



SPECIFIC PARKS AND TRAILS PLAN FOR NORTHEAST BAKERSFIELD

APPROVED OCTOBER 22, 2003
CITY COUNCIL RESOLUTION NO 189-03 AND 190-03



**SPECIFIC PARKS AND TRAILS PLAN FOR
NORTHEAST BAKERSFIELD**

AMENDMENT RECORD

Project No.	Location	Resolution Number	Action

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**SPECIFIC PARKS AND TRAILS PLAN
FOR NORTHEAST BAKERSFIELD**

EXECUTIVE SUMMARY

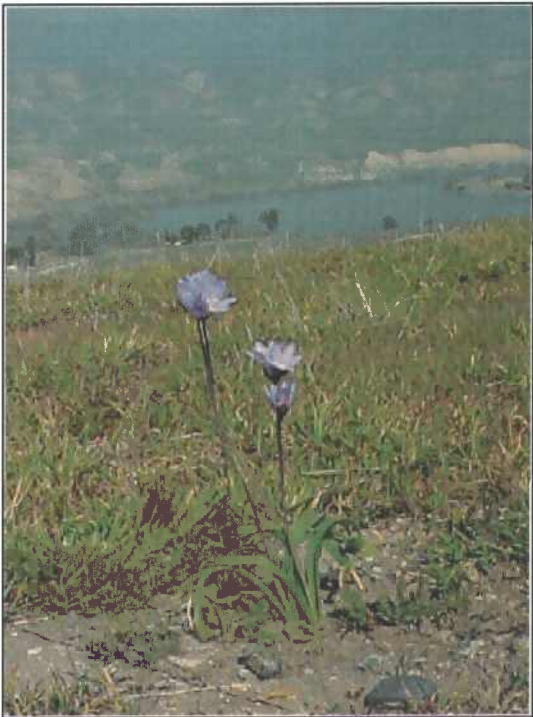
Purpose:

The purpose of this specific plan is to provide a system of parks and interconnecting trail systems in northeast Bakersfield for the public enjoyment of unique open space features and recreational amenities in the area.

Summary:

The Specific Parks and Trails Plan for Northeast Bakersfield includes a plan map, policies and standards for the location and development of parks, staging areas and trails for the area generally located within City jurisdiction, north of Highway 178 to Alfred Harrell Highway, east of the City's abandoned Panorama Drive landfill site to Rancheria Road.

Many public parks and staging areas are located adjacent to open space. A system of trails would link neighborhoods to these amenities and other open space resources and recreational amenities.



Implementation:

The Specific Parks and Trails Plan for Northeast Bakersfield is a planning document with which all new development must be consistent. Parks and staging areas would be acquired pursuant to Bakersfield Municipal Code (BMC) Chapter 15.80. Subdivisions required to dedicate trails would receive a one half acre per 1,000 population park dedication/in-lieu fee credit. Park development and improvement fees collected pursuant to BMC Chapter 15.82 would be used for park, staging area and trail improvements.

CHAPTER I INTRODUCTION

The City of Bakersfield has determined that northeast Bakersfield contains unique natural resources that should be accessible to the general public. These resources include the Kern River Corridor and open areas of substantial topographic relief. In addition, the planning area contains and is adjacent to significant open space, interpretive and recreational amenities such as Hart Park, habitat areas, BLM land, inactive landfills, Kern River Soccer Park, California Living Museum (CALM), Lake Ming, and the Kern River Trail System.

These unique natural resources and man-made amenities provide opportunities to develop a system of parks, staging areas and trails within and adjacent to open space which will link neighborhoods, amenities and resources for the enjoyment of the public. This specific plan provides that system.



Unique resources of northeast Bakersfield have been acknowledged previously by the City of Bakersfield through the adoption of the Kern River Plan Element of the General Plan, Northeast Bakersfield Open Space Area (NBOSA) policies, a 1996 Specific Trails Plan for a portion of the area,

and a Hillside Development Ordinance. Policies and standards within this plan further define the intent and expectations for the area and provide information for development design and evaluation.

Natural open space within the planning area will occur as a result of land which due to physical constraints will not be developed, land which is purchased using habitat funds or grant monies, and land acquired through gifts. Where possible, trails will be placed on existing disturbed trail traces. When development occurs over a trail alignment, the trail will be accommodated along the edge or within the subdivision in accordance with applicable specific plan policies.



Within the planning area, habitat preserves may exist which affect the placement and use of trails. The City will work closely with preserve managers (i.e. the California Department of Fish and Game) to ensure that habitat areas are protected.

In addition, it is the City's intent to recognize previously approved development project conditions and agreements regarding park planning within the project area and to honor and implement those conditions and agreements as they apply to specific projects.

CHAPTER II AMENDMENT PROCEDURE

Amendment Process:

The placement of parks and trails shall closely match the locations and alignments shown in this plan, and be subject to design standards. Deviations in the alignments may be approved based on factors such as public safety, topographic constraints or sound design and engineering practices. If deemed necessary by the Planning Director, such a change may require public notice and hearing in accordance with the amendment provisions of this plan.

