

Final

McAllister Ranch

Specific Plan

Kern County
Planning and Development
Services Department

November 15, 1993

SEP 16 2005

TABLE OF CONTENTS

LIST OF FIGURES iii

LIST OF FIGURES (IN APPENDIX) iv

LIST OF TABLES v

BOARD OF SUPERVISORS RESOLUTION vi

EXECUTIVE SUMMARY xi

CHAPTER 1 - PROJECT DESCRIPTION 1

CHAPTER 2 - LAND USE, OPEN SPACE & CONSERVATION ELEMENT 26

 2.1 PHYSICAL CONSTRAINTS 26

 2.2 PUBLIC FACILITIES 30

 2.3 RESIDENTIAL 41

 2.4 COMMERCIAL 48

 2.5 INDUSTRIAL 51

 2.6 RESOURCE 52

CHAPTER 3 - CIRCULATION ELEMENT 69

CHAPTER 4 - HOUSING ELEMENT 98

CHAPTER 5 - NOISE ELEMENT 101

CHAPTER 6 - SEISMIC SAFETY AND SAFETY ELEMENT 106

CHAPTER 7 - SPECIFIC PLAN IMPLEMENTATION 109

APPENDIX 119

 DENSITY SHEET

 SPECIFIC PLAN LAND USE & ZONING CONSISTENCY MATRIX

 MISCELLANEOUS PROJECT MAPS

LIST OF FIGURES

FIGURE 1-1 REGIONAL LOCATION MAP	22
FIGURE 1-2 KERN COUNTY LOCATION MAP	23
FIGURE 1-3 SITE AREA MAP	24
FIGURE 1-4 PROPOSED SPECIFIC PLAN DESIGNATIONS	25
FIGURE 3-1 CIRCULATION PLAN	82
FIGURE 3-2 STREET SECTION KEY MAP	83
FIGURE 3-3 STREET STANDARD A-1	84
FIGURE 3-4 STREET STANDARD A-2	85
FIGURE 3-5 STREET STANDARD A-3	86
FIGURE 3-6 STREET STANDARD A-4	87
FIGURE 3-7 STREET STANDARD A-5	88
FIGURE 3-8 STREET STANDARD A-6	89
FIGURE 3-9 STREET STANDARD A-7	90
FIGURE 3-10 STREET STANDARD B-1	91
FIGURE 3-11 STREET STANDARD B-2	92
FIGURE 3-12 STREET STANDARD B-3	93
FIGURE 3-13 STREET STANDARD B-4	94
FIGURE 3-14 STREET STANDARD C-1	95
FIGURE 3-15 MULTI-PURPOSE TRAIL STANDARDS	96
FIGURE 3-16 PROPOSED MODIFICATION TO METROPOLITAN BAKERSFIELD 2010 GENERAL PLAN CIRCULATION ELEMENT	97
FIGURE 5-1 NOISE CONTOUR MAP	105

LIST OF FIGURES
(IN APPENDIX)

FIGURE A-1 LAND USE CONCEPT PLAN	122
FIGURE A-2 SURROUNDING GENERAL PLAN DESIGNATIONS	123
FIGURE A-3 ASSESSOR PARCEL NUMBER MAP	124
FIGURE A-4 PROPERTY SURVEY MAP - TOTAL PROJECT AREA	125
FIGURE A-5 PROPERTY SURVEY MAP - SECTION 16	126
FIGURE A-6 PROPERTY SURVEY MAP - SECTION 21	127
FIGURE A-7 PROPERTY SURVEY MAP - SECTION 22	128
FIGURE A-8 PROPERTY SURVEY MAP - SECTION 23	129
FIGURE A-9 FLOOD HAZARD MAP	130
FIGURE A-10 SOILS MAP	131
FIGURE A-11 BIOLOGICAL RESOURCES MAP	132
FIGURE A-12 SCHOOL DISTRICT BOUNDARY MAP	133
FIGURE A-13 WATER PURVEYOR BOUNDARY MAP	134
FIGURE A-14 METROPOLITAN BAKERSFIELD 2010 GENERAL PLAN CIRCULATION ELEMENT	135

LIST OF TABLES

TABLE 2-1 MAXIMUM DWELLING UNIT COUNTS 43
TABLE 7-1 IMPLEMENTATION SCHEDULE 112

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

Resolution No. 93-724

Reference No. 9311930

9311920

PROPOSED AMENDMENTS TO THE METROPOLITAN
BAKERSFIELD 2010 GENERAL PLAN AND ADOPTION
OF THE MCALLISTER RANCH SPECIFIC PLAN;
FINDINGS AND DETERMINATION

I, SUE PICKETT, Clerk of the Board of Supervisors of the County of
Kern, State of California, do hereby certify that the following resolution, on
motion of Supervisor Peterson, seconded by Supervisor
Austin, was duly passed and adopted by said Board of Supervisors at
an official meeting hereof this 15th day of November, 1993, by the
following vote, to wit:

AYES: Austin; Larwood, Peterson, Shell

NOES: None

ABSENT: Ashburn



SUE PICKETT
Clerk of the Board of Supervisors
County of Kern, State of California

