



**PLANNING COMMISSION AGENDA
MEETING OF NOVEMBER 3, 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:** Planning Commission Meeting of October 20, 2022.
Staff recommends approval

5. CONSENT PUBLIC HEARINGS

Ward 3

- a. **Extension of Time for Vesting Tentative Tract Map 6465 (Phased):** Countryside Construction requests an extension of time for Vesting Tentative Tract Map 6465 on a total of 117.63 acres consisting of 174 single family residential lots; 3 multiple family lots; 1 lot for office development; 1 lot; drill sites; and 1 lot for a park/staging area. Notice of Exemption on file.
Staff recommends approval.

Ward 1

- b. **Extension of Time for Vesting Tentative Tract Map 6585:** HomeBuild LLC requests an extension of time for Vesting Tentative Tract Map 6585 consisting of 79 single-family residential lots, 1 sump lot, and 1 park lot on 22.32 acres, located on the southwest corner of East Berkshire Road and future extension of Madison Street. Notice of Exemption on file.
Staff recommends approval

- Ward 5 c. **Extension of Time for Vesting Tentative Tract Map 6616 – 2nd Revised (Phased):** McIntosh & Associates requests an extension of time for Vesting Tentative Tract 6616 – 2nd Revised consisting of 347 single family residential lots. Notice of Exemption on file.
Staff recommends approval.
- Ward 3 d. **Extension of Time for Revised Vesting Tentative Tract Map 6736 (Phased):** McIntosh and Associates requests an extension of time for Revised Vesting Tentative Tract 6736 consisting of 17 lots creating 185 detached condominium units for multi-family residential development. Notice of Exemption on file.
Staff recommends approval.
- Ward 1 e. **Extension of Time for Vesting Tentative Tract Map 6755 (Phased):** Robinson Calf Ranch requests an extension of time for Vesting Tentative Tract 6755 consisting of 91 single family residential development lots, one park lot and one sump lot on 33 acres. Notice of Exemption on file.
Staff recommends approval.
- Ward 7 f. **Vesting Tentative Parcel Map 12438 (Phased):** Majestic Realty Co., is proposing to subdivide 90.59 acres into 16 parcels and 1 sump proposed to be zoned M-1 (Light Manufacturing) and PCD (Planned Commercial Development) located near the northwest corner of Hosking Road and So. H Street. An Environmental Impact Report will be considered.
Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

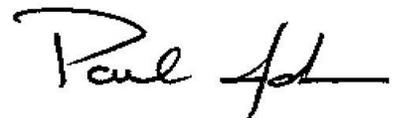
7. WORKSHOPS

- a. **Workshop:** Update on the City of Bakersfield Recreation & Parks Department (Rick Anthony; Recreation & Parks Director).
Receive and file.

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT



Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 3, 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: November 3, 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: November 3, 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: November 3, 2022

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of Minutes: Planning Commission Meeting of October 20, 2022.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

| Description | Type |
|--------------------|------------|
| ☐ Minutes 10.20.22 | Cover Memo |



PLANNING COMMISSION MINUTES

Regular Meeting of October 20, 2022 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Koman, Lomas, Bittle, Wade

Absent: Chair Cater, Vice Chair Bashirtash, Commissioner Neal

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney; Adrian Castro, PWD Civil Engineer III; Susanna Kormendi, PWD Civil Engineer III; Shannon Clark, DS Engineer II; Jennie Eng, DS Principal Planner; Cassandra Gale, DS Principal Planner; Louis Ramirez, DS Associate Planner II; Tony Jacquez, DS Associate Planner II; Ernie Medina, Fire Plans Examiner; Macy Iacopetti, Secretary; Claudia Garcia, Secretary

Motion by Commissioner Lomas, Second by Commissioner Bittle to approve Commissioner Koman as the Chairperson pro tem for the October 20, 2022, meeting.

APPROVED

**CATER
BASHIRTASH
AND NEAL
ABSENT**

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

a. Agenda Item Public Statements

None

b. Non-Agenda Item Public Statements

None

CONSENT ITEMS

4. a. **Approval of Minutes:** Regular scheduled Planning Commission meeting of October 6, 2022.

ACTION TAKEN

- b. Planned Development Review No. 22-0251:** Kimley Horn requests minor revisions to the approved development plan (Zone Change No. 07-2098) to allow construction of shade canopies in the existing Target parking lot in a C-2/P.C.D. (Regional Commercial Zone/Planned Commercial Development Zone) district, located at 11000 Stockdale Highway. Notice of Exemption on file.

RES NO 103-22

Motion by Commissioner Bittle, seconded by Commissioner Wade, to approve Consent Calendar Non-Public Hearing Item 4.a and 4.b. with staff recommendation. Motion approved.

APPROVED

**CATER,
BASHIRTASH
AND NEAL
ABSENT**

5. CONSENT PUBLIC HEARINGS

- a. Extension of Time for Vesting Tentative Tract Map 6969 (Phased):** McIntosh and Associates requests an extension of time for this vesting tentative tract map consisting of 92 single-family residential lots on 20 acres located at southeast corner of Taft Highway (State Route 119) and Ashe Road. Notice of Exemption on file

RES NO 104-22

- b. Extension of Time for Vesting Tentative Tract Map 7056 (Phased):** Kern County 40 Acres, LLC requests an extension of time for this vesting tentative tract map consisting of 167 single-family residential lots on 41 acres located north of future Morning Drive, approximately ¼ mile north of the Paladino Drive and Morning Drive intersection. Notice of Exemption on file.

RES NO 105-22

- c. Extension of Time for Vesting Tentative Tract Map 7152 (Phased):** McIntosh and Associates requests an extension of time for this vesting tentative tract map consisting of 171 single-family residential lots on 40.23 acres located east of South Fairfax Road and north of East Wilson Road. Notice of Exemption on file.

RES NO 106-22

- d. Extension of Time for Vesting Tentative Tract Map 7153 (Phased):** McIntosh and Associates requests an extension of time for this vesting tentative tract map consisting of 180 single-family residential lots on 38.41 acres located east of South Fairfax Road and north of East Wilson Road. Notice of Exemption on file.

RES NO 107-22

- e. Conditional Use Permit (CUP) 22-0365:** Common Sense Consulting requests a conditional use permit to allow a banquet venue in the C-C (Commercial Center) zone district located at 1931 'H' Street. Notice of exemption is on file.

RES NO 108-22

ACTION TAKEN

Public hearing open and closed.

Motion by Commissioner Wade, seconded by Commissioner Bittle, to approve Consent Public Hearing Items 5.a., 5.b., 5.c., 5.d., 5.e. with staff recommendation.

APPROVED

**CATER,
BASHIRTASH,
NEAL ABSENT**

6. NON-CONSENT PUBLIC HEARINGS

None

7. WORKSHOPS

Bakersfield Municipal Code Chapter 17.66 (Hillside Development Combining Zone): Workshop on HD zone district relating to the preservation and maintenance of hillsides as a scenic resource of the City and to protect the general public from the threat of wildfire, hillside instability and landslides (Louis Ramirez, Associate Planner II).

**Receive and
File**

8. COMMUNICATIONS

Planning Director Johnson informed the Commission that the next meeting will be held on November 3, 2022. There will also be additional announcements about proposed reorganization in the Planning Division.

9. COMMISSION COMMENTS

None.

10. ADJOURNMENT

There being no further business, Commissioner Koman adjourned the meeting at 5:48 p.m.

Claudia Garcia
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Consent Public Hearings5.(a.)

TO: Chair Cater and Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Courtney Camps, Associate Planner

DATE:

WARD: Ward 3

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6465 (Phased): Countryside Construction requests an extension of time for Vesting Tentative Tract Map 6465 on a total of 117.63 acres consisting of 174 single family residential lots; 3 multiple family lots; 1 lot for office development; 1 lot; drill sites; and 1 lot for a park/staging area. Notice of Exemption on file.

APPLICANT: Countryside Construction

OWNER: Rick Jhaj

LOCATION: Located on the south side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

| Description | Type |
|-------------------------|-----------------|
| ▢ 6465 EOT_Staff Report | Staff Report |
| ▢ 6465 EOT_Map Set | Backup Material |
| ▢ 6465 EOT_NOE | Backup Material |
| ▢ 6465 EOT_RESO | Resolution |



BAKERSFIELD

THE SOUND OF *Something Better*

CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: November 3, 2022

AGENDA: 5.a.

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: October 28, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6465 (Phased)

WARD: 3

STAFF PLANNER: Courtney Camps, Associate Planner II

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 6465 that allowed 174 single family residential lots on 38.12 net acres; 3 multiple family lots on 14.47 net acres; 1 office lot on 8.02 net acres; 1 commercial lot on 2.74 net acres; 2 existing drill sites lots on 5.11 net acres and 4.72 net acres; 1 detention basin lot on 1.66 acres, 1 lot for a park/staging area on 2.55 net acres, 1 designated remainder lot on 5.59 net acres, and associated road right-off-way on 29.30 net acres, totaling 112.28 gross acres.

APPLICANT:

Countryside Construction
1631 S. Comanche Drive
Bakersfield, CA 93307

OWNER:

Rick Jhaj
1631 S. Comanche Drive
Bakersfield, CA 93307

LOCATION: South side of Alfred Harrell Highway, on both the east and west sides of Lake Ming Road.

APN: 386-020-14

PROJECT SIZE: 112.28 acres

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

EXISTING GENERAL PLAN DESIGNATION: LR (Low Density Residential), GC (General Commercial), OS-S (Open Space-Slope > 30%) & HMR (High Medium Density Residential)

EXISTING ZONE CLASSIFICATION: R-1 (One Family Dwelling), R-1HD (One Family Dwelling-Hillside Development), R-2 (Limited Multiple-Family Dwelling), C-O (Professional and Administrative Office), and C-2 (Regional Commercial).

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Vesting Tentative Tract Map 6465 to expire on November 14, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are developed as: *north* - commercial, offices, City Fire Station #10, single and multiple family residential; *east* - vacant land; *south* - vacant land; and *west* - vacant land.

BACKGROUND AND TIMELINE:

- **August 24, 1977** - A portion of this site was annexed into the City as part of a larger annexation (Annexation 240, Rio Bravo Annexation) (Ordinance No. 2370).
- **October 11, 1978** - City Council approved a change in the zone district from R-1 (One Family Dwelling) to C-O-D (Commercial and Professional Office – Architectural Design) and R-1 (One Family Dwelling) to C-2-D (Commercial - Architectural Design) (Ordinance No. 2453).
- **October 20, 2004** - City Council approved Zone Change 04-0436 which changed the zone classification from C-O-D, C-O, and C-2-D to R-1 (One Family Dwelling), R-2 (Limited Multiple Family Dwelling) & OS (Open Space). A Mitigated Negative Declaration was also adopted (Ordinance No. 4219) (Resolution No. 282-04).
- **November 15, 2007** - Planning Commission approved Vesting Tentative Tract Map (VTTM) No. 6465 to expire November 14, 2010 (Resolution No. 201-07).
- **2008-2015** - In response to the economic downturn and recession, VTTM 6465 received a series of automatic extensions of time as authorized by the California State legislature.
- **October 2015** - The Governor signed Assembly Bill 1303 allowing for an automatic two-year extension of time. Coupled with the previous three-year extension approved by the Planning Commission, VTTM 6465 was to expire November 14, 2019.
- **December 5, 2019** - Planning Commission approved a three-year extension of time for VTTM 6465 to expire November 14, 2022 (Resolution No. 121-19).
- **September 13, 2022** - The applicant submitted a completed application requesting an extension of time for VTTM 6465.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 83 single family residential lots on 15.55 acres, zoned R-1 (One-Family Dwelling); 91 single family residential lots on 21.10 acres zoned R-1/HD (One-Family Dwelling Zone / Hillside Development). Lot sizes range from 6,239 square feet to 24,977 square feet. The net density is 4.69 dwelling units per net acre which is consistent with the LR designation portion of the project site of less than or equal to 7.26 dwelling units per net acre. The subdivision also consists of 3 multiple family lots ranging in size from 2.82 to 9.36 on 14.47 acres zoned R-2 (Limited Multiple-Family Dwelling) for purposes of a future subdivision to either serve single family development on reduced sized lots or limited multiple family purposes. One lot on 8.02 acres for office development zoned C-O (Commercial Office); 1 lot on 2.74 acres for commercial development zoned C-2 (Regional Commercial); 2 lots on 5.11 net acres and 4.72 net acres zoned R-1/HD (One -Family Dwelling Zone / Hillside Development) containing existing drill sites; 1 lot for a detention basin on 1.66 acres; 1 lot for a park/staging area on 2.55 acres zoned OS (Open Space); and 1 designated remainder in the R-1 zone.

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 VTTM No. 6465. The applicant requested the extension of time in writing prior to the November 14, 2022, expiration date.

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. Staff recommends approval of a three-year extension of time to expire November 14, 2025, with no changes to previously approved conditions of approval.

Circulation. Access to this subdivision will be from Lake Ming Road (arterial) from Alfred Harrell Highway (expressway). Lake Ming Road will transition to future Masterson Street (arterial) to the south of the project site.

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.

CONCLUSION:

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 Tract Map 6465 to expire on November 14, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- VTTM 6465 (plat)

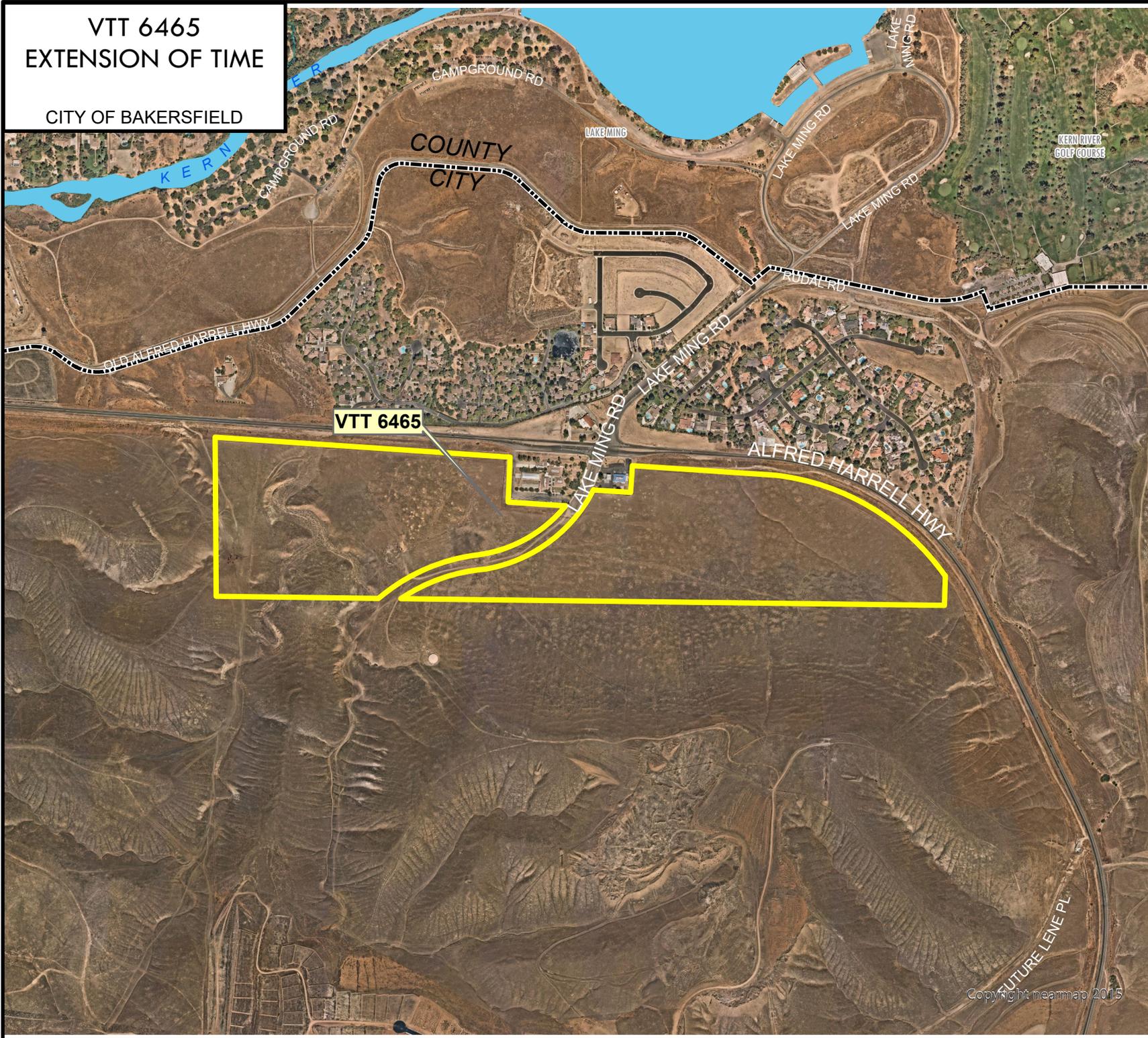
Notice of Exemption

Planning Commission Draft Resolution

MAP SET

VTT 6465
EXTENSION OF TIME

CITY OF BAKERSFIELD



AERIAL

b
BAKERSFIELD

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Feet

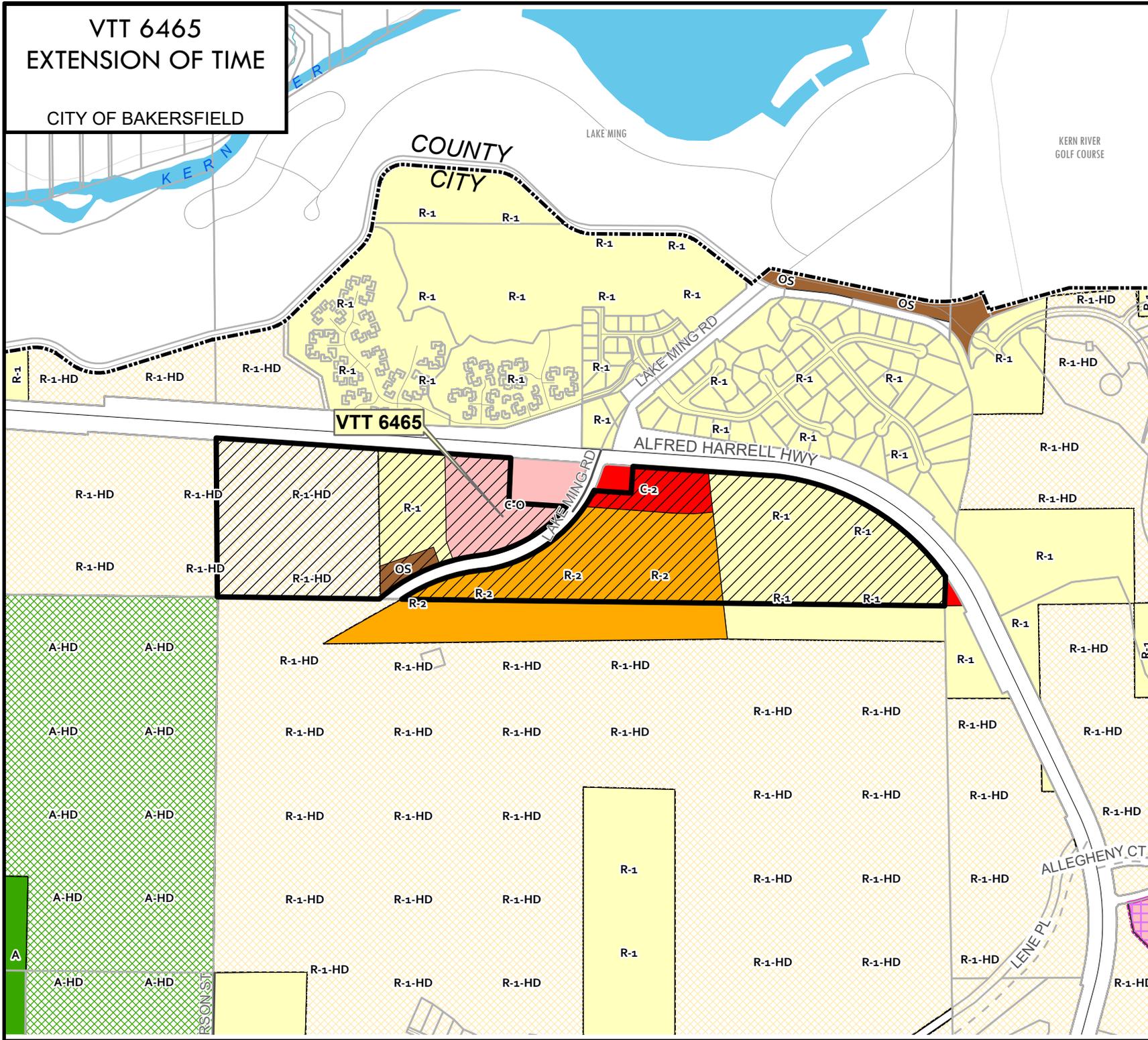
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VTT 6465 EXTENSION OF TIME

CITY OF BAKERSFIELD



Zoning

- Commercial Zone Designations**
- C-0 Commercial and Professional Office
 - C-1/P.C.D.-HD Combining
 - C-2 Regional Commercial
- Resource Zone Designations**
- A Agricultural
 - A-HD Agricultural - Hillside Development Overlay
 - OS Open Space
- Residential Zone Designations**
- 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.

BAKERSFIELD

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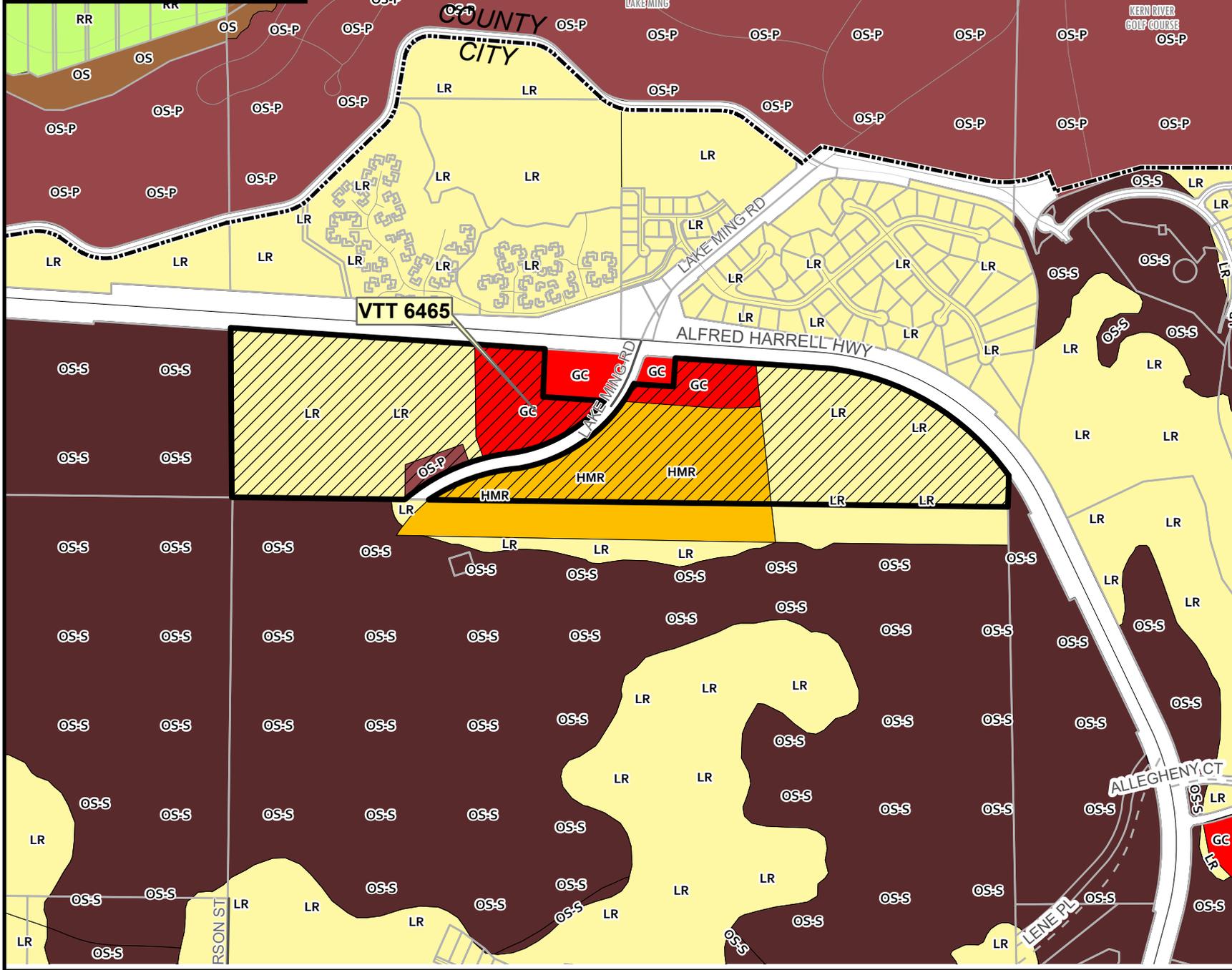
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VTT 6465 EXTENSION OF TIME

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
- RR - Rural Residential: 2.5 gross acres/dwelling unit

COMMERCIAL

- GC - General Commercial

OPEN SPACE

- OS-S - Slopes exceeding 30%
- OS-P - Parks and Recreation
- OS - Open Space



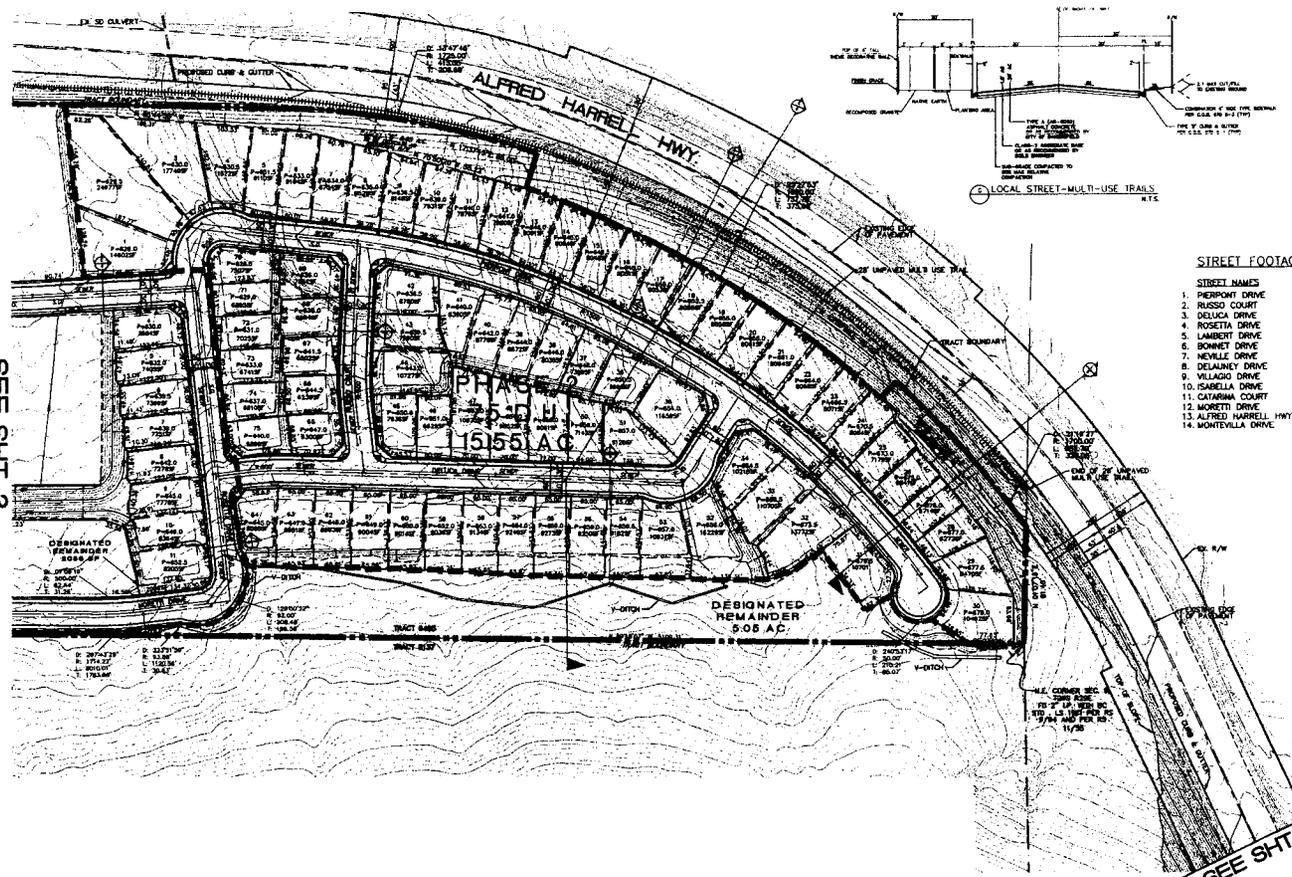
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STREET FOOTAGES

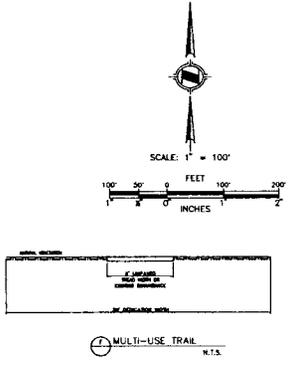
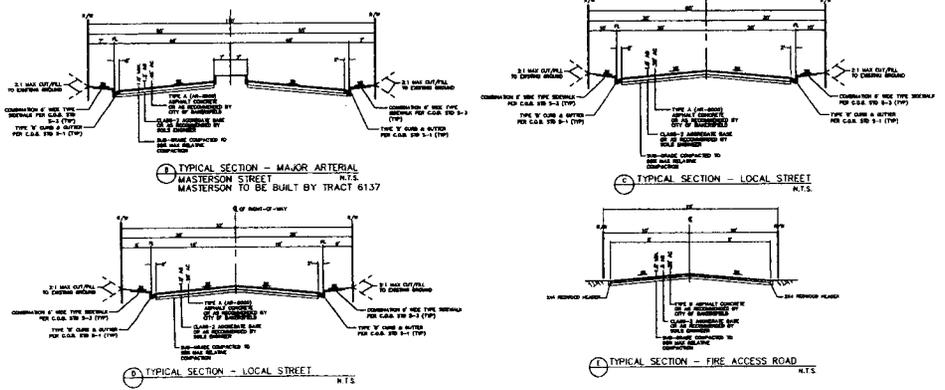
| STREET NAMES | LENGTHS |
|------------------------|------------|
| 1. PIERPONT DRIVE | 1,518 L.F. |
| 2. RUSSO COURT | 405 L.F. |
| 3. DELUCA DRIVE | 1,006 L.F. |
| 4. ROSETTA DRIVE | 867 L.F. |
| 5. LANISET DRIVE | 536 L.F. |
| 6. BONNET DRIVE | 783 L.F. |
| 7. MENILLE DRIVE | 873 L.F. |
| 8. DELANEY DRIVE | 416 L.F. |
| 9. VILLAGIO DRIVE | 1,125 L.F. |
| 10. GABELLA DRIVE | 1,282 L.F. |
| 11. CATARINA COURT | 270 L.F. |
| 12. MORETTI DRIVE | 1,848 L.F. |
| 13. ALFRED HARRELL HWY | 8,546 L.F. |
| 14. MONTEVILLA DRIVE | 586 L.F. |

DRAINAGE WAY DELINEATION:
DRAINAGE WAY'S SHOWN HEREON REPRESENT ANTICIPATED WATER SURFACES ON UNIMPROVED COURSES. THE DEVELOPER RESERVES THE RIGHT TO IMPROVE ANY OF THOSE AREAS TO ACCOMMODATE DEVELOPMENT & MANAGE DRAINAGE WATER THROUGH AND OR AROUND PROPOSED OR FUTURE DEVELOPMENT AS ALLOWED BY ORDINANCE.

