

ORDINANCE NO. 5014

**AN ORDINANCE OF THE BAKERSFIELD CITY COUNCIL  
APPROVING AN AMENDMENT TO TITLE 17 OF THE BAKERSFIELD  
MUNICIPAL CODE TO CHANGE THE ZONE DISTRICT GENERALLY  
LOCATED ALONG THE SOUTHEAST CORNER OF SANTA FE WAY  
AND RENFRO ROAD INTERSECTION (ZC NO. 19-0288).**

**WHEREAS**, Hageman Land Partners, LLC, representing Frontier Land Partners, LLC (property owner), filed an application with the City of Bakersfield Development Services Department requesting to change the project area described as 'DI Zone Site A' zone district from a M-1 (Light Manufacturing) zone district to a DI (Drilling Island) zone district on 2.59 acres, and R-1 (One-Family Dwelling) zone district to a DI (Drilling Island) zone district on 0.68 acres; and the project area described as 'DI Zone Site B' zone district from a M-1 (Light Manufacturing) zone district to a DI (Drilling Island) zone district on 0.29 acres, and R-1 (One-Family Dwelling) zone district to a DI (Drilling Island) zone district on 0.68 acres, from a DI (Drilling Island) zone district to a R-1 (One-Family Dwelling) zone district on 0.61 acres, generally located along the southeast corner of Santa Fe Way and Renfro Road intersection, as shown in attached Exhibit "A;" and

**WHEREAS**, the Planning Commission held a public hearing on May 7, 2020, and approved Resolution No. 22-20, which recommended that the City Council approve the Project; and

**WHEREAS**, the provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed; and

**WHEREAS**, the City Council considered all facts, testimony, and evidence concerning the Project, including the staff report, and the Planning Commission's deliberation, and action; and

**WHEREAS**, the Project is consistent with the *Metropolitan Bakersfield General Plan*.

**SECTION 1.**

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

1. The Planning Commission's findings as contained in its Resolution No. 22-20 are hereby adopted.
2. The Project is exempt from the requirements of CEQA, in accordance with Section 15061(b) (3).
3. The Project is hereby approved and incorporating the change into the official zoning map as described in Bakersfield Municipal Code Section 17.06.020 located on the map as shown in Exhibit B and as specifically described in Exhibit C, subject to conditions of approval stated in Exhibit A, all of which are incorporated herein.



**SECTION 2.**

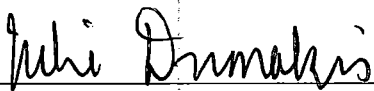
This ordinance must be posted in accordance with the Bakersfield Municipal Code and will become effective not less than 30 days from and after the date of its passage.

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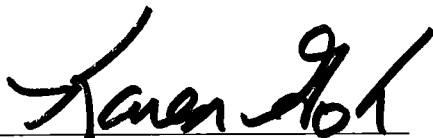
**I HEREBY CERTIFY** that the foregoing Ordinance was passed and adopted by the Council of the City of Bakersfield at a regular meeting held on AUG 12 2020 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

✓ ✓ ✓ ✓ ✓ ✓  
COUNCILMEMBER: RIVERA, GONZALES, WEIR, SMITH, FREEMAN, SULLIVAN, ~~PARLIER~~  
COUNCILMEMBER: NONE  
COUNCILMEMBER: NONE  
COUNCILMEMBER: PARLIER

