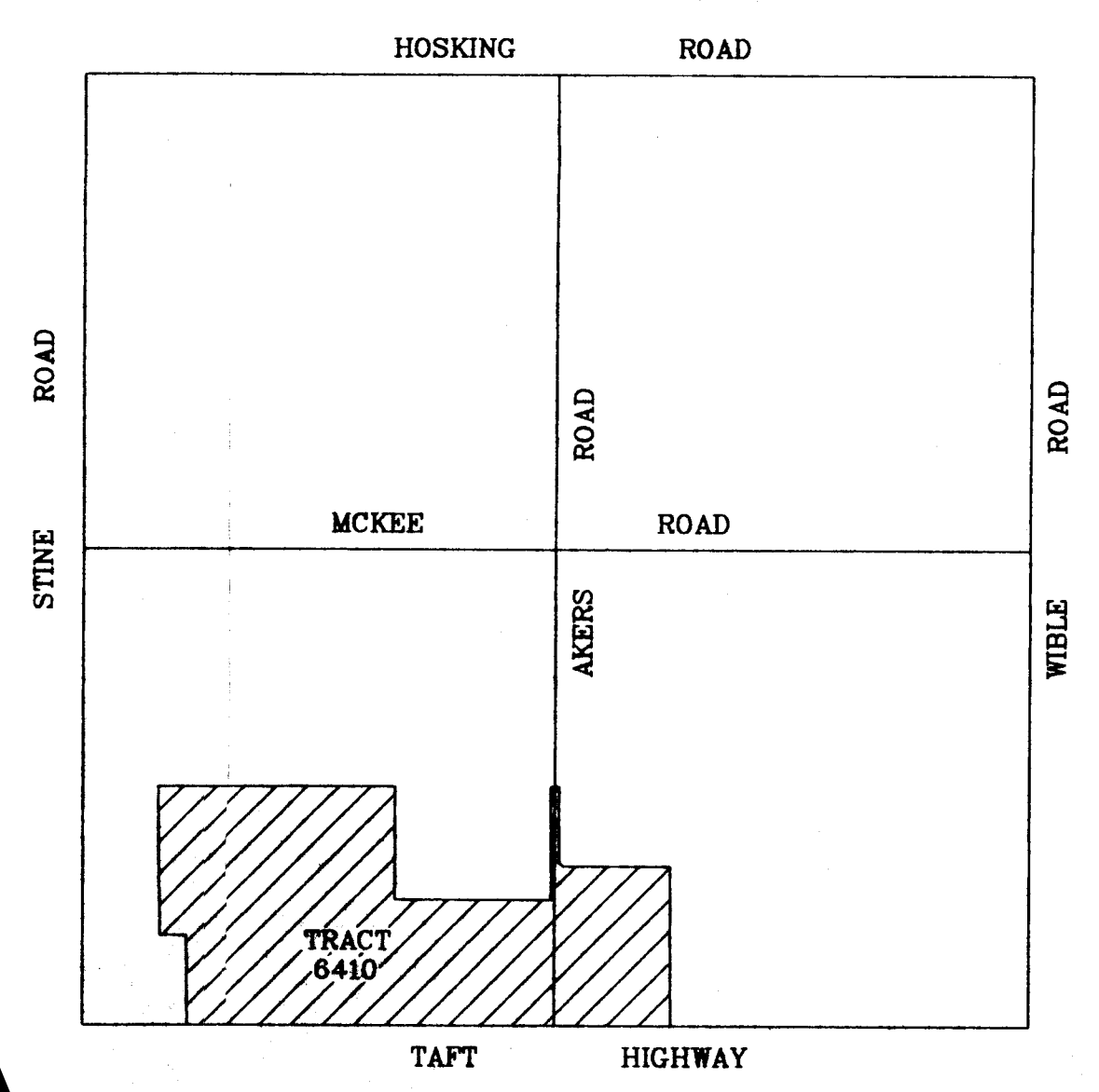
APPROVED BY
PLANNING COMMISSION WITH
CITY OF BAKERSFIELD
ON APR 21 2005



EXISTING STREET NAMES:
TAFT HIGHWAY
JEWELSTONE STREET
AKERS ROAD

PROPOSED STREET NAMES:
COALROCK AVENUE
DIAMONDRACK AVENUE
LAKESTONE STREET
PEBBLEROCK AVENUE
ROLLINGROCK AVENUE
RIVERROCK AVENUE
SANDSTONE STREET
SMOKYROCK AVENUE
TIGERSTONE STREET
CREEKROCK AVENUE
FLINTSTONE STREET
BEDROCK AVENUE

ALTERNATE STREET NAMES:
AQUASTONE
CLIFFROCK
COLDSTONE
MAINROCK
MOONROCK
MAPLESTONE
PINESTONE
REDROCK
KEAYSTONE
KIDNEYSTONE
VOLCANROCK



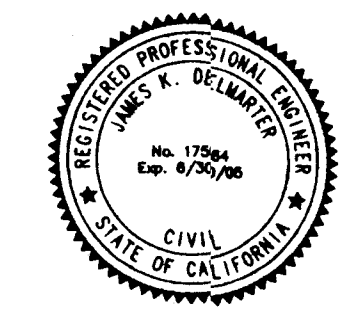
NOTICE OF UNLOCATABLE EASEMENT:
KERN COUNTY LAND COMPANY
TEMPORARY SUMP & STREET ACCESS
PER DOC. NO. 002899 O.R.

LEGEND:
CROSS GUTTER
DIRECTION OF DRAINAGE. ALL SLOPES @ 0.2% MIN.

GENERAL NOTES:
ZONING: R-1 (6000 SF MIN.)
APN: 438-010-09, 438-010-13, 438-010-14, & 438-010-15
GENERAL PLAN DESIGNATION: LR - LOW DENSITY RESIDENTIAL
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF BAKERSFIELD
POWER: PACIFIC GAS & ELECTRIC
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE T/V: BRIGHTHOUSE
TELEPHONE: SBC
SCHOOL DISTRICTS: KERN HIGH SCHOOL DISTRICT & PANAMA-BUENA VISTA

NOTICE OF EASEMENT ABANDONMENT:
PANAMA-BUENA VISTA UNION SCHOOL DISTRICT
TEMPORARY SUMP & STREET ACCESS
PER DOC. NO. 002899 O.R.

CITY OF BAKERSFIELD
EASEMENT FOR STORM DRAIN & SUMP
PER DOC. NO. 0200001952 O.R.



OWNER/SUBDIVIDER:
HERSHEL & CLARISSA MOORE
PROPERTIES, LIMITED PARTNERSHIP
7408 CHERISH ROSE LANE
BAKERSFIELD, CA, 93313
(661) 831-3512

ENGINEER:
DELMARTER & DEIFEL
2901 H STREET
BAKERSFIELD, CA, 93301
(661) 327-1486

LEGAL DESCRIPTION:
BEING A PORTION OF LOT 25 AND LOTS 26-29 PER RECORD OF SURVEY BOOK 17 PAGE 127 EXCEPT THEREFROM PANAMA BUENA VISTA SCHOOL DISTRICT PARCEL PER DOC # 0195002897 O.R. AND THE CITY OF BAKERSFIELD PARK SITE PER DOC. # 0200166321 O.R. IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER KERN COUNTY SALES MAP NO. 1 RECORDED MAY 3, 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TRACT WILL BE PHASED
CONTAINING 65.54 ACRES, MORE OR LESS
140 RESIDENTIAL LOTS, 1 SUMP LOT, 1 DRILL SITE LOT, 1 PARK LOT, LOT "A"

VESTING TENTATIVE TRACT NO. 6410			NO. 124240
DATE: 9-28-04	Revised By		
DRWG BY: JOE KEAY	By		
APPR: JAMES K. DELMARTER	By		
JAMES K. DELMARTER R.C.E. 17564 EXP. 6-30-2001		SHEET 1 OF 1 DRAWING FILE 6410TENTATIVE	

EXHIBIT A

R1 NET DENSITY - 3.86 D.U./NET ACRE

MORATORIUM DISCUSSION DOCUMENTS

Government Code
66452.6

State of California

GOVERNMENT CODE

Section 66452.6

66452.6. (a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars (\$236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

(3) "Public improvements," as used in this subdivision, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

(b) (1) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence. However, the length of the moratorium shall not exceed five years.

(2) The length of time specified in paragraph (1) shall be extended for up to three years, but in no event beyond January 1, 1992, during the pendency of any lawsuit in which the subdivider asserts, and the local agency that approved or conditionally

approved the tentative map denies, the existence or application of a development moratorium to the tentative map.

(3) Once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

(c) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the local agency pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted procedures. Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements.

(d) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

(e) Upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(f) For purposes of this section, a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies that regulate land use, development, or the provision of services to the land, including the public agency with the authority to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium shall also be deemed to exist for

purposes of this section for any period of time during which a condition imposed by the city or county could not be satisfied because of either of the following:

(1) The condition was one that, by its nature, necessitated action by the city or county, and the city or county either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action before expiration of the tentative map.

(2) The condition necessitates acquisition of real property or any interest in real property from a public agency, other than the city or county that approved or conditionally approved the tentative map, and that other public agency fails or refuses to convey the property interest necessary to satisfy the condition. However, nothing in this subdivision shall be construed to require any public agency to convey any interest in real property owned by it. A development moratorium specified in this paragraph shall be deemed to have been imposed either on the date of approval or conditional approval of the tentative map, if evidence was included in the public record that the public agency that owns or controls the real property or any interest therein may refuse to convey that property or interest, or on the date that the public agency that owns or controls the real property or any interest therein receives an offer by the subdivider to purchase that property or interest for fair market value, whichever is later. A development moratorium specified in this paragraph shall extend the tentative map up to the maximum period as set forth in subdivision (b), but not later than January 1, 1992, so long as the public agency that owns or controls the real property or any interest therein fails or refuses to convey the necessary property interest, regardless of the reason for the failure or refusal, except that the development moratorium shall be deemed to terminate 60 days after the public agency has officially made, and communicated to the subdivider, a written offer or commitment binding on the agency to convey the necessary property interest for a fair market value, paid in a reasonable time and manner.

(Amended by Stats. 2021, Ch. 162, Sec. 3. (SB 9) Effective January 1, 2022.)

May 26, 2022
Applicant Email (1)

From: Patrick Foran <Patrick.Foran@sshomes.net>
Sent: Thursday, May 26, 2022 4:30 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Cc: Viridiana Gallardo-King <vking@bakersfieldcity.us>
Subject: T6410 Map Extension Application

Hi Jennie

I was disappointed to learn this morning that City staff is not intending to present our map extension Application (and the supporting Memorandum and exhibits referenced therein) to the Planning Commission (PC) for the June 2d hearing on this matter. We, of course, believe that they should be part of the materials presented to the Planning Commission (PC).

I am still in the process of consulting with the owners of our company. It's my understanding that if our Application (and its supporting materials) are not included in the initial agenda materials that staff submits to the PC, that we will have the right to present them as our "written comments" (pursuant to the Notice of Public Hearing) at any time up to (and including) the June 2d hearing. Our office is closed tomorrow and Monday, and I intend to regroup with our owners next week.

Thanks again for your time. Please let me know if you have any questions.

PATRICK FORAN
S & S HOMES OF THE CENTRAL COAST, INC.
532 CAMINO MERCADO
ARROYO GRANDE, CA 93420
(805) 994-1827
[PATRICK.FORAN@SSHOMES.NET](mailto:Patrick.Foran@sshomes.net)

May 26, 2022
Applicant Email (2)

From: Patrick Foran <Patrick.Foran@sshomes.net>
Sent: Thursday, May 26, 2022 3:03 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Cc: Viridiana Gallardo-King <vking@bakersfieldcity.us>
Subject: T6410 - Application For Map Extension

Hi Jennie

I wanted to provide the City this further update regarding our application for an extension of VTTM 6410 (set to be heard by the Planning Commission on 6/2/22). Our Memorandum In Support Of Application For Extension Of Tract Map 6410 is hereby supplemented with the following information.

In my 5/18/22 email, I had shared with you that PG&E had recently said that it was open to the idea of complying with Kern Delta Water District's (KDWD) requirement that KDWD be granted "superior rights" at a new crossing location. Unfortunately, PG&E's more recent email below indicates that PG&E is back to its original position and will not "relinquish its superior rights at the proposed new canal crossing location" to KDWD. (In other words, PG&E's position on the "superior rights" issue is still the same as stated in Exhibit 18 of our application materials, and the moratorium described in our Memorandum is still in effect.)

A public agency's actions don't need to be unreasonable in order to constitute a moratorium under Government Code section 66452.6(b)(1),(f). The intent behind footnotes 1 and 5 of our Memorandum was to simply state that since the reasonableness of KDWD's actions is irrelevant to the issue, there's no need to for the Applicant to make any assertions on that point. (Those footnotes should not be interpreted as any type of acknowledgement or agreement that KDWD's actions have been reasonable.)

Thanks again for your time.

PATRICK FORAN

S & S HOMES OF THE CENTRAL COAST, INC.
532 CAMINO MERCADO
ARROYO GRANDE, CA 93420
(805) 994-1827
[PATRICK.FORAN@SSHOMES.NET](mailto:Patrick.Foran@SSHOMES.NET)

From: Xiong, Vang [<mailto:VXX1@pge.com>]
Sent: Friday, May 20, 2022 12:35 PM
To: Patrick Foran <Patrick.Foran@sshomes.net>; Garcia, Marisol <M1G4@pge.com>; Blaine Neptune <BNeptune@mcintoshassoc.com>; Payne, Inga <IXPE@pge.com>; Nichols, Joyce <JESs@pge.com>; Leatherman, Roger <R1Ls@pge.com>
Cc: Faulkenberry, Courtney <CRFj@pge.com>; Cabrera, Carlos <C4CH@pge.com>; Steve Sanders <steve.sanders@sshomes.net>; Xiong, Vang <VXX1@pge.com>
Subject: RE: Taft- Gas line: Proposed New Crossing Location of KDWD Water Facility within Tract 6410

Hi Patrick,

After further review by our Pipeline Engineering Department, PG&E is not willing to relinquish its superior rights at the proposed new canal crossing location.

There are 2 options which PG&E is willing to work with you on in advancement of your project:

- A) Kern Delta Canal to be relocated to their proposed location, provided the Developer pays 100% of the cost for vertical Gas Transmission Pipe relocation, similar to the current crossing location layout and depth (6 feet from bottom of canal to pipe surface); **and PG&E keeps the Superior Right over all other parties.**
- B) **While we reserve our Superior Right,** The Developer adds an Irrigation line, 48" from bottom of our Gas Transmission Pipe, provided their design is approved by PG&E engineering department.

As a point of clarification, while the standard specifies only the 12" (fail-safe) minimum clearance in the case of a 3rd party pipe crossing our pipeline perpendicularly, the discretionary authority rests with the responsible pipeline engineer to accomplish Public & Pipeline safety and maintain uninterrupted service.

If you agree to proceed with one of the options offered, PG&E will provide you with a formal letter requesting an engineering advance. Please let me know if there is any questions.

Thank you,

Vang Xiong
Land Agent
Pacific Gas and Electric Company
3580 East California Avenue
Fresno, CA 93702
(559) 720-6595

From: Patrick Foran <Patrick.Foran@sshomes.net>

Sent: Thursday, May 12, 2022 12:05 PM

To: Garcia, Marisol <M1G4@pge.com>; Garcia, Marisol <M1G4@pge.com>; Blaine Neptune <BNeptune@mcintoshassoc.com>; Xiong, Vang <VXX1@pge.com>; Payne, Inga <IXPE@pge.com>; Nichols, Joyce <JESs@pge.com>; Leatherman, Roger <R1Ls@pge.com>

Cc: Faulkenberry, Courtney <CRFj@pge.com>; Cabrera, Carlos <C4CH@pge.com>; Steve Sanders <steve.sanders@sshomes.net>

Subject: Taft- Gas line: Proposed New Crossing Location of KDWD Water Facility within Tract 6410

*******CAUTION: This email was sent from an EXTERNAL source. Think before clicking links or opening attachments.*******

Marisol

We greatly appreciate you setting up the meeting we had on Monday (5/9) of this week.

During the meeting, we had a general discussion of the conditions and requirements for changing the location at which Kern Delta Water District's (KDWD) facilities cross PG&E's Taft-Gas line within Tract 6410 (T6410). KDWD has previously indicated that its existing earthen ditch within T6410 has been at its current location since long before PG&E's gas crossed its ditch, and that it would be agreeable to relocating its water facility only if PG&E agreed to grant KDWD superior rights at the new crossing location.

Here are some of the main takeaways we learned at our meeting:

1. PG&E is open to the idea of accommodating a new crossing location and granting KDWD superior rights at the new location so long as certain requirements are met.
2. PG&E informed us that granting KDWD superior rights at the new crossing location would require CPUC approval under Section 851 of the California Public Utilities Code. While this is often done by advice letter for transactions valued at less than \$5 million, it is possible that the CPUC could require a formal application and hearing (which would be a significantly longer process) . (If we have any further questions on the 851 process, please let us know whether they should be addressed to you, Roger Leatherman, or someone else at PG&E.)
3. There was a discussion as to how much separation between PG&E's existing gas line and a KDWD water line would be required at a new crossing. It was pointed out that PG&E's as-built drawings for this gas line showed a 12 inch separation requirement, but PG&E also stated that it may have revised its standards since that drawing was made. It's our understanding that PG&E engineer Inga Payne will be looking into this further and get back to us within a week or two (from Monday's meeting) and let us know what PG&E's separation requirements will be for this proposed crossing.
4. PG&E also informed us that reimbursement agreements would be required so that PG&E would be reimbursed for its costs related to the project.

Thank you again for setting up the meeting. We are looking forward to hearing back from Inga and working with PG&E on this project.

PATRICK FORAN

S & S HOMES OF THE CENTRAL COAST, INC.
532 CAMINO MERCADO
ARROYO GRANDE, CA 93420
(805) 994-1827
PATRICK.FORAN@SSHOMES.NET

May 19, 2022
Applicant Email
(with attachments)

From: Patrick Foran <Patrick.Foran@sshomes.net>
Sent: Thursday, May 19, 2022 7:36 PM
To: Viridiana Gallardo-King <vking@bakersfieldcity.us>
Cc: Jennie Eng <jeng@bakersfieldcity.us>
Subject: Application for Extension of VTTM 6410

Dear Ms. Gallardo-King

We appreciate your office taking the time to review and respond to our pending Application for a time extension on Vesting Tentative Tract 6410 (T6410) (which is set to be heard by the Planning Commission on June 2, 2022). Since the Planning Commission does have some discretion when it comes to map extension requests, and the Commission often gives considerable weight to recommendations from the City Attorney's Office and/or the Planning Department, it's clearly not our intent or desire to be adverse to either department's position on this matter.

Your attached May 18, 2022 letter was written before we provided the City the attached update regarding some circumstances surrounding our Application. This updated information shows why an extension of at least three years needs to be addressed at the June 2 hearing. We would hope that the City Attorney's Office would agree that our request for more than three years is not premature.

I will be taking a short vacation starting tomorrow, and won't be back until May 25. I am free all day on May 26 to further discuss our Application with you (and any other City staff who would like to participate). Please send me an email letting me know when is a good time for you.

Since I will be gone for a few days, and the June 2 hearing is approaching fast, I do feel compelled to address several concerns we have with the attached May 18, 2022 letter. (I am hoping that the following concerns will all be moot points after we talk further, and that we are able to come to a mutual understanding on how our pending Application will be heard by the Planning Commission.)

First, the Application (which includes the Addendum containing a Memorandum In Support, declaration and exhibits) is clearly a request for an extension of time of more than one year. While the Application does request that T6410 be extended at least one year under Bakersfield Municipal Code (BMC) Section 16.16.080.B., it also requests that T6410 be extended an additional five years under Government Code 6452.6(b). The attached letter's characterization of the Application as simply a "request for a one-year extension of time" is not completely accurate.

Second, nothing in the BMC states that a subdivider cannot include a request under BMC 16.16.080.C. and Government Code 6452.6(b) in the same application. In fact, there are no limitations at all in the BMC on the number of grounds upon which a subdivider can seek a map extension.

Third, the City's authority to consider and grant map extensions has clearly been delegated to the Planning Commission. (BMC 16.16.070.A., 16.16.080.C.) BMC 16.16.080.C. clearly states that an application for a map extension is an "application to the advisory agency" and the Planning Commission is clearly the advisory agency. (BMC 16.16.070.A., 17.64.030, etc.) Since I am not aware of any authority that allows the City Attorney's Office to unilaterally prevent a subdivider's complete application from being heard by the Planning Commission, the attached letter would clearly seem to violate the BMC, due process and the relevant statutes.

As I mentioned above, it is not our intent to be adverse to any department's recommendations on this matter, and I am hopeful that we can arrive at a mutually satisfactory approach to the June 2 hearing. I look forward to further discussing this with you next week. (In addition to letting me know your availability, please also let me know how we can reserve time to be heard by the Commission on this matter if we can't come to an understanding.)

Thanks again for your time.

PATRICK FORAN

S & S HOMES OF THE CENTRAL COAST, INC.
532 CAMINO MERCADO
ARROYO GRANDE, CA 93420
(805) 994-1827
PATRICK.FORAN@SSHOMES.NET

From: Victoria Gomez [<mailto:VGomez@bakersfieldcity.us>]

Sent: Wednesday, May 18, 2022 1:30 PM

To: Warren Sanders <warren.sanders@sshomes.net>

Cc: Patrick Foran <Patrick.Foran@sshomes.net>; Viridiana Gallardo-King <vking@bakersfieldcity.us>

Subject: Vesting Tract 6410.ltr

Please see attached letter.

Victoria Gomez, Senior Legal Secretary

City Attorney's Office

1600 Truxtun Avenue, 4th Floor

Bakersfield, CA 93301

(661) 326-3635

CONFIDENTIALITY NOTICE: This e-mail/transmission is intended to be sent only to the recipient stated . This e-mail/transmission is confidential and also may be legally privileged or protected by the attorney-client privilege or work product doctrine, and also may be restricted from disclosure by applicable state and federal law. Any copying, disclosure, distribution, review or use of this e-mail/transmission by other than the intended recipient or that person's agent is strictly prohibited. If you have received this e-mail/transmission in error, please notify the sender, and immediately permanently delete or destroy this e-mail/transmission, and all copies thereof from any drives or storage media, and destroy any printouts of the e-mail/transmission. No attorney-client relationship is created by the act of sending or receiving this message outside of a written agreement.

From: [Jennie Eng](#)
To: [Patrick Foran](#)
Subject: RE: Application For Extension of VTTM 6410
Date: Thursday, May 19, 2022 10:16:15 AM

Hello. Just acknowledging I received this email and staff will review.

Thanks

Jennie

From: Patrick Foran <Patrick.Foran@sshomes.net>
Sent: Wednesday, May 18, 2022 5:55 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Subject: Application For Extension of VTTM 6410

Hi Jennie

I just wanted to supplement our above-referenced Application (and the Addendum referenced therein) [with this update](#).

Last week, we were finally able to speak directly with the decision makers at PG&E who have the authority to agree to Kern Delta Water District's (KDWD) requirement that PG&E grant KDWD superior rights at a new crossing location. PG&E had previously stated that KDWD's requirement was not acceptable to PG&E. (See Exhibit 18 to Addendum.)

During last week's conference call, PG&E informed us that they are now open to the idea of accepting KDWD's requirements so long as certain conditions are satisfied. One of these conditions is that the California Public Utilities Commission (CPUC) must approve PG&E giving up its superior rights at the new location where the rerouted KDWD water line would cross PG&E's gas line.

So there is now a more clear road forward to the rerouting of KDWD's facilities (and the satisfaction of Condition 27 of T6410). Unfortunately, the process for obtaining CPUC approval will take at least a year or two to complete.

The above facts further demonstrate why an extension of at least three years is critically necessary in order for this project to move forward. The City's Planning Commission needs to address our full request at the June 2, 2022 hearing so we will know how much time we have under VTTM 6410.

Thank you for your time.

Please let me know if you have any questions.

Patrick Foran

S & S Homes of the Central Coast, Inc.
532 Camino Mercado
Arroyo Grande, CA 93420
(805) 994-1827
Patrick.Foran@sshomes.net

CITY ATTORNEY
VIRGINIA GENNARO

DEPUTY CITY ATTORNEY
Joshua H. Rudnick
Viridiana Gallardo-King
Ashley E. Zambrano

ASSOCIATE CITY ATTORNEY
Elizabeth Villanueva



1600 TRUXTUN AVENUE
FOURTH FLOOR
BAKERSFIELD, CA 93301

TELEPHONE: 661-326-3721
FACSIMILE: 661-852-2020

OFFICE OF THE CITY ATTORNEY

May 18, 2022

Via U.S. Mail and E-Mail

D&A PREMIER PROPERTIES, LLC
532 Camino Mercado
Arroyo Grande, CA 93420
Attn: Warren Sanders
Warren.Sanders@sshomes.net

Re: Development Moratorium Request for Vesting Tentative Tract 6410

Dear Property Owner:

Please take notice that the City received your above-mentioned request for Vesting Tentative Tract 6410. While the City acknowledges receipt of your development moratorium request, it is premature as the Planning Commission will soon hear your request for a one-year extension of time on Vesting Tentative Tract 6410.

If this one-year extension request is granted, you may return to the City prior to expiration of the extension and prove that Government Code Section 66452.6(f) is applicable.

Accordingly, Planning Department will only process your application as it pertains to the one-year extension of time left on Vesting Tentative Tract 6410.

Very truly yours,


VIRIDIANA GALLARDO-KING
Deputy City Attorney

VGK:vlg

cc: Patrick Foran, S&S Homes of the Central Coast Patrick.Foran@sshomes.net
Paul Johnson, Planning Director
Jennie Eng, Principal Planner

May 18, 2022
City - Moratorium Response

CITY ATTORNEY
VIRGINIA GENNARO

DEPUTY CITY ATTORNEY
Joshua H. Rudnick
Viridiana Gallardo-King
Ashley E. Zambrano

ASSOCIATE CITY ATTORNEY
Elizabeth Villanueva



1600 TRUXTUN AVENUE
FOURTH FLOOR
BAKERSFIELD, CA 93301

TELEPHONE: 661-326-3721
FACSIMILE: 661-852-2020

OFFICE OF THE CITY ATTORNEY

May 18, 2022

Via U.S. Mail and E-Mail

D&A PREMIER PROPERTIES, LLC
532 Camino Mercado
Arroyo Grande, CA 93420
Attn: Warren Sanders
Warren.Sanders@sshomes.net

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Very truly yours,


VIRIDIANA GALLARDO-KING
Deputy City Attorney

VGK:vlg

cc: Patrick Foran, S&S Homes of the Central Coast Patrick.Foran@sshomes.net
Paul Johnson, Planning Director
Jennie Eng, Principal Planner

May 18, 2022
Applicant Email

From: Patrick Foran <Patrick.Foran@sshomes.net>
Sent: Wednesday, May 18, 2022 5:55 PM
To: Jennie Eng <jeng@bakersfieldcity.us>
Subject: Application For Extension of VTTM 6410

Hi Jennie

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So there is now a more clear road forward to the rerouting of KDWD's facilities (and the satisfaction of Condition 27 of T6410). Unfortunately, the process for obtaining CPUC approval will take at least a year or two to complete.

The above facts further demonstrate why an extension of at least three years is critically necessary in order for this project to move forward. The City's Planning Commission needs to address our full request at the June 2, 2022 hearing so we will know how much time we have under VTTM 6410.

Thank you for your time.

Please let me know if you have any questions.

PATRICK FORAN
S & S HOMES OF THE CENTRAL COAST, INC.
532 CAMINO MERCADO
ARROYO GRANDE, CA 93420
(805) 994-1827
[PATRICK.FORAN@SSHOMES.NET](mailto:Patrick.Foran@SSHOMES.NET)

April 15, 2022
Application Addendum

**BAKERSFIELD**THE SOUND OF *Something Better*

CITY OF BAKERSFIELD

PLANNING APPLICATION

Development Services Department • Planning Division

1715 Chester Avenue • Bakersfield, CA 93301

PH (661) 326-3733 • FAX (661) 852-2135

www.bakersfieldcity.us

RECEIVED
APR 15 2022**CITY OF BAKERSFIELD
PLANNING DEPARTMENT**File No. _____
(office use only)

APPLICATION TYPE

(please check all that apply)

ZONING PERMITS - SITE PLAN REVIEW

- ☐ Site Plan Review (staff to calculate fee)..... \$ 695 - \$ 9,786
- ☐ Conditional Use Permit (plus SPR fee)..... \$ 2,566 or \$ 6,645
- ☐ Conditional Use Permit - Oil Wells Only..... \$ 6,993
- ☐ Surface Mining Permit (processed as a CUP)..... \$ 7,869
- ☐ OPD Review - New (staff to calculate fee)..... \$ 1,539 - \$ 8,667
- ☐ PD Review - Revised..... \$ 2,698
- ☐ Comprehensive Sign Plan - New..... \$ 1,728
- ☐ Comprehensive Sign Plan - Revised..... \$ 1,032
- ☐ Zoning Modification..... \$ 2,242

LAND DIVISIONS (tentative maps only)

- ☐ Tract Map..... \$ 8,676
- ☐ Revised Tract Map..... \$ 8,286
- ☐ Parcel Map..... \$ 7,334
- ☐ Revised Parcel Map..... \$ 6,875
- ☐ Parcel Map Waiver..... \$ 2,605
- ☐ Parcel Merger..... \$ 2,605
- ☐ Lot Line Adjustment..... \$ 2,605
- ☐ Certificate of Correction/Amend Final Map..... \$ 959

GENERAL PLAN & ZONE CHANGES

- ☐ Concurrent General Plan Amendment/Zone Change..... \$13,379
- ☐ General Plan Amendment (no zone change)..... \$10,043
- ☐ Specific Plan (new plan or amendment to existing plan)..... \$11,191
- ☐ Zone Change (except to PUD or PCD)..... \$ 8,295
- ☐ OPUD & PCD Zone Changes (no overlay zones)..... \$ 8,907

MISCELLANEOUS

- ☐ Administrative Review - Advertised..... \$ 1,358
- ☐ Administrative Review - Posted Only..... \$ 347
- ☐ Agricultural Preserve - Formation or Cancellation..... \$ 5,751
- ☐ Agricultural Preserve - Notice of Non-Renewal..... \$ 912
- ☐ Annexation (if GPA and/or ZC is included, those fees req'd)..... no charge
- ☐ Density Bonus (added fee to a project)..... \$ 1,864
- ☐ Development Agreement (added fee to a project)..... \$ 2,803
- ☒ Extension of Time (except Site Plan Review)..... \$ 1,194
- ☐ Street Renaming (Admin Review - advertised)..... \$ 1,335
- ☐ Substantial Conformance Review (final maps only)..... \$ 559
- ☐ Temporary Animal Permit..... no charge
- ☐ Wall & Landscape Review..... \$ 1,810

Note: The above fees include all public hearing, environmental processing/posting, CA Dept of Fish and Wildlife, and administrative charges.

APPLICANT / OWNER INFORMATION

APPLICANT/CONTACT

Name: D&A Premier Properties, LLC Company: _____

E-Mail: Warren.Sanders@sshomes.net; Patrick.Foran@sshomes.net

Address: 532 Camino Mercado

City: Arroyo Grande State: CA Zip: 93420

Phone No: (805) 481-4033

PROPERTY OWNER OF RECORD

Name: (same as Applicant) Company: _____

E-Mail: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone No: _____

PROJECT INFORMATION*(fill out as completely as possible)*

- A. Description of proposal *(explain in detail; attach additional or supporting information as necessary):*

Time extension request for Vesting Tentative Tract Map 6410

- B. Reason for request and Operational Statement *(explain in detail below. Attach an operational statement, which specifically details why and how the proposal will operate. Include supporting information as necessary):*

Please see attached MEMORANDUM IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410 and supporting exhibits

(if this is an extension of time, explain why it is necessary and why the project cannot be commenced within the allocated time)

- C. Site address *(if none, general location):*

Rolling Rock Avenue (at Akers Road and Highway 119 / Taft Highway)

- D. Assessor's Parcel Number(s): 514-020-75, 514-190-01
(<http://bakersfielddatalibrary-cob.opendata.arcgis.com/>)

- E. Zoning: R-1 General Plan Designation: LR (Low Density Residential)
(<http://bakersfielddatalibrary-cob.opendata.arcgis.com/>)

- F. Project site size *(acreage or square footage)*: approximately 37.42 acres

- G. If this is a division of land, number of lots being created: Buildable 89 Non-buildable _____
Is a modification or optional design being requested? ☐ Yes ☒ No
If yes, describe the modification: _____

- H. Will the project (or map) be phased? ☒ Yes ☐ No

If yes, what is the anticipated schedule of development? *(explain):*

Phase 1 final map was approved on 2/11/2015 and recorded on 2/17/2015. Phase 1 is fully built out.

Phase 2 final map was approved on 11/17/2021 and recorded on or about 11/23/2021.

Phase 3 remains to be developed (see attached memorandum).

- I. List and describe any other permits or other public agency approvals required for this project:

Per Condition 27 of VTTM 6410, the rerouting of a canal located within T6410 must be approved by the Kern Delta Water District (KDWD)

- J. List any associated projects or relationship to a larger project or series of projects:

Caltrans State Route (SR) 119 (Taft Highway) Improvement Project will benefit from the improvements Applicant will be required to construct along SR 119 as a condition of developing Phase 3 of T6410.

- K. Is the property currently under a Williamson Act Contract? ☐ Yes ☒ No

L. **PROPOSED USE:** (Check as appropriate and provide all necessary information; attach additional sheets if necessary)

☐ 1. **Residential:** (Check type) ☒ Single Family ☐ Multiple Family

Number of units: 89 Number of floors: one
Building height (feet from grade to highest point):
Square footage of units: 2,400 sf (average)
Number of bedrooms per unit: 4-5 bedrooms
Density (units per net acre): 3.86 D.U. / net acre

☐ 2. **Commercial:** (Check type) ☐ Retail ☐ Office ☐ Restaurant ☐ Other _____

Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

☐ 3. **Industrial/Manufacturing:**

Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

☐ 4. **Education/Government:**

Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

☐ 5. **Other:**

Describe in detail: _____
Gross square footage of floor area: _____ Number of floors: _____
Building height (feet from grade to highest point): _____
Total number of employees: _____ Number of employees on largest shift: _____
Hours of operation: _____
Describe size and type of loading facilities: _____

M. Hazardous waste verification:

California law requires that persons proposing development review a listing of all hazardous waste sites that are within the jurisdiction considering the project. As part of this application, you must indicate whether or not your project site is included on the list of hazardous waste sites. Please review the list of hazardous waste sites and check the appropriate confirmation below (note: a copy of this list and the law is available at the following link: <http://www.envirostor.dtsc.ca.gov/public>). By signing this application, you are verifying that the most current hazardous waste and substance site list from the State Environmental Protection Agency - Department of Toxic Substances Control has been reviewed in accordance with the California Government Code (Sec. 65962.5).

♦ I (We) confirm that the project site is (check one) ☐ **included** ☒ **not included** on this list.

N. Additional project information:

Please include on separate attachments, any operational statement, supplementary background materials, or other information that you feel is necessary for staff's and the decision maker's complete understanding of the project.

AUTHORIZED SIGNATURES

I hereby certify that any statements contained in this application and any information attached as part of this application are true and correct to the best of my knowledge. I agree to comply with all city ordinances, state, and other applicable laws relating to the development requested in this application, including my responsibility to post the subject property with public notice signs as required. I understand that the application fee is non-refundable and that receipt of the fee and review of requirements by City staff does not constitute implied approval or disapproval of this application. I acknowledge that I am responsible for submitting all required information on the most current City of Bakersfield planning application forms. Any permit or approval issued by the City as a result of false information on this application, or by use of an altered or out-of-date planning application, shall render it void and that I may be subject to any penalties and/or remedies as allowed by law.

I further acknowledge that this project may generate costs for services that exceed the initial application fee. I hereby agree that fees for these additional services will be paid by me to the City of Bakersfield no later than three (3) business days from the date said services are requested or prior to the public hearing date, whichever occurs first. Failure to make the required payment shall be taken as my request to cease processing and close this application. The City shall subsequently record the failure by me to make the requested payment as withdrawal of this application by default.

Applicant/Contact:

D&A Premier Properties, LLC by Warren Sanders, Manager

Print Name

Warren Sanders

Signature

Warren Sanders

Date

4/14/22

Property Owner of Record:

D&A Premier Properties, LLC by Warren Sanders, Manager

Print Name

Warren Sanders

Signature

Warren Sanders

Date

4/14/22

IMPORTANT NOTE:

Original signatures of both the current property owner and applicant are required for this application to be considered complete for processing (letters of authorization signed by property owners may also be accepted).

Indemnification Agreement

In consideration by the City of Bakersfield of a project, including any related environmental documents,

for a Time extension to Vesting Tentative Tract Map No. 6410

(identify the type of project from page 1)

located at Rolling Rock Avenue (at Akers Road and Highway 119 / Taft Highway)

(address or general location)

I/We (identified below) agree to indemnify, defend, and hold harmless the City of Bakersfield and 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 Applicant's representations contained within this application, including without limitation any CEQA approval or any related development approvals or conditions, whether imposed by City or not, except for City's sole active negligence or willful misconduct.

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

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

Applicant/Contact:

D&A Premier Properties, LLC
Print Name
Warren Sanders
Signature
4/14/22
Date

(If the applicant is not an individual, the corporation name goes under "Print Name", authorized signature below it, and complete below.)

By: Warren Sanders
Please Print
 Title: MANAGER
Please Print

Property Owner of Record:

D&A Premier Properties, LLC
Print Name
Warren Sanders
Signature
4/14/22
Date

(If the owner is not an individual, the corporation name goes under "Print Name", authorized signature below it, and complete below.)

By: Warren Sanders
Please Print
 Title: MANAGER
Please Print

IMPORTANT NOTE:

Original signatures of both the current property owner and applicant are required on this form for this application to be considered complete for processing.

Applicant D&A Premier Properties, LLC

**ADDENDUM TO
APPLICATION FOR EXTENSION
OF VESTING TENTATIVE TRACT MAP 6410**

SUPPORTING PAPERS

MEMORANDUM IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410

DECLARATION IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410

EXHIBITS 1 - 18

MEMORANDUM IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410

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MEMORANDUM IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410

Applicant D&A Premier Properties LLC (hereafter "Applicant" or D&A") hereby submits this memorandum in support of its application for an extension of Vesting Tentative Tract Map 6410 (hereafter "VTTM 6410" or "T6410"). This application is being made pursuant to Bakersfield Municipal Code (BMC) section 16.16.080.B. and California Government Code section 66452.6(b)(1),(f).

I. SUMMARY OF ARGUMENT

While BMC section 16.16.080.B allows T6410 an additional one-year extension, Government code section 66452.6(b) provides (up to) an additional five-year extension. If a public agency under that statute takes actions which thereafter prevents, prohibits, or delays the approval of a final map, the map is extended during that period up to an additional five years. (Government Code section 66452.6(f) states that such actions, by definition, constitute a "moratorium".)

One of the conditions imposed upon T6410 is the rerouting of a canal operated by Kern Delta Water District (KDWD). For the reasons set forth below, Applicant respectfully submits that since KDWD's actions have prevented, prohibited, or delayed the approval of a final map on T6410, T6410 should be extended an additional five years (for a total extension of six years).¹

II. FACTS SUPPORTING A MAP EXTENSION

VTTM 6410 was approved on April 21, 2005 by Planning Commission Resolution No. 41-05. VTTM 6410 contains 65.54 acres consisting of 140 residential lots (zoned R-1), one sump lot, one drill site lot, and one park lot. The map states that it will be phased (and 3 Phases are shown on the map).

A. Applicant Has Already Recorded Two Final Maps On Tract 6410

1. Phases 1 and 2 of T6410 Have Already Been Recorded.

The final map for Phase 1 of VTTM 6410 was approved by the City Council and recorded in February 2015. Phase 1 contained 51 residential lots with R-1 zoning. The Applicant completed construction of all 51 residences by August 2018, and they are now the homes of over 50 families.

The final map for Phase 2 of T6410 was approved by the City Council on November 17, 2021 and recorded on November 23, 2021. Phase 2 contains 31 residential lots consistent with R-1 zoning. Construction on this phase is ongoing.

Phase 2 was completed pursuant to a Revised Phasing Plan for VTTM 6410 that was approved by the Public Works Director on November 5, 2020. (See attached Exhibit 1). This revised phasing was caused by delays in the rerouting of a water canal located within T6410. The attached Exhibit 2 shows (in blue) the approximate location of the canal overlaid on top of the 9/28/20 Revised Phasing Plan referenced in Exhibit 1. (The blue shading was not in the original 2020 Revised Phasing Plan, and has been added for emphasis.)

¹ Since a public agency's actions can be reasonable and still constitute a "moratorium" under Government Code section 66452.6(f), nothing in this memorandum accuses KDWD of acting unreasonably.

2. Delays in Rerouting a Canal Have Delayed Phase 3 of T6410.

Delays in the rerouting the water canal located in T6410 have prevented further development of T6410, and have delayed the recording of a final map for Phase 3 of T6410. Attached Exhibit 3 shows (in blue) the location of the canal overlaid on top of a simpler map that shows the boundaries of Phases 1 and 2 (without any lot configurations).

The canal is operated by the Kern Delta Water District (KDWD). (KDWD refers to the canal as the "Burness Ditch" or the "Burness Canal", and it is also referred to herein as the "KDWD Canal" or the "T6410 Canal")

3. Phase 3 Is Land Locked Until The Canal Is Properly Rerouted.

The KDWD Canal has prevented the development of Phase 3 (aka the remainder of T6410). (See Exhibits 2 and 5). Phase 3 is effectively land locked until the canal is properly rerouted.