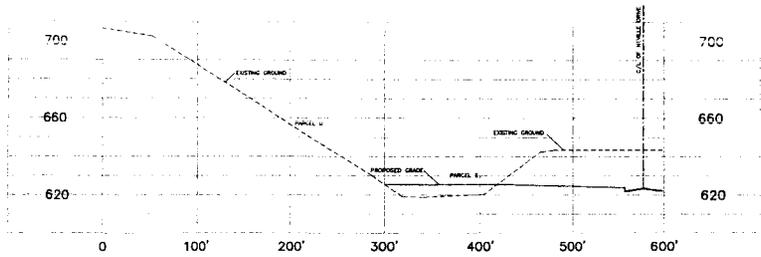
- LEGEND**
- CB CATCH BASIN
 - F.F. FINISHED FLOOR
 - E.P. EDGE OF PAVEMENT
 - NG NATURAL GROUND
 - FG FINISHED GRADE
 - FS FINISHED SURFACE
 - FL FLOW LINE
 - TC TOP OF CURB
 - TW TOP OF WALL
 - RM RIM ELEVATION
 - BCR BEGIN CURB RETURN
 - ECR END CURB RETURN
 - BVC BEGIN VERTICAL CURVE
 - EVC END VERTICAL CURVE
 - HDWL HEADWALL
 - BW BACK OF SIDEWALK
 - INV INVERT
 - P PAD
 - W — EXISTING WATER
 - SEWER PROPOSED SEWER
 - SD PROPOSED STORM DRAIN
 - PROPOSED CURB OPENING CATCH BASIN
 - LIMIT OF LOT PAD
 - R/W R/W
 - HANDICAP RAMPS
 - RETAINING WALL
 - PROPERTY LINE
 - PROPOSED TRAIL
 - SECTION
 - SHEET REFERENCE
 - PHASE LINE
 - BOUNDARY LINE

SEE SHT. 3

SEE SHT. 5

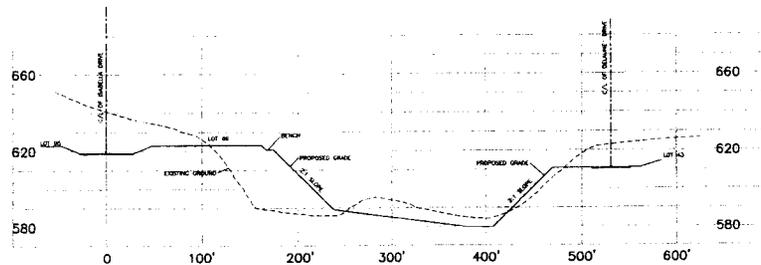


VESTING TENTATIVE MAP NO. 6465
BEING A SUBDIVISION OF THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 29 EAST, MOUNT DIABLO MERIDIAN, AND A PORTION OF SECTION 9, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA,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



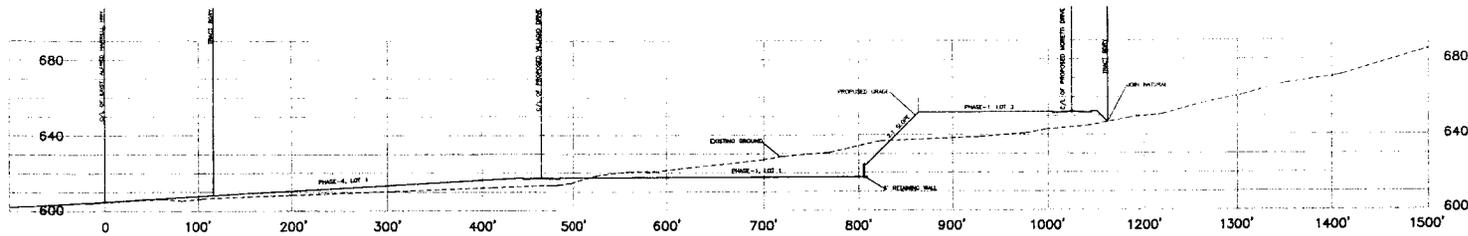
SECTION M

HORIZ: 1"=60'
VERT: 1"=30'



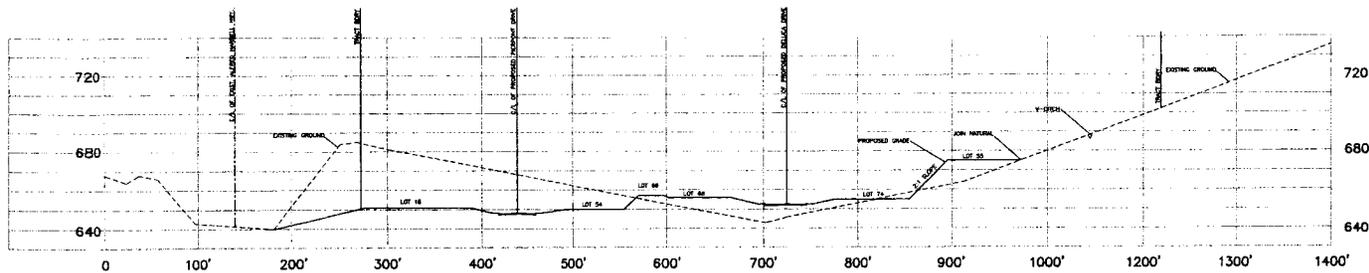
SECTION N

HORIZ: 1"=60'
VERT: 1"=30'



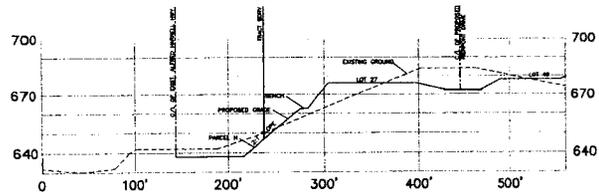
SECTION J

HORIZ: 1"=60'
VERT: 1"=30'



SECTION K

HORIZ: 1"=60'
VERT: 1"=30'



SECTION L

HORIZ: 1"=60'
VERT: 1"=30'

PREPARED UNDER THE DIRECTION OF:

Thomas C. Walker
REGISTERED PROFESSIONAL ENGINEER No. 4494
EXPIRES 06-30-08



**VESTING TENTATIVE MAP
NO. 6465**

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

VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

NEW VISION CIVIL ENGINEERING
PLANNING • ENGINEERING • SURVEYING
1101 CHANDLER AVENUE, SUITE 210 • BAKERSFIELD, CA 93311
TEL: (805) 338-7441 • FAX: (805) 338-7475
Robert M. ...
REGISTERED PROFESSIONAL ENGINEER No. 5117
EXPIRES 06-30-07

| DATE | REVISIONS |
|------|-----------|
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| NO. | DATE | BY | FOR |
|-----|------|----|-----|
| | | | |
| | | | |
| | | | |

SHEET

6 of 6

NOTICE OF EXEMPTION

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

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

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

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

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

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

Description of Project: An extension of time for Vesting Tentative Tract Map 6465 on a total of 117.63 acres consisting of 83 single family residential lots on 15.55 acres, zoned R-1; 91 single family residential lots on 21.55 acres zoned R-1/HD; 3 multiple family lots on 14.47 acres zoned R-2; 1 lot on 8.02 acres for office development zoned C-O; 1 lot on 2.74 acres for commercial development zoned C-2; 2 lots zoned R-1/HD containing existing drill sites; and 1 lot for a park/staging area on 2.55 acres zoned OS.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Countryside Construction, representing Rick Jhaj.

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. Section _____
- Project is exempt from CEQA pursuant to Section 15060 (c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Courtney Camps Telephone/Ext.: 661-326-3070

If filed by applicant:

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

Signature: _____ **Title:** Associate Planner **Date:** 11/04/2022

Signed by Lead Agency

 Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

DRAFT

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

WHEREAS, Countryside Construction, representing Rick Jhaj, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6465 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 13, 2022, which is prior to the expiration date of Vesting Tentative Tract Map 6465, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on October 10, 2007, conditionally approved by the Planning Commission on November 14, 2007; and

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

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

WHEREAS, no new environmental impacts have been identified; and

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

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 3, 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 6465 is hereby extended until November 14, 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 November 3, 2022, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

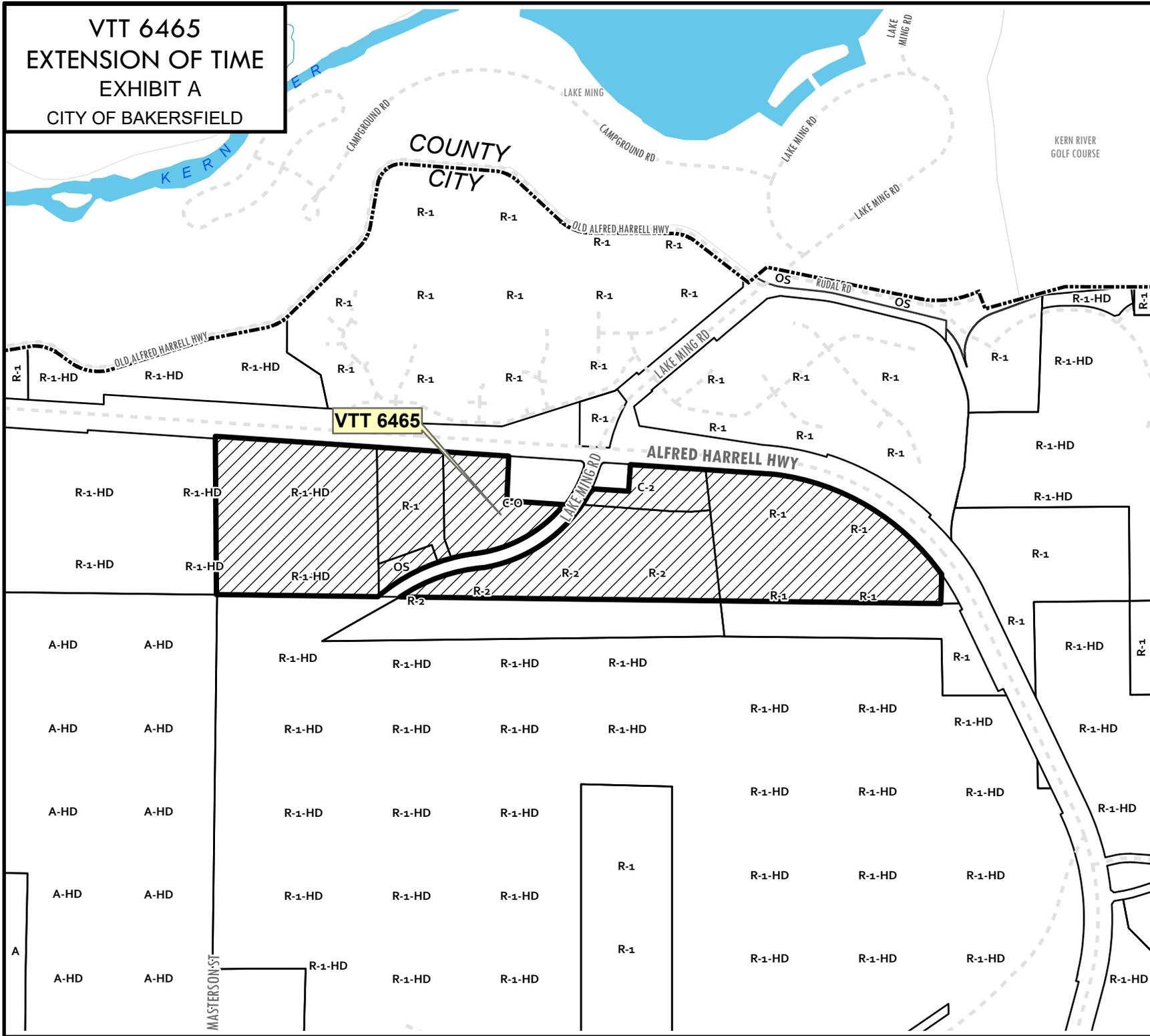
ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

VTT 6465
EXTENSION OF TIME
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-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

BAKERSFIELD

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Feet
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EXHIBIT B

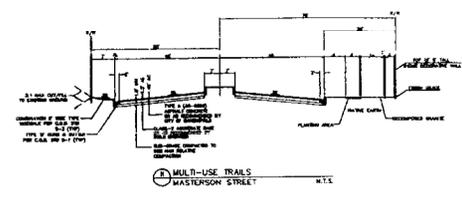
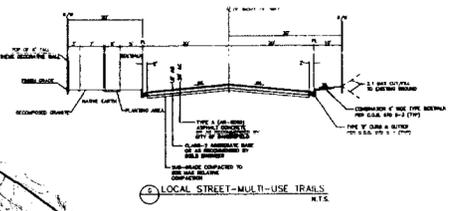
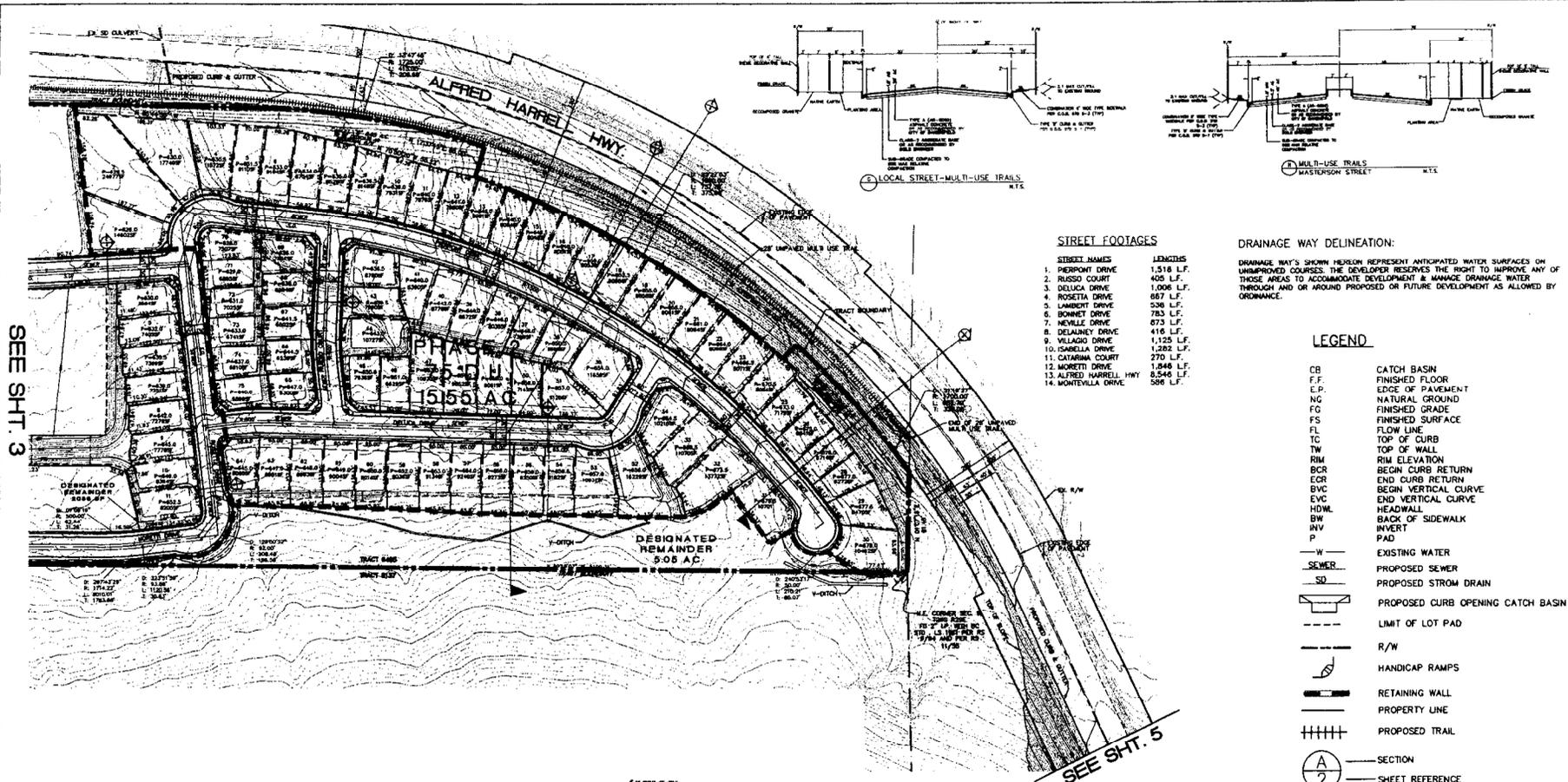
VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

NEA VISION CIVIL ENGINEERING
PLANNING - ENGINEERING - SURVEYING
9101 CAMINO ARANDA AVE. SUITE 2100 BAKERSFIELD, CA 93311
TEL: 805.337.8000 FAX: 805.417.8170
DATE: 9/17/07

DATE: 9/17/07

NO. 4494
EXP. 09-30-08
DATE: 9/17/07

8-SHEET
4 of 6



STREET FOOTAGES

| STREET NAMES | LENGTHS |
|------------------------|------------|
| 1. PIERPOINT DRIVE | 1,518 L.F. |
| 2. RUSSO COURT | 405 L.F. |
| 3. DELUCA DRIVE | 1,006 L.F. |
| 4. ROSETTA DRIVE | 867 L.F. |
| 5. LAMBERT DRIVE | 528 L.F. |
| 6. BONNET DRIVE | 783 L.F. |
| 7. MENILLE DRIVE | 873 L.F. |
| 8. DELANEY DRIVE | 416 L.F. |
| 9. VILLAGIO DRIVE | 1,125 L.F. |
| 10. GABELLA DRIVE | 1,282 L.F. |
| 11. CATARINA COURT | 270 L.F. |
| 12. MORETTI DRIVE | 1,948 L.F. |
| 13. ALFRED HARRELL HWY | 8,546 L.F. |
| 14. MONTEVILLA DRIVE | 586 L.F. |

DRAINAGE WAY DELINEATION:

DRAINAGE WAY'S SHOWN HEREON REPRESENT ANTICIPATED WATER SURFACES ON UNIMPROVED COURSES. THE DEVELOPER RESERVES THE RIGHT TO IMPROVE ANY OF THOSE AREAS TO ACCOMMODATE DEVELOPMENT & MANAGE DRAINAGE WATER THROUGH AND OR AROUND PROPOSED OR FUTURE DEVELOPMENT AS ALLOWED BY ORDINANCE.

- LEGEND**
- CB CATCH BASIN
 - F.F. FINISHED FLOOR
 - F.P. EDGE OF PAVEMENT
 - NG NATURAL GROUND
 - FG FINISHED GRADE
 - FS FINISHED SURFACE
 - FL FLOW LINE
 - EL TOP OF CURB
 - TW TOP OF WALL
 - RM RIM ELEVATION
 - BCR BEGIN CURB RETURN
 - ECR END CURB RETURN
 - BVC BEGIN VERTICAL CURVE
 - EVC END VERTICAL CURVE
 - HDWL HEADWALL
 - BW BACK OF SIDEWALK
 - INV INVERT
 - P PAD
 - W EXISTING WATER
 - SEWER PROPOSED SEWER
 - SD PROPOSED STORM DRAIN
 - PROPOSED CURB OPENING CATCH BASIN
 - LIMIT OF LOT PAD
 - R/W R/W
 - HANDICAP RAMPS
 - RETAINING WALL
 - PROPERTY LINE
 - ++++ PROPOSED TRAIL
 - (A) SECTION
 - (2) SHEET REFERENCE
 - PHASE LINE
 - BOUNDARY LINE

PREPARED UNDER THE DIRECTION OF:

David C. Allen
SEAL, LICENSE NO. 11,007 EXP. 09-30-08



VESTING TENTATIVE MAP NO. 6465

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

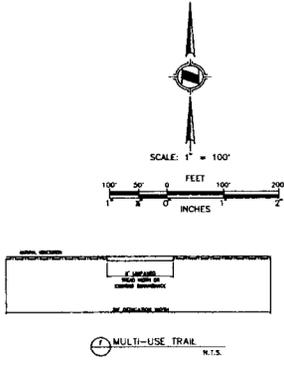
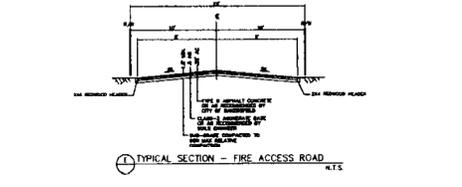
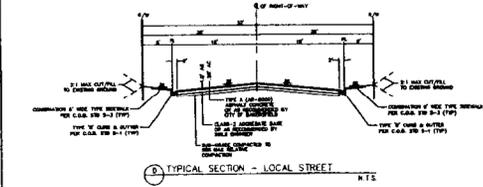
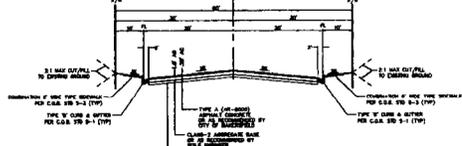
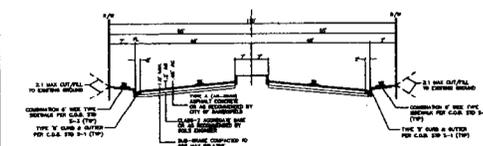
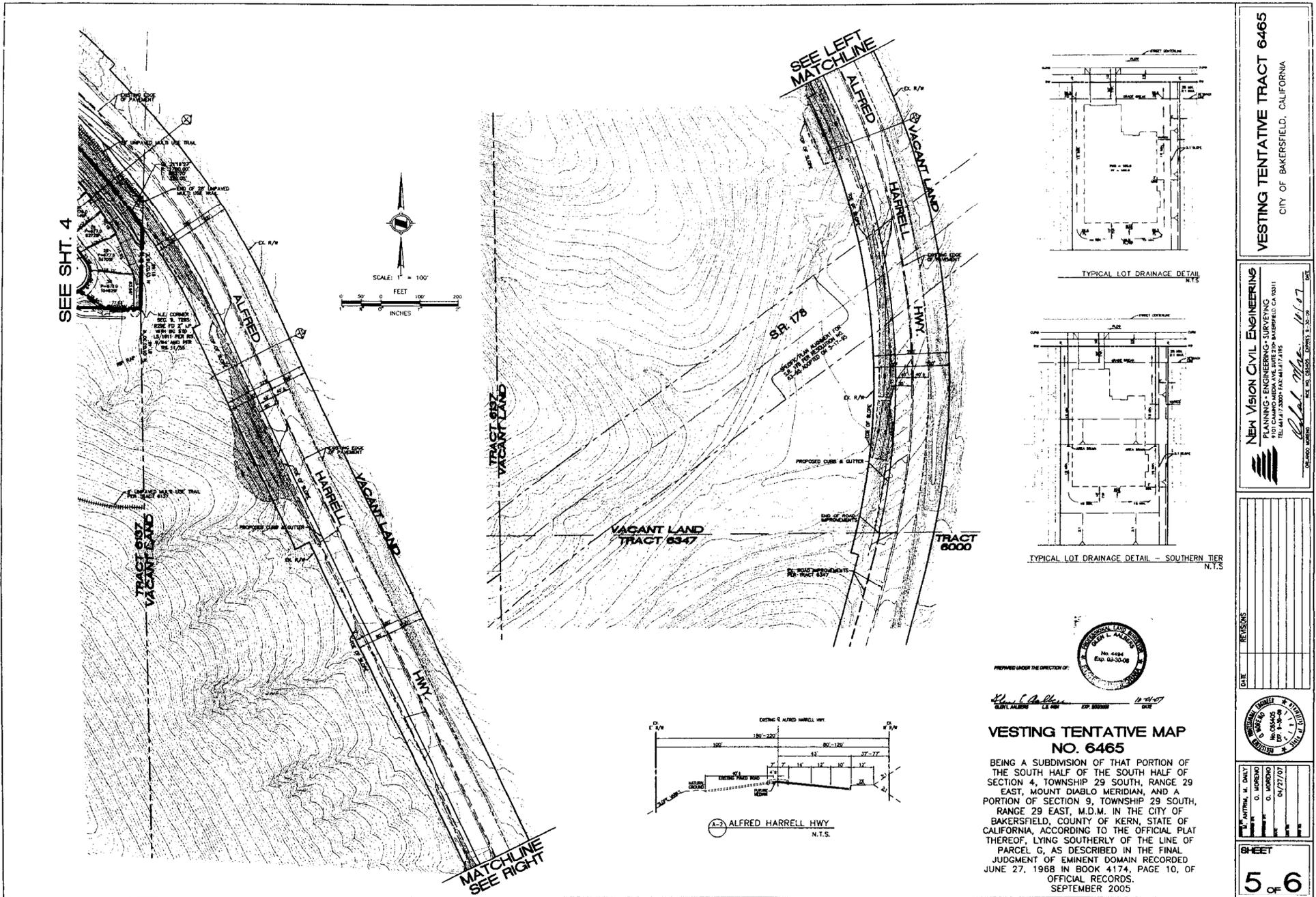