Karen Shatswell
Deputy Clerk

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to Government Code section 65358, four
times annually, this Board considers proposed amendments to the
County's General Plans; and

(b) The following Proposal F was alphabetically
designated and before this Board on September 13, 1993 and was
thereafter continued to November 15, 1993:

F. (1) General Plan Amendment Case No. 3, Map No.
122; (2) adoption of the McAllister Ranch Specific
Plan; Jasman Partners by DeWalt Corporation; north
side of Panama Lane, west of Allen Road Extension,
southwest Bakersfield; amend the Metropolitan
Bakersfield 2010 General Plan from Map Code(s) R-
MP (Mineral Petroleum) and R-IA (Intensive
Agriculture) to Map Code(s) SR (Suburban
Residential - Less Than or Equal to 4 Dwelling
Units/Net Acre), LR (Low Density Residential -
Less Than or Equal to 7.26 Dwelling Units/Net
Acre), LMR (Low Medium Density Residential - Less

93-724

Than or Equal to 10 Dwelling Units/Net Acre), HMR (High Medium Density Residential - Less Than 17.42 Dwelling Units/Net Acre), HR (High Density Residential - More Than 17.42 and Less Than or Equal to 72.6 Dwelling Units/Net Acre), and GC (General Commercial) or more restrictive map code designations; (2) adoption of the McAllister Ranch Specific Plan; sections 21, 22, 23, and a portion of Section 16, T30S, R26E, MDB&M, County of Kern, State of California (a complete legal description is on file with the Kern County Department of Planning and Development Services) (approximately 2,070 acres);

(c) The Department of Planning and Development Services has reviewed this matter and has prepared a report for Proposal F containing a detailed description, recommended findings, and analysis of the proposed amendments (a copy of this report is on file with the Clerk of this Board and incorporated herein by this reference as if set forth in full); and

(d) The report prepared by the Department of Planning and Development Services recommends that Proposal F be approved, subject to the filing of an approved indemnity agreement; and

(e) An Environmental Impact Report (EIR) relating to Proposal F was prepared by the Department of Planning and Development Services and was found to be complete and adequate in scope and was considered by the Department of Planning and Development Services in its consideration of this matter; and

(f) On this day, this Board held a duly noticed public hearing at which the proposed amendments to the Metropolitan Bakersfield 2010 General Plan, adoption of the McAllister Ranch Specific Plan, and the subject Environmental Impact Report (EIR) were considered by this Board and those persons desiring to be heard on said matters were heard and evidence in said matters received;

Section 2. NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds the facts recited hereinabove are true, makes the recommended findings for each project

approval, and further finds that this Board has jurisdiction to consider, approve, and adopt the subject of this Resolution.

2. This Board finds and determines that the applicable provisions of the California Environmental Quality Act of 1970, the State CEQA Guidelines and the Kern County Guidelines have been duly observed in conjunction with said hearing and the considerations of this proposal and all of the previous proceedings related hereto.

3. The project herein described is approved despite the existence of certain significant environmental effects identified in said EIR prepared for Proposal F and this Board hereby makes and adopts the findings with respect to each thereof set forth in Exhibit "A", appended hereto and made a part hereby by reference, pursuant to section 15091 of the State CEQA Guidelines (Title 14, California Code of Regulations) and section 21081 of the Public Resources Code (CEQA) and declares that it considered the evidence described in connection with each such finding. Pursuant to section 15093 of the State CEQA Guidelines, this Board hereby approves and adopts a "Statement of Overriding Considerations" (Exhibit "B") for Proposal F, as recommended by the Department of Planning and Development Services.

4. This Board finds and determines that said EIR prepared for Proposal F is complete and adequate in scope and has been modified with respect to schools impact to provide for a mitigation payment of \$3.65 per square foot for residential and \$.27 per square foot for commercial, which payments will be indexed for inflation, and has been completed in compliance with the California Environmental Quality Act of 1970, and the State CEQA Guidelines and the Kern County Guidelines for implementation thereof, and that this Board has fully reviewed and considered the information in said EIR with respect to the subject of this Resolution, and said EIR is hereby declared to be certified in relation to the subject of this Resolution.

5. This Board does hereby approve and adopt the hereinabove described General Plan Amendments for Proposal F, as

recommended by the Department of Planning and Development Services, including schools impact mitigation of \$3.65 per square foot for residential and \$.27 per square foot for commercial, indexed for inflation.

6. This approval does not become effective unless, prior to 5:00 p.m. on January 18, 1994, the applicant shall sign and file with the Kern County Department of Planning and Development Services an indemnity agreement approved by the County Counsel which shall be substantially in the following form:

The applicant shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this approval or any prior or subsequent project-related approvals or conditions imposed by the County or any of its agencies, departments, commissions, agents, officers, or employees concerning this project, or to impose personal liability against such agents, officers, or employees resulting from their involvement in the project, which claim, action, or proceeding is brought within the time provided by law, including any claim for private attorney general fees claimed by or awarded to any party from County. Applicant and owner agree to reimburse County for any cost incurred by County in responding to any claim, action, or proceeding, including but not limited to, court costs, staff time, County Counsel's time at their non-County agency rate, and all other direct or indirect costs associated with the County's response to any claim, action, or proceeding. The County may promptly notify the applicant of any such claim, action, or proceeding, and, if the County should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the County or its agents, officers, and employees pursuant to this condition. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith. The applicant shall not be required to pay or perform any settlement of such claim, action, or proceeding unless the settlement is approved by the applicant. The applicant's obligations under this condition shall apply regardless of whether any permits or entitlements are or have been issued under this project.

