



PLANNING COMMISSION AGENDA
MEETING OF MARCH 16, 2023
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 Planning Commission minutes from March 2, 2023.
Staff recommends approval.

5. CONSENT PUBLIC HEARINGS

Ward 4

- a. **Extension of Time Revised Vesting Tentative Tract Map 7268:** McIntosh & Associates requests an extension of time for Revised Vesting Tentative Tract Map 7268 consisting of one lot on approximately 20 acres for a 176-unit condominium development located on the north side of Noriega Road, east side of Old Farm Road. Notice of Exemption on file.
Staff recommends approval.

Ward 2

- b. **Vesting Tentative Parcel Map 12423:** San Joaquin Engineering is proposing to subdivide 1.99 acres into 3 industrial parcels located west of Gage Street between East 19th and East 21st Streets. Notice of Exemption on file.
Staff recommends approval.

6. NON-CONSENT PUBLIC HEARINGS

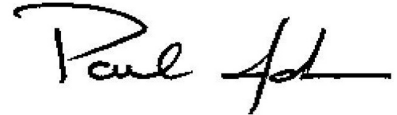
7. WORKSHOPS

- a. Housing Element Annual Progress Report: Calendar Year 2022.**
Receive and file.

8. COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

A handwritten signature in black ink, appearing to read "Paul Johnson", with a stylized flourish at the end.

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: March 16, 2023

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: March 16, 2023

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: March 16, 2023

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: March 16, 2023

ITEM NUMBER: Consent Calendar
Items4.(a.)

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER:

DATE:

WARD:

SUBJECT: Approval of Planning Commission minutes from March 2, 2023.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description		Type
<input type="checkbox"/>	Approval of minutes from Planning Commission meeting on March 2, 2023	Cover Memo



PLANNING COMMISSION MINUTES

Regular Meeting of March 2, 2023 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Cater, Vice-Chair Bashirtash*, Commissioner Neal, Koman, Lomas, Bittle, Wade

*Vice-Chair Bashirtash was seated at 5:34 pm.

Absent:

Staff Present: Paul Johnson, DS Planning Director; Viridiana Gallardo-King, Deputy City Attorney II; Manpreet Behl, PW Civil Engineer IV; Susanna Kormendi, PW Civil Engineer III; Shannon Clark, DS Engineer II; Christopher Boyle, DS Director; Tony Jaquez, DS Principal Planner; Kassandra Gale, DS Assistant Planning Director; Jose Fernandez, DS Associate Planner II; Ernie Medina, Fire Plans Examiner; Macy Iacopetti, DS Secretary; Veronica Martinez, DS Associate Planner I

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 February 16, 2023.

APPROVED

Motion by Commissioner Bittle, seconded by Commissioner Neal, to approve Consent Calendar Non-Public Hearing Item 4.a. Motion approved with Commissioner Bashirtash absent.

**BASHIRTASH
ABSENT**

5.

CONSENT PUBLIC HEARINGS

ACTION TAKEN

- | | |
|---|---------------------------------------|
| <p>a. Extension of Time Vesting Tentative Tract Map 6839 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 108 single family residential lots on 46 acres generally located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |
| <p>b. Extension of Time Vesting Tentative Tract Map 6840 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 101 single family residential lots on 39 acres located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |
| <p>c. Extension of Time Vesting Tentative Tract Map 6841 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 80 single family residential lots on 31 acres generally located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |
| <p>d. Extension of Time Vesting Tentative Tract Map 6842 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 82 single family residential lots on 76 acres generally located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |
| <p>e. Extension of Time Vesting Tentative Tract Map 6843 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 89 single family residential lots on 60 acres generally located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |
| <p>f. Extension of Time Vesting Tentative Tract Map 6844 (Phased): PCS Land Services requests an extension of time for this tentative tract map consisting of 104 single family residential lots on 65 acres generally located south of the Rio Bravo Country Club development, east of Miramonte Drive (extended). Notice of Exemption on file.</p> | <p>REFER BACK TO
STAFF</p> |

Public hearing open and closed.

Motion by Commissioner Neal, seconded by Commissioner Wade, to refer back to staff Items 5.a., 5.b., 5.c., 5.d., 5.e., and 5.f. Motion approved.

ACTION TAKEN

NON-CONSENT PUBLIC HEARINGS

6. a. **General Plan Amendment/Zone Change 22-0128 and Planned Development Review 22-0073:** Cornerstone Engineering representing Nineda, LP (property owner) requests a General Plan Amendment (GPA), Zone Change (ZC), and Planned Development Review (PDR) on 44.32 acres located north of Highway 178 between Vista Montana Drive and Valley Street. The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from LR (Low Density Residential) to GC (General Commercial) on 44.11 acres and to LMR (Low Medium Density Residential) on 0.21 acres or more restrictive designations; (2) a change in zone classification from R-1 (One Family Dwelling) to C-2/PCD (Regional Commercial/Planned Commercial Development) on 44.11 acres and to R-2 (Limited Multiple Family Dwelling) on 0.21 acres or more restrictive districts; and (3) a planned development review to allow a self-storage facility; Derrel's Mini Storage. Mitigated Negative Declaration on file.

**ITEM 6.a
DENIED**

Staff report given by Paul Johnson. Public hearing open. Patricia Newquist, Darrell Whitten, Bryan Haupt and Edward Robinson spoke in favor. Efraim Gomez, Linda Weldon and Christina Rosales spoke in opposition. Darrell Whitten and Edward Robinson gave a rebuttal in favor. Christina Rosales and Efraim Gomez gave a rebuttal in opposition.

Commission deliberated.

Motion by Commissioner Neal, seconded by Commissioner Lomas, to deny Item 6.a. Motion approved to deny Item 6.a. with Commissioner Koman and Commissioner Bittle voting against the motion.

**KOMAN AND
BITTLE AGAINST**

7. **COMMUNICATIONS**

There will be a regular meeting on March 16, 2023, which will include the Annual Housing Element Progress Report.

8. **COMMISSION COMMENTS**

Commissioner Bittle invited everyone to attend the Bakersfield Pickleball & Music Festival at Jastro Park on Saturday March 11, 2023 from 9-4pm.

ACTION TAKEN

9. ADJOURNMENT

There being no further business, Chair Cater adjourned the meeting at 8:21 p.m.

Macy Iacopetti
Recording Secretary

Paul Johnson
Planning Director

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COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: March 16, 2023

ITEM NUMBER: Consent Public
Hearings5.(a.)

TO: Chair Cater & Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Courtney Camps, Associate Planner

DATE:

WARD: Ward 4

SUBJECT:

Extension of Time Revised Vesting Tentative Tract Map 7268: McIntosh & Associates requests an extension of time for Revised Vesting Tentative Tract Map 7268 consisting of one lot on approximately 20 acres for a 176-unit condominium development located on the north side of Noriega Road, east side of Old Farm Road. Notice of Exemption on file.

APPLICANT: McIntosh & Associates

OWNER: Old Farm Properties, LLC

LOCATION: North side of Noriega Road, east side of Old Farm Road.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
▣ 7268R EOT_Staff Report	Staff Report
▣ 7268R EOT_Map Set	Backup Material
▣ 7268R EOT_NOE	Backup Material
▣ 7268R EOT_RESO	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: March 16, 2023

AGENDA: 5.a.

TO: Chair Cater and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *J. Eng for PJ*

DATE: March 10, 2023

FILE: Extension of Time Revised Vesting Tentative Tract Map 7268

WARD: 5

STAFF PLANNER: Courtney Camps, Associate Planner II

REQUEST: Three-year extension of time for Revised Vesting Tentative Tract Map 7268 that allowed five lots and three landscape lots for a future 176-unit condominium development.

APPLICANT:
McIntosh & Associates
P. O. Box 21687
Bakersfield, CA 93390

OWNER:
Old Farm Properties, LLC
9100 Ming Avenue, Suite 120
Bakersfield, CA 93311

LOCATION: Northeast corner of Old Farm Road and Noriega Road.

APN: 527-010-09

PROJECT SIZE: 20 gross acres

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

EXISTING GENERAL PLAN DESIGNATION: LMR (Low-Medium Density Residential)

EXISTING ZONE CLASSIFICATION: PUD (Planned Unit Development)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** extension of time for Revised Vesting Tentative Tract Map 7268 to expire on March 1, 2026.

SITE CHARACTERISTICS: The project site is vacant land. Surrounding properties are developed as: *north* – single family residential; *east* – single family residential; *south* – Polo Community Park; and *west* – single family residential.

BACKGROUND AND TIMELINE:

- **January 25, 2017** - City Council approved GPA/ZC No. 16-0264 and PUD No. 16-0265 which, changed the land use designation on the site from GC (General Commercial) to LMR (Low Medium Density Residential) on 4.81 acres and changed the zoning from C-1 (Neighborhood Commercial) and R-1 (One Family Dwelling) to PUD (Planned Unit Development) zone district on 17.78 acres. The site plan for the PUD was also approved. A Mitigated Negative Declaration was also adopted at this time (Ordinance No. 4889).
- **March 2, 2017** - Planning Commission approved Revised Vesting Tentative Tract Map 7268 to create five lots and three landscape lots on 20 gross acres for a future 176-unit condominium development (Resolution No. 07-17).
- **March 5, 2020** - Planning Commission approved a three-year extension of time for RVTTM 7268 to expire March 1, 2023 (Resolution No. 11-20).
- **February 1, 2023** - The applicant submitted a completed application requesting an extension of time for RVTTM 7268.

PROJECT ANALYSIS:

The proposed revised vesting tentative tract subdivision consists of five lots and three landscape lots for a future 176-unit condominium development. The net density is 9.9 units per net acre which is consistent with the LMR designation of the project site of less than or equal to 10 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 RVTTM No. 7268. The applicant requested the extension of time in writing prior to the March 1, 2023, 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 March 1, 2026, with no changes to previously approved conditions of approval.

Circulation. Access to the site would be gated entry from Old Farm Road (collector).