  
**JULIE DRIMAKIS, CMC**  
CITY CLERK and Ex Officio Clerk  
of the Council of the City of Bakersfield

APPROVED **AUG 12 2020**

  
**KAREN GOH**  
MAYOR of the City of Bakersfield

APPROVED as to form:  
**VIRGINIA GENNARO**  
City Attorney

By:   
**VIRIDIANA GALLARDO-KING**  
Deputy City Attorney

- Exhibits: A Conditions of Approval  
B Zone Change Map  
C Legal Description



EXHIBIT A  
ZONE CHANGE NO. 19-0288  
CONDITIONS OF APPROVAL

PUBLIC WORKS

1. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the ZC area, the developer must submit the following for review and approval by the City Engineer:
  - a. **Fully executed dedication** for Santa Fe Way and Renfro Road to arterial standards for the full frontage of the ZC area, unless otherwise approved by the City Engineer, if not already dedicated. Dedications must include sufficient widths for expanded intersections and additional areas for landscaping as directed by the City Engineer.
  - b. **Comprehensive drainage study** of the entire drainage area. The City will allow no more than one sump per 80 acres. The sump should be located so that it may be available to serve adjacent areas as they develop. The developer may establish a planned drainage area or provide some other method for the construction of the ultimate drainage facilities satisfactory to the City Engineer.
  - c. **Sewer study**, which will assure that appropriate sewer service will be provided to the entirety of the ZC area. The developer will be responsible for the initial extension of the sewer line to serve the ZC area. This sewer line may be sized to serve a much larger area than the project area as directed by the City Engineer. The developer may also form a planned sewer area to provide a mechanism for the reimbursement of oversizing costs to the developer.
2. Prior to the recording of any final map or issuance of any certificates of occupancy for development within the ZC area, whichever is earlier, the developer must (a) construct all infrastructure, both public and private, within the boundary of the ZC area, including, but not limited to, any and all boundary streets to the centerline of the street as required by the City Engineer and (b) construct, and acquire any necessary right-of-way to construct, any off-site infrastructure required to support development of the ZC as determined by the City Engineer. Phasing of the construction of the required infrastructure may be allowed by the City Engineer. Per City Council Resolution 035-13, any development within the ZC area must comply with the City's "complete streets" policy.
3. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the ZC area, the developer must take all actions necessary to add the ZC area to the Consolidated Maintenance District ("CMD") and pay all fees for inclusion in the CMD or, if the

development is already within the CMD, update the maintenance district documents as provided in Bakersfield Municipal Code section 13.04.021 or as otherwise required by the City Engineer.

4. Prior to the City's approval of any construction plans associated with any development project, subdivision, or minor land division within the ZC area, the developer must construct, or pay its proportionate share of the estimated cost to construct, the median (currently \$100 per linear foot, or as determined by a City Engineer approved estimate), as determined by the City Engineer, for the arterial frontage of the property within the ZC area.
5. Prior to the City's issuance of any building permits for construction within the ZC area, or an earlier time established through conditions of a subsequent City-approved development project, subdivision, or minor land division within the ZC area, the developer must pay all development fees for the ZC area including, but not limited to, the adopted regional traffic impact fee, local mitigation fees, any major bridge and thoroughfare district fees, and any planned sewer and drainage area fees.
6. The applicant shall be informed a grade separation project is being planned for the crossing of Renfro Road over Santa Fe Way. The applicant shall coordinate with the grade separation district and the City concerning the amount of right-of-way that is needed for necessary grade separation improvements and be prepared to dedicate adequate right-of-way for such improvements which are not entirely known at present.
7. The applicant shall be informed of the possibility of the requirement for a Renfro Road Frontage street located southeasterly of and parallel to the Renfro Road grade separation right-of-way in order to make an at-grade intersection with Santa Fe Way. If this Frontage road is required additional street dedication will be necessary.

CITY ATTORNEY

8. 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

9. The current Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) expires in year 2014. Projects may be issued an urban development permit, grading plan approval, or building permit and pay fees prior to the 2014 expiration date under the current MBHCP. As determined by the City of Bakersfield, only projects ready to be issued an urban development permit, grading plan approval or building permit) before the 2014 expiration date will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2014 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish and Wildlife Agency and the California Fish and Game Department.

### *Orderly development.*

10. Prior to ground disturbance, the subdivider shall have a qualified consultant survey the location for burrowing owl, and comply with the provisions of the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). Survey protocol shall be that recommend by the State Department of Fish and Game. Subdivider shall be subject to the mitigation measures recommended by the consultant. A copy of the survey shall be provided to the Planning Department prior to ground disturbance.
11. The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. To avoid violation of the take provisions of these laws generally requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1 – August 15, annually). Disturbance that

causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "taking" and is potentially punishable by fines and/or imprisonment. *Mitigation measure.*

12. Prior to ground disturbance, the subdivider shall have a qualified consultant survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be that recommended by the State Department of Fish and Game. Subdivider shall be subject to the mitigation measures recommended by the consultant. A copy of the survey shall be provided to the Planning Department prior to ground disturbance.