7. The Director of Planning and Development Services shall cause appropriate notations to be entered in all

documents and maps which embody the Kern County General Plan and the elements thereof in order to show such amendments.

8. Proposal F is found to be consistent with the goals and policies of the Metropolitan Bakersfield 2010 General Plan.

9. The Clerk of this Board shall cause a Notice of Determination for Proposal F, prepared by County Counsel, to be filed with the County Clerk. Unless the proposal is declared exempt herein and a Certificate of Fee Exemption executed by the Director of Planning and Development Services is on file, the foregoing proposal is not operative, vested or final until the filing fees required pursuant to Fish and Game Code section 711.4 are paid by the applicant to the County Clerk.

10. The Clerk of this Board shall also transmit copies of this Resolution to the following:

- (a) Dir. Dept. of Planning & Development Services
- (b) Dir. Dept. of Engineering & Survey Services
- (c) Dir. Dept. of Transportation Management
- (d) Fire Chief
- (e) Environmental Health Department
- (f) Kern County Water Agency
- (g) County Counsel
- (h) Jasman Partners
& DeWalt Corporation
2340 Niles Street
Bakersfield, CA 93306

BD:drb
11-15-93.gpa
A#2&C

EXECUTIVE SUMMARY

The following is an overview of the features of the McAllister Ranch Specific Plan:

- The Plan area encompasses 2,070± acres; of this total, approximately 1,160± acres will be developed for residential use.
- The Plan provides for 32± acres of specialty retail commercial, 59± acres of neighborhood commercial, 264± acres for an intensified commercial activity center and 290± acres of recreationally designated land.
- The Plan allows for a maximum of 9,000 residential units.
- The Plan features multi-purpose pedestrian/bicycle and equestrian/hiking trails, a public 18-hole golf course and support facilities (club house, driving range), a beach club with swimming lagoon, and a 31 acre lake.
- Multi-purpose trails are located throughout the project area.
- Several entities will generally have responsibility for project operations:
 1. Mutual Water Company, or similar water purveyor approved by Kern County (water service).
 2. Master Area Maintenance Association (street landscape and wall maintenance, street sweeping, lake, community facilities used by entire project, CC&Rs enforcement, solid waste collection).
 3. One or more homeowners association(s) (neighborhood oriented public and/or private mini-parks, and/or recreation or common use facilities).
 4. County Service Area, County Sanitation District (street lighting, drainage facility maintenance, sewer plant, fire hydrant maintenance, and street sweeping).
 5. Kern County (street maintenance and some drainage facility maintenance).
- Three school sites have been identified in conjunction with the Panama-Buena Vista Union School District.
- A High Speed/Light Rail Terminal Facility reservation has been included, along with a corridor reservation for the proposed West Beltway and High Speed Rail line.

CHAPTER 1

PROJECT DESCRIPTION

1.1 FOREWORD

On March 12, 1990, the Kern County Board of Supervisors adopted the Metropolitan Bakersfield 2010 General Plan. This Metropolitan area planning document makes provisions for resolving major land use and development issues facing Kern County and the City of Bakersfield. Additionally, it establishes a mechanism setting aside "Special Treatment" areas to permit development of Specific Plans at a level of detail not available at the Metropolitan Bakersfield 2010 General Plan scale.

In addition to areas of Metropolitan Bakersfield designated as requiring a Specific Plan, the 2010 Plan also provides for Specific Plans to be prepared for land development projects. This provision is to permit detailed regulations, standards, conditions and programs on a more defined scale than the General Plan could provide. The area covered by this Specific Plan will be depicted on the Metropolitan Bakersfield 2010 General Plan Map as the McAllister Ranch Specific Plan.

This McAllister Ranch Specific Plan is a guide for development of the McAllister Ranch. This Specific Plan, through its maps and text, incorporates regulations and development standards affecting the use of land within the Plan area. Among the subjects addressed are:

- location of various land uses
- regulation of land use in areas affected by safety hazards
- location and capacity of circulation/transportation systems and facilities
- maximum residential unit calculations
- location and capacity of water supply and sewerage systems, and provision of storm water drainage facilities

- mandatory and optional standards to regulate land use, circulation, landscaping and open space, lakeside housing and access, and recreation facilities.

For the sake of continuity, the Land Use, Open Space, and Conservation Element for this Plan contains land use designations similar to those used in the 2010 General Plan. This Specific Plan is consistent with the Metropolitan Bakersfield 2010 General Plan goals, policies and implementation measures.

Any proposed development for this Plan area which is inconsistent with this Specific Plan shall require a Specific Plan amendment. A General Plan Amendment would also be required if proposed developments are inconsistent with any element of the Metropolitan Bakersfield 2010 General Plan. This Specific Plan is being adopted pursuant to Government Code 65450 et. seq.