B. The Required Rerouting Of A Canal Has Prevented The Development Of Phase 3.

1. Condition 27 of T6410 Requires that the Canal Be Rerouted to the Satisfaction of KDWD

Condition 27 on VTTM 6410 states as follows:

27. The subdivider shall be responsible for rerouting the canal to the satisfaction of the Kern Delta Water District. Prior to recordation of a final map, proof of approval of construction plans shall be obtained from Kern Delta Water District and submitted to the Planning Department.

For orderly development and at the request of Kern Delta Water District.

(See attached Exhibit 4 [which is p 4 of Exhibit 1 to PC Reso 41-05].)

2. KDWD Originally Approved a Rerouting of the Canal into a 36 Inch Pipeline

When VTTM 6410 was approved in 2005, the tract map showed a rerouting of the canal along the western and southern perimeter of the tract. The new route was displayed on the map as a 30 foot wide area labeled "LOT A CANAL EASEMENT". The attached Exhibit 5 shows the proposed rerouting of the canal as a pink overlay on top of the VTTM 6410 approved in 2005. (The approximate location of the current route of the canal is shown in blue.)

The original developer had presumably received KDWD's approval of this proposed new route prior to the City's approval of VTTM 6410 on April 21, 2005. Later that year, KDWD formally approved engineering improvement plans for the construction of a 36 inch underground waterline within the 30 foot wide "canal easement" shown on VTTM 6410. (See attached Exhibit 6 [8/1/05 improvement plans approved by KDWD on 9/28/05].)

3. In 2013, KDWD Changed Its Position and Suggested an Open Canal Rerouting

Applicant D&A acquired VTTM 6410 in July 2013. (See attached Exhibit 7)

Prior to the Applicant's acquisition of T6410, KDWD informed the Applicant that KDWD no longer wanted an underground pipe along the "canal easement" route shown on VTTM 6410. (See Exhibit 8) KDWD also stated that the 2005 approval of a 36 inch pipeline was no longer valid. Instead, the District

indicated that it preferred an open canal along that same route (but that the canal easement needed to be 50 feet wide [rather than the 30 foot width shown on VTTM 6410].) In essence, the District was indicating that it still approved the location shown in pink in the attached Exhibit 5, but was requiring a 50 foot width in order to accommodate an open canal.

In late July 2013, the applicant's engineer submitted a preliminary canal realignment drawing to KDWD that showed an open canal within a 50 foot wide easement along the "canal easement" route shown on VTTM 6410. KDWD responded by stating "Initial review of the proposed realignment doesn't have any significant issues." (See Exhibit 9). A month later, KDWD provided further comments, including the following: (a) the topography of the new route along adjoining school property raised issues that would require further analysis; and (b) KDWD's easement along the new route would need to have "no other encumbrances [] predating it". (See Exhibit 10 [highlighting added].)

These discussions ultimately led to a September 23, 2013 letter from the City Planning Department approving a substantial conformance request to "widen the canal easement from 30 to 50 feet wide" and adjust the adjoining lot lines to accommodate an open canal. (See attached Exhibit 11) The City's letter states that "The request is in response to Kern Delta Water District's instructions for an "open" canal and 50-foot wide easement, separated from the residential lots." The 9/12/13 map referenced in the City's substantial conformance approval is attached hereto as Exhibit 12.

4. KDWD Later Rejected the Open Canal Rerouting Shown in the 2013 Substantial Conformance

After the City's September 23, 2013 approval (per District instructions) of an "open canal" rerouting of the existing canal, the District informed the Applicant's engineer that having an "open canal" along the western perimeter of T6410 was unacceptable to the District due to the existing school property adjoining the western border of T6410. As a result, the Applicant was forced to go back to the drawing board and explore other feasible rerouting options with the District.

KDWD informed the applicant that in order to reroute the canal along the western/southern perimeter of T6410, it would have to be through an underground pipe with at least a 42 inch diameter. (hereafter the "42 Inch Pipe Reroute") The Applicant explored this option in earnest with KDWD, and expensive engineering plans and cost estimates were developed. In a November 14, 2014 letter, KDWD informed the City that "it has been determined that relocation of the Burness Ditch would be accomplished in a pipeline" and that it was agreeable to having the pipeline located within the 30' wide permanent easement shown in the original VTTM 6410. (See Exhibits 13, 5).

Given the high costs of implementing the 42 Inch Pipe Reroute, the Applicant explored with KDWD whether the canal could be rerouted through another canal and thereby completely bypass T6410. (hereafter, the "Canal Bypass Reroute"). The Applicant again explored this option in earnest with KDWD, and expensive engineering plans and cost estimates were developed. In a January 7, 2016 letter, KDWD informed the City that it "has conditionally agreed to allow [Applicant] to eradicate that portion of the Burness Ditch as it runs through proposed Tract 6140" subject to Applicant's payment of fees and signing of certain agreements. (See Exhibit 14).

Both the 42 Inch Pipe Reroute and the Canal Bypass Reroute became unattainable due to requirements KDWD imposed on these proposals.

5. KDWD Requirements Have Made Rerouting The Canal Unattainable

In order to preserve all of the vested lot alignments shown on VTTM 6410, the canal needs to either be (1) rerouted along the western/southern perimeter of T6410; or (2) rerouted completely outside of T6410. (See Exhibits 2 and 5.) The "42 Inch Pipe Reroute" and the "Canal Bypass Reroute" respectively represent these two possible options.²

The Applicant has devoted much time and money exploring both options with KDWD. Unfortunately, KDWD's requirements have prevented either rerouting from taking place, and have thus prevented and delayed the recording of a final map on Phase 3.

In a December 9, 2015 letter, KDWD informed the Applicant that its Board had established a list of requirements for eradicating (i.e. removing) the canal from its current location in T6410. (See Exhibit 15.) The following two requirements are outside of the Applicant's control and have proved to be unattainable:

8. D&A to obtain fully executed Landowner Consent to Alternate Facilities from affected landowners.

9. All rights-of-way, construction plans, legal documents, etc. must be approved by Kern Delta and fully executed . . .

a. KDWD Requirements Have Made Rerouting the Canal Outside T6410 Simply Unattainable.

KDWD Requirement No. 8 (quoted above) required that the rerouting plan be approved in writing by the adjoining landowner that used the canal's water. On February 16, 2016, KDWD informed the Applicant that the adjoining landowner had approved the Canal Bypass Reroute. (See Exhibit 16) Unfortunately, that landowner subsequently revoked its approval on May 10, 2019, thereby making the Canal Bypass Reroute unattainable. (See Exhibit 17)

Without the adjoining landowner's consent, it simply became impossible to reroute the canal in a way that would completely bypass T6410. That left rerouting the canal along the western/southern portions of T6410 as the only other alternative. Unfortunately, a requirement that KDWD imposed on that alternative made that rerouting option also unattainable.

b. KDWD Requirements Have Made Rerouting the Canal Within T6410 Simply Unattainable.

Given the close proximity of a regional PG&E gas line on the southwest side of the existing canal, any new route of the canal within T6410 would need to cross PG&E's gas line.³ One of KDWD's

² These two options would appear to be the only way of maintaining Applicant's vested right to develop the tract pursuant to the lot alignments depicted on VTTM 6410. Hypothetically, there may be other ways to address the canal situation – such as undergrounding the canal into a 42 inch pipe along its current route – but these other approaches would result in the pipe/canal being located within the residential lots depicted on VTTM 6410, and would violate KDWD's requirement that "the proposed new facility isn't placed in the yards (lots) of residence's". (See Exhibit 10)

³ Any rerouting of the canal within T6410 that would preserve the Applicant's vested rights to the lot alignments depicted on VTTM 6410 would require that the canal cross PG&E's regional gas line.

requirements for any rerouting of the canal is that there are "no other encumbrances [] predating" KDWD's property rights in the new route. (See Exhibits 10, 15 (p. 2 No.9))

Since any rerouting within T6410 would need to cross PG&E's preexisting easement, KDWD's requirement necessitated that PG&E must formally agree that KDWD's canal would have superior rights to the gas line. On August 28, 2020, PG&E's Land Division notified the Applicant's engineer that PG&E will not agree to a superior right for KDWD at the new canal Crossing. (See Exhibit 18)

The inability to obtain PG&E's consent to KDWD's "superior rights" requirement made it impossible to reroute the canal within T6410. Since KDWD Requirement No. 8 had made rerouting the canal outside T6410 unattainable, and Requirement 9 had made rerouting the canal within T6410 unattainable, KDWD's requirements had made satisfying Condition 27 of T6410 simply unattainable.

III. LEGAL ANALYSIS

A. Applicant is Entitled to an Extension of at Least One Year Under BMC 16.16.080.B.

City staff have acknowledged that Applicant is allowed an additional one-year extension under BMC 16.16.080.B.

B. Applicant is Entitled to an Extension of an Additional Five Years Under Government Code 66452.6(b)

The expiration of a map is tolled during any time there has been a "moratorium" under Government Code section 66452.6 (b). ((Native Sun/Lyon Communities v. City of Escondido (1993) 15 Cal.App.4th 892, 902, fn. 3 [19 Cal.Rptr.2d 344].))

Government Code section 66452.6(b)(1) states:

"The period of time [for the expiration of a tentative map] shall not include any period of time during which a development moratorium, impose after approval of the tentative map, is an existence.... The length of the moratorium shall not exceed five years."

Government Code section 66452.6(f) further provides (in pertinent part) that:

"a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies that regulate land use, development, or the provision of services to the land . . . which thereafter prevents, prohibits, or delays the approval of a final or parcel map."

Based upon these statutes, the applicant is entitled to an additional five year extension of T6410 under Government Code 66452.6 for the following reasons:

1. KDWD is a "public agency" that regulates land use, development, or the provision of services to the land.

2. The aforementioned actions by KDWD have prevented, prohibited, or delayed the approval of a final map.⁴

1. KDWD Is A "Public Agency" That Regulates Land Use, Development, Or The Provision Of Services To The Land.

KDWD is a public agency under the California Water District Law set forth in the California Water Code (Water Code Sections 34000 et seq.) (See <https://www.kerndelta.org/about-us/>) Pursuant to California Water Code, KDWD regulates the provision of services to land. (See Water Code Sections 34000 et seq.)

KDWD also regulates the development of T6410. The definition of the verb "regulate" is very broad. It includes actions "[t]o fix, establish, or control", "to adjust by rule, method, or established mode" and "to direct by rule or restriction" (See *Morrison v. Viacom, Inc.*, 52 Cal. App. 4th 1514, 1523(1997) [citing *Black's Law Dict.* (6th ed. 1990) p. 1286, col. 1.]).

Condition 27 of VTTM 6410 (See Exhibit 4) basically states that, in order for a final map to be approved, the required rerouting of the canal must meet with the satisfaction and approval of KDWD. Since the canal is currently located where lots are shown on T6410, the Applicant can't realize the vested lot configurations depicted on T6410 without KDWD's approval. Thus, through its rerouting requirements, KDWD is regulating the manner in which the final phase of T6410 is being developed.

2. KDWD's Actions Have Prevented, Prohibited, Or Delayed the Approval of a Final Map for over Five Years.

As discussed above, KDWD has established requirements and restrictions to control the rerouting of the canal. These actions taken by KDWD have prevented, prohibited or delayed the rerouting of the canal for over five years. Since Condition 27 requires a rerouting of the canal before the final map on Phase 3 can be recorded, KDWD's actions have prevented, prohibited or delayed the approval of a final map for over five years.⁵

3. At A Minimum, KDWD's Actions Have Created a Two Year Moratorium That Justifies a 3 Year Extension.

As described above (see p. 4, B.5.a.), KDWD's requirements have made rerouting the canal offsite simply unattainable since 2019. For the reasons mentioned above (see p. 5, B.5.b.), KDWD's requirements have made rerouting the canal within T6410 unattainable since August of 2020. Therefore, Applicant respectfully submits that it's undisputed that there has been a "moratorium" under Government Code section 66452.6(b)(1),(f) for at least 20 months.

⁴ In order for "vested rights" to have any meaning, the reference to "the approval of a final ... map" in Government Code section 66452.6(f) must mean a final map consistent with lot alignments depicted in a vested tentative tract map. (The Applicant acknowledges that (a) the City has often been accommodating in granting substantial conformance requests for lot alignments that differ from the exact alignments on a tentative map, and (b) the Applicant may eventually need to seek such accommodation from the City on T6410, but the Applicant respectfully submits, that for purposes of Gov. Code 66452.6(f), such speculation should not be used against Applicant.)

⁵ As noted earlier, since a public agency's actions can be reasonable, and still constitute a "moratorium" under Government Code section 66452.6(b)(1),(f), nothing in this memorandum accuses KDWD of acting unreasonably.

Since the effect of a "moratorium" is to toll a map's expiration, the expiration period is extended by the additional time that constitutes the "moratorium". Accordingly, applicant respectfully submits that, at a minimum, it is entitled to an extension of one year under BMC section blank, and an additional 20 months under the "moratorium" provisions in Government code sections

4. Great Public Benefits Will Likely Be Lost If T6410 Is Not Extended More Than One Year.

A requirement for the development of Phase 3 is that the developer "Construct Taft Highway within the boundaries of the project from the end of the Phase 1 improvements to the west end of Phase 3." (See 2.a. of Exhibit 1.) This improvement of the Taft Highway represents a significant public benefit. There is a very good chance that this improvement will be borne by the taxpayers (rather than a developer) if applicant D&A is not provided a sufficient extension of VTTM 6410 to allow the completion of Phase 3. (The added costs of having to process a new map and pay current fees – on top of the significant infrastructure costs in rerouting the canal and constructing a portion of the Taft Highway – would very likely make the development of the remainder of T6410 not economically feasible for any developer.)⁶

IV. CONCLUSION

For all of the foregoing reasons, Applicant respectfully submits that Tract Map 6410 should be extended an additional six years.

By:



Patrick Foran

For: Applicant D&A Premier Properties LLC

532 Camino Mercado
Arroyo Grande, CA 93420
(805) 994-1800

Dated: April 14, 2022

⁶ Tentative Maps approved prior to March 4, 2020 that would otherwise expire prior to December 31, 2021 were granted an automatic 18 month extension due to the pandemic. (See Gov.Code 65914.5(a)(12)(b).) Although T6410 was equally affected by the pandemic, it missed out on this 18 month extension because its expiration date missed the (arbitrary) December 31 expiration requirement by less than four months. T6410 also missed out on another possible 24 month extension under Gov. Code 66452.26 because it missed another arbitrary cutoff date by about eight months. Applicant would hope that the Planning Commission would take both of these omissions into account in reviewing this application.


DECLARATION IN SUPPORT OF APPLICATION FOR EXTENSION OF TRACT MAP 6410

I, the undersigned, declare as follows:

1. The following statements are true and correct to the best of my knowledge.
2. I have read the Memorandum In Support Of Application For Extension Of Tract Map filed herewith (hereafter "Memorandum"), and all of the information stated therein is true and correct to the best of my knowledge.
3. I am a Vice-President of S&S Homes of the Central Coast, Inc. (hereafter "S&S Homes"). S&S Homes has provided development and construction services for Applicant D&A Premier Properties, LLC (Applicant) with respect to Tract 6410 since Applicant acquired the property in 2013. S&S was acting in that role at all relevant times mentioned in the Memorandum.
4. The exhibits attached herewith (and referenced in the Memorandum) are, to the best of my knowledge, records of S&S Homes that were prepared or compiled by the personnel of S&S in the ordinary course of business, at or near the time of the acts, conditions or events recorded. Records containing a "From:", "To:" and "Sent:" are printouts of emails that were prepared or compiled by personnel of S&S (including former S&S employee Shannon McCabe) in the ordinary course of business, at or near the time of the acts, conditions or events recorded. With respect to any exhibit that does not list "Shannon McCabe" as a sender or recipient, the exhibit was part of a longer email string received or sent by personnel of S&S in the ordinary course of business. McIntosh & Associates and engineer Jim Delmarter were engineers retained by S&S pursuant to the development and construction services that S&S was providing to the Applicant on Tract 6410.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 14, 2022, in Arroyo Grande, California.


Steve Sanders



BAKERSFIELD

THE SOUND OF *Something Better*

November 5, 2020

McIntosh & Associates
2001 Wheelan Court
Bakersfield, CA 93309

Attn: Blaine Neptune

SUBJECT: Revised Phasing Plan for VTTM 6410

The following revised conditions are based upon the revised phasing plan for VTTM 6410 signed 9/28/2020:

The following conditions are based upon the premise that filing of Final Maps will occur in the order shown on the phasing map with Phase 2 next, and 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.

1. The following shall occur with Phase 2:
 - a. Construct street paving in Jewel Stone Street from the end of the existing paving north of the northerly Phase 2 boundary (within TR 5944, Phase 5) to the northerly Phase 2 boundary. A street permit will be required for such street paving construction.
2. The following shall occur with Phase 3:
 - a. Construct Taft Highway within the boundaries of the project from the end of the Phase 1 improvements to the west end of Phase 3.
3. Prior to Notice of Completion of Phase 2, the portions of the storm drain system that were constructed with Phase 1 that are not included in a street easement or storm drain easement, shall be included in a street easement or storm drain easement approved by the City Engineer. Such storm drain system, including the sump, shall be inspected and any debris removed to the satisfaction of Water Resources Department. The sump shall meet access and physical dimensions on the approved plans and standards in effect at the time of map vesting.
4. Prior to Notice of Completion of Phase 3, the storm drain system, including the sump, shall be inspected and any debris removed to the satisfaction of Water Resources Department. The sump shall meet access and physical dimensions on the approved plans and standards in effect at the time of map vesting.
5. Prior to recordation of Phase 3, the subdivider shall comply with Planning Department original condition number 27.

Off-site pavement and striping construction will be required to transition from the proposed/ultimate tract frontage 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

Public Works Department
1501 Truxtun Avenue, Bakersfield, CA 93301
661-326-3724 FAX: 661-852-2120



time between street improvement plan approval and construction commencement, the street improvement plans must be revised and approved by the City Engineer.

Notes to subdivider's engineer regarding approved plans:

The amount of security for either Final Map recordation shall clearly be indicated by an engineer's estimate approved by the City Engineer using current approved unit prices. Approved plans may be required to be revised in order to clearly indicate the extent of work that is being represented in the engineers estimate.


Approved wall plan design on file with the City is not sufficient for current building codes. The developer shall provide a public wall plan calculations for the wall along Taft Highway to satisfy the 2019 CBC. A revision to the wall plans will be required to remove references to the Uniform Building Code and replace such terminology with 2019 CBC compliant terms and specifications prior to wall permit issuance.

For the wall construction plans, omit the construction of the double drive gate along Taft Highway if no longer needed for canal easement access and replace the space with wall construction. Incorporate this modification into your revised wall plans.

All of the other conditions as approved by the Planning Commission still apply. If you have any questions, please contact Jim Schroeter at (661) 326-3579.

Very truly yours,

NICK FIDLER
Public Works Director

By 
Jim Schroeter
Civil Engineer IV - Subdivisions

cc: Jennie Eng, Principal Planner
Tony Jaquez, Associate Planner II

xc: Reading File, T 6410 File

Public Works Department
1501 Truxtun Avenue, Bakersfield, CA 93301
661-326-3724 FAX: 661-852-2120



KDWD CANAL
(APPROX. LOCATION)

TRACT 544A PHASE 5
MS 52 PG. 54

TRACT NO. 602
MAP No. 60, PG. 162

TR. 602, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 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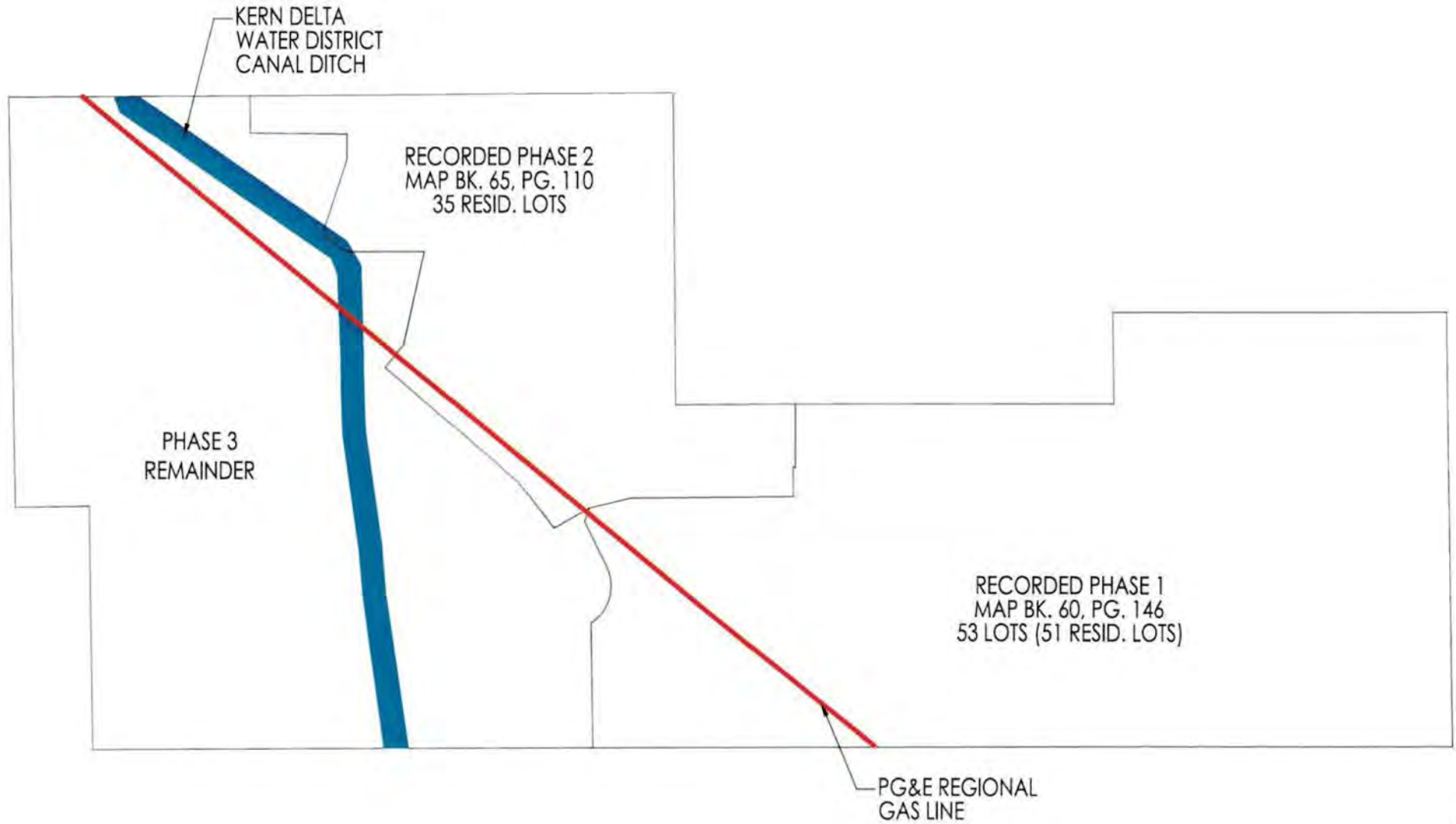


Exhibit "1"
VTM 6410
page 4

21. Prior to recordation of a final map with lots adjacent to Akers Road, the subdivider shall construct 6-foot high block walls along the side yards of lots located along Akers Road (SEE ALSO: 8 foot high block walls required for noise attenuation in Condition No. 32).

Required for orderly development.

22. Prior to recordation of any lot which abuts the future school site, the subdivider shall record a covenant disclosing that the lot is adjacent to a future school site and may present nuisances which include, but may not be limited to noise and traffic. The covenant shall be approved by the Planning Director prior to recordation of a final map for phases affected.

Required for orderly development and to provide for the public health, welfare and safety.

23. Prior to filing a final map on any phase located within one-quarter mile of the re-aligned canal, 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) or equivalent to separate the subdivision and the . The concrete curb for the chain link fence may be waived subject to Planning Director approval. The canal fence may not be bonded or secured.

Canal fencing to satisfy BMC Section 16.32.060 B.8, based on a finding to provide for the public health, safety and welfare and based on the recommendations of Kern Delta Water District.

24. Prior to filing a final map on the phase depicting residential lots abutting the future park site designation, the subdivider shall construct a 6-foot high masonry wall, as measured from highest adjacent grade, along the common property line.

BMC Section 16.28.170 L.

25. Prior to recordation of the phase containing the drill island the subdivider shall construct a 6 foot high chain-link fence with slats around the drill island, at the back of the sidewalk along Rolling Rock Avenue and Tigerstone Street. The sidewalk, in the area of the sump knuckle, shall extend to sump fence at the property line

Required for orderly development.

26. Prior to recordation of the phase containing the drill island the subdivider shall construct a 6 foot tall chain-link fence at the property line south of the pipeline easement to separate the drill site from the sump.

Required for orderly development and based on a finding to provide for the public health, safety and welfare.

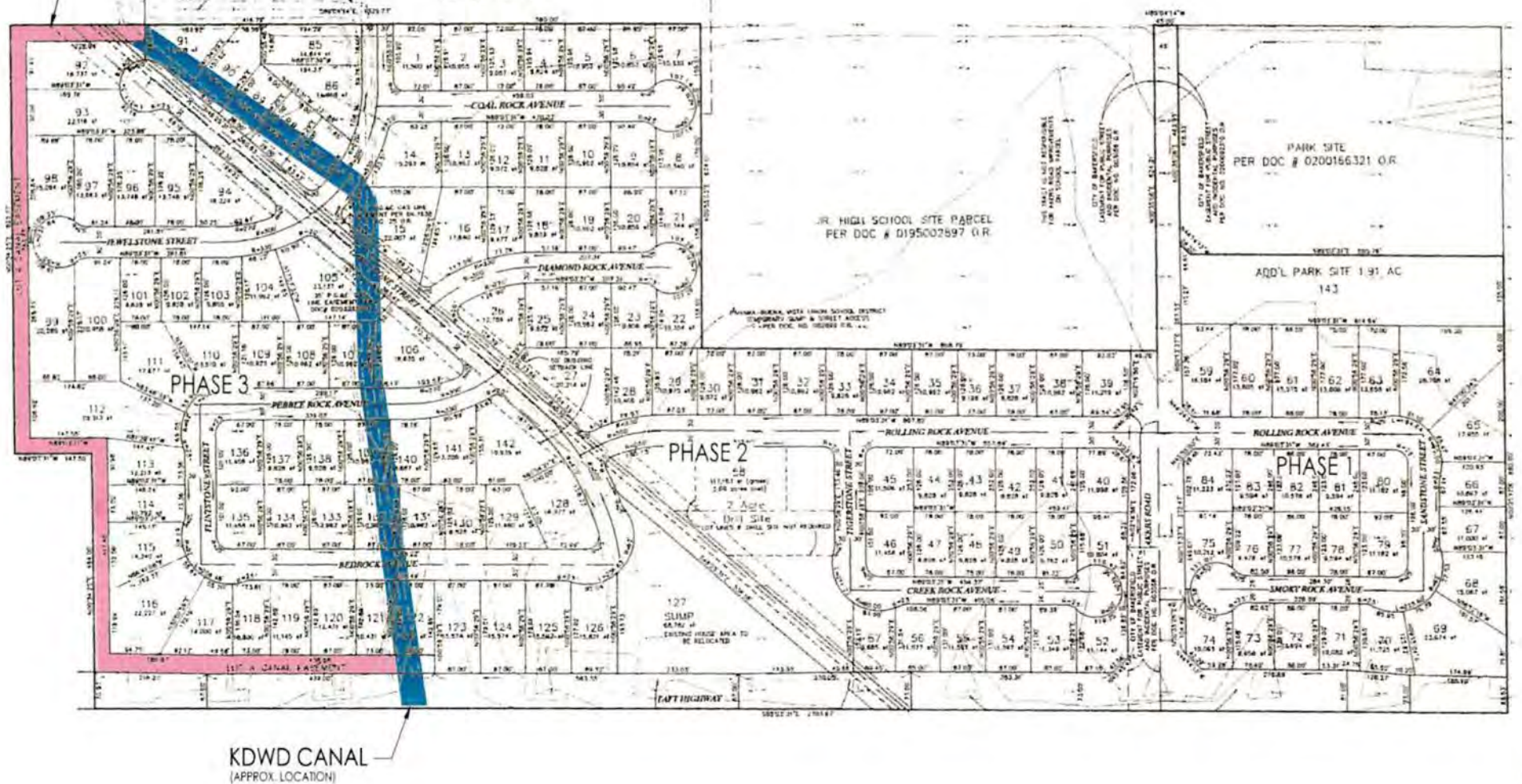
27. The subdivider shall be responsible for rerouting the canal to the satisfaction of the Kern Delta Water District. Prior to recordation of a final map, proof of approval of construction plans shall be obtained from Kern Delta Water District and submitted to the Planning Department.

For orderly development and at the request of Kern Delta Water District.

RECREATION AND PARKS DEPARTMENT

PROPOSED REROUTING OF
CANAL PER VTTM 6410

TRACT 5944 PHASE 5
MB 52 PG 54



KDWD CANAL
(APPROX. LOCATION)

James W. Fitch, Assessor-Recorder
Kern County Official Records

SM
7/10/2013
09:55 AM

Recorded Electronically by:
204 First American Title

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
D & A Premier Properties LLC
998 Huston, Ste C
Grover Beach, Ca 93433
Warren Sanders, Manager

DOC #: 000213096334



000213096334

Stat Types: 1	Pages: 6
FEES	28.00
TAXES	** Conf
OTHER	.00
PAID	28.00

Space Above This Line for Recorder's Use Only

A.P.N.: 514-020-24-00-2 and 514-020-10-00-1

File No.: 1503-4420733 (HY)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$: Undisclosed
SURVEY MONUMENT FEE \$

- [☒] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[] unincorporated area; ☒ City of Bakersfield, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bakersfield 140 LLC**
hereby GRANTS to **D & A Premier Properties LLC**
the following described property in the City of **Bakersfield**, County of **Kern**, State of **California**:

PARCEL 1: (APN: 514-020-010)

LOTS 26, 27, AND 28 IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO KERN COUNTY SALES MAP NO. 1 OF LANDS OF J. B. HAGGIN, FILED MAY 3, 1899, IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOTS 27 AND 28 AS CONVEYED TO PANAMA BUENA VISTA UNION SCHOOL DISTRICT, A POLITICAL SUBDIVISION, IN DEED RECORDED JANUARY 10, 1995 AS INSTRUMENT NO. 0195002897 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED BY JACK PARRISH, ET UX, BY DEED DATED APRIL 19, 1966 AND RECORDED MAY 20, 1966 IN BOOK 3948, PAGE 972 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, AS RESERVED BY LIVIO PALLA AND ROSE MARY PALLA, BY DEED RECORDED JANUARY 30, 1976 IN BOOK 4936, PAGE 1008 OF OFFICIAL RECORDS.

WAIVER OF SURFACE RIGHTS BY SANDRA L. SOLOMAN, LIVIO PALLA, ANNA P. KREBS AND JOHN M. PARISH BY DOCUMENT RECORDED JULY 26, 2000 AS INSTRUMENT NO. 0200089939 OF OFFICIAL RECORDS.

PARCEL 2: (APN: 514-020-25)

Mail Tax Statements To: **SAME AS ABOVE**

Doc
7/12/13

Grant Deed - continued

Date: 06/27/2013

LOT 29 IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOT 29 AS CONVEYED TO CITY OF BAKERSFIELD, A MUNICIPAL CORPORATION IN DEED RECORDED DECEMBER 29, 2000 AS INSTRUMENT NO. 0200166321 OF OFFICIAL RECORDS.

PARCEL 3: (APN: 514-190-01)

ALL OF LOT 25 IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF SAID SECTION FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE FOLLOWING PORTIONS THEREOF, TO-WIT:

EXCEPTION 1:

ALL THAT PORTION THEREOF DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35, AS SHOWN UPON SAID MAP AND RUNNING THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 208.71 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 208.71 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 208.71 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 208.71 FEET TO THE POINT OF COMMENCEMENT AND BEING THE TRACT CONVEYED TO THE PANAMA SCHOOL DISTRICT BY DEED RECORDED FEBRUARY 17, 1891 IN BOOK 37, PAGE 18 OF DEEDS.

EXCEPTION 2:

THAT PORTION THEREOF DESCRIBED AS COMMENCING AT A POINT WHERE THE NORTH LINE OF THE PUBLIC HIGHWAY INTERSECTS THE EAST LINE OF THE LANDS OWNED BY PANAMA SCHOOL DISTRICT (ABOVE DESCRIBED); THENCE NORTH ALONG THE EAST LINE OF SAID PANAMA SCHOOL DISTRICT TO THE NORTHEAST CORNER THEREOF, A DISTANCE OF 178.71 FEET, MORE OR LESS; THENCE EAST IN A PROLONGATION OF THE NORTHERLY LINE OF SAID PANAMA SCHOOL DISTRICT LAND, 243.7 FEET TO A POINT; THENCE AT RIGHT ANGLES SOUTH TO THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 178.71 FEET; THENCE WESTERLY ALONG THE NORTH LINE OF SAID HIGHWAY, A DISTANCE OF 243.7 FEET TO THE PLACE OF COMMENCEMENT; ALL AS CONVEYED TO THE FIRST CONGREGATIONAL CHURCH OF PANAMA, A CORPORATION, BY DEED RECORDED OCTOBER 22, 1903 IN BOOK 142, PAGE 340 OF DEEDS.

EXCEPTION 3:

THAT PORTION THEREOF DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE OLD PANAMA SCHOOL HOUSE LOT (ABOVE DESCRIBED); AND RUNNING THENCE NORTH 241 FEET; THENCE EAST 178 FEET; THENCE SOUTH 241 FEET; AND THENCE WEST 178 FEET TO THE POINT OF COMMENCEMENT; ALL AS CONVEYED TO GEORGE HASTINGS BY DEED RECORDED SEPTEMBER 26, 1906 IN BOOK 181, PAGE 138 OF DEEDS.

EXCEPTION 4:

THAT PORTION THEREOF DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF THE OLD PANAMA SCHOOL HOUSE LOT (ABOVE DESCRIBED); RUNNING THENCE NORTH 243

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Grant Deed - continued

Date: 06/27/2013

FEET; THENCE EAST 243 FEET; THENCE SOUTH 243 FEET; AND THENCE WEST TO THE POINT OF COMMENCEMENT; ALL AS DEEDED TO PANAMA SCHOOL DISTRICT BY DEED RECORDED MAY 14, 1909 IN BOOK 210, PAGE 206 OF DEEDS.

EXCEPTION 5:

THAT PORTION THEREOF DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 35, DISTANT 449.71 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION, AS MEASURED ALONG SAID WEST LINE; RUNNING THENCE EAST AND ALONG THE NORTH LINE OF LAND CONVEYED TO GEORGE HASTINGS BY DEED RECORDED IN BOOK 181, PAGE 131 OF DEEDS, A DISTANCE OF 178 FEET; RUNNING THENCE NORTH AND PARALLEL WITH THE WEST LINE OF SAID SECTION, A DISTANCE OF 294.3 FEET; RUNNING THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 178 FEET TO THE WEST LINE OF SAID SECTION; AND RUNNING THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 294.3 FEET TO THE POINT OF COMMENCEMENT, AS CONVEYED TO ELLA BARKER, BY DEED RECORDED MARCH 14, 1925 IN BOOK 64, PAGE 33 OF OFFICIAL RECORDS.

EXCEPTION 6:

THAT PORTION THEREOF DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35; RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 449.71 FEET; RUNNING THENCE EAST 208.71 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND HERETOFORE CONVEYED TO PANAMA SCHOOL DISTRICT BY DEED RECORDED IN BOOK 210, PAGE 206 OF DEEDS, WHICH SAID POINT SHALL BE THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED LAND; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID SCHOOL LOT, 243 FEET; RUNNING THENCE NORTH ON A PROLONGATION OF THE EASTERLY LINE OF SAID SCHOOL LOT, 180 FEET; RUNNING THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SCHOOL LOT, 243 FEET; AND RUNNING THENCE SOUTH 180 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO PANAMA SCHOOL DISTRICT OF KERN COUNTY BY GEORGE PARRISH AND WIFE, IN DEED RECORDED NOVEMBER 3, 1927 IN BOOK 197, PAGE 258 OF OFFICIAL RECORDS.

EXCEPTION 7:

THAT PORTION THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 35, WHICH POINT LIES NORTHERLY, A DISTANCE OF 744.01 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 35, WHICH POINT IS THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND PARTICULARLY DESCRIBED IN BOOK 64, PAGE 33 OF OFFICIAL RECORDS OF KERN COUNTY, AND RUNNING THENCE EASTERLY AND ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND, 178.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY AND ALONG THE EAST BOUNDARY LINE OF SAID PARCEL OF LAND, 294.3 FEET TO THE SOUTHEAST CORNER THEREOF, AND TO A POINT ON THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND PARTICULARLY DESCRIBED IN BOOK 181, PAGE 138 OF DEEDS, KERN COUNTY RECORDS; THENCE EASTERLY AND ALONG THE NORTH BOUNDARY LINE OF THE LAST NAMED PARCEL OF LAND, AND EXTENSION THEREOF, A DISTANCE OF 30.71 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND PARTICULARLY DESCRIBED IN BOOK 210, PAGE 206 OF DEEDS, KERN COUNTY RECORDS; THENCE NORTHERLY AND ALONG THE WEST BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND PARTICULARLY DESCRIBED IN BOOK 197, PAGE 258 OF OFFICIAL RECORDS OF KERN COUNTY, AND EXTENSION THEREOF, A DISTANCE OF APPROXIMATELY 182.00 FEET TO THE NORTHWEST CORNER OF THE LAST NAMED PARCEL OF LAND; THENCE EASTERLY AND ALONG THE NORTH BOUNDARY LINE OF LAST NAMED PARCEL OF LAND, A DISTANCE OF 243.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY AND ALONG THE PROLONGATION OF THE EAST BOUNDARY LINE OF THE LAST NAMED PARCEL OF LAND, A DISTANCE OF 328.04 FEET; THENCE

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Grant Deed - continued

Date: 06/27/2013

WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 35, A DISTANCE OF 451.71 FEET TO THE WEST BOUNDARY LINE OF SAID SECTION 35; THENCE SOUTHERLY AND ALONG LAST NAMED WEST BOUNDARY LINE, A DISTANCE OF 213.74 FEET TO THE PLACE OF BEGINNING, AS CONVEYED TO PANAMA SCHOOL DISTRICT OF THE COUNTY OF KERN, BY DEED RECORDED NOVEMBER 19, 1938 IN BOOK 830, PAGE 163 OF OFFICIAL RECORDS.

EXCEPTION 8:

THAT PORTION OF LOT 25 IN SAID SECTION 35, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE OLD PANAMA SCHOOL HOUSE LOT, WHICH POINT IS 208.71 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 241 FEET; THENCE EAST 178 FEET TO THE TRUE POINT OF BEGINNING, WHICH TRUE POINT OF BEGINNING IS ALSO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GEORGE HASTINGS BY DEED RECORDED IN BOOK 181, PAGE 138 OF DEEDS; THENCE SOUTH ALONG THE EAST LINE OF PARCEL SO CONVEYED, 241 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PANAMA SCHOOL DISTRICT BY DEED RECORDED IN BOOK 87, PAGE 18 OF DEEDS; THENCE EAST ALONG THE NORTH LINE OF PARCEL SO CONVEYED, 30.71 FEET TO THE NORTHEAST CORNER THEREOF; SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PANAMA SCHOOL DISTRICT BY DEED RECORDED IN BOOK 210, PAGE 206 OF DEEDS; THENCE NORTH ALONG THE WEST LINE OF THE LAST MENTIONED PARCEL, 241 FEET; THENCE WEST 30.71 FEET TO THE TRUE POINT OF BEGINNING, AS CONVEYED TO CLAUDE E. BENNITT AND WIFE, BY DEED RECORDED AUGUST 20, 1937 IN BOOK 745, PAGE 428 OF OFFICIAL RECORDS.

EXCEPTION 9:

ALL THAT PORTION THEREOF DESCRIBED AS COMMENCING AT A POINT WHICH IS THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY CONGREGATIONAL CHURCH IN SAID SECTION 35; RUNNING THENCE EAST 148 FEET; THENCE NORTH 464 FEET; THENCE WEST 148 FEET; THENCE SOUTH 464 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO JAMES HEROD AND WIFE, RECORDED AUGUST 19, 1937 IN BOOK 732, PAGE 332 OF OFFICIAL RECORDS.

EXCEPTION 10:

ALL THAT PORTION THEREOF DESCRIBED AS BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF SAID SECTION 35, WHICH POINT LIES NORTHERLY, A DISTANCE OF 957.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, WHICH POINT IS ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PANAMA SCHOOL DISTRICT OF THE COUNTY OF KERN, BY DEED RECORDED NOVEMBER 19, 1938 IN BOOK 830, PAGE 163 OF OFFICIAL RECORDS; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL OF LAND SO CONVEYED TO PANAMA SCHOOL DISTRICT, APPROXIMATELY 451.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE EAST BOUNDARY LINE OF LAND SO CONVEYED TO PANAMA SCHOOL DISTRICT, A DISTANCE OF 359.91 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 25; THENCE WEST ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 451.71 FEET TO A POINT IN THE WEST BOUNDARY OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE, 359.91 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ½ OF ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND, AS RESERVED BY JACK R. PARRISH, ET UX, BY DEED DATED APRIL 19, 1966 AND RECORDED MAY 20, 1966 IN BOOK 3948, PAGE 972 OF OFFICIAL RECORDS.