*Mitigation measure.*

**Conditions of Approval  
General Plan Amendment No. 14-0480**

Public Works:

13. Local Mitigation:

Pay the proportionate share of the following mitigation measures (not paid for by the Regional Transportation Impact Fee nor included with normal development improvements) as indicated in list of mitigation measures from the traffic study in Table 6. An updated estimate, based upon current costs, and fee schedule shall be developed by the applicant and approved prior to recordation of a map or issuance of a building permit. Proportionate shares from the study as follows:

- a. Santa Fe Way & Kratzmeyer Rd, Install Signal, 1.64%
- b. Allen Rd & Olive Dr, Add 1 NBT, 1.75%
- c. Renfro Rd & Noriega Rd, Install Signal, 8.43%

**Notes:** NB – north bound, SB – south bound, WB – west bound, EB – east bound,  
L – Left turn lane, T – Through lane, R – Right turn lane

*For orderly development.*

14. Regional Transportation Impact Fee

Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted commercial and residential unit fees in place for the various land use types at time of development.

*For orderly development.*

**Additional Conditions of Approval for General Plan Amendment No. 14-0480  
Requested by The Applicant:**

15. The following project Design Features were requested to be included as conditions of approval by the applicant (Batey letter, March 24, 2015) to improve the project by further reducing potential impacts to air quality and greenhouse gases, conserve water, and the promotion of energy efficiency.

Prior to the issuance of the first grading permit for any development within the project area, the applicant shall present a letter to the City which self-certifies how the development has or will comply with each of the Design Features listed below. City Staff shall not be responsible for inspection of conditions 8(a) through 8(j) unless such inspection is required by law.

**Air Quality**

- a. The project applicant shall install solar PV systems of 4 KW each to 20% of the constructed homes and solar PV systems of at least 20 KW that can be prorated for industrial buildings within the development. The project applicant shall provide written documentation to the City Planning Department and the Sierra Club representative reporting an account of the actual Solar PV units installed and there KW output. The reporting shall be done in three phases; the first report is due upon completion of 40% of the project; the second is due upon completion of the next 40%; and, during the final 20% of the project, 100% of the homes shall have Solar PV units until the project reaches the agreed upon 20% installation rate.
- b. The project applicant shall comply with energy standards to achieve at least 10% more energy efficiency than required by 2016 Title 24 standards.
- c. Any Vesting Tentative Tract Map approved on the site shall include two GET bus turnouts/stops. The turnout locations shall be along Renfro Road and approved by the City Traffic Engineer. Bus turnouts shall be constructed even if there is not current bus routes operated near the site.
- d. Any Vesting Tentative Tract Map within the R-1 zone areas shall be designed such that 70% of the homes are built in the energy saving north/south orientation.

**Light Pollution**

- e. Exterior lighting from properties shall be limited to a maximum of 0.5 foot candles at a distance of 25 feet beyond the property lines.



- f. All lighting shall include full cutoff fixtures with no light emitting above angles of greater than 75 degrees.
- g. City streetlights shall be flat lenses, with full cutoff fixtures installed in a level position and rated Dark Sky Friendly by the International Dark Sky Association, 2015 standards and approved by the City Public Works Director. Use of energy efficient sodium or LED lamps shall be used and street lights shall be mounted at a height of 30 feet, or at the lowest height allowed by applicable codes and approved by the City Public Works Director.
- h. Any advertising signs located within the M-1 zoned area shall be restricted to business hours or turned off between 11p.m. and sunrise. Illuminated signs shall be lighted from above in a downward orientation.

Water Conservation:

- i. Any developer installed landscaping shall contain at least 80% drought tolerant or low water usage shrubs and trees. The drought tolerant or low water shrubs and trees shall be listed as such by the University of California, a California Municipal Water Agency or the City Planning Department.
- j. Concurrent with submittal for a Tentative Tract Map, the applicant/development must provide a current "will serve" letter from Vaughn Water Company confirming the company's ability to maintain water volume, pressure, and reliability to current customers with the additional connections in place.