Adoption of a Specific Plan constitutes a project under the California Environmental Quality Act. This Specific Plan includes an Environmental Impact Report (EIR). The EIR was prepared in accordance with the California Environmental Quality Act, State EIR Guidelines, and the procedures of Kern County relating to its environmental review process.

RELATIONSHIP TO OTHER PLANS

Metropolitan Bakersfield 2010 General Plan

This Specific Plan is based on the Metropolitan Bakersfield 2010 General Plan and its related regulations, programs and legislation. This Specific Plan includes more detailed regulations, conditions and standards necessary and convenient for the systematic implementation of the mandatory elements of the 2010 General Plan. Various land uses permitted by this Specific Plan are consistent with the objectives, policies, general land uses and programs described in the Metropolitan Bakersfield 2010 General Plan. However, this Specific Plan focuses on issues which directly affect and are of greatest importance to the Plan area.

After the Specific Plan is approved, it will become a separate and distinct planning document referenced in the Metropolitan Bakersfield 2010 General Plan, pursuant to Chapter 1 of the Metropolitan Bakersfield 2010 General Plan.

Kern County Zoning and Land Division Ordinances

Implementation of this Specific Plan is subject to provisions of the Kern County Zoning Ordinance and Kern County Land Division Ordinance unless specifically addressed in the text. The Specific Plan may contain expanded requirements or more detail than existing ordinances in order to fully implement the intent of the Specific Plan.

1.2 INTRODUCTION

This Specific Plan is a consistent but separate part of the Metropolitan Bakersfield 2010 General Plan. It will provide detailed planning for the Plan area. This Plan's goals, policies, and implementation measures are consistent with the various adopted elements of the 2010 General Plan. By State law, this Specific Plan must be consistent with the 2010 General Plan by incorporating Metropolitan Area planning goals wherever applicable, and by addressing the various adopted general plan elements.

Specific Plans are used as tools to define the planning issues, goals and policies for designated areas. This Specific Plan includes performance standards which are not covered by the Kern County Zoning Ordinance and a map that specifies proposed land uses. The text outlines principles for long-term implementation of the Plan. This text includes goals, policies, and implementation measures.

REGIONAL SETTING

The project site is approximately 2,070 acres located in the San Joaquin Valley about 14 miles southwest of downtown Bakersfield. It lies north of and adjacent to Panama Lane. Panama Lane connects the project site to State Highway 99, 6 miles to the east, and to the intersection of Interstate 5 and Enos Lane (State Highway 43), 3 miles to the west (see Figures 1-2 and 1-3).

The mean elevation of the site is approximately 340 feet above sea level. The Specific Plan area boundaries include all of Sections 21, 22, 23 and that portion of Section 16 lying southerly and westerly of the Southern Pacific Railroad and south of the Kern River Canal, all in T.30S. R.26E., M.D.B.M.

COMMUNITY CHARACTERISTICS

The 1990 Kern County population was 543,477, the fourteenth largest county in the State, according to the Department of Finance Census Population for California Cities and Counties: 1990 and 1980. The overall County population increased 34.8 percent over the 1980 figure of 403,089. The State of California grew 25.7 percent during this same 10 year time period.

The City of Bakersfield grew 65.5 percent from a 1980 population of 105,611 to 174,820 in 1990.

Of the 198,636 housing units in Kern County, 66,175 were in the City of Bakersfield. The County unincorporated portion of Census Tract 32.01 (the Census Tract which encompasses the project site) had 908 units.

Between 1990 and 2000, Kern County is expected to grow 32.2 percent to 718,600 persons, according to information provided by Kern COG. For this same time period, the City of Bakersfield is projected to grow 40 percent, with a population projection of 244,882.

PHYSICAL AND ENVIRONMENTAL SETTING

The following is a description of the project site as it currently exists.

Location

The 2,070 acre McAllister Ranch project encompasses a portion of Section 16 and all of Sections 21, 22, and 23 of T.30S., R.26E., MDBM. Site elevation is approximately 340 feet above sea level.

The project is bounded on the south by Panama Lane, to the east by South Allen Road extended, to the north by the Southern Pacific Railroad and Kern River Canal, and the west by Nord Road extended (see Figure 1-3).

Land Use

The project is located in an unincorporated Kern County portion of the Metropolitan Bakersfield 2010 Plan. The project area is currently designated R-IA and R-MP on the Metropolitan Bakersfield 2010 General Plan. The project is currently zoned A (Exclusive Agriculture) by Kern County. The site is outside the City of Bakersfield's Sphere of Influence (see Figure A-2 in the Appendix).

Land uses adjacent to the project site are as follows (see Figure A-3 in the Appendix):

North	Vacant (Farm Land and Kern County Water Agency Water Bank Land)
East	Vacant (Farm Land and City of Bakersfield city limits)
South	Vacant (Portion Farmed; State Department of Water Resources' Land and proposed State Water Bank)
Southwest	McFarland Energy, oil and gas production facilities
West	Vacant, as the area is part of the State Department of Water Resources' proposed Water Bank, in addition to the farmed McFarland Energy property

Figure A-3 also denotes the ownership of properties adjacent to the project site.