An application to amend this plan shall be made in writing to the Planning Director. The Planning Director shall provide the forms for such an amendment, and may prescribe filing deadlines, collection of processing fees, the type of information to be provided, and any administrative procedure necessary to comply with federal, state and local regulations.

The Planning Director shall determine application completeness. Upon said completeness determination, and in accordance to the type of request as described below, the matter shall be set and noticed for a public hearing before the appropriate Advisory Agency. Said notice shall be advertised in a newspaper of local distribution at least ten (10) days prior to the hearing date. Property owners within 300 feet of the project site and subject trail staging area or park location shall be notified by mail at least ten (10) days prior to the hearing date.

The Advisory Agency shall cause to be made by its own members or members of its staff the investigation of facts bearing upon the application and provide all necessary information to assure that the action on each application is consistent with the intent and purpose of this Parks and Trails Plan. Amendments are subject to environmental review in accordance with state and local regulations and policies.

City Council:

The City Council shall consider applications which do not have related applications as described in the following paragraphs. City Council shall be authorized to review, amend, conditionally amend, or deny any request for amendment, and hear appeals of decisions made by the Planning Commission or Board of Zoning Adjustment. The City Council may also initiate review or amendment of this Parks and Trails Plan.



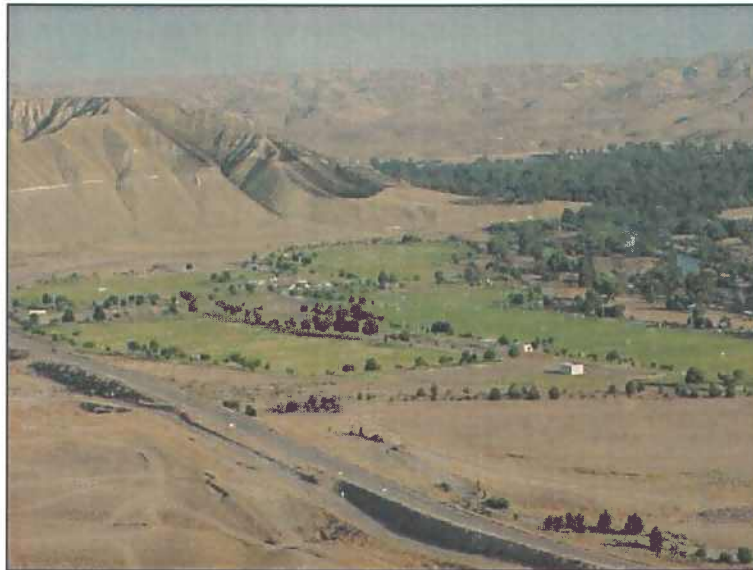
Planning Commission:

The Planning Commission shall have authority to initiate amendments, amend (with or without conditions) and deny amendments to this Parks and Trails Plan upon determining whether such amendment is consistent with the purpose of this Plan.

Second, the Planning Commission shall have authority to review, amend, conditionally amend, or deny amendment requests to this Parks and Trail Plan concurrently with a related project that is subject to Title 16 of the Bakersfield Municipal Code. An example of a project subject to Planning Commission review under this circumstance includes an application for a tentative tract, which, upon engineering design or other professional evidence, indicates a park or trail alignment as shown on the Parks and Trails Plan should be relocated.

Third, the Planning Commission shall have authority to review, amend, conditionally amend, or deny amendment requests to this Parks and Trails Plan for “development” projects, which have been appealed to them pursuant to the Bakersfield Municipal Code.

The decision of the Planning Commission is final if not appealed to the City Council in a timely manner in the proper form in accordance with Chapter 16.52 of the Bakersfield Municipal Code.



Board of Zoning Adjustment:

The Board of Zoning Adjustment shall have authority to review, amend, conditionally amend or deny an amendment request when such request is related to and concurrently heard with application for conditional use permit or zoning modification to be heard by the Board of Zoning Adjustment.

Development Services Director:

The Development Services Director shall have authority to review, amend, conditionally amend, or deny amendment requests to this Parks and Trails Plan when such request is related to and concurrently heard with application for site plan review.

CHAPTER III IMPLEMENTATION

Implementation Policies:

- Park sites and staging areas shall be located in the general vicinity depicted on the Specific Parks and Trails Plan Map with final location to be determined by the City.
- The community park site along Paladino Drive shall be 25 to 30 acres in size. Streets adjacent the park site will be required upon subdivision of adjacent land.
- Within the planning area, provide combination local park/staging areas adjacent to open space, trails and the Kern River where possible to provide local park facilities and enable the public direct non-motorized access to natural amenities. Local park size should be 2.5 to 10 acres.
- Parks within the planning area adjacent to the NBOSA and Kern River may, at the City's discretion, include non-manicured and/or natural open space areas if the unimproved land helps implement general or specific plan policies, such as providing trail connections or connections to the Kern River.
- Park development fees collected pursuant to BMC Chapter 15.82 may be used for park, trail and staging area improvements.
- Gated subdivisions within the planning area shall be designed to provide public access to parks and trails and allow trail linkages through subdivisions where needed.
- Trails and staging areas within the 1996 Specific Trails Plan shall be provided in accordance with that Specific Trails Plan.