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7/2/13*

Grant Deed - continued

Date: 06/27/2013

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, AS RESERVED BY LIVIO PALLA AND ROSE MARY PALLA, BY DEED RECORDED JANUARY 30, 1976 IN BOOK 4936, PAGE 1008 OF OFFICIAL RECORDS.

WAIVER OF SURFACE RIGHTS BY SANDRA L. SOLOMAN, LIVIO PALLA, ANNA P. KREBS AND JOHN M. PARISH BY DOCUMENT RECORDED JULY 26, 2000 AS INSTRUMENT NO. 0200089939 OF OFFICIAL RECORDS.

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Grant Deed - continued

Date: **06/27/2013**

A.P.N.: 514-020-24-00-2 and 514-020-10-00-1

File No.: 1503-4420733 (HY)

Dated: **06/27/2013**

Bakersfield 140 LLC



By: Dave Cowan, Manager

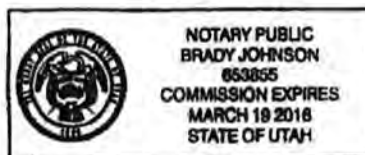
STATE OF Utah)
COUNTY OF Salt Lake)On July 2, 2013, before me, Brady Johnson, Notary
Public, personally appeared David Cowan

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


My Commission Expires: March 19, 2016

This area for official notarial seal

Notary Name: Brady JohnsonNotary Phone: 801-254-0556Notary Registration Number: 653855County of Principal Place of Business: Salt Lake

Doc
4/2/13

From: [Shannon McCabe](#)
To: [Jim Delmarter](#)
Sent: Thursday, June 20, 2013 11:16 AM
Subject: Tract 6410 - Canal

Jim,

We had a meeting with Kern Delta regarding the canal. Some time ago, Skip Hardy retracted the approved plans and the fee was returned, so we will be back at the beginning for this canal realignment approval. Kern Delta said they prefer the open ditch canal over a buried canal. The open trench option is also substantially less expensive with construction costs and with fees required by Kern Delta. Kern Delta said they would not entertain changing the location of where it crosses Taft Highway which would eliminate the cost of constructing this crossing and also obtaining a permit from CalTrans. Kern Delta said their approval of a different crossing location was a mistake or oversight. The current location for an open trench design would work. However, the only issue would be the width of the easement. With an open ditch, Kern Delta requires a road on each side of the canal that is 17 feet wide plus the width of the canal. They thought the easement would need to be approximately 50' wide. Right now it appears the easement is about 30' wide. Can you review the tract layout and let us know if we have enough room in the adjacent lots to widen this easement to the 50'? Would there be any other issues that making this change would raise?

Thanks,

Shannon McCabe
Architecture + Planning

S&S Homes of the Central Coast, Inc.
998 Huston Street, Suite C
Grover Beach, CA 93433
P 805.994.1851
F 805.481.1083

From: Jim Delmarter [mailto:delmarter@bak.rr.com]
Sent: Monday, July 29, 2013 8:11 AM
To: Shannon McCabe
Subject: Fw:

----- Original Message -----

From: Dirk Reed
To: Jim Delmarter
Cc: Daniel Deleon
Sent: Monday, July 29, 2013 7:46 AM
Subject: RE:

Jim,

Thanks for the realignment drawing for the Burness Canal.
Initial review of the proposed realignment doesn't have any significant issues.

A few things to keep in mind:

Realigned canal must have same carrying capacity of original canal without changing upstream (or downstream) water surface elevation.

Long term operations and maintenance, along with control of public access is important during the review of any proposed canal changes.

All proposed canal changes must be submitted to Kern Delta for review and must be approved by the Board of Directors.

I have forwarded the attached information to Daniel Deleon (Kern Delta Staff Engineer) to begin processing the required paper work.

Daniel,

Please pull our standard encroachment permit. This will require a Ditch Eradication Agreement and full Board approval.

Dirk Reed
Deputy General Manager/Chief Engineer
Kern Delta Water District

From: Dirk Reed
To: Jim Delmarter
Cc: Daniel Deleon
Sent: Thursday, August 29, 2013 3:03 PM
Subject: Enclosing or realigning the Burness Ditch

Mr. Delmarter,

In response to your questions concerning the relocation of the Burness Ditch. Kern Delta owns and operates the Burness Ditch and supplies water for agricultural purposes south of Taft Highway. As expressed in our meeting, Kern Delta's Board of Directors allows for minor canals to be realigned or enclosed. In general to accomplish either, the interested party must meet with Kern Delta (deposit a document review fee) and gain approval in advance for any proposed modifications. With respect to realigning or enclosing Kern Delta's minor ditches; Kern Delta does not object, **so long as the right-of-way is permanent and exclusive, no other encumbrances are predating it;** and the proposed new facility isn't placed in yards (lots) of residence's. With respect to hydraulic carrying capacity of any proposed modification, the existing conveyance capability must be maintained without affecting downstream or upstream water surface elevations.

With regard to realigning the Burness Ditch to the westerly side of the proposed development, of particular concern is the existing school located immediately to the west. The Burness Ditch is a high-flow, downstream control, above ground, earthen canal. Detailed analysis hasn't been completed, but it appears the water surface in the realigned canal will be above the existing ground of the school.

Above is a brief summary of Kern Delta's requirements. During Kern Delta's review permitting process, additional requirements and restrictions might be delineated. If you have any further questions, contact Daniel Deleon at 661-834-4656.

Dirk Reed
Deputy General Manager/Chief Engineer
Kern Delta Water District



Community Development Department
Douglas N. McIsaac, Community Development Director

Phil Burns, Building Director
Building Division
Phone: (661) 326-3720
FAX: (661) 325-0266

Jim Eggert, Planning Director
Planning Division
Phone: (661) 326-3733
FAX: (661) 852-2136

September 23, 2013

Jim Delmarter
2019 Westwind Dr. Suite C
Bakersfield, CA

RE: VTM 6410 Substantial Conformance Request.

Dear Jim:

This department has reviewed your request for substantial conformance regarding the above-mentioned project. The request is to allow the "Burness Ditch" canal to be open (originally shown as piped underground within a 30-foot wide easement), and widen the canal easement from 30 to 50 feet wide, as shown on the map dated 9/12/13. The request is in response to Kern Delta Water District's instructions for an "open" canal and 50-foot wide easement, separated from the residential lots. The canal is generally located along the west boundary of the subdivision. Your request has been approved subject to the following:

- Prior to recordation of a final map, submit written acknowledgement from the Kern Delta Water District that the District is in agreement with the location, width, grading and fencing of the "Burness Ditch" canal. Also, the District shall approve the manner in which the north and south ends of the "Burness Ditch" canal transitions at the tract's boundaries. The letter shall be submitted to the Planning Director.
- Prior to recordation of or concurrent with a final map, the 50-foot wide "Burness Ditch" canal easement and/or dedication in fee shall be recorded in favor of the Kern Delta Water District.
- Prior to recordation of a final map, a 6-foot high chain link fence with slats (consistent with City standards) shall be installed on both sides of the "Burness Ditch" canal, and if needed a gate at the north and south ends of the canal where the canal and tract boundary intersect in order to limit access to the canal.

Please submit 5 copies and a copy reduced to 8.5" x 11" size of the updated map (dated 9-12-13) which shows the buildable areas of Lots 92 and 94. A copy of this letter and attachment will be forwarded to the Public Works Department for their use.

Please contact me if you have other questions.

Sincerely,

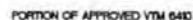
A handwritten signature in black ink, appearing to read "Jennie Eng", written in a cursive style.

Jennie Eng
Principal Planner

Encl. map

cc: Jim Holladay, PWD
Courtney Camps, Building

S:\TRACTS\substnl conform\L-6410 sub conf.docx



443 MAP WAS PREPARED TO DEPICT CHANGES TO LOTS 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 15

[Signature]

PORTION OF VESTING
TENTATIVE TRACT NO. 6400

DATE: 9-12-13

CRKING BY: *[Signature]*

ATTN: *[Signature]*
AND S.W. DELMARSTER
R.L.C. 17004

DelMARSTER and ASSOC.
1014 KENNEDY BLVD. SUITE 100
DALLAS, TEXAS 75201
TEL: 214-343-1111
FAX: 214-343-1112
WWW.DELMARSTER.COM

NO: 12421

SHEET 1 OF 3

SHARING FILE: 12421

Kern Delta Water District

501 TAFT HIGHWAY
BAKERSFIELD, CALIFORNIA 93307-6247
TELEPHONE (805) 834-4856
FAX (805) 836-1705

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General Manager
Chris Bellus
Assistant General Manager
Bryan C. Duncan
Controller
McMurtrey, Hartsock & Worth
Attorneys at Law

November 14, 2014

City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, California 93301

Attn.: Jennie Eng

Dear Ms. Eng:

In regard to Kern Delta Water District facilities (KDWD) within Tract 6410 (Burness Ditch), it has been determined that relocation of the Burness Ditch would be accomplished in a pipeline. As such, a 30' wide permanent easement will be adequate for KDWD's facilities. The original Tentative Map shows a 30' wide easement. After review, KDWD is in agreement with the 30' wide easement for KDWD's facilities.

Sincerely,

A handwritten signature in blue ink, reading 'L. Mark Mulkay'.

L. Mark Mulkay
General Manager
Kern Delta Water District

Kern Delta Water District

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501 TAFT HIGHWAY
 BAKERSFIELD, CALIFORNIA 93307-6247
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OFFICERS & STAFF

L. Mark Mulkay
General Manager
 Chris Bellue
Assistant General Manager
 Bryan C. Duncan
Controller
 McMurtry, Hartsock & Worth
Attorneys at Law

January 7, 2016

City of Bakersfield
 City Planning Department
 Attn: Jacquelyn R. Kitchen, Planning Director
 1715 Chester Avenue
 Bakersfield, CA

Subject: Burness Ditch, Tract 6140

Dear Ms. Kitchen:

Kern Delta Water District (Kern Delta) has been requested by D&A Premier Properties, LLC (D&A) to advise the City of Bakersfield (City) on future plans with respect to the Burness Ditch as it runs through proposed Tract 6140 (Section 35, Township 30 South, Range 27 East). Please be advised that Kern Delta has conditionally agreed to allow D&A to eradicate that portion of the Burness Ditch as it runs through proposed Tract 6140. Please be further advised that D&A has agreed to relocate the Burness Ditch and appurtenant facilities subject to Kern Delta's approval, D&A's payment of fees and Kern Delta's receipt of certain agreements prior to actually being permitted to eradicate the Burness Ditch.

Please advise if you have any questions or concerns.

Sincerely,

L. Mark Mulkay
 General Manager
 Kern Delta Water District

LMM/dd

cc: KDWD file

D&A Premier Properties, LLC
 Jim Worth

cc: Pam ✓
 Rich ✓
 Shannon ✓

Kern Delta Water District

BOARD OF DIRECTORS

Rodney Palla, *President*
 David L. Kaiser, *Vice President*
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 Howard Frick
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501 TAFT HIGHWAY
 BAKERSFIELD, CALIFORNIA 93307-6247
 TELEPHONE (661) 834-4656
 FAX (661) 836-1705



OFFICERS & STAFF

L. Mark Mulkay
General Manager
 Chris Bellue
Assistant General Manager
 Bryan C. Duncan
Controller
 McMurtrey, Hartsock & Worth
Attorneys-at-Law

December 9, 2015

Re: Eradication of the Burness Ditch
 Tract 6140

D&A Premier Properties, LLC
 998 Huston St, Ste C
 Grover Beach, CA 93433

Dear Mr. Sanders:

This letter is in response to your request to eradicate Kern Delta Water District's (Kern Delta) Burness Ditch as it crosses through proposed Tract 6140 (Section 35, Township 30 South, Range 27 East). The Board of Directors of Kern Delta has considered and approved your request provided you comply with Kern Delta's pipeline/relocation construction policy. As it relates to eradication of the Burness Ditch, the policy requires D&A Premier Properties, LLC ("D&A") to do the following:

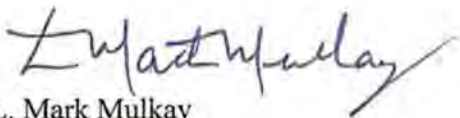
1. A one-time non-refundable \$5,000 administrative fee payment to Kern Delta for engineering and legal fees incurred in processing this request. This fee is to be paid when D&A executes this letter.
2. An encroachment permit must be obtained and payment of a \$500 permit fee.
3. A one-time payment to Kern Delta for a ground water recharge fee in the amount of \$51,386.00 to be used by Kern Delta for the construction of recharge facilities to account for loss of seepage as a result of eradication of the Burness Ditch.
4. A one-time maintenance fee of \$30,000.00 (5% of construction costs) paid to Kern Delta for Kern Delta's pipeline maintenance fund.
5. A one-time payment to Kern Delta for twenty years of estimated future power costs in the amount of \$134,100.00 which is required to operate the Burness Bypass pipeline.

6. The fees in Numbers 2-5 above in the amount of \$115,986.00 are due and payable upon D&A executing the Ditch Eradication and Pipeline Agreement.
7. D&A to sign a Ditch Eradication and Pipeline Agreement between S&S and Kern Delta. Said Agreement will contain additional requirements, including but not limited to, a performance bond in the amount of \$600,000 and pipeline construction and warranty requirements.
8. D&A to obtain fully executed Landowner Consent to Alternate Facilities from affected landowners.
9. All rights-of-way, construction plans, legal documents, etc. must be approved by Kern Delta and fully executed, and all fees paid before construction any may begin. In addition, the existing conveyance capability of the Burness Ditch must be maintained in the proposed bypass pipeline project during the entire course of the project.

Above is a brief summary of Kern Delta's relocation requirements. During Kern Delta's review permitting process, additional requirements and restrictions may be delineated. If you have any further questions, contact Daniel Deleon at 661-834-4656.

Please sign below if you understand and acknowledge the terms of this letter.

Sincerely,



L. Mark Mulkay
General Manager
Kern Delta Water District

D&A Premier Properties, LLC

By: _____

LMM/dld
cc: KDWD file

Shannon McCabe

From: Chris Bellue <Chris@kerndelta.org>
Sent: Tuesday, February 16, 2016 10:59 AM
To: William Zeiders
Cc: Shannon McCabe; Mark Mulkay
Subject: RE: Tract 6410 Burness Ditch - Meeting follow-up

Shannon - I approve the plan set prepared by Zeider's Consulting, dated 11/30/15. I reviewed the plans with the land owner representative, Kevin Antongiovani, on February 2, 2016 and he too has approved the plans.

Bill - Since Mark hasn't signed the cover yet, can you please provide us with a clean cover sheet and I'll have him sign it. Once we have the cover sheet signed by Mark, please provide the District with six copies. I'll give two to the land owner representative, Kevin Antongiovani.

Thank you,
 Chris

Chris Bellue
 Assistant General Manager
 Kern Delta Water District
 661-834-4656

From: William Zeiders [mailto:wzeiders@zeidersconsulting.com]
Sent: Thursday, February 11, 2016 11:29 PM
To: Chris Bellue
Cc: Shannon McCabe
Subject: Re: Tract 6410 Burness Ditch - Meeting follow-up

Here is the set of the final, signed plans dated 11/30/15 that we discussed at the meeting and that was given to the contractors for pricing. Please let me know when this comes thru.

Bill Zeiders

On Thu, Feb 11, 2016 at 11:25 PM, William Zeiders <wzeiders@zeidersconsulting.com> wrote:
 Here is the file of the draft plans dated 11/16/15. Please let me know that it came thru.

Bill Zeiders

On Thu, Feb 11, 2016 at 11:22 PM, William Zeiders <wzeiders@zeidersconsulting.com> wrote:
 Ok Chris and Shannon, I just read this email string a little closer and realized that Chris indicated that they had approved option A on the plans dated 11/16/15. That is what confused me as the final set of plans that I submitted for review and approval are the ones dated 11/30/15. In addition to the fact that Option B was removed, there are other minor changes and corrections. The plans dated 11/16/15 were a draft set (without my signature on the front page) and not intended to be final. I will send a full set of the draft plans of 11/16/15 in my next email so that you can see what they are, but the plans that should be reviewed for approval are the ones dated 11/30/15 with my signature on the front. As these are large files, they may not come through, so I am sending this email to let you know that others will be coming with the files attached. Please let me know if you get the emails with the files. We can also print out hard copies for you if you like. We will just need to know how many.

From: Chris Bellue <Chris@kerndelta.org>
Date: May 15, 2019 at 1:22:20 AM GMT+10
To: "Jim Delmarter (delmarter@bak.rr.com)" <delmarter@bak.rr.com>, "Roger McIntosh" <RMcintosh@mcintoshassoc.com>, "Shannon McCabe (shannon.mccabe@sshomes.net)" <shannon.mccabe@sshomes.net>
Cc: Mark Mulkay <Mark@kerndelta.org>
Subject: Burness Ditch

All,

As indicated in the attached letter, Kevin Antongiovani and his partners are not interested in proceeding with the Burness Bypass or realignment project. He wishes to continue to receive water as it is currently being delivered. This comes as a surprise to us at the District as I'm sure it does to you all as well. Please review the attached letter and we can discuss at some point.

Thanks,
Chris

Chris Bellue
Assistant General Manager
Kern Delta Water District
661-834-4656

TBS PROPERTIES, LLC
5100 CALIFORNIA AVE. STE. 230
BAKERSFIELD, CA. 93309

RECEIVED
MAY 13 2019
KDWD

May 10, 2019

Kern Delta Water District
Mark Mulkay, GM
501 Taft Hwy
Bakersfield, California 93307

RE: Burness Ditch Relocation

Dear Mark:

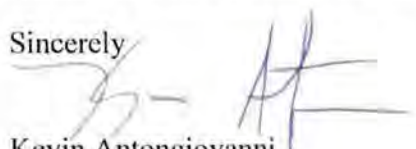
I know the District, for over two years, has been working with multiple entities trying to find an alternative route for the Burness canal that will allow the property North of Taft Hwy, to be developed and at the same time not change our water service. Previously we agreed to the realignment proposal that would bring pressurized water from the Randal canal, located west of Stine road, through our property and terminate in roughly the same place we currently draw water on the Burness canal, south of Taft Hwy. As we discussed, we are no longer agreeable to this realignment and would like our system to remain as it is currently.

As you know, SGMA has made us take a close look at our irrigation practices and necessitates us utilizing as much surface water as possible. By changing the system from gravity feed to pressurize we will lose a significant ability to utilize surface water and will be forced to use ground water. In a post SGMA world we can't put ourselves into this situation.

Additionally, one of the other owners of the property has indicated that she will not sign the ditch eradication agreement that will need to be executed in order for the current realignment proposal to proceed.

I apologize for any inconvenience this may have caused as I know the district, the developer and myself have spent a lot of time and effort on this matter but ground water regulation is now a fact of farming that we are all forced to embrace.

Sincerely


Kevin Antongiovanni
TBS Properties

5100 CALIFORNIA AVE. STE 230 BAKERSFIELD, CA 93309
(661) 834-5173 TELEPHONE (661) 834-2521 FAX

From: Graciliano, Salvador [mailto:SxGg@pge.com]
Sent: Friday, August 28, 2020 8:29 AM
To: James Delmarter
Cc: Garcia, Marisol; Minas, Nicholas; Little, Jeff; Graciliano, Salvador
Subject: FW: gas line north of Taft Hwy.

Good morning Jim, I have been assigned to this project. I'll be working with you for any necessary paperwork required. Is the new canal crossing going to require that the gas line be relocated to a lower depth? The canal does not have a superior right at the new crossing and PG&E will not agree to a superior right for the new canal Crossing. Attached are some of the easements I located for the existing Gas Line for your use.

Salvador Graciliano

Land Department

1918 H Street

Bakersfield, Ca. 93301

Office 661-398-5905

NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6410

Project Location-Specific:

Located on the north side of Taft Highway (State Rte. 119), east and west of Akers Road

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

Description of Project: An extension of time for a vesting tentative tract map to create 140 buildable lots, one park lot, one sump lot, and one drill site lot on 65.64 acres, zoned R-1 (One-Family Dwelling Zone) for single family residential development.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: D&A Premier Properties, LLC

Exempt Status:

- ☐ Ministerial (Sec.21080(b)(1); 15268));
- ☐ Declared Emergency (Sec.21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number.
- ☐ Statutory Exemptions. State section number.
- ☒ Project is exempt from CEQA pursuant to Section 15060(c)(3)

Reasons why project is exempt: 15060 (c) (3), the activity (extension of time) is not considered a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.

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

If filed by applicant:

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

Signature: _____ **Title:** Principal Planner **Date:** _____

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE AN EXTENSION OF TIME FOR VESTING
TENTATIVE TRACT MAP 6410, LOCATED ON THE NORTH SIDE
OF TAFT HIGHWAY (STATE ROUTE 119), EAST AND WEST OF
AKERS ROAD IN SOUTHWEST BAKERSFIELD.**

WHEREAS, D&A Premiere Properties, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6410 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "B"); and

WHEREAS, the application was submitted on April 18, 2022 which is prior to the expiration date of Vesting Tentative Map 6410, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on January 1, 2005, conditionally approved by the Planning Commission on April 21, 2005; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on April 21, 2005 for Vesting Tentative Tract Map 6410; and

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

WHEREAS, no new environmental impacts have been identified; and

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant State CEQA Guidelines Section 15060(c)(3), Review for Exemption; and

WHEREAS, the Secretary of the Planning Commission set, Thursday, June 2, 2022 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the application, and notice of the public hearing was given in the manner provided in Title Sixteen of the Bakersfield Municipal Code; and

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

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

3. Pursuant to State CEQA Guidelines Section 15060 (c) (3), the activity (extension of time) is not considered a project for purposes of CEQA. CEQA does not apply if the activity [extension of time] will not result in either a direct or a reasonably foreseeable indirect physical change in the environment.
4. This request for an extension of time is pursuant to Bakersfield Municipal Code Section 16.16.080 and Subdivision Map Act Section 66452.6 (e).

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

1. The above recitals, incorporated herein, are true and correct.
2. The project is exempt from CEQA, pursuant to CEQA Guidelines Section 15060(c)(3), Review for Exemption.
3. The expiration date of Vesting Tentative Tract Map 6410 is hereby extended until April 20, 2023.

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 June 2, 2022, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

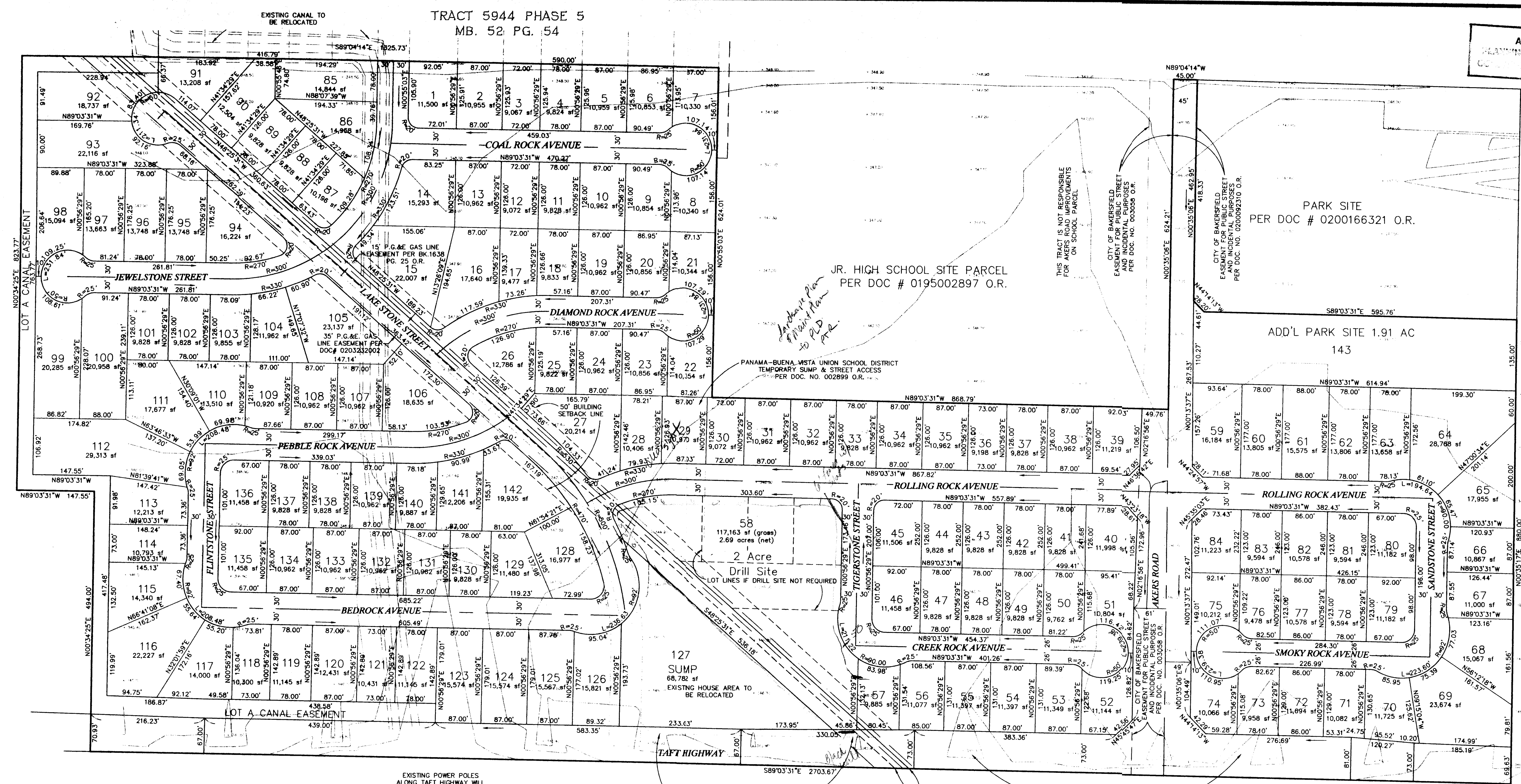
APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A Vesting Tentative Tract Map 6410
 B Location Map with Zoning

APPROVED BY
PLANNING COMMISSION WITH
CONSENTS CH. APR. 21 2005

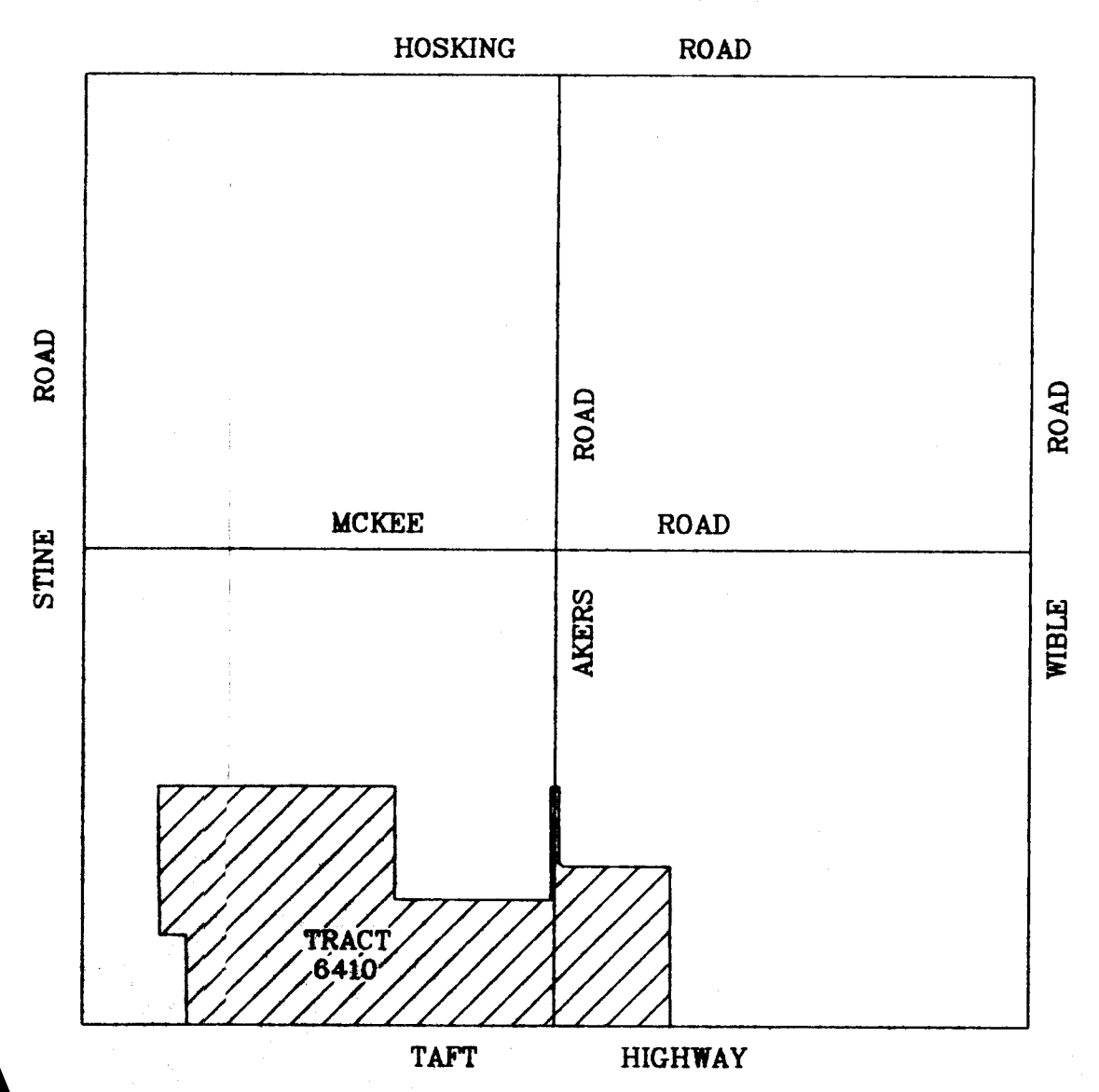
TRACT 5944 PHASE 5
MB. 52 PG. 54



EXISTING STREET NAMES:
TAFT HIGHWAY
JEWELSTONE STREET
AKERS ROAD

PROPOSED STREET NAMES:
COALROCK AVENUE
DIAMONDRACK AVENUE
LAKESTONE STREET
PEBBLEROCK AVENUE
ROLLINGROCK AVENUE
RIVERROCK AVENUE
SANDSTONE STREET
SMOKYROCK AVENUE
TIGERSTONE STREET
CREEKROCK AVENUE
FLINTSTONE STREET
BEDROCK AVENUE

ALTERNATE STREET NAMES:
AQUASTONE
CLIFFROCK
COLDSTONE
MAINROCK
MOONROCK
MAPLESTONE
PINESTONE
REDROCK
KEAYSTONE
KIDNEYSTONE
VOLCANROCK



NOTICE OF UNLOCATABLE EASEMENT:
KERN COUNTY LAND COMPANY
TEMPORARY SUMP & STREET ACCESS
PER DOC. NO. 002899 O.R.

LEGEND:
— CROSS GUTTER
— DIRECTION OF DRAINAGE. ALL SLOPES @ 0.2% MIN.

GENERAL NOTES:
ZONING: R-1 (6000 SF MIN.)
APN: 438-010-09, 438-010-13, 438-010-14, & 438-010-15
GENERAL PLAN DESIGNATION: LR - LOW DENSITY RESIDENTIAL
WATER: CALIFORNIA WATER SERVICE
SEWER: CITY OF BAKERSFIELD
POWER: PACIFIC GAS & ELECTRIC
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE T/V: BRIGHTHOUSE
TELEPHONE: SBC
SCHOOL DISTRICTS: KERN HIGH SCHOOL DISTRICT & PANAMA-BUENA VISTA

NOTICE OF EASEMENT ABANDONMENT:
PANAMA-BUENA VISTA UNION SCHOOL DISTRICT
TEMPORARY SUMP & STREET ACCESS
PER DOC. NO. 002899 O.R.

CITY OF BAKERSFIELD
EASEMENT FOR STORM DRAIN & SUMP
PER DOC. NO. 0200001952 O.R.



OWNER/SUBDIVIDER:
HERSHEL & CLARISSA MOORE
PROPERTIES, LIMITED PARTNERSHIP
7408 CHERISH ROSE LANE
BAKERSFIELD, CA, 93313
(661) 831-3512

ENGINEER:
DELMARTER & DEIFEL
2901 H STREET
BAKERSFIELD, CA, 93301
(661) 327-1486

LEGAL DESCRIPTION:
BEING A PORTION OF LOT 25 AND LOTS 26-29 PER RECORD OF SURVEY BOOK 17 PAGE 127 EXCEPT THEREFROM PANAMA BUENA VISTA SCHOOL DISTRICT PARCEL PER DOC # 0195002897 O.R. AND THE CITY OF BAKERSFIELD PARK SITE PER DOC. # 0200166321 O.R. IN SECTION 35, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER KERN COUNTY SALES MAP NO. 1 RECORDED MAY 3, 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
TRACT WILL BE PHASED
CONTAINING 65.54 ACRES, MORE OR LESS
140 RESIDENTIAL LOTS, 1 SUMP LOT, 1 DRILL SITE LOT, 1 PARK LOT, LOT "A"

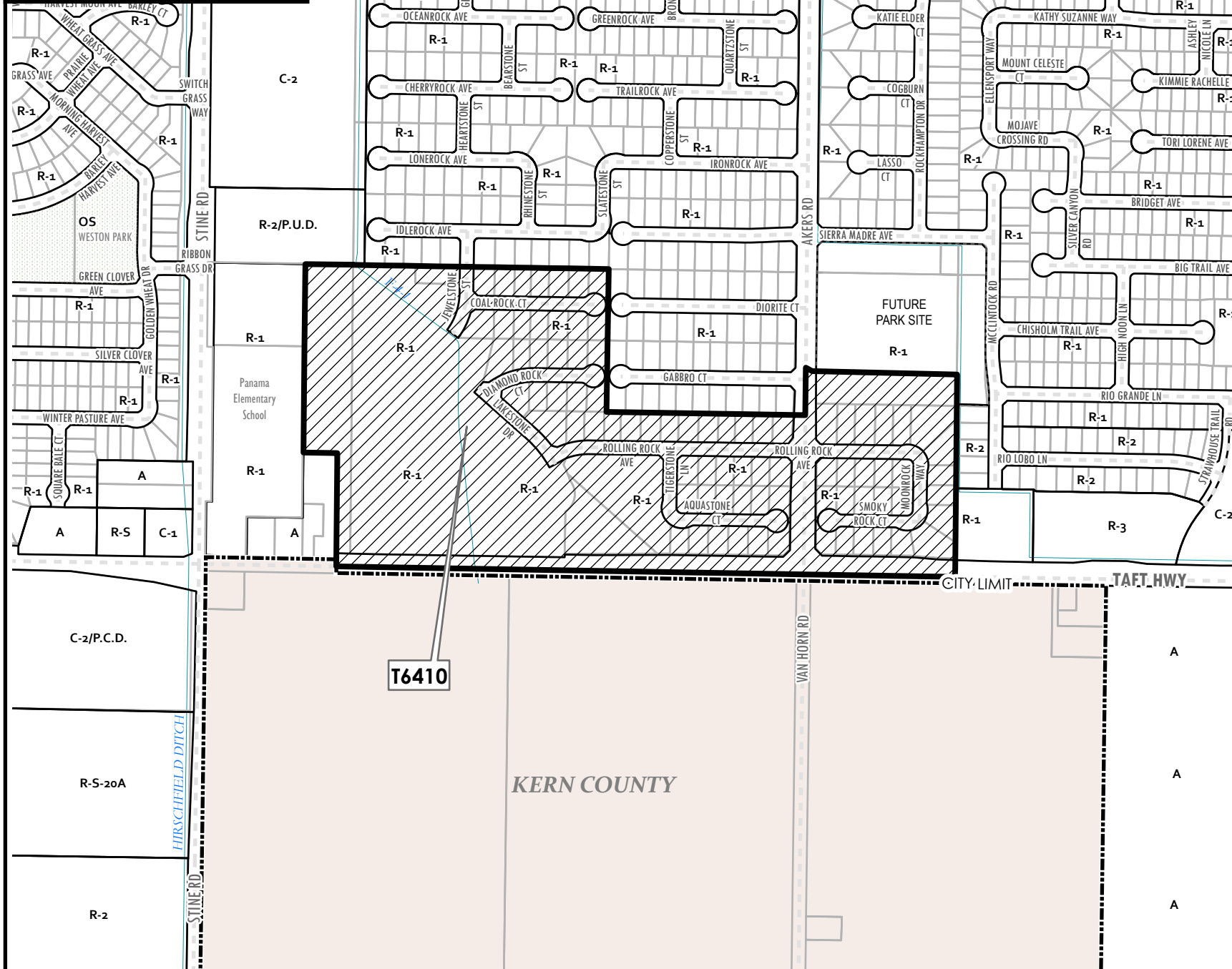
VESTING TENTATIVE TRACT NO. 6410			DATE: 9-28-04	Revised By
DRWG BY: JOE KEAY				
APPR: JAMES K. DELMARTER				
JAMES K. DELMARTER R.C.E. 17564 EXP. 6-30-2001				
NO. 124240		SHEET 1 OF 1		
DRAWING FILE: 6410TENTATIVE				

EXHIBIT A

R1 NET DENSITY - 3.86 D.U./NET ACRE

VTTM 6410 EXHIBIT B

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

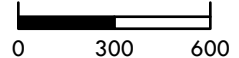
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



2022_05_03_tracts



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: June 2, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner II

DATE:

WARD: Ward 4

SUBJECT:

Vesting Tentative Tract Map 7411 (Phased): McIntosh and Associates is proposing to subdivide 26.52 acres into 74 single family residential lots located south of Santa Fe Way and east of Renfro Road. Previously adopted Negative Declaration on file.

APPLICANT: McIntosh & Associates

OWNER: Frontier Land Partners LLC

LOCATION: Located south of Santa Fe Way and east of Renfro Road in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

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



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: June 2, 2022

AGENDA: 5.c

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: May 27, 2022

FILE: Vesting Tentative Tract Map 7411 (Phased)

WARD: 4

STAFF PLANNER: Tony Jaquez, Associate Planner

REQUEST: A proposed vesting tentative tract map for single family residential purposes containing 74 lots on 26.52 acres, zoned R-1 (One Family Dwelling), including a request for alternate lot and street design, and to waive mineral rights signatures pursuant to BMC 16.20.060 A.3.

APPLICANT:

McIntosh and Associates
2001 Wheelan Court
Bakersfield, CA 93309

OWNER:

Frontier Land Partners, LLC
PO Box 20247
Bakersfield, CA 93390

PROJECT LOCATION: Generally, south of Santa Fe Way and east of Renfro Road in northwest Bakersfield

APN: 529-012-46

PROJECT SIZE: 26.52 acres

CEQA: Section 15162 (Previous MND)

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Vesting Tentative Tract Map 7411 (Phased) with conditions.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – vacant land; *east* – vacant land, future Austin Creek Park; *south* - single family residential; and *west* – vacant land with existing oil operation located along the site's southwest boundary.

BACKGROUND AND TIMELINE:

- **June 24, 2015** – City Council approved General Plan Amendment/Zone Change (“GPA/ZC”) No. 14-0480 to change the land use designation from R-IA (Resource – Intensive Agriculture) and SR (Suburban Residential) to LR (Low Density Residential) and LI (Light Industrial), and change the zone classification from A (Agriculture) and E (Estate) to R-1 (One Family Dwelling) and M-1 (Light Manufacturing) (Resolution No. 047-15; Ordinance No. 4821). At that time, the City Council also adopted a mitigated negative declaration (Resolution No. 046-15). The project site was part of that GPA/ZC.
- **August 10, 2020** – Certificate of Compliance recorded for Lot line Adjustment No. 19-0287 to adjust lot lines within the subdivision.
- **April 22, 2022** – The application for Vesting Tentative Tract Map 7411 was deemed complete.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 74 lots on 26.52 acres for purposes of single-family residential development. The residential lots range in size from 9,090 square feet to 23,576 square feet, and the typical lot size is approximately 85 feet wide by 135 feet deep (11,475 square feet). The net density is 3.47 units per net acre which is consistent with the LR designation of the project site of less than or equal to 7.26 dwelling units per net acre.

Consistency/Deviation from Design Standards. The applicant is requesting two (2) deviations from City standards as listed below in Table A. Except as may otherwise be described in this staff report, the proposed project, subject to the conditions of approval, complies with the ordinances and policies of the City of Bakersfield.

Table A. Deviation Requests		
REQUEST	APPLICANT’S REASON/JUSTIFICATION	STAFF COMMENT/ RECOMMENDATION
1) Reverse corner/key lots within Phase 1 (Lots 5, 25); Phase 2 (Lots 1, 25)	Unique shape and dimensions of property limit ability to adhere strictly to City standard.	Due to configuration of the lots and to allow for best usage of the property with uniform lot size / APPROVE
2) Allow reduction to 300 ft radius curve on Bridgemont Avenue and 250 ft centerline radius curve on Jenkins Road	Traffic will be minimal on Bridgemont Avenue in that there are only 3 lots affected by the reduced curve. Centerline radii on Jenkins Road is an existing property line separating ownership.	Reduction will not negatively impact public safety / APPROVE

Circulation. Access to this subdivision would be from Jenkins Road (local street) on the subdivision's south boundary. Along the west boundary of the site, three local streets are proposed to be extended through this subdivision to future residential development to provide circulation within the neighborhood.