Zoning for land surrounding the site is zoned A (Exclusive Agriculture), except for land approximately one mile east of the project. That land is within the City boundaries and contains a variety of urban zoning designations.

The project site is in active cultivation. Carrots, alfalfa, wheat, cotton and sugar beets are currently grown, or have recently been grown, on the project site. The acreage is no longer under the California Land Conservation (Williamson) Act Contract. A notice of non-renewal was filed on February 28, 1982; the area was removed on February 28, 1992. Currently the project site is in Kern County Agricultural Preserve #10, but will be removed as part of the project approval process.

Oil wells and associated facilities are scattered throughout the project site, but production facilities are located primarily in the eastern half of Section 23. For a description of the

oil facilities, refer to the Natural Resources section of this report and maps which indicate the location and status of on-site oil facilities (see Appendix Figures A-4 through A-8).

The site also contains a single family residence.

Water Resources

The project site contains 7 agricultural wells. An additional well produces potable water which serves the existing residence. The topographic map for the area depicts a series of irrigation canals which are located along the section line between Sections 21 and 22 and along the northern boundary of Section 21 (see Figures A-5 through A-8 in Appendix). These canals are abandoned and will be removed as the project is developed.

Drainage on the project site is generally to the southwest. Portions of Sections 16 and 21 are within an area designated as a special flood hazard area (Zone A) (see Figure A-9, Flood Hazard Map). A complete hydrology study has been conducted by Krazaan Associates for the project site which describes depth to groundwater, flood hazard potential, relationship of the project site to the Kern Fan Element of the Kern Water Bank, groundwater quality analysis, and site drainage characteristics.

Geology/Seismicity

A geological study for the project site was conducted by Krazaan Associates. The study assessed the site for geologic hazards such as seismic creep, soil liquefaction, subsidence, landslides and faulting. The site has no known geologic hazards.

Natural Resources

Petroleum

The site contains scattered oil well facilities. See Figure A-4 through A-8 for status of these wells (producing, abandoned, etc.).

Soils

According to the Storie Index Rating, the site contains 4 soil classifications: Cajon sandy loam, overblown; Excelsior sandy loam; Kimberlina fine sandy loam; and Kimberlina fine sandy loam, saline-alkali. Soil Index map (Figure A-10 in the Appendix) denotes the location of these various soil types.

The area is noted on Soil Conservation Service Maps to be Group B. Group B soils have slow infiltration rates when thoroughly wetted, consisting chiefly of moderately deep to deep, moderately well to well drained soils with moderately course textures. These soils have a moderate rate of water transmission.

Detailed soil information is also included in the Krazan report referenced above. As the site is currently supporting crop production, an Agricultural Conversion Report has been prepared.

Climate

The project site is located at an average elevation of 340 ft. above sea level in the southern end of the San Joaquin Valley. Typical of the southern San Joaquin Valley, rainfall is sparse, approximately 6 inches annually, and humidity is moderate. On occasion, precipitation in the form of snow may fall, but rarely does it remain on the ground for any significant time period.

The area is subject to extreme foggy conditions. Temperatures for the area range from a low of 20°F in the winter to highs of 115°F in the summer. Temperatures average 65°F for the San Joaquin Valley area.

Air Quality

The project is in the San Joaquin Valley Air Basin (SJVAB) and within the jurisdiction of the San Joaquin Valley Unified Air Pollution Control District. The Kern County portion of the SJVAB is currently classified non-attainment for ozone, particulates and carbon monoxide. A complete air quality analysis has been prepared for the proposed project.

Biological Resources

A portion of the 120 acre southwest quarter of Section 21 is an undeveloped portion of the project (except for oil production, hay storage, etc.) which can generally be described as Great Valley Mesquite Scrub. There is widely scattered mesquite with some common saltbush. A small area of alkali sacaton bunchgrass was also found.

Soils are predominantly compacted sandy loams to finer loams in low areas. Although the entire site is probably sub-alkaline, alkalinity seems to be more apparent when the native soils are disturbed, especially when subsoils are exposed. In a few small areas where soil disturbance extends to deeper subsoils, soil type changed from sandy or sandy loamy to a siltier more alkaline substrate which supported suaeda and pale-leaved goldenbush.

The remainder of the project area (approximately 1,900 acres) is almost all under active cultivation. The dry canals are vegetated with naturalized weed species, and are periodically scraped and dredged for weed control. Small areas within the farm fields which contained oil facilities were found to have only seedy species, an indication they have been periodically scraped.

The site contains the Hoover's wooly-star, recently listed by the U.S. Fish and Wildlife Service as a threatened species. The species occurred on portions of the 120 acre undeveloped parcel in the southwest corner of Section 21.

The blunt-nosed leopard lizard, listed as endangered by both the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (DFG), was identified on the project site. The San Joaquin kit fox, listed by USFWS as endangered and by DFG as threatened, was also identified on the site.

Although not observed, based on habitat components and the proximity of Tipton kangaroo rat populations, the occurrence of this species is also likely. The Tipton kangaroo rat is listed as endangered by both the USFWS and DFG. Figure A-11 identifies the location of the above-described habitat and location of observed species.