EXHIBIT B



VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

NEW VISION CIVIL ENGINEERING
PLANNING - ENGINEERING - SURVEYING
1514 N. G ST. BAKERSFIELD, CA 93311
TEL: 805.338.7441 FAX: 805.338.7445
Robert M. ...
DATE: 09/27/07
DRAWN BY: ...

| DATE | REVISIONS |
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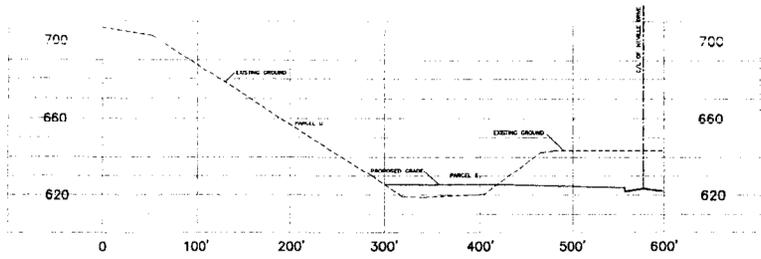


VESTING TENTATIVE MAP NO. 6465

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SEPTEMBER 2005

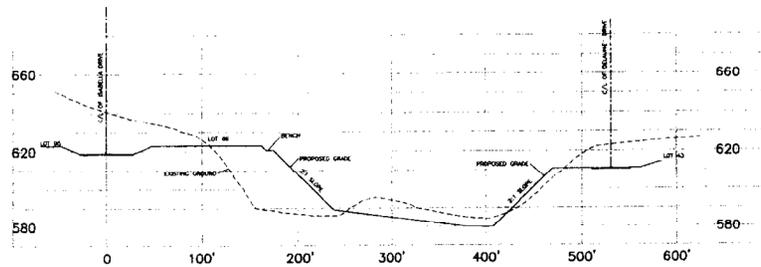
5 OF 6

EXHIBIT B



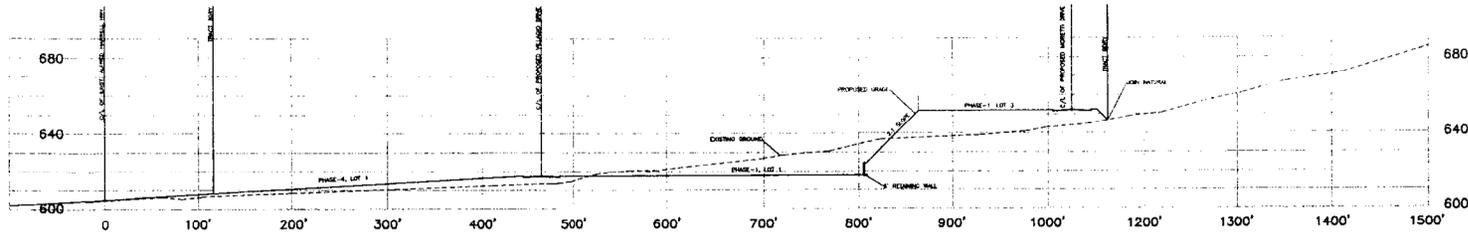
SECTION M

HORIZ: 1"=60'
VERT: 1"=30'



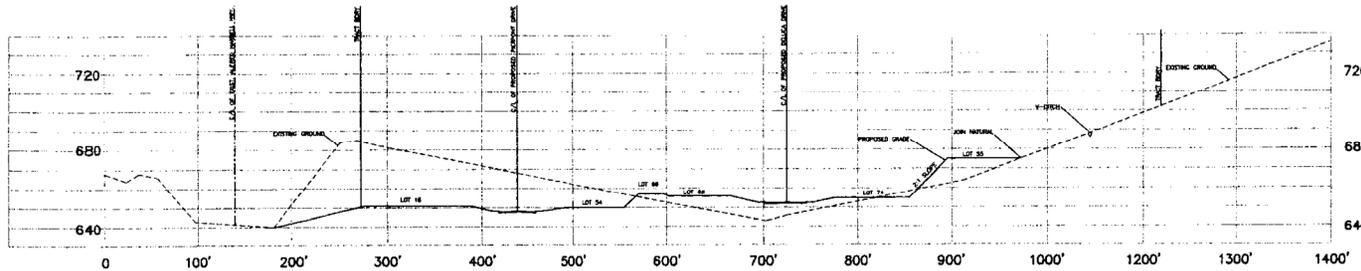
SECTION N

HORIZ: 1"=60'
VERT: 1"=30'



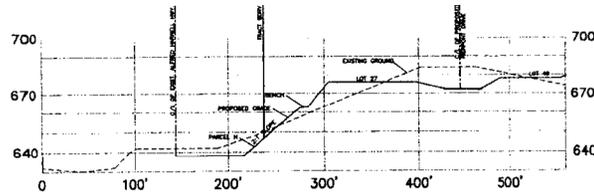
SECTION J

HORIZ: 1"=60'
VERT: 1"=30'



SECTION K

HORIZ: 1"=60'
VERT: 1"=30'



SECTION L

HORIZ: 1"=60'
VERT: 1"=30'

PREPARED UNDER THE DIRECTION OF:

Thomas C. Walker
REGISTERED PROFESSIONAL ENGINEER
No. 4494
Exp. 04-30-08



VESTING TENTATIVE MAP NO. 6465

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

VESTING TENTATIVE TRACT 6465
CITY OF BAKERSFIELD, CALIFORNIA

NEW VISION CIVIL ENGINEERING
PLANNING • ENGINEERING • SURVEYING
1101 CHANDLER AVE. SUITE 100 • BAKERSFIELD, CA 93311
TEL: (805) 338-7444 • FAX: (805) 338-7475
Robert M. Miller
REGISTERED PROFESSIONAL ENGINEER
No. 50505 • EXPIRES: 6-30-07

| DATE | REVISIONS |
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SHEET

6 of 6



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

| | |
|---------------------------------------|--|
| MEETING DATE: November 3, 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 1

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6585: HomeBuild LLC requests an extension of time for Vesting Tentative Tract Map 6585 consisting of 79 single-family residential lots, 1 sump lot, and 1 park lot on 22.32 acres, located on the southwest corner of East Berkshire Road and future extension of Madison Street. Notice of Exemption on file.

APPLICANT: HomeBuild LLC

OWNER: HomeBuild LLC

LOCATION: Located on the southwest corner of East Berkshire Road and future extension of Madison Street in southeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval

ATTACHMENTS:

| Description | Type |
|---|-----------------|
| <input type="checkbox"/> 6585 EOT Staff Report | Staff Report |
| <input type="checkbox"/> Map Set | Backup Material |
| <input type="checkbox"/> 6585 Plat | Backup Material |
| <input type="checkbox"/> Notice of Exemption | Backup Material |
| <input type="checkbox"/> Resolution with Exhibits | Resolution |



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: November 3, 2022

AGENDA: 5.b

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: October 26, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6585

WARD: 1

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 6585 that allowed 79 single-family residential lots and 1 park lot on 22.32 acres.

APPLICANT / OWNER:

HomeBuild LLC
532 Camino Mercado
Arroyo Grande, CA 93420

LOCATION: Southwest corner of East Berkshire Rd & future extension of Madison St.
Bakersfield.

APN: 518-040-11

PROJECT SIZE: 22.32 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 6585 to expire on September 24, 2025.

SITE CHARACTERISTICS: The project site is vacant land but has been the streets have been graded. Surrounding properties are developed as: *north* – single-family homes; *east* – vacant land; *south* – vacant land; and *west* – single-family homes.

BACKGROUND AND TIMELINE:

- **January 28, 1998** – City Council approved a change to prezone the project site to A (Agricultural) (Ordinance No. 3819).
- **March 8, 2006** – City Council approved a change in the zone district from A (Agricultural) to R-1 (One Family Dwelling) for the Vesting Tentative Tract Map (VTTM) 6585 (Ordinance No. 4323).
- **September 25, 2007** – Hosking 11 was annexed to the City Of Bakersfield (Annexation No. 546).
- **June 1, 2006** - The Bakersfield Planning Commission approved Vesting Tentative Tract Map (VTTM) 6585, which is scheduled to expire September 24, 2022. At that time, the Planning Commission also adopted a mitigated negative declaration (PC Resolution No. 102-06).
- **2008-2015** - In response to the economic downturn and recession, VTTM 6585 received a series of automatic extensions of time as authorized by the California State legislature.
- **October 2015** - The Governor signed Assembly Bill 1303 allowing for an automatic two-year extension of time. Coupled with the previous three-year extension approved by the Planning Commission, VTTM 6585 is to expire September 24, 2019.
- **October 3, 2019** - The Planning Commission approved a three-year extension of time for VTTM 6585 to expire September 24, 2022 (Resolution No. 96-19).
- **September 20, 2022** - The applicant submitted a completed application requesting an extension of time for VTTM 6585.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 79 lots on 22.32 acres for purposes of single-family residential development. The typical residential lot is the lot size is approximately 65-feet wide by 100-feet deep (6500 square feet), and the net density is 5.25 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. The project also includes a lot for a sump and a lot for a portion of a park.

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 VTTM No. 6585. The applicant requested the extension of time in writing prior to the September 24, 2022, expiration date.

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 VTTM 6585. Staff recommends approval of a three-year extension of time to expire September 24, 2025, with no changes to previously approved conditions of approval.

Circulation. Access to this subdivision would be from East Berkshire (collector) on the subdivision's north boundary and from Madison Street (collector) on the east boundary. Two local streets are proposed to be extended west through this subdivision to provide 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 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 Tract Map 6585 to expire on September 24, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

VTTM 6585 (plat)

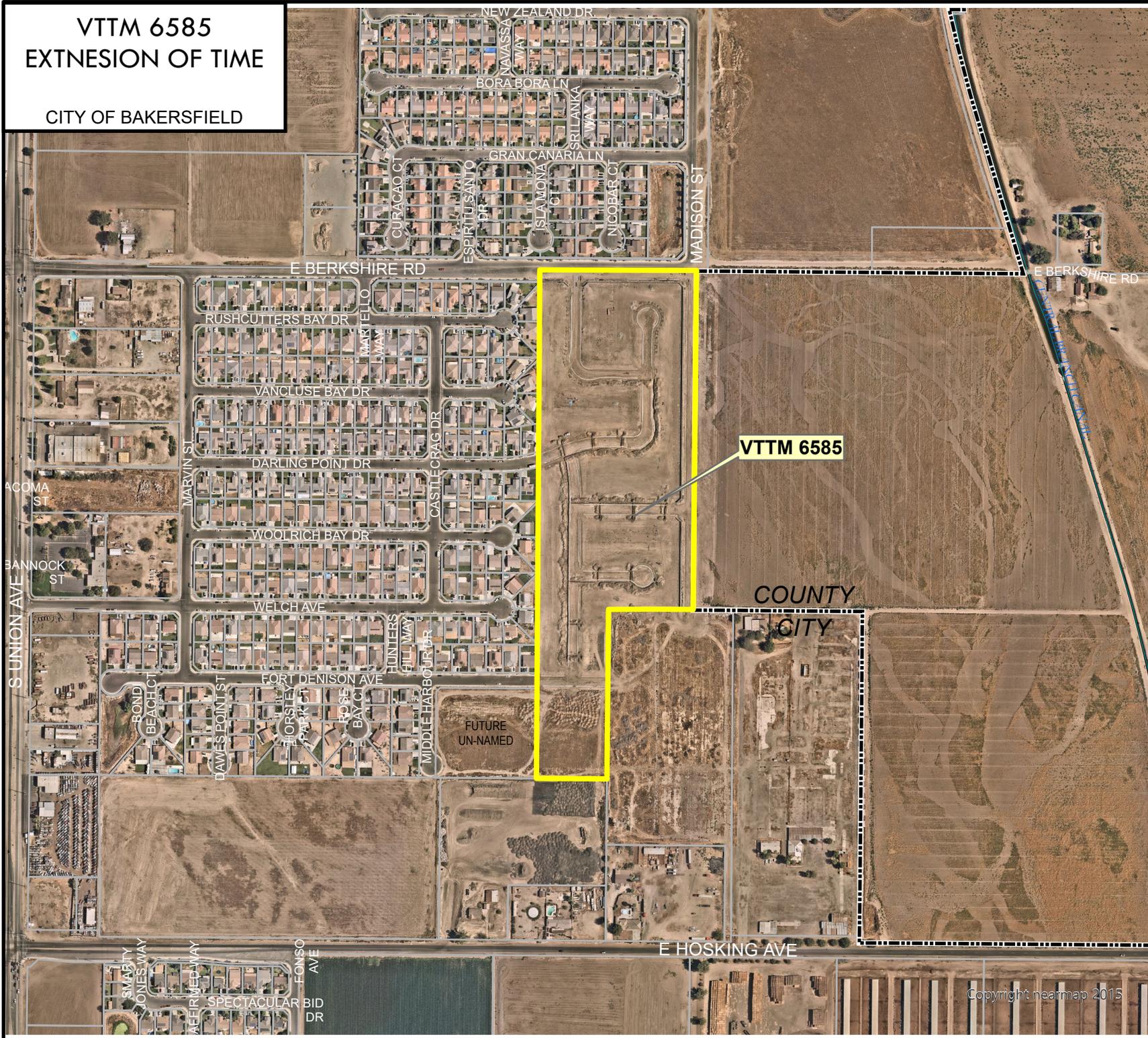
Notice of Exemption

Planning Commission Draft Resolution

MAP SET

VTTM 6585
EXTENSION OF TIME

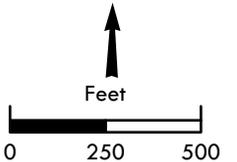
CITY OF BAKERSFIELD



AERIAL

VTTM 6585

COUNTY
CITY

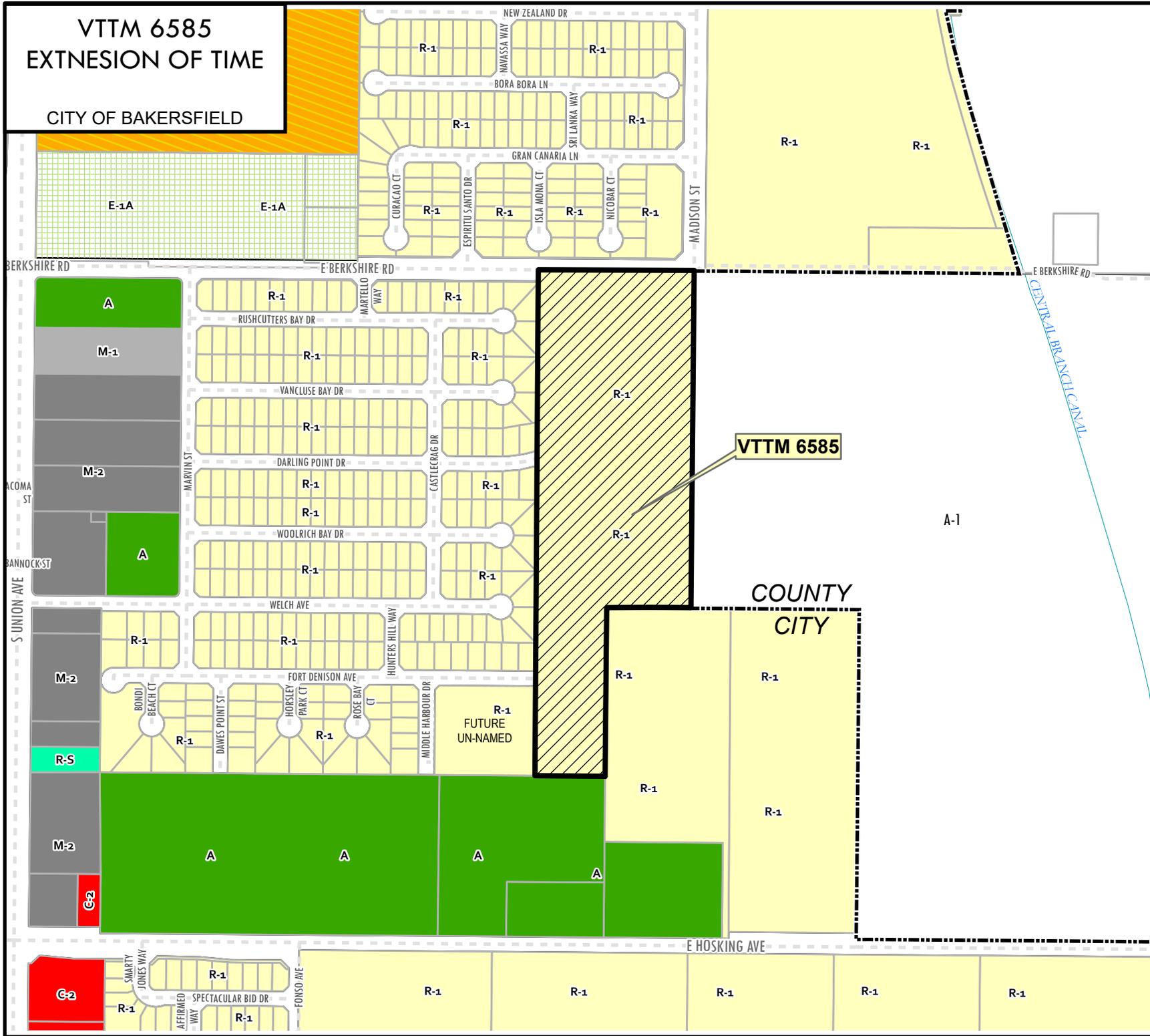


Copyright nearmap 2015

BaseEditor_MV

VTTM 6585 EXTENSION OF TIME

CITY OF BAKERSFIELD



- ### Zoning
- Commercial Zone Designations**
- C-1 Neighborhood Commercial
 - C-2 Regional Commercial
- Industrial Zone Designations**
- M-1 Light Manufacturing
 - M-2 General Manufacturing
- Resource Zone Designations**
- A Agricultural
- Residential Zone Designations**
- E-1A Estate One Family Dwelling - 1 acre minimum
 - R-5 Residential Suburban
 - R-1 One Family Dwelling
 - R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
 - R-2/P.U.D. Combining

BAKERSFIELD

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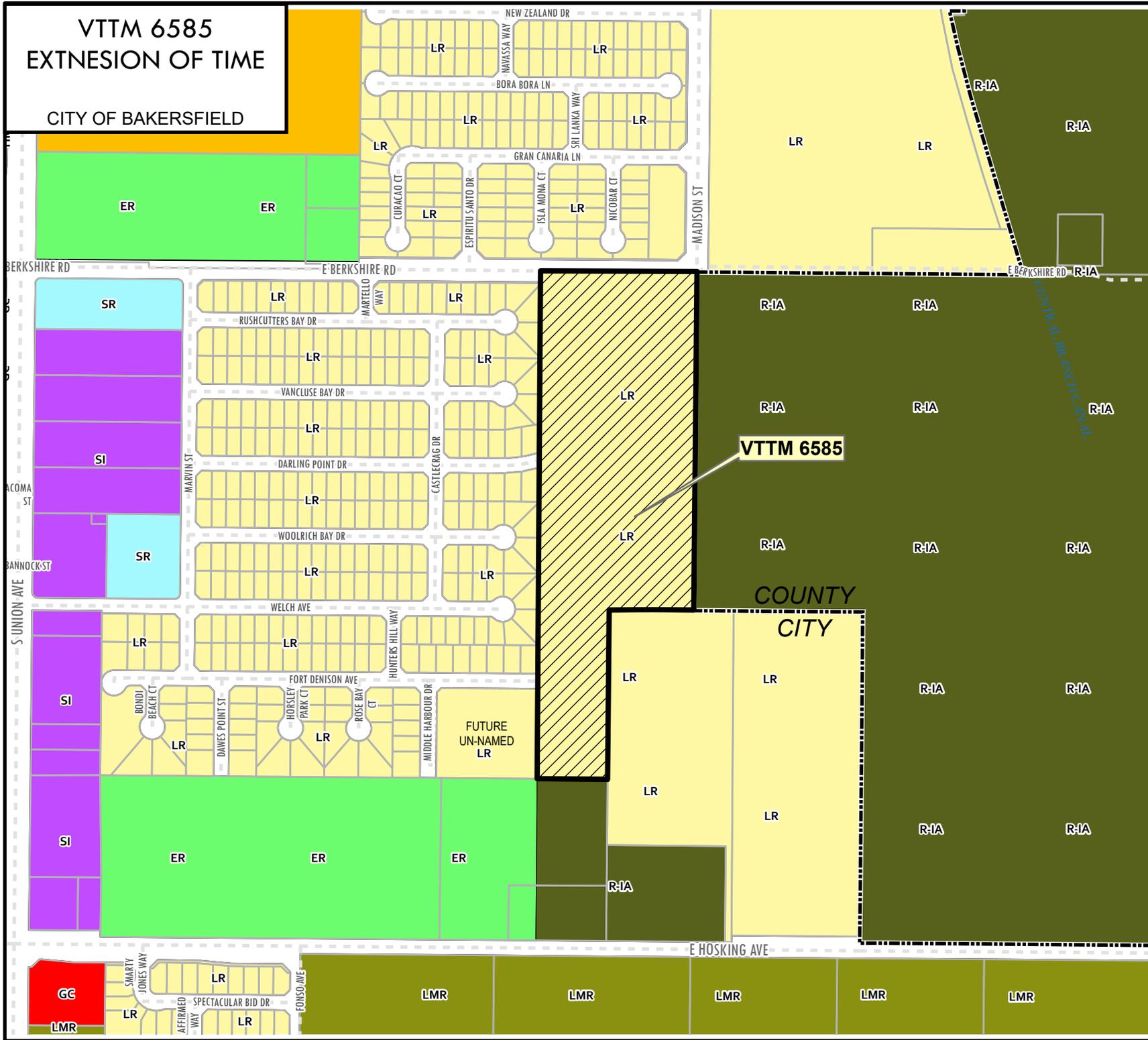
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VTTM 6585 EXTENSION OF TIME

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

BAKERSFIELD

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Feet

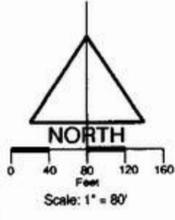
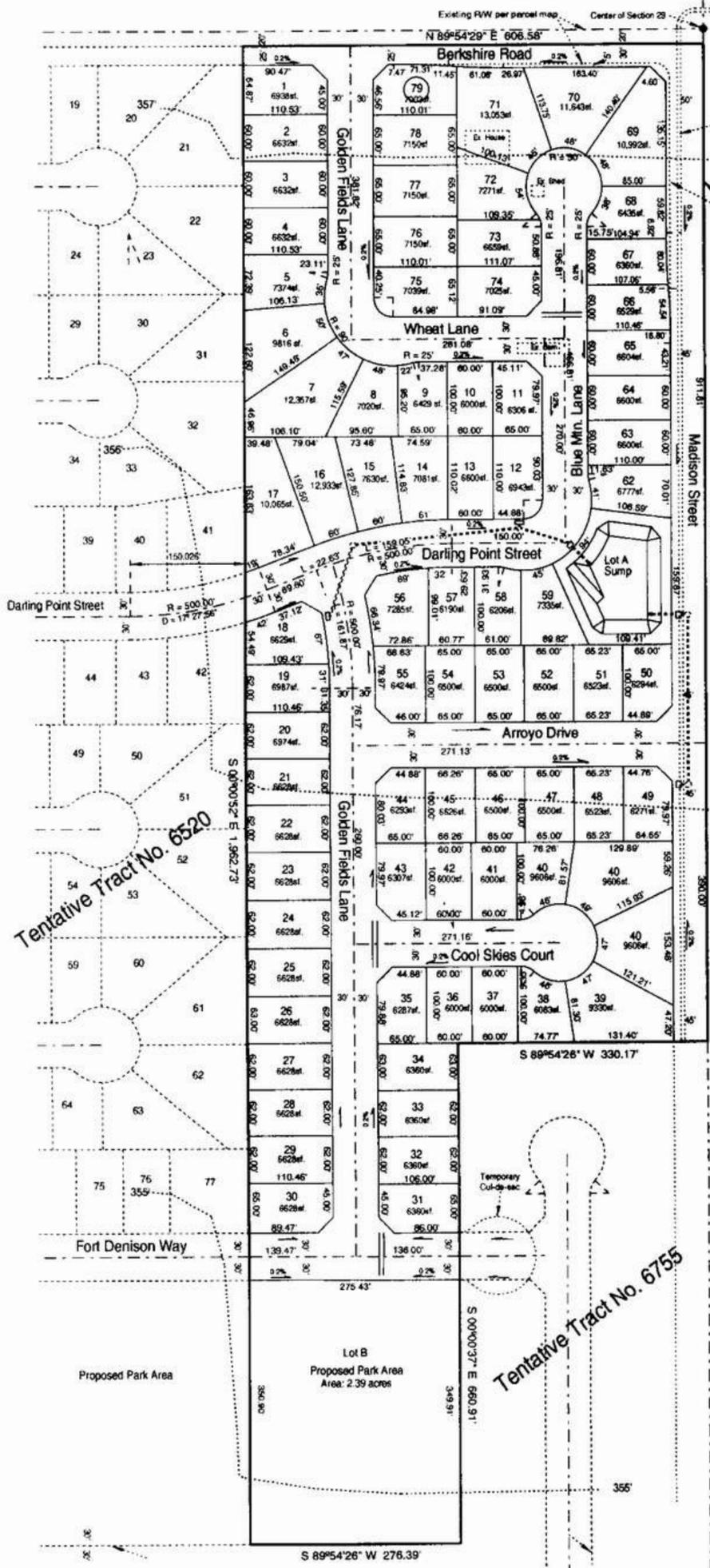
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BaseEditor_MV

Vesting Tentative
Tract No. 6585

in the City of Bakersfield
 Parcel D of Parcel Map No. 3913
 filed for record in Book 19 of Parcel Maps at page 40
 in Sec. 29, T. 30 S., R. 29 E., M.D.M.
 County of Kern, State of California

81 Lots
 (79 Lots Buildable) **22.32 Acres**



Hendricks Engineering
 2003 20th St., Bakersfield, CA. 93301
 (661) 326-1543 Fax: (661) 326-0421

| | |
|---|--|
| Developer: Global Investment & Development, LLC 3470 Wilshire Blvd., Ste 1020 Los Angeles, CA. 90010 | Owner: Charles L. Crowell 8300 Berkshire Road Bakersfield, CA. 93307 |
| Utilities: Electricity - P. G. & E. Nat. Gas - P. G. & E. Telephone - SBC Cable - Bright House Water - Greenfield County Water Sewer - City of Bakersfield | General Plan: LR Zoning: R-1 School Districts: Greenfield School District (Valle Verde Elem., Olivier Mid.) Kern Co. Union High School Dist. (Golden Valley High) |
| | Proposed Drainage: Retention Basin |

Alternate Street Names: Sky Sail Lane, Moon Flower Drive, Moonstone Drive, Gentle Breeze Lane

Proposed Density (Net):
 R-1 (Residential) = 16.61 ac (Net).
 Density = 79 / 15.60 = 5.25 unit / ac.

Proposed Use (Gross):
 R-1 (Residential) = 19.33 ac.
 Retention Basins = 0.60 ac.
 Park Site = 2.39 ac.

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 Vesting Tentative Tract Map 6585

Project Location-Specific: Southwest corner of Berkshire Rd & future extension of Madison St.

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

Description of Project: Extension of Time for Vesting Tentative Tract Map 6585: HomeBuild LLC requests an extension of time for Vesting Tentative Tract Map 6585 consisting of 79 single-family lots, 1 sump lot, and 1 park lot on 22.32 acres, zoned R-1 (One-Family Dwelling) for single family residential development

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: HomeBuild 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: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

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

If filed by applicant:

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

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

X Signed by Lead Agency
_____ Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6585, LOCATED ON THE SOUTHWEST CORNER OF EAST BERKSHIRE ROAD AND FUTURE MADISON STREET IN SOUTHEAST BAKERSFIELD.

WHEREAS, HomeBuild LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6585 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 20, 2022, which is prior to the expiration date of Vesting Tentative Map 6585, 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 April 21, 2006, conditionally approved by the Planning Commission on June 1, 2006; and

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission June 1, 2006 for Vesting Tentative Tract Map 6585; 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, November 3, 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 6585 is hereby extended until September 24, 2025.