Park Land. North of the River Recreation and Parks District provides park and recreational services to the project site. The nearest existing park is Polo Community Park located approximately one mile east of the project site. A future park (Austin Creek Park) is planned to be located east of the project site across Jenkins Road.

North of the River Recreation and Parks District (“NOR”), submitted a letter requesting land dedication per Agreement NH11920 to meet the park acreage standard for the population being accommodated in the proposed 74 single family residential homes. NOR also commented on the proximity of homes facing the future Austin Creek Park and the need to record a covenant on the lots to disclose potential light and noise disturbances. Additionally, NOR requested the subdivider coordinate with their office for the offsite dedication for street improvements to comply with Complete Streets and provide for orderly development. Finally, NOR stated the development must join the Park Maintenance District. Should the project be approved, Condition Nos. 18-21 address the comments/requests of NOR.

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 by reserving one 2.86-acre drill site located along the northeast boundary, adjacent to Phase 3. Should the project be approved, Condition No. 28 requires covenants be recorded to encumber the drill site, and for all lots within 500 feet of the drill site, notifying them of the location of the drill site. The subdivider has submitted verification that the notice requirements have been satisfied.

California Department of Conservation’s Division of Geologic Energy Management (“CalGEM”), submitted a letter stating the project site is within the administrative boundaries of the Rosedale oil field. Their records indicate there is one known abandoned oil and gas well located within the project boundaries. Should the project be approved, Condition Nos. 28-31 require the applicant to consult with CalGem prior to commencement of any work in order to leak test the abandoned wells and notify CalGem if any additional wells are encountered during construction activities.

ENVIRONMENTAL REVIEW AND DETERMINATION:

A Mitigated Negative Declaration (“MND”) was adopted for GPA/ZC 14-0480 on June 24, 2015, in accordance with the California Environmental Quality Act (“CEQA”). No new significant impacts, nor substantial increase in severity of impacts will result with proposed VTTM 7411 from those previously identified in the MND for GPA/ZC No. 14-0480. Therefore, pursuant to CEQA Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed, there are no substantial changes in circumstances under which the project will be undertaken, and no new environmental impacts have been identified. Mitigation measures from the related project have been incorporated and are attached to the resolution.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. Comments received from NOR and CalGem are discussed above in Park Land and Mineral Rights, respectively.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. The applicant is requesting approval of VTTM 7411 to subdivide 26.52 acres into 74 single family residential lots ranging in size from 9,090 square feet to 23,576 square feet on property designated LR in a R-1 zone for the purpose to facilitate future residential

development. The proposal is consistent with land use goals and policies as contained in the General Plan, which encourages continuity of existing development and allows incremental expansion of infrastructure. Additionally, the proposed project is consistent with the Zoning Ordinance and any future development onsite will also be required to comply with all applicable regulations and design standards as identified in the Zoning Ordinance.

Recommendation. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal is compatible with the existing land use designation and land uses in the surrounding area. Staff finds the proposed subdivision is reasonable and the request to waive mineral rights is consistent with Bakersfield Municipal Code Section 16.20.060.A.1. Based on information in the record, Staff recommends your Commission adopt the Resolution and findings **APPROVING** Vesting Tentative Tract Map 7411 (Phased) as outlined in this staff report subject to the recommended conditions.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- Vesting Tentative Tract Map 7411 (Phased)

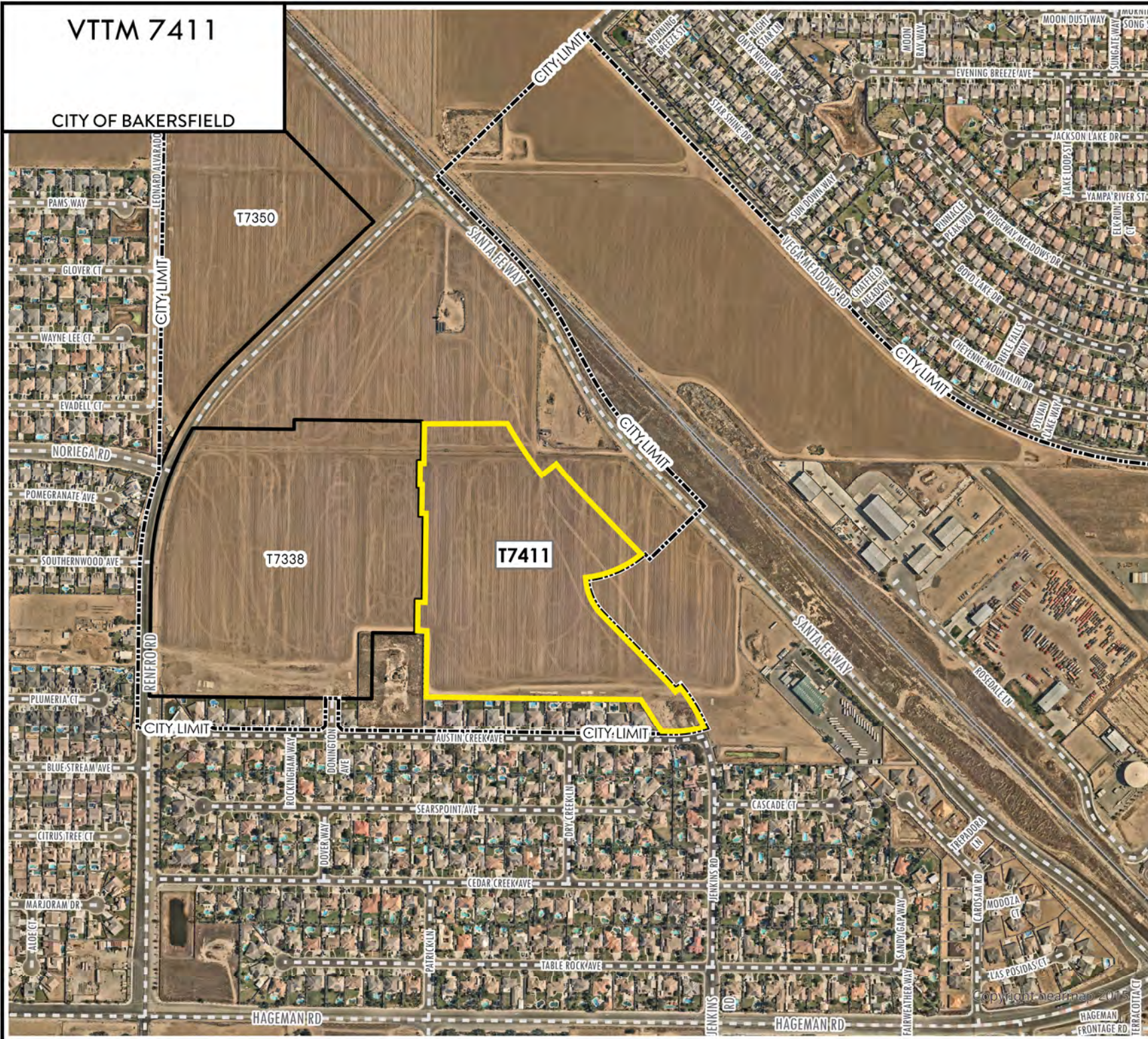
Public Comments

Planning Commission Draft Resolution

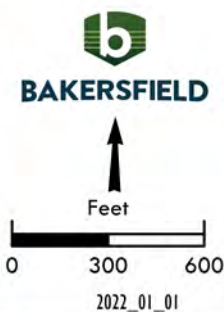
MAP SET

VTTM 7411

CITY OF BAKERSFIELD

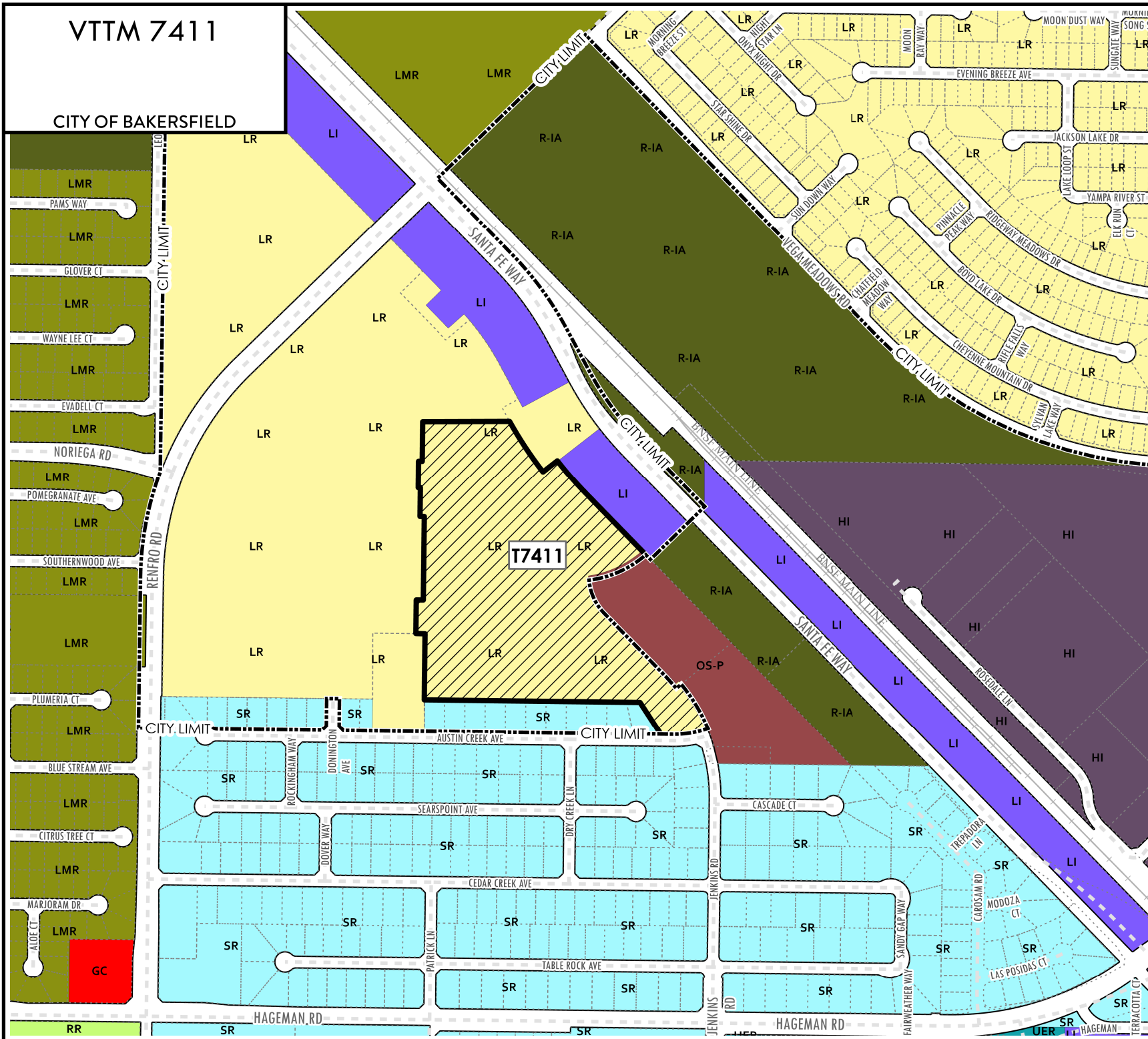


AERIAL



VTTM 7411

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

- SR - Suburban Residential:
≤ 4 dwelling units/net
acre
- LMR - Low Medium Density
Residential: > 4 units but
≤ 10 dwelling units/net
acre
- UER - Urban Estate
Residential: .5 acres per
Dwelling Unit
- LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre
- RR - Rural Residential: 2.5
gross acres/dwelling unit

COMMERCIAL

- GC - General Commercial

INDUSTRIAL

- LI - LIGHT INDUSTRIAL
- HI - Heavy Industrial

OPEN SPACE

- OS-P - Parks and
Recreation

RESOURCE

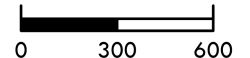
- R-IA - Resource - Intensive
Agriculture: 20 acre
minimum parcel size



BAKERSFIELD



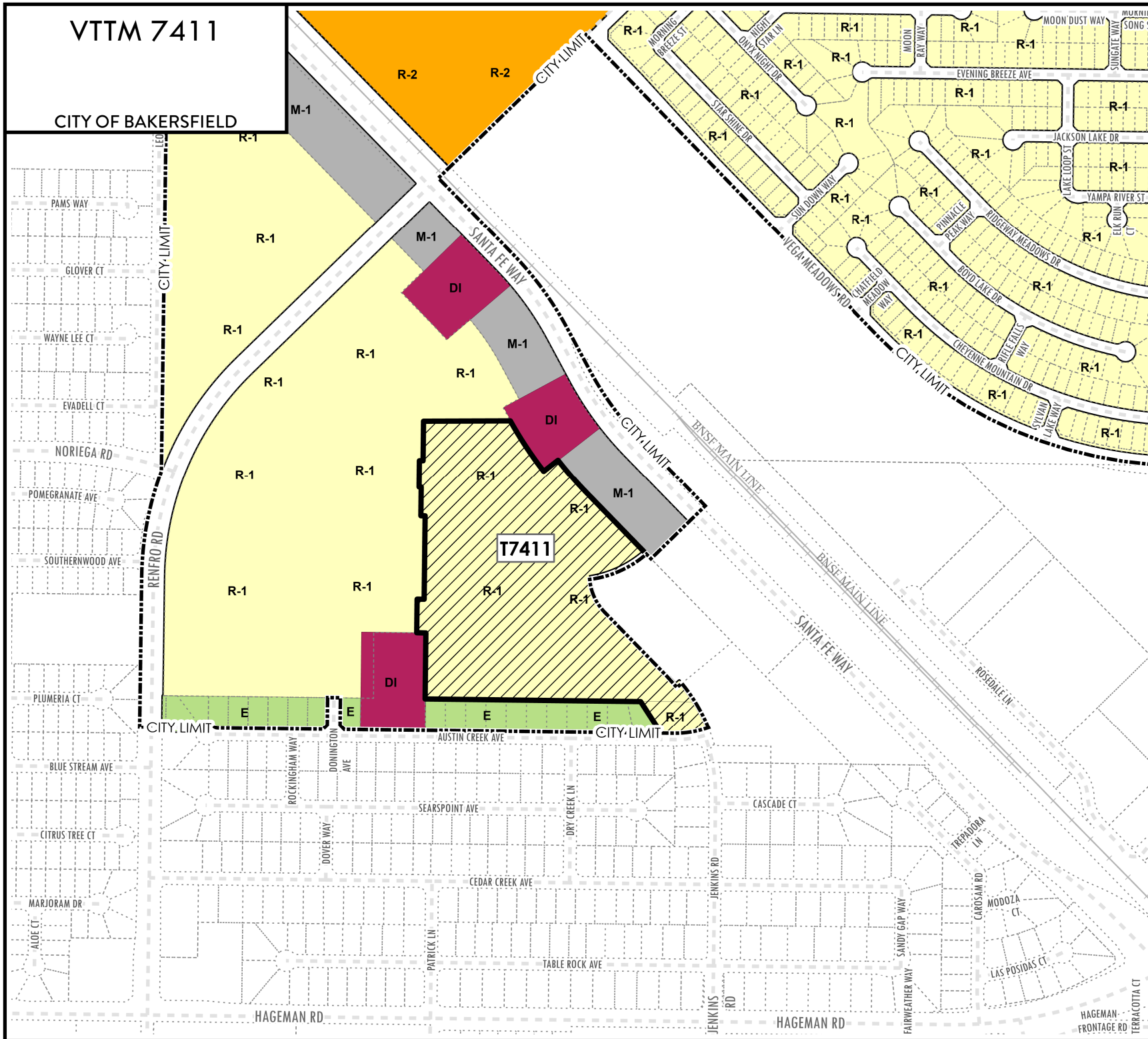
Feet



2022_01_01

VTTM 7411

CITY OF BAKERSFIELD



Zoning

Industrial Zone Designations

M-1 Light Manufacturing

Residential Zone Designations

E Estate One Family Dwelling

R-1 One Family Dwelling

R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.

Other/Public Zone Designations

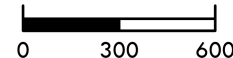
DI Drilling Island



BAKERSFIELD



Feet



2022_01_01

VESTING TENTATIVE TRACT NO. 7411

BEING A SUBDIVISION OF A PORTION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 19-0287 PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 10, 2020 AS DOCUMENT NO. 220108295 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING A PORTION OF THE WEST HALF OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, W.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA CONTAINING 74 RESIDENTIAL LOTS, 26.52 GROSS ACRES

DESIGNATED REMAINDER
LOT 1 L.L.A. NO. 19-0287

USE LR
ZONED R-1

DRILL ISLAND
USE LI
ZONED D-1

USE LI
ZONED M-1

USE LI
ZONED M-1

GENERAL NOTES:

- ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.02(0) OF THE MONOPOL CODE.
- A 10' PUBLIC UTILITY EASEMENT (PUE) AND PEDESTRIAN WALKWAY EASEMENT ARE PROPOSED AND ARE LOCATED ON STREETS AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.
- ALL STREETS SHALL BE PUBLIC.
- THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 035-13.
- NOTE TO PLANNING DEPARTMENT RE: ALTERNATE STREET NAMES
- THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE ALTERNATES. THE OWNER HEREBY SUBMITTETH THESE REDUCED NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.
- STONE MILL AVENUE
- KIRKLAND AVENUE
- BROOKVIEW AVENUE
- PHASING: THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.
- THIS TRACT WILL BE DEVELOPED IN UP TO 3 PHASES.

NUMBERED EASEMENTS PER TITLE REPORT NO. FILE-109000679C

- 67' WIDE PUBLIC HIGHWAY PER BOARD OF SUPERVISORS VOL. 22, PG. 2 OF MINUTE BOOKS (RENFRO ROAD - NOT A PART OF THIS MAP)
- IRREVOCABLE OFFER FOR ACCESS EASEMENT TO COUNTY OF KERN PER BK. 6759, PG. 1239 O.R. (DEDDED TO COUNTY - NOT A PART OF THIS MAP)
- IRREVOCABLE OFFER FOR DAMAGE EASEMENT TO COUNTY OF KERN PER BK. 6759, PG. 1247 O.R. (DEDDED TO COUNTY - NOT A PART OF THIS MAP)
- 10' WIDE VAUGHN WATER CO. EASEMENT PER DOC. NO. 0198091502 O.R. (ON COUNTY PARCEL - NOT A PART OF THIS MAP)
- 30' WIDE COUNTY OF KERN PUBLIC HIGHWAY EASEMENT PER DOC. NO. 0200025529 O.R. (DEDDED TO COUNTY - NOT A PART OF THIS MAP)
- 28' WIDE PACIFIC GAS & ELECTRIC CO. UTILITY EASEMENT PER DOC. NO. 0200101086 O.R. (ON RENFRO ROAD - NOT A PART OF THIS MAP)
- 25' WIDE NORTH OF RIVER SANITARY DISTRICT NO. 1 (ON RENFRO ROAD - NOT A PART OF THIS MAP)
- 10' WIDE KERN COUNTY PUBLIC HIGHWAY EASEMENT PER DOC. NO. 0200232222 O.R. (RENFRO ROAD - NOT A PART OF THIS MAP)
- 5' WIDE PACIFIC GAS & ELECTRIC CO. CITY WIRE EASEMENT PER DOC. NO. 0208124392 O.R. (ON RENFRO ROAD - NOT A PART OF THIS MAP)
- CITY OF BAKERSFIELD FLOWAGE & DRAINAGE EASEMENT PER DOC. NO. 21074602 O.R. (TO BE ABANDONED BY THIS MAP)
- CITY OF BAKERSFIELD TEMPORARY TIRIRARDINO FLOWAGE, DRAINAGE & INCIDENTAL PURPOSE EASEMENT PER DOC. NO. 22028872 O.R. (BLANCKET EASEMENT - PORTION TO BE ABANDONED BY THIS MAP)
- CITY OF BAKERSFIELD TEMPORARY FLOWAGE, DRAINAGE, STORM DRAIN & INCIDENTAL PURPOSE EASEMENT PER DOC. NO. 220194289 O.R. (BLANCKET EASEMENT - PORTION TO BE ABANDONED BY THIS MAP)

STATISTICS:

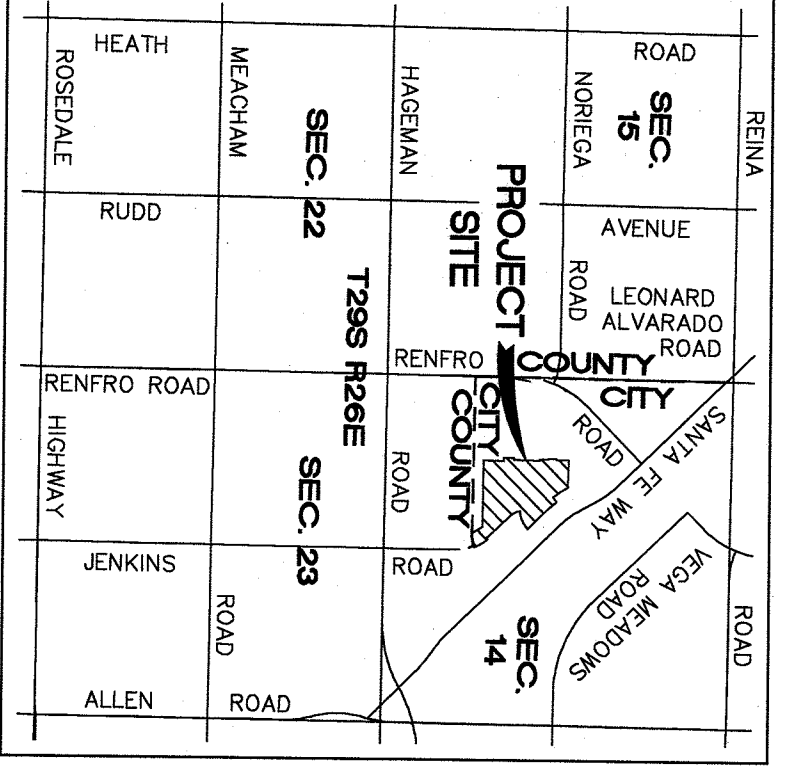
APR. 529.07 AC.
ACREAGE: 26.52 GR. AC.
NET ACREAGE FOR RESIDENTIAL: 21.30 ACRES
NET DENSITY: 3.47 DU/NET AC.
PHASE 1 - 36 BUILDABLE LOTS
PHASE 2 - 26 BUILDABLE LOTS
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
EXISTING GENERAL PLAN DESIGNATION: LR
SEWER: NORTH OF THE RIVER SANITARY DISTRICT NO. 1
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
CABLE: SPECTRUM
SCHOOL DISTRICTS: ROSDALE UNION ELEMENTARY SCHOOL DISTRICT AND KERN UNION HIGH SCHOOL DISTRICT
SCHOOLS: ELEMENTARY - PATRIOT ELEMENTARY HIGH SCHOOL - FRONTIER HIGH SCHOOL

FLOOD ZONE LEGEND:

ZONE X1 FLOOD ZONE DESIGNATION PER FIRM MAP NO. 06029C780DC, DECEMBER 2005. FLOOD ZONE DESIGNATION IS SUBJECT TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNERS/SUBDIVIDER:
FRONTIER LAND PARTNERS, LLC
BAKERSFIELD, CA 93309
CONTACT: JUSTIN B. BATEY, MANAGER
PHONE: (661) 588-2200

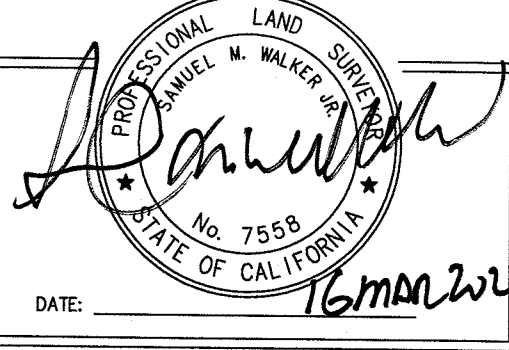
ENGINEER:
MCINTOSH & ASSOCIATES
BAKERSFIELD, CA 93309
CONTACT: DONALD T. BRITTON
PHONE: (661) 834-4814



NOT TO SCALE

FRONTIER LAND PARTNERS, LLC
PORTION LOT 1 L.L.A. NO. 19-0287
VESTING TENTATIVE TRACT NO. 7411

DATE	REVISIONS	BY



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

DRAWN BY: JKD
JOB NO: 17-083.02
ISSUED FOR: ?
DATE: 1-26-22



PUBLIC COMMENTS



May 6, 2022

Mr. Tony Jaquez, Associate Planner
City of Bakersfield Planning Division, Current Planning
1715 Chester Avenue, Second Floor
Bakersfield, California 93301

SUBJECT: Tract 7411 Application Completeness

Dear Mr. Jaquez,

The proposed project located on the west side of Santa Fe Way, north of Austin Creek Road and adjacent to the future Austin Creek Park, owned by North of the River Recreation and Park District (NOR), will impact services and facilities.

As this project moves to development, it will be required to dedicate land in accordance with the Agreement NH11920, recorded as Document No. 220001823 with the Kern County Recorder's office, sufficient to meet the park acreage standard for the population being accommodated in the proposed 74 single family residential homes. A request to acquire land for public purposes under Government Code §65402 shall accompany the conditioning of the tract map in the future.

With immediate adjacency and approximately a dozen homes front-facing the park, the subdivider shall record a covenant on all lots of the subdivision disclosing the potential for light, glare traffic and noise disturbances associated with the operations of future Austin Creek Park.

The subdivider shall coordinate the offsite dedication for street improvements for Jenkins Road and Page Mill Lane with NOR to comply with Complete Streets and provide for orderly development. Park improvements are not anticipated nor part of the District's Capital Improvement Plan in the immediate future. Therefore, to comply with the City of Bakersfield's Complete Streets policy, developer shall construct the street, curb, gutter and sidewalk.

It will further be required to join the NOR Park Maintenance District and park development fees will also be required consistent with those in effect at the time the project is implemented.

Mr. Tony Jaquez, Associate Planner
Page 2

With these provisions implemented in this project, the impact to park and recreation services will be mitigated. NOR has no remarks regarding the layout of the tract map as a whole and appreciates the opportunity to review the project.

A copy of NOR's required conditions and the City's review form are enclosed. Should there be questions please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephanie Thisius-Sanders', is written over a large, light green circular graphic that partially obscures the text.

Stephanie Thisius-Sanders, PLA, ASLA
Planning & Construction Director

STS:bc

Recorded at the request of
Public

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

NORTH OF THE RIVER RECREATION
& PARK DISTRICT
Planning and Construction Department
3825 Riverlakes Drive
Bakersfield, California 93312

DOC#: **220001823**



Stat Types: 1 Pages: **38**

Fees	0.00
Taxes	0.00
Others	0.00
PAID	\$0.00

THE ABOVE SPACE FOR RECORDER'S USE ONLY

AGREEMENT NO. NH011920

AGREEMENT FOR ACQUISITION OF NORD-HAGEMAN PARK

This **AGREEMENT FOR ACQUISITION OF NORD-HAGEMAN PARK** (this "Agreement") is dated and effective as of November 19, 2019 (the "Effective Date"), by and between **NORTH OF THE RIVER RECREATION & PARK DISTRICT**, a California park and recreation district ("DISTRICT"), and the following persons (singularly a generic basis and collectively "OWNER"):

1. **BATEY FAMILY FARMS, LP**, a California limited partnership ("BFF");
2. **MARIE ANN BATEY**, a married woman as her sole and separate property ("Marie Batey");
3. **GARY K. DUNCAN**, Surviving Trustee of **THE DUNCAN FAMILY TRUST DATED MAY 11, 2006** ("Duncan");
4. **FRONTIER LAND PARTNERS LLC**, a California limited liability company ("Frontier");
5. **HAGEMAN LAND PARTNERS LLC**, a California limited liability company ("Hageman");
6. **DAVID JELMINI**, a married man as his sole and separate property ("David Jelmini");
7. **MICHELE A. JELMINI**, Trustee of **THE MICHELE A. JELMINI TRUST DATED NOVEMBER 22, 2016** ("Michele Jelmini");
8. **RANDY J. JELMINI** and **LINDA C. JELMINI**, Trustees of **THE JELMINI FAMILY TRUST INSTRUMENT DATED FEBRUARY 17, 2005** ("Jelmini Family Trust"); and,

9. **O'CONNELL INVESTMENTS LLC**, a California limited liability company ("O'Connell");

who agree and contract as described below. DISTRICT and OWNER are referred to singularly as a "party" on a generic basis and collectively as the "parties."

Recitals

A. BFF owns an undivided forty-nine percent (49%) interest and O'Connell owns an undivided fifty-one percent (51%) interest as tenants-in-common in fee in that certain undeveloped real property in the unincorporated area of the County of Kern, State of California, consisting of sixty-one and thirty-four hundredths assessed acres (61.34 assessed acs.), identified as Kern County Assessor's Parcel Nos. 463-160-11, -13, -51 and -53, generally located at the southeast corner of Hageman Road and Nord Avenue, and legally described as "Property 1" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 1");

B. Hageman owns in fee that certain undeveloped real property in the unincorporated area of the County of Kern, State of California, consisting of thirty-nine assessed acres (39 assessed acs.), identified as Kern County Assessor's Parcel No. 463-150-51 (Portion), generally located at the northeast corner of Meacham Road and Wegis Avenue, and legally described as "Property 2" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 2");

C. Hageman owns in fee that certain undeveloped real property in the unincorporated area of the County of Kern, State of California, consisting of thirty-nine assessed acres (39 assessed acs.), identified as Kern County Assessor's Parcel No. 463-150-51 (Portion), generally located at the southeast corner of Meacham Road and Wegis Avenue, and legally described as "Property 3" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 3");

D. Frontier owns in fee that certain undeveloped real property in the City of Bakersfield, State of California, consisting of eighty-five and eighty-two hundredths assessed acres (85.82 assessed acs.), identified as Kern County Assessor's Parcel Nos. 529-012-42 and -43, generally located at Renfro Road and Santa Fe Way, and legally described as "Property 4" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 4");

E. Frontier owns in fee that certain undeveloped real property in the City of Bakersfield, State of California, consisting of twenty-two and seventy-nine hundredths assessed acres (22.79 assessed acs.), identified as Kern County Assessor's Parcel No. 529-012-38, generally located at Renfro Road and Santa Fe Way, and legally described as "Property 5" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 5");

F. Marie Batey, as to an undivided one-third (1/3) interest, and Duncan, David Jelmini, Michele Jelmini and the Jelmini Family Trust, each as to an undivided one-sixth (1/6) interest, (1/6) each are owners in fee of an undivided twenty percent (20%) of that certain undeveloped real property in the unincorporated area of the County of Kern, State of California, consisting of forty-seven and seventy-three hundredths assessed acres (47.73 assessed acs.), identified as Kern County Assessor's Parcel No. 463-051-13, generally located at southeast corner of Noriega Road and Wegis Avenue, and legally described as "Property 6" in Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth at length (collectively "Property 6");

G. Properties 1 through 6, inclusive, as singularly referred to as the "Property" on a generic basis and collectively as the "Properties." The Properties are depicted in Exhibit "B" attached hereto and incorporated herein by reference as of fully set forth at length. Information concerning each Property and its development into residential housing is set forth in Exhibit "C" attached hereto and incorporated herein by reference as of fully set forth at length;

H. DISTRICT is the owner in fee of that certain existing park site consisting of approximately five and thirty-five hundredths assessed acres (5.35 assessed acs.) as of the Effective Date, identified as Kern County Assessor's Parcel Nos. 463-160-20 and -22, and legally described Exhibit "D" attached hereto and incorporated herein by reference as if fully set forth at length (the "Existing Park Site");

I. In order to develop the Properties into residential housing (generically a "Project"), OWNER will need to dedicate undeveloped real property for a park site from time-to-time in order to satisfy the requirements of the Quimby Act set forth at California Government Code Section 66477, and either Kern County Code of Ordinances, Section 18.96, "Park Land Dedication, North of the River Recreation and Park District," or Bakersfield Municipal Code Chapter 15.80, "Dedication of Land, Payment of Fees, or Both for the Purposes of Parks and Recreation Land," all park land dedication requirements adopted by DISTRICT or otherwise required by conditions of approval for the Project, as applicable, based upon the actual number of residential units constructed within the Project under the approved land use and zoning thereof (collectively the "Park Land Dedication Requirements");

J. In order to assist OWNER in satisfying the Park Land Dedication Requirements when developing a Property, BFF and O'Connell are making a portion of Property 1 consisting of five assessed acres (5 assessed acs.) available to OWNER to dedicate to DISTRICT (the "Dedication Property"). The Dedication Property is described in Exhibit "E" and depicted in Exhibit "F" attached hereto and incorporated herein by reference as if fully set forth at length. The parties acknowledge and understand that any portion of the Dedication Property dedicated by OWNER to DISTRICT (generically a "Park Dedication Property") shall be added by DISTRICT to the Existing Park Site (collectively the "Park");

K. As the Project is developed, OWNER shall dedicate to DISTRICT sufficient acreage of the Park Dedication Property immediately adjacent to the Existing Park Site to satisfy the applicable Park Land Dedication Requirements for that Project (each a "Park Dedication Phase" on a generic basis and collectively the "Park Dedication Phases");

L. It is the intent of the parties to set forth all the conditions and covenants for OWNER's dedication of the Park Dedication Phases to DISTRICT;

M. The performance of OWNER's obligations under this Agreement will satisfy some or all of the Park Land Dedication Requirements or otherwise required by conditions of approval for the Project (collectively, the "Park Dedication Requirements");

N. DISTRICT has determined that the transactions contemplated by this Agreement are consistent with the County of Kern General Plan or the Metropolitan Bakersfield General Plan, as applicable;

O. The dedication of all or some of the Dedication Property to the Existing Park Site as part of the Park during the Park Dedication Phases shall be a public benefit and are in the best interests of the community;

P. The transfer of the ownership interest in all or portions of the Dedication Property for the Park is categorically exempt from the California Environmental Quality Act ("CEQA") under Section 15325, Class 25, and the development of the Park Dedication Phases is categorically exempt from CEQA under Sections 15303, Class 3 and 15304, Class 4; and,

Q. It is the intent of the parties to set forth the conditions, covenants, provisions and terms of the dedication of all or some of the Park Dedication Property to the Existing Park Site as part of the Park during the Park Dedication Phases;

NOW, THEREFORE, incorporating the foregoing recitals herein, in consideration of the mutual promises contained in this Agreement and of other valuable consideration, the receipt and sufficiency of which they expressly acknowledge, the parties agree and contract as follows:

Agreement

1. **AGREEMENT TO DEDICATE.** OWNER shall incrementally dedicate or cause to be incrementally dedicated the Dedication Property through the Park Dedication Phases as the Project is developed, with each dedication being a Park Dedication Property. OWNER shall dedicate to DISTRICT, and, subject to the conditions, covenants, provisions and terms set forth in this Agreement, DISTRICT shall accept from OWNER, each Park Dedication Property within ninety (90) days of Owner serving a Park Dedication Notice (as defined in Section 3) upon DISTRICT.

2. **SATISFACTION OF PARK DEDICATION REQUIREMENTS.** The performance of OWNER's duties, obligations and responsibilities under this Agreement shall satisfy some or all of the Park Dedication Requirements for the Project. This Section 2 shall survive each close of escrow contemplated in this Agreement and the recordation of each Deed (as defined in Section 8.2(c)) and shall not be merged with any deed or other instrument of conveyance.

3. **THE PARK DEDICATION NOTICE.** From time-to-time as determined by OWNER in its sole and absolute discretion, OWNER shall serve a written notice upon DISTRICT pursuant to Section 28 for a particular Park Dedication Phase (the "Park Dedication Notice") that: (i) identifies the Park Dedication Property, both by a written description and by a depiction; and, (ii) the basis for the calculation and otherwise determination of the acreage of said Park Dedication Property to confirm and establish that it satisfies the Park Land Development Requirements for the applicable Project.

4. **OWNER'S RESPONSIBILITIES ADD WARRANTIES.**

4.1 **Owner's Responsibilities.** Prior to close of escrow on each Park Dedication Phase, OWNER shall clear the applicable Park Dedication Phase of all debris, garbage, junk, litter, refuse, rubbish, scrape, trash and other waste, if any.

4.2 **Owner's Warranties.** In addition to the representation and warranty by Owner under Section 31, OWNER warrants and represents that it is the sole owner, in fee simple, of the applicable Park Dedication Property and has the right and legal ability to transfer said Park Dedication Property to DISTRICT as set forth in this Agreement

5. **LEASEBACK BY BFF AND O'CONNELL.** The initial Park Dedication Property shall be leased by DISTRICT to BFF and O'Connell, as co-tenants, and BFF and O'Connell shall jointly lease it from DISTRICT, pursuant to a written agricultural lease in a form mutually-agreeable to the DISTRICT, BFF and O'Connell, and otherwise with the following specific conditions, provisions and terms (the

“Lease”); (i) have a term of twenty years (20 yrs.) commencing from the closing upon the initial Park Dedication Property; (ii) The District shall have the option to cancel the lease with 12 months’ notice, in the event the District has funding and is prepared to break ground on construction of the park site x; and, (iii) require an annual payment of rent equal to the no. of acres being leased multiplied by Fifty Dollars and No Cents per acre per lease year (\$50.00/ac./lease yr.). As additional Park Dedication Phases are closed, then the applicable Park Dedication Property will be added to the Lease without changing the term thereof by a written amendment of the Lease in a form mutually-agreeable to, and executed and delivered by DISTRICT and BFF and O’Connell.

6. ESCROW.

6.1 Escrow Holder. The dedication and conveyance of each Park Dedication Property as part of Park Dedication Phase shall be consummated by means of an escrow to be opened at the office of **TICOR TITLE COMPANY OF CALIFORNIA**, a California corporation, located at 10000 Stockdale Highway, Suite 101, in Bakersfield, California 93311 or a mutually agreed upon escrow company and agent (“Escrow Holder”).

6.2 Escrow Instructions. This Agreement shall serve as the parties’ instructions to the Escrow Holder and shall become part of the escrow instructions for the dedication and then consummation of the conveyance of the applicable Park Dedication Property as part of a Park Dedication Phase. The parties agree to execute such additional and supplementary instructions as may be appropriate or required by Escrow Holder to comply with the conditions, provisions and terms of this Agreement; provided, however, that in the event of any conflict between this Agreement and any additional or supplementary escrow instructions, the terms of this Agreement shall control, unless the parties jointly agree in writing to the contrary. Said escrow instructions are incorporated herein by this reference.

6.3 Closing Costs and Expenses. DISTRICT shall be responsible for all charging, costs, expenses and fees for recording the applicable Deed and title insurance that vests title to the applicable Park Dedication Phase in the DISTRICT. OWNER shall be responsible for all other closing charges, costs, expenses and fees, including, without limitation, all real property taxes and assessments accruing up to the applicable closing. OWNER shall fully pay the full amount of any bond or assessment which is a lien upon the Park Dedication Property and any other monetary lien upon the Park Dedication Property.

7. PRELIMINARY TITLE REPORT AND DOCUMENTS.

7.1 The PTR. Within ten (10) business days after the applicable Park Dedication Notice, OWNER, at its sole cost and expense without right of reimbursement from DISTRICT, shall cause the issuance of an electronic preliminary title report concerning the Park Dedication Property identified in the Park Dedication Notice (generically a “PTR”) with hyperlinks to the title exception documents and a colored map(s) showing plottable easements, licenses and rights-of-way (collectively the “Park Property Documents”).

7.2 Other Park Dedication Property Documents. Also within ten (10) business days after the applicable Park Dedication Notice, OWNER, at its sole cost and expense without right of reimbursement from DISTRICT, shall provide DISTRICT copies of all currently effective unrecorded all leases, subleases or rental arrangements, or licenses relating to the applicable Park Dedication Property (collectively the “Existing Leases”).

7.3 DISTRICT Approval or Disapproval; OWNER Response. DISTRICT shall deliver to OWNER and Escrow Holder its written approval or disapproval of any exceptions to the title of the applicable Park Dedication Property within ten (10) business days after DISTRICT’s receipt thereof.

OWNER shall then have five (5) business days after receipt of DISTRICT's written approval or disapproval to notify DISTRICT in writing whether OWNER will cure the disapproved exceptions prior to the applicable close of escrow. OWNER's failure to deliver such written approval or disapproval shall be deemed as OWNER's election not to cure the disapproved exceptions. If OWNER does not elect, within the five (5) business day period referenced above, to cure all of said disapproved exceptions, then DISTRICT shall have the right either to accept title to the Park Dedication Property, subject to said exceptions, thereby waiving any and all claims against OWNER by reason thereof, or to terminate this Agreement. DISTRICT shall give OWNER such written notice of DISTRICT's election within ten (10) business days after DISTRICT's receipt of OWNER's election or deemed election not to cure. If DISTRICT elects, within the ten (10) business day period referenced above, to terminate this Agreement, thereafter neither OWNER nor DISTRICT shall have any further liability hereunder, except that DISTRICT shall be entitled to the prompt return of any funds deposited by DISTRICT with Escrow Holder, less reasonable escrow cancellation fees and costs and title company charges which DISTRICT hereby agrees to pay.