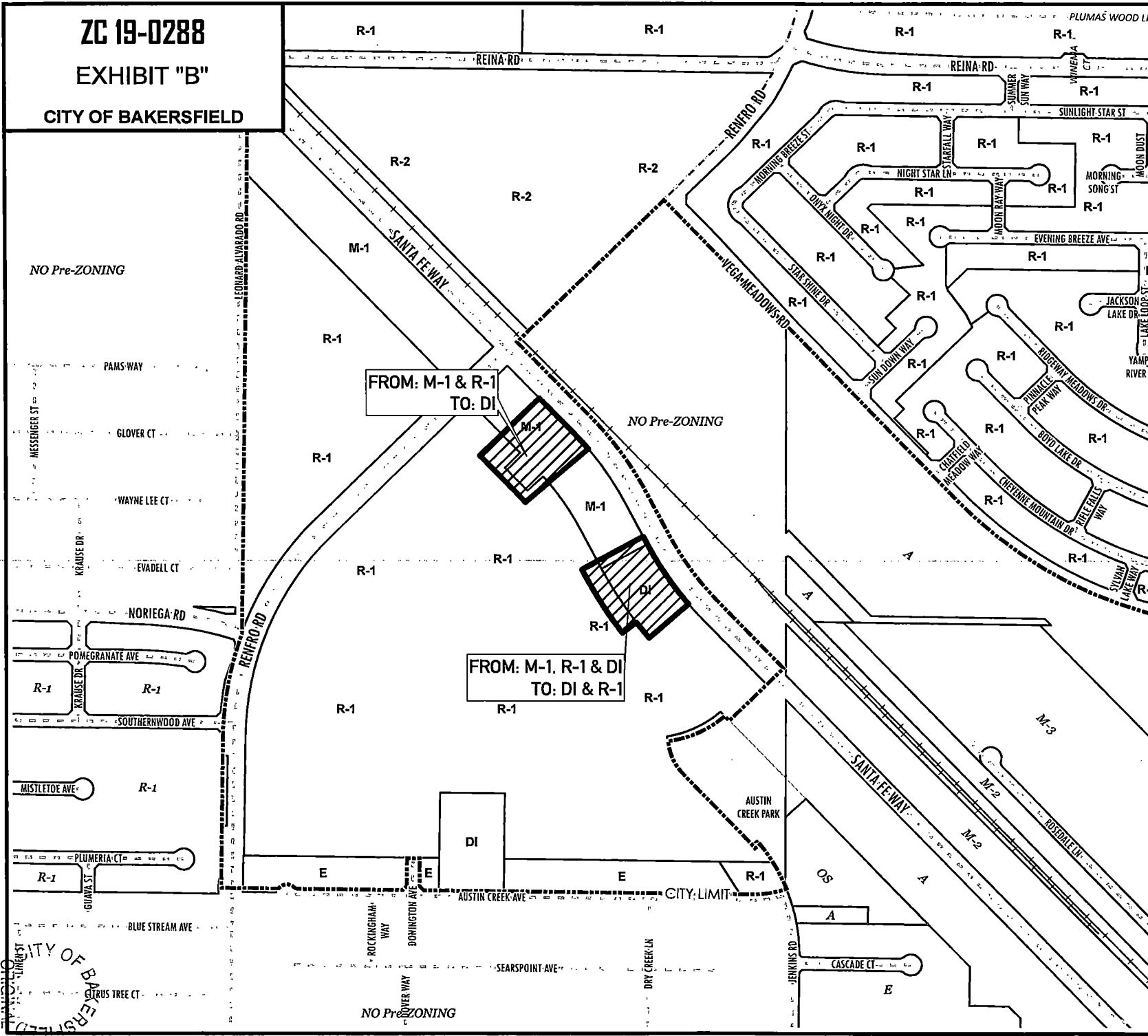
ZC 19-0288

EXHIBIT "B"

CITY OF BAKERSFIELD

LEGEND  
(ZONE DISTRICTS)