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 Revised Vesting Tentative Tract Map 7268 to expire on March 1, 2026.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- RVTTM 7268 (plat)

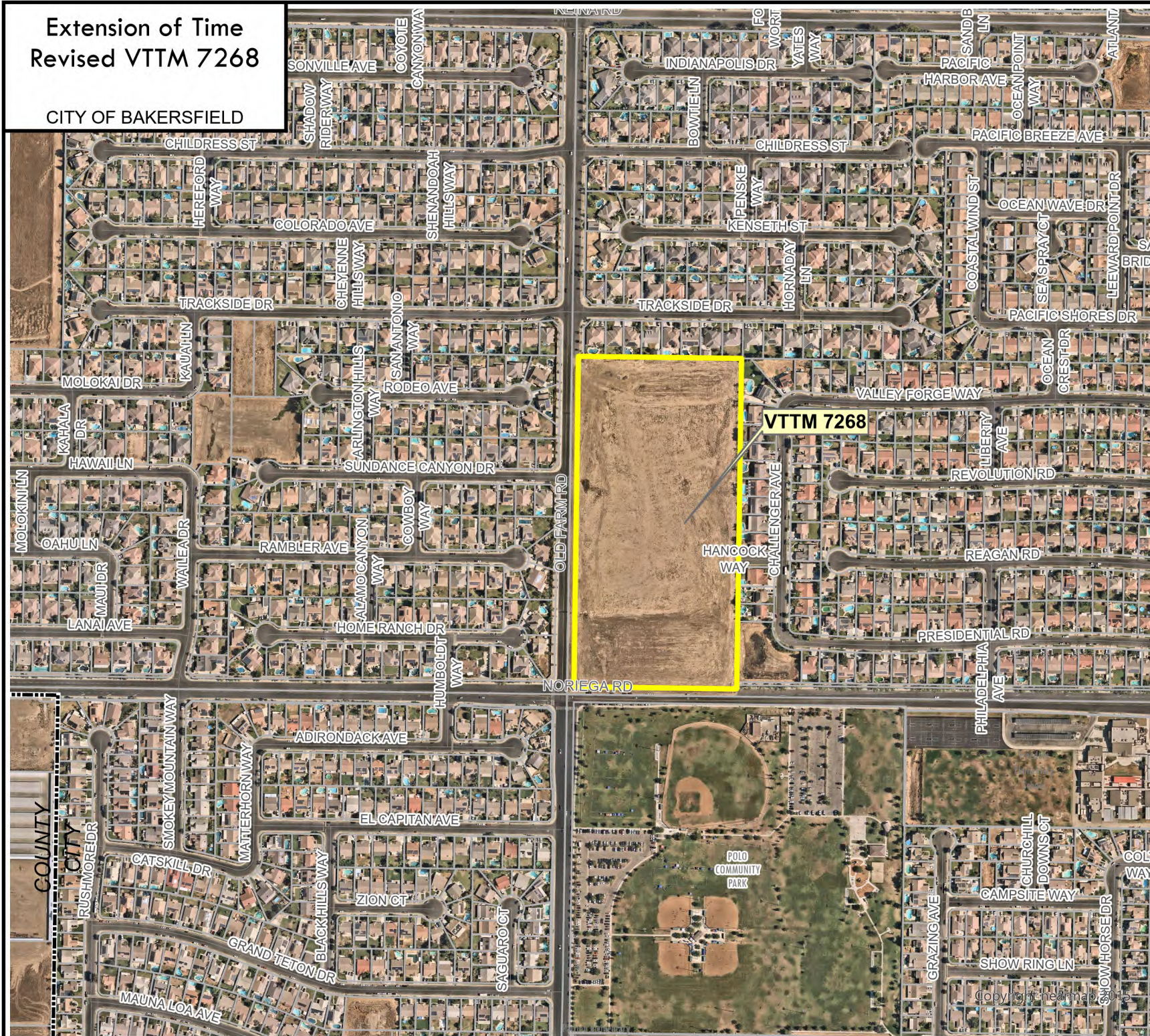
Notice of Exemption

Planning Commission Draft Resolution

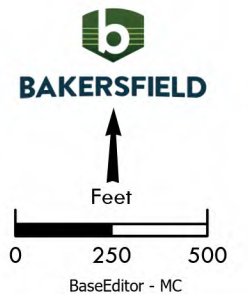
MAP SET

Extension of Time
Revised VTTM 7268

CITY OF BAKERSFIELD



AERIAL



CITY OF BAKERSFIELD

R-2

VTTM 7268

P.U.D.

P.U.D.

HANCO
WAY-

RE

RE

RE

RE

POLO
COMMUNITY
PARK

Freedom **R-1**
Elementary
School

A map of the R-1 zoning district. The map shows a grid of streets. Churchill Downs Ct is a vertical street on the right side of the map. Campsite Way is a horizontal street at the bottom of the map. The R-1 zoning district is labeled in the upper left corner of the map area.

CAMP SITE WAY

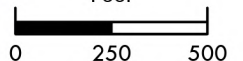
SHOW-RING-IN

R-1

RE Recreation

**BAKERSFIELD**

Feet



BaseEditor - MC

CITY OF BAKERSFIELD

HMR

VTTM 7268

HANCO
WAY

COUNTY

RR

BaseEditor - MC

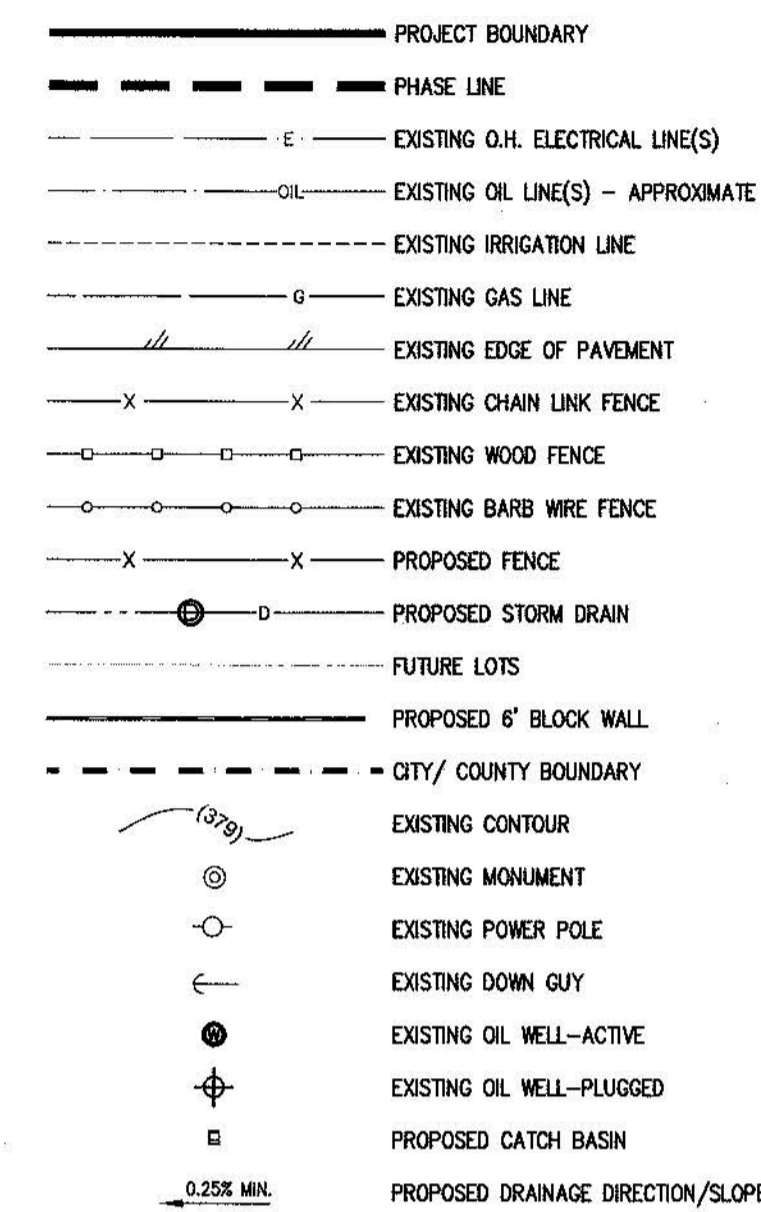
REVISED VESTING TENTATIVE TRACT NO. 7268

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF LOT 13 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.B. & M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED NOVEMBER 24, 1891, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 5 RESIDENTIAL CONDOMINIUM LOT & 3 PRIVATE LANDSCAPE LOTS ON 20.00 GROSS ACRES.
JULY 2016

LEGEND:



OWNER/SUBDIVIDER:

KERN LAND PARTNERS, LLC
4927 CALLOWAY DR. STE. 101
BAKERSFIELD, CA 93312
CONTACT: MATT WADE
(661) 679-6780

ENGINEER:

McINTOSH & ASSOCIATES
2001 WHEELAN COURT
BAKERSFIELD, CA 93309
CONTACT-ROGER McINTOSH
(661) 834-4814

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(0) OF THE MUNICIPAL CODE.
ALL STREETS SHALL BE PUBLIC.
ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.
THE TRACT SHALL FOLLOW THE "COMPLETE STREETS" POLICY PER RESOLUTION 035-13.
PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.
THIS TRACT WILL BE DEVELOPED IN UP TO 5 PHASES.

STATISTICS:

APN: 527-010-09
ACREAGE: 20.00 GR AC
NET ACREAGE FOR RESIDENTIAL: 17.53 ACRES
NUMBER OF LOTS: 5 RESIDENTIAL CONDOMINIUM LOT
176 CONDO UNITS
3 PRIVATE LANDSCAPE LOTS
NET DENSITY: 10.0 D.U./NET AC.
EXISTING USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL CONDOMINIUM
EXISTING/PROPOSED GENERAL PLAN DESIGNATION: LMR
EXISTING ZONING: R-1 AND C-1
PROPOSED ZONING: PUD
WATER SOURCE: CITY OF BAKERSFIELD
SEWAGE DISPOSAL: CITY OF BAKERSFIELD
GAS CO. - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL: PACIFIC GAS & ELECTRIC COMPANY
CABLE - BRIGHTHOUSE
PHONE - AT&T
SCHOOL DISTRICTS: KERN UNION HIGH SCHOOL AND
ROSEDALE UNION SCHOOL DISTRICT
SCHOOLS:
ELEMENTARY - ALMONDALE ELEMENTARY
MIDDLE SCHOOL - FREEDOM MIDDLE SCHOOL
HIGH SCHOOL - FRONTIER HIGH SCHOOL