-----oOo-----

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on November 3, 2022, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

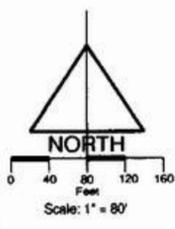
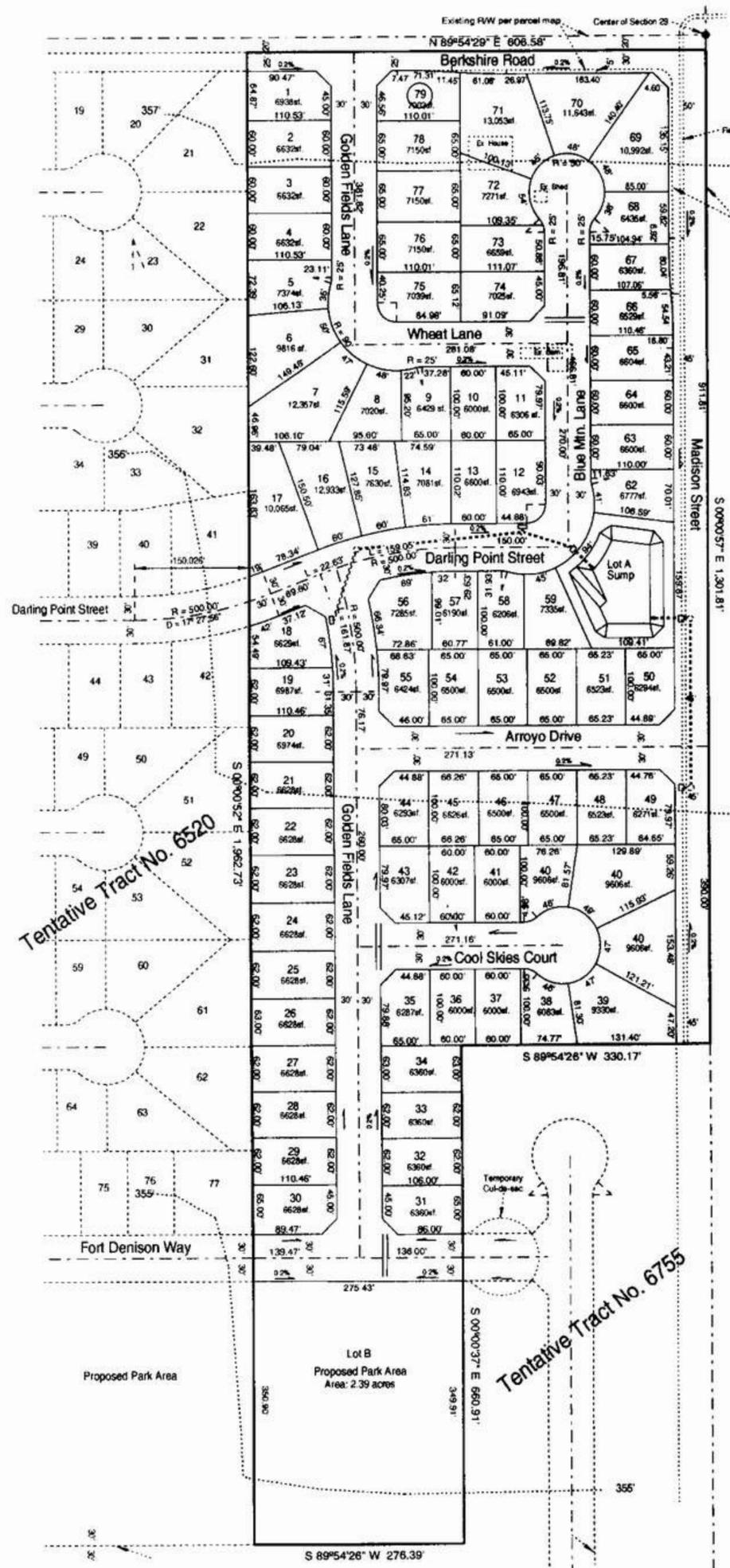
DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

Vesting Tentative
Tract No. 6585

in the City of Bakersfield
 Parcel D of Parcel Map No. 3913
 filed for record in Book 19 of Parcel Maps at page 40
 in Sec. 29, T. 30 S., R. 29 E., M.D.M.
 County of Kern, State of California

81 Lots
 (79 Lots Buildable) **22.32 Acres**



Hendricks Engineering
 2003 20th St., Bakersfield, CA. 93301
 (661) 326-1543 Fax: (661) 326-0421

| | |
|---|---|
| Developer: Global Investment & Development, LLC 3470 Wilshire Blvd., Ste 1020 Los Angeles, CA. 90010 | Owner: Charles L. Crowell 8300 Berkshire Road Bakersfield, CA. 93307 |
| Utilities: Electricity - P. G. & E. Nat. Gas - P. G. & E. Telephone - SBC Cable - Bright House Water - Greenfield County Water Sewer - City of Bakersfield | General Plan: LR Zoning: R-1 School Districts: Greenfield School District (Valle Verde Elem., Olivier Mid.) Kern Co. Union High School Dist. (Golden Valley High) |
| | Proposed Drainage: Retention Basin |

Alternate Street Names: Sky Sail Lane, Moon Flower Drive, Moonstone Drive, Gentle Breeze Lane

Proposed Density (Net):
 R-1 (Residential) = 16.61 ac (Net).
 Density = 79 / 15.60 = 5.25 unit / ac.

Proposed Use (Gross):
 R-1 (Residential) = 19.33 ac.
 Retention Basins = 0.60 ac.
 Park Site = 2.39 ac.



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Consent Public Hearings5.(c.)

TO: Chair Cater and Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Courtney Camps, Associate Planner

DATE:

WARD: Ward 5

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6616 – 2nd Revised (Phased): McIntosh & Associates requests an extension of time for Vesting Tentative Tract 6616 – 2nd Revised consisting of 347 single family residential lots. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Vander Weerd Investments, LP

LOCATION: South of McCutchen Road, approximately ¼ mile west of Gosford Road.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

| Description | Type |
|---------------------------|-----------------|
| ▢ 66162R EOT_Staff Report | Staff Report |
| ▢ 66162R EOT_Map Set | Backup Material |
| ▢ 66162R EOT_NOE | Backup Material |
| ▢ 66162R EOT_RESO | Resolution |



MEETING DATE: November 3, 2022

AGENDA: 5.c.

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: October 28, 2022

FILE: Extension of Time 2nd Revised Vesting Tentative Tract Map 6616 (Phased)

WARD: 5

STAFF PLANNER: Courtney Camps, Associate Planner II

REQUEST: Three-year extension of time for 2nd Revised Vesting Tentative Tract Map 6616 that allowed 347 single-family residential lots.

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

OWNER:
Vander Weerd Investments, LP
1804 Shenandoah Street
Visalia, CA 93277

LOCATION: South of McCutchen Road, approximately ¼ mile west of Gosford Road.

APN: 543-010-07

PROJECT SIZE: 80.09 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 2nd Revised Vesting Tentative Tract Map 6616 to expire on October 6, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are developed as: *north* – agricultural land and low density residential; *east* – industrial/vacant land and resource-intensive agriculture, service industrial and light industrial; *south* – agricultural land and low density residential; and *west* – county: agricultural and resource-intensive agriculture.

BACKGROUND AND TIMELINE:

- **January 28, 1998** - City Council approved Pre-zone P97-0743 to A (Agricultural). At that time, a Mitigated Negative Declaration was also adopted (Resolution No. 110-97, (Ordinance No. 3819).
- **November 16, 2005** - An Environmental Impact Report (EIR) was certified for the original GPA/ZC 04-1012 (McCutchen 110 EIR).
- **December 14, 2005** - City Council approved General Plan Amendment/Zone Change No. 04-1012 to change the land use designation from A (Agricultural) to R-1 (One Family Dwelling) (Ordinance No. 4295) (Resolution No. 262-05).
- **March 2, 2006** - Planning Commission approved Vesting Tentative Tract Map (VTTM) No. 6616 to expire March 1, 2009 (Resolution No. 50-06).
- **September 28, 2006** - McCutchen No. 3 Annexation #468 was completed and incorporated into the City of Bakersfield.
- **March 1, 2007** - Planning Commission approved Revised Vesting Tentative Tract Map No. 6616 to increase the acreage from 110 acres to 117.07 acres due to more accurate measurements of the project site (Resolution No. 30-07).
- **October 7, 2010** - Planning Commission approved 2nd Revised Vesting Tentative Tract Map 6616 along with an addendum to the EIR (Resolution No. 38-10).
- **2008-2015** - In response to the economic downturn and recession, 2nd Revised VTTM 6616 received a series of automatic extensions of time as authorized by the California State legislature.
- **October 2015** - The Governor signed Assembly Bill 1303 allowing for an automatic two-year extension of time. Coupled with the previous three-year extension approved by the Planning Commission, 2nd Revised VTTM 6616 was to expire October 6, 2019.
- **November 7, 2019** - Planning Commission approved a three-year extension of time for 2nd Revised VTTM 6616 to expire October 6, 2022 (Resolution No. 106-19).
- **September 1, 2022** - The applicant submitted a completed application requesting an extension of time for 2nd Revised VTTM 6616.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 347 single family residential lots on 80.09 acres. The typical residential lot size is approximately 60 feet wide by 100 feet deep (6,000 square feet), and the net density is 4.13 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 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 2nd Revised VTTM No. 6616. The applicant requested the extension of time in writing prior to the October 6, 2022, expiration date.

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. Staff recommends approval of a three-year extension of time to expire October 6, 2025, with no changes to previously approved conditions of approval.

Circulation. The project site will have access to McCutchen Road thru two local streets on the north side. There will be access to future McKee Road to the south thru two local streets.

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.

CONCLUSION:

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 2nd Revised Vesting Tentative Tract Map 6616 to expire on October 6, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- 2nd Revised VTTM 6616 (plat)

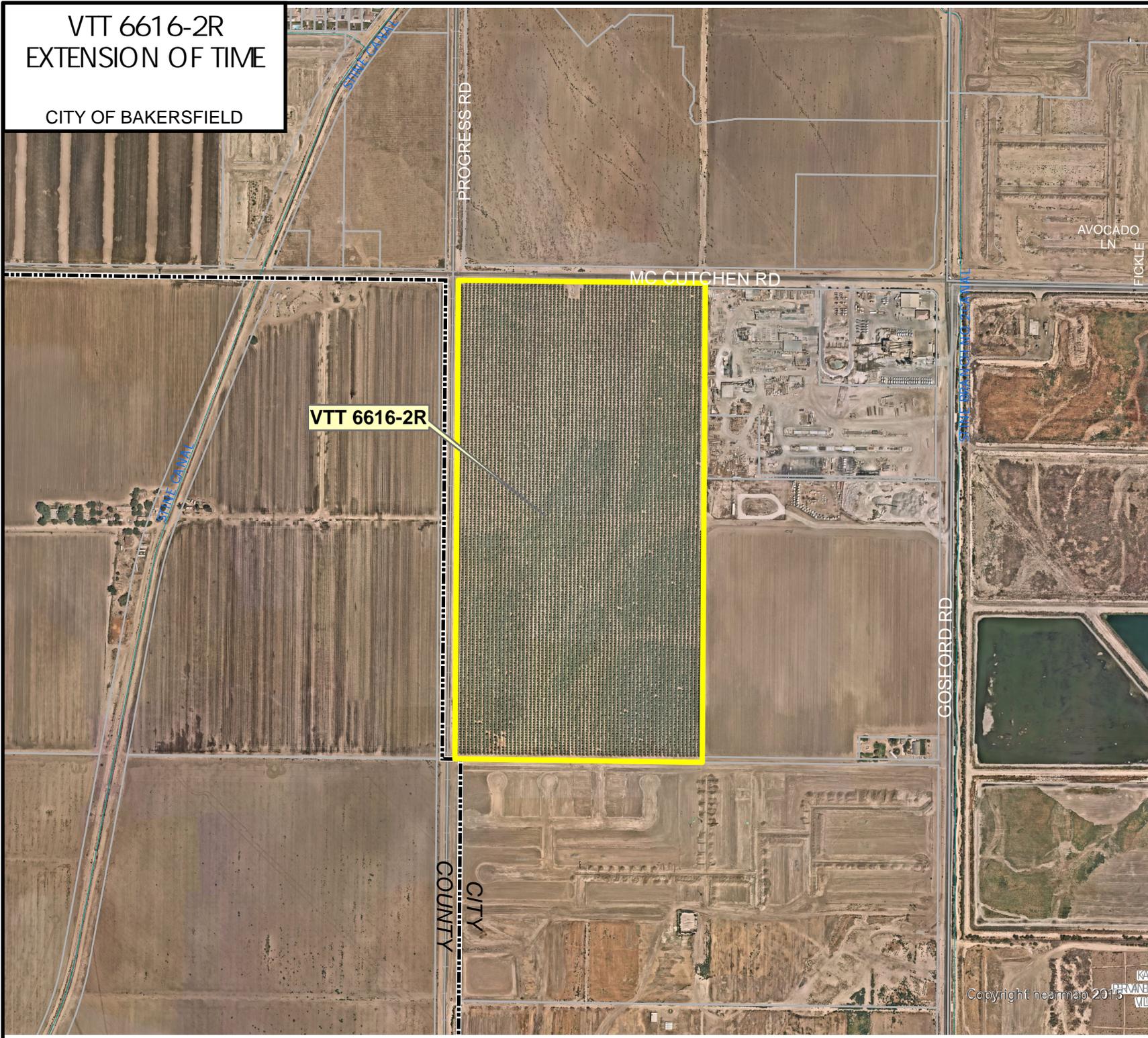
Notice of Exemption

Planning Commission Draft Resolution

MAP SET

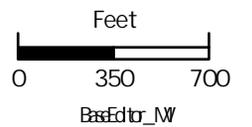
VTT 6616-2R
EXTENSION OF TIME

CITY OF BAKERSFIELD



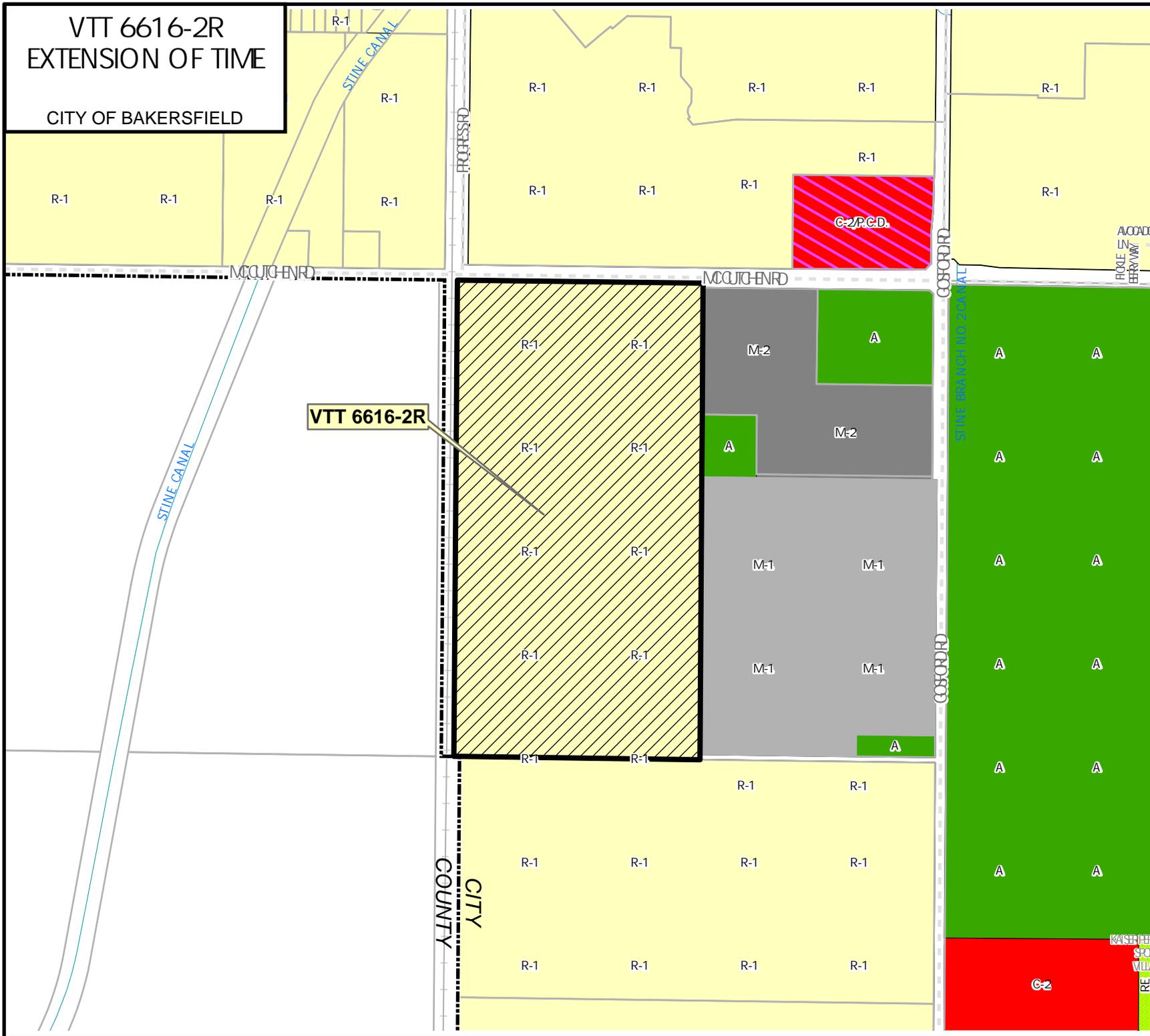
VTT 6616-2R

AERIAL



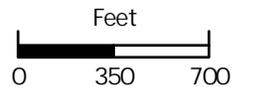
VTT 6616-2R EXTENSION OF TIME

CITY OF BAKERSFIELD



Zoning

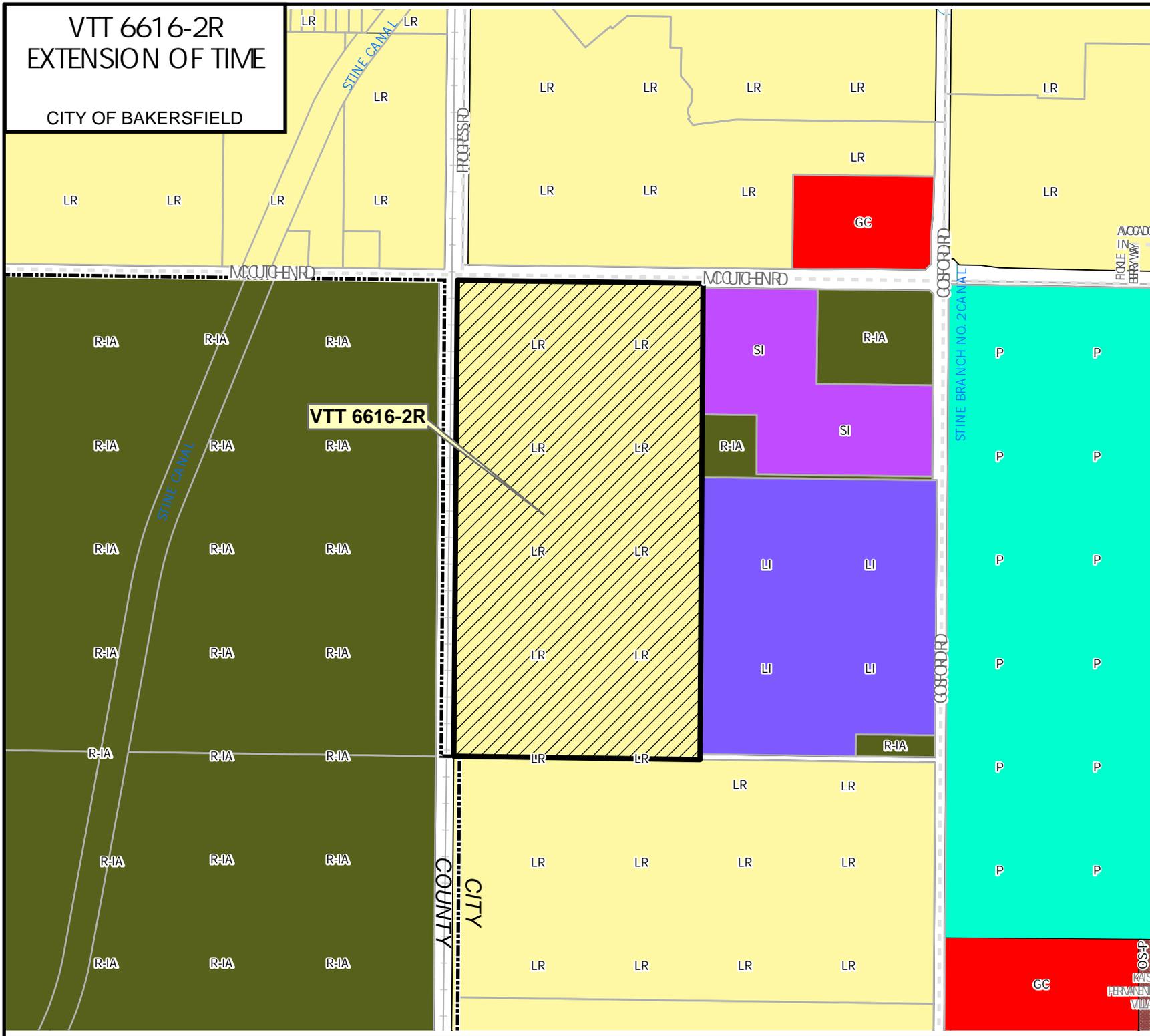
- Commercial Zone Designations
 - C-2 Regional Commercial
 - C-2 P.C.D. Combining
- Industrial Zone Designations
 - M-1 Light Manufacturing
 - M-2 General Manufacturing
- Resource Zone Designations
 - A Agricultural
- Residential Zone Designations
 - R-1 One-Family Dwelling
- Other/Public Zone Designations
 - RE Recreation



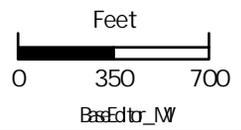
Base Editor_MW

VTT 6616-2R EXTENSION OF TIME

CITY OF BAKERSFIELD



- Land Use**
- RESIDENTIAL**
 - LR - Low Density Residential: 7.26 dwelling units/acre
 - COMMERCIAL**
 - CC - General Commercial
 - INDUSTRIAL**
 - LI - Light Industrial
 - SI - Service Industrial
 - PUBLIC FACILITIES**
 - P - Public Facilities
 - OPEN SPACE**
 - CSP - Parks and Recreation
 - RESOURCE**
 - RIA - Resource-Intensive Agriculture: 20-acre minimum parcel size



TOPOGRAPHIC LEGEND

- (E) IRREGULANT
- (E) 2" IRON PIPE
- OVERHEAD POWER POLE LINE
- (E) IRIGATION VALVE
- (E) VENTILATION PIPE
- (E) WIRE FENCE
- (E) WOOD FENCE
- (E) FIRE HYDRANT
- (E) LIGHT STANDBARD
- CROSS CUTTER
- STORMDRAIN
- (E) WATER VALVE
- (E) CUPY WIRE (CWP)
- CL CENTERLINE
- (E) EXISTING
- O.R. OFFICIAL RECORD
- DRAINAGE DIRECTION
- 0.25% MAX. 5% MAX.
- EDGE PARAPET
- EP
- CB GRADE BREAK
- IRIGATION LINE TO BE REMOVED
- APPROXIMATE LOCATION OF TELEPHONE LINE
- DRAIN INLET
- PHASE LINE

BASIS OF BEARING

THE BEARING OF S 09°17'32" E FOR THE NORTH LINE OF THE N.W. 1/4 OF SECTION 32, T. 30 S., R. 27 E. M.D.M. (AND THE CENTERLINE OF McCUTCHEN ROAD) PER TRACT NO. 8359 WAS USED FOR THE BASIS OF BEARING FOR THIS MAP.

OWNERS

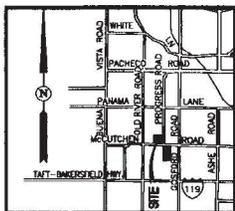
110 McCUTCHEN, LLC
3470 WILSHIRE BLVD., SUITE 1020
LOS ANGELES, CA 90010

BKT-BAKERSFIELD MH, LLC,
A DELEWARE LIMITED LIABILITY COMPANY
3130 W. MAIN ST., SUITE A-2
VISALIA, CA 93291

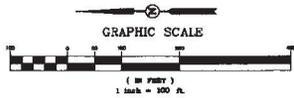
DEVELOPER

110 McCUTCHEN, LLC
3470 WILSHIRE BLVD., SUITE 1020
LOS ANGELES, CA 90010

- NOTE:
1. ALL BUILDINGS ON THIS SITE ARE ONE STORY AND WILL BE DEMOLISHED OR REMOVED.
 2. NO OIL WELLS EXIST AT THIS SITE.
 3. ALL ONSITE BUILDINGS ARE SEPARATED BY 10' AND ARE 20' FROM THE PROJECT BOUNDARY.
 4. WATER WELLS WILL BE ABANDONED.



VICINITY MAP
NOT TO SCALE



VACANT
ANNEXATION 57 LR - RT

LOT 1 PHASE 14
DESIGNATED REMAINDER
38.98 ACRES

REVISED VESTING TENTATIVE TRACT MAP NO. 6616

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

| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table> | REVISION | BY | | | | | | | | | | | | | | | | | | | | |  <p>THE LUSICH COMPANY INC. CIVIL ENGINEERS LAND SURVEYORS 881 1/2 STREET SUITE 200 BAKERSFIELD, CA 93304 PHONE: (805) 327-1112</p> | <p>PROJECT 110 McCUTCHEN, LLC PORTIONS OF SEC. 29, T.30S., R.27E., M.D.M.</p> <p>DRAWN BY: TTP FILE: 46666B62.DWG DATE: 6/28/10 APPROVED BY: DATE:</p> <p>SCALE: T = 100'</p> <p>SHEET 2</p> <p>JOB NO: 416616</p> <p>DATE:</p> | <p>DATE: 6/28/10</p> <p>JOB NO: 416616</p> <p>DATE:</p> |
|--|----------|----|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|---|---|
| REVISION | BY | | | | | | | | | | | | | | | | | | | | | | | | |
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NOTICE OF EXEMPTION

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

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

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

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

Project Location-Specific: Located south of McCutchen Road, approximately ¼ mile west of Gosford Road.

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

Description of Project: An extension of time for 2nd Revised Vesting Tentative Tract 6616 consisting of 347 lots on 80.09 acres, zoned R-1 for single family residential development.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh & Associates, representing Vander Weerd Investments, LP

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: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Courtney Camps Telephone/Ext.: (661) 326-3070

If filed by applicant:

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

Signature: _____ **Title:** Associate Planner **Date:** November 4, 2022

Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

DRAFT

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR 2ND REVISED VESTING TENTATIVE TRACT MAP 6616 LOCATED SOUTH OF MCCUTCHEN ROAD, APPROXIMATELY ¼ MILE WEST OF GOSFORD ROAD.