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



**BAKERSFIELD**

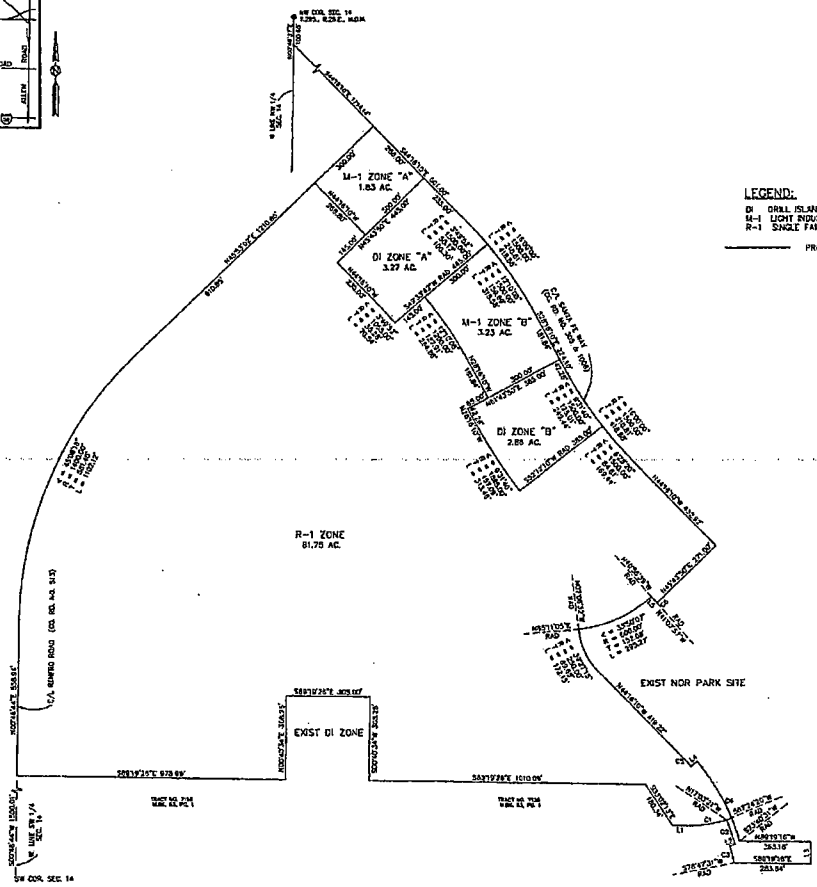
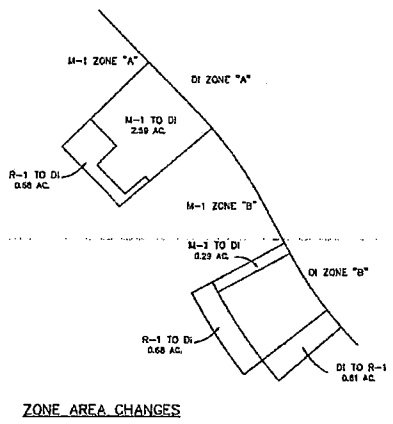
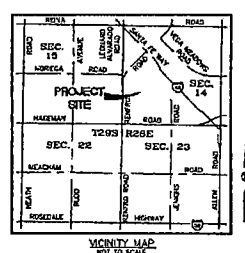
N

Feet

0      325      650

# PROPOSED ZONE CHANGE

## FRONTIER LAND PARTNERS, LLC



CHORD	PIVOT	TO POINT	PERCENT	BEARING	LINE	MARKING	REMARKS
01	13723252	410.00	23.31	105.45	LI	SPOT 72	46.00'
02	482926	182.00	27.04	83.85	LI	SPOT 73	20.00'
03	420200	120.00	28.26	63.82	LI	SPOT 74	20.00'
04	2150.58	210.00	100.00	331.45	LI	SPOT 75	20.00'
05	412722	100.00	24.26	19.23	LI	SPOT 76	20.00'
06	10812	130.00	14.51	28.00	LI	SPOT 77	20.00'

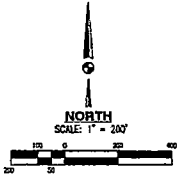


EXHIBIT "B"