The following policies apply to parks, trails and staging areas within the Northeast Bakersfield Park Planning area outside of the 1996 Specific Trails Plan Area:

- Provide staging areas up to 2 acres in size as determined by the City to provide points of access to the trail system. Staging areas (or portions thereof) required to be dedicated to the City shall be counted toward a subdivider's park acreage requirement.
- Provide trails through open space areas and development as shown on the plan to link neighborhoods, park sites, open space, public lands, points of interest and recreational amenities for the enjoyment of the public.
- Park acreage dedication/in lieu fee requirements for subdivisions required to dedicate multi use trails to the City shall be 2 acres per 1000 population instead of 2.5 acres per 1000.

- Where possible, trails are to be located in open space areas or around the perimeter of development adjacent to open space as opposed to going through subdivisions and other improved projects.
- Trails may be placed within development to provide connections to open space areas, parks, other trails or other amenities as deemed appropriate by the City.
- Where possible, road crossings for trails should be at controlled intersections. Signalized intersections serving the trail system shall include high mount equestrian push buttons on traffic signal poles. Other equestrian sensitive design features may be incorporated where deemed appropriate by the City Engineer. Culverts beneath roadways may be considered for trail connectivity where physically and economically feasible.
- Project design shall accommodate trail and open space connections where appropriate, such as open ended cul-de-sacs or easements between lots to allow access to open space and trails.
- The unpaved multi-use trails required in this plan shall be for the use of pedestrians, hikers, equestrians, and mountain bikers.
- Temporary or permanent limitations on trail use shall be established by the City where deemed appropriate due to user conflicts, impacts on habitat, erosion, maintenance or operational factors.
- Bike routes, trails and paths shall be provided pursuant to the Metropolitan Bakersfield General Plan Bikeway Master Plan.
- Double frontage lots may be allowed on local streets to accommodate trail improvements (Diagrams B and C) through subdivisions as deemed appropriate by the City. Trails shall not be place in the front yard of single family residences.



CHAPTER IV ACQUISITION AND IMPROVEMENTS

The intent of this chapter is to describe how park land, trails and improvements are obtained for a functional, interconnected system. The Planning Director shall review projects for compliance with this plan and make recommendations to the decision-making body.

Parks:

Acquisition:

- Park acreage dedication/in-lieu fee requirements within the plan area shall be provided in accordance with Bakersfield Municipal Code Chapter 15.80 with the following exception:
 - The park acreage requirement for development projects having to dedicate trails shall be 2 acres per one thousand population instead of 2.5 acres per one thousand.

Improvement:

- Park improvements shall be consistent with those described in the Metropolitan Bakersfield General Plan.
- Park improvements shall be funded in accordance with Bakersfield Municipal Code Chapter 15.82, or developers may enter into an agreement with the City to provide park improvements and receive park development fee reimbursement or waiver.



Staging Areas:

Acquisition:

- Staging area dedications shall count towards a developer's park acreage requirements. Staging area reservations will be acquired using park in-lieu fees or other sources such as grant monies.

Improvement:

- Minimum staging area improvements shall include an informal parking area (decomposed granite), concrete benches, concrete trash cans, concrete drinking fountain and trees.
- Staging area improvements shall be funded in accordance with Bakersfield Municipal Code Chapter 5.82, or developers may enter into an agreement with the City to provide staging area improvements and receive park development fee reimbursement or waiver.

Trails:

Acquisition:

- Trail dedications consistent with the policies and standards in this plan shall be required of development projects. Development plan applications shall depict trail alignments.

Improvement:

- Where possible, trails in open space areas shall use existing disturbed trail alignments.
- When trail connections are needed through open space areas and the trail does not follow an existing disturbed trail, the developer shall provide a trail tread in accordance with Diagram A.
- Where trails cross through subdivisions, Diagram B and C standards shall be incorporated into the street side landscape improvements for the subdivision provided by the developer. Trail alignments shall not be placed in the front yards of homes.
- Where trails occur along the frontage of improvements such as multiple family residential, offices or commercial development, the trail shall be incorporated into the landscaped street frontage in accordance with Diagrams B and C (excluding wall except where needed to comply with the Bakersfield Municipal Code).
- Plant materials utilized in areas with improved trails (Diagrams B and C) shall be selected from the plant list attached as Exhibit 1.
- Trail enhancements through open space areas may be funded from park development fees.



CHAPTER V MAINTENANCE AND OPERATIONS

New development within the plan area shall be required to annex to the consolidated maintenance district for the purpose of providing funds for maintenance and operations of the trails. The method of maintenance may also include provisions for parks, landscaping or other facilities of public benefit. Maintenance and operations costs and expenses include, but are not limited to, erosion control, litter control, necessary repairs or replacements, utilities, care, supervision and any or all other items necessary for the proper maintenance and operation of the trails.