7.4 The Permitted Exceptions. At each closing, OWNER shall convey to DISTRICT title to the applicable Park Dedication Property subject only to the exceptions approved by DISTRICT pursuant to Section 7.3, together with any additional title exceptions as shall be acceptable to DISTRICT in its sole and absolute discretion (collectively the "Permitted Exceptions"). Title to the applicable Park Dedication Property shall be conveyed to DISTRICT free and clear of all recorded and unrecorded abstracts of judgment, agreements, assessments, contracts, deeds of trust, easements, encumbrances, leases, licenses, liens, mechanic's liens, mortgages, and taxes other than the Permitted Exceptions. OWNER also shall convey the applicable Park Dedication Property to DISTRICT with surface waivers from the owners of oil, gas and mineral rights, if any.

7.5 Title Policy. At least five (5) business days prior to a closing upon an applicable Park Dedication Property pursuant to Section 8, , OWNER shall, at its sole cost and expense without right of reimbursement from DISTRICT, cause Escrow Holder to issue a pro forma of the CLTA Owner's Policy of Title Insurance concerning the applicable Park Dedication Phase to be conveyed by Owner to DISTRICT pursuant to the Deed in order to verify to DISTRICT that title to said Park Dedication Property is in the condition approved by DISTRICT pursuant to Sections 7.2, 7.3 and 7.4 at such closing (the "Title Policy").

8. CLOSING DATES; CLOSINGS.

8.1 Closing Dates. The escrow for each Park Dedication Phase shall close within ninety (90) after the applicable Park Dedication Notice. At the closing on each Park Dedication Phase OWNER shall warrant the lands thereby conveyed to DISTRICT to be free from any and all monetary encumbrances, including, without limitation, deeds of trust, judgment liens, mechanic's liens and mortgages, and shall cause Escrow Holder to issue to DISTRICT, at OWNER's sole cost and expense without right of reimbursement from DISTRICT, a title insurance endorsement regarding no mechanic's liens.

8.2 Closing. The Escrow Holder shall close the escrow for each Park Dedication Phase when it is in position to issue the title policy for such transaction and otherwise pursuant to Section 8.1. The Escrow Holder shall close the applicable escrow or provide documents to the parties immediately following such closing, as applicable, unless otherwise specified by:

- a. Recording the Notice of Completion and Acceptance (marked for return to OWNER) for the applicable Park Dedication Phase in the Kern County Official Records;

- b. Providing a copy of the duly recorded Notice of Completion and Acceptance to DISTRICT;
- c. Recording a grant deed (marked for return to DISTRICT) against the applicable portion of the Park Dedication Property in the Kern County Official Records (the "Deed");
- d. Providing a copy of the duly recorded Deed to OWNER;
- e. Issuing the Title Policy to DISTRICT;
- f. Obtaining written confirmation from the parties that they each have satisfied or waived all conditions outside of the escrow prior to the closing; and,
- g. Preparing and delivering to each party a signed copy of Escrow Holder's closing statement showing all receipts and disbursements to and from the escrow prior to the closing.

9. CONTINGENCIES. Each closing contemplated in this Agreement is contingent upon the satisfaction or waiver of the following contingencies, which are for the benefit of, and may be waived in writing by, DISTRICT:

9.1 Environmental Site Assessment. A favorable environmental site assessment on the Park Dedication Property being obtained by DISTRICT at its sole cost and expense without right of reimbursement from OWNER;

9.2 65402 Review. Approval of this Agreement is by DISTRICT's Board of Directors finding that the transactions contemplated by this Agreement are consistent with the Metropolitan Bakersfield General Plan and DISTRICT's Master Plan;

9.3 Condition of Title. DISTRICT's written approval of the PTR concerning of the applicable Park Dedication Property issued by the Title Company, as well as all Park Property Documents, and the issuance at each closing by the Title Company of a CLTA standard owner's policy of title insurance for said Park Dedication Property to be conveyed to DISTRICT at such closing, in the amount of its fair market value and also showing that title is in the condition specified in Section 7.5. The disapproval by DISTRICT of any monetary encumbrance, pursuant to this Agreement is not to remain against the applicable Park Dedication Phase after the applicable closing, shall not be considered a failure of this condition, as OWNER shall have the duty, obligation and responsibility, at OWNER's sole cost and expense without right of reimbursement from DISTRICT, to satisfy and remove such disapproved monetary encumbrance or lien at or before the applicable closing;

9.4 Existing Leases and Tenancy Statements. DISTRICT's written approval, in its sole and absolute discretion, within ten (10) days after receipt of legible copies of the Existing Leases affecting the applicable Park Dedication Property beyond the applicable closing under Section 8.

9.5 Other Agreements. DISTRICT's written approval, in its sole and absolute discretion, within ten (10) days after receipt, of a copy of any other agreements (collectively the "Other Agreements") known to OWNER that will affect the applicable Park Dedication Property beyond the applicable closing under Section 8. OWNER shall cause said copies to be delivered to DISTRICT promptly after the Date of Agreement. The Other Agreements shall be part of the Park Dedication Property Documents; and,

9.6 Material Change. No material change shall have occurred with respect to the applicable Park Dedication Phase has not been approved in writing by DISTRICT, which shall have twenty (20) days following receipt of written notice from any source of any such material change within which to approve or disapprove same. unless otherwise notified in writing by either party, escrow Holder shall assume that no material change has occurred prior to the applicable closing.

10. CONVEYANCE OF TITLE. OWNER agrees to convey to DISTRICT fee simple marketable title to the Park Dedication Property, incrementally at the times and on the terms and conditions contemplated in this Agreement, free and clear of all recorded and unrecorded assessments, contracts, easements, encumbrances, liens, leases, and taxes, other than the Permitted Exceptions, as more particularly set forth in Section 7.4. OWNER agrees to convey the Park Dedication Property, incrementally at the times and on the terms and conditions contemplated in this Agreement, with surface waivers from the owners of oil, gas and mineral rights in and to the Park Dedication Property. At least one (1) business day prior to each closing, OWNER shall execute and deliver to Escrow Holder a Grant Deed which conveys fee simple title to the applicable Park Dedication Phase or Excess Park Land to DISTRICT, and Escrow Holder shall record the same at such closing.

11. INSURANCE. In addition to any other insurance or security required under this Agreement, BFF and O'Connell, as OWNER of the Park Dedication Property, shall procure and maintain for the duration of this Agreement the types and limits of insurance set forth in this Section 11 (collectively the "Basic Insurance Requirements").

11.1 Broad Form Commercial General Liability Insurance. Broad form commercial general liability insurance, unless otherwise approved by DISTRICT, providing coverage on an occurrence basis for bodily injury, including, without limitation, death, of one (1) or more persons, property damage and personal injury, with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per single occurrence with Two Million Dollars and No Cents (\$2,000,000.00) aggregate and Vehicle Liability with a single limit of not less than One Million Dollars and No Cents (\$1,000,000.00) for a single occurrence; and the policy shall:

- a. Provide contractual liability coverage for the terms of this Agreement;
- b. Be primary as to any loss or liability arising directly or indirectly from the insured's operations;
- c. Contain an additional insured endorsement in favor of DISTRICT and list DISTRICT as the certificate holder and as an additional insured by endorsement; and,
- d. Be written on a first-dollar (1st \$) coverage basis, or contain a deductible provision.

11.2 Workers' Compensation Insurance. Worker's Compensation Insurance with statutory limits and employer's liability insurance with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and containing a waiver of subrogation in favor of DISTRICT.

11.3 General Insurance Requirements. All policies required of OWNER shall be primary insurance as to DISTRICT and any insurance or self-insurance maintained by DISTRICT shall be excess of OWNER's insurance and shall not contribute with it. Except for workers' compensation, insurance is to be placed with insurers with a Best's rating as approved by DISTRICT, but in no event less

than A-VII. Any deductibles, self-insured retentions or insurance in lesser amounts, or lack of certain types of insurance otherwise required by this Agreement, or insurance rated below Best's A-VII, must be declared prior to execution of this Agreement and approved by DISTRICT in writing. Unless otherwise approved by DISTRICT, all policies shall contain an endorsement providing DISTRICT with thirty (30) day's written notice of cancellation or material change in policy language or terms. All policies shall provide that there shall be continuing liability thereon, notwithstanding any recovery on any policy. Copies of policies shall be delivered to DISTRICT on demand. OWNER shall furnish DISTRICT with a certificate of insurance and required endorsements evidencing the insurance required. DISTRICT may withdraw its offer of contract or cancel this Agreement if certificates of insurance and endorsements required have not been provided prior to the execution of this Agreement. Full compensation for all premiums which OWNER is required to pay on all the insurance described herein shall be considered as included in the prices paid for the various items of work to be performed under this Agreement, and no additional allowance will be made therefore or for additional premiums which may be required by extensions of the policies of insurance. It is further understood and agreed by OWNER that its liability to DISTRICT shall not in any way be limited to or affected by the amount of insurance obtained and carried by OWNER in connection with this Agreement. Unless otherwise approved by DISTRICT, if any part of the work under this Agreement is subcontracted, the Basic Insurance Requirements shall be provided by, or on behalf of, all subcontractors even if DISTRICT has approved lesser insurance requirements for OWNER.

12. NO AGENCY. OWNER is not an agent or employee of DISTRICT for any purpose and is not entitled to any of the benefits provided by DISTRICT to its employees.

13. INDEMNITY. OWNER shall indemnify, defend, and hold harmless DISTRICT, its officers, agents and employees 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, arising out of, connected with, or caused by OWNER, OWNER's employees, agents, independent contractors, companies, or subcontractors in the performance of, or in any way arising from, the terms and provisions of this Agreement whether or not caused in part by a party indemnified hereunder, except for DISTRICT's sole active negligence or willful misconduct.

14. MERGER AND MODIFICATION. This Agreement sets forth the entire Agreement between the parties and supersedes all other oral or written representations. This Agreement may be modified only in a writing approved by DISTRICT's Board of Directors and signed by all the parties.

15. EXHIBITS. In the event of a conflict between the terms, conditions or specifications set forth in this Agreement and those in exhibits attached hereto, the terms, conditions, or specifications set forth in this Agreement shall prevail. All exhibits to which reference is made in this Agreement are deemed incorporated in this Agreement, whether or not actually attached.

16. GOVERNING LAW; VENUE. The Laws (as defined in Section 25) of the State of California will govern the validity of this Agreement, its interpretation and performance. Any litigation arising in any way from this Agreement shall be brought in the Kern County Superior Court, Metropolitan Division.

17. SEVERABILITY. If any provision of this Agreement may prove to be invalid, void or illegal, it is the intent of the parties that all other provisions of this Agreement shall remain in fully valid, enforceable and binding on the parties.

18. NO WAIVER OF DEFAULT. The failure of any party to enforce against another a provision of this Agreement shall not constitute a waiver of that party's right to enforce such a provision at a later time and shall not serve to vary the terms of this Agreement.

19. **COUNTERPARTS.** This Agreement may be signed in counterpart or duplicate copies, and any signed counterparts or duplicate copy shall be equivalent to a signed original for all purposes. This Agreement may be signed and signatures transmitted by facsimile, and any such facsimile copy shall be equivalent to a binding signed original for all purposes. This Agreement may also be executed and delivered by way of PDF email, provided the parties have provided each other with email addresses to accomplish such delivery and the party sending this Agreement via email either receives an electronic delivery receipt from the party to whom this Agreement was sent.

20. **EXECUTION.** This Agreement is effective upon execution. It is the product of negotiation and all parties are equally responsible for authorship of this Agreement. California Civil Code Section 1654 shall not apply to the interpretation of this Agreement.

21. **AUTHORITY.** Each individual signing this Agreement on behalf of entities represent and warrant that they are, respectively, duly authorized to sign on behalf of the entities and to bind the entities fully to each and all of the obligations set forth in this Agreement.

22. **NON-INTEREST.** No officer or employee of the DISTRICT shall hold any interest in this Agreement (see, California Government Code Section 1090).

23. **ACCEPTANCE.** The acceptance of work or services, or payment for work or services, by DISTRICT shall not constitute a waiver of any provisions of this Agreement.

24. **ASSIGNMENT.** Except as otherwise set forth in this Section 24 or in Section 26, neither this Agreement nor any rights, interests, duties, liabilities, obligations or responsibilities arising out of, concerning or related in any way to this Agreement (including, without limitation, accounts, actions, causes of action, claims, damages, demands, liabilities, losses, obligations, or reckonings of any kind or nature whatsoever, for compensatory or exemplary and punitive damages, or declaratory, equitable or injunctive relief, whether based on contract, equity, tort or other theories of recovery provided for by the common or statutory Law) may be assigned or transferred by any party, without the prior written consent of the other party. Notwithstanding the foregoing, OWNER shall have the right, without DISTRICT's consent, to assign all or any of its rights and/or obligations under this Agreement, (i) to OWNER's successors or assigns by merger, consolidation or purchase of all or substantially all of its assets, (ii) to any entity in which more than fifty percent (50%) of the ownership interest or voting control therein is held by OWNER or its owners existing as of the date first written above, (iii) to any other entity controlled by or under common control with OWNER, or (iv) to any entity to whom OWNER conveys substantially all of OWNER's then remaining interest in the lands within the Project. Such assignment shall be deemed effective upon OWNER's delivery to DISTRICT of a written assignment and assumption agreement signed by OWNER and OWNER's assignee by which OWNER has assigned to the assignee and the assignee has assumed the rights and/or obligations so assigned, in which event OWNER shall be released from, and the assignee shall succeed to, such assigned and assumed rights and obligations. Except as permitted hereinabove, any such assignment is prohibited, and shall be unenforceable and otherwise null and void without the need for further action by the non-assigning party or parties. Nothing contained in this Section 24 or elsewhere in this Agreement shall prohibit, preclude or restrict OWNER from charging or collecting from any successor in title any monetary sum or other consideration for the purpose of reimbursing OWNER for costs incurred by OWNER in connection with the dedication or improvement of the Park Dedication Property, or otherwise.

25. **COMPLIANCE WITH ALL LAWS.** OWNER shall, at OWNER's sole cost and expense without right of reimbursement from DISTRICT, comply with all applicable Laws (as defined below) applicable to the Park Dedication Property, pertaining to this Agreement, and shall faithfully

observe in all activities relating to or growing out of this Agreement. The term "Laws" collectively shall mean any and all acts, administrative or judicial precedents or authorities, including the interpretation or administration thereof by any governmental authority or entity charged with the enforcement, interpretation or administration thereof, agreements with, approvals, authorizations, awards, codes, consents, declarations, decrees, directed duties, directives, guideline documents, guidelines, edicts, exemptions, injunctions, judgments, laws, licenses, non-contractual restriction, orders, ordinances, permits, process, regulations, requests, requirements, rules, rulings, sanctions, standards, statutes, treatises, waivers and/or writs, now in force or as may be enacted or amended, changed, modified, promulgated, revised, or supplemented, of the **UNITED STATES GOVERNMENT**, the **STATE OF CALIFORNIA**, **COUNTY OF KERN**, a California political subdivision, **CITY OF BAKERSFIELD**, a California chartered city and municipal corporation, and/or all other applicable courts, governmental authorities and public agencies, or rulemaking authorities having jurisdiction over the Property. The term "Law" is the singular version of Laws.

26. INUREMENT/BINDING EFFECT. The rights provided under the provisions of Sections 10.1.1, 13 and 14 of this Agreement, which exempt OWNER and all future owners of lands within the Project from Park Land Dedication Requirements, shall run with the lands as to all of the real property within the Project, and shall inure to the benefit of the parties, their respective heirs, administrators, executors, successors, assigns, devisees, representatives and all other persons or entities acquiring such real property (or any portion thereof or interest therein). All other rights and obligations of OWNER under this Agreement shall not run with the land, but rather shall be the personal rights and property (or obligations as the case may be) of OWNER, and its successors and assigns by merger, consolidation or purchase of all or substantially all of its assets, and/or any person to whom OWNER assigns such rights and property (or obligations, as the case may be) by an express written assignment and assumption instrument. Nothing contained in this Section 37 or elsewhere in this Agreement shall prohibit, preclude or restrict OWNER from charging or collecting from any successor in title any monetary sum or other consideration for the purpose of reimbursing OWNER for costs incurred by OWNER in connection with the dedication or improvement of the Park Dedication Property, or otherwise. The provisions of this Section 37 shall survive the closings contemplated in this Agreement and the recordation of the Deeds, and shall not be merged with any deed or other instrument of conveyance.

27. RECORDATION. This Agreement shall be recorded in the Office of the Kern County Recorder.

28. NOTICES. All notices required to be given under this Agreement shall be given in writing and shall be personally served or sent by certified or registered mail and be effective upon actual personal service or depositing in the United States mail. The parties shall be addressed as follows, or at any other address designated by notice:

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DISTRICT:	
<p>Ms. Monya Jameson General Manager NORTH OF THE RIVER RECREATION & PARK DISTRICT Planning and Construction Department 3829 Riverlakes Drive Bakersfield, California 93312 Telephone No.: (661) 392-2000 Telefax No.: (661) 392.2048 E-Mails: mjameson@norrecreation.org ssanders@norrecreation.org</p>	<p>With a Copy to:</p> <p>Patrick J. Osborn, Esq. Partner CLIFFORD & BROWN. A PROFESSIONAL CORPORATION 1430 Truxtun Avenue, Suite 900 Bakersfield, California 93301 Telephone No.: (661) 322-6023 Telefax no. (661) 322-3508 E-Mail: posborn@clifford-brownlaw.com</p>
OWNER:	
BFF:	MARIE BATEY:
<p>Mr. James B. Batey President Trinity West, Inc. General Partner BATEY FAMILY FARMS, LP 9700 Greenacres Drive Bakersfield, California 93312 & P.O. Box 20247 Bakersfield, California 93390 Telephone No.: (661) 588-2200 Telefax No.: () - E-Mail: bryan@bateyhomes.com</p>	<p>MS. MARIE ANN BATEY 7501 Calle Privada Bakersfield, CA 93309 Telephone No.: (661) 808-3928 Telefax No.: () - E-Mail: _____</p>
DUNCAN:	FRONTIER:
<p>Mr. Gary K Duncan Surviving Trustee THE DUNCAN FAMILY TRUST 11314 Queensbury Drive Bakersfield, CA 93312 Telephone No.: (661) 549-7620 Telefax No.: () - E-Mail: _____</p>	<p>Mr. Justin B. Batey Manager FRONTIER LAND PARTNERS LLC 9700 Greenacres Drive Bakersfield, California 93312 & P.O. Box 20247 Bakersfield, California 93390 Telephone No.: (661) 808-3932 Telefax No.: () - E-Mail: justin@bateyhomes.com</p>

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HAGEMAN: Mr. Justin B. Batey Manager HAGEMAN LAND PARTNERS LLC 9700 Greenacres Drive Bakersfield, California 93312 & P.O. Box 20247 Bakersfield, California 93390 Telephone No.: (661) 808-3932 Telefax No.: (_____) _____-_____ E-Mail: justin@bateyhomes.com	DAVID JELMINI: MR. DAVID JELMINI 4274 East Wildcreek Circle Sandy, Utah 84092 Telephone No.: (801) 554-6036 Telefax No.: (_____) _____-_____ E-Mail: _____
MICHELE JELMINI: Ms. Michele A. Jelmini Trustee THE MICHELE A. JELMINI TRUST 18153 Brimhall Road Bakersfield, CA 93314 Telephone No.: (661) 599-0532 Telefax No.: (_____) _____-_____ E-Mail: _____	JELMINI FAMILY TRUST: Mr. Randy J. Jelmini Mrs. Linda C. Jelmini Trustees THE JELMINI FAMILY TRUST 7605 Calle Nobleza Bakersfield, CA 93309 Telephone No.: (661) 805-0895 Telefax No.: (_____) _____-_____ E-Mail: _____
O'CONNELL: Mr. Joseph T. O'Connell Mrs. Jill S. O'Connell Members O'CONNELL INVESTMENTS LLC 15814 Tradition Court Bakersfield, CA 93314 Telephone No.: (661) 345-3733 Telefax No.: (_____) _____-_____ E-Mail: _____	

29. TAX NUMBERS. OWNER will provide its Federal Employment Identification Number or Social Security No., as applicable, to DISTRICT.

30. TIME OF THE ESSENCE. Each party recognizes that time is of the essence for this Agreement and that each has a duty to the other to act with reasonable promptness in considering requests and consents from the other.

31. HAZARDOUS MATERIALS. OWNER hereby discloses to DISTRICT that the Park Dedication Property has been and as of the Effective Date is being farmed, and that OWNER and/or its farming tenants have utilized "agricultural chemicals" (as defined in the Agricultural Chemical and Seed Lien Act as set forth in California Food and Agricultural Code Sections 57561 through 57570, inclusive)

in accordance with commonly accepted standards and practices, and in accordance with applicable Laws relating to such use. OWNER represents and warrants to DISTRICT that OWNER knows of no hazardous material (as defined below) stored, dumped or in any way placed in, on, over or about the Park Dedication Property in violation of applicable Laws. OWNER also represents and warrants to DISTRICT that OWNER knows of no activities, either public or private, wherein OWNER or a third party has placed or dumped any hazardous material of any nature in, on, over or about the Park Dedication Property in violation of applicable Laws. OWNER takes full responsibility for cleaning up any hazardous material placed in, on or about the Park Dedication Property in violation of applicable Laws, at any time prior to DISTRICT taking title and hereby fully indemnifies, defends and holds harmless DISTRICT and DISTRICT's successors and assigns from any and all liability, claims, actions, causes of action or demands whatsoever for cleanup of hazardous materials found in, on, over or about the Park Dedication Property placed prior to DISTRICT taking title. For purposes of this Agreement, the term "hazardous material" means any item, material, substance or waste considered dangerous, explosive, flammable, hazardous, or toxic, or is or becomes regulated by any Federal, California and/or local public or quasi-public entity.

32. NEGATION OF PARTNERSHIP. DISTRICT shall not become or be deemed a partner or joint venturer with OWNER or associate in any such relationship with OWNER by reason of the provisions of this Agreement. OWNER shall not for any purpose be considered an agent, officer or employee of DISTRICT.

33. APPLICABILITY OF CERTAIN LAWS. OWNER acknowledges that it is represented by its own separate legal counsel in regard to this Agreement. OWNER accepts responsibility for and shall be responsible for identification of and for compliance with all applicable Laws pertaining to constructing those improvements referenced above and the contract or contracts pertaining thereto, including but not limited to the Labor Code, the Public Contract Code, and the Government Code of the State of California. DISTRICT makes no representation as to the applicability or inapplicability of any Laws regarding contracts, including contracts related to the construction of the improvements referenced above, and especially the matters of competitive bidding and the payment of prevailing wages. OWNER will neither seek to hold nor hold the DISTRICT liable, and pursuant to Section 24, shall hold harmless and indemnify DISTRICT, each of its officers, officials and employees for any consequence of any failure by OWNER to correctly determine applicability of any such requirements to any contract it enters into, irrespective of whether DISTRICT knew or should have known about applicability of any such requirement. This paragraph shall apply with respect to any enforcement action, whether public or private, and whether brought by a public enforcement agency or by private civil litigation, against OWNER or DISTRICT or both with respect to the matters addressed by this Section 44.

34. SURVIVAL OF COVENANTS. Each of the covenants contained in this Agreement shall not survive the recordation of the applicable Deed unless otherwise expressly noted.

35. FURTHER ASSURANCES. The parties shall in good faith cooperate with each other in satisfying all conditions contained in this Agreement. Each party shall execute and deliver any and all additional papers, documents or other assurances and shall perform any further acts which may be reasonably necessary to carry out the intent of the parties and the provisions of this Agreement. The provisions of this Section 35 shall survive the closings contemplated in this Agreement and the recordation of the Deeds, and shall not be merged with any deed or other instrument of conveyance

36. PARTIAL INVALIDITY. If any condition, covenant, provision or term of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

37. TIME OF THE ESSENCE. Time is of the essence under this Agreement.


38. CONSTRUCTION. Except as provided elsewhere in this Agreement or unless the provisions or context otherwise require, this Section 38 shall govern the construction and interpretation of this Agreement and all documents executed and delivered pursuant to it. The captions of this Agreement's articles and sections do not in any manner define their scope, meaning or intent or any and all of the documents executed and delivered pursuant to this Agreement. The present tense includes the past and future tenses, and the future tense includes the present tense. The masculine, feminine or neuter gender shall be deemed to include the other. The singular or plural number shall be deemed to include the other. The words "shall" and "agrees" are mandatory, and "may" is permissive. The term "person" includes individuals, corporations, partnerships, trusts and other entities and associations. The words "include," "includes" and "including" shall be deemed to be followed by the phrase "without limitation." The words "approval," "consent" and "notice" shall be deemed to be preceded by the word "written." Locative adverbs such as "herein," "hereto" and "hereunder" shall refer to this Agreement in its entirety and not to any particular paragraph, provision or section. The parties acknowledge, understand and agree that their respective agents and representatives executing this Agreement on behalf of each of the parties are learned and conversant in the English language, and that the English language shall control the construction, enforcement, governance, interpretation and performance of this Agreement. The parties acknowledge that each party and its counsel, if applicable, have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. The time in which any act under this Agreement is to be done shall be computed by excluding the first (1st) day and including the last day. If the last day of any time period shall fall on a Saturday, Sunday or a federal and/or State of California bank holiday, then the duration of such time period shall be extended so that it shall end on the next succeeding day which is not a Saturday, Sunday or a federal and/or State of California bank holiday. Unless preceded by the word "business," the word "day" shall mean a "calendar" day. The phrase "business day" shall mean a day which is either Saturday, Sunday or a federal and/or State of California bank holiday.

39. WARRANTIES OF PARTIES. Each party understands, acknowledges, agrees, represents and warrants to the other party that it has received independent legal advice from its attorneys with respect to the advisability of entering into this Agreement or has intentionally elected not to seek the advice of counsel and has carefully reviewed and considered the terms and conditions of this Agreement, that it is empowered to execute this Agreement, and that its execution of this Agreement is free and voluntary.

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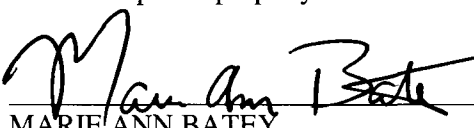


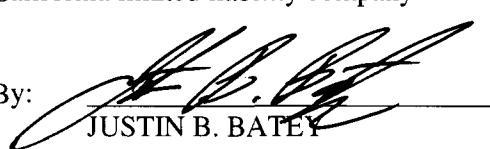
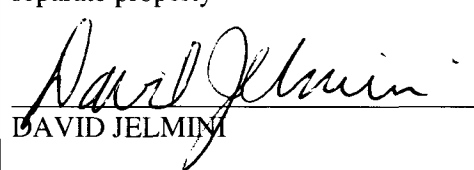
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered as of the Effective Date.

“DISTRICT”

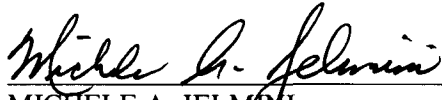
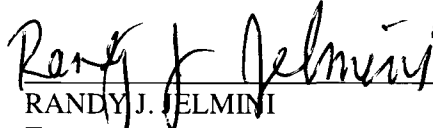
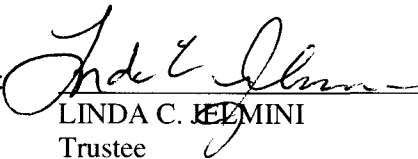
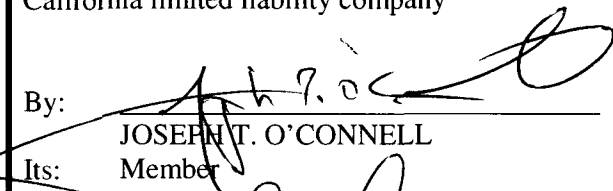
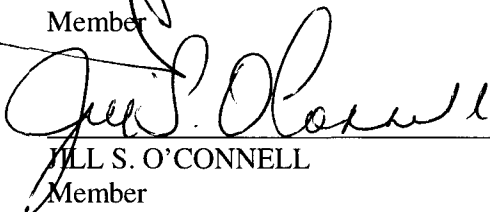
NORTH OF THE RIVER RECREATION & PARK DISTRICT , a California park and recreation district By:  BROOKS DOUGLASS Its: Chairman of the Board By:  MONYA JAMESON Its: General Manager	APPROVED AS TO FORM BY THE DISTRICT'S LEGAL COUNSEL: CLIFFORD & BROWN, A PROFESSIONAL CORPORATION , a California professional corporation By:  PATRICK J. OSBORN Its: Partner
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[SIGNATURES CONTINUED ON THE NEXT PAGE; REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

"OWNER"

BFF: BATEY FAMILY FARMS, LP , a California limited partnership By: TRINITY WEST, INC. , a California corporation Its: General Partner By:  JAMES B. BATEY Its: President	MARIE BATEY: MARIE ANN BATEY , a married woman as her sole and separate property  MARIE ANN BATEY
DUNCAN: GARY K. DUNCAN , Surviving Trustee of THE DUNCAN FAMILY TRUST DATED MAY 11, 2006 By:  GARY K. DUNCAN Its: Trustee	FRONTIER: FRONTIER LAND PARTNERS LLC , a California limited liability company By:  JUSTIN B. BATEY Its: Manager
HAGEMAN: HAGEMAN LAND PARTNERS LLC , a California limited liability company By:  JUSTIN B. BATEY Its: Manager	DAVID JELMINI: DAVID JELMINI , a married man as his sole and separate property  DAVID JELMINI

[SIGNATURES CONTINUED ON THE NEXT PAGE; REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

<p>MICHELE JELMINI:</p> <p>MICHELE A. JELMINI, Trustee of THE MICHELE A. JELMINI TRUST DATED NOVEMBER 22, 2016</p> <p>By: <u></u> MICHELE A. JELMINI Its: Trustee</p>	<p>JELMINI FAMILY TRUST:</p> <p>RANDY J. JELMINI and LINDA C. JELMINI, Trustees of THE JELMINI FAMILY TRUST INSTRUMENT DATED FEBRUARY 17, 2005</p> <p>By: <u></u> RANDY J. JELMINI Its: Trustee</p> <p>By: <u></u> LINDA C. JELMINI Its: Trustee</p>
<p>O'CONNELL:</p> <p>O'CONNELL INVESTMENTS LLC, a California limited liability company</p> <p>By: <u></u> JOSEPH T. O'CONNELL Its: Member</p> <p>By: <u></u> JILL S. O'CONNELL Its: Member</p>	

[ACKNOWLEDGEMENTS BE ATTACHED]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

On November 20, 2019 before me, D. Bavier, Notary Public,
(here insert name and title of the officer)

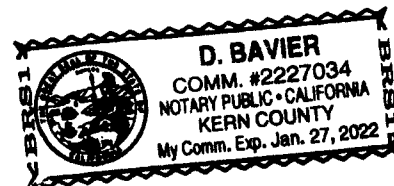
personally appeared James B. Batey, Marie Ann Batey and Justin B. Batey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

On November 21, 2019 before me, D. Bavier, Notary Public,
(here insert name and title of the officer)

personally appeared Gary K. Duncan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.


Signature

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

On November 21, 2019 before me, D. Bavier, Notary Public,
(here insert name and title of the officer)

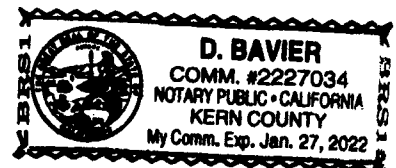
personally appeared Michele A. Jelmini
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

On November 22, 2019 before me, D. Bavier, Notary Public,
(here insert name and title of the officer)

personally appeared Randy J. jelmini and Linda C. Jelmini,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah

County of Salt Lake

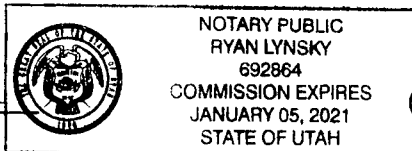
On November 29th, 2019 before me, Ryan Lynsky, Notary Public,
(here insert name and title of the officer)

personally appeared David Jelmini
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Kern

On December 6, 2019 before me, D. Bavier, Notary Public,
(here insert name and title of the officer)

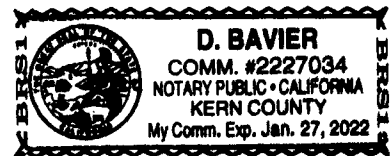
personally appeared Joseph T. O'Connell and Jill S. O'Connell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

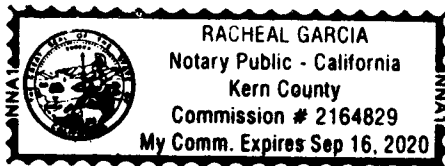
State of California)

County of Kern)On December 13, 2019 before me, Racheal Garcia, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Monya Jameson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Racheal Garcia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Kern)

On December 13, 2019 before me, Racheal Garcia, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Patrick J. Osborn
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Racheal Garcia
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

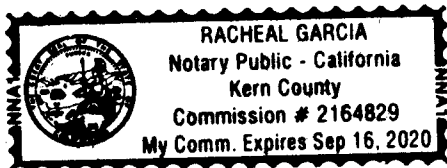
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Kern)
 On December 16, 2019 before me, Racheal Garcia, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared Brooks Douglass
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Racheal Garcia
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBITS	
EXHIBIT	NAME
"A"	LEGAL DESCRIPTION OF THE PROPERTIES
"B"	DEPICTION OF THE PROPERTIES, THE EXISTING PARK SITE AND THE PARK DEDICATION PROPERTY
"C"	INFORMATION REGARDING THE PROPERTIES
"D"	LEGAL DESCRIPTION OF THE EXISTING PARKING SITE
"E"	DESCRIPTION OF THE DEDICATION PROPERTY
"F"	DEPICTION OF THE DEDICATION PROPERTY

EXHIBIT "A"

Legal Description of the Properties

LEGAL DESCRIPTION OF PROPERTY 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOT 6 IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., ACCORDING TO THE DEDICATIONS AND RESERVATIONS CONTAINED UPON THAT CERTAIN PLAT OF SAID SECTION ENTITLED, SALES MAP OF LANDS OF J.B. HAGGIN IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA, DATED AUGUST 18, 1890, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID KERN COUNTY ON AUGUST 20, 1890.

Kern County Assessor's Parcel No. 463-160-11

PARCEL 2:

N 1/2 OF LOT 11, SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP OF LANDS OF J.B. HAGGIN OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., FILED IN THE OFFICE OF THE COUNTY RECORDER ON AUGUST 20, 1890.

EXCEPTING AND EXCLUDING 100% OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS CONTAINED WITHIN THE PROPERTY HEREINABOVE REFERRED TO AS RESERVED IN DEED OF RECORD.

Kern County Assessor's Parcel No. 463-160-13

PARCEL 3:

LOTS 7 AND 8, EXCEPT THE S 1/2 OF THE S 1/2 OF LOT 7 AND EXCEPT THE SOUTH 390 FEET OF THE WEST 630 FEET OF LOT 8, IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO VAUGHN WATER COMPANY, A CALIFORNIA MUTUAL WATER COMPANY IN DEED RECORDED JULY 7, 2015 AS INSTRUMENT NO. 000215088318, OF OFFICIAL RECORDS

Kern County Assessor's Parcel Nos. 463-160-51

PARCEL 4:

THE S 1/2 OF THE S 1/2 OF LOT 7, IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO VAUGHN WATER COMPANY, A CALIFORNIA MUTUAL WATER COMPANY IN DEED RECORDED JULY 7, 2015 AS INSTRUMENT NO. 000215088318, OF OFFICIAL RECORDS ALSO EXCEPTING THEREFROM 5 1/2% OF ALL OIL, GAS, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDER, AND THAT MAY BE PRODUCED AND SAVED FROM SAID LAND AS DEED IN VARIOUS DEEDS OF RECORD.

ALSO EXCEPTING THEREFROM 2% OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS AS RESERVED BY IVAN MCKINNEY IN DOCUMENT RECORDED JANUARY 30, 1950 IN BOOK 1667, PAGE 121 OF OFFICIAL RECORDS.

Kern County Assessor's Parcel Nos. 463-160-53

Kern County Assessor's Parcel Nos. 463-160-11, -13, -51 and -53

LEGAL DESCRIPTION OF PROPERTY 2

THE LAND REFERRED TO IN THE LEGAL DESCRIPTION IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 13 AND 14 OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MDBM, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE "SALES MAP OF THE LANDS OF J.B. HAGGIN" FILED AUGUST 20, 1890 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL LANDS CONTAINED WITHIN FINAL SUBDIVISION MAP 6325 PHASE 1 RECORDED MAY 24, 2016 IN THE OFFICE OF THE KERN COUNTY RECORDER.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM.

PARCEL 2:

ALL OIL, GAS, AND OTHER MINERALS WITHIN OR UNDERLYING PARCEL 1, ABOVE, THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE VESTEES, THEIR SUCCESSORS AND ASSIGNS SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS UPON THE SURFACE OF SAID LAND, BUT NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT THE VESTEES, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUBSURFACE DRILLING OPERATIONS UNDERSAID LAND AT A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON.

Kern County Assessor's Parcel No. 463-150-51 (Portion)

LEGAL DESCRIPTION OF PROPERTY 3

THE LAND REFERRED TO IN THE LEGAL DESCRIPTION IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 19 AND 20 OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MDBM, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE "SALES MAP OF THE LANDS OF J.B. HAGGIN" FILED AUGUST 20, 1890 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL LANDS CONTAINED WITHIN FINAL SUBDIVISION MAP 6325 PHASE 1 RECORDED MAY 24, 2016 IN THE OFFICE OF THE KERN COUNTY RECORDER.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM.

PARCEL 2:

ALL OIL, GAS, AND OTHER MINERALS WITHIN OR UNDERLYING PARCEL 1, ABOVE, THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE VESTEES, THEIR SUCCESSORS AND ASSIGNS SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS UPON THE SURFACE OF SAID LAND, BUT NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT THE VESTEES, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUBSURFACE DRILLING OPERATIONS UNDERSAID LAND AT A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON.

Kern County Assessor's Parcel No. 463-150-51 (Portion)

LEGAL DESCRIPTION OF PROPERTY 4

Parcel 1:

LOT B OF LOT LINE ADJUSTMENT NO. 16-0465, AS PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 24, 2017 AS DOCUMENT NO. 217114161 OF OFFICIAL RECORDS, BEING AN ADJUSTMENT OF PARCELS 3 AND 4 OF PARCEL MAP NO. 12143, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 33 AND 34 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, THE LEGAL OF WHICH IS HEREBY INCORPORATED BY REFERENCE HERETO AS THOUGH FULLY SET FORTH HEREIN. ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 14, T. 29 S., R. 26 E., M.D.M.

EXCEPTING THEREFROM ALL INTEREST CONVEYED TO TENNECO OIL COMPANY, A DELAWARE CORPORATION IN THE ASSIGNMENT AND CONVEYANCE THEREOF RECORDED NOVEMBER 18, 1988 IN THE OFFICE OF THE KERN COUNTY RECORDER, IN BOOK 6183 OF OFFICIAL RECORDS, AT PAGE 1167 WHICH CAN BE BRIEFLY SUMMARIZED AS ALL OIL, GAS, AND HYDROCARBONS. ALSO EXCEPTING THEREFROM ALL PREVIOUSLY RESERVED OIL, GAS, AND HYDROCARBONS.

Kern County Assessor's Parcel No. 529-012-42

Parcel 2:

LOT A OF LOT LINE ADJUSTMENT NO. 16-0465, AS PER CERTIFICATE OF COMPLIANCE RECORDED AUGUST 24, 2017 AS DOCUMENT NO. 217114161 OF OFFICIAL RECORDS, BEING AN ADJUSTMENT OF PARCELS 3 AND 4 OF PARCEL MAP NO. 12143, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 33 AND 34 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, THE LEGAL OF WHICH IS HEREBY INCORPORATED BY REFERENCE HERETO AS THOUGH FULLY SET FORTH HEREIN. ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 14, T. 29 S., R. 26 E., M.D.M.

EXCEPTING THEREFROM ALL INTEREST CONVEYED TO TENNECO OIL COMPANY, A DELAWARE CORPORATION IN THE ASSIGNMENT AND CONVEYANCE THEREOF RECORDED NOVEMBER 18, 1988 IN THE OFFICE OF THE KERN COUNTY RECORDER, IN BOOK 6183 OF OFFICIAL RECORDS, AT PAGE 1167 WHICH CAN BE BRIEFLY SUMMARIZED AS ALL OIL, GAS, AND HYDROCARBONS. ALSO EXCEPTING THEREFROM ALL PREVIOUSLY RESERVED OIL, GAS, AND HYDROCARBONS.

Kern County Assessor's Parcel No. 529-012-43

Kern County Assessor's Parcel Nos. 529-012-42 and 529-012-43

LEGAL DESCRIPTION OF PROPERTY 5

PARCEL 2 OF PARCEL MAP NO. 12143, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60, PAGES 33 AND 34 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE LEGAL OF WHICH IS HEREBY INCORPORATED BY REFERENCE HERETO AS THOUGH FULLY SET FORTH HEREIN. ALSO BEING A PORTION OF THE NORTH HALF OF SECTION 14, T. 29 S., R. 26 E., M.D.M.

EXCEPTING THEREFROM ALL INTEREST CONVEYED TO TENNECO OIL COMPANY, A DELAWARE CORPORATION IN THE ASSIGNMENT AND CONVEYANCE THEREOF RECORDED NOVEMBER 18, 1988 IN THE OFFICE OF THE KERN COUNTY RECORDER, IN BOOK 6183 OF OFFICIAL RECORDS, AT PAGE 1167 WHICH CAN BE BRIEFLY SUMMARIZED AS ALL OIL, GAS, AND HYDROCARBONS. ALSO EXCEPTING THEREFROM ALL PREVIOUSLY RESERVED OIL, GAS, AND HYDROCARBONS.

Kern County Assessor's Parcel No. 529-012-38

LEGAL DESCRIPTION OF PROPERTY 6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 19 AND 20 AND THE NORTH HALF OF LOT 29 OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE MAP OF SAID SECTION FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON DECEMBER 29, 1890.