**MCINTOSH & ASSOCIATES**  
LAND SURVEYORS

2024 MICHAEL COURT  
BAKERSFIELD, CALIFORNIA 93309  
TEL: 805.771.4300  
FAX: 805.771.4320  
DATE: 3/27/24

PROJECT: PROPOSED ZONE CHANGE MAP  
DATE: 3/27/24

FRONTIER LAND PARTNERS, LLC  
PROPOSED ZONE CHANGE MAP

SHEET 1 OF 1  
DATE: 3/27/24

EXHIBIT "C"  
ZONE CHANGE NO. 19-0288

**DI ZONE SITE "A"  
ZONE CHANGE M-1 TO DI  
LEGAL DESCRIPTION**

ALL THAT PORTION OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°46'37" EAST, 100.88 FEET, SAID POINT BEING ON THE CENTERLINE OF SANTA FE WAY; THENCE SOUTH 44°16'10" EAST ALONG SAID CENTERLINE, 2060.14 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 44°16'10" EAST, 235.00 FEET TO A 1500.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 3°49'52", AN ARC DISTANCE OF 100.30 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 49°33'42" WEST, 300.00 FEET TO A POINT ON A 1200.00 FEET RADIUS NON-TANGENT CURVE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS, SOUTH 49°33'42" WEST; THENCE NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°06'05", AN ARC DISTANCE OF 23.07 FEET; THENCE SOUTH 48°27'37" WEST, 98.75 FEET; THENCE NORTH 44°16'10" WEST, 150.00 FEET; THENCE NORTH 45°43'50" EAST, 100.00 FEET; THENCE NORTH 44°16'10" WEST, 137.45 FEET; THENCE NORTH 45°43'50" EAST, 300.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.59 ACRES, MORE OR LESS



661-834-4814 • 661-834-0972  
2001 Wheelan Court • Bakersfield, CA 93309



A handwritten signature in black ink, appearing to read "R. McIntosh". Below the signature, the date "5-1-20" is written in the same ink.

**DI ZONE SITE "A"  
ZONE CHANGE R-1 TO DI  
LEGAL DESCRIPTION**

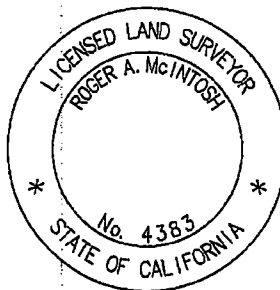
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COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°46'37" EAST, 100.88 FEET, SAID POINT BEING ON THE CENTERLINE OF SANTA FE WAY; THENCE SOUTH 44°16'10" EAST ALONG SAID CENTERLINE, 2060.14 FEET; THENCE SOUTH 45°43'50" WEST, 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 45°43'50" WEST, 145.00 FEET; THENCE SOUTH 44°16'10" EAST, 235.00 FEET TO A 1055.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°49'52" AN ARC DISTANCE OF 70.54 FEET; THENCE NORTH 49°33'42" EAST, 145.00 FEET TO A POINT ON A 1200.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS, SOUTH 49°33'42" WEST, THENCE NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°06'05", AN ARC DISTANCE OF 23.07 FEET; THENCE SOUTH 48°27'37" WEST, 98.75 FEET; THENCE NORTH 44°16'10" WEST, 150.00 FEET; THENCE NORTH 45°43'50" EAST, 100.00 FEET; THENCE NORTH 44°16'10" WEST, 137.45 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.68 ACRES, MORE OR LESS



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*[Handwritten signature]*  
5-1-20



**DI ZONE SITE "B"  
ZONE CHANGE M-1 TO DI  
LEGAL DESCRIPTION**

ALL THAT PORTION OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°46'37" EAST, 100.88 FEET, SAID POINT BEING ON THE CENTERLINE OF SANTA FE WAY; THENCE SOUTH 44°16'10" EAST ALONG SAID CENTERLINE, 2295.14 FEET TO A 1500.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 16°00'00, AN ARC DISTANCE OF 418.88 FEET; THENCE SOUTH 28°16'10" EAST ALONG SAID CENTERLINE, 181.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 28°16'10" EAST ALONG SAID CENTERLINE, 42.26 FEET; THENCE SOUTH 61°43'50' WEST, 300.00 FEET; THENCE NORTH 28°16'10" WEST, 42.26 FEET; THENCE NORTH 61°43'50" EAST. 300.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.29 ACRES, MORE OR LESS



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*Handwritten signature of Roger A. McIntosh*  
5-1-20