WHEREAS, McIntosh and Associates, representing Vander Weerd Investments, LP, filed an application with the City of Bakersfield Planning Department requesting an extension of time for 2nd Revised Vesting Tentative Tract Map 6616 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 1, 2022, which is prior to the expiration date of 2nd Revised Vesting Tentative Tract Map 6616, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on December 4, 2006, and conditionally approved by the Planning Commission on March 1, 2007; and

WHEREAS, an Environmental Impact Report (EIR) was certified on November 16, 2005 for the original GPA/ZC 04-1012 (McCutchen 110 EIR), and an addendum to the EIR was approved by the Planning Commission on March 1, 2007 for 2nd Revised Vesting Tentative Tract Map 6616; 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, November 3, 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 2nd Revised Vesting Tentative Tract Map 6616 is hereby extended until October 6, 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 November 3, 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

VTT 6616-2R
EXTENSION OF TIME
EXHIBIT A
CITY OF BAKERSFIELD



**LEGEND
(ZONE DISTRICTS)**

- R1 One Family Dwelling
6000sqft minlot size
- R1-45 One Family Dwelling
4500sqft minlot size
- EEstate
10000sqft minlot size
- RS Residential Suburban
24000sqft/dwelling unit
- RS() Residential Suburban
1, 25 5or 10minlot size
- R2 Limited Multiple Family Dwelling
4500sqft minlot size (single family)
6000sqft minlot size (multifamily)
2500sqft lot area/dwelling unit
- R3 Multiple Family Dwelling
6000sqft minlot size
1,200sqft lot area/dwelling unit
- R4 High Density Multiple Family Dwelling
6000sqft minlot size
600sqft lot area/dwelling unit
- RH Residential Holding
20acre minlot size
- AAgriculture
6000sqft minlot size
- A-20A Agriculture
20acre minlot size
- PLD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- CO Professional and Administrative Office
- C1 Neighborhood Commercial
- C2 Regional Commercial
- CC Commercial Center
- CB Central Business
- RCD Planned Commercial Development
- M1 Light Manufacturing
- M2 General Manufacturing
- M3 Heavy Industrial
- PA Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP Floodplain Primary
- FP Floodplain Secondary
- AA Airport Approach
- D Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- VM West Mtg Specific Plan

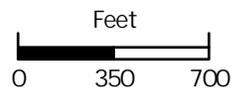
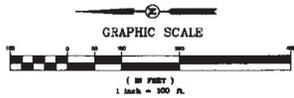
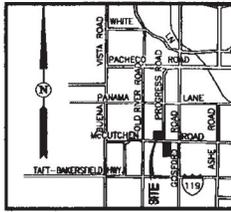
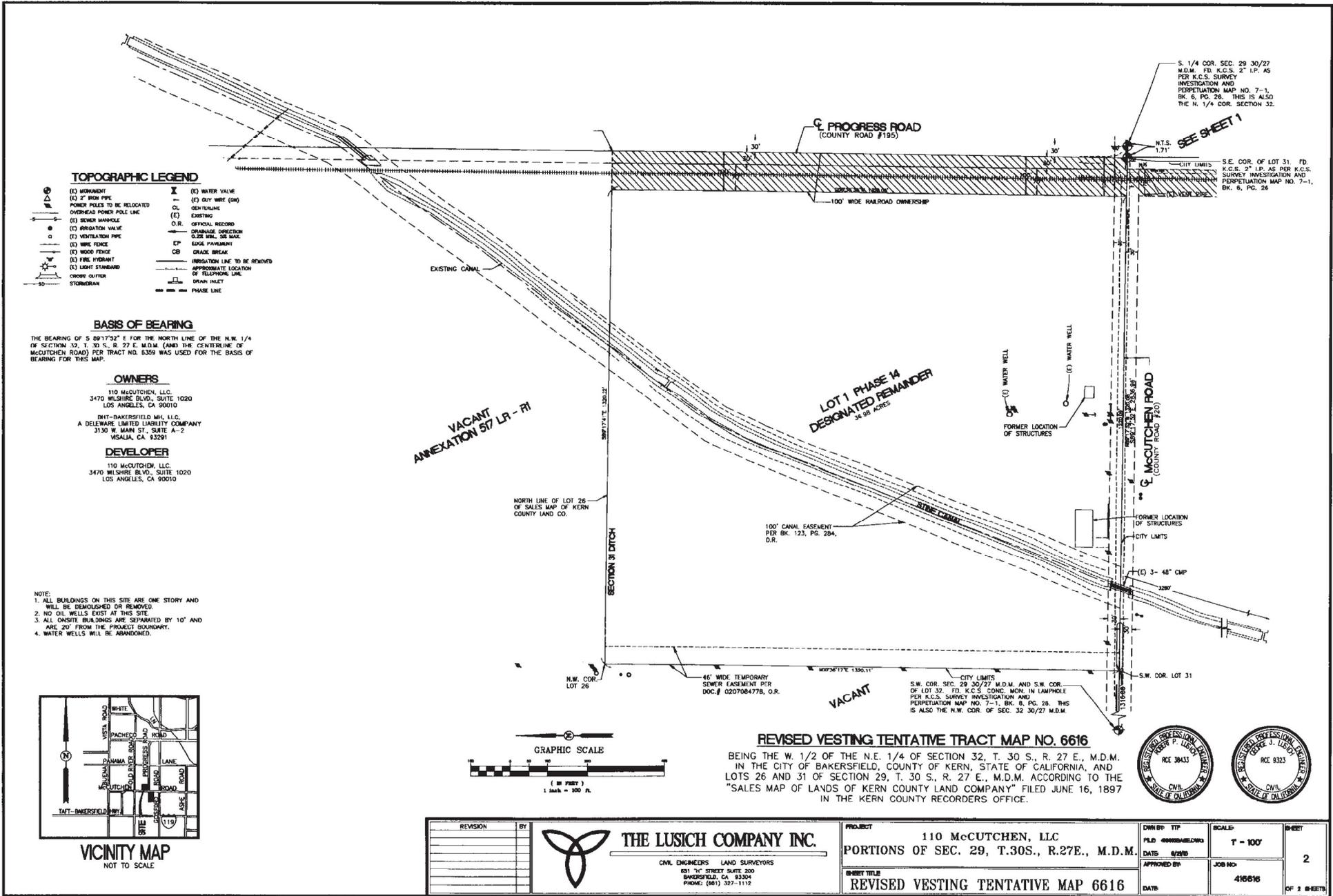


EXHIBIT B





COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Consent Public Hearings5.(d.)

TO: Chair Cater and Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Courtney Camps, Associate Planner

DATE:

WARD: Ward 3

SUBJECT:

Extension of Time for Revised Vesting Tentative Tract Map 6736 (Phased): McIntosh and Associates requests an extension of time for Revised Vesting Tentative Tract 6736 consisting of 17 lots creating 185 detached condominium units for multi-family residential development. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Fuller Green Living Trust

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

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

| Description | Type |
|--------------------------|-----------------|
| ▣ 6736R EOT_Staff Report | Staff Report |
| ▣ 6736R EOT_Map Set | Backup Material |
| ▣ 6736R EOT_NOE | Backup Material |
| ▣ 6736R EOT_RESO | Resolution |



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: November 3, 2022

AGENDA: 5.d.

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director PJ

DATE: October 28, 2022

FILE: Extension of Time Revised Vesting Tentative Tract Map 6736 (Phased)

WARD: 3

STAFF PLANNER: Courtney Camps, Associate Planner II

REQUEST: Three-year extension of time for Revised Vesting Tentative Tract Map 6736 that allowed 17 lots for the purpose of developing 185 detached condominium units.

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

OWNER:
Fuller Green Living Trust
2257 Las Canoas
Santa Barbara, CA 93105

LOCATION: Within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive.

APN: 387-010-25

PROJECT SIZE: 19.07 acres

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

EXISTING GENERAL PLAN DESIGNATION: LMR (Limited Multiple Family Dwelling)

EXISTING ZONE CLASSIFICATION: R-2 (Limited Multiple-Family Dwelling)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Revised Vesting Tentative Tract Map 6736 to expire on November 5, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – single-family residences/golf course; *east* – single-family residences/golf course; *south* – single-family residences/golf course; and *west* – single-family residences/golf course.

BACKGROUND AND TIMELINE:

- **August 24, 1977** - This site was annexed into the City as part of a larger annexation (Annexation 240, Rio Bravo Annexation) (Ordinance No. 2370).
- **August 12, 1981** - City Council approved a change in the zone district from A (Agricultural) to R-2 (Limited Multiple-Family Dwelling) (ZC# 3625) (Ordinance No. 2657).
- **April 20, 2006** - Planning Commission approved Vesting Tentative Tract Map (VTTM) 6736 (Resolution No. 93-06).
- **June 21, 2006** - A subsequent appeal was denied by the City Council and the decision of the Planning Commission was upheld. A Mitigated Negative Declaration for the project was adopted at the same City Council meeting.
- **November 6, 2008** – A revised map, Revised Vesting Tentative Tract 6736, was approved by the Planning Commission to allow 17 phases as opposed to 1 phase for ease of development relative to financing. The revised map proposes to retain the same number of previously approved residential units (185 units). A Mitigated Negative Declaration for the project was adopted at the same Planning Commission meeting (Resolution No. 146-08).
- **2008-2015** - In response to the economic downturn and recession, RVTTM 6736 received a series of automatic extensions of time as authorized by the California State legislature.
- **October 17, 2019** - Planning Commission approved a three-year extension of time for RVTTM 6736 to expire November 5, 2022 (Resolution No. 104-19).
- **September 12, 2022** - The applicant submitted a completed application requesting an extension of time for RVTTM 6736.

PROJECT ANALYSIS:

The proposed revised vesting tentative tract subdivision consists of 17 lots for the purpose of developing 185 detached condominium units on 19.07 acres. The proposed net density of 9.99 units per net acre is consistent with the maximum net density of greater than 4 and less than or equal to 10 dwelling units per net acre allowed by the LMR land use designation.

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. 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 RVTTM 6736. Staff recommends approval of a three-year extension of time to expire November 5, 2025, with no changes to previously approved conditions of approval.

Circulation. Access to this subdivision will be gained from the north via one entrance off of Casa Club Drive (private street), and from the east via two entrances off of Donaldo Street (private street).

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.

CONCLUSION:

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 Revised Vesting Tentative Tract Map 6736 to expire on November 5, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- RVTTM 6736 (plat)

Notice of Exemption

Planning Commission Draft Resolution

MAP SET

VTTM 6736 REVISED EXTENSION OF TIME

CITY OF BAKERSFIELD



AERIAL



BAKERSFIELD



Feet



BaseEditor_MV

VTTM 6736 REVISED EXTENSION OF TIME

CITY OF BAKERSFIELD

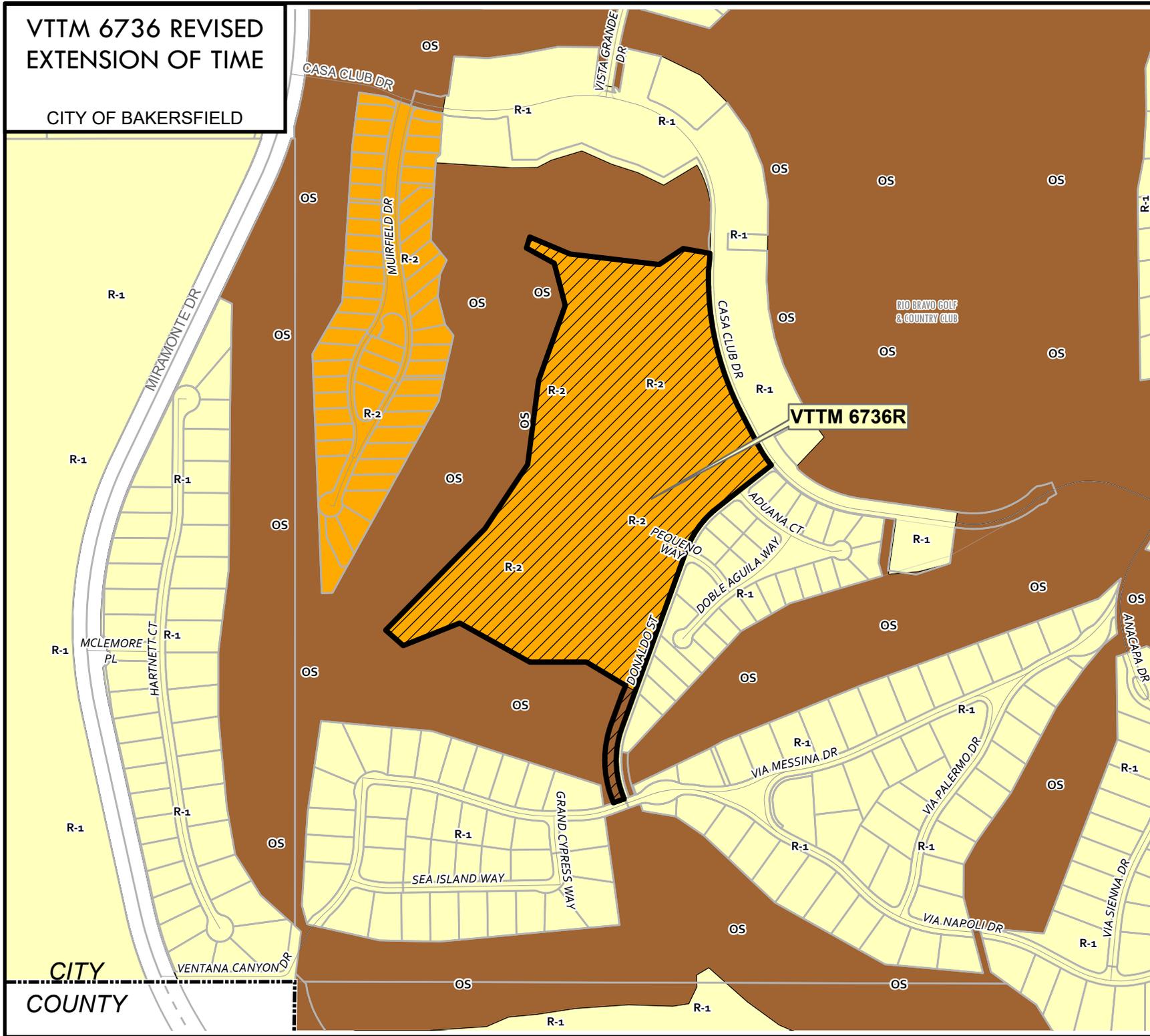
Zoning

Resource Zone Designations

- OS Open Space

Residential Zone Designations

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



BAKERSFIELD

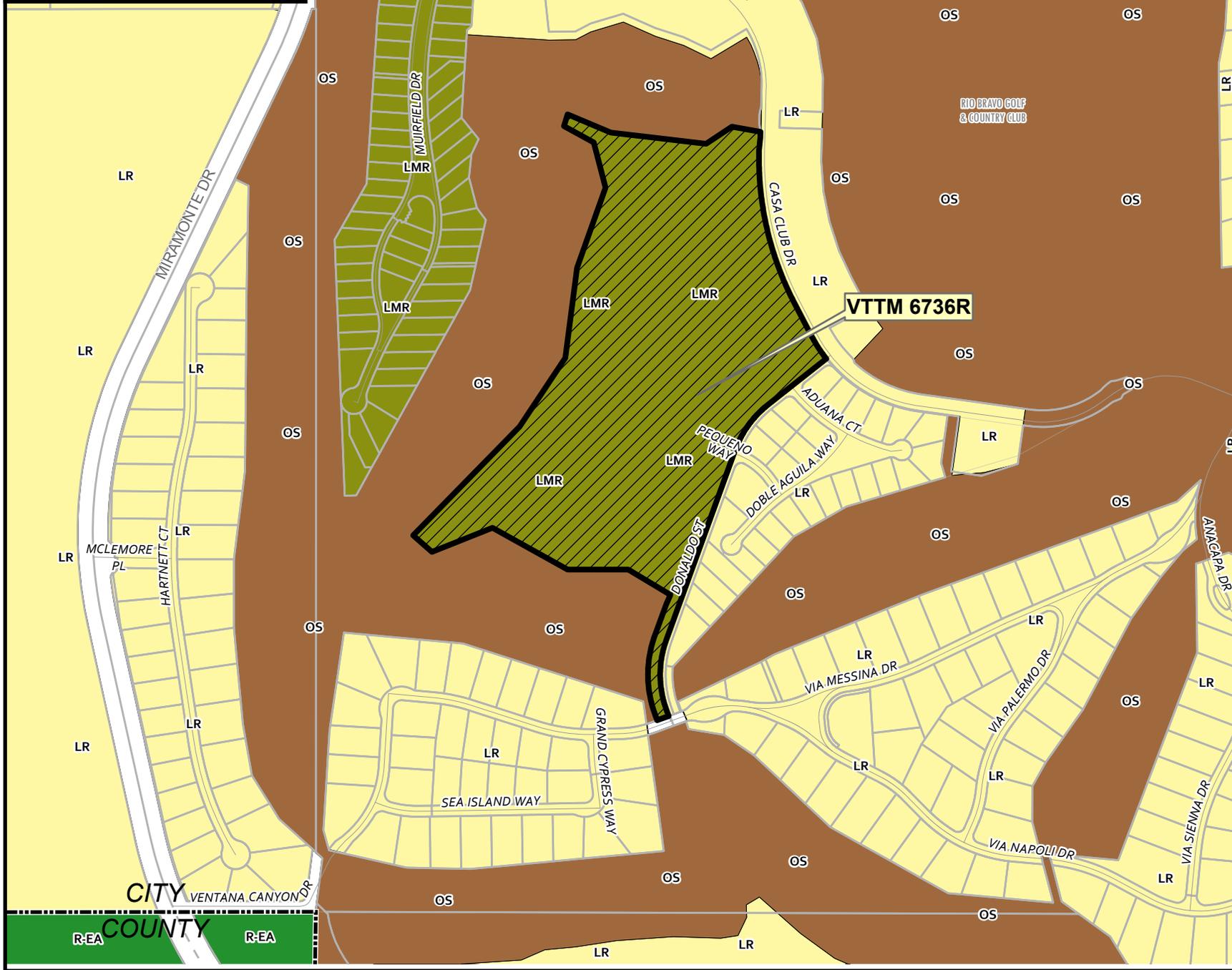
Feet

0 200 400

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VTTM 6736 REVISED EXTENSION OF TIME

CITY OF BAKERSFIELD



- Land Use**
- RESIDENTIAL**
- LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
 - LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
- OPEN SPACE**
- OS - Open Space
- RESOURCE**
- R-EA - Resource - Extensive Agriculture: > 20 AC min. parcel size (> 80 AC min for Williamson Act)

BAKERSFIELD

Feet

0 200 400

BaseEditor_MV

REVISED VESTING TENTATIVE TRACT NO. 6736

FOR CONDOMINIUM PURPOSES

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

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

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

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

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

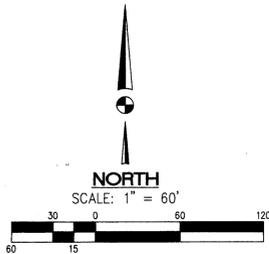
GENERAL NOTES:
ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.
IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.03(O) OF THE MUNICIPAL CODE.
A 10' PUBLIC UTILITY EASEMENT (PUE) IS PROPOSED AND IS LOCATED IN ALL FRONT AND SIDE YARDS ADJACENT TO ALL STREETS.
ALL STREETS SHOWN HEREON SHALL BE PRIVATE STREETS.
ALL RETURNS ARE 20' RADIUS CUTOFFS, UNLESS OTHERWISE NOTED.
ALL CUL-DE-SAC AND KNUCKLE RETURNS ARE 25' RADIUS CUTOFFS, UNLESS NOTED OTHERWISE.
THERE ARE NO EXISTING RESIDENTIAL STRUCTURES WITHIN THE PROJECT SITE.

STATISTICS:
APN: 387-010-25
TOTAL SITE ACREAGE: 19.07 (GROSS) ACRES
NET ACREAGE: 18.51 (NET) ACRES
EXISTING USE: VACANT
THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP.
PROPOSED USE: DETACHED CONDOMINIUMS
NUMBER OF PROPOSED UNITS: 185 CONDOMINIUM UNITS
NET DENSITY: 9.99 UNITS PER NET ACRE
EXISTING ZONING: R-2 (LIMITED MULTIPLE FAMILY DWELLINGS)
PROPOSED ZONING: R-2 (LIMITED MULTIPLE FAMILY DWELLINGS)
EXISTING GENERAL PLAN: LMR (LOW MEDIUM DENSITY RESIDENTIAL)
PROPOSED GENERAL PLAN: LMR (LOW MEDIUM DENSITY RESIDENTIAL)

UTILITIES:
WATER: CALIFORNIA WATER SERVICE
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
CABLE: BRIGHT HOUSE NETWORKS
PHONE: A.T.&T.
SEWER: CITY OF BAKERSFIELD
SCHOOL DISTRICTS:
KERN HIGH SCHOOL DISTRICT;
EAST BAKERSFIELD HIGH SCHOOL;
BAKERSFIELD CITY SCHOOL DISTRICT;
COMPTON JUNIOR HIGH SCHOOL;
CESAR CHAVEZ ELEMENTARY SCHOOL

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

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

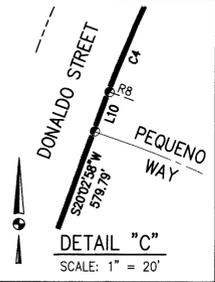
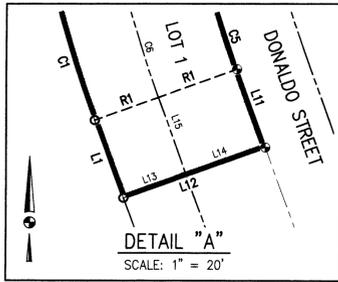


| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | N19°56'55"W | 20.00' |
| L2 | N48°52'45"W | 72.92' |
| L3 | N61°01'18"W | 99.33' |
| L4 | N18°38'26"E | 35.75' |
| L5 | S84°18'43"E | 84.89' |
| L6 | S01°32'05"W | 51.64' |
| L7 | S27°34'12"E | 108.01' |
| L8 | S51°45'00"W | 129.99' |
| L9 | S51°46'54"W | 87.48' |
| L10 | S20°04'28"W | 10.00' |
| L11 | S19°56'55"E | 20.00' |
| L12 | S70°03'05"W | 36.00' |
| L13 | S70°03'05"W | 16.00' |
| L14 | S70°03'05"W | 20.00' |
| L15 | S19°56'55"E | 20.00' |
| L16 | S20°04'28"W | 10.00' |
| L17 | S51°46'54"W | 87.48' |
| L18 | S51°45'00"W | 111.83' |

| CURVE | RADIUS | LENGTH | TANGENT | DELTA |
|-------|---------|---------|---------|-----------|
| C1 | 336.00' | 234.56' | 122.29' | 39°59'53" |
| C2 | 915.70' | 467.22' | 238.81' | 29°14'03" |
| C3 | 416.73' | 76.57' | 38.39' | 10°31'40" |
| C4 | 300.00' | 166.17' | 85.28' | 31°44'10" |
| C5 | 300.00' | 209.43' | 109.19' | 39°59'53" |
| C6 | 320.00' | 223.39' | 116.46' | 39°59'53" |
| C7 | 320.00' | 177.24' | 90.96' | 31°44'08" |
| C8 | 20.00' | 29.58' | 18.24' | 84°44'10" |
| C9 | 416.73' | 38.22' | 19.12' | 05°15'16" |
| C10 | 416.73' | 38.35' | 19.19' | 05°16'24" |

| RADIAL | BEARING |
|--------|-------------|
| R1 | N70°03'05"E |
| R2 | N69°57'02"E |
| R3 | S88°24'11"E |
| R4 | S62°21'46"W |
| R5 | N62°17'14"E |
| R6 | S51°45'34"W |
| R7 | S38°11'59"E |
| R8 | N69°58'09"W |
| R9 | S38°15'00"E |
| R10 | S57°00'50"W |
| R11 | N69°58'07"W |

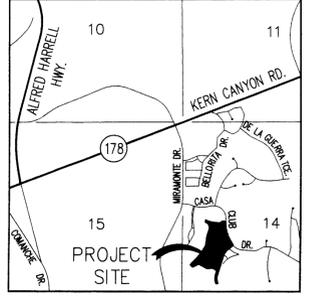
APPROVED BY
PLANNING COMMISSION WITH
CONDITIONS ON NOV 06 2008



NOTES:
ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.

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

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



SHEET
1
OF 2 SHEETS

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

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

APPROVED BY
LICENSED LAND SURVEYOR
JEFFREY L. MARTIN
No. 5798
Exp. 6-30-08
DATE: 16-4-08

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

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING © 2008

NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Revised Vesting Tentative Tract Map 6736 (Phased)

Project Location-Specific: Located within the Rio Bravo Golf Course community, on the south side of Casa Club Drive, east of Miramonte Drive in northeast Bakersfield.

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

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

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh and Associates, representing Fuller Green Living Trust.

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. Section _____
- Project is exempt from CEQA pursuant to Section 15060 (c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Courtney Camps Telephone/Ext.: 661-326-3070

If filed by applicant:

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

Signature: _____ **Title:** Associate Planner **Date:** 11/04/2022

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

DRAFT

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

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

WHEREAS, the application was submitted on September 12, 2022, which is prior to the expiration date of Revised Vesting Tentative Map 6736, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

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

WHEREAS, a mitigated negative declaration was previously approved by the Planning Commission on November 6, 2008 for Revised Vesting Tentative Tract Map 6736; and

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

WHEREAS, no new environmental impacts have been identified; and

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

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 3, 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 Revised Vesting Tentative Tract Map 6736 is hereby extended until November 5, 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 November 3, 2022, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

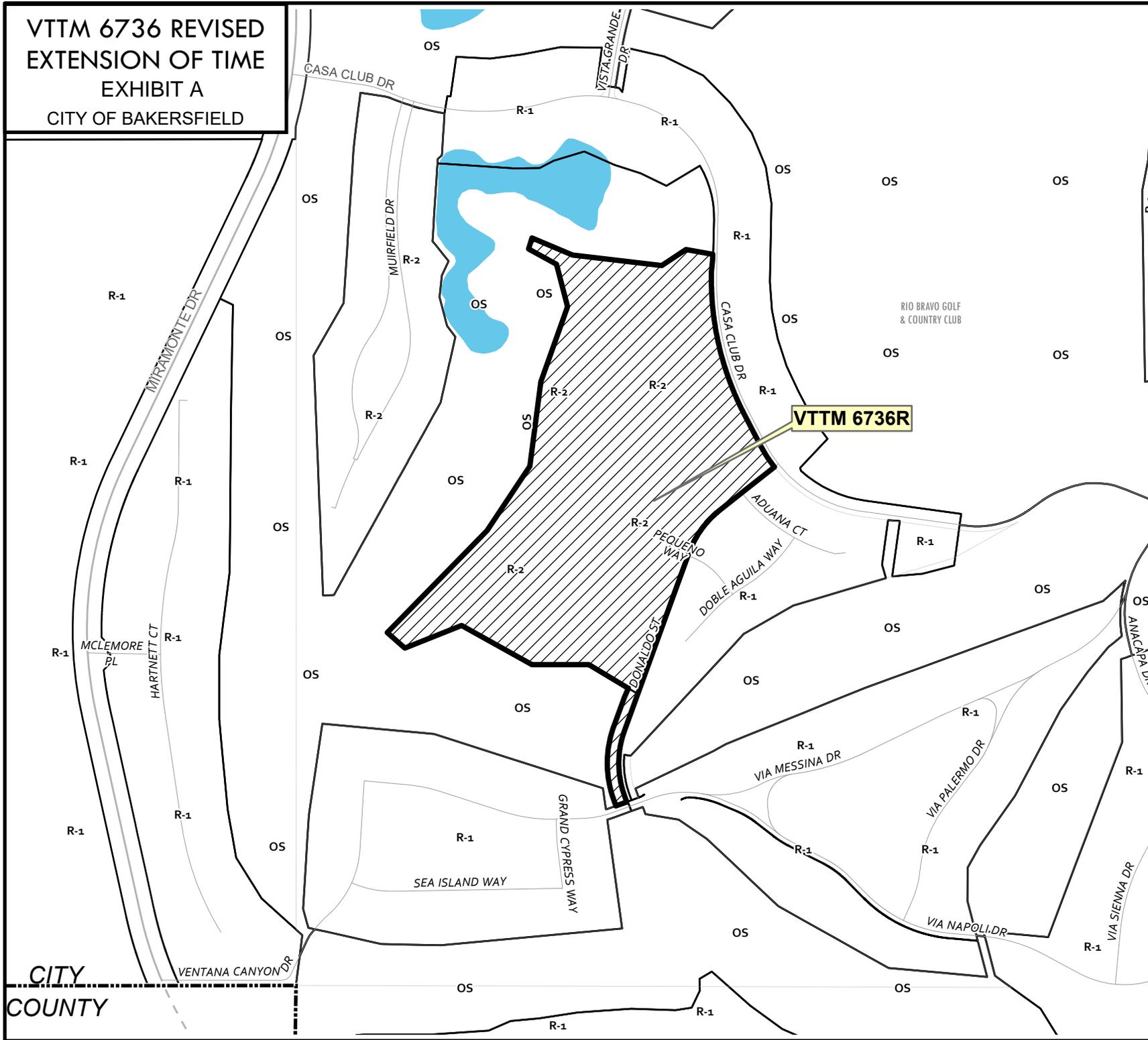
DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

**VTTM 6736 REVISED
EXTENSION OF TIME
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-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD

↑
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BaseEditor_MV



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Consent Public Hearings5.(e.)