EASEMENT LEGEND

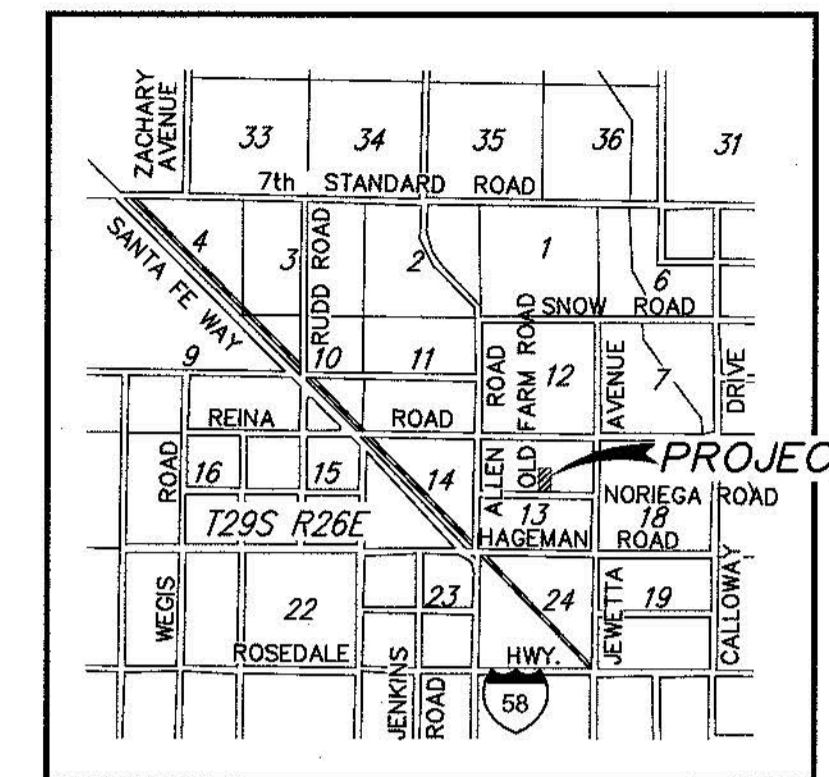
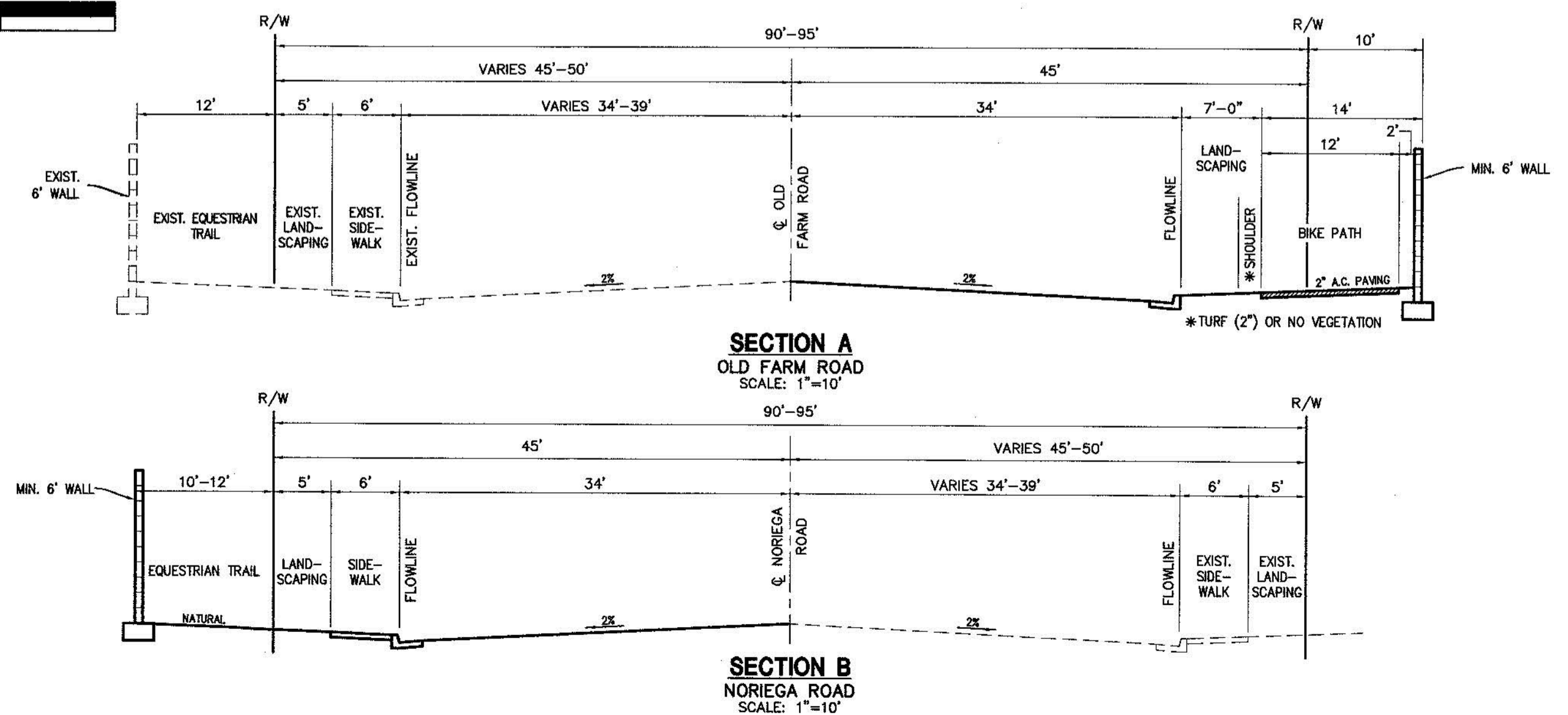
- AN EASEMENT GRANTED TO THE PUBLIC ON THE SALE MAP OF LANDS OF THE KERN COUNTY LAND COMPANY FOR ROAD AND HIGHWAY PURPOSES, FILED NOVEMBER 24, 1891.
- AN EASEMENT GRANTED TO THE COUNTY OF KERN FOR VARIOUS UTILITIES, RECORDED NOVEMBER 12, 1957, BOOK 2868, PAGE 496, OF OFFICIAL RECORDS.
- AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR PUBLIC UTILITY PURPOSES RECORDED JANUARY 28, 2015 AS DOC. NO. 0215010224, O.R.,

AN EASEMENT GRANTED TO THE KERN COUNTY LAND COMPANY FOR ALL EXISTING EASEMENTS, SERVITUDES AND RIGHTS OF WAY FOR CANALS, DITCHES, ROADS, HIGHWAYS, TELEGRAPH LINES, RAILROADS AND OTHER PURPOSES, RECORDED FEBRUARY 3, 1893, BOOK 38, PAGE 61, OF DEEDS. (NOT ASCERTAINABLE FROM RECORD)

EASEMENT ABANDONMENT NOTE

UPON RECORDED OF THIS MAP, AN EASEMENT IN FAVOR OF THE CITY OF BAKERSFIELD FOR PUBLIC UTILITY PURPOSES RECORDED JANUARY 28, 2015 AS DOC. NO. 0215010224, O.R., FILED IN THE OFFICE OF THE KERN COUNTY RECORDER, WITHIN THE BOUNDARY OF THIS MAP, WILL BE ABANDONED IN ACCORDANCE WITH SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

SCALE: 1" = 80'
80' 40' 0' 80' 160'



VICINITY MAP
NO SCALE

McINTOSH & ASSOCIATES
LAND SURVEYING & CIVIL ENGINEERING © 2017

2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(661) 834-4814
DRAWN BY: AV/EBT
DATE: 01/31/17
ISSUED FOR: 2-3-17

DATE: 02/01/17
BY: [Signature]
CHECKED: [Signature]
REVISIONS
REVISED MAP TO 5 LOTS/PHASE
REVISED UNIT NUMBERS

URBAN LAND ADVISORS, LLC
SECTION 13, T29S, R26E, M.D.B.
REVISED VESTING TENTATIVE TRACT NO. 7268
FOR CONDOMINIUM PURPOSES
AUGUST FILE 1308170-REV

SHEET
1
OF 1 SHEETS

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 Revised Vesting Tentative Tract Map 7268

Project Location-Specific: Located at the northeast corner of Old Farm Road and Noriega Road.

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

Description of Project: An extension of time for Revised Vesting Tentative Tract 7268 consisting of five lots and three landscape lots on 20 gross acres, zoned PUD (Planned Unit Development) for a future 176-unit condominium development.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: McIntosh & Associates, representing Old Farm Properties, LLC

Exempt Status:

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

Reasons why project is exempt: 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:** March 17, 2023

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 REVISED VESTING TENTATIVE TRACT MAP 7268
LOCATED ON THE NORTHEAST CORNER OF OLD
FARM ROAD AND NORIEGA ROAD.**

WHEREAS, McIntosh and Associates, representing Old Farm Properties, LLC, filed an application with the City of Bakersfield Planning Department requesting an extension of time for Revised Vesting Tentative Tract Map 7268 (the "Project") located in the City of Bakersfield as shown on attached (Exhibit "A"); and

WHEREAS, the application was submitted on February 1, 2023, which is prior to the expiration date of Revised Vesting Tentative Map 7268, and in accordance with the provisions of Section 16.16.080 of the Bakersfield Municipal Code; and

WHEREAS, the original application of the tentative map was deemed complete on January 3, 2017, conditionally approved by the Planning Commission on March 2, 2017; and

WHEREAS, a mitigated negative declaration was previously approved by the City Council on January 25, 2017 in conjunction with GPA/ZC No. 16-0264 and is applicable for Revised Vesting Tentative Tract Map 7268; 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, March 16, 2023 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 7268 is hereby extended until March 1, 2026.

-----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 March 16, 2023, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

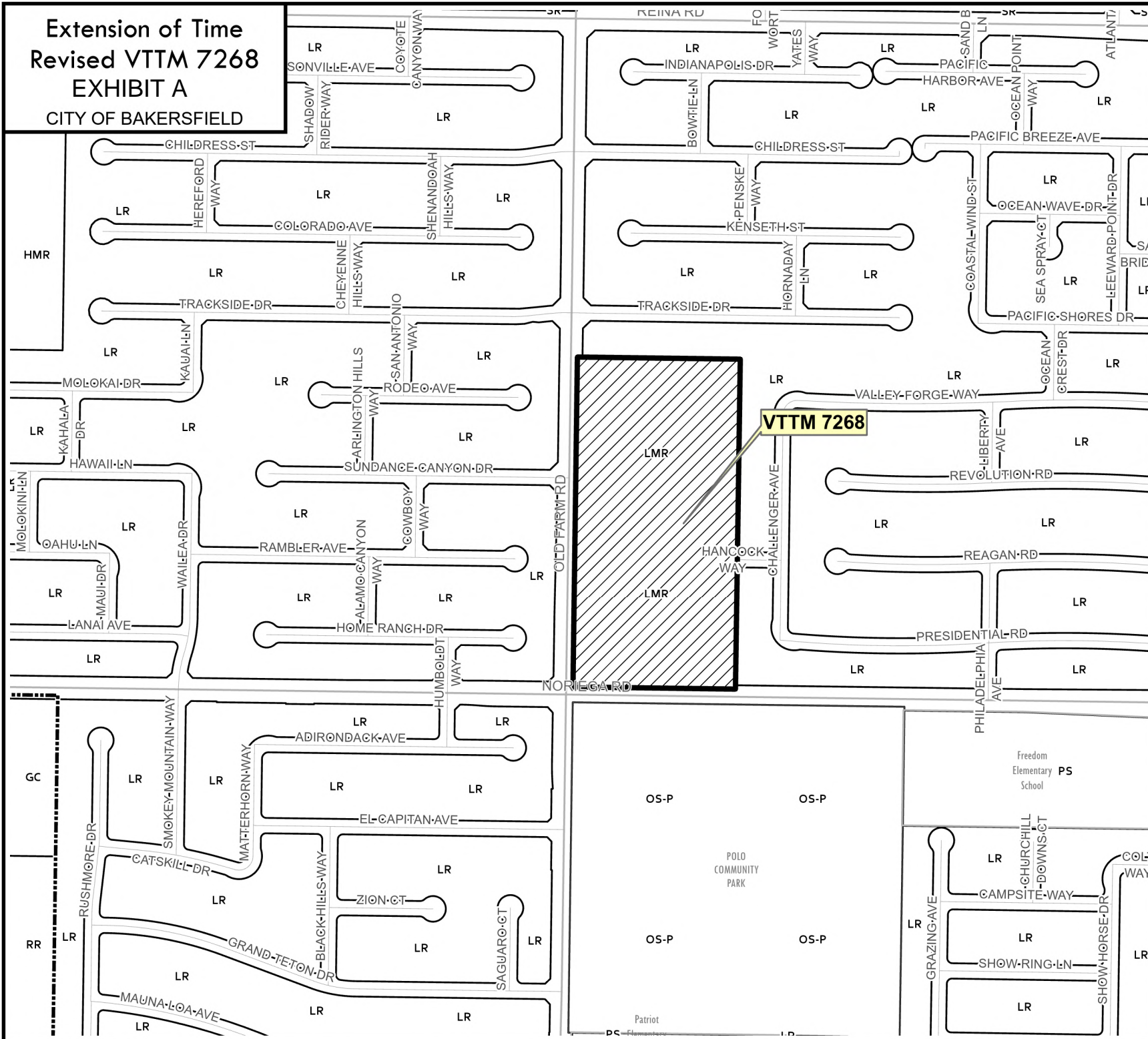
ABSENT:

APPROVED

DANIEL CATER, CHAIR
City of Bakersfield Planning Commission

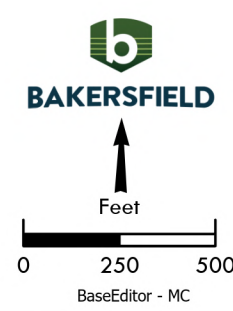
Exhibits: A. Location Map with Zoning
 B. Vesting Tentative Tract Map

Extension of Time
Revised VTTM 7268
EXHIBIT A
CITY OF BAKERSFIELD



LEGEND
(GENERAL PLAN
LAND USE)

- RR Rural Residential
2.5 gross acres/dwelling unit
- ER Estate Residential
1 dwelling unit/net acre
- SR Suburban Residential
≤ 4 dwelling units/net acre
- SR/LR
County: ≤ 4 dwelling units/net acre
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential
> 7.26 units but
≤ 17.42 dwelling units/net acre
- HR High Density Residential
> 17.42 units but
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -
Intensive Agriculture
20 acre minimum parcel size
- R-EA Resource -
Extensive Agriculture
20 acre minimum parcel size
80 acre min (Williamson Act)
- R-MP Resource -
Minerals & Petroleum
5 acre minimum parcel size
- UER Urban Estate Residential
Western Rosedale Plan
0.5 acre net minimum parcel size
- WM West Ming Specific Plan



DATE: _____

ISSUED FOR: _____

DATE: 07/25/17

AJD NO. 13-081

DRAWN BY: AV/FBT

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

RECORDS & COMMUNITY RELATIONS DIVISION
JUL 26 2017
CIVIL *
STATE OF CALIF. *
VINCELOTT 2-3-17

[illegible]

SHEET
1
OF 1 SHEETS



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: March 16, 2023

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 2

SUBJECT:

Vesting Tentative Parcel Map 12423: San Joaquin Engineering is proposing to subdivide 1.99 acres into 3 industrial parcels located west of Gage Street between East 19th and East 21st Streets. Notice of Exemption on file.

APPLICANT: San Joaquin Engineering

OWNER: Benedict Dominguez

LOCATION: Located west of Gage Street between East 19th and 21st Streets in central 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"/> Notice of Exemption	Backup Material
<input type="checkbox"/> Resolution with Exhibits	Resolution



CITY OF BAKERSFIELD PLANNING COMMISSION

MEETING DATE: March 16, 2023

AGENDA: 5.b.

TO: Chair Koman and Members of the Planning Commission

FROM: Paul Johnson, Planning Director *J. Eng for PJ*

DATE: March 8, 2023

FILE: Vesting Tentative Parcel Map 12423

WARD: 2

STAFF PLANNER: Jennie Eng, Principal Planner

REQUEST: A proposed vesting tentative parcel map for industrial development containing 3 parcels on 1.99 acres, zoned M-2 (General Manufacturing).

APPLICANT:
San Joaquin Engineering, Inc.
200 New Stine Road #175
Bakersfield, CA 93309

OWNER:
Benedict Dominguez
2715 Terry St.
Bakersfield, CA 93304

PROJECT LOCATION: Located west of Gage Street between East 19th and East 21st Streets in central Bakersfield.

APN: 017-120-08. 09, 11, and 13; 017-170-01

PROJECT SIZE: 1.99 acres

CEQA: Section 15315 (Minor Land Division Exemption)

EXISTING GENERAL PLAN DESIGNATION: SI (Service Industrial)

EXISTING ZONE CLASSIFICATION: M-2 (General Manufacturing)

STAFF RECOMMENDATION: Adopt Resolution and suggested findings **APPROVING** Vesting Tentative Parcel Map 12423 with conditions.

SITE CHARACTERISTICS: The project site is mostly vacant land with the exception of parcel 3 which contains an office/warehouse structure and parking area. Surrounding properties are primarily developed as: *north* – warehouse, single family residential; *east* – single family and multiple family residential; *south* – retail and vacant land; and *west* – office/warehouse.

BACKGROUND AND TIMELINE:

- **January 6, 1910** – The project site was annexed to the city as Annexation No. 2, Kern Division East Bakersfield.
- **January 13, 2023** – The application for Vesting Tentative Parcel Map (VTPM) 12423 was deemed complete on January 13, 2023.

PROJECT ANALYSIS:

The proposed vesting tentative parcel map subdivision consists of 3 lots on 1.99 acres for purposes of industrial development. The parcels size are 0.27 acres, 0.18 acres, and 1.24 acres. The size, configuration and location are consistent with the SI (Service Industrial) designation of the project site. The BNSF Railway separates Parcel 1 (north of rail right-of-way) from Parcels 2 and 3 (south of rail right-of-way). In accordance with Subdivision Map Act Section 66424, the proposed parcels within VTPM 12423 are considered contiguous for purposes of a tentative subdivision map even if they are separated by railroad rights-of-way, utility easements, roads or streets.

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

Circulation. Access to this subdivision would be existing East 21st Street (local) for Parcel 1; Gage Street (local) for Parcel 2, and East 19th Street (local) for Parcel 3.

Mineral Rights. Bakersfield Municipal Code (BMC) Section 16.20.030 (B) requires that Section 16.20.060 (Statement of Parties Holding Recorded Interests) apply to all parcel maps except where exempt under 16.20.060 (B) (C). Subdivision Map Act Section (SMA) 66445 (e) limits the City's ability to apply BMC Section 16.20.060 to a division of land into four or fewer parcels. VTPM 12423 is exempt from addressing recorded mineral interests under BMC Section 16.20.030 (B) because this tentative map consists of 3 parcels and is subject to the exemption provided in accordance with SMA 66445 (e).

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:

This project has been found to be exempt from the provisions of the California Environmental Quality Act (CEQA) and the City of Bakersfield's CEQA Implementation Procedures in accordance with Section 15315, Minor Land Divisions. This exemption includes Class 15 projects consisting of division of property in urbanized areas zoned for residential, commercial, or industrial use into four or few parcels when the division is in conformance with the General Plan and zoning. Nor variances are required and access to the proposed parcels meet local standard. A Notice of Exemption has been prepared.

PUBLIC NOTIFICATION:

Public notice for the proposed project and environmental determination was advertised in *The Bakersfield Californian* and posted on the bulletin board in the City of Bakersfield Development Services Building, 1715 Chester Avenue, Bakersfield, California. All property owners within 300 feet of the project site were notified by United States Postal Service mail regarding this public hearing in accordance with city ordinance and state law. Signs are required as part of the public notification process and must be posted between 20 to 60 days before the public hearing date. Photographs of the posted signage and the Declaration of Posting Public Hearing Notice signed by the applicant are on file at the Planning Division.

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

CONCLUSIONS:

Consistency with General Plan and Zoning Ordinance. The applicant has requested approval of VTPM 12423 to subdivide 1.99 acres into 3 parcels in sizes of 0.57, 0.18, and 1.24 acres on property designated SI in a M-2 zone. The purpose of this request is to facilitate future industrial development on an infill site. The proposal is consistent with land use goals and policies as contained in the General Plan, which encourages continuity of existing development. Additionally, the proposed project is consistent with the Zoning Ordinance and any future development onsite will also be required to comply with all applicable regulations and design standards as identified in the Zoning Ordinance.

Recommendation. Staff finds that the applicable provisions of CEQA have been complied with, and the proposal is compatible with the existing land use designation and land uses in the surrounding area. Based on information in the record, Staff recommends your Commission adopt the Resolution and findings **APPROVING** Vesting Tentative Parcel Map 12423 as outlined in this staff report subject to the recommended conditions.

ATTACHMENTS:

Map Set

- Aerial
- Zone Classification
- General Plan Designation
- Vesting Tentative Parcel Map 12423

Notice of Exemption

Planning Commission Draft Resolution


MAP SET

Vesting Tentative Parcel
Map 12423

CITY OF BAKERSFIELD



AERIAL


BAKERSFIELD

↑
Feet

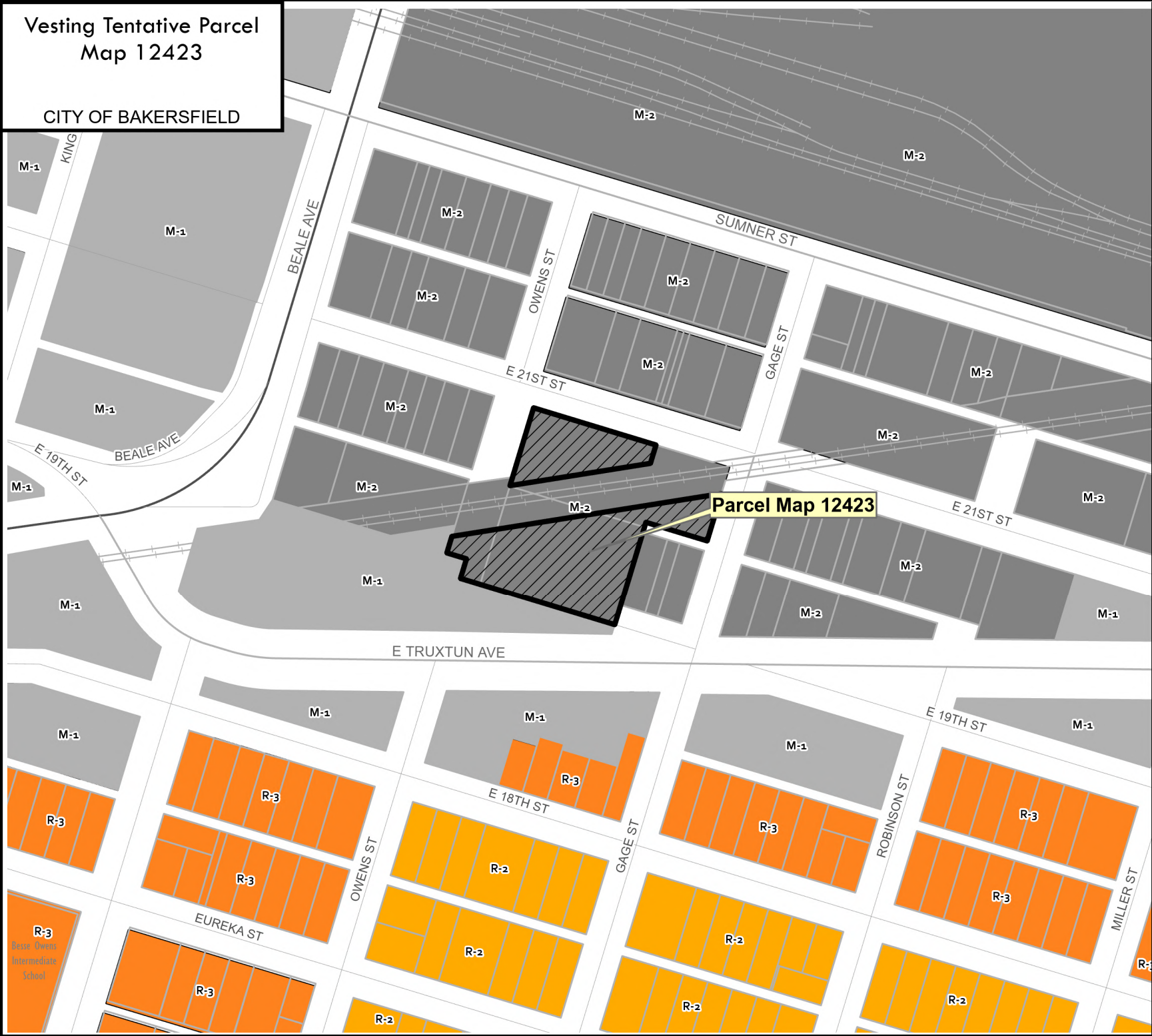
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BaseEditor - MC