**DI ZONE SITE "B"  
ZONE CHANGE R-1 TO DI  
LEGAL DESCRIPTION**

ALL THAT PORTION OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°46'37" EAST, 100.88 FEET, SAID POINT BEING ON THE CENTERLINE OF SANTA FE WAY; THENCE SOUTH 44°16'10" EAST ALONG SAID CENTERLINE, 2295.14 FEET TO A 1500.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 16°00'00, AN ARC DISTANCE OF 418.88 FEET; THENCE SOUTH 28°16'10" EAST ALONG SAID CENTERLINE, 181.84 FEET; THENCE SOUTH 61°43'50" WEST 300.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 61°43'50" WEST, 85.00 FEET; THENCE SOUTH 28°16'10" EAST, 42.26 FEET TO A 1885.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°31'40", AN ARC DISTANCE OF 313.46 FEET; THENCE NORTH 52°12'10" EAST, 85.00 FEET TO A POINT ON A 1800.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH 52°12'10" EAST; THENCE NORTHWESTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°31'40" AND ARC DISTANCE OF 299.32 FEET; THENCE NORTH 28°16'10" WEST, 42.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.68 ACRES, MORE OR LESS



661-834-4814 • 661-834-0972  
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*[Handwritten signature]*  
5-1-20

**DI ZONE SITE "B"  
ZONE CHANGE DI TO R-1  
LEGAL DESCRIPTION**

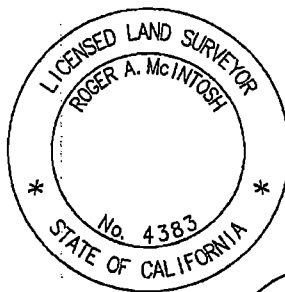
ALL THAT PORTION OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 0°46'37" EAST, 100.88 FEET, SAID POINT BEING ON THE CENTERLINE OF SANTA FE WAY; THENCE SOUTH 44°16'10" EAST ALONG SAID CENTERLINE, 2295.14 FEET TO A 1500.00 FOOT RADIUS TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 16°00'00, AN ARC DISTANCE OF 418.88 FEET; THENCE SOUTH 28°16'10" EAST ALONG SAID CENTERLINE, 224.10 FEET TO A 1500.00 FOOT RADIUS TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 9°31'40", AN ARC DISTANCE OF 249.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE, SOUTH 52°12'10" WEST, 300.00 FEET TO A POINT ON A 1800.00 FOOT RADIUS NON-TANGENT CURVE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH 52°12'10 EAST; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°04'38", AN ARC DISTANCE OF 96.67; THENCE NORTH 49°07'32" EAST, 300.00 FEET TO A POINT ON A 1500.00 FOOT RADIUS NON-TANGENT CURVE ON SAID CENTERLINE, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH 49°07'32" EAST; THENCE NORTHWESTERLY ALONG LAST SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 3°04'38", AN ARC DISTANCE OF 80.56 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.61 ACRES, MORE OR LESS



661-834-4814 • 661-834-0972  
2001 Wheelan Court • Bakersfield, CA 93309



*[Handwritten signature]*  
5-1-20

**AFFIDAVIT OF POSTING DOCUMENTS**

STATE OF CALIFORNIA)  
County of Kern ) ss.  
)

JULIE DRIMAKIS, being duly sworn, deposes and says:

That she is the duly appointed, acting and qualified City Clerk of the City of Bakersfield; and that on the 17<sup>th</sup> day of August, 2020 she posted on the Bulletin Board at City Hall, a full, true and correct copy of the following: Ordinance No. 5014, passed by the Bakersfield City Council at a meeting held on the 12<sup>th</sup> day of August, 2020 and entitled:

**AN ORDINANCE OF THE BAKERSFIELD CITY COUNCIL APPROVING AN AMENDMENT TO TITLE 17 OF THE BAKERSFIELD MUNICIPAL CODE TO CHANGE THE ZONE DISTRICT GENERALLY LOCATED ALONG THE SOUTHEAST CORNER OF SANTA FE WAY AND RENFRO ROAD INTERSECTION (ZC NO. 19-0288).**

JULIE DRIMAKIS, CMC  
City Clerk and Ex Officio of the  
Council of the City of Bakersfield

By: *Kristin Muir*  
DEPUTY City Clerk