The San Joaquin antelope squirrel was not observed during surveys conducted under highly favorable conditions for observation. Lack of observations indicates that this species is not present on the project site.

The project site is within the boundaries of the Metropolitan Bakersfield Habitat Conservation Plan and will be subject to the provisions of that HCP, once that Plan is adopted by the City of Bakersfield and Kern County. The project area is currently subject to provisions of the Interim Memorandum of Understanding in effect in the Metropolitan Bakersfield area pending final adoption of the HCP for the area.

The 2,070 acres of this Specific Plan are contained within the boundaries of Kern County's Agricultural Preserve #10. An application is being filed with Kern County requesting removal of the Specific Plan area from the County's Agricultural Preserve program.

Noise/Vibration

The primary noise sources within the project boundaries are the active oil wells. Along the southern boundary of the site, traffic noise from Panama Lane affects the project. Train traffic along the northern boundary of the project is an additional noise source but does not affect the project site.

Brown-Buntin Associates has prepared a noise report for the project.

Human Interest/Aesthetics

The site is relatively flat, and affords no opportunity for scenic vistas.

Parks and Recreation

The project site is outside the boundaries of existing park and recreation districts.

Transportation/Circulation

Access to the project site is by Panama Lane, a two lane roadway classified as a major highway by the Metropolitan Bakersfield 2010's Circulation Element. The site may also be accessed by an east/west mid-section line road which bisects Section 24 to the east. Enos Lane (SR 43) is approximately 3 miles west of the project site, as is Interstate 5. State Route 99 is located approximately 6 miles east of the project site.

Nord Road, Allen Road, Renfro Road, and Heath Road are designated as major highways, but they presently are not dedicated or improved.

The Metropolitan Bakersfield 2010 Plan Circulation Element identifies the location of the West Beltway in Section 24. The January 1990 West Beltway Plan identifies the general location of a portion of the West Beltway bisecting Section 23. Additionally, studies are underway which identifies the Southern Pacific Railroad alignment along the north property boundary as a potential location of a component of the future high speed/light rail system.

Social Development

Law Enforcement

The project site is currently served by the Kern County Sheriff's Department.

Fire Protection

Fire protection for the project area is provided by Kern County, from their Old River Station located at Taft Highway and Old River Road.

Educational Facilities

The project is within the boundaries of the Panama-Buena Vista School District.

Service Systems

Water

The project site is outside the boundaries of any existing water purveyors (see Figure A-13 in the Appendix). The site contains seven agricultural wells and one potable water well. The project applicant owns the water rights associated with the project area.

Sewage Disposal

Sewage disposal for the existing single-family residence is by on-site septic tank.

Solid Waste

Solid waste removal from the project site is by contract with a private solid waste collection service.

Energy

Pacific Gas and Electric (PG&E) provides electric and gas service to the project area. PG&E has a major transmission line which crosses the project site. Oil transmission lines also cross the project site, most are underground.

The project is within the telephone service area of Pacific Bell, although extension of Pacific Bell facilities will be necessary to service the project site.

The area is within the franchise service boundary of Cox, Warner, and Valley Wireless cable service companies. Extension of cable facilities will be required to serve the project site if service is provided by Cox or Warner.

Human Health/Risk of Upset

The site contains scattered oil production facilities. To date, no known hazardous materials exist on the project site.

Archaeology

An archaeological investigation of the project area has been conducted by Robert Schiffman. An initial report indicated that at least 10 known archaeological sites were within the study area boundaries, several of them in areas which are currently under cultivation. The initial report indicated a possibility that additional sites may be present, one of which may potentially contain human remains and possibly a significant cultural feature. The initial report identified mitigation measures which must occur to reduce or eliminate any impact to the cultural remains.

Prior to completing project design, the mitigation measures identified in the initial archaeological report prepared for the project were implemented and a follow-up report was prepared. Testing was completed, as recommended, and the project designed to secure and protect potentially significant archaeological features.

1.3 SPECIFIC PLAN CONCEPT

Project Goals and Objectives

1. Diversify land uses and improve commercial/economic opportunities within the project area.
2. Provide public facilities and urban services to serve the project area, with the potential for serving adjacent land area.
3. Circulation systems should provide both a safe and efficient road system and a trail system which encourages alternative modes of travel to reduce air pollution and energy use.
4. Provide for consideration of future transportation corridors, including terminal facilities for light rail/high speed rail systems.

5. Design project so neighborhood serving, as well as job creating, commercial areas would be located within the project to minimize trips outside the project area.
6. Provide a development plan which incorporates recreational amenities to enhance residential uses.

1.4 FEATURES OF THIS SPECIFIC PLAN

The features of this Specific Plan are depicted on Figure A-1 in the Appendix and described below.

1. Residential Neighborhoods

Surrounding the golf course and lake are residential neighborhoods that are interspersed with trail corridors, golf fairways, lakeside access, neighborhood parks, and are near commercial areas. About 30 percent of residential lots about some form of these open space areas.

It is the intent of this Plan to accommodate a full range of housing opportunities including: apartments, small lot entry level housing, condominiums, mixed-use commercial/residential projects, housing for above-median income families, and higher-end custom home neighborhoods.