EXCEPTING THEREFROM AN UNDIVIDED 97-1/2% IN AND TO ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND

Kern County Assessor's Parcel No. 463-051-13

EXHIBIT "B"

Depiction of the Properties, the Existing Park Site and the Park Dedication Property

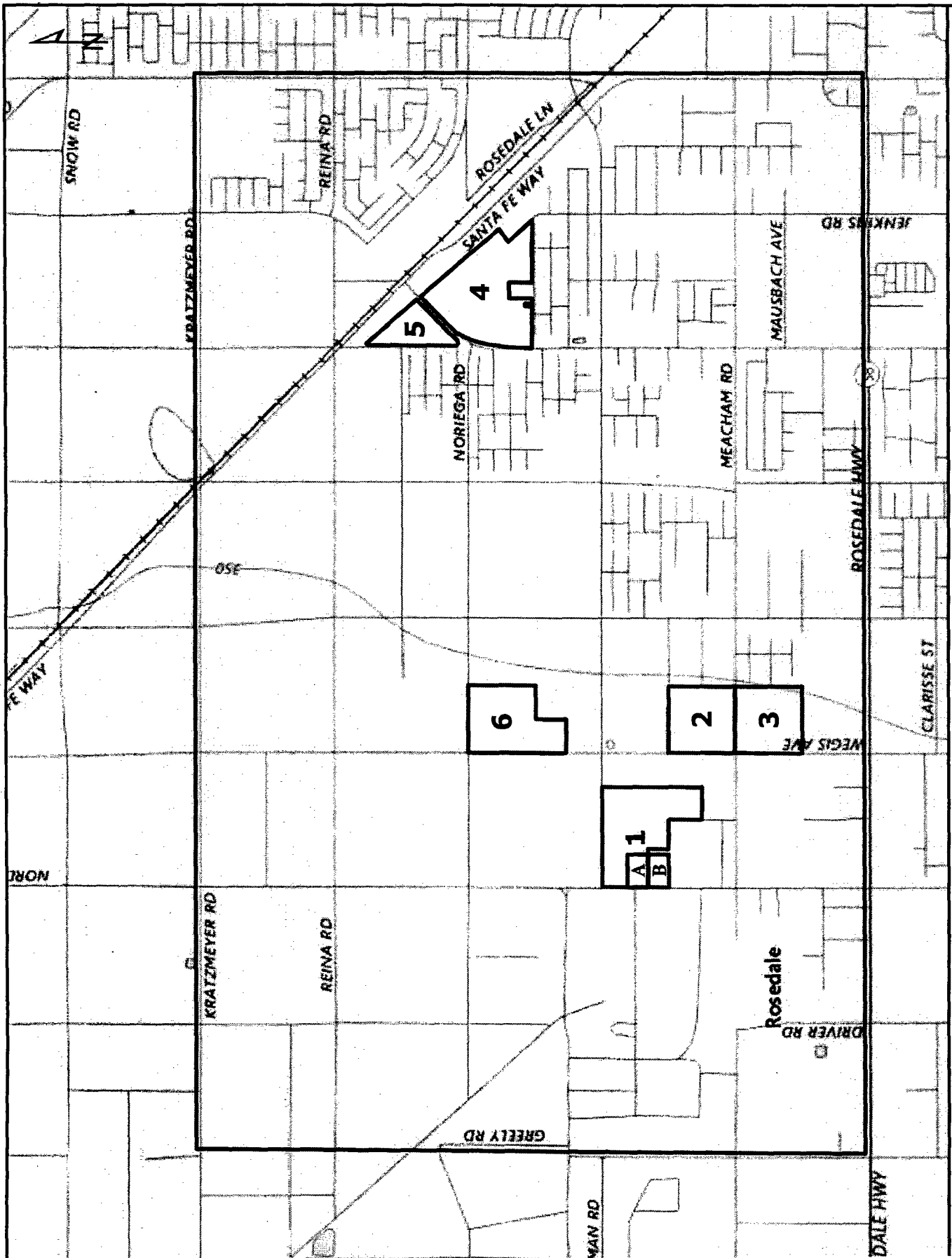


EXHIBIT "C"

Information Regarding the Properties

PROPERTY GROUP	OWNERS	GENERAL LOCATION	LOCAL JURISDICTION	KERN COUNTY ASSESSOR'S PARCEL NO(S)	ASSESSED ACRES	ESTIMATE, AS OF THE EFFECTIVE DATE, OF NUMBER OF DWELLING UNITS TO BE DEVELOPED	2.5 ACRES PER 1,000 PERSONS	AVERAGE PERSONS PER DWELLING UNIT	ESTIMATE, AS OF THE EFFECTIVE DATE, OF PARK LAND ACREAGE DEDICATION REQUIREMENT
1	BFF and O'Connell	Southeast Corner of Hageman Road & Nord Avenue	County of Kern	463-160-11 463-160-13 463-160-51 463-160-53	61.34	150	0.0025	3.12	1.170
2	Hageman	Northeast Corner of Meacham Road & Wegis Avenue	County of Kern	463-150-51 (Portion)	39.00	55	0.0025	3.12	0.429
3	Hageman	Southeast Corner of Meacham Road & Wegis Avenue	County of Kern	463-150-51 (Portion)	39.00	100	0.0025	3.12	0.780
4	Frontier	Reufro Road & Santa Fe Way	City of Bakersfield	529-012-42 529-012-43	85.82	220	0.0025	3.12	1.716
5	Frontier	Reufro Road & Santa Fe Way	City of Bakersfield	529-012-38	22.79	70	0.0025	3.12	0.546
6	Marie Batey, Duncan, David Jelmini, Michele Jelmini and the Jelmini Family Trust	Southeast Corner of Noriega Road & Wegis Avenue	County of Kern	463-051-13	47.73	90	0.0025	3.12	0.702
TOTAL					295.68	685			5.343

RECORDERS MEMO: POOR RECORDED REPRODUCTION DUE TO QUALITY OF PRINT OR TYPE ON ORIGINAL DOCUMENT.

EXHIBIT "D"

Legal Description of the Existing Parking Site

PARCEL 1:

THE SOUTH 390 FT.' OF W 630 FT. OF LOT 8 OF SECTION 21 OF T.29S. R.26E. MDB&M EXCEPT THE S 340' OF THE WEST 260 FT OF SAID LOT 8.

SUBJECT TO ANY MINERAL RESERVATIONS OF RECORD.

Kern County Assessor's Parcel No. 463-160-20

PARCEL 2:

THE SOUTH 340 FT. OF THE WEST 260 FT OF LOT 8 OF SECTION 21 OF T.29S. E. 26E. MDB&M

SUBJECT TO ANY MINERAL RESERVATIONS OF RECORD.

Kern County Assessor's Parcel No. 463 -160-22

Kern County Assessor's Parcel Nos. 463-160-20 and -22

EXHIBIT "E"

Description of the Dedication Property

ALL THAT PORTION OF LOT 8 IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING THE "SALES MAP OF J.B. HAGGIN" AS FILED AUGUST 20, 1890 IN THE OFFICE OF THE KERN COUNTY RECORDER, BEING DESCRIBED AS FOLLOWS:

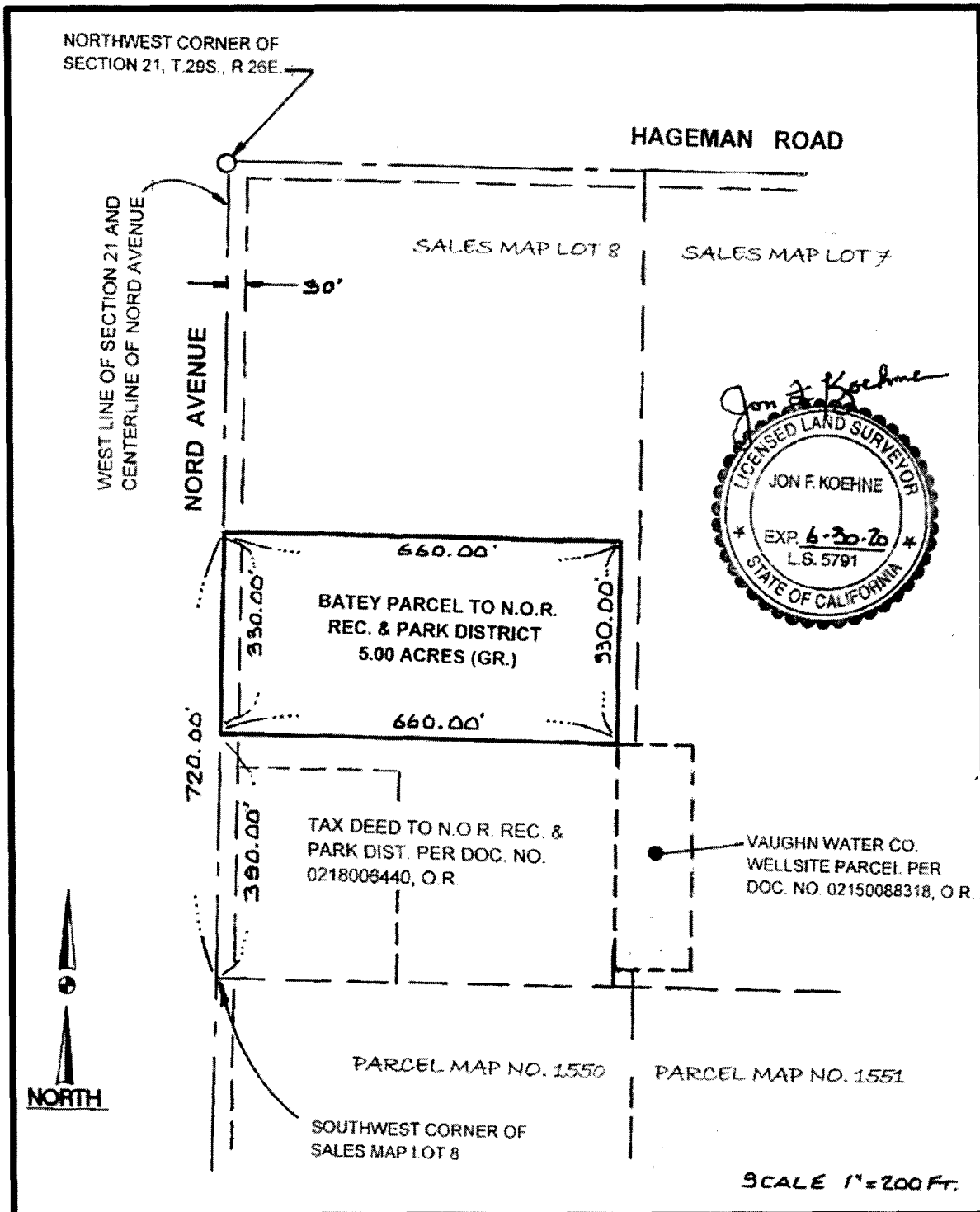
THE NORTH 330.00 FEET OF THE SOUTH 720.00 FEET OF THE WEST 660.00 FEET OF SAID LOT 8.

CONTAINING 5.00 GROSS ACRES.

FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF SAID LOT 8 IS THE WEST LINE OF SAID SECTION 21.

EXHIBIT "F"

Depiction of the Dedication Property





California
Department of Conservation
Geologic Energy Management Division

Gavin Newsom, Governor
David Shabazian, Director
801 K Street, MS 18-05
Sacramento, CA 95814
T: (916) 445-9686

04/26/2022

Tony Jaquez
1600 Truxtun Avenue, Bakersfield, CA 93301, USA
tjaquez@bakersfieldcity.us

Construction Site Well Review (CSWR) ID: 1012475

Assessor Parcel Number(s): 52901246

Property Owner(s): Frontier Land Partners, LLC

Project Location Address: West of Santa Fe Way and North of Austin Creek Avenue, Bakersfield, California 93314

Project Title: Vesting Tentative Tract Map # 7411

Public Resources Code (PRC) § 3208.1 establishes well reabandonment responsibility when a previously plugged and abandoned well will be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, and geothermal wells.

The California Geologic Energy Management Division (CalGEM) has received and reviewed the above referenced project dated 4/25/2022. To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following well evaluation.

The project is located in Kern County, within the boundaries of the following fields:

Rosedale

Our records indicate there are 1 known oil or gas wells located within the project boundary as identified in the application.

- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Not Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Projected to Be Built Over or Have Future Access Impeded by this project: 1
- Number of wells Abandoned to Current Division Requirements as Prescribed by Law and Not Projected to Be Built Over or Have Future Access Impeded by this project: 0

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access including, but not limited to, buildings, housing, fencing, landscaping, trees, pools, patios, sidewalks, roadways, and decking. Maintaining sufficient access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure.

There are no guarantees a well abandoned in compliance with current Division requirements as prescribed by law will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current Division requirements as prescribed by law have a lower probability of leaking in the future, however there is no guarantees that such abandonments will not leak.

The Division advises that all wells identified on the development parcel prior to, or during, development activities be tested for liquid and gas leakage. Surveyed locations should be provided to the Division in Latitude and Longitude, NAD 83 decimal format. The Division expects any wells found leaking to be reported to it immediately.

Failure to plug and reabandon the well may result in enforcement action, including an order to perform reabandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 give the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local

permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for reabandonment as:

1. The property owner - If the well was plugged and abandoned in conformance with Division requirements at the time of abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
2. The person or entity causing construction over or near the well - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be reabandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to reabandon the well and be responsible for the reabandonment.
3. The party or parties responsible for disturbing the integrity of the abandonment - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the reabandonment.

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements

near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.

2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has statutory authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources; damage to underground oil, gas, and geothermal deposits; and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities, any wells are encountered that were not part of this review, the property owner is expected to immediately notify the Division's construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

Should you have any questions, please contact me at (661) 440-8942 or via email at marvelous.egboro@conservation.ca.gov.

Sincerely,

Jeff Kimber for

Mark Ghann-Amoah
District Deputy

cc: Tony Jaquez - Submitter

**Wells Abandoned to Current Division Requirements as Prescribed by Law & Projected to be
Built Over or Have Future Access Impeded**

The wells listed below are abandoned to current Division requirements as prescribed by law, and based upon information provided, are projected to be built over or have future access impeded.

API	Well Designation	Operator	Well Evaluations
0402947905	Tenneco-Quintana- Rosedale 34X	Arco Western Energy Co.	Well Plugged and Abandoned

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING
COMMISSION TO APPROVE VESTING TENTATIVE TRACT
MAP 7411 (PHASED) GENERALLY LOCATED SOUTH OF
SANTA FE WAY AND EAST OF RENFRO ROAD.**

WHEREAS, McIntosh and Associates representing Frontier Land Partners, LLC, filed an application with the City of Bakersfield Planning Department requesting a Vesting Tentative Tract Map 7411 (Phased) (the "Project"), and a modification request to allow Reverse Corner/Key Lots and Reduction to Centerline Radius Curve, consisting of 74 lots on 26.52 acres to develop single-family residential, as shown on attached Exhibit "B", generally located south of Santa Fe Way and east of Renfro Road as shown on attached Exhibit "C"; and

WHEREAS, the application was deemed complete on April 22, 2022; and

WHEREAS, an initial study was conducted and it was determined that the Project would not have a significant effect on the environment and a Mitigated Negative Declaration was prepared and approved by the City Council on June 24, 2015, in conjunction with Project No. GPA/ZC 14-0480, in accordance with California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission, did set, Thursday, June 2, 2022, 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 Project, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

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

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

WHEREAS, the facts presented in the staff report, environmental review, and special studies (if any), and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. Staff determined that the proposed activity is a project, and an initial study was prepared for the original project (Project No. GPA/ZC No. 14-0480) of the subject property and a Mitigated Negative Declaration was adopted on June 24, 2015, by the City Council for the original project, and duly noticed for public review.

3. Said Mitigated Negative Declaration for the Project is the appropriate environmental document to accompany approval of the Project. In accordance with State CEQA Guidelines Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed, there are no substantial changes in circumstances under which the project will be undertaken, and no new environmental impacts have been identified. The Project will not significantly impact the physical environment because mitigation measures relating to air quality, biological resources, and cultural resources have been incorporated into the Project.
4. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
5. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan. (Subdivision Map Act Section 66473.5) The proposed density and intensity of development are consistent with the LR (Low Density Residential) land use classification on the property. Proposed road improvements are consistent with the Circulation Element. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.
6. Mineral right owners' signatures may be waived on the final map pursuant to Bakersfield Municipal Code Section 16.20.060 A.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 (a) drill island (s) 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 request for modifications is consistent with sound engineering practices or subdivision design features.
8. 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. This map pertains to the Mitigated Negative Declaration previously approved in conjunction with Project No. 14-0480.
3. Vesting Tentative Tract Map 7411, is hereby approved with conditions of approval and mitigation measures shown on Exhibit "A".

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on June 2, 2022, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR

City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Conditions of Approval

Exhibit B: Location Map

Exhibit C: Vesting Tentative Tract Map 7411 (Phased)

EXHIBIT "A"
VESTING TENTATIVE TRACT MAP 7411
CONDITIONS OF APPROVAL

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

PUBLIC WORKS

1. In a letter dated January 27, 2022, the applicant requested deviation from the following ordinance and policy requirements:
 - 1.1. SDM reference Sec. 5.4.2.1.d – Use of less than standard minimum centerline curve radius for Bridgmont Avenue from 500 to 300 feet, and Jenkins Road from 500 feet to 250 feet. Recommendation: **APPROVE**. The radius is in accordance with the absolute minimum allowable.
2. This tentative map shall conform to the requirements and conditions of GPA/ZC 14-0480.
3. 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.
4. Prior to grading plan review submit the following for review and approval:
 - 4.1. A drainage study for the entire subdivision and any applicable portion of Austin Creek Avenue. The tentative map does not show storm drain pipelines, catch basins, or manholes. X-gutter is not allowed on Stonemont Avenue and Skycrest Lane.
 - 4.2. A sewer service will be provided by North of the River Sanitary District (NORSRD). Please contact NORSRD for their planning, design, and construction requirements.
 - 4.3. 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 have a mechanical device in the storm drain system to remove or minimize the introduction of oil, grease, trash, and sediments. This device shall be reviewed and approved by the City Engineer and shall provide the greatest benefit to the storm drain system with the least maintenance cost.
5. The following conditions must be reflected in the design of the improvement plans:
 - 5.1. Final plan check fees shall be submitted with the first plan check submission.
 - 5.2. Per Resolution 035-13 the area within the Tract shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the Tract from existing sidewalks and bike lanes. If there is a gap less than ¼ mile then construction of asphalt sidewalks and bike lanes to the tract will be required.
 - 5.3. Install traffic signal interconnect conduit and pull rope for the frontage in all arterials and collectors.
 - 5.4. 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.

- 5.5. 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. The subdivider is responsible for implementing the following:
 - 6.1. Right turn deceleration lanes are required on arterials at all streets and access points if the 85th percentile speed is less than 45 mph and the peak hour turning volumes is over 200, or if the 85th percentile speed is 45 mph or greater and the peak hour turning volumes is over 25.
 - 6.2. Expanded intersections are required at all intersections with collectors and arterials.
 - 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 Austin Creek Avenue, Bridgemont Avenue, Skycrest Lane, Jenkins Road, and Stonemont Avenue to local standards (60 R/W) for the full extent of the street lying within the tract's boundary.
 - 6.4.1.2. Construct Jenkins Road to local standards (60 R/W) for the full extent of the street. Developer to coordinate with North of River for the offsite dedication for Jenkins Road and Page Mill Lane. The proposed offsite dedications will be submitted for review and recorded with the County of Kern. Street plans for Jenkins Road and Page Mill Lane will be submitted to the City for review and

approval. City of Bakersfield to maintain Jenkins Road and Page Mill Lane once complete and NOC'd.

- 6.4.1.3. Construct missing sidewalk on the east side of Jenkins Road from the existing sump to Phase 1 boundary per County standards. An encroachment permit would be required from the County of Kern.
- 6.4.2. The following shall occur with Phase 2:
 - 6.4.2.1. Construct Creekmont Avenue to local standards (60 R/W) for the full extent of the street lying within the tract's boundary.
 - 6.4.2.2. Construct Jenkins Road and Page Mill Lane to local standards (60 R/W) for the full extent of the street.
- 6.4.3. The following shall occur with Phase 3:
 - 6.4.3.1. Construct NorthStar Avenue to local streets standards(60 R/W) for the full extent of the street lying within the tract's boundary.

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 update 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 landscaping to the appropriate street standards, at the building setback with landscaping as approved by the Public Works and Parks Directors. Public access to public sumps for maintenance shall be provided by public streets unless otherwise approved.
 - 6.10. Drainage basins shall be reviewed and approved by both the Public Works Department and the Water Resources Department.
 - 6.11. 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.

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. The developer is required to construct an improvement which is on the facilities list for the Metropolitan Bakersfield Transportation Impact Fee Cottonwood Road and Panama Lane. The developer shall receive credit against his traffic impact fees for constructing this project. The developer must submit an appraisal, to be approved by the City Engineer, verifying the cost of the right-of-way to be acquired. This credit is not available until the improvement has been constructed by the developer and accepted for maintenance by the City. Any building permit issued prior to this acceptance shall pay the full impact fee.
 - 8.3. If it becomes necessary to obtain any off site right of way and if the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.
9. Prior to recording each final map:
 - 9.1. All facilities within the boundaries of this subdivision identified by the approved drainage study shall be constructed in accordance with the plans approved by the City Engineer, and all easements required shall be provided.
 - 9.2. 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.
 - 9.3. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map containing information with respect to the addition of this subdivision to the consolidated maintenance district. Said covenant shall also contain information pertaining to the maximum anticipated annual cost per single family dwelling for the maintenance of landscaping associated with this tract. Said covenant shall be provided to each new property owner through escrow proceedings. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents, including a Proposition 218 Ballot and Covenant, which shall be signed and notarized.
10. Prior to Notice of Completion:
 - 10.1. The storm drain system, including the sump, shall be inspected and any debris removed.

Previously approved GPA/ZC14-0480 conditions shall apply to this project.

11. Along with the submittal of any development plan, prior to approval of improvement plans, or with the application for a lot line adjustment or parcel merger, the following shall occur **(If a tentative subdivision map over the entire GPA/ZC area is submitted, than these conditions can be met with the map):**
 - 11.1 Provide fully executed dedication for Renfro Road to arterial standards and Jenkins Road and the local street along the north side of Austin Creek Park to Santa Fee Way to local standards, for the full frontage of the area within the GPA request.

Provide fully executed dedication for the east and west side of Santa Fee Way to arterial standards along the full frontage of the GPA area. Dedications shall include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer. Submit a current title report with the dedication documents.

- 11.2 Submit a comprehensive drainage study to be reviewed and approved by the City Engineer. No more than one sump may be utilized to serve this area; this sump should be located so that they may be available to serve adjacent areas as they develop. If only one sump is utilized to serve this GPA/ZC area, it need not be so located. The study shall be approved and any required retention site and necessary easements dedicated to the City.
 - 11.3 The GPA/ZC area is within the North of the River Sanitary District No. 1. Sewer service in this area must conform to the NORDS's adopted Sewer Study, and construction of sewer lines shall be per NORSD's requirements. All trench backfill and paving within the public right of way shall require an Open Street Permit and be per the City of Bakersfield.
 - 11.4 The project applicant shall provide the City of Bakersfield with a phasing plan of the onsite and required offsite roadway improvements to be reviewed and approved by the City Engineer.
 - 11.5 Developer is responsible for the construction of all infrastructure, both public and private, within the boundary of the GPA/ZC area. This includes the construction of any and all boundary streets to the centerline of the street, unless otherwise specified. The developer is also responsible for the construction of any off site infrastructure required to support this development, as identified in these conditions. Developer will be responsible for offsite construction of all infrastructure along the east side of Santa Fee Way and adjacent to Austin Creek Park along the GPA/ZC area. The phasing of the construction all infrastructure will be addressed at the subdivision map stage.
12. The entire area covered by this General Plan Amendment shall be included in the Consolidated Maintenance District. The applicant shall pay all fees for inclusion in the Consolidated Maintenance District with submittal of any development plan, tentative subdivision map, Site Plan Review, or application for a lot line adjustment for any portion of this GPA/ZC area. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents, including the Proposition 218 ballot and the Covenant. The ballot and covenant shall be signed and notarized.
 13. Payment of the proportionate share of the cost of the median for the arterial frontage of the property within and or along the GPA/ZC request is required prior to recordation of any map or approval of any improvement plan for the GPA/ZC area.
 14. Per Resolution 035-13, the area within the GPA/ZC shall implement and comply with the "complete streets" policy.
 15. Local Mitigation:
Pay the proportionate share of the following mitigation measures (not paid for by the Regional Transportation Impact Fee nor included with normal development improvements) as indicated in list of mitigation measures from the traffic study in Tables

6. An updated estimate, based upon current costs, and fee schedule shall be developed by the applicant and approved prior to recordation of a map or issuance of a building permit. Proportionate shares from the study as follows:

1. Santa Fe Way & Kratzmeyer Rd, Install Signal, 1.64%
2. Allen Rd & Olive Dr, Add 1 NBT, 1.75%
3. Renfro Rd & Noriega Rd, Install Signal, 8.43%

Notes: NB – north bound, SB – south bound, WB – west bound, EB – east bound
L – Left turn lane, T – Through lane, R – Right turn lane

Regional Transportation Impact Fee

Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted commercial and residential unit fees in place for the various land use types at time of development.

FIRE SAFETY DIVISION

16. Pipeline Easements.

- 16.1 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, habitable portion of a structure, garage, deck/patio, swimming pools or unoccupied permanent structure, are prohibited within the setback and record a corresponding covenant.
- 16.2 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, garage, deck/patio, swimming pools or unoccupied permanent 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.
- 16.3 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 these 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.
- 16.4 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.
- 16.5 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.

American Petroleum Institute Standards and Guidelines for property development

17. Fire Apparatus Access Roads and Hydrants

- 17.1 When fire protection, including fire apparatus access roads and water supplies for protection, is required to be installed, such shall be installed and made serviceable prior to any building permit issuance and throughout the time of construction.

17.2 Dead-End fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4

(California Fire Code)

Table D103.4

Requirments for Dead-End Fire Apparatus Access Roads		
Length (Feet)	Width (Feet)	Turnaround Required
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
Over 750	Special Approval Required	

17.3 Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt to provide all-weather driving capabilities.

RECREATION AND PARKS

18. Prior to recordation of a final map, the subdivider shall dedicate land with free and clear title to North of the River Recreation and Park District based on a park land dedication requirement of 2.5 acres per 1,000 population in accordance with Chapter 15.80 of the Bakersfield Municipal Code. If the number of dwelling units increases or decreases upon recordation of a final map(s), the park land requirement will change accordingly. This subdivision is located within the boundaries of North of the River Recreation and Park District.

- Prior to recordation of a final map, subdivider shall provide the Planning Department written proof/verification from North of the River Recreation and Park District that Agreement NH11920, Document No. 220001823, O.R. has been met.

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

19. Prior to recordation of any final map, the subdivider shall record a covenant on all lots of the subdivision disclosing the potential for light, glare, traffic and noise disturbances associated with the operations of future Austin Creek Park. Covenant shall be reviewed for approval by the North of the River Recreation and Park District and submitted to City Planning prior to recordation. *Orderly development.*

20. Prior to recordation of each final map, the subdivider shall provide the Planning Department written proof/verification from North of the River Recreation and Park District that said project is within the North of the River Recreation and Park District maintenance district.

Orderly development.

21. Subdivider shall be responsible for improving streets adjacent to the park site to City standards.

Orderly development.

CITY ATTORNEY

22. 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

23. 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.
24. The subdivision shall be recorded in no more than 4 phases. Phases shall be identified numerically and not alphabetically.

Orderly development.

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. Modification requests are approved as follows:
- 26.1 The request for reverse corner lots is approved.
 - 26.2 The request for reduction to 300 ft radius curve along Bridgemont Avenue and 250 ft radius curve along Jenkins Road is approved.
27. 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 (CalGEM). 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.

28. Prior to recordation of the final map, subdivider shall encumber the drill site as such by recordation of a covenant and/or other instrument on the drill site. Covenant / instrument shall be submitted to the Planning Director and City Attorney Office for review and approval prior to recordation.
29. Prior to or concurrently with recordation of any phase within 500 feet of the existing oil production site, subdivider shall record a covenant disclosing the location of the existing oil production site on all lots of this subdivision within 500 feet of them.

Comply with BMC Section BMC 15.66.080 C. and for 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), 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 masonry wall with gate access along drill island as shown on the tentative tract. However, upon approval by the Planning Director, wall construction may be defer until adjacent residential lots are recorded. Wall 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.

Air Quality and Green House Gas Mitigation Measures

33. As the project shall be completed in compliance with SJVAPCD Regulation VIII, dust control measures would be taken to ensure compliance specifically during grading and construction phases. The required Regulation VII measures are as follows:
- Water previously exposed surfaces (soil) whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.
 - Water all unpaved haul roads a minimum of three-times/day or whenever visible dust from such roads is capable of drifting from the site or approaches 20 percent opacity.
 - Reduce speed on unpaved roads to less than 15 miles per hour.
 - Install and maintain a track out control device that meets the specifications of SJVAPCD Rule 8041 if the site exceeds 150 vehicle trips per day or more than 20 vehicle trips per day by vehicles with three or more axles.
 - Stabilize all disturbed areas, including storage piles, which are not being actively utilized for production purposes using water, chemical stabilizers or by covering with a tarp or other suitable cover.
 - Control fugitive dust emissions during land clearing, grubbing, scraping, excavation, leveling, grading, or cut and fill operations with application of water or by presoaking.
 - When transporting materials offsite, maintain a freeboard limit of at least 6 inches and cover or effectively wet to limit visible dust emissions.
 - Limit and remove the accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. (Use of dry rotary brushes is prohibited except when preceded or accompanied by sufficient wetting to limit visible dust emissions and use of blowers is expressly forbidden).
 - Stabilize the surface of storage piles following the addition or removal of materials using water or chemical stabilizer/suppressants.
 - Remove visible track-out from the site at the end of each workday.
 - Cease grading or other activities that cause excessive (greater than 20 percent opacity) dust formation during periods of high winds (greater than 20 mph over a one-hour period).

Required PM10 Reduction Mitigation Measure

34. In accordance with the GAMAQI guidance document, construction activities shall comply with the following measures to reduce equipment exhaust:
- Maintain all construction equipment as recommended by manufacturer manuals.
 - Shut down equipment when not in use for extended periods.
 - Construction equipment shall operate no longer than eight (8) cumulative hours per day.
 - Use electric equipment for construction whenever possible in lieu of diesel or gasoline powered equipment.
 - Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations.
 - All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper running order to substantially reduce NO_x emissions.
 - On-Road and Off-Road diesel equipment shall use diesel particulate filters if permitted under manufacturer's guidelines.
 - On-Road and Off-Road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.
 - All construction workers shall be encouraged to shuttle (car-pool) to retail establishments or to remain on-site during lunch breaks.
 - All construction activities within the project area shall be discontinued during the first stage smog alerts.
 - Construction and grading activities shall not be allowed during first stage O₃ alerts. First stage O₃ alerts are declared when the O₃ level exceeds 0.20 ppm (1-hour average).
35. The following measures are recommended to further reduce the potential for long-term emissions from the project. These measures are required as a matter of regulatory compliance to ensure that the proposed project emissions are not exceeded:
- The project design shall comply with applicable standards set forth in Title 24 of the Uniform Building Code to minimize total consumption of energy.
 - Applicants shall be required to comply with applicable mitigation measures in the AQAP, SJVAPCD Rules, Traffic Control Measures, Regulation VIII and Indirect Source Rules for the SJVAPCD.
 - The developer shall comply with the provisions of SJVAPCD Rule 4601 - Architectural Coatings, during the construction of all buildings and facilities. Application of architectural coatings shall be completed in a manner that poses the least emissions impacts whenever such application is deemed proficient.
 - The applicant shall comply with the provisions of SJVAPCD Rule 4641 during the construction and pavement of all roads and parking areas within the project area. Specifically, the applicant shall not allow the use of:
 - Rapid cure cutback asphalt;
 - Medium cure cutback asphalt;
 - Slow cure cutback asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.3); or Emulsified asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.4).
 - The developer shall comply with applicable provisions of SJVAPCD Rule 9510 (Indirect Source Review).

36. The following mitigation measures are recommended to further reduce the potential for Greenhouse Gas emissions from the project. These measures will be required to ensure that the proposed project emissions are reduced to extent feasible and as required under state regulation:
- The project shall comply with the requirements of state and/or federal legislation and/or regulation to reduce or eliminate production of Greenhouse Gasses.

Mitigation measures as recommended by Air Quality Impact Analysis on file, dated December 2014.

Biological Impact Mitigation Measures

37. Prior to ground disturbance, developer shall comply with the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) , which will include a survey prepared by California Department of Fish and Wildlife approved MBHCP biologist. The survey includes the location for kit fox and comply with the provisions of the MBHCP. Survey protocol shall be recommended by the California Department of Fish and Wildlife. 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. Developer shall be subject to additional mitigation measures recommended by the qualified biologist.

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 ("MBHCP"). 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 June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than January 1, 2023 and all covered activities must be completed by the MBHCP expiration date of June 1, 2023. 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 2023 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 ("CDFW").

Mitigation measure.

38. 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.

Mitigation measure.

Cultural Impact Mitigation Measures

39. Although no cultural resources were found on the site, there is the possibility that unrecorded cultural resources or buried remains could be found during construction or earth disturbing activities. Should the subsurface archaeological remains be unearthed during construction activity, work in the area would stop immediately and a qualified archaeologist shall be consulted for further evaluation. Any measures by the archaeologist shall be complied with at that time.
40. If human remains are discovered during grading or construction activities, work would cease pursuant to Section 7050.5 of the California Health and Safety Code. If human remains are identified on the site at any time, work shall stop at the location of the find and the Kern County Coroner shall be notified immediately (Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code which details the appropriate actions necessary for addressing the remains) and the local Native American community shall be notified immediately.

Mitigation measures as recommended by Cultural Resources Study on file, dated May 2005, Revised September 2007.

VTTM 7411

EXHIBIT B

CITY OF BAKERSFIELD

LEGEND (ZONE DISTRICTS)

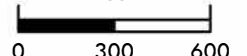
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



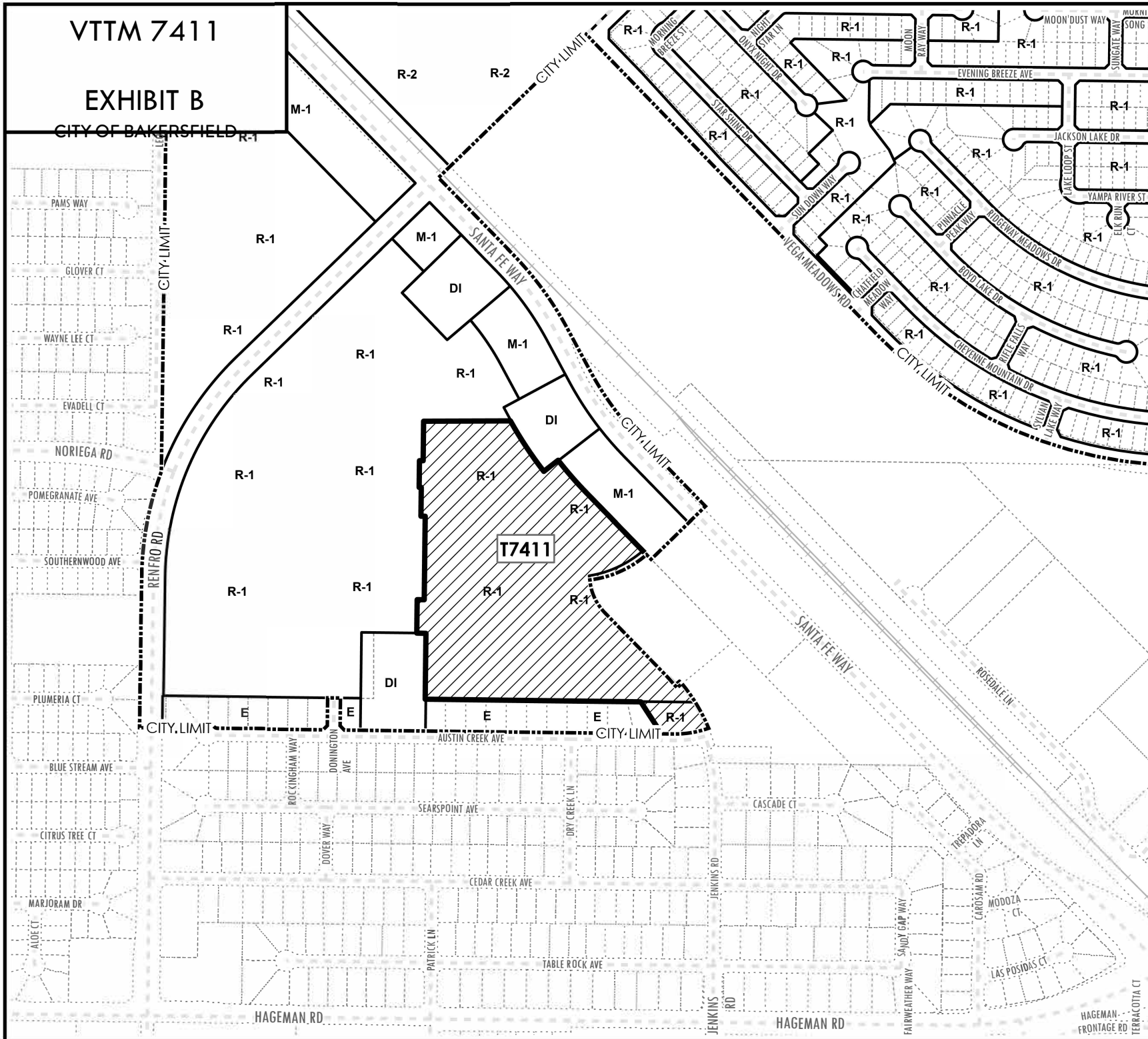
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COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: June 2, 2022

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

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 1

SUBJECT:

Zone Change No. 21-0138: Swanson Engineering is requesting a Zone Change on 2.83 acres located on the south side of Planz Road, approximately 1,000 feet west of South H Street from R-S (Residential Suburban) to R-2 CH (Limited Multiple Family Dwelling / Church Combining) classification, or a more restrictive district. Mitigated Negative Declaration on file.

APPLICANT: Swanson Engineering

OWNER: Shri Durga Temple, Inc.

LOCATION: South side of Planz Road, approximately 1,000 feet west of South H Street in south Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Map Set	Backup Material
<input type="checkbox"/> Mitigated Negative Declaration/Initial Study	Backup Material
<input type="checkbox"/> Resolution MND with Exhibits	Resolution
<input type="checkbox"/> Resolution ZC with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: June 2, 2022

AGENDA: 5.d

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: May 27, 2022

FILE: Zone Change No. 21-0138

WARD: 7

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Change in zone classification from R-S (Residential Suburban) to R-2/CH (Limited Multiple Family Dwelling/Church Combining) or a more restrictive classification.

APPLICANT: Swanson Engineering, Inc
200 Oak Street, Suite 150
Bakersfield, CA 93301

OWNER: Shri Durga Temple, Inc.
1925 Planz Road
Bakersfield, CA 93304

PROJECT LOCATION: South side of Planz Road, approximately 1,000 feet west of South H Street

APN: 405-210-03, -04, -05 and -08

PROJECT SIZE: 2.83 acres

CEQA: Section 15063(b)(2) [MND]

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential) and HMR (High Medium Residential)

EXISTING ZONE CLASSIFICATION: R-S (Residential Suburban)

PROPOSED ZONE CLASSIFICATION: R-2/CH (Limited Multiple Family Dwelling/Church Combining)

STAFF RECOMMENDATION: Adopt Resolution **APPROVING** the zone change from R-S (Residential Suburban) to R-2/CH (Limited Multiple Family Dwelling/Church Combining) and recommend same to City Council.

SITE CHARACTERISTICS: The project site consists of four parcels developed with a religious temple and residential units. Surrounding properties are primarily developed as: *north* - single family residential; *east* - shopping center; *south* - West Branch Canal and single family residential; and *west* - multiple family residential. A vacant parcel of land, not included with this request, divides the project site.

BACKGROUND AND TIMELINE:

- **May 22, 1967** – Benton Park No. 8 Annexation was annexed to the City. The project location was a portion of the 415-acre annexation area (No. 155; Ordinance No. 1679)
- **July 3, 1967** - Bakersfield City Council approved the current City zoning of R-S for the subject property (Ordinance No. 1683).

PROJECT ANALYSIS:

As noted above, the project site consists of four incontiguous parcels of land. A vacant parcel, not owned by the temple and not included with this request, divides the project site.

- 2011 Planz Road (APN 405-210-03): Single-family dwelling
- 2005 Planz Road (APN 405-210-04): Religious Temple and parking
- 1925 Planz Road (APN 405-210-05): Parking for the Temple
- 1919 Planz Road (APN 405-210-07): Vacant, not part of the project
- 1907 Planz Road (APN 405-210-08): Single-family dwelling

The project site is developed with a religious temple and residential units for individuals associated with the temple. At this time, no new development is proposed for the site; however, the applicant is requesting the zone change to allow for future upgrades of the Temple facilities to better serve the congregation. Should additional development occur, pursuant to Bakersfield Municipal Code (“BMC”) Section 17.08.060, no construction of any improvements which require a building permit or renovation of improvements shall be permitted without first obtaining site plan approval. Therefore, the applicant will be required to complete the formal Site Plan Review process prior to issuance of any permits. This will ensure the project site complies with current City standards and policies (e.g., setbacks, landscaping, solid waste collection, pavement condition, masonry walls, etc.) as part of the development.