TO: Chair Cater and Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Courtney Camps, Associate Planner

DATE:

WARD: Ward 1

SUBJECT:

Extension of Time for Vesting Tentative Tract Map 6755 (Phased): Robinson Calf Ranch requests an extension of time for Vesting Tentative Tract 6755 consisting of 91 single family residential development lots, one park lot and one sump lot on 33 acres. Notice of Exemption on file.

APPLICANT: Robinson Calf Ranch

OWNER: Robinson Calf Ranch

LOCATION: Located on the north side of East Hosking Avenue approximately ½ mile east of South Union Avenue.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

| Description | Type |
|-------------------------|-----------------|
| ▢ 6755 EOT_Staff Report | Staff Report |
| ▢ 6755 EOT_Map Set | Backup Material |
| ▢ 6755 EOT_NOE | Backup Material |
| ▢ 6755 EOT_RESO | Resolution |



MEETING DATE: November 3, 2022

AGENDA: 5.e.

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *PJ*

DATE: October 28, 2022

FILE: Extension of Time Vesting Tentative Tract Map 6755 (Phased)

WARD: 1

STAFF PLANNER: Courtney Camps, Associate Planner II

REQUEST: Three-year extension of time for Vesting Tentative Tract Map 6755 that allowed 91 single family residential lots, one park lot, and one sump lot.

APPLICANT:
Robinson Calf Ranch
P.O. Box 78350
Bakersfield, CA 93383

OWNER:
Robinson Calf Ranch
1000 E. Hosking Avenue
Bakersfield, CA 93307

LOCATION: North side of East Hosking Avenue approximately ½ mile east of South Union Avenue.

APN: 518-040-15 & 518-040-17

PROJECT SIZE: 33 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 6755 to expire on September 30, 2025.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are developed as: *north* – vacant and agricultural land; *east* – agricultural land; *south* – single family homes and a cattle ranch; and *west* – vacant and single family homes.

BACKGROUND AND TIMELINE:

- **January 28, 1998** - City Council approved Pre-zone P97-0743 to A (Agricultural). (Ordinance No. 3819).
- **May 24, 2006** – City Council approved VTTM 6755. A Mitigated Negative Declaration and zone change from A (Agricultural) to R-1 (One Family Dwelling) (GPA/ZC 05-1280), was also adopted at the same City Council meeting (Ordinance No. 4354) (Resolution No. 67-06).
- **October 3, 2007** – Annexation into the City of Bakersfield as Hosking No. 10 Annexation (#523). In accordance with the Subdivision Map Act, the date of the annexation is the effective date of the Planning Commission’s approval of VTTM 6755.
- **2008-2015** – In response to the economic downturn and recession, VTTM 6755 received a series of automatic extensions of time as authorized by the California State legislature.
- **October 2015** – The Governor signed Assembly Bill 1303 allowing for an automatic two-year extension of time. Coupled with the previous three-year extension approved by the Planning Commission, VTTM 6755 was to expire September 30, 2019.
- **October 17, 2019** - Planning Commission approved a three-year extension of time for VTTM 6755 to expire September 30, 2022 (Resolution No. 105-19).
- **September 7, 2022** - The applicant submitted a completed application requesting an extension of time for VTTM 6755.

PROJECT ANALYSIS:

The proposed vesting tentative tract subdivision consists of 93 lots including 91 single family residential lots, 1 sump, and 1 park lot on 33 acres. The typical residential lot size is approximately 62.5 feet wide by 100 feet deep (6,250 square feet), and the net density is 4.18 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 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 VTTM No. 6755. The applicant requested the extension of time in writing prior to the September 30, 2022, expiration date.

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. Staff recommends approval of a three-year extension of time to expire September 30, 2025, with no changes to previously approved conditions of approval.

Circulation. Access to this subdivision will be from future Madison Avenue, a north-south collector street bisecting the subdivision. Madison Avenue will connect with East Hosking Avenue along the subdivision’s southern border.

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.

CONCLUSION:

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 Tract Map 6755 to expire on September 30, 2025.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- VTTM 6755 (plat)

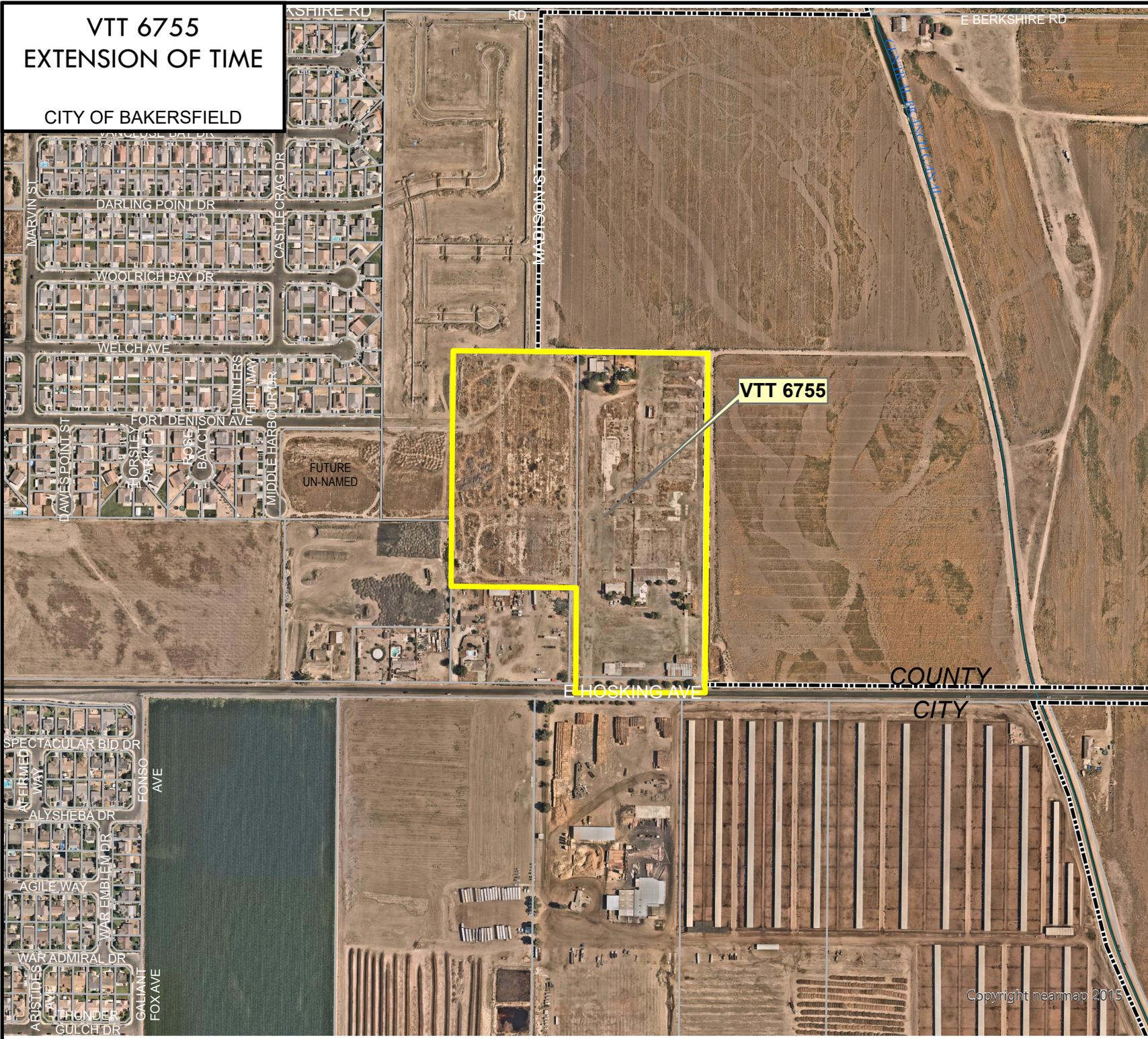
Notice of Exemption

Planning Commission Draft Resolution

MAP SET

VTT 6755
EXTENSION OF TIME

CITY OF BAKERSFIELD



AERIAL



BAKERSFIELD



Feet



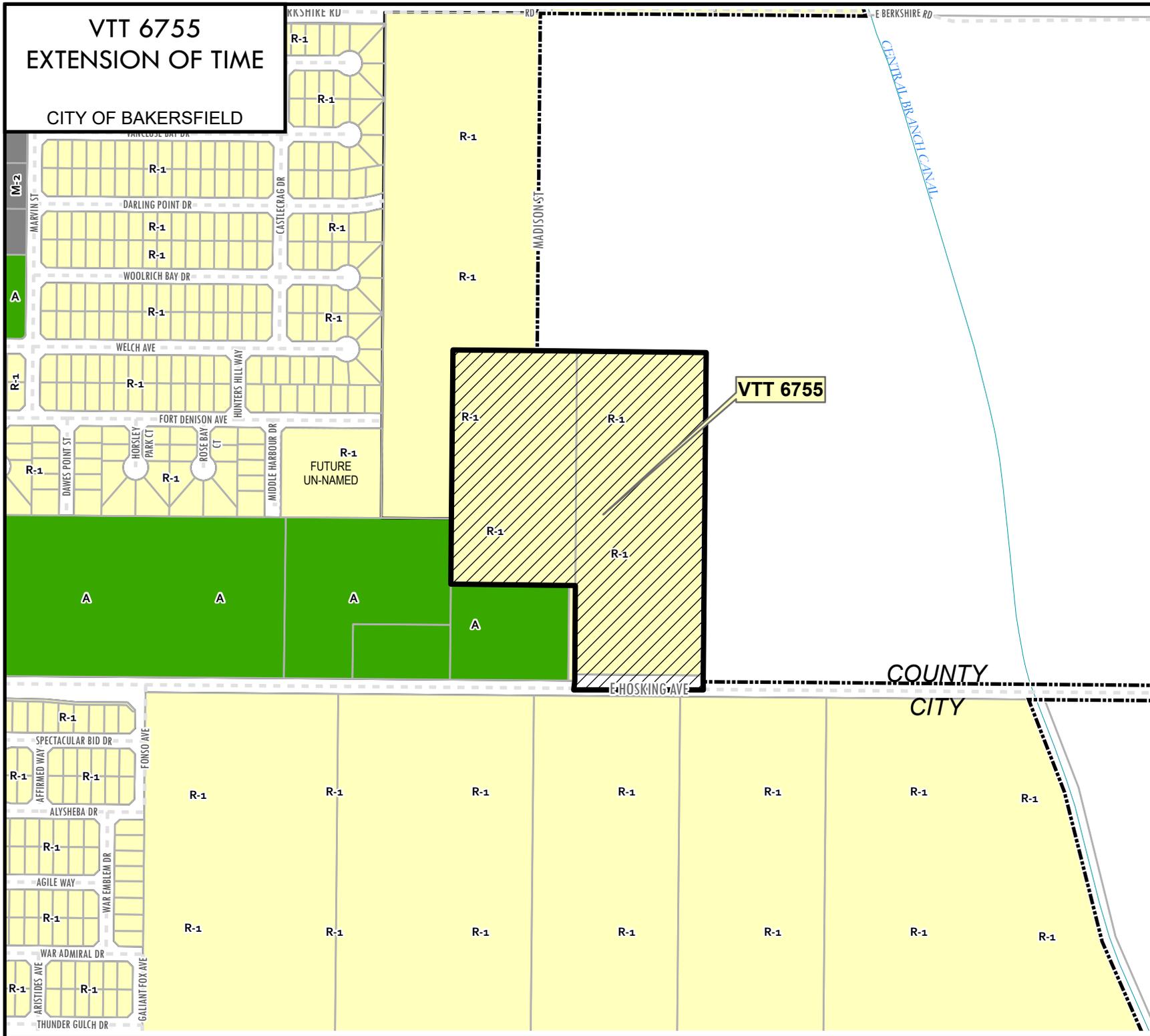
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Copyright nearmap 2015

VTT 6755 EXTENSION OF TIME

CITY OF BAKERSFIELD



- ### Zoning
- Industrial Zone Designations**
 - M-1 Light Manufacturing
 - M-2 General Manufacturing
 - Resource Zone Designations**
 - A Agricultural
 - Residential Zone Designations**
 - E-1A Estate One Family Dwelling - 1 acre minimum
 - R-1 One Family Dwelling

BAKERSFIELD

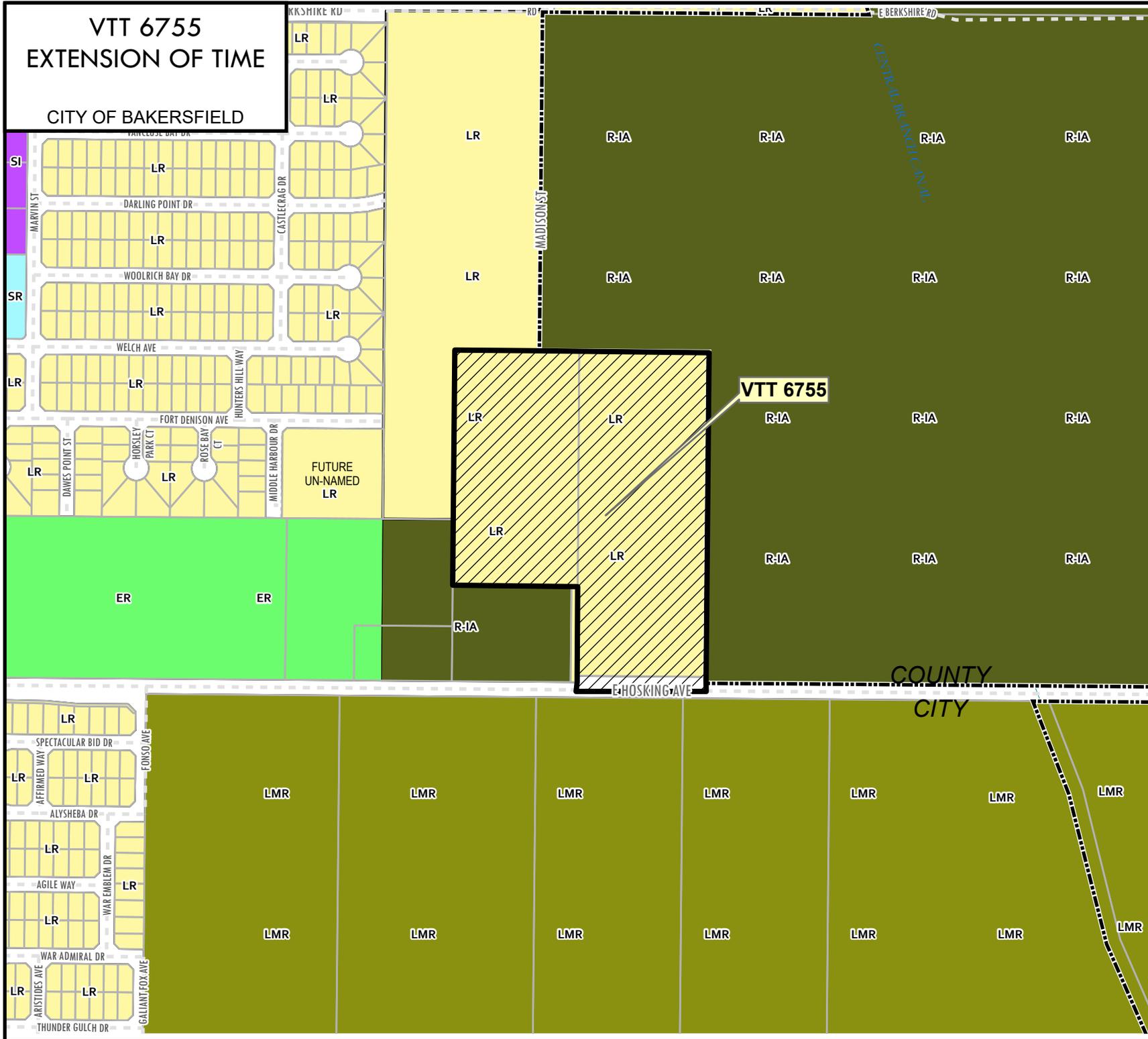
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VTT 6755 EXTENSION OF TIME

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

LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre

INDUSTRIAL

SI - Service Industrial

RESOURCE

R-1A - Resource - Intensive
Agriculture: 20 acre
minimum parcel size

BAKERSFIELD

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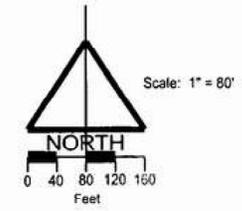
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Vesting Tentative
TRACT NO. 6755
 to the City of Bakersfield

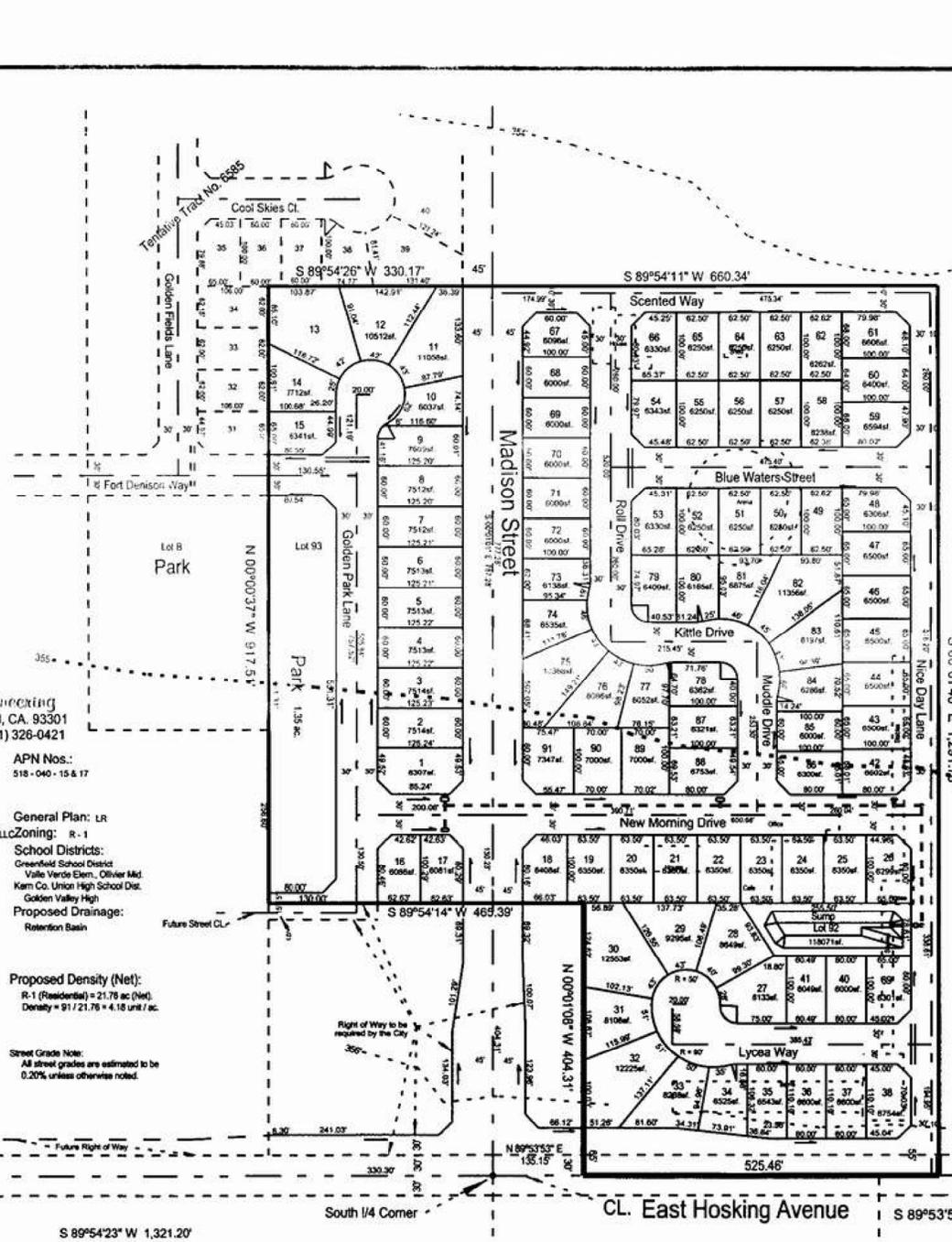
A subdivision of a portion of the South Half of the
 South Half of Sec. 29, T. 30 s., R. 29 E., M.D.M.
 County of Kern, State of California

93 Lots
 (91 Buildable)

33.01 Acres



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



Hendricks Engineering
 2003 20th St., Bakersfield, CA. 93301
 (661) 326-1543 Fax: (661) 326-0421

Owner:
 Wade & Helen Jones
 1000 E. Hosking Ave.
 Bakersfield, CA. 93307

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

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

Alternate Street Names:
 Sky Sail Lane
 Moon Flower Drive
 Moonstone Drive
 Gentle Breeze Lane

Proposed Use (Gross):
 R-1 (Residential) = 31.09 ac.
 Retention Basins = 0.48 ac.
 Park Site = 1.44 ac.

APN Nos.:
 518 - 040 - 15 & 17

General Plan: LR
Zoning: R - 1
School Districts:
 Greenfield School District
 Valle Verde Elem., Oliver Mid.
 Kern Co. Union High School Dist.
 Golden Valley High

Proposed Density (Net):
 R-1 (Residential) = 21.78 ac (Net)
 Density = 91 / 21.78 = 4.18 unit / ac.

Street Grade Note:
 All street grades are estimated to be
 0.20% unless otherwise noted.

NOTICE OF EXEMPTION

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

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

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

Project Title: Extension of Time for Vesting Tentative Tract Map 6755 (Phased)

Project Location-Specific: Located on the north side of East Hosking Avenue approximately 1/2 mile east of South Union Avenue.

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

Description of Project: An extension of time for Vesting Tentative Tract 6755 consisting of 91 single family residential lots, 1 park lot, and 1 sump lot on 33 acres, zoned R-1 (One Family Dwelling) for purposes of single family residential development.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: Robinson Calf Ranch

Exempt Status:

- Ministerial (Sec.21080(b)(1); 15268));
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number.
- Statutory Exemptions. State section number. _____
- X** Project is exempt from CEQA pursuant to Section 15060(c)(3)

Reasons why project is exempt: Activity is not a project for purposes of CEQA and will not have an effect on the environment based on the criteria listed in this exemption.

Lead Agency: Contact Person: Courtney Camps Telephone/Ext.: (661) 326-3070

If filed by applicant:

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

Signature: _____ **Title:** Associate Planner **Date:** November 4, 2022

X Signed by Lead Agency

Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

DRAFT

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO APPROVE AN EXTENSION OF TIME FOR VESTING TENTATIVE TRACT MAP 6755 LOCATED ON THE NORTH SIDE OF EAST HOSKING AVENUE APPROXIMATELY ½ MILE EAST OF SOUTH UNION AVENUE.

WHEREAS, Robinson Calf Ranch, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Vesting Tentative Tract Map 6755 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on September 7, 2022, which is prior to the expiration date of Vesting Tentative Map 6755, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on August 29, 2006, conditionally approved by the Planning Commission on November 16, 2006; and

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

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

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

WHEREAS, no new environmental impacts have been identified; and

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

WHEREAS, the Secretary of the Planning Commission set, Thursday, November 3, 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 6755 is hereby extended until September 30, 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 November 3, 2022, on a motion by Commissioner ____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

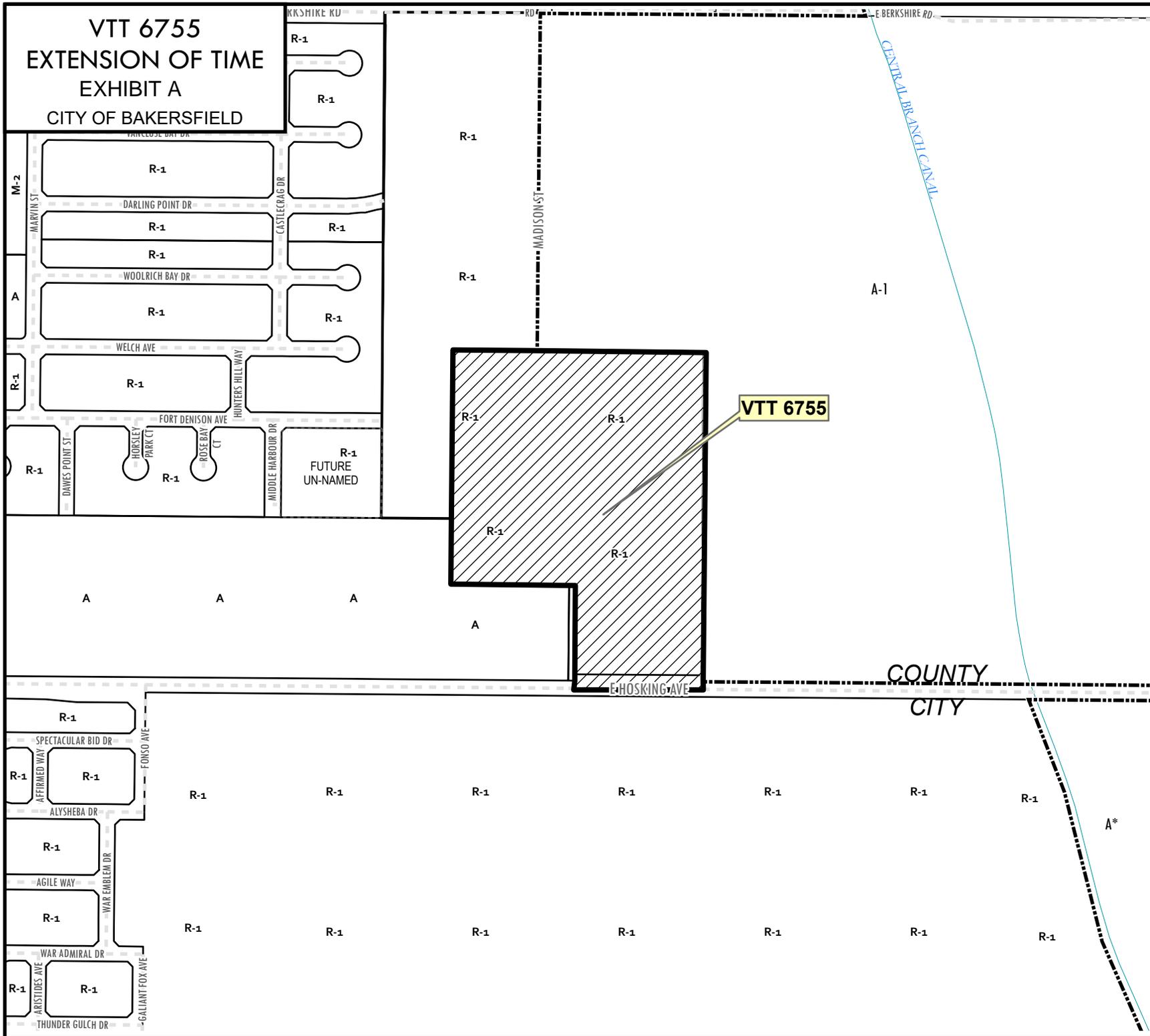
ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

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

VTT 6755
EXTENSION OF TIME
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
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- PCD Planned Commercial Development
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- M-3 Heavy Industrial
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- HD Hillside Development Combining
- WM- West Ming Specific Plan

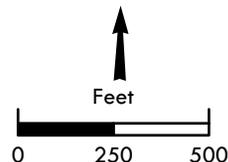


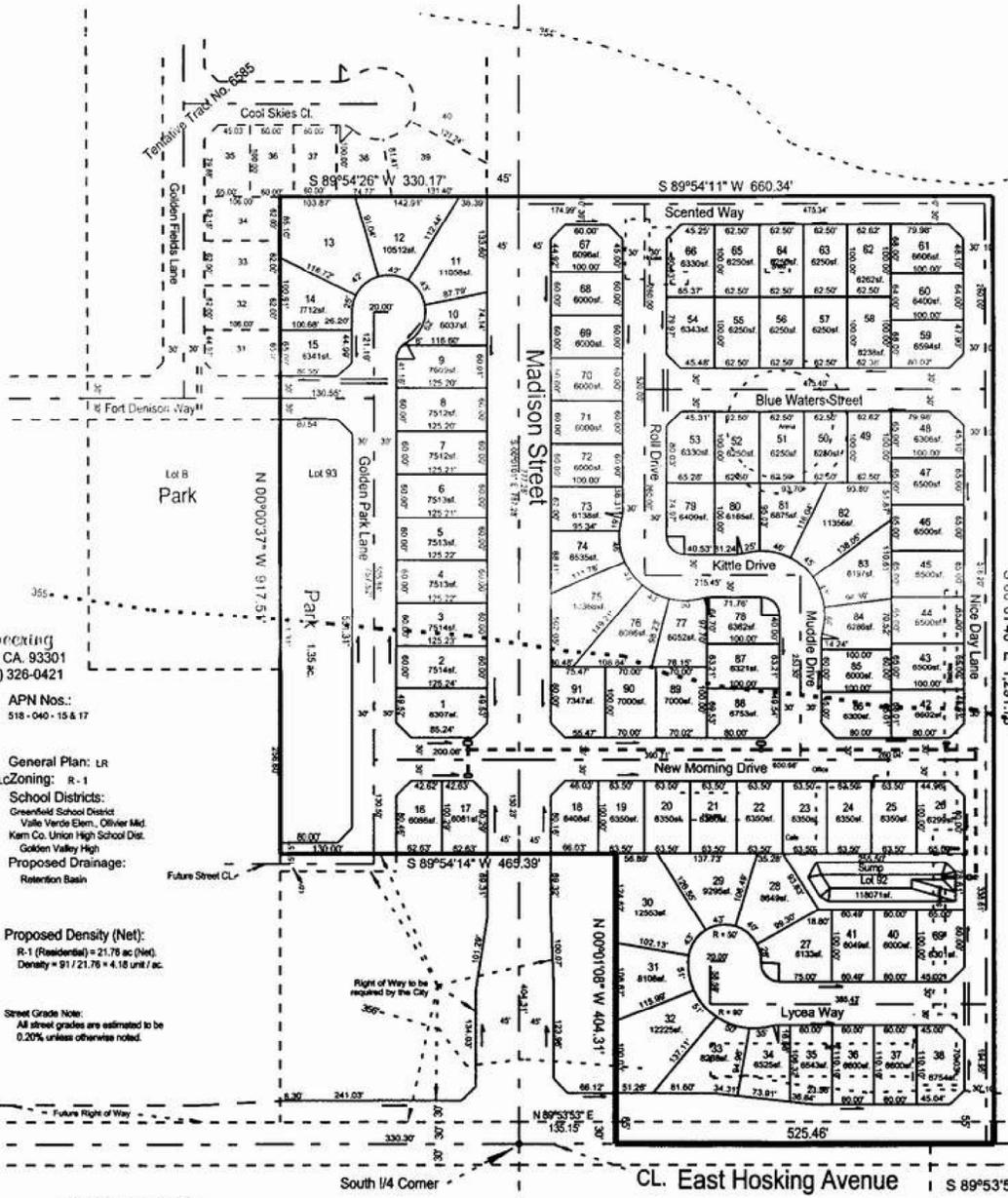
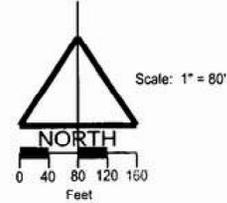
EXHIBIT B

Vesting Tentative
TRACT NO. 6755
 to the City of Bakersfield

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

93 Lots
 (91 Buildable)

33.01 Acres



Hendricks Engineering
 2003 20th St., Bakersfield, CA. 93301
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Owner:
 Wade & Helen Jones
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 Bakersfield, CA. 93307

Subdivider:
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Utilities:
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 Telephone - SBC
 Cable - Bright House
 Water - Greenfield County Water
 Sewer - City of Bakersfield

Alternate Street Names:
 Sky Sail Lane
 Moon Flower Drive
 Moonstone Drive
 Gentle Breeze Lane

Proposed Use (Gross):
 R-1 (Residential) = 31.09 ac.
 Retention Basins = 0.48 ac.
 Park Site = 1.44 ac.