The cluster zoning ordinance district will be employed to allow for flexibility in planning, to encourage open space and provide for setbacks from existing oil production facilities.

Portions of the Plan area may contain gate-guarded neighborhoods. The gates will be located so as not to inhibit access to public schools or other public amenities.

2. Natural Resources

Oil field Operations - The Land Use Plan provides for existing oil field operations to continue until such time as appropriate abandonment procedures are implemented. The PE and DI zoning designations may be utilized to ensure land use compatibility.

3. Park and Recreational Areas

Parks and recreational areas are located throughout the development to enhance the project and to provide both passive and active recreational opportunities to project residents. Drainage and/or groundwater recharge facilities may be integrated into park and recreation facilities.

Neighborhood Parks - Neighborhood parks are located throughout the project. Some are adjacent to future school sites. The parks may have landscaped lawn areas, playing field(s), parking, and potential trail access to neighborhoods and commercial areas.

Mini-Parks - These are small parks ($\frac{1}{4}$ -2 $\frac{1}{2}$ acres) that may be located throughout the residential areas. They will provide for both active and passive recreational uses.

Public Golf Course - A proposed privately-operated public 18-hole championship golf course is surrounded by residential neighborhoods. The course includes a driving range, a golf cart path/trail system, and a club house with restaurant and banquet facilities.

Lake/Beach Club - A 31 acre lake is adjacent to residential areas. Adjacent to the lake is an approximately 5 acre private membership-only beach club which features a swim lagoon, club house, sand volleyball, tennis court area, concession stand and MAMA offices.

Multi-purpose Trail System - A comprehensive system of pedestrian/bicycle and hiking/equestrian trails link residential neighborhoods with commercial,

residential and/or recreational areas. Although the Circulation Plan adopted with this Specific Plan denotes the master trail system alignments, additional trails through neighborhoods are intended to be developed within individual tracts as the project is developed. Local neighborhood streets may be integrated into the trail system.

- *Bicycle/Pedestrian Paths:* Bicycle/Pedestrian multi-purpose trails on select major and secondary roads within the project area linking the key elements of the plan (parks, commercial areas, golf club, lake, beach club, and schools). They will also connect to the Kern River Parkway trail system. These are "hard surface trails" as shown in the Circulation Element of this Specific Plan.
- *Equestrian/Hiking Trails:* These multi-purpose trails link neighborhoods zoned for large animals with the Kern River Parkway trail system. Trails between larger lots and open space areas may also serve as animal corridors. These are "soft surface trails" as shown in the Circulation Element of this Specific Plan.

4. School Sites

Three school sites have been selected in consultation with Panama-Buena Vista Union School District personnel. Students are encouraged to walk or bicycle to school via connecting multi-purpose trails. Some park areas will be located adjacent to or near the school sites.

5. Circulation System

The project will utilize Metropolitan Bakersfield 2010 General Plan roadway designations and County road standards, except where variances may be warranted to respond to project design and expanded trail/landscape/median features. Alternate roadway sections are illustrated in Chapter 3 of the Specific Plan.

Although many multi-purpose trails are proposed for this project, only the Master Trail System is shown on the Circulation Plan. "Feeder" trails will be developed at the tract map stage to provide access to the Master Trail System from adjacent subdivisions where proposed by the developer.

The following road designations are established and will be constructed to Kern County Type A road standards, except as provided for in the McAllister Ranch Specific Plan:

West Beltway – The West Beltway Corridor Study proposed an alignment 210 ft. wide centered on the north-south mid-section line of Section 23 of the McAllister Ranch project. The plan will reserve land to accommodate the beltway and necessary ramps for a period of seven years from the date of approval of this Specific Plan or until the County of Kern determines this route will not be used, whichever comes first.

Arterial Streets – These streets are generally located at one mile intervals. They contain four or six divided traffic lanes with a minimum 110-foot right-of-way.

Collector Streets – These streets are generally located at half-mile intervals with four traffic lanes and a minimum 90-foot right-of-way. The project may also include a "Collector-Alternate Section" designation for Theme Roads as detailed in the Specific Plan, providing four undivided traffic lanes within a 90-foot right-of-way and increased landscaping between the back of curb and private property line. A meandering sidewalk, with or without trail provisions, within this parkway will be incorporated. A 60-ft. wide residential collector will also be incorporated into the circulation system.

Local Streets – Located to minimize through traffic and provide direct access to adjacent property, these streets will contain two traffic lanes with a 60-foot right-of-way. The project may also include a "Local Collector Section" as detailed in the Specific Plan. A 70-ft. wide neighborhood entry street with optional landscaped median is also proposed to enhance the aesthetics of local neighborhood access roads, as well as enhance traffic movements. In the LMR and possibly HMR and HR designated areas, use of a 60 ft. wide local street with

variances to front and side yard setbacks may be proposed at the subdivision stage.

Bikeways – Located primarily along routes shown on the Circulation Plan, within Arterial and Collector street sections, and conforming to the Metropolitan Bakersfield 2010 Bikeway Master Plan. Bikeways shall also be located in landscaped parkways along McAllister Drive, Canfield Parkway, Stetson Drive and Marino Parkway, and along portions of the lake development and linear parkways. Pavement width for right-of-way widths for arterials and collectors incorporating bike lanes within the curb lines shall conform to the Circulation Element of the Metropolitan Bakersfield 2010 General Plan. Multi-purpose trail widths will be wide enough to accommodate both pedestrian and bicycle traffic.