Zoning. The CH (Church) zone is a combining zone in R-1, R-2, and R-3 zones. The following uses are permitted in a CH combining zone: (a) Churches; (b) Sanctuaries; (c) Sunday schools; (d) Unlighted playfields; and (e) Any use permitted in the R-1, R-2, and R-3 zones in which the land is classified. The following uses are not permitted in the CH combining zone except by conditional use permit issued by the Planning Commission: (a) Certified farmer’s markets; (b) Lighted play fields; (c) Day care centers; and (d) Private schools. In addition to construction complying with City development standards, the following two standards are applicable to the CH combining zone:

- Building height, distance between buildings, and yard requirements shall be the same as the other zone in which the land is classified. For church related development only, towers, steeples, cupolas, symbols and other architectural features not providing additional floor space within the building may extend not more than ten feet above the height limit provided in the other zone in which the land is classified.
- Churches and related development proposed adjacent to property zoned or designated for residential development shall be required to be separated by a solid masonry wall constructed a minimum height of six feet from highest grade.

Airport Land Use Compatibility Plan. This project site is located within Zone C of the Airport Land Use Compatibility Plan for the Bakersfield Municipal Airport. The purpose of this plan is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public airports to the extent these areas are not already devoted to incompatible uses. Table 2A includes a compatibility criteria identifying six zones based on the potential impact elements. Zone C is the "Common Traffic Pattern" where there is limited risk but frequent noise intrusion. Aircraft are typically at or below 1,000 feet AGL (Above Ground Level). The maximum residential density is 15 dwelling units per acre and for other uses, the maximum number of people per acre is 150. It should be noted that schools are considered a prohibited use in Zone C unless the local governing body can make specific findings by based on evidence in the record. Therefore, a private school (as noted above via conditional use permit) would require special consideration.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial study and submitted studies, Staff determined the proposed project with mitigation would not have a significant effect on the environment. Therefore, a Mitigated Negative Declaration ("MND") was prepared for this project in accordance with the California Environmental Quality Act ("CEQA"). The MND was circulated for public and agency review from May 9, 2022, to June 2, 2022 pursuant to CEQA Section 15073(a).

Environmental Conclusion. As of this writing, no comments have been submitted as a result of the MND circulation. The State CEQA Guidelines and the City of Bakersfield's CEQA Implementation Procedures have been followed in the evaluation of the environmental effects of this project. With mitigation, significant environmental impacts were not identified for the proposed project.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. As of this writing, no written public comments have been received.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. The proposal is consistent with the goals and policies contained in the General Plan, which encourage development of a variety of residential types and densities, provide adequate land area for the expansion of existing uses and development of new uses, provide for a mix of land uses which meets the diverse needs of residents, and accommodate new projects which are infill or expansion of existing urban development. As noted above, any future development will comply with all applicable regulations and design standards as identified in the Zoning Ordinance.

Recommendation. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal is compatible with the existing land use designation. Based on information in the record, Staff recommends your Commission adopt Resolution approving the zone change from R-S (Residential Suburban) to R-2/CH (Limited Multiple Family Dwelling/Church Combining) and recommend same to City Council.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

Mitigated Negative Declaration with Attachments

Planning Commission Draft Resolutions (MND and ZC)

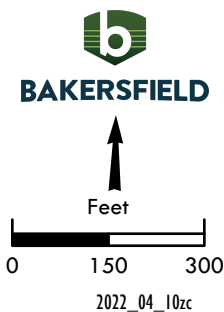
MAP SET

ZC 21-0138

CITY OF BAKERSFIELD

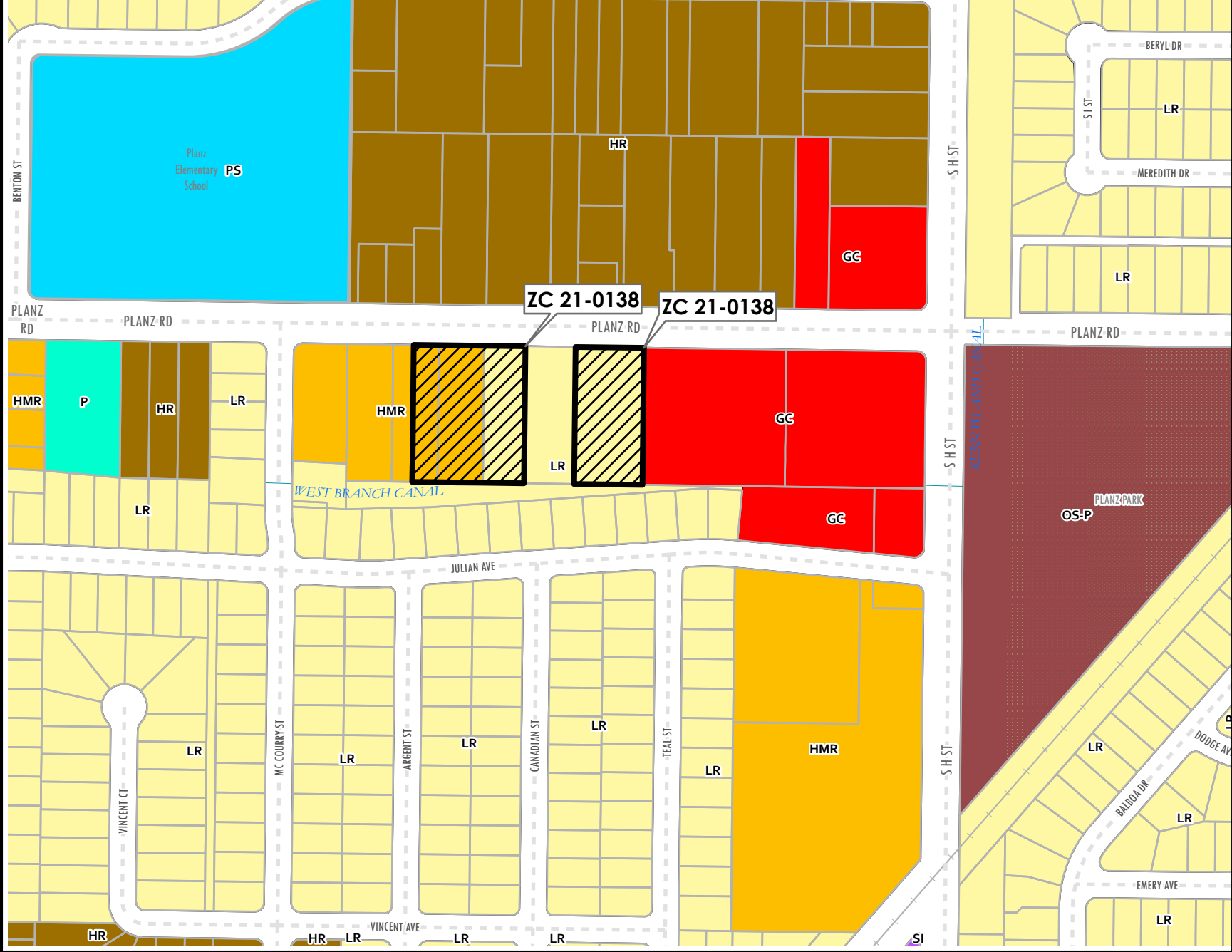


AERIAL



ZC 21-0138


CITY OF BAKERSFIELD

[illegible]

Land Use

RESIDENTIAL

HR - High Density
Residential: > 17.42 units
but ≤ 72.6 dwelling units/
net acre

 HMR - High Medium
Density Residential: >
7.26 units but ≤ 17.42
dwelling units/net acre

LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre

COMMERCIAL

GC - General Commercial

INDUSTRIAL

 SI - Service Industrial

PUBLIC FACILITIES

 P - Public Facilities

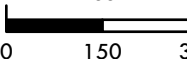
 PS - Public/Private Schools

OPEN SPACE

 OS-P - Parks and Recreation

BAKERSFIELD

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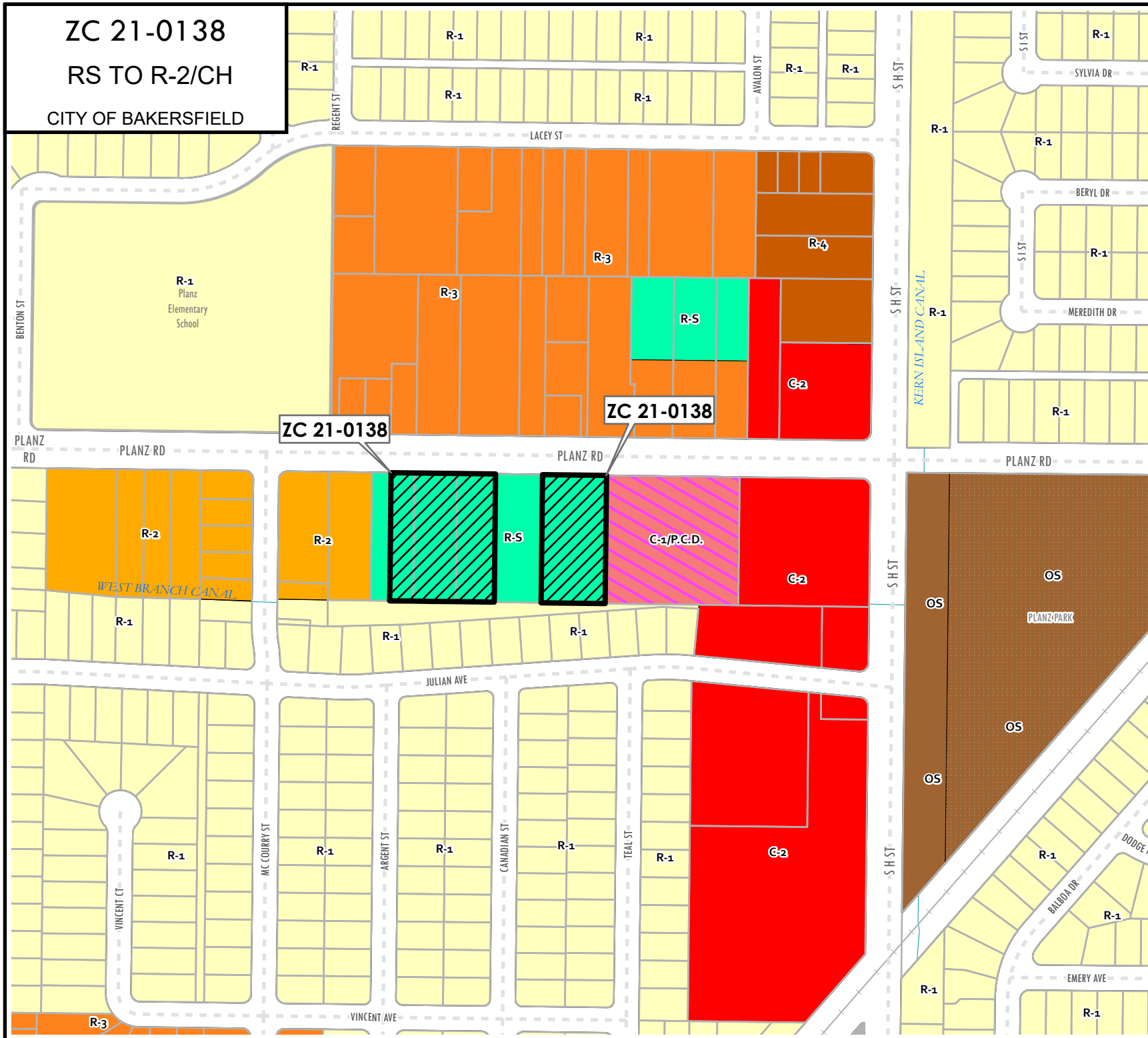


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ZC 21-0138

RS TO R-2/CH

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

- C-1/P.C.D. Combining
- C-2 Regional Commercial

Industrial Zone Designations

- M-1 Light Manufacturing

Resource Zone Designations

- OS Open Space

Residential Zone Designations

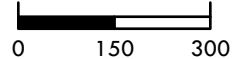
- R-5 Residential Suburban
- R-1 One Family Dwelling
- R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
- R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.
- R-4 Limited Multiple Family Dwelling Zone - 1 unit/600 sq. ft.



BAKERSFIELD



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NEGATIVE DECLARATION

The City of Bakersfield Development Services 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): Zone Change 21-0138

COMMENT PERIOD BEGINS: May 9, 2022

COMMENT PERIOD ENDS: June 2, 2022

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

Biological Resources Impact Mitigation Measures:

1. 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.

The current MBHCP expires on June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than January 1, 2023 and all covered activities must be completed by the MBHCP expiration date of June 1, 2023. 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 2023 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).

2. 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:

3. During construction, if buried paleontological or cultural 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 and/or paleontological 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 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.
4. 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.

INITIAL STUDY ENVIRONMENTAL ANALYSIS

1. **Project Title:** Zone Change No. 21-0138
2. **Lead Agency** *(name and address):* City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301
3. **Contact Person and Phone Number:** Jennie Eng
(661) 326-3043
4. **Project Location:** South side of Planz Road, approximately 1,000 feet west of So. H Street
5. **Project Sponsor's Name and Address:** Swanson Engineering, Inc.
Attn: Bob Swanson, PE
200 Oak Street, Suite 150
Bakersfield, CA 93301
6. **General Plan Designation:** LR (Low Density Residential) and HMR (High Medium Residential)
7. **Zoning:** Existing: R-S (Residential Suburban)
Proposed: R-2 CH (Limited Multiple Family Dwelling/Church Combining)

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.):*

Swanson Engineering representing Shri Durga Temple Inc. (property owner), is proposing Zone Change (ZC) on 2.83 acres located on the southside of Planz Road approximately 1,000 feet west of South H Street. The request is a change in zone classification from R-S (Residential Suburban) to R-2 CH (Limited Multiple Family Dwelling / Church Combining), or a more restrictive district.

The purpose of the zone change is to expand the existing religious temple and add residences for priest and guests of the temple. The temple serves a congregation by providing religious services, celebrations and weddings.

9. **Surrounding Land Uses and Setting** *(Briefly describe the project's surroundings.):*

The project site consists of four parcels of land developed with a religious temple and various residential units serving as homes for people associated with the temple. The site abuts the West Branch Canal (Kern Delta Water District) to the south. Existing single-family residences are located on the north side of Planz Road and Planz Elementary School to the northwest. To the west are multiple-family residences and to the east is an existing single-family home. There is a vacant parcel, separating the easternmost parcel owned by the temple. This vacant parcel is not owned by the temple.

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—Subdivision
- City of Bakersfield—Site Plan Review
- City of Bakersfield—Metropolitan Bakersfield Habitat Conservation Plan compliance
- City of Bakersfield—Regional Transportation Impact Fee Program compliance
- San Joaquin Valley Air Pollution Control District—Indirect Source Rule compliance
- State Water Resources Control Board—National Pollutant Discharge Elimination System General Permit

ZC 21-0138

R-S TO R-2/CH

CITY OF BAKERSFIELD

**LEGEND
(ZONE DISTRICTS)**

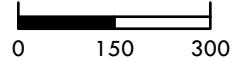
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



2022_04_10zc



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"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <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

Date

Jennie Eng

Printed name

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 would 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 onsite, 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.
- 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: Except as provided in Public Resources Code Section 21099, 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) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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)), 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 forest land or conversion of forest land to non-forest use? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management district 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 type="checkbox"/> | <input checked="" 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
a) 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"/>
b) 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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VI. ENERGY: Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VII. GEOLOGY AND SOILS: Would the project;				
a) Directly or indirectly cause 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 and Geology Special Publication 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issue

- | | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

VIII. GREENHOUSE GAS EMISSIONS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) 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 an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IX. 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 materials 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §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 or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) 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"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

X. HYDROLOGY AND WATER QUALITY: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <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 or through the addition of impervious surfaces, in a manner which would: | | | | |
| i. Result in a substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XI. 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"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Environmental Issue

- b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. MINERAL RESOURCES: Would the project:

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<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"/>

XIII. NOISE: Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- c) For a project located within the vicinity of a private airstrip or 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"/>
<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"/>

XIV. POPULATION AND HOUSING: Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, 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"/>

XV. PUBLIC SERVICES:

- a) 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:
- Fire protection?
 - Police protection?
 - Schools?
 - Parks?
 - 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"/>

XVI. RECREATION:

- a) Would the project 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"/>

XVII. TRANSPORTATION: Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. TRIBAL CULTURAL RESOURCES:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in 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:

a) Listed or 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 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"/>

XVIV. UTILITIES AND SERVICE SYSTEMS: Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation 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 and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water 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) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. WILDFIRES: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
periods of California history or prehistory?				
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 type="checkbox"/>	<input checked="" 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.** Public Resources Code (PRC) Section 21099 applicable to aesthetics effects states:

(d)(1) Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

(2)(A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies.

(B) For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.

The project is a residential project surrounded by other existing and developing residential tracts and therefore, could be considered an infill site, which by PRC 21099 is such development would not have a significant aesthetic impact.

Additionally, the project would allow additional dwelling units and religious-related development on the project site in addition to the existing structures. The existing visual environment in the area adjacent to the project is predominantly existing residential land uses. 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, the project would be consistent with the *Metropolitan Bakersfield General Plan* (MBGP) designations and zone districts per the Zoning Ordinance 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 a residential or religious-related development at the site would be in character and compatible with other existing residential 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.** Based on a field visit, it was determined that there are no trees, rock outcrops, or historic buildings 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 2019). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 (Caltrans 2019) 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. **No impact.** The project within the Bakersfield City limits, is contiguous with existing and developing residential land uses, and is located within an urban environment. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings in a nonurbanized area.
- 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 (building code). Together, these local and state requirements oblige project compliance with current lighting 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. **No impact.** The 2.83-acre project site is designated as Urban by the Farmland Mapping and Monitoring Program. The site is not being farmed or grazed, and the site is bordered by major streets and development. 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 R-S (Residential Suburban) 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 zoned R-S (Residential Suburban). 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. The project would not result in the loss of forestland or conversion of forest land to non-forest.
- e. **No impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the MBGP. The project itself is typical of the development found in metropolitan Bakersfield. The project site is also completely surrounded by existing and developing residential land uses. 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 impact.** 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 a residential development (e.g., predominantly emissions from personal vehicles traveling in and through the development).

The 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 residential development in proximity to other residential development are 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.

As shown in the following table, the SJVAPCD has established specific criteria pollutants thresholds of significance for the operation of specific projects.

SJVAPCD Significance Thresholds for Criteria Pollutants	
Air Pollutant	Tons/Year
CO	100
Reactive Organic Gas (ROG)	10
Nitrogen Oxides (NOX)	10
Sulfur Oxides (SOX)	27
PM10	15
PM2.5	15

Source: Insight 2018.

Construction of the project would result in air pollutant emissions. Emissions from construction would result from fuel combustion and exhaust from equipment as well as vehicle traffic, grading, and the use of toxic materials (e.g., lubricants). The proposed project do not exceed the thresholds under The San Joaquin Valley Air Pollution Control District (District) has published guidance for Small Project Analysis Levels (SPAL) Assessment. Project operations would also result in air pollutant emissions but not exceed thresholds established by the SJVAPCD.

- b. **Less than significant.** Under GAMAQI, any 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 cumulatively significant when the combined emissions from the project and other planned projects exceed air quality standards. As described above, the project does not pose a significant individual increase to estimated cumulative emissions for criteria pollutants in nonattainment within Kern County and the greater SJVAB. The project's regional contribution to cumulative impacts would be negligible and therefore, the project's contribution is not cumulatively considerable. Additionally, the project is subject to SJVAB Rules and Regulations.
- c. **Less-than-significant impact.** Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved that expose sensitive receptors to sustained exposure to any pollutants present. Examples of the types of land use that are sensitive receptors include residences, retirement facilities, hospitals, and schools. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases.

The closest sensitive receptors to the project site are nearby residences surrounding the project site and Planz Elementary School is located approximately 200 feet to the northwest of the site. The SPAL Assessment concluded that the project would not significantly affect such receptors. There is no evidence on the record that the project would not expose sensitive receptors to substantial pollutant concentrations.

- d. **Less-than-significant impact.** There is no evidence on the record that the project would not emit any objectionable odors because the emitted odors would be typical of other residential development surrounding the project site. Therefore, the project would not create objectionable odors affecting a substantial number of people.

IV. **BIOLOGICAL RESOURCES**

- a. **Less than significant with mitigation incorporated.** A Biological Study was not completed for the proposed project. Due to the existing development of the project sit end surrounding area, there is some risk of "take" of special-status species at the project site as a result of development, but that the risk is deemed "low".

San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) and burrowing owl (BUOW) (*Athene cunicularia*) have a low potential to occasionally occur on the project site. No indicators of occupation or use by these species (e.g., scat, tracks, nesting materials, prey remains, or any other sign) were identified during the field survey. There is potential for use by these species in the future.

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 June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than January 1, 2023 and all covered activities must be completed by the MBHCP expiration date of June 1, 2023. 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 2023 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 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 1 requires a survey and compliance with mitigation measures outlined in the ITP prior to ground disturbance for any special-status wildlife species that have the potential to occur at the project site. Mitigation Measure 2 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 1 and 2, 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 community located within the project site (MESA 2018). The 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.** Based on the results of the field survey and a review of the USFWS National Wetlands Inventory, there are no wetlands, as defined by Section 404 of the federal Clean Water Act (CWA), located within the project site (MESA 2018). Therefore, the project would not have a substantial adverse effect on federally-protected wetlands.
- d. **Less than significant with mitigation incorporated.** The project site is isolated from natural areas, is not within the Kern River floodplain (noted as a wildlife corridor in the MBHCP) but is adjacent a canal along the project's southern border. However, the canal has not been identified by the USFWS as a corridor for native resident wildlife species. Therefore, it was concluded that the project would not interfere with wildlife movement.

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 1 and 2 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 1 and 2, 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. The project is located within the boundary of the MBHCP, which addresses biological impacts within the Metropolitan Bakersfield General Plan area. The MBHCP has been adopted as policy and is implemented by ordinance. 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 1 and 2, 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 Cultural Resources Records Search was prepared for the project site (Hudlow 2022). The search concluded that there are three identified cultural resources within the project area, including the project site. Each of the three sites have been heavily altered with additions and remodeling. It was determined these sites and structures are not associated with making significant contributions to the regional history or cultural heritage of California or the United States. There is no evidence the sites are associated with persons of important local, state or national history, yield high artistic value or important prehistory information. 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 2022). 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 3 requires ceasing work and investigating any discovery in the event that previously unknown archaeological resources are unearthed during construction. With the implementation of Mitigation Measure 3, the project would not cause a substantial adverse change in the significance of an archaeological resource.
- c. **Less than significant with mitigation incorporated.** There are no known human remains found at the project site. The project could inadvertently uncover or damage previously unknown human remains. Mitigation Measure 4 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 4, the project would not significantly disturb any human remains.

VI. ENERGY

- a. **Less-than-significant impact.** There are no development plans at this time. Future project construction would require temporary energy demands typical of other residential construction projects that occur throughout the state and this development's construction would not result in inefficient or unnecessary consumption of energy

resources beyond typical residential construction. All new construction within the City of Bakersfield must adhere to modern building standards, including California Code of Regulations Title 24, which outlines energy efficiency standards for new residential and nonresidential buildings to ensure that new buildings do not wastefully, inefficiently, or unnecessarily consume energy. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

- b. **Less-than-significant impact.** There is no adopted plan by the City of Bakersfield for renewable energy or energy efficiency. As discussed in VI.a, all new development projects within the City are required to adhere to modern building standards related to energy efficiency. Additionally, the City encourages applicants and developers to go beyond the required standards and make their developments even more efficient through programs such as LEED, or Leadership in Energy and Environmental Design, which is a green building rating system that provides a framework to create healthy, highly efficient, and cost-saving green buildings. Other encouraged programs available applicants and developers are Title 20 appliance energy efficiency standards and 2005 building energy efficiency standards. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

- a. The following discusses the potential for the project to expose people or structures to substantial adverse effects because 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. 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 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 (Bakersfield 2001). 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. **Less-than-significant 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. 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.

Construction of the site would temporarily disturb soils, which could loosen soil, and the removal of vegetation could contribute to future soil loss and erosion by wind and storm water runoff. The project would have to request coverage under the National Pollutant Discharge Elimination System (NPDES) (General Permit) because the project would result in one or more acres of ground disturbance. To conform to the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) would need to be prepared that specifies best management practices (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving offsite. Implementation of the General Permit and BMPs requirements would mitigate erosion of soil during construction activities.

During operation, the soils would be sufficiently compacted to required engineered specifications, revegetated in compliance with City requirements, or paved over with impervious surfaces such that the soils at the site would not be particularly susceptible to soil erosion. Therefore, the project would not result in substantial soil erosion or the loss of topsoil.

- c. **Less-than-significant impact.** As discussed in VII.a.iii and VII.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 and the resultant subsidence that occurs with such activities. The project would not substantially contribute to this baseline condition because the projected water use will be provided by California Water Service, a public utility

company which has sufficient existing capacity to service the project. Therefore, the project has already been considered in the groundwater analysis in the UWMP and would not exacerbate subsidence in the area beyond the baseline condition.

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. The project site consists of Kimberlina Urban Land-Cajon complex 0-2% slope soils type. The typical profile for this soil type is fine sandy loam and alluvium with little clay content 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 systems because the project would connect to existing City sewer services in the area. Therefore, there would be no impacts related to soils incapable of adequately supporting septic tanks or alternative waste water disposal systems.
- f. **Less than significant.** Paleontological sensitivity is determined by the potential for a geologic unit to produce scientifically significant fossils. Because paleontological resources typically occur in the substratum soil horizon, surface expressions are often not visible during a pedestrian survey. Paleontological sensitivity is therefore derived from known fossil data collected from the entire geologic unit.

VIII. GREENHOUSE GAS EMISSIONS

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

According to the SJVAPCD, for a project to conform to the goals of AB 32, at least a 29% reduction from the 2002-2004 business-as-usual (BAU) period by 2020 must be demonstrated. As shown in the above table, the mitigated project would conform to AB

32 goals and result in a 34.2% reduction in GHG emissions in comparison to BAU, which is far greater than the AB 32-mandated 29% reduction. The mitigation that results in the 34.2% reduction includes in-place state regulations for mobile sources such as low-carbon fuel standards (Insight 2018). The impacts of this project are not considered significant given the efforts made to reduce emissions of GHG 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 AB 32. Regulation and policy that would result in the reduction of GHG 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, and compliance with the MBGP Air Quality Conservation Element as well as SJVAPCD air quality guidelines and rules. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

- 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 by achieving BAU GHG emissions reduction greater than the 29% targeted reduction goal. The project is consistent with these statewide measures and 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.

IX. 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.

Day-to-day residential activities do not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Maintenance of residences would require the transport, storage, use, and/or disposal of hazardous materials such as paints, cleaners, oils, batteries, and pesticides. Residential users should follow any instructions for use and storage provided on product labels carefully to prevent any accidents in the workplace. Users should also read product labels for disposal directions to reduce the risk of products exploding, igniting, leaking, mixing with other chemicals, or posing other hazards on the way to a disposal facility. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b. **Less-than-significant impact.** Please refer to response VIX.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. **Less-than-significant impact.** The closest sensitive receptors to the project site are nearby residences surrounding the project site and Planz Elementary School is located about 200 feet to the northwest of the site. The project does not require a SPAL Assessment because the project does not meet the SPAL thresholds to require an assessment. There is no evidence on the record, the project would not 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 and Cortese 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. **Less-than-significant impact.** The project site is located within Zone C of the Kern County *Airport Land Use Compatibility Plan* area. The closest airport to the project site is the Bakersfield Municipal Airport located about 1.5 miles to the east of the site. Residential and religious-related development on the project site is compatible with Zone C. Zone C is low risk

Therefore, the project would not result in an additional safety hazards beyond the baseline condition of living near an airport to people living at the project site. Existing airplane noise is part of the baseline condition for the site and interior and exterior noise standards ensure that existing airplane noise is not beyond these standards and excessive. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area.

- f. **Less-than-significant impact.** 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.
- g. **Less-than-significant impact.** The project site is not located within a “very high,” “high,” or “moderate” fire hazard severity zone. The site consists of developed and vacant land, and its vicinity is developed with residential land uses that do not possess high fuel loads that have a high potential to cause a wildland fire. The project site would be developed with hardscapes and irrigated landscaping, which would further reduce fire potential at the site. 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.

X. HYDROLOGY AND WATER QUALITY

- a. **Less-than-significant impact.** Construction would include ground-disturbing activities. As discussed in VII.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 VII.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 because 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 California Water Service which receives all of its supplies from groundwater sources. By state law, current UWMPs do not need to address the Sustainable Groundwater Management Act (SGMA) or sustainable groundwater management at this time. It was concluded that the District had sufficient existing capacity to service the project. As a result, 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. The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.
- i. **Less-than-significant impact.** The West Branch Canal is located adjacent the project site to the south. Drainage from the project site flows onto the surface street (Planz Road). 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 not be significantly 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 that would result in substantial erosion or siltation on- or offsite.
 - ii. **Less-than-significant impact.** Please refer to response X.c.i. 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 that would result in flooding on- or offsite.
 - iii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
 - iv. **No Impact.** The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2019). Therefore, the project would not impede or redirect flood flows.
- d. **Less-than-significant impact.** As discussed in responses X.g and IX.h, the project is not located 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.

- e. **Less-than-significant impact.** Please refer to response X.c.i. There is currently no adopted groundwater management plan for the project site or its vicinity. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan

XI. LAND USE AND PLANNING

- a. **No impact.** The project is a continuation of the existing urban development pattern of the City. The project does not include a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a finite 2.83-acre project site that does not impede existing or future movement or development of the City. Therefore, the project would not physically divide an established community.
- b. **No impact.** The current R-S (Suburban Residential) zone of the project is inconsistent with the MBGP. The project to change the zone to R-2/CH (Limited Multiple Family Dwelling/ Church Combining) zone would bring the zoning consistent with the MBGP Land Use designations of LR (Low Density Residential) to HMR (High Medium Density Residential). If the ZC were to be approved by the City, the project would be consistent with both the MBGP and Zoning Ordinance. Therefore, the project would not 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.

XII. MINERAL RESOURCES

- a. **No impact.** The project site is not within the administrative boundaries of an oilfield and there are no oil wells found on the site (DOGGR 2022). The only other potential mineral resource in the area is aggregate for the making of concrete. Aggregate is mined in alluvial fans and along existing and historical waterways. There are no blue-line water features or existing or planned aggregate mining operations at the site. Therefore, the project would not 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.
- b. **No impact.** The project site is currently designated LR (Low Density Residential) and HMR (High Medium Density Residential). No portion of the site is designated for a potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not 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.

XIII. NOISE

- a. **Less-than-significant impact.** The project would generate both short-term construction noise and operational noise. The first type of short-term construction noise would result from transport of construction equipment and materials to the project site, and construction worker commutes. These transportation activities would incrementally raise noise levels on access roads leading to the site. A one-time trip to move pieces of heavy

equipment for grading and construction activities would result in single-event noise at a distance of 50 feet from a sensitive noise receptor that would reach a maximum level of 84 A-weighted decibels (dBA). Because the equipment would be left onsite for the duration of project construction, the one-time trip would not add to the daily traffic noise in the project vicinity. The total daily vehicle trips resulting from construction worker commutes would be minimal when compared to existing traffic volumes on the affected streets, and the long-term noise level change would not be perceptible.

The second type of short-term construction noise is related to noise generated during project construction. The site preparation and grading phase, which includes excavation and grading, tends to generate the highest noise levels because earthmoving equipment is the noisiest construction equipment. Construction noise levels during grading would be less than 70 dBA, which would not exceed the hourly noise level standard at the nearest sensitive uses. Construction noise would cease to occur once project construction is completed. The project will also be required to comply with the construction hours specified in the City Noise Ordinance, which states that construction activities are limited to the hours of 6:00 a.m. and 9:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 9:00 p.m. on weekends.

Project operations would generate sound levels typical of residential land uses, which would have to comply with Bakersfield Municipal Code regarding noise. Stationary operational noise levels at all points around the project site would experience noise level impacts that would be less than the daytime and nighttime hourly noise level standards of 55 dBA and 50 dBA, respectively. Project-related operational traffic would have very small noise level increases along roadway segments in the project vicinity. Parking lot noise, including engine sounds, car doors slamming, car alarms, loud music, and people conversing, would also occur at the project site. It was determined that the noise levels at all points around the project site would experience noise level impacts that would be less than the City's daytime and nighttime maximum noise level standards of 75 dBA and 70 dBA.

Therefore, the project would not generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies

- b. **Less-than-significant impact.** Some ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. Ground-borne noise and vibration from construction activity would be mostly low to moderate). There are existing residential structures on and surrounding the project site. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered safe for any type of buildings. Operation of the proposed residential use would not generate ground-borne vibration. 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.** Please refer to response IX.e. Therefore, the project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

- a. **Less-than-significant impact.** The project would accommodate population growth in this area through the development of new multi-family residential, and the project is considered in-fill development in the urban area. This project accommodates the projected increase in Bakersfield's population by providing residences for existing and future residents in Bakersfield. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly.
- 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.

XV. 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. The project may necessitate the addition of fire equipment and personnel to maintain current levels of service, and 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. 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, or 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 project is growth accommodating and therefore, is a driver for population growth, including the need for additional schools. The need for additional schools can be paid for by existing school impact fees and increased property tax revenues. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 schools.

- iv. **Less-than-significant impact.** The project is growth accommodating and therefore, is a driver for population growth, including the need for additional recreational opportunities. However, residential projects follow the parkland requirements that are calculated based on the General Plan and City Ordinance park standards of 2.5 acres for every 1,000 people. Every residential unit must pay a park land development fee at the time of the issuance of building permits. Compliance with the park acreage dedication ordinance and the park development fee ordinance ensures that parks are dedicated and built in accordance with City standards to accommodate the increased population. 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 parks.
- 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.

XVI. RECREATION

- a. **Less-than-significant impact.** Please refer to response XV.a.iv. Therefore, the project would not significantly 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 XV.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.

XVII. TRANSPORTATION AND TRAFFIC

- a. **Less than significant.** 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.

A Traffic Letter (Swanson 2021) that analyzed operational traffic impacts was prepared for the project to determine if operations would degrade the performance of the circulation system per the requirements of Policy 36. Policy 36 of the Circulation Element of the MBGP requires the City to prevent streets and intersections from degrading below a level of service C, where possible, through dedication of adjacent right-of-way, access improvements, or an area-wide impact fee. In addition, the Subdivision Ordinance requires all onsite street improvements and a proportional share of boundary street improvements to be built at the time the property is developed.

The Traffic Letter assumed a potential of 44 additional dwelling units, and 15,457 square feet of additional church structures. The project would increase by 2 A.M. Peak Hour Trips and a net increase of 4 P.M. Peak Hour Trips. However, participation in the Regional Transportation Impact Fee Program (RTIF) to pay the current adopted fee in place for the land use type will be required. The project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

- b. **No impact.** While public agencies may immediately apply Section 15064.3 of the updated CCR (or CEQA Guidelines), statewide application is not required until July 1, 2020. This CCR Section 15064.3(b) states:

Criteria for Analyzing Transportation Impacts.

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

The Traffic Letter (Swanson 2021) concluded that the project would result in an increase of 80 total daily traffic trips in comparison to the baseline land use. Therefore, the project would not be in conflict or be inconsistent with CCR Section 15064.3(b).

- c. **Less-than-significant impact.** 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. 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.
- d. **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.

XVIII. TRIBAL CULTURAL RESOURCES

- a. **No impact.** The project does not require consultation with tribal contacts received from the Native American Heritage Commission in compliance with Senate Bill (SB) 18. 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.** 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.

XVIV. UTILITIES AND SERVICE SYSTEMS

- a. **Less-than-significant impact.** The project would require the construction of new water, storm water drainage, sewer facilities; above and/or belowground electrical facilities, natural gas facilities, and telecommunications (e.g., cable, fiber optics, phone, etc.) typical of residential development. Water, storm water, and sewer 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 such facilities would not result in significant environmental effects. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that placement of new utilities to serve new construction would not have a significant effect on the environment. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- b. **Less-than-significant impact.** The project is within the Cal Water Service's water service area. The project has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.
- c. **Less-than-significant impact.** It is anticipated that a dwelling unit has 3.19 people per household (US Census 2020) and each person's water usage is about 100 gallons of water per day (GPD) (USGS 2016). The project's contribution an insignificant increase of the available capacity of City's wastewater treatment plant. The wastewater treatment plant which serves or may serve the project has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d. **Less-than-significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. As of July 2013, the landfill had a remaining permitted capacity of 32,808,260 cubic yards. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- e. **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.

XX. WILDFIRE

- a. **Less-than-significant impact.** Please refer to response IX.f. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. **Less-than-significant impact.** Please refer to response IX.g. Additionally, the project site is relatively flat, not near wildlands, the site and its surrounding do not possess high fuel loads (i.e., lots of vegetation and other burnable material) to exacerbate wildfire risks and therefore, fire-related pollutant concentrations. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

- c. **Less-than-significant impact.** Please refer to responses IX.a, XX.a, and XX.b. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- d. **Less-than-significant impact.** The project site is relatively flat, is not within a floodplain, and is not in a moderate- to high-risk area for wildfires. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Less than significant.** 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.** 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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24. Traffic Letter, Swanson Engineering, December 7, 2021.

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED
NEGATIVE DECLARATION FOR ZONE CHANGE LOCATED ON
THE SOUTH SIDE OF PLANZ ROAD, APPROXIMATELY 1,000 FEET
WEST OF SOUTH H STREET. (ZC NO. 21-0138).**

WHEREAS, Swanson Engineering, representing Shri Durga Temple, Inc. (property owner) filed an application with the City of Bakersfield Development Services Department requesting an amendment to Title 17 of the Bakersfield Municipal Code to change the Zone District from R-S (Residential Suburban) to R-2 CH (Limited Multiple Family Dwelling / Church Combining) on 2.83 acres located on the south side of Planz Road, approximately 1,000 feet west of South H Street, as shown on attached Exhibit "B", (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 with mitigation measures was prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 2, 2022 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 Project, 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 Development Services 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 special studies 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, at least 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 proposal is a project under CEQA and an initial study was completed. A Mitigated 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 because mitigation measures relating to those impacts identified in the initial study have been incorporated into the Project, 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 Mitigated Negative Declaration is hereby recommended for adoption by the City Council.
3. The project is subject to mitigation measures found in Exhibit A for the Project located on the map as shown in Exhibit B, both 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 June 2, 2022, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Mitigation Measures
Exhibit B: Location Map

Jeng / S:\Zone Change\01_Active\2021\21-0138\Res & Ord\21-0138 ZC PC RES ENV.docx

EXHIBIT A
MITIGATION MEASURES
ZONE CHANGE NO. 21-0138

Biological Resources Impact Mitigation Measures:

1. 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.

The current MBHCP expires on June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than January 1, 2023 and all covered activities must be completed by the MBHCP expiration date of June 1, 2023. 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 2023 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).

2. 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.

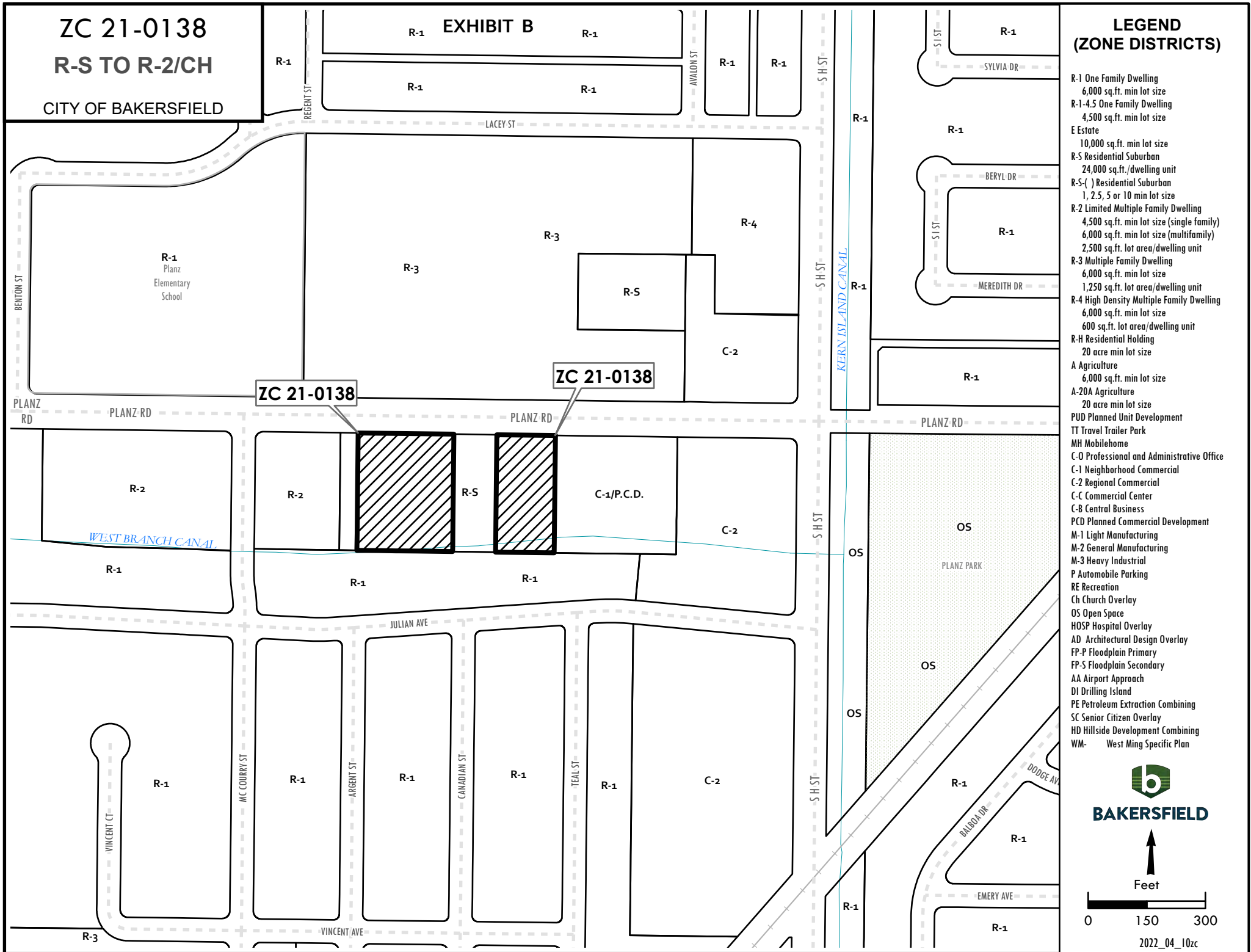
Cultural Resources Impact Mitigation Measures:

3. During construction, if buried paleontological or cultural 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 and/or paleontological 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 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.
4. 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.