Copyright 2015

Vesting Tentative Parcel
Map 12423

CITY OF BAKERSFIELD



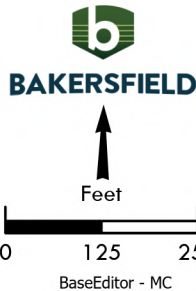
Zoning

Industrial Zone Designations

- M-1 Light Manufacturing
- M-2 General Manufacturing

Residential Zone Designations

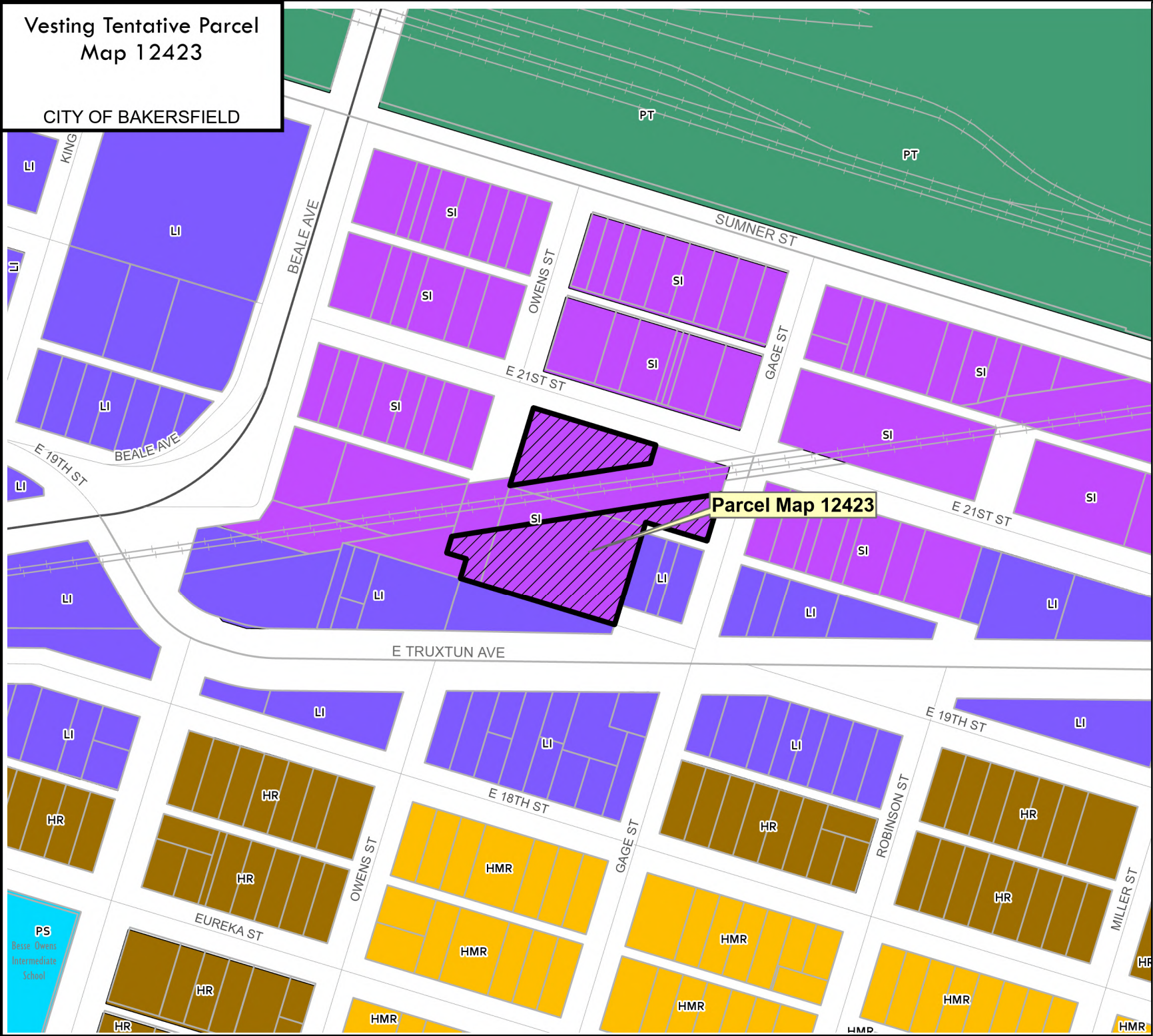
- R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
- R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.



BaseEditor - MC

Vesting Tentative Parcel
Map 12423

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

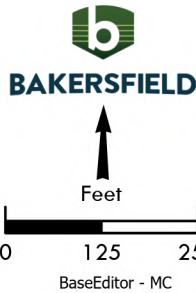
- HR - High Density
Residential: > 17.42 units
but ≤ 72.6 dwelling units/
net acre
- HMR - High Medium
Density Residential: >
7.26 units but ≤ 17.42
dwelling units/net acre

INDUSTRIAL

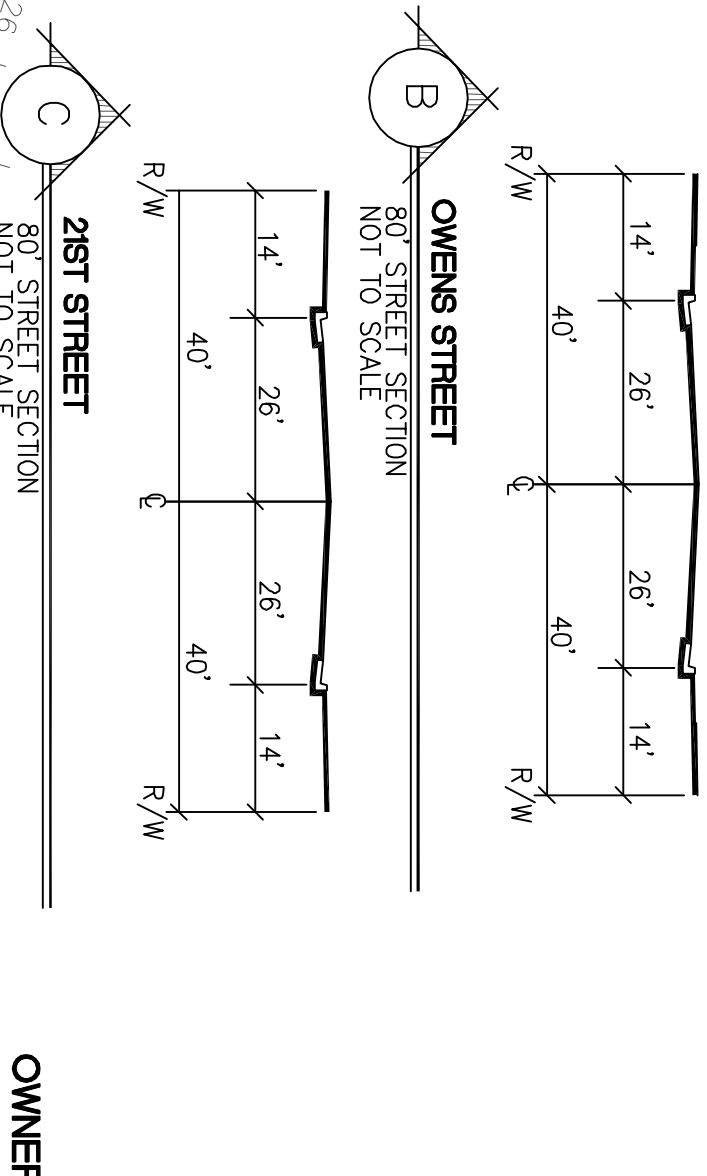
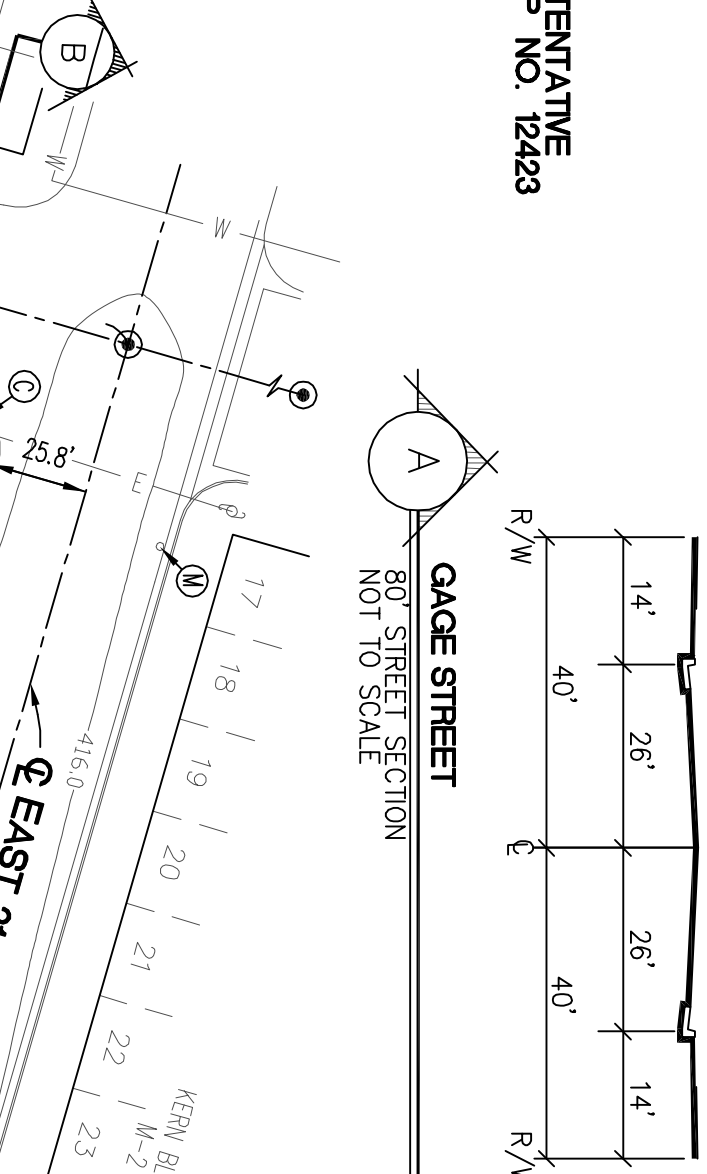
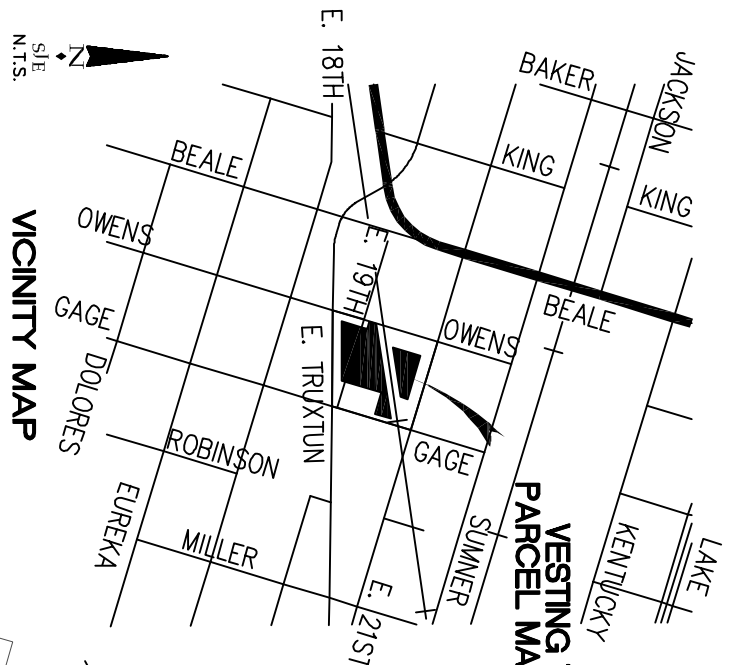
- LI - LIGHT INDUSTRIAL
- SI - Service Industrial