APN Nos.:
 518 - 040 - 15 & 17

General Plan: LR
Zoning: R - 1
School Districts:
 Greenfield School District
 Valle Verde Elem., Oliver Mid.
 Kern Co. Union High School Dist.
 Golden Valley High

Proposed Density:
 Retention Basin

Proposed Density (Net):
 R-1 (Residential) = 21.78 ac (Net)
 Density = 91 / 21.78 = 4.18 unit / ac.

Street Grade Note:
 All street grades are estimated to be
 0.20% unless otherwise noted.





COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Non-Consent Public
Hearing5.(f.)

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 7

SUBJECT:

Vesting Tentative Parcel Map 12438 (Phased): Majestic Realty Co., is proposing to subdivide 90.59 acres into 16 parcels and 1 sump proposed to be zoned M-1 (Light Manufacturing) and PCD (Planned Commercial Development) located near the northwest corner of Hosking Road and So. H Street. An Environmental Impact Report will be considered.

APPLICANT: Majestic Realty Co.

OWNER: 4J's & R LLC

LOCATION: Located near the northwest corner of Hosking Road and So. 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"/> 12438 plat | Backup Material |
| <input type="checkbox"/> NOD | Backup Material |



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: November 3, 2022

AGENDA: 5.f

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director PJ

DATE: October 28, 2022

FILE: Vesting Tentative Parcel Map 12438 (Phased)

WARD: 7

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: A proposed vesting tentative parcel map consisting of 16 parcels and 1 sump on 90.59 acres for commercial and light industrial development and to waive mineral rights signatures pursuant to BMC 16.20.060.A.1.

APPLICANT:
Majestic Realty Co.
13191 Crossroads Parkway North, 6th Floor
City of Industry, CA 91746

OWNER:
4JS & R LLC
PO Box 1969
Bakersfield, CA 9330

PROJECT LOCATION: Generally located at the northwest corner of Hosking Avenue and South H Street

APN #: 515-020-05, -07, -08, -09, -30, -44, -45, and -47

PROJECT SIZE: ±90.59 gross acres (±84.67 net acres) **CEQA:** Environmental Impact Report

EXISTING GENERAL PLAN DESIGNATION: GC (General Commercial) and LI (Light Industrial)

EXISTING ZONE CLASSIFICATION: PCD (Planned Commercial Development) and M-1 (Light Manufacturing)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Vesting Tentative Parcel Map 12438 with conditions.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are primarily developed as: *north* – vacant commercial land; *east* – South H Street, single-family residential; *south* – vacant commercial land; and *west* – State Route 99.

BACKGROUND AND TIMELINE:

- **May 20, 1987** - City Council adopted pre-zoning of R-1 (One Family Dwelling) on the subject property (Ordinance 3467).
- **May 20, 1988** - City Council approved the annexation of the project site into the City of Bakersfield as part of Annexation No. 243 (Resolution 064-88).
- **June 24, 1992** - City Council approved a change in zone classification from R-1 to C-2 (Regional Commercial) on 15 acres of the subject property (Ordinance 3467).
- **January 20, 2016** - City Council approved a General Plan Amendment to change land use designation from Low Density Residential (LR), Low Medium Density Residential (LMR), and High Medium Density Residential (HMR) to the existing General Commercial (GC); an amendment to the circulation element of the General Plan to delete a collector segment in the subject property; and a Zone Change to change the zone classification from R-1 and C-2 to the existing Regional Commercial/Planned Commercial Development (C-2/PCD) (GPA/ZC 13-0417; Resolution 014-16; Ordinance 4834).

The decision by City Council (GPA/ZC 13-0417) was to facilitate development of an 800,000 square foot retail center and a 240-room hotel. The City Council also adopted a CEQA 15093 Statement of Overriding Considerations for significant and unavoidable traffic impacts, Section 15091 Findings, a Mitigation Monitoring Program, and certified a Final Environmental Impact Report (EIR) for the project (Resolution 013-16).

- **November 2, 2022** - The City Council considered Planning Commission's recommendation to approve General Plan Amendment/Zone Change No. 21-0184 and certify the Final EIR to: (1) change the land use designation from GC (General Commercial) to LI (Light Industrial) on 56.86 acres; (2) change the zone classification from Regional Commercial/Planned Commercial Development (C-2/PCD) to Light Manufacturing (M-1) on 56.86 acres and from C-2/PCD to Exclusive Planned Commercial Development (PCD) on 33.73 acres; and (3) CEQA findings per CEQA Guidelines Sections 15091 and 15093, Mitigation Monitoring and Reporting Program, and certification of a Final EIR.
- **November 2, 2022** – The application for Vesting Tentative Parcel Map 12438 (Phased) was deemed complete on November 2, 2022.

PROJECT ANALYSIS:

The proposed vesting tentative parcel subdivision consists of 17 parcels on 90.59 acres for purposes of industrial and commercial development. The industrial use parcel is 56.86 acres and the commercial use parcels range in size from 33,663 square feet to 7.09 acres, with most commercial parcels 1.5 acres to 2 acres in size. A 4.48-acre water retention basin is also proposed. The proposed parcels are consistent with the LI and GC designation of the project site subject to the City Council approval of GPA/ZC No. 21-0184.

Consistency/Deviation from Design Standards. The applicant has not requested any deviations from City standards.

Circulation. Access to this subdivision is from South H Street (arterial) on the subdivision's east boundary and Berkshire Road (collector) on the north boundary. No access is allowed via Hosking Road. Internal access within the commercially zoned areas will be required to provide a shared access and parking agreement/easement when development is proposed. The Final EIR requires specific mitigation measures related to street improvements that are reflected in the conditions of approval.

Mineral Rights. The applicant is requesting the Planning Commission approve waiver of mineral rights signatures on the final map pursuant to Bakersfield Municipal Code (BMC) 16.20.060.A.1 as the party's right of surface entry has been waived by recorded document prior to recordation of any final map. Staff has received evidence of surface waiver; therefore, the final map shall have a statement indicating the mineral owner's name and nature of his or her interest. Nonetheless, should ownership change, staff is recommending a condition of approval requiring that prior to recordation of the first final map, the subdivider shall provide evidence verifying surface waiver from mineral interests otherwise the subdivider must return for a public hearing for a revised tentative map before the Planning Commission in accordance with BMC Section 16.20.060. Staff recommends the Planning Commission approve waiver of these signatures on the final map, subject to the condition.

The applicant submitted a letter stating that the California Department of Conservation's Division of Geologic Energy Management (CalGEM) stated that the project site is beyond their administrative boundaries of any oil or gas fields. There are no known wells on the property and no known active operators of record. If a well is uncovered, the subdivider must consult with CalGEM regarding proper abandonment of the well, in accordance with the municipal code.

ENVIRONMENTAL REVIEW AND DETERMINATION:

An Environmental Impact Report (EIR) was certified for related Majestic Gateway Project GPA/ZC 21-0184 (SCH #2022030196), by the City Council on November 2, 2022 in accordance with the California Environmental Quality Act ("CEQA"). A Notice of Determination (NOD) was filed with the Kern County Clerk on November 3, 2022. No new significant impacts, nor substantial increase in severity of impacts will result with proposed VTPM 12438 from those previously identified in the EIR. Therefore, pursuant to CEQA Section 15162, no further environmental documentation is necessary because no substantial changes to the original project are proposed. Mitigation measures from the EIR have been included in the attached 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. As of this writing, no written public comments have been received.

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. Subject to the City Council approval of GPA/ZC 21-0184, the applicant has requested approval of 17 parcels for the purpose of industrial and commercial development. The purpose of this request is to facilitate construction of a 1,012,185 square foot warehouse distribution building on 1 parcel totaling 56.86 acres, a maximum of 187,500 square feet of commercial building space on 15 parcels totaling 29.25 acres, and a water retention basin on 1 parcel totaling 4.48 acres. 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. Should the City Council delay consideration or deny GPA/ZC 21-0184 on November 2, 2022, City staff will prepare a memorandum advising the Planning Commission that consideration of Vesting Tentative Parcel Map 12438 will need to be continued or referred back to staff.

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 BMC Section 16.20.060.A.1. Based on information in the record, Staff recommends your Commission adopt the Resolution and findings **APPROVING** Vesting Tentative Parcel Map 12438 as outlined in this staff report subject to the recommended conditions.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation

Vesting Tentative Parcel Map 12438

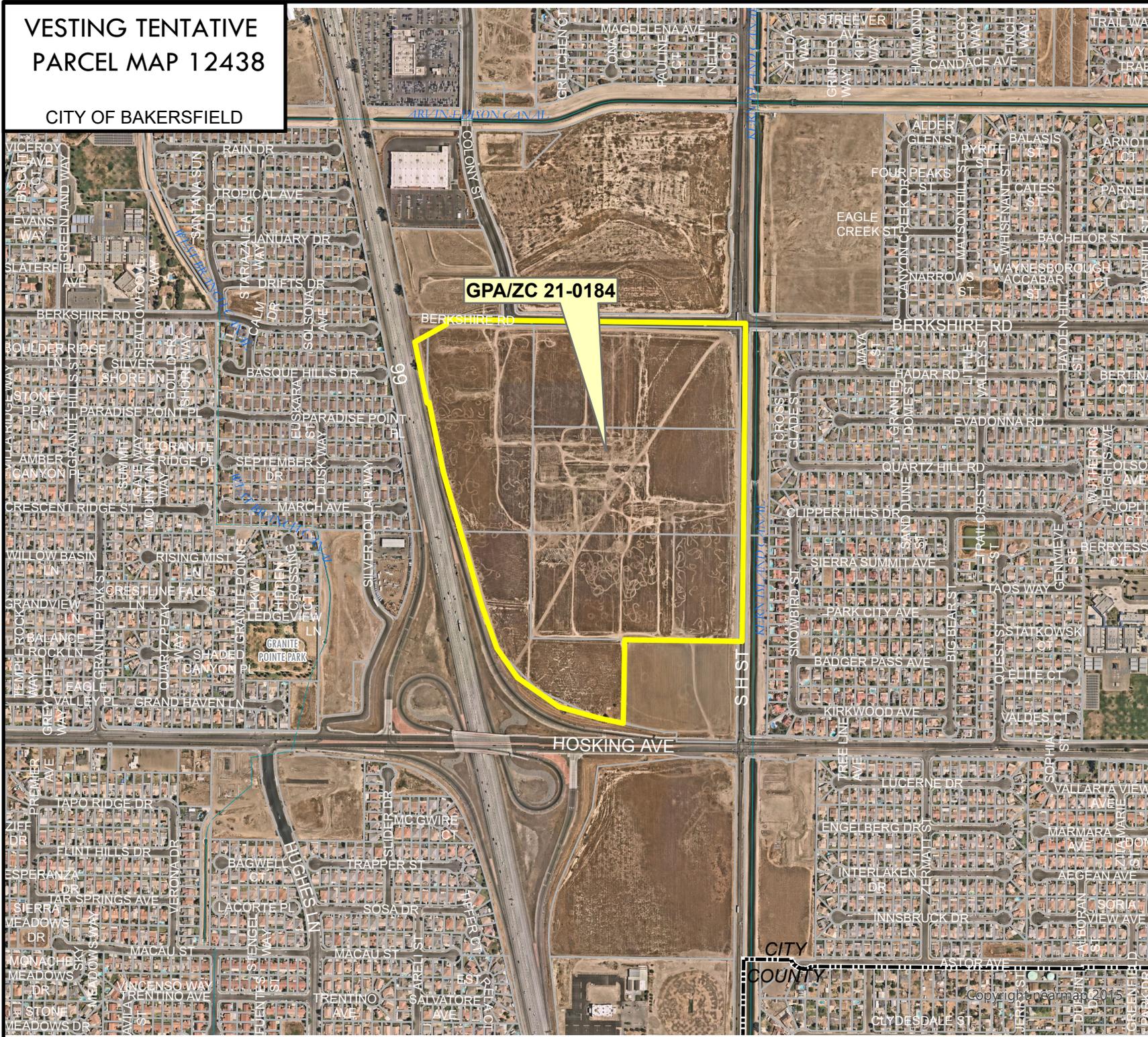
Planning Commission Draft Resolution

MAP SET

VESTING TENTATIVE PARCEL MAP 12438

CITY OF BAKERSFIELD

GPA/ZC 21-0184



AERIAL



BAKERSFIELD



Feet



0 400 800

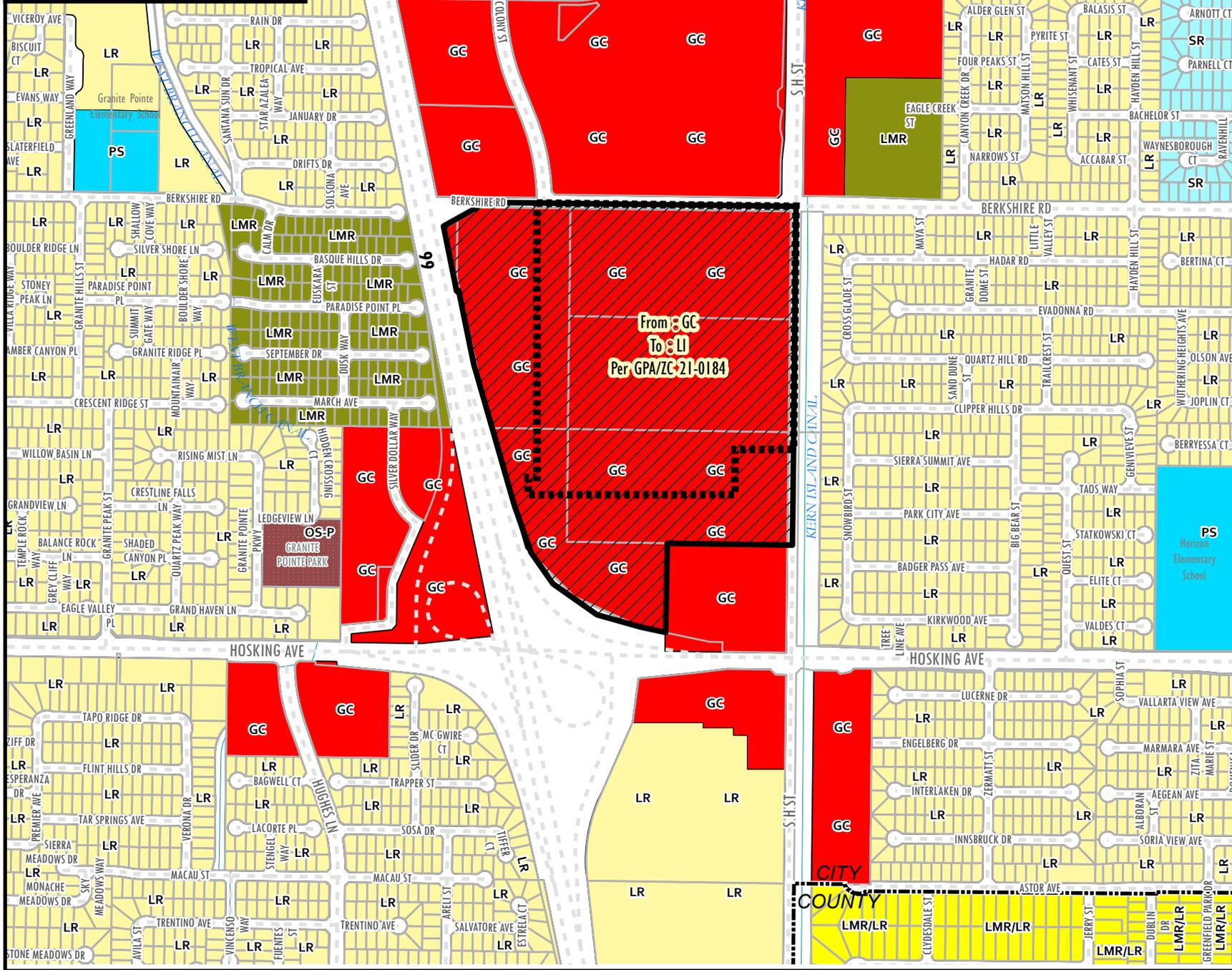
BaseEditor_MV

CITY
COUNTY

Copyright nearmap 2015

VESTING TENTATIVE PARCEL MAP 12438

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
 - LMR/LR
 - LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
- COMMERCIAL**
- GC - General Commercial
- PUBLIC FACILITIES**
- P - Public Facilities
 - PS - Public/Private Schools
- OPEN SPACE**
- OS-P - Parks and Recreation

BAKERSFIELD

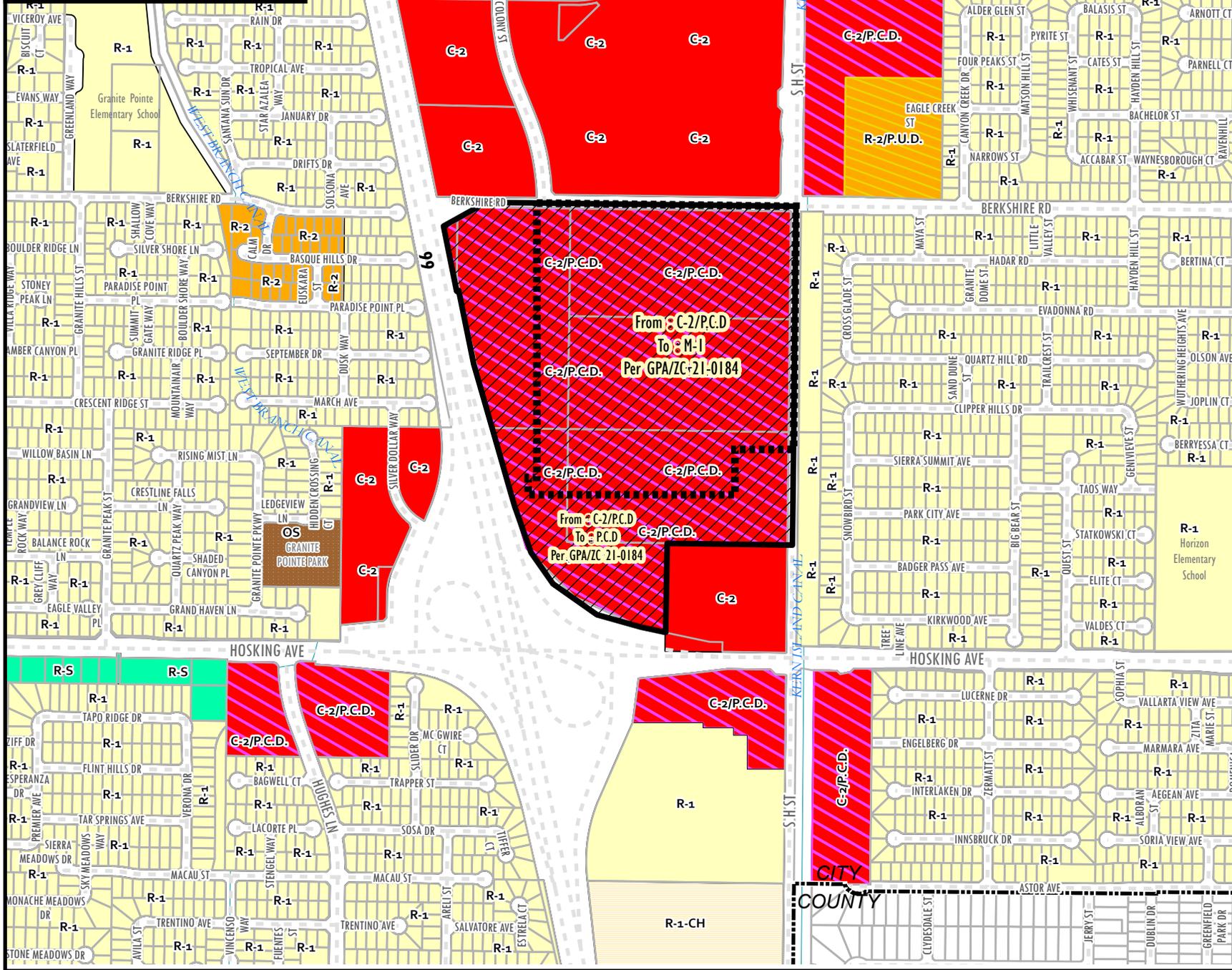
Feet

0 400 800

BaseEditor_MV

VESTING TENTATIVE PARCEL MAP 12438

CITY OF BAKERSFIELD



- ### Zoning
- Commercial Zone Designations**
- C-1 Neighborhood Commercial
 - C-1/P.C.D. Combining
 - C-2 Regional Commercial
 - C-2/P.C.D. Combining
- Resource Zone Designations**
- OS Open Space
- Residential Zone Designations**
- R-5 Residential Suburban
 - R-1 One Family Dwelling
 - R-1-CH One Family Dwelling - Church 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



BAKERSFIELD

↑

Feet

0 400 800

BaseEditor_MV

EASEMENTS OF RECORD

- 7 AN EASEMENT FOR ROAD PURPOSES AS SHOWN AND DELINEATED ON THE RECORDED MAP OF KERN COUNTY SALES MAP NO. 1 OF LANDS OF J. B. HAGGIN FILED MAY 3, 1989. AFFECTS THE NORTHERLY 30 FEET OF LOTS 17 AND 19 OF SAID MAP, BEING COUNTY ROAD NO. 782, (BERKSHIRE ROAD) AND THE EASTERLY 30 FEET OF LOTS 17, 18 AND 31 OF SAID MAP, BEING SOUTH H STREET, FORMERLY KNOWN AS KERN ISLAND ROAD AND THE SOUTHERLY 30 FEET OF THAT PORTION OF LOT 32 OF SAID MAP HERIN DESCRIBED, BEING KNOWN AS HOSKING AVENUE. SEE ALTA MAP EXHIBIT FOR LOCATION.
8 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT:
RECORDING DATE: FEBRUARY 5, 1965
RECORDING NO.: IN BOOK 3811, PAGE 596 OF OFFICIAL RECORDS
AS SHOWN HEREIN.
9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF BAKERSFIELD, A CALIFORNIA MUNICIPAL CORPORATION
PURPOSE: SEWER LINE
RECORDING DATE: JUNE 17, 1992
RECORDING NO.: BOOK 6689, PAGE 617, OFFICIAL RECORDS
AS SHOWN HEREIN.
10 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BAKERSFIELD
PURPOSE: SEWER PIPELINES
RECORDING DATE: SEPTEMBER 14, 1992
RECORDING NO.: BOOK 6728, PAGE 441, OFFICIAL RECORDS AND RE-RECORDED NOVEMBER 20, 1992 IN BOOK 6766, PAGE 425 OF OFFICIAL RECORDS.
AS SHOWN HEREIN.
11 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT:
RECORDING DATE: JUNE 8, 2007
RECORDING NO.: 020722364 OF OFFICIAL RECORDS
AS SHOWN HEREIN.
12 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BAKERSFIELD
PURPOSE: PUBLIC STREET
RECORDING DATE: NOVEMBER 18, 2008
RECORDING NO.: 0208197956, OFFICIAL RECORDS
AS SHOWN HEREIN.
14 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT:
RECORDING DATE: APRIL 17, 2014
RECORDING NO.: 000214043351 OF OFFICIAL RECORDS
AS SHOWN HEREIN.
15 THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT:
RECORDING DATE: APRIL 17, 2014
RECORDING NO.: 000214043352 OF OFFICIAL RECORDS
AS SHOWN HEREIN.

PUBLIC UTILITY INFORMATION

Table with 2 columns: Utility Type and Provider/Location. Includes Water (Greenfield Water), Sewer (City of Bakersfield), Electric (PG&E), Gas (PG&E), Phone (AT&T), and Cable TV (Brighthouse Network).

PROPERTY OWNER/SUBDIVIDER

4 J'S & R, LLC
4224 COUNTRY CLUB DR.
BAKERSFIELD, CA 93306

LAND SURVEYOR

DERILL C. WHITTEN JR.
L.S. 7816
CORNERSTONE ENGINEERING INC.
5509 YOUNG ST.
BAKERSFIELD, CA 93311
661.325.9474

LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 515-020-30
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 19 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1, OF THE LANDS OF J. B. HAGGIN, RECORDED MAY 3, 1989 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE PARCELS OF LAND GRANTED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED SEPTEMBER 17, 1958 IN BOOK 3194, PAGE 56 OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION OF LOT 19 CONVEYED TO THE CITY OF BAKERSFIELD IN DEED RECORDED JUNE 8, 2007 AS DOCUMENT NO. 0207122364 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE GRANTOR, HIS 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID 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, AS RESERVED BY VERNIA A. SILVER AND DOROTHY S. WATSON, COEXECUTRICES OF THE ESTATE OF MILLIE A. SILVER, DECEASED, IN DEED RECORDED OCTOBER 13, 1970 IN BOOK 4446, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AT A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON AS RESERVED BY RAYMOND D. WHITE, A MARRIED MAN, BERNARD WHITE, A MARRIED MAN AND MORTON WHITE, A MARRIED MAN IN DEED RECORDED APRIL 16, 1984 IN BOOK 5649, PAGE 1563 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-44
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 30 AND 32 IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP NO. 1 OF LANDS OF J. B. HAGGIN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON MAY 3, 1989.