ZC 21-0138

R-S TO R-2/CH

CITY OF BAKERSFIELD



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 LOCATED ON THE SOUTH SIDE
OF PLANZ ROAD, APPROXIMATELY 1,000 FEET WEST OF SOUTH H
STREET. (ZC NO. 21-0138).**

WHEREAS, Swanson Engineering, representing Shri Durga Temple, Inc. (property owner) filed an application with the City of Bakersfield Development Services Department requesting an amendment to Title 17 of the Bakersfield Municipal Code to change the Zone District from R-S (Residential Suburban) to R-2 CH (Limited Multiple Family Dwelling / Church Combining) on 2.83 acres located on the south side of Planz Road, approximately 1,000 feet west of South H Street, as shown on attached Exhibit "B", (the "Project"); and

WHEREAS, the applicant and/or property owner has indicated the purpose of the Project is for future development related to the existing religious temple; and

WHEREAS, the Planning Commission has recommended adoption of a Negative Declaration with mitigation measures for the Project; and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 2, 2022 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 change to the zone district, 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 special studies 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, at least 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 proposal is a project under CEQA and an initial study was completed.

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*.

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 subject to the mitigation measures in the Negative Declaration, conditions stated in Exhibit A 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 A and as specifically described in Exhibit B, all of which are incorporated herein.
3. The Project is subject to mitigation measures found in Exhibit A of Planning Commission **Resolution No. ____** for the Negative Declaration for the Project.

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

AYES:

NOES:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Conditions
Exhibit B: Location Map
Exhibit C: Legal Description

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EXHIBIT A
CONDITIONS OF APPROVAL
ZONE CHANGE NO. 21-0138

PUBLIC WORKS

1. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the ZC area, the developer must submit the following for review and approval by the City Engineer:
 - a. **Fully executed dedication** for Planz Rd to collector standards for the full frontage of the ZC area, unless otherwise approved by the City Engineer. Dedications must include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer.
 - b. **Comprehensive drainage study** of the ZC area is to be submitted for approval by the City of Bakersfield Public Works Department Subdivision section. The drainage including the frontage for the ZC area is to be retained onsite and shall be privately maintained. Flowage and drainage easements, as needed, are to be provided prior to the recording of any final map or issuance of any certificates of occupancy for development within the area, whichever is earlier.
 - c. **Sewer study**, which will assure that appropriate sewer service will be provided to the entirety of the ZC area. The developer will be responsible for the initial extension of the sewer line to serve the ZC area. This sewer line may be sized to serve a much larger area than the project area as directed by the City Engineer. The developer may also form a planned sewer area to provide a mechanism for the reimbursement of oversizing costs to the developer.
2. Prior to the recording of any final map or issuance of any certificates of occupancy for development within the ZC area, whichever is earlier, the developer must (a) construct all infrastructure, both public and private, within the boundary of the ZC area, including, but not limited to, any and all boundary streets to the centerline of the street as required by the City Engineer and (b) construct, and acquire any necessary right-of-way to construct, any off-site infrastructure required to support development of the ZC as determined by the City Engineer. Phasing of the construction of the required infrastructure may be allowed by the City Engineer. Per City Council Resolution 035-13, any development within the ZC area must comply with the City's "complete streets" policy.
3. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the ZC area, the developer must take all actions necessary to add the ZC area to the Consolidated Maintenance District ("CMD") and pay all fees for inclusion in the CMD or, if the development is already within the CMD, update the maintenance district

documents as provided in Bakersfield Municipal Code section 13.04.021 or as otherwise required by the City Engineer.

4. Install traffic signal interconnect conduit and pull rope for the frontage in all arterials and collectors.
5. Prior to the City's issuance of any building permits for construction within the ZC area, or an earlier time established through conditions of a subsequent City-approved subsequent development project, subdivision, or minor land division within the ZC area, the developer must pay all development fees for the ZC area including, but not limited to, the adopted regional traffic impact fee, local mitigation fees, any major bridge and thoroughfare district fees, and any planned sewer and drainage area fees.

CITY ATTORNEY

6. 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

Biological Resources Impact Mitigation Measures:

7. 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.

The current MBHCP expires on June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than January 1, 2023 and all covered activities must be completed by the MBHCP expiration date of June 1, 2023. 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 2023 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).

8. 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:

9. During construction, if buried paleontological or cultural 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 and/or paleontological 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 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.

10. 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.

ZC 21-0138

R-S TO R-2/CH

CITY OF BAKERSFIELD



**LEGEND
(ZONE DISTRICTS)**

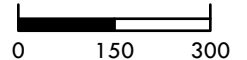
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



2022_04_10zc

Exhibit C

LEGAL DESCRIPTION

ZONE CHANGE NO. 21-0138

APN 405-210-03

THE EAST 55 FEET OF THE WEST 200 FEET OF THE NORTH HALF OF LOT 1, IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B. & M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE KERN COUNTY SALES MAP NO. 1 OF LANDS OF J.B. HAGGIN IN SAID SECTION, FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 405-210-04

THE EAST 100 FEET OF THE WEST 300 FEET OF THE NORTH HALF OF LOT 1, IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B. & M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1 OF LANDS OF J.B. HAGGIN IN SAID SECTION, FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN 405-210-05

THE EAST 100 FEET OF THE WEST 400 FEET OF THE NORTH HALF OF LOT 1, IN SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B. & M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1 OF LANDS OF J.B. HAGGIN, IN SAID SECTION, FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 10 FEET THEREOF.

APN 405-210-08

THE EAST 150 FEET OF THE WEST 650 FEET OF THE NORTH HALF OF LOT 1 OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO KERN COUNTY SALES MAP NO. 1 OF LANDS OF J.B. HAGGIN OF SAID SECTION, FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



Christopher L. Conway
04-14-21



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: June 2, 2022

ITEM NUMBER: Consent Public
Hearings5.(e.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Ryder Dilley, Associate Planner II

DATE:

WARD: Ward 2

SUBJECT:

Conditional Use Permit No. 22-0093: Collins Ventures Inc., is requesting a conditional use permit to allow a wine bar (17.24.040.A.8) in a M-1 (Light Manufacturing Zone) district, located at 413 E. 19th Street. Notice of Exemption on file.

APPLICANT: Collins Ventures Inc.

OWNER: Collins Ventures Inc.

LOCATION: 413 E. 19th Street

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Map Set	Backup Material
<input type="checkbox"/> Site Plan	Backup Material
<input type="checkbox"/> Applicant Letter	Backup Material
<input type="checkbox"/> Draft Resolution	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: June 2, 2022

AGENDA: 5.e

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: May 27, 2022

WARD: 2

FILE: Conditional Use Permit No. 22-0093

STAFF PLANNER: Ryder Dilley, Associate Planner II

SUBJECT: A conditional use permit to allow operation of a "wine bar."

APPLICANT: Collins Ventures Inc.
413 East 19th Street
Bakersfield, CA 93305

OWNER: Collins Ventures Inc.
413 East 19th Street
Bakersfield, CA 93305

PROJECT LOCATION: 413 East 19th Street

APN: 016-170-02

PROJECT SIZE: 11,250 square feet

CEQA: Section 15301 (Class 1; Existing Facilities)

EXISTING GENERAL PLAN DESIGNATION: LI (Light Industrial)

EXISTING ZONE CLASSIFICATION: M-1 (Light Manufacturing)

STAFF RECOMMENDATION: Adopt the Resolution and suggested findings **APPROVING** Conditional Use Permit No. 22-0093 as depicted in the project description and subject to the listed conditions of approval.

SITE CHARACTERISTICS: The project site is developed with an existing design studio. Surrounding properties are primarily developed as: *north* – storage yard; *east* – commercial; *south* – residential; and *west* – industrial shop.

BACKGROUND AND TIMELINE:

- March 23, 2022 – The City Building Department issued permits for a commercial alteration within the existing building (see attached site plan).

PROJECT ANALYSIS:

Zoning. The municipal code allows alcohol sales at restaurants, when incidental to the serving of food in the M-1 (Light Manufacturing) zone district. However, bars, cocktail lounges and other establishments selling alcoholic beverages for on-site consumption where such use, including entertainment, is the primary business, requires approval of a conditional use permit. Properties with a M-1 zone classification typically are located in close proximity to residential and commercial uses.

Proposed Use. The existing business (Flourishing Art Design Studio) is requesting to allow the operation of a wine bar as a component to their event planning design studio. The applicant states the wine bar would provide a “one-of-a-kind experience” by allowing customers to enjoy wine as they plan their events. According to the applicant, wine selection is a vital part of the event planning industry. The applicant’s operation will serve assorted wines, beer, and nonalcoholic beverages. The proposed hours for alcohol service are in-line with their existing studio and will be from 9:00 am to 5:00 pm, Monday through Saturday. To provide opportunities for growth and economic gains, the applicant states the wine bar may operate independent of the event planning business based on the needs of the market/demand. Therefore, approval of a conditional use permit is required.

Additional Permitting. The applicant will be required to obtain the appropriate California Department of Alcohol Beverage Control (“ABC”) license and comply with any restrictions associated with that license. Staff notes that if the conditional use permit is approved, any limitations established through conditions of approval, will be incorporated into the ABC license.

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 15301, Existing Facilities. This exemption includes Class 1 projects consisting of the operation, permitting, or leasing of existing public or private structures or facilities involving negligible or no expansion of existing or former use. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

Comments Received. As of this writing, no comments have been received.

CONCLUSIONS:

Findings. Bakersfield Municipal Code (“BMC”) Section 17.64.060.D contains specific findings that must be made in order for your Commission to approve the requested conditional use permit. Specifically, the section states that a conditional use permit shall be granted only when it is found that:

1. The proposed use is deemed essential or desirable to the public convenience or welfare; and
2. The proposed use is in harmony with the various elements and objectives of the general plan and applicable specific plans.

BMC Section 17.64.060.E also states that a conditional use permit may be subject to such conditions as deemed appropriate or necessary to assure compliance with the intent and purpose of the zoning regulations and the various elements and objectives of the general plan and applicable specific plans and policies of the city or to protect the public health, safety, convenience, or welfare.

In accordance with these required findings, and as conditioned, Staff finds: (1) the service would provide a safe and convenient place for clients to consume alcohol; (2) the use is within an established design studio and is compatible with the surrounding uses; and (3) the project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

Recommendation. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal sufficiently demonstrates compliance with the necessary findings. Therefore, staff recommends your Commission adopt Resolution and suggested findings **APPROVING** Conditional Use Permit No. 22-0093 with conditions of approval.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

Site Plan

Applicant Letter

Resolution with Exhibits


Map Set

CUP 22-0093

CITY OF BAKERSFIELD



AERIAL


BAKERSFIELD

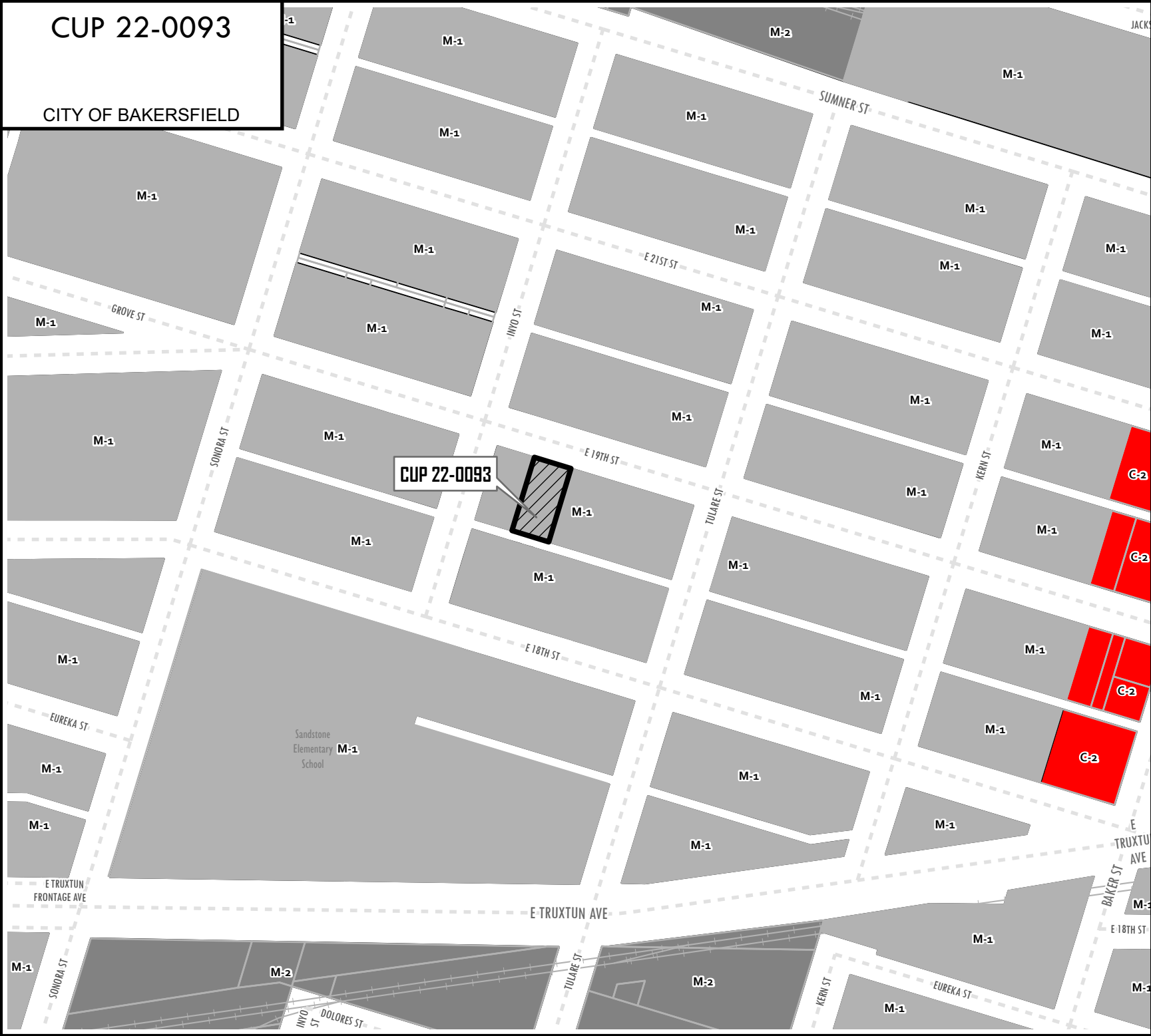
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2022_05_05

CUP 22-0093

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations


 C-2 Regional Commercial

Industrial Zone Designations

 M-1 Light Manufacturing

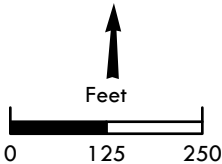
 M-2 General Manufacturing

Residential Zone Designations

 R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.



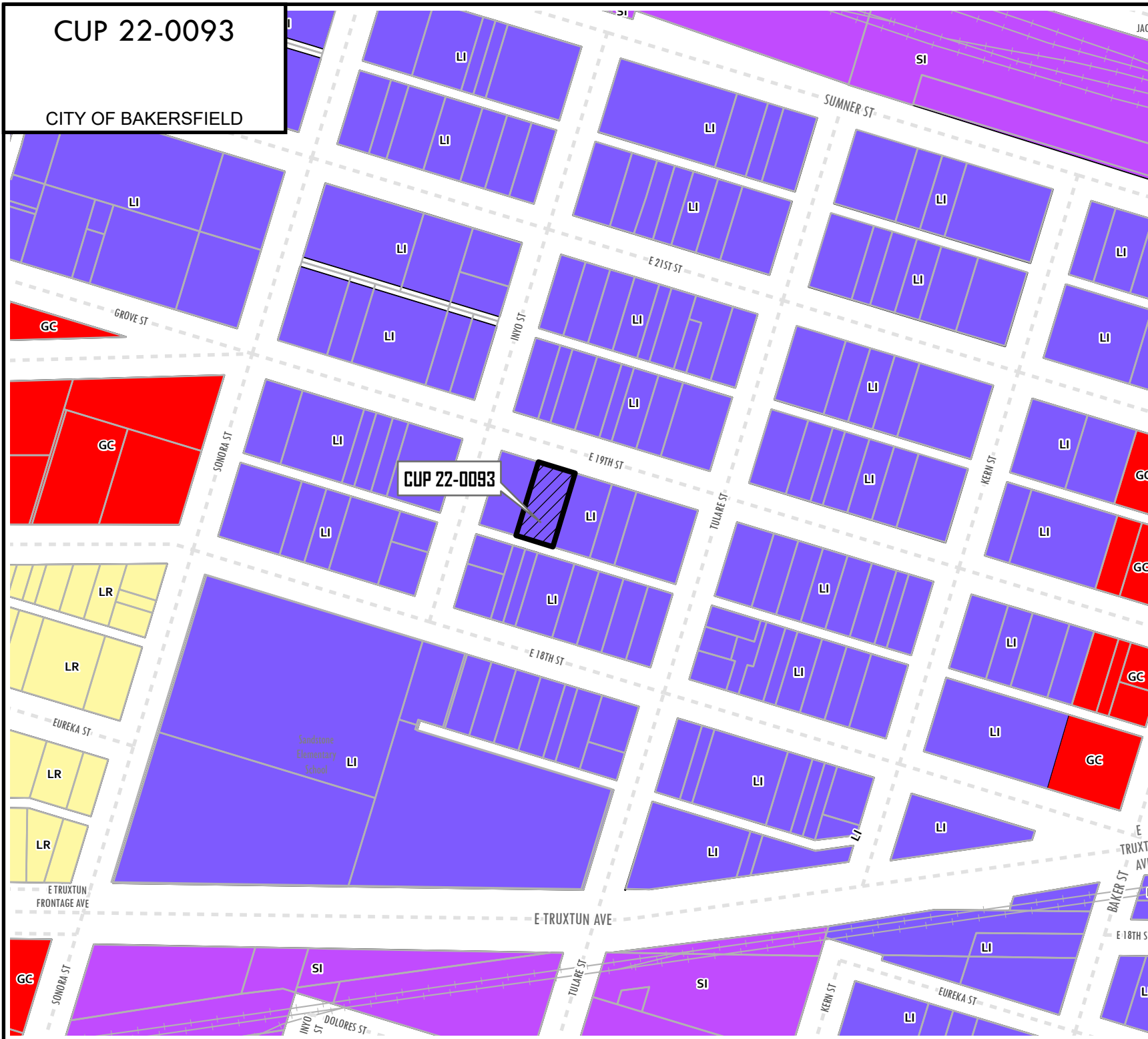
BAKERSFIELD



2022_05_05

CUP 22-0093

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre

COMMERCIAL

GC - General Commercial

INDUSTRIAL

LI - LIGHT INDUSTRIAL

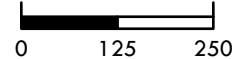
SI - Service Industrial



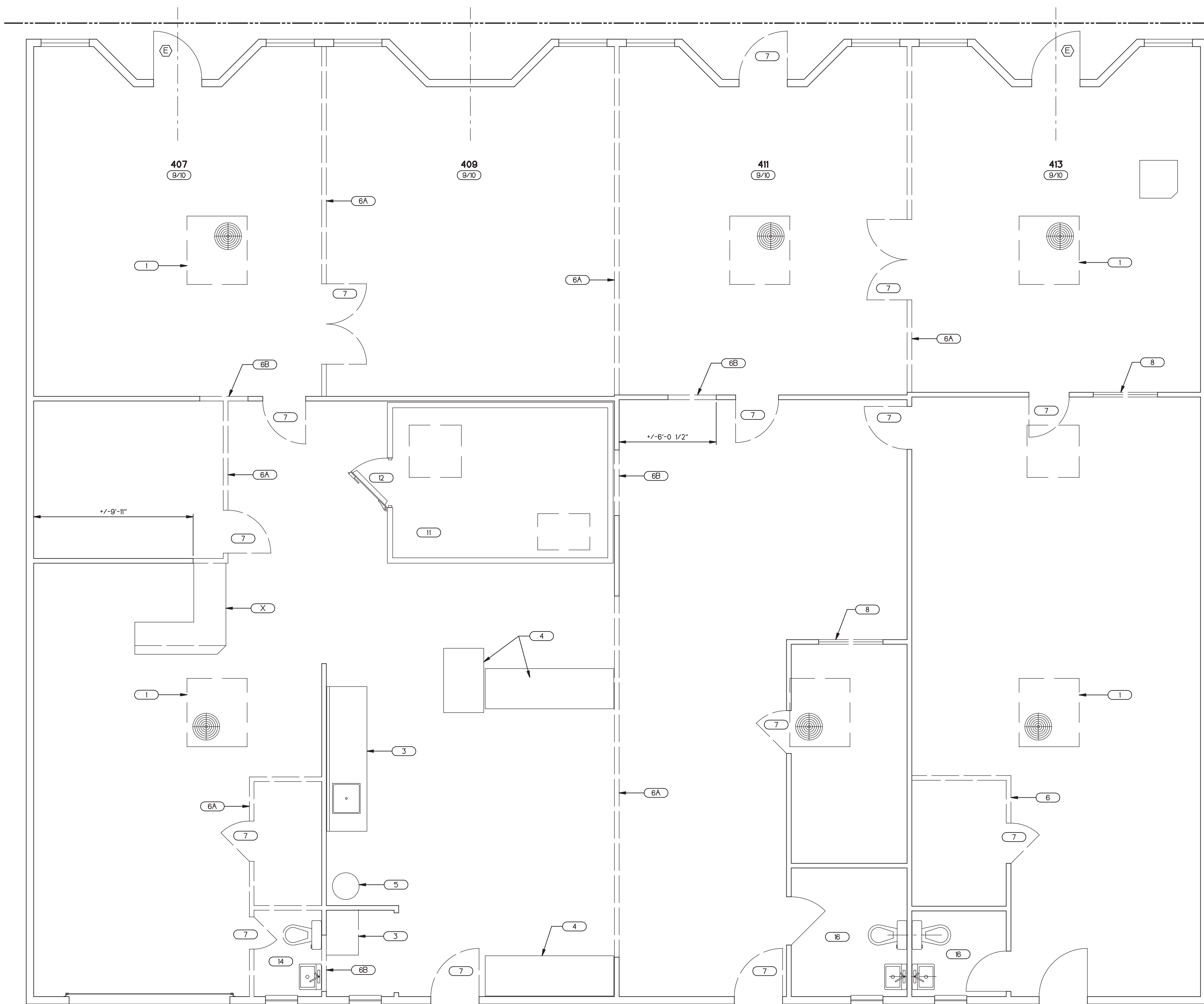
BAKERSFIELD



Feet



2022_05_05



1.	LOCATION OF HVAC EQUIPMENT ON ROOF TO REMAIN
2.	EXISTING DOOR TO REMAIN (E)
3.	EXISTING STAINLESS STEEL SINK AND TABLE TO REMAIN
4.	EXISTING STAINLESS STEEL TABLES
5.	REMOVE HOT WATER TANK
6A.	REMOVE 2x STUD WALL AND FINISH (SHORE AS NECESSARY)
6B.	REMOVE PORTION OF 2x STUD WALL AND FINISH FOR NEW DOOR AND/OR OPENING; PROVIDE 4x8 HEADER IN CASED OPENING
7.	REMOVE DOOR, HARDWARE AND FRAME
8.	REMOVE WINDOW AND WALL BELOW
9.	REMOVE SUSPENDED T-BAR CEILING AND LAY-IN LIGHT FIXTURES
10.	REMOVE GYPSUM WALLBOARD UNDERSIDE OF ROOF TRUSSES
11.	EXISTING WALK-IN COLD BOX
12.	RELOCATE COLD BOX DOOR; SEE FLOOR PLAN FOR LOCATION
13.	REMOVE CASEWORK
14.	REMOVE TOILET FIXTURES; PRESERVE UTILITY POINTS OF CONNECTION FOR RE-USE IN NEW LAUNDRY ROOM FIELD VERIFY PLUMBING AND ELECTRICAL CONNECTIONS
15.	REMOVE CASEWORK
16.	WORK ASSOCIATED WITH MAKING EXISTING TOILET ROOMS ACCESSIBLE WILL BE UNDER A DIFFERENT CONTRACT AND PERMIT AND WILL NOT BE IN THIS SCOPE OF WORK
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FLOOR PLAN/DEMO NOTES (X) 2

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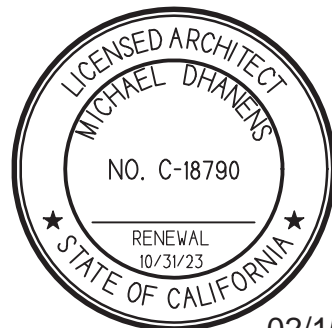
EXISTING/DEMO FLOOR PLAN

1/4"

A

MICHAEL DHANENS ARCHITECT

661/324-4141
P.O. BOX 82155
BAKERSFIELD, CALIFORNIA
9 3 3 8 0
C-18790



02/15/22

Flourishing Art Design Studio

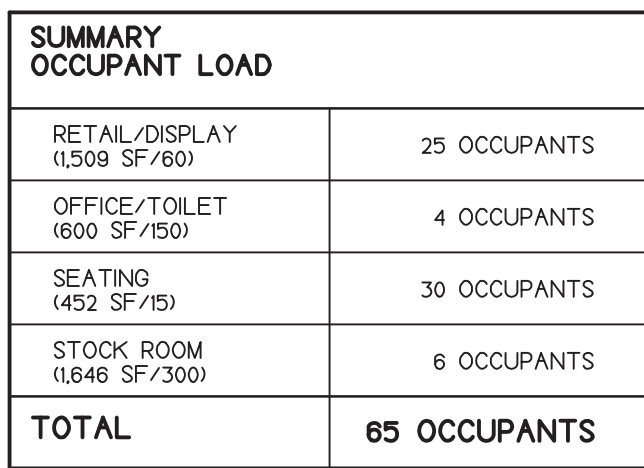
407 E. 19th Street
APN 016-170-02
Bakersfield, California

ALTERATION

EXISTING
FLOOR PLAN

PERMIT 21-xxxxx

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ARCHITECTURAL



City of Bakersfield
1600 Truxtun Ave
Bakersfield, CA 93301

February 16, 2022

Dear City of Bakersfield,

My Name is Oleta Collins, owner and founder of Flourishing Art Design Studio. My Business originally focused on floral arrangements but as my company grew, we now focus on many aspects of event planning including, wine selection.

Opening a wine bar is a necessity to my business because I can give my customers a one-of-a-kind experience as they plan their events with me. Wine Selection is a vital part of the event planning industry. While patrons enjoy a glass of wine they can relax outside in a safe gated patio or shop in my retail store.

We are set to make available assorted red wines, white wines, nonalcoholic beverages, and beer (*Serving wine for immediate consumption and offering wine tasting for patrons*) to the people in Bakersfield in a conducive environment specifically designed for socializing and networking and free from all forms of violence. We will meet both health and safety regulation as set by local authority.

We are in business to make profits at the same to give our customers value for their money; we want to give people the opportunity to choose from the wide range of wines and beer manufactured from around the globe. Flourishing Art Design Studio will go all the way to make available in our facility most of the brand of wines

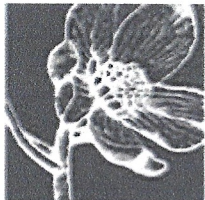
produced in the United States of America and in other parts of the world especially in countries like Italy and France.

Our goal is to make every day a day of celebration, networking and socializing for as many people that will patronize our facility. No doubt, we will become the talk of town amongst the socialites in Bakersfield because we have put plans in place to make our facilities highly secured because we want to attract everybody (celebrity and non-celebrity alike).

Also, because we do floral arrangements, I would be able to uniquely pair wine and flowers together for gift baskets and floral arrangements for a loved one to enjoy delivered directly to their home.

We will ensure that future employees are qualified and customer centric people in and around Bakersfield - California and from any part of the United States. We will make sure that we take all the members of our workforce through the required trainings that will position them to meet the expectation of the company and to compete with other players in the United States and throughout the globe.

Sincerely,



FLOURISHING ART
DESIGN STUDIO

Oleta Collins AIFD, PFD
Owner & Creator
Flourishing Art Design Studio & Companies
407 E. 19TH Street, Bakersfield, CA 93305
661.861.8600
Info@FlourishingArt.net

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION APPROVING A
CONDITIONAL USE PERMIT TO ALLOW A WINE BAR (17.24.040.A.8) IN A M-
1 (LIGHT MAUNFACTURING ZONE) DISTRICT, LOCATED AT 413 E. 19TH
STREET. (CUP 22-0093)**

WHEREAS, Collins Ventures Inc. filed an application with the City of Bakersfield Development Services Department for a conditional use permit to allow a wine bar (17.24.040.A.8) in a M-1 (Light Manufacturing Zone) district, located at 413 E. 19th Street (the "Project"); and

WHEREAS, the Secretary of the Planning Commission set Thursday, June 2, 2022, at 5:30 p.m. in City Council Chambers, City Hall South, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed conditional use permit, 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 (no testimony was received either in support or opposition of the Project) (testimony was received only in support/opposition/both in support and opposition of the Project); 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 CEQA in accordance with Section 15301; and

WHEREAS, the City of Bakersfield Development Services 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 and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in *The Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project that is exempt from CEQA pursuant to Section 15301 because the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

3. The proposed use is essential and desirable to the public convenience and welfare.
4. The proposed use is in harmony with the various elements and objectives of the Metropolitan Bakersfield General Plan.
5. The project would result in a development that is consistent with the intent of both the Metropolitan Bakersfield General Plan and the Bakersfield Municipal Code.

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

1. The above recitals, incorporated herein, are true and correct.
2. This project is exempt from the requirements of CEQA.
3. Conditional Use Permit No. 22-0093 as described in this resolution, is hereby approved subject to the conditions of approval in Exhibit A and as shown in Exhibits B and C.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting held on the 2nd day of June, 2022, on a motion by Commissioner _____, seconded by Commissioner _____ the following vote:

AYES:

NOES:

RECUSE:

ABSTAIN:

ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits: A. Conditions of Approval
 B. Location Map
 C. Site Plan

Exhibit A:
Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL Conditional Use Permit No. 22-0093

I. The applicant's rights granted by this approval are subject to the following provisions:

- The project shall be in accordance with all approved plans, conditions of approval, and other required permits and approvals. All construction shall comply with applicable building codes.
- All conditions imposed shall be diligently complied with at all times and all construction authorized or required shall be diligently prosecuted to completion before the premises shall be used for the purposes applied for under this approval.
- This approval will not be effective until ten (10) days after the date upon which it is granted by the Planning Commission to allow for appeal to the City Council. Any permit or license for any approval granted shall not be issued until that effective date.
- This approval shall automatically be null and void two (2) years after the effective date unless the applicant or successor has actually commenced the rights granted, or if the rights granted are discontinued for a continuous period of one (1) year or more. This time can be extended for up to one (1) additional year by the approving body.
- The Planning Commission may initiate revocation of the rights granted if there is good cause, including but not limited to, failure to comply with conditions of approval, complete construction or exercise the rights granted, or violation by the owner or tenant of any provision of the Bakersfield Municipal Code pertaining to the premises for which the approval was granted. The Planning Commission may also consider adding or modifying conditions to ensure the use complies with the intent of City ordinances.
- Unless otherwise conditioned, this approval runs with the land and may continue under successive owners provided all the above-mentioned provisions are satisfied.

II. The following conditions shall be satisfied as part of the approval of this project:

1. 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.

2. This conditional use permit allows for a wine bar in the M-1 (Light Manufacturing Zone) district, located at 413 E. 19th Street as depicted on attached Exhibits B and C.
3. The on-site sale of alcohol shall be limited to the interior of the building and the outdoor patio as depicted in attached Exhibit C.
4. The alcohol service hours shall be limited to 9:00 am to 5:00 pm, Monday through Saturday.
5. Prior to commencement of alcohol sales/service, the permit holder shall obtain all required permits and approvals for alcohol sales and on-site consumption; including but not limited to necessary permits from the California Department of Alcoholic Beverage Control.
6. The permit holder shall comply with all operating conditions imposed by the California Department of Alcoholic Beverage Control ("ABC"). Should a conflict occur between the ABC requirements and the conditions of approval, the more restrictive shall prevail.
7. The permit holder shall not allow the number of occupants inside the premise building to exceed the establishment's maximum occupant load as determined by the Building Director or their designee and/or the Fire Chief or their designee.
8. Loitering is prohibited on the premises or area under the control of the permit holder.

Exhibit B:
Location Map

CUP 22-0093

CITY OF BAKERSFIELD

**LEGEND
(ZONE DISTRICTS)**

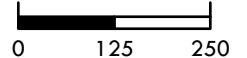
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S(-) Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500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



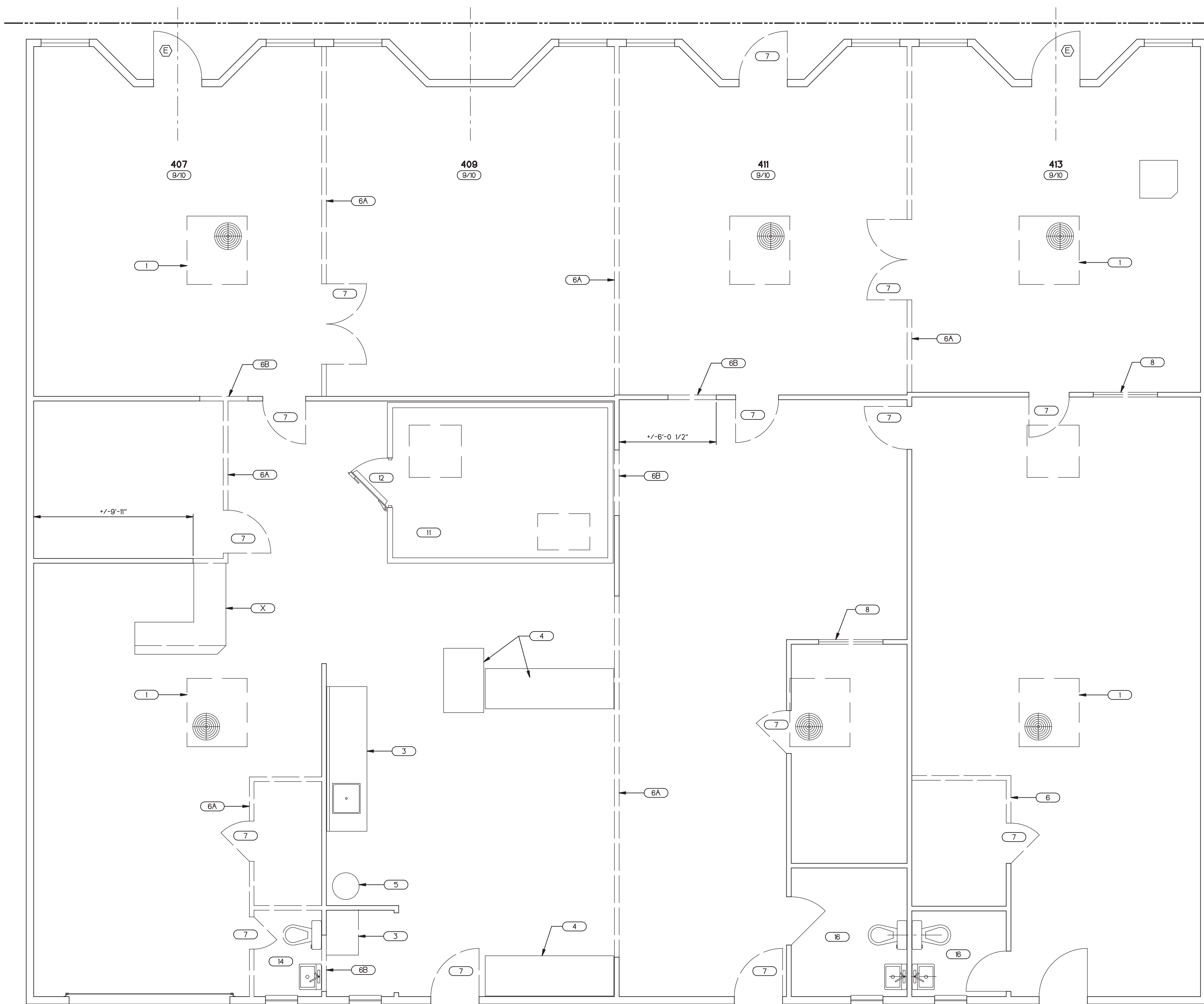
Feet



2022_05_05



Exhibit C:
Site Plan



1.	LOCATION OF HVAC EQUIPMENT ON ROOF TO REMAIN
2.	EXISTING DOOR TO REMAIN (E)
3.	EXISTING STAINLESS STEEL SINK AND TABLE TO REMAIN
4.	EXISTING STAINLESS STEEL TABLES
5.	REMOVE HOT WATER TANK
6A.	REMOVE 2x STUD WALL AND FINISH (SHORE AS NECESSARY)
6B.	REMOVE PORTION OF 2x STUD WALL AND FINISH FOR NEW DOOR AND/OR OPENING; PROVIDE 4x8 HEADER IN CASED OPENING
7.	REMOVE DOOR, HARDWARE AND FRAME
8.	REMOVE WINDOW AND WALL BELOW
9.	REMOVE SUSPENDED T-BAR CEILING AND LAY-IN LIGHT FIXTURES
10.	REMOVE GYPSUM WALLBOARD UNDERSIDE OF ROOF TRUSSES
11.	EXISTING WALK-IN COLD BOX
12.	RELOCATE COLD BOX DOOR; SEE FLOOR PLAN FOR LOCATION
13.	REMOVE CASEWORK
14.	REMOVE TOILET FIXTURES; PRESERVE UTILITY POINTS OF CONNECTION FOR RE-USE IN NEW LAUNDRY ROOM FIELD VERIFY PLUMBING AND ELECTRICAL CONNECTIONS
15.	REMOVE CASEWORK
16.	WORK ASSOCIATED WITH MAKING EXISTING TOILET ROOMS ACCESSIBLE WILL BE UNDER A DIFFERENT CONTRACT AND PERMIT AND WILL NOT BE IN THIS SCOPE OF WORK
17.	
18.	
19.	
20.	

FLOOR PLAN/DEMO NOTES (X)	2
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	3
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	4
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EXISTING/DEMO FLOOR PLAN

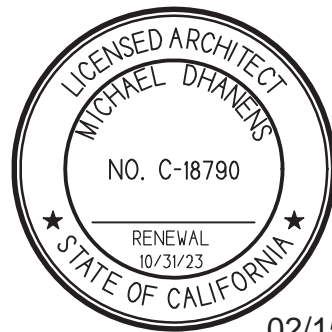
1/4"

A



MICHAEL DHANENS ARCHITECT

661/324-4141
P.O. BOX 82155
BAKERSFIELD, CALIFORNIA
9 3 3 8 0
C-18790



02/15/22















Flourishing Art Design Studio

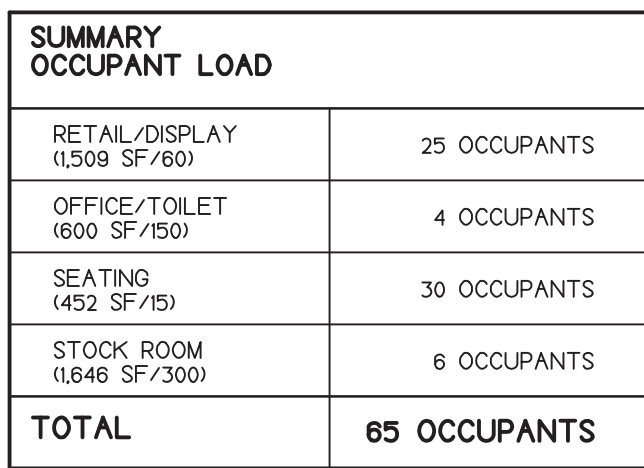
407 E. 19th Street
APN 016-170-02
Bakersfield, California

ALTERATION

EXISTING
FLOOR PLAN

PERMIT 21-xxxxx

NO.	REVISIONS
	
	
	
	
	
NO.	ISSUED FOR
	
	
	
	
	
	
	
	
	
DATE	SHEET
02/14/22	A-2.00
DRAWN	
PROJECT NUMBER	
952.01	ARCHITECTURAL



1/4"

3

3

ARCHITECTURAL