PUBLIC FACILITIES

- PT - Public Transportation
Corridors
- PS - Public/Private Schools



VESTING TENTATIVE
PARCEL MAP NO. 12423



VESTING TENTATIVE
PARCEL MAP NO. 12423

CONSISTING OF ONE SHEET IN THE CITY OF BAKERSFIELD COUNTY OF KERN, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF PARCELS 1 THROUGH 27 INCLUSIVE, BLOCK 105, ACCORDING TO THE "MAP OF KERN, KERN COUNTY CALIFORNIA" FILED IN THE OFFICE OF THE KERN COUNTY RECORDER ON APRIL 10TH, 1893.

ALSO BEING A PORTION OF SEC. 29, T. 29 S., R. 28 E., M.D.M., IN THE CITY OF BAKERSFIELD, THE COUNTY OF KERN, THE STATE OF CALIFORNIA.

COMPLETE STREETS NOTE

THE MAP SHALL FOLLOW THE COMPLETE STREETS POLICY PER RESOLUTION 035-13

EXISTING PARCEL LEGEND

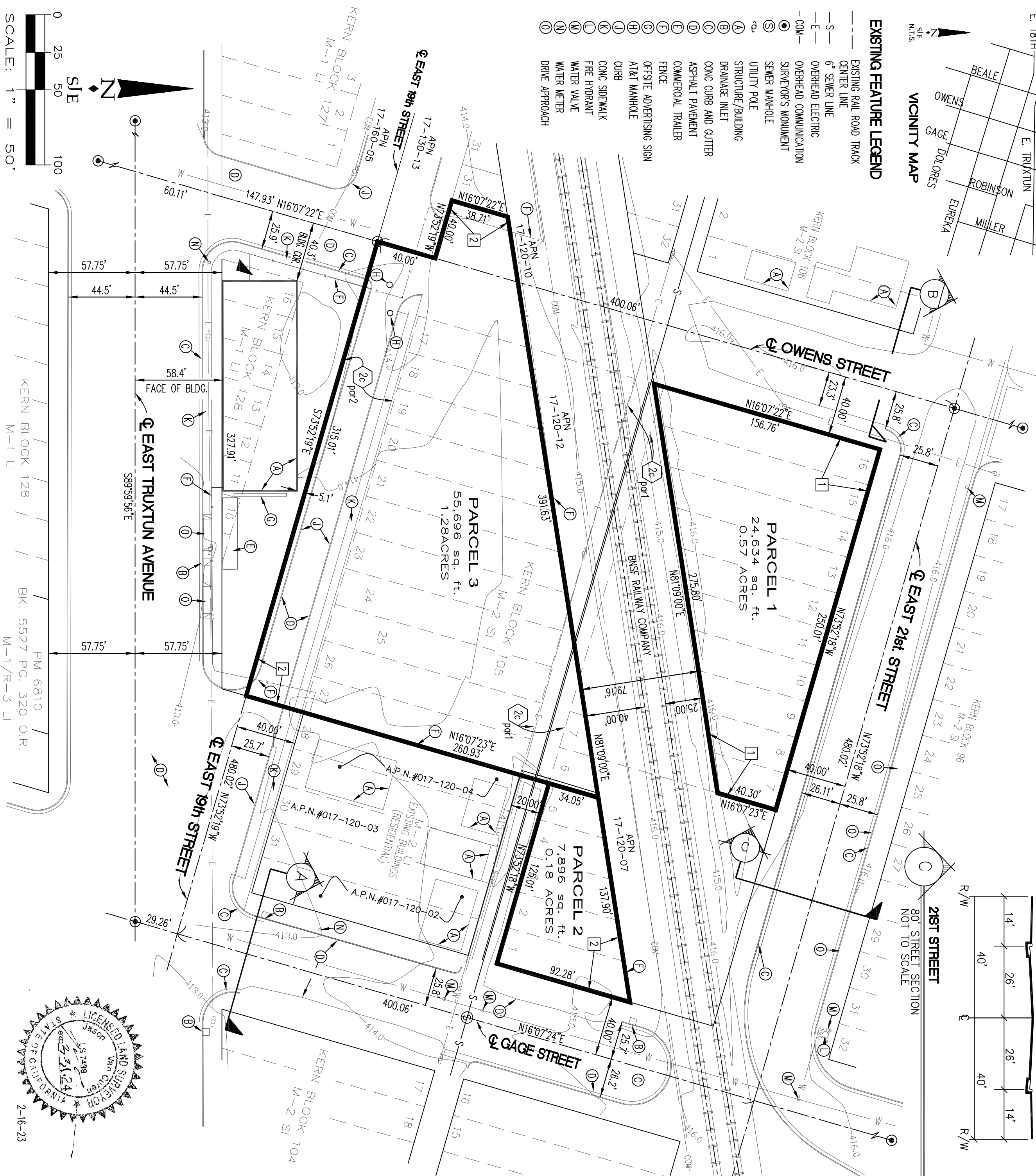
- 1 PARCEL 1 OF PROVIDED TITLE REPORT (APN: 017-120-08)
2 PARCEL 2 OF PROVIDED TITLE REPORT (APN: 017-120-09, 11 AND 13)

EASEMENT LEGEND

- (26) Easement(s) for the purpose(s) shown below and rights incident thereto as reserved in a document.
Reserved by: City of Bakersfield
Purpose: public utilities and incidental purposes
Recording date: November 3, 2005
Recording No.: 0206274377 of Official Records
- (26) Easement(s) for the purpose(s) shown below and rights incident thereto as granted in a document.
Granted by: ANF II LLC
Purpose: public utilities and incidental purposes
Recording date: May 25, 2005
Recording No.: 020634488 of Official Records
- (26) Easement(s) for the purpose(s) shown below and rights incident thereto as reserved in a document.
Reserved by: BNSF Railway Company, a Delaware corporation,
(formerly known as The Burlington Northern and Santa Fe Railway Company and successor by merger to The Atchafalaya, Inc. and Santa Fe Railway Company)
Purpose: Grantor's license, permit(s) and other third parties in and to all existing driveways, roads, utilities, fiber optic lines, trucks, wires and easements of any kind whatsoever on the property, whether owned, operated, used or maintained by the grantor, grantor's licensees, permittees or other third parties and whether or not such easements, licenses, permits or other third parties are shown on the property for the use of such existing driveways, roads, utilities, fiber optic lines, trucks, wires and easements by grantor and grantor's licensees, permittees and customers. Grantor shall have a non-exclusive easement for the construction, maintenance and operation of one or more pipelines or fiber optic lines and any and all communications facilities as may be located in the future on the property within 60 feet of the center line of any Main Track or in adjacent to the property and as may be presently located on the property.
Recording date: May 22, 2005
Recording No.: 020635050 of Official Records

STATISTICS

- 1 ASSESSOR'S PARCEL NUMBERS: 017-120-08, 09, 11, 13 017-170-01
2 APPROXIMATE ACREAGE: 2.03 GR AC
3 NUMBER OF PARCELS: 3
4 EXISTING / PROPOSED ZONING: M-2
5 GENERAL PLAN DESIGNATION: SERVICE INDUSTRIAL
6 EXISTING LAND USE: COMMERCIAL/VACANT
7 PROPOSED LAND USE: INDUSTRIAL
8 WATER: CALIFORNIA WATER SERVICE
9 DRAINAGE: IN CONFORMANCE WITH CITY OF BAKERSFIELD DRAINAGE FROM THIS DEVELOPMENT SHALL BE KEPT ON SITE. THE PROPOSED SWMP AND ALL ON-SITE STORM DRAINAGE WITHIN THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
10 SEWER: CITY OF BAKERSFIELD
11 GAS: PACIFIC GAS AND ELECTRIC COMPANY
12 ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
13 PHONE: AT&T
14 CABLE: BRIGHTHOUSE NETWORKS
15 FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD FIRE DEPARTMENT STANDARDS
16 THIS MAP WILL BE A PHASED DEVELOPMENT.
17 SCHOOL DISTRICTS: BAKERSFIELD CITY SCHOOLS AND KERN HIGH SCHOOL
18 DWELLING UNITS: N/A
19 NET DENSITY: N/A
20 CONSOLIDATED MAINTENANCE DISTRICT: THE FORMATION OF A CONSOLIDATED MAINTENANCE DISTRICT IS REQUIRED PRIOR TO RECORDING FINAL MAP.



SCALE: 1" = 50'

SHEET 1 OF 1

SAN JOAQUIN ENGINEERING, INC.
Civil Engineering Land Development Services
200 NEW STINE ROAD SUITE #175 BAKERSFIELD, CA 93309
PHONE/FAX: (661) 938-0977
EMAIL: bdeavon@sj2inc.net

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: Vesting Tentative Parcel Map 12423

Project Location-Specific: located west of Gage Street between East 19th and 21st Streets.

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

Description of Project:

Vesting Tentative Parcel Map 12423: San Joaquin Engineering, representing Benedict Dominguez (property owner), is proposing to subdivide 1.99 acres into 3 industrial parcels in an M-2 (General Manufacturing) zone located west of Gage Street between East 19th and 21st Streets.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: San Joaquin Engineering

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. Section 15315
- ☐ Statutory Exemptions. State section number. _____
- ☐ Project is exempt from CEQA

Reasons why project is exempt: Class 15, Minor Land Divisions: Project consists of 4 or less industrial zoned parcels in conformance with General Plan and Zoning requirements.