Bicycle paths shall be graded and improved. Although the standard surfacing proposed is asphalt, concrete or surfaces such as decomposed granite, which can withstand bicycle traffic, may be utilized.

Equestrian/Hiking Trail Standards – Horse trails shall be constructed as shown on Figure 3-15. Trail surfaces will not be paved.

6. Mass Transit

Park and Ride Facilities – Park and ride facilities will be constructed along freeway corridors, potential bus or mass transit routes, and rail facilities (a minimum total of 120 spaces). Bicycle racks near freeway corridors, rail facilities, and in commercial areas or parks near bus stops will be encouraged. Bus turnouts will also be constructed approximately every two blocks along major traffic routes or at major intersections in consultation with Golden Empire Transit (GET). A Time Transfer Point will be considered as part of a Light Rail/High Speed Rail Terminal facility, in consultation with GET.

Light Rail/High Speed Rail – An area will be reserved for a Light Rail/High Speed Rail Terminal facility near the intersection of the future West Beltway/High Speed Rail alignment and the existing railroad for a period of seven years after

adoption of this Specific Plan or until an alternate High Speed Rail facility is selected, whichever occurs first.

7. Equestrian Areas

Specific residential areas within the project are proposed to accommodate horses. Requirements for keeping large animals may be more restrictive than existing County ordinances. The requirements will be specified in the CC&Rs and enforced by the Master Area Maintenance Association.

8. Project Infrastructure

Private capital, user fees, planned drainage areas and assessment district bond funding may be utilized to provide necessary public facilities and services (i.e., water, sewer, storm drains, street lighting, etc.). The operation and maintenance of the following services and facilities will be the responsibility of the Master Area Maintenance Association established for the project, individual Homeowner's Associations, Mutual Water Company, a County Service Area (CSA), Community Service District (CSD), County Sanitation District or other special district.

Water – A mutual water company, or water purveyor formed by the applicant and approved by the Kern County Environmental Health Services Department, will provide and distribute water to the Plan area through wells and distribution facilities developed within the project site.

Sewer – A County Service Area (CSA), Community Service District (CSD) or other special district (such as a County Sanitation District) will be formed to own and operate the sanitary sewer facilities for the Plan area. The developer will construct a tertiary wastewater treatment facility and dedicate it to the operating entity. The reclaimed water may be used to irrigate the golf course and landscaped areas (including roadway medians), for parks and open space and for golf course water hazards and lakes. Sludge will be transported to an approved disposal site.

Storm Drainage System, Street Lighting, Fire Hydrants – A CSA, CSD or other special district will be formed to maintain the storm drainage facilities in the Plan area. Storm drainage facilities may include: portions of open space areas (including lake and golf course), other areas for storm water retention and detention, and culverts under roads. The CSA, CSD or other special district will also maintain street lighting and fire hydrants.

Solid Waste – A Master Area Maintenance Association will be formed by the developer to provide for solid waste removal services, lake management and maintenance (including security), public park and streetscape maintenance. The Master Area Maintenance Association may assume other duties, if deemed appropriate in consultation with the County of Kern and the State Department of Real Estate.

Fire and Law Enforcement – Kern County will continue to provide Fire and Law Enforcement services to the project area once the property is developed. However, the CSA, CSD or other special district may be expanded to fund additional fire and law enforcement personnel.

9. Commercial Areas

Neighborhood Commercial – The project features neighborhood commercial areas throughout the site to provide convenient shopping facilities for project residents. Neighborhood commercial areas are located for convenient access and to encourage pedestrian and bicycle access.

Specialty Retail/Commercial – Restaurants and offices are located adjacent to the lake. Housing units may also be incorporated into this commercial area, as allowed by the Zoning Ordinance.

Intensified Activity Center – Large scale commercial/employment center which can accommodate retail, office, transportation, educational, cultural, housing or community facilities of a regional or subregional nature.

10. Mineral Rights Activities

The PE and DI zoning regulations are incorporated to provide continued oil field production activities. Existing pipelines will be incorporated into the plan roadways or in easements with appropriate setbacks for safety.

1.5 **ACTIONS REQUIRED FOR PLAN APPROVAL AND ENTITLEMENT REQUIREMENTS**

The following describes the actions or procedures which are necessary to obtain the government approvals or entitlements necessary to implement the Plan as outlined above. If a discretionary action is required to implement this Specific Plan, and is not covered by this Specific Plan, additional environmental analysis may be required.

Government Actions Included as Part of Specific Plan Approval Process

1. Amend Metropolitan Bakersfield 2010 General Plan Land Use Plan and adopt McAllister Ranch Specific Plan.
2. Amend Metropolitan Bakersfield 2010 General Plan Circulation Plan Map.
3. Remove project area from Kern County Agricultural Preserve #10.
4. Amend Kern County Zoning Ordinance Map No. 122.
5. Adopt a Specific Plan line for future "Nord" Road south of Panama Lane.