EXCEPT FROM LOT 32 IN SECTION 25 ABOVE MENTIONED THE FOLLOWING DESCRIBED PORTION THEREOF: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 32; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 738 FEET; THENCE IN A DIRECT LINE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID LOT, WHICH IS 734 FEET WEST ON THE NORTH EAST CORNER THEREOF; THENCE EAST ALONG SAID LOT, 734 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER THEREOF, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO GEORGE L. RAY, ET. AL. IN DEED RECORDED MARCH 14, 1950 IN BOOK 1685, PAGE 148 OF OFFICIAL RECORDS.
ALSO EXCEPT THOSE PORTIONS OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA IN DEEDS RECORDED SEPTEMBER 16, 1958 IN BOOK 3193, PAGE 182 AND SEPTEMBER 15, 1961 IN BOOK 3415, PAGE 943, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF BAKERSFIELD IN DEED RECORDED JUNE 8, 2007 AS DOCUMENT NO. 0207122364 OF OFFICIAL RECORDS.
ALSO EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF BAKERSFIELD IN DEED RECORDED APRIL 17, 2014 AS DOCUMENT NO. 000214043351 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDERLYING SAID LAND LYING BELOW A DEPTH OF 1,500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO EXPLORE, REMOVE, MARKET, MINE OR DRILL FOR SAME, AS RESERVED BY LOUIS A. RAMBAUD AND JOSEPHINE RAMBAUD, AS TRUSTEES UNDER THE RAMBAUD REVOCABLE INTER VIVOS TRUST DATED JUNE 11, 1990, GEORGE L. RAY AND ROSE L. RAY, TRUSTEES OF THE RAY REVOCABLE FAMILY TRUST DATED JANUARY 26, 1987, ANGELO S. ZUNINO AND JEANNE ZUNINO, HUSBAND AND WIFE, AND EVETTE BAKER, IN DEED RECORDED APRIL 4, 1997 AS INSTRUMENT NO. 0197046167 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-45
THAT PORTION OF LOT 19, OF KERN COUNTY SALES MAP NO.1 OF LANDS OF J.B. HAGGIN FILED MAY 3, 1889, IN THE OFFICE OF COUNTY RECORDER OF THE COUNTY OF KERN, LOCATED IN THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED

- AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 19 AND THE EAST RIGHT OF WAY LINE OF 06-KER-99 (STATE HIGHWAY ROUTE 99), AS DESCRIBED IN GRANT DEED, RECORDED IN DOCUMENT NO. 0207122364 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN; THENCE NORTH 16'05'41" WEST, A DISTANCE OF 96.87 FEET ON AND ALONG SAID EAST RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE:
(1) NORTH 16'05'41" WEST, A DISTANCE OF 293.79 FEET; THENCE
(2) NORTH 11'31'03" WEST, A DISTANCE OF 438.61 FEET; THENCE
(3) NORTH 78'28'57" WEST, A DISTANCE OF 12.00 FEET, TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 06-KER-99 (STATE HIGHWAY ROUTE 99), AS DESCRIBED IN A GRANT DEED, RECORDED IN BOOK 3194, PAGE 56 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, AND THE WEST LINE OF SAID LOT 19; THENCE
(4) NORTH 00'36'21" EAST, A DISTANCE OF 90.65 FEET ON AND ALONG SAID WEST LINE, TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 99 AS DESCRIBED IN DOCUMENT NO. 0207122364; THENCE
(5) SOUTH 12'39'49" EAST, A DISTANCE OF 820.25 FEET ON AND ALONG LAST SAID EAST RIGHT OF WAY LINE, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE GRANTOR, HIS 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID 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, AS RESERVED BY VERNIA A. SILVER AND DOROTHY S. WATSON, COEXECUTRICES OF THE ESTATE OF MILLIE A. SILVER, DECEASED, IN DEED RECORDED OCTOBER 13, 1970 IN BOOK 4446, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AT A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON AS RESERVED BY RAYMOND D. WHITE, A MARRIED MAN, BERNARD WHITE, A MARRIED MAN AND MORTON WHITE, A MARRIED MAN IN DEED RECORDED APRIL 16, 1984 IN BOOK 5649, PAGE 1563 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-07
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 17 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1, OF THE LANDS OF J. B. HAGGIN, RECORDED MAY 3, 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE PARCELS OF LAND GRANTED TO THE STATE OF CALIFORNIA IN THE DEED RECORDED SEPTEMBER 17, 1958 IN BOOK 3194, PAGE 56 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE GRANTOR, HIS 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID 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, AS RESERVED BY VERNIA A. SILVER AND DOROTHY S. WATSON, COEXECUTRICES OF THE ESTATE OF MILLIE A. SILVER, DECEASED, IN DEED RECORDED OCTOBER 13, 1970 IN BOOK 4446, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AT A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON AS RESERVED BY RAYMOND D. WHITE, A MARRIED MAN, BERNARD WHITE, A MARRIED MAN AND MORTON WHITE, A MARRIED MAN IN DEED RECORDED APRIL 16, 1984 IN BOOK 5649, PAGE 1563 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION CONT.

FOR APN/PARCEL ID(S): 515-020-08
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 18 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1, OF THE LANDS OF J. B. HAGGIN, RECORDED MAY 3, 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE GRANTOR, HIS 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID 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, AS RESERVED BY VERNIA A. SILVER AND DOROTHY S. WATSON, COEXECUTRICES OF THE ESTATE OF MILLIE A. SILVER, DECEASED, IN DEED RECORDED OCTOBER 13, 1970 IN BOOK 4446, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AT A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON AS RESERVED BY RAYMOND D. WHITE, A MARRIED MAN, BERNARD WHITE, A MARRIED MAN AND MORTON WHITE, A MARRIED MAN IN DEED RECORDED APRIL 16, 1984 IN BOOK 5649, PAGE 1563 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-09
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 31 OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER THE KERN COUNTY SALES MAP NO. 1, OF THE LANDS OF J. B. HAGGIN, RECORDED MAY 3, 1889 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, OR THAT MAY BE PRODUCED AND SAVED THEREFROM PROVIDING THAT THE GRANTOR, HIS 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 GRANTOR, HIS SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID 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 AS RESERVED BY VERNIA A. SILVER AND DOROTHY S. WATSON, COEXECUTRICES OF THE ESTATE OF MILLIE A. SILVER, DECEASED, IN DEED RECORDED OCTOBER 13, 1970 IN BOOK 4446, PAGE 287 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND, OR WHICH MAY BE PRODUCED AND SAVED THEREFROM; PROVIDED, HOWEVER, GRANTORS HEREIN, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT GRANTORS, THEIR SUCCESSORS AND ASSIGNS FROM EXTRACTING OR CAPTURING SAID MINERALS, OIL, GAS AND HYDROCARBONS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AT A DEPTH OF 500 FEET OR MORE BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE THEREOF OR ANY IMPROVEMENTS THEREON AS RESERVED BY RAYMOND D. WHITE, A MARRIED MAN, BERNARD WHITE, A MARRIED MAN AND MORTON WHITE, A MARRIED MAN IN DEED RECORDED APRIL 16, 1984 IN BOOK 5649, PAGE 1563 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-05
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 20 IN SECTION 25, 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 OF LAND OF J.B. HAGGIN FILED MAY 3, 1889, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, LOCATED IN THE SOUTHWESTERLY TERMINUS OF COURSE (3) AS DESCRIBED IN PARCEL 14 OF THE RELINQUISHMENT TO THE COUNTY OF KERN, RECORDED OCTOBER 9, 1963 IN BOOK 3652, PAGE 185, ET SEQ., KERN COUNTY OFFICIAL RECORDS; THENCE (1) ALONG A LINE PARALLEL WITH AND 95 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM 2.8 MILES SOUTH OF MONTIKRICK ROAD TO WINKLER SPRING ROAD, 45'± (NOW EC-KER-4-C) SOUTH 11'31'03" EAST, 387.09 FEET TO THE EAST LINE OF SAID LOT; THENCE (2) ALONG SAID EAST LINE, NORTH 03'37'09" EAST, 425.17 FEET TO THE COURSE (3) AS DESCRIBED IN SAID PARCEL 14; THENCE (3) ALONG COURSE (3) AS DESCRIBED IN SAID PARCEL 14, SOUTH 60'45'04" WEST, 93.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 1/2 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID, AS RESERVED IN THE DEED FROM MARIE CHEVALIER, A WIDOW, RECORDED MARCH 10, 1944 IN BOOK 1155, PAGE 163, KERN COUNTY OFFICIAL RECORDS BY DEED DATED FEBRUARY 23, 1960, RECORDED APRIL 27, 1960 IN BOOK 3262, PAGE 786 OF OFFICIAL RECORDS, MARIE CHEVALIER, A WIDOW, QUITCLAIMED ALL OF SAID LAND BUT EXCEPT ALL OIL, OIL RIGHTS, MINERALS, GAS RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED, WHICH SAID DEED PROVIDED TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFT INTO THROUGH OR ACROSS THE SUBSURFACE OF LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 100 FEET OF THE SUBSURFACE OF THE LAND HEREINAFOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/4 OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED IN DEED FROM JOSEPH R. PINHEIRO AND MARIANA DUTRA PINHEIRO, RECORDED JUNE 2, 1954 IN BOOK 2240, PAGE 204 OF OFFICIAL RECORDS; BY DEED DATED MARCH 25, 1960 RECORDED APRIL 27, 1960 IN BOOK 3262, PAGE 790 OF OFFICIAL RECORDS; JOSEPH R. PINHEIRO AND WIFE, QUITCLAIMED ALL OF SAID LAND BUT EXCEPT ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBON BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED, WHICH SAID DEED PROVIDED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS, OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 100 FEET OF THE SURFACE OF THE LAND HEREINAFOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS.

ALSO EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINAFOVE DESCRIBED TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREOF AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINAFOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SURFACE OF THE LAND HEREINAFOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCK OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS, OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 100 FEET OF THE SURFACE OF THE LAND HEREINAFOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCT ON SAID LANDS, AS EXCEPTED BY JOHN ANTONIOGIOVANNI AND YOLE ANTONIOGIOVANNI, HUSBAND AND WIFE AS COMMUNITY PROPERTY IN DEED RECORDED APRIL 27, 1960 IN BOOK 3262, PAGE 773 OF OFFICIAL RECORDS.

FOR APN/PARCEL ID(S): 515-020-47
THAT PORTION OF LOTS 30 AND 32, OF KERN COUNTY SALES MAP NO.1 OF LANDS OF J.B. HAGGIN FILED MAY 3, 1889, IN THE OFFICE OF COUNTY RECORDER OF THE COUNTY OF KERN, LOCATED IN THE SOUTH HALF OF SOUTHEAST QUARTER OF SECTION 25, OF TOWNSHIP 30 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST; THENCE NORTH 89'11'36" WEST, A DISTANCE OF 738.00 FEET, ON AND ALONG THE SOUTH LINE OF SAID SECTION 25, ALSO BEING THE CENTERLINE OF HOSKING AVENUE TO THE SOUTHWEST CORNER OF PARCEL 1, AS DESCRIBED IN A GRANT DEED TO THE CITY OF BAKERSFIELD, RECORDED IN DOCUMENT NO. 0211063089 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN; THENCE NORTH 00'57'40" EAST, A DISTANCE OF 128.55 FEET, ON AND ALONG WEST LINE OF SAID PARCEL 1.
TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF 06-KER-99 (STATE HIGHWAY ROUTE 99), AS DESCRIBED IN GRANT DEED, RECORDED IN DOCUMENT NO. 0207122364 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN; THENCE NORTH 74'08'25" WEST, A DISTANCE OF 150.68 FEET ON AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE (1) NORTH 74'14'54" WEST, A DISTANCE OF 266.58 FEET; THENCE (2) NORTH 55'00'00" WEST, A DISTANCE OF 315.30 FEET; THENCE (3) NORTH 35'00'00" WEST, A DISTANCE OF 224.31 FEET, TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE (4) SOUTH 44'52'37" EAST, A DISTANCE OF 365.02 FEET, ON AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE (5) SOUTH 65'12'14" EAST, A DISTANCE OF 425.15 FEET, ON AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES WITHIN AND UNDERLYING SAID LAND LYING BELOW A DEPTH OF 1,500 FEET, BUT WITHOUT THE RIGHT OF SURFACE ENTRY TO EXPLORE, REMOVE, MARKET, MINE OR DRILL FOR SAME, AS RESERVED BY LOUIS A. RAMBAUD AND JOSEPHINE RAMBAUD, AS TRUSTEES UNDER THE RAMBAUD REVOCABLE INTER VIVOS TRUST DATED JUNE 11, 1990, GEORGE L. RAY AND ROSE L. RAY, TRUSTEES OF THE RAY REVOCABLE FAMILY TRUST DATED JANUARY 26, 1987, ANGELO S. ZUNINO AND JEANNE ZUNINO, HUSBAND AND WIFE, AND EVETTE BAKER, IN DEED RECORDED APRIL 4, 1997 AS INSTRUMENT NO. 1097046167 OF OFFICIAL RECORDS.

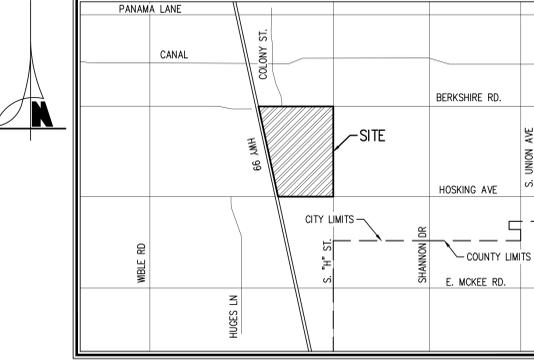
VESTING TENTATIVE PARCEL MAP NO. 12438

BEING A DIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BEING A DIVISION OF ±90.59 GROSS ACRES INTO SEVENTEEN (17) LOTS (APN: 515-020-05, 07, 08, 09, 30, 44, 45, & 47)

GENERAL INFORMATION

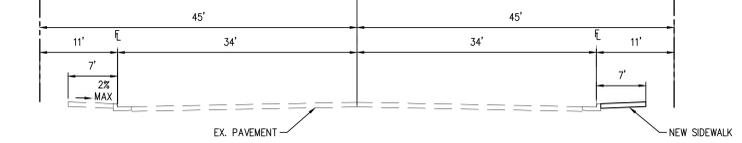
- 1. ADDRESS - 2305 AND 2321 BERKSHIRE RD., 1900 HOSKING AVE., 7405 S "H" ST., 7615 S "H" ST., 7803 S "H" ST., BAKERSFIELD, CA
2. ACREAGE - 90.6 ACRES GROSS. 86.7 ACRES NET
3. PROPOSED TOTAL NUMBER OF PARCELS: 17
4. BUILDABLE LOTS: 16
5. CURRENT LAND USE : VACANT
6. PROPOSED LAND USE : LIGHT INDUSTRIAL / COMMERCIAL
7. GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL
8. EXISTING AND PROPOSED ZONING : C-2 P.C.D. / M-1
9. WATER: GREENFIELD WATER
10. SEWER: CITY OF BAKERSFIELD
11. THIS MAP WILL BE PHASED
12. APN : 515-020-05, 07, 08, 09, 30, 44, 45, & 47
13. THERE ARE NO WATER OR GAS WELLS WITHIN THE BOUNDARY.
14. PARCELS WILL BE SERVED BY THE SEWER MAIN WITHIN SOUTH "H" STREET.
15. CC&R'S TO BE EXECUTED TO ALLOW PUBLIC STREET ACCESS FOR EACH PARCEL.
16. FLOOD ZONE: ZONE X - "AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP # 06029C230E DATED 9/26/08.
17. THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARY OF THIS MAP.
18. THIS MAP SHALL FOLLOW THE COMPLETE STREETS POLICY PER RESOLUTION 035-13.



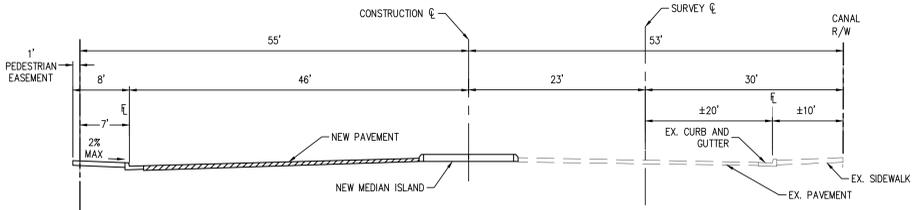
VICINITY MAP
NO SCALE

SURVEYOR'S NOTES

- 1. THE DISTINCTIVE BOUNDARY (---) INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
2. THIS WILL BE A PHASED SUBDIVISION.



BERKSHIRE TYPICAL SECTION
LOOKING EAST



SOUTH "H" STREET TYPICAL SECTION
LOOKING NORTH

Professional seal for Derill C. Whitten Jr., Licensed Land Surveyor, State of California, No. 12438, dated 06/18/2016.

CORNERSTONE ENGINEERING CONSULTANTS • ENGINEERS • LAND SURVEYORS
5509 YOUNG STREET, BAKERSFIELD, CA 93311
TEL: (805) 326-9474 FAX: (805) 302-0129
www.cornerstoneeng.com



FOR:
COMMERCE CONSTRUCTION CO. L.P.
13191 CROSSROADS PKWY N # 600
CITY OF INDUSTRY, CA 91746-3497

VESTING TPM 12438
APN: 515-020-05, 07-09, 30 & 44
N.W. CORNER OF SOUTH "H" STREET & HOSKING AVENUE

DESIGNER: DCW
CHECKED BY: DCW
DATE: 01/18/22
DRAFTER: REYN
SCALE: AS SHOWN
COMP. NO.: 514-01_TPM
JOB NO.: 514-01-00
SHEET 1 OF 2
TPM-1

VESTING TENTATIVE PARCEL MAP NO. 12438

BEING A DIVISION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.B.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BEING A DIVISION OF 490.59 GROSS ACRES INTO SEVENTEEN (17) LOTS (APN: 515-020-05, 07, 08, 09, 30, 44, 45, & 47)

- ### LEGEND
- APN ASSESSOR'S PARCEL NUMBER
 - R/W RIGHT-OF-WAY
 - CATV CABLE AND TV
 - EASEMENT PER DOCUMENT SHOWN HEREON
 - WATER VALVE (WV)
 - FIRE HYDRANT (FH)
 - STORM DRAIN MANHOLE (SDMH)
 - SEWER MANHOLE (SMH)
 - ELECTRIC MANHOLE (EMH)
 - DOWN GUY
 - UTILITY POLE
 - SIGN POST
 - LIGHT POLE
 - EDGE OF PAVEMENT (EP)
 - CONTOUR LINE
 - FENCE AS NOTED
 - ROAD CENTERLINE
 - BOUNDARY LINE
 - ROAD RIGHT-OF-WAY LINE
 - EXISTING SEWER LINE AND SIZE
 - EXISTING WATER LINE AND SIZE
 - EXISTING STORM DRAIN LINE AND SIZE
 - NON ACCESS TO HIGHWAY 99 PER (B) (11) (14) (15)
 - EXISTING ASPHALT HATCH
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED DRAINAGE

- ### REFERENCES
- () RECORD PER RECORD OF SURVEY 3673 FILED IN BOOK 31 OF RECORD OF SURVEYS AT PAGE 90 IN THE OFFICE OF THE KERN COUNTY RECORDER
 - { } RECORD PER DOCUMENT NO. 0214043352, OF OFFICIAL RECORD
 - [] RECORD PER DOCUMENT NO. 0207122364, OF OFFICIAL RECORD
 - || RECORD PER DEED RECORDED SEPTEMBER 16, 1959 IN BOOK 3193, PAGE 182 OF OFFICIAL RECORDS
 - (() RECORD PER DEED RECORDED MARCH 14, 1950 IN BOOK 1685, PAGE 148 OF OFFICIAL RECORDS
 - (() RECORD PER DEED RECORDED SEPTEMBER 15, 1961 IN BOOK 3415, PAGE 943 OF OFFICIAL RECORDS

- ### FOUND MONUMENT REFERENCES
- FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED LS 4383 PER RECORD OF SURVEY 3673 31/090
 - FOUND 3/4" IRON PIPE TAGGED LS 8719 PER RECORD OF SURVEY 30/112
 - FOUND MONUMENT AS DESCRIBED

BASIS OF BEARINGS:

THE BEARING OF SOUTH 89°11'36" EAST SHOWN FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, 30/27, M.D.M. PER RECORD OF SURVEY IN BOOK 30 OF RECORD OF SURVEYS AT PAGE 112 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK:

DESIGNATION X 364
 PID FU1624
 STATE/COUNTY CA/KERN
 COUNTRY US
 USGS QUAD GOSFORD (2018)
 ELEVATION 349.0 FT
 VERT ORDER FIRST, CLASS II

LOCAL BENCHMARK:

CONCRETE MONUMENT AT THE CENTERLINE INTERSECTION OF HOSKING AVENUE AND SOUTH H STREET.
 ELEVATION 350.02 FT

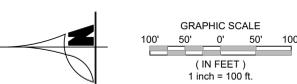
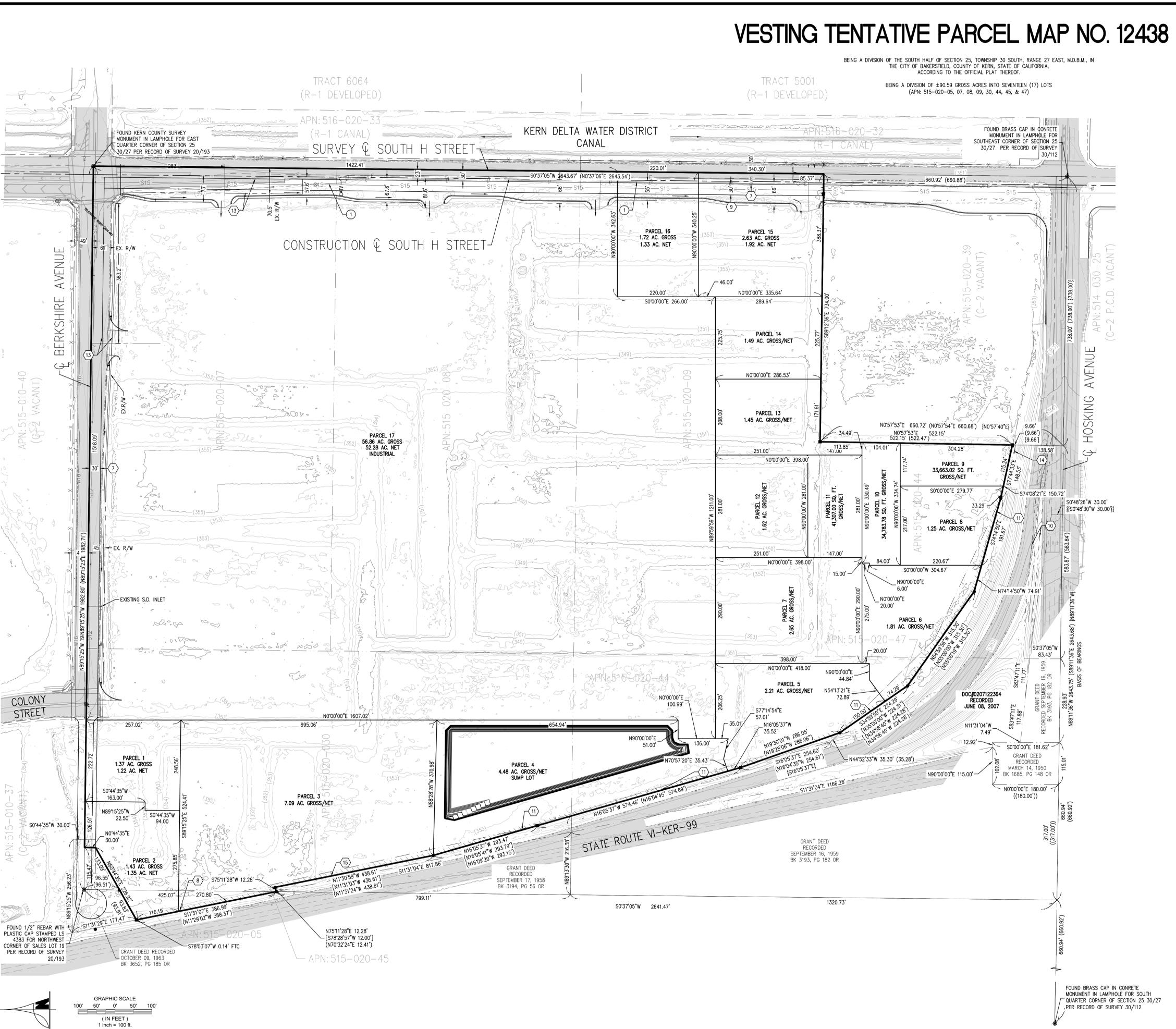
| CURVE TABLE | | |
|-------------|--------|----------|
| CURVE # | LENGTH | RADIUS Δ |
| | | |

NOTES:

EXISTING OVERHEAD AND BURIED ELECTRIC, TELEPHONE AND CABLE UTILITIES SHALL BE RELOCATED OUTSIDE THE PROPOSED STREET R.O.W. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

DRAINAGE: ALL DRAINAGE FROM PUBLIC STREETS WILL BE CONVEYED TO AND RETAINED ON SITE IN PARCEL 15. ALL PRIVATE DRAINAGE SHALL BE RETAINED AS WELL.

ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND SHALL CONNECT TO THE EXISTING 15" SEWER MAIN IN "H" STREET



| | |
|---|------------|
| BY: | |
| REVISION: | |
| NO. DATE: | |
| | |
| CORNERSTONE ENGINEERING CONSULTANTS • ENGINEERS • LAND SURVEYORS 5509 YOUNG STREET, BAKERSFIELD, CA 93311 TEL: (805) 325-9474 FAX: (805) 302-0129 www.cornerstoneeng.com | |
| COMMERCE CONSTRUCTION CO. L.P. 13191 CROSSROADS PKWY N # 600 CITY OF INDUSTRY, CA 91746-3497 | |
| FOR: VESTING TPM 12438 APN: 515-020-05, 07-09, 30 & 44 NW CORNER OF SOUTH "H" STREET & HOSKING AVENUE | |
| DESIGNER: | DGW |
| CHECKED BY: | DGW |
| DATE: | 01/18/22 |
| DRAFTER: | REYN |
| SCALE: | AS SHOWN |
| COMP. NO.: | 514-01_TPM |
| JOB NO.: | 514-01-00 |
| SHEET: | 2 |
| TPM-2 | 2 of 2 |

NOTICE OF DETERMINATION

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

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

FROM LEAD AGENCY:
City of Bakersfield
Development Services Dept. Planning
1715 Chester Avenue
Bakersfield, CA 93301
Contact:
Phone: 661-326-3043

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

State Clearinghouse Number (if applicable): **2022030196**

Project Title: Vesting Tentative Parcel Map 12438 (Phased)

Project Location: Northwest corner of Hosking Road and So. H Street; Kern County.

Project Description: Vesting Tentative Parcel Map 12438 (Phased): Majestic Realty Co., representing 4J's &R LLC (property owner), is proposing to subdivide 90.59 acres into 16 parcels and 1 sump proposed to be zoned M-1 (Light Manufacturing) and PCD (Planned Commercial Development) located near the northwest corner of Hosking Road and So. H Street.

This is to advise that the City of Bakersfield, as the lead agency, has approved the above described project on November 3, 2022 and has made the following determinations regarding said project:

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

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

Signature: _____

Title: Principal Planner Date: 11/4/22

Date received for filing at OPR: ____N/A_____



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: November 3, 2022

ITEM NUMBER: Workshop7.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT:

Workshop: Update on the City of Bakersfield Recreation & Parks Department (Rick Anthony; Recreation & Parks Director).

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Receive and file.