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:** 3/17/2023

X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE VESTING TENTATIVE PARCEL MAP 12423
LOCATED WEST OF GAGE STREET BETWEEN EAST 19TH AND
EAST 21ST STREETS.**

WHEREAS, San Joaquin Engineering (Applicant) representing Benedict Dominguez (Property Owner), filed an application with the City of Bakersfield Planning Department requesting a Vesting Tentative Parcel Map 12423 (the "Project") consisting of three parcels on 1.99 acres to develop industrial uses, as shown on attached Exhibit "B", located located west of Gage Street between East 19th and East 21st Streets as shown on attached Exhibit "C"; and

WHEREAS, the application was deemed complete on January 13, 2023; and

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

WHEREAS, the Secretary of the Planning Commission, did set, Thursday, March 16, 2023, at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Notice of *Exemption and the Project*, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

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

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

WHEREAS, the facts presented in the staff report, environmental review, and special studies (if any), and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

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

2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the application is a project under CEQA and the Project is Categorically Exempt from State CEQA Guidelines under Section 15315, Minor Land Divisions and duly noticed for public review.
4. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
5. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan. (Subdivision Map Act Section 66473.5) The proposed density and intensity of development are consistent with the Service Industrial land use classification on the property. Proposed road improvements are consistent with the Circulation Element. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.
6. Mineral right owners' signatures are not required on the final map pursuant to Bakersfield Municipal Code Section BMC Section 16.22.030.B. In accordance with Subdivision Map Act Section 66445(e), mineral rights owners' signatures are not required on final parcel maps with 4 or fewer parcels (BMC Section 16.22.030.B). This parcel map contains 4 buildable parcels.
7. The conditions of approval are necessary for orderly development and to provide for the public health, welfare, and safety.

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

1. The recitals above are true and correct and incorporated herein by this reference.
2. The map is Categorically Exempt from the requirements of State CEQA Guidelines Section 15315, Minor Land Divisions.
3. Vesting Tentative Parcel Map 12423 is hereby approved with conditions of approval and mitigation measures shown on Exhibit "A".

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on March 16, 2023, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

DAVID CATER, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A: Conditions of Approval

Exhibit B: Location Map

Exhibit C: Tentative Map

Jeng/ S:\05_Land Division\12423 (Prev. 11689)\IPC Docs\Draft\12423_PC-Res.docx

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP 12423
CONDITIONS OF APPROVAL

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

PUBLIC WORKS

1. There was no letter submitted requesting deviations from standards.
2. Approval of this tentative map does not indicate approval of grading, drainage lines and appurtenant facilities shown, or any variations from ordinance, standard, and policy requirements which have neither been requested nor specifically approved.
3. Prior to grading plan review submit the following for review and approval:
 - 3.1. A drainage study for the entire subdivision shall be submitted for review and approval by the City Engineer. Drainage from this project site including street frontage shall be kept on site. The proposed sump and all onsite storm drain within this development shall be privately maintained. A flowage and drainage easement shall be recorded prior to approval of the grading plans.
 - 3.2. A sewer study to include the entire subdivision and showing what surrounding areas may be served by the main line extensions. Submit verification to the City Engineer of the existing sewer capability to accept the additional flows to be generated through the development.
 - 3.3. If the parcel map is discharging storm water to a canal, a channel, or the Kern River: In order to meet the requirements of the City of Bakersfield's NPDES permit, and to prevent the introduction of sediments from construction or from storm events to the waters of the US, all storm water systems that ultimately convey drainage to the river or a canal shall incorporate the use of both source control BMP's and structural treatment control BMP's.
4. The following conditions must be reflected in the design of the improvement plans:
 - 4.1. Final plan check fees shall be submitted with the first plan check submission.
 - 4.2. Per Resolution 035-13 the area within the Parcel Map shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the subdivision from existing sidewalks and bike lanes. If there is a gap less than ¼ mile then construction of asphalt sidewalks and bike lanes to the subdivision will be required.
 - 4.3. Install traffic signal interconnect conduit and pull rope for the frontage in all arterials.
 - 4.4. In addition to other paving requirements, on and off-site road improvements may be required from any collector or arterial street to provide left turn channelization into each street (or access point) within the subdivision (or

development), where warranted and as directed by the City Engineer. Said channelization shall be developed to provide necessary transitions and deceleration lanes to meet the current CalTrans standards for the design speed of the roadway in question.

- 4.5. Off-site pavement and striping construction will be required to transition from the proposed/ultimate on-site improvements to the existing conditions at the time construction commences. Transitions must be designed in accordance with City Standards and/or the Caltrans Highway Design Manual. If existing conditions change during the period of time between street improvement plan approval and construction commencement, the street improvement plans must be revised and approved by the City Engineer.
5. The following shall occur with Parcel Map 12423.
 - 5.1. Construct half width improvements along East 21st street, to Local street standards, for the full width of the Parcel Map frontage.
 - 5.2. Construct half width improvements along Gage Street, to Local street standards, for the full width of the Parcel Map frontage.
 - 5.3. Construct half width improvements along Owens Street, to Local street standards, for the full width of the Parcel Map frontage, north of the railroad.
 - 5.4. Construct half width improvements along the alley adjacent to Parcel 2.

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

6. Prior to recordation of the Final Map, the subdivider shall
 - 6.1. Submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map which will prohibit occupancy of any lot until all improvements have been completed by the subdivider and accepted by the City.
 - 6.2. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map containing information with respect to the addition of this subdivision to the consolidated maintenance district. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents.
 - 6.3. If it becomes necessary to obtain any off site right of way and if the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.

- 6.4. Submit for the City's Review and approval C.C. & R.'s and Property Owner's Association By-Laws for the use and maintenance of all non-dedicated, shared facilities. Among those non-dedicated, shared facilities will be the on-site sewer main lines and laterals and storm water retention basin(s), shared access, and associated storm drain lines and appurtenant facilities.
7. It is recommended that the on-site sewer system shall be inspected with video equipment designed for this purpose and as approved by the City Engineer. If the developer chooses to video the on-site sewer system, then the following procedure is recommended: The television camera shall have the capability of rotating 360°, in order to view and record the top and sides of the pipe, as required. The video inspection shall be witnessed by the subdivider's engineer, who will also initial and date the "Chain of Custody" form. Any pipe locations revealed to be not in compliance with the plans and specifications shall be corrected. A recorded video cassette completed "Chain of Custody" form, and a written log (which includes the stationing, based on the stationing of the approved plans, of all connected laterals) of the inspection shall be provided for viewing and shall be approved by the subdivider's engineer prior to acceptance. After the subdivider's acceptance of the system, the video cassette, forms, and logs shall be submitted to the City Engineer.
 8. The developer shall install streetlights per current City of Bakersfield standards.
 9. Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted fees in place for the land use type at time of development.
 10. All lots with sumps and water well facilities will have wall and/or slatted chain link fence and landscaping to the appropriate street standards, at the building setback with landscaping as approved by the Public Works and Parks Directors, unless the sump is a private facility. If the sump will be privately maintained, the sump shall be constructed to City standards and shall have a wall or slatted chain link fence separating the sump from the public.
 11. Drainage basins shall be reviewed and approved by both the Public Works Department and the Water Resources Department.
 12. Install blue markers in the street at the fire hydrants per the Fire Department requirements.
 13. The use of interim, non-standard drainage retention areas shall be in accordance with the drainage policy adopted by letter dated January 22, 1997, and modification letter dated October 20, 2000.
 14. In order to preserve the permeability of the sump and to prevent the introduction of sediments from construction or from storm events, Best Management Practices for complying with the requirements of the Clean Water Act are required.

FIRE SAFETY DIVISION

15 Pipeline Easements.

- 15.1 Concurrently with recordation of any phase that includes the pipeline easements or portions thereof, subdivider shall show the easements on the final map with a notation that structures including accessory buildings, habitable portion of a structure, garage, deck/patio, swimming pools or unoccupied permanent structure, are prohibited within the setback and record a corresponding covenant.
- 15.2 Prior to or concurrently with recordation of any phase that includes the pipeline easements or portions thereof, subdivider shall show on the final map that no habitable portion of a structure, garage, deck/patio, swimming pools or unoccupied permanent structure may be built within 50 feet of a gas main, or transmission line, or refined liquid product line with 36 inches of cover and record a corresponding covenant.
- 15.3 No structure may be within 40 feet of a hazardous liquids pipeline bearing refined product, within 48 inches or more of cover. If a pipeline meets these criteria, the 40-foot setback line shall be shown in the final map and a corresponding covenant shall be recorded prior to or concurrently with recordation of any phase that is affected.
- 15.4 No habitable portion of a structure may be built within thirty (30) feet of a crude oil pipeline operating at twenty percent (20%) or greater of its design strength.
- 15.5 Prior to or concurrently with recordation of any phase within 250 feet of the pipeline easements, subdivider shall record a covenant disclosing the location of the pipelines on all lots of this subdivision within 250 feet of the pipelines.

American Petroleum Institute Standards and Guidelines for property development

16 Fire Apparatus Access Roads and Hydrants

- 16.1 When fire protection, including fire apparatus access roads and water supplies for protection, is required to be installed, such shall be installed and made serviceable prior to any building permit issuance and throughout the time of construction.
- 16.2 Dead-End fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4
(California Fire Code)

Table D103.4
Requirments for Dead-End Fire Apparatus Access Roads

Length (Feet)	Width (Feet)	Turnaround Required
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac
Over 750	Special Approval Required	

16.3 Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt to provide all-weather driving capabilities.

Orderly development.

CITY ATTORNEY

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

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

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

PLANNING

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

Orderly development.

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

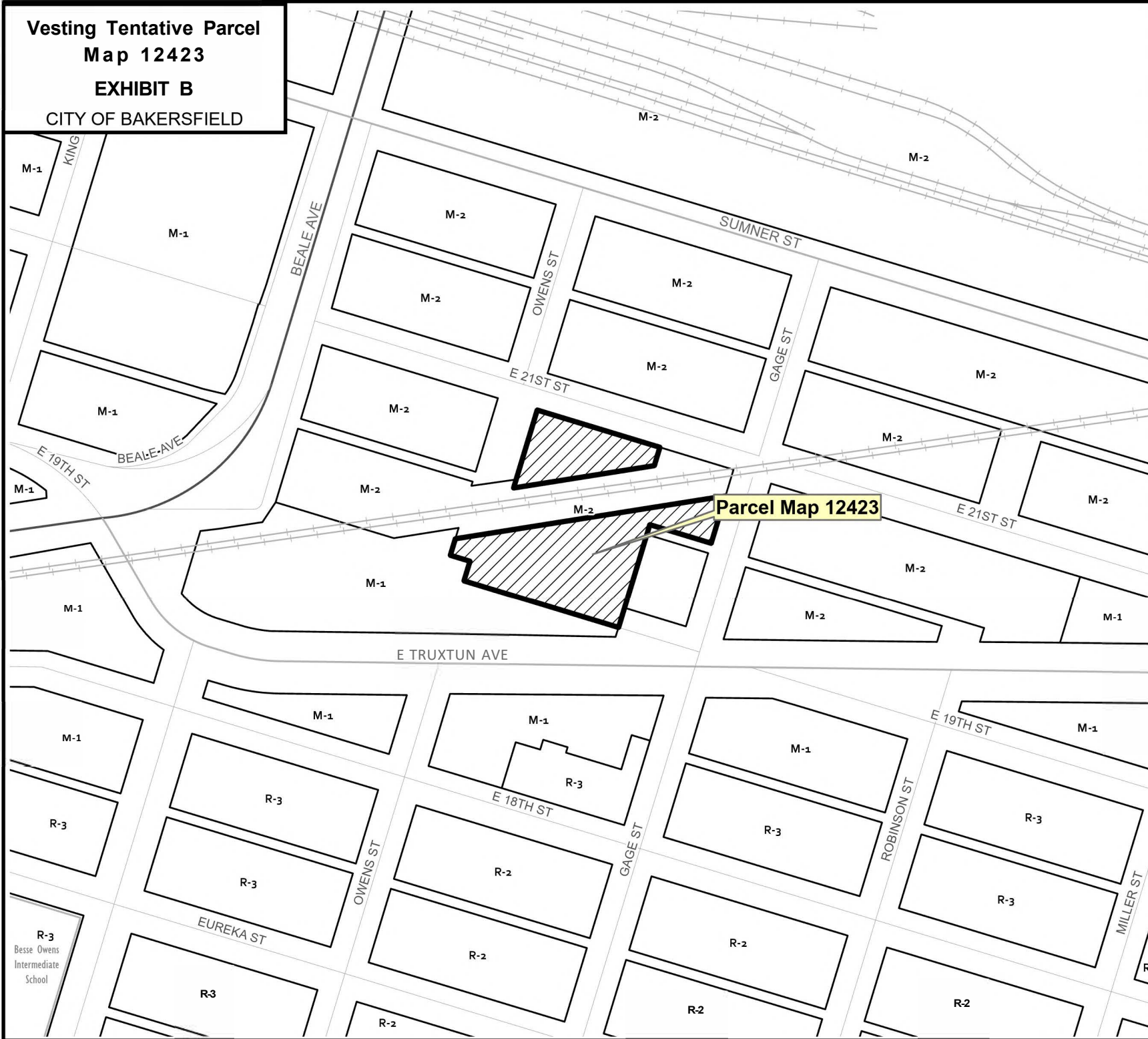
Required for orderly development and provide for the public health, welfare and safety by ensuring water service to the subdivision at the time of final map recordation because the water purveyor has included an expiration date in the initial "will serve" letter.

21. In the event a previously undocumented well is uncovered or discovered on the project site, the subdivider is responsible to contact the Department of Conservation's Division of Geologic Energy Management (CalGEM). The subdivider is responsible for any remedial operations on the well required by CalGEM. Subdivider shall also be subject to provisions of BMC Section 15.66.080 (B.)

Police power based on public health, welfare and safety.

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

**Vesting Tentative Parcel
Map 12423**
EXHIBIT B
CITY OF BAKERSFIELD



**LEGEND
(ZONE DISTRICTS)**

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- RS Residential Suburban
14,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 1.5, 5 or 10 min lot size
- R-1 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
1,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,150 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
10 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-10A Agriculture
10 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- (-0 Professional and Administrative Office
- (-1 Neighborhood Commercial
- (-1 Regional Commercial
- (-1 Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-1 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

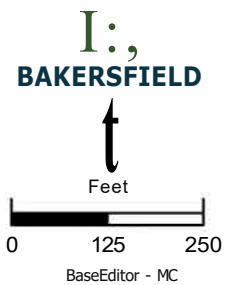
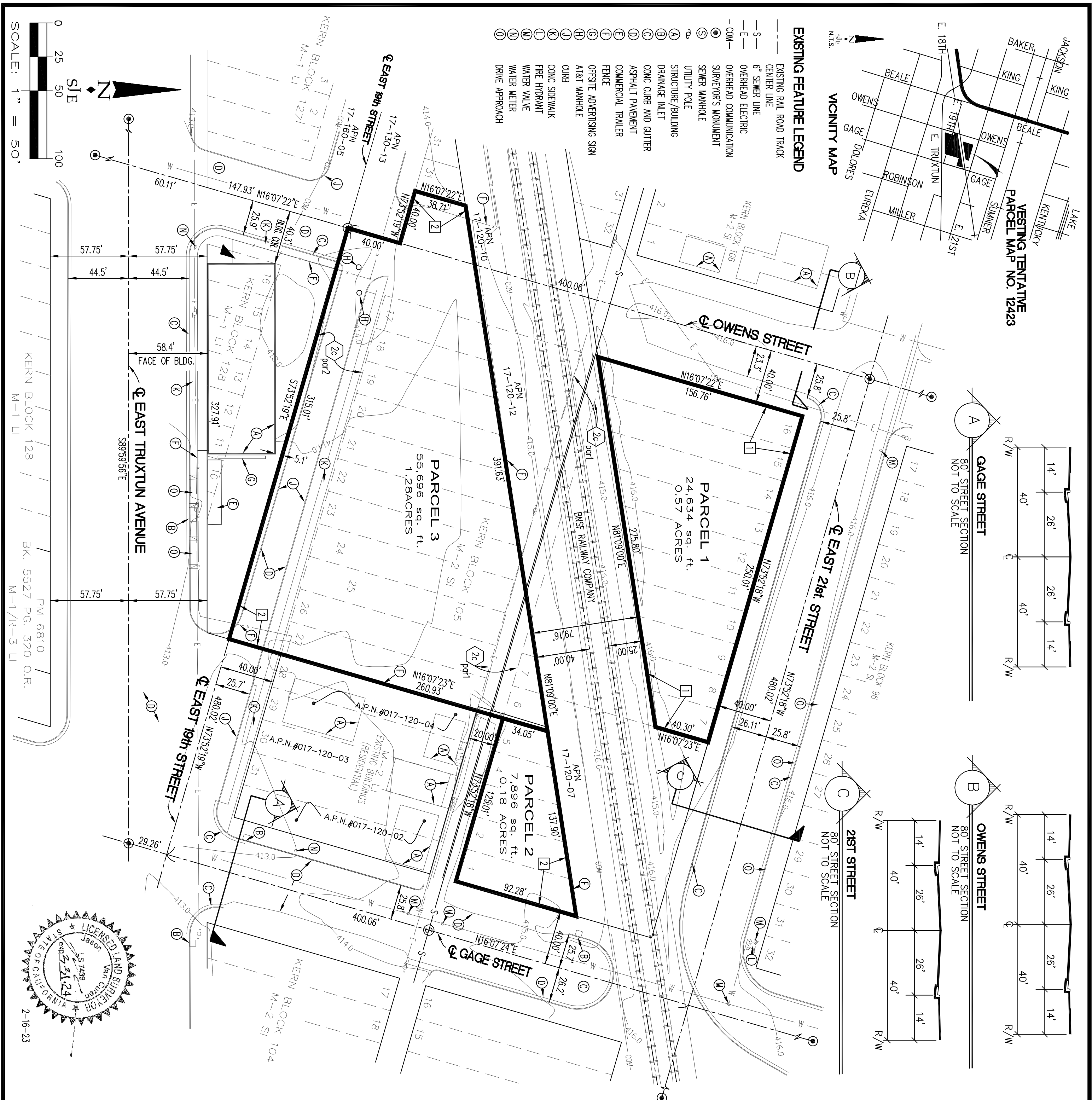


EXHIBIT C



VESTING TENTATIVE
PARCEL MAP NO. 12423

CONSISTING OF ONE SHEET IN THE CITY OF BAKERSFIELD COUNTY OF KERN, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF PARCELS 1 THROUGH 27 INCLUSIVE, BLOCK 105, ACCORDING TO THE "MAP OF KERN, KERN COUNTY CALIFORNIA," FILED IN THE OFFICE OF THE KERN COUNTY RECORDER ON APRIL 10TH, 1893.

ALSO BEING A PORTION OF SEC. 29, T. 29 S., R. 28 E.
M.D.M., IN THE CITY OF BAKERSFIELD, THE COUNTY OF KERN,
THE STATE OF CALIFORNIA.

OWNER/SUBDIVIDER

THE MAP SHALL FOLLOW THE COMPLETE STREETS POLICY
PER RESOLUTION 035-13

ENGINEER

ENGINEER	1
SAVAN JOAQUIN ENGINEERING, INC. 1750 NEWCASTLE ROAD, SUITE 125 DALLAS, TEXAS 75243	PARCEL 1 OF PROVIDED TITLE REPORT (APN: 017-120-08) PARCEL 2 OF PROVIDED TITLE REPORT (APN: 017-120-09, 11 AND 13)

EASEMENT LEGEND

EMAIL: bdawson@sj2inc.net
PHONE: 661 776 0077
2c
Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document,
owned by City of Deltona

Purpose: public utilities and incidental purposes

BASIS OF BEARING

2d
 Esseeant(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 Granted to: ANT II, LLC, a Delaware limited liability company

BENCHMARK USED

CHRISTIE X TOP OF CLARK CENTER OF NW CORB RETURN E. TROUTMAN AND OWENS CO.B. BENCHMARK BOOK 41389 KC DAVDUM

STATISTICS

- 1 ASSESSOR'S PARCEL NUMBERS: 017-120-08, 09, 11, 13 017-170-01
- 2 APPROXIMATE ACREAGE: 2.03 GR AC
- 3 NUMBER OF PARCELS: 3
- 4 EXISTING / PROPOSED ZONING: M-2
- 5 GENERAL PLAN DESIGNATION: SERVICE INDUSTRIAL

17. COMMERICAL/INDANT
18. PROPOSED USE: INDUSTRIAL
19. WATER: CALIFORNIA WATER SERVICE
20. DRAINAGE: IN CONFORMANCE WITH CITY OF
SANTA ANA DRAINAGE DISTRICT NO. 1
DRAINAGE DISTRICT, DRAINAGE FROM THIS
PROJECT SHALL BE COLLECTED AND DISCHARGED
THROUGH AN EXISTING 36" DRAINAGE STORM
DRAIN WITHIN THIS DEVELOPMENT SHALL BE
PRIVATELY OWNED AND MAINTAINED.
21. SEWER: CITY OF BACKERSFIELD
22. GAS: PLUMBING GAS AND ELECTRIC COMPANY
23. ELECTRIC: PLUMBING GAS AND ELECTRIC
COMPANY
24. CABLE: AT&T
25. CABLE: BRIGHTHOUSE NETWORKS
26. FIRE PROTECTION: IN CONFORMANCE WITH
CITY OF BACKERSFIELD FIRE DEPARTMENT
STANDARDS.
27. THIS WILL NOT BE A PHASED DEVELOPMENT
28. SCHOOLS: DISTRICTS: BACKERSFIELD CITY
SCHOOLS AND KERN HIGH SCHOOL
29. DOWELTIME UNITS: N/A
30. NET DENSITY: N/A
31. CONSOLIDATED MAINTENANCE DISTRICT: THE
FORMATION OF A CONSOLIDATED
MAINTENANCE DISTRICT IS REQUIRED PRIOR
TO RECORDING FINAL MAP

ADDITIONAL VACATION NOTES:

- ① STREET VACATION BY CITY OF BUCKSHEAD PER RES. 6-66.
APPROVED FEB. 7, 1966.
- ② STREET VACATION BY CITY OF BUCKSHEAD PER RES. 73-77
RECORDED MAR. 17, 1977. O.A.
- ③ STREET VACATION BY CITY OF BUCKSHEAD PER RES. 219-46. DO#2 020274577
RECORDED NOV. 01, 2006. O.A.

SAN JOAQUIN ENGINEERING, INC.
Civil Engineering Land Development Services
2200 NEW STINE ROAD SUITE #175 BAKERSFIELD, CA 93309
PHONE/FAX: (661)336-0877
EMAIL: bdawson@sjecinc.net

SHEET 1 of 1



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: March 16, 2023

ITEM NUMBER: Workshop7.(a.)

TO: Planning Commission

FROM: Christopher Boyle, Development Services Director

PLANNER: Jose Fernandez, Associate Planner II

DATE:

WARD:

SUBJECT:

Housing Element Annual Progress Report: Calendar Year 2022.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Receive and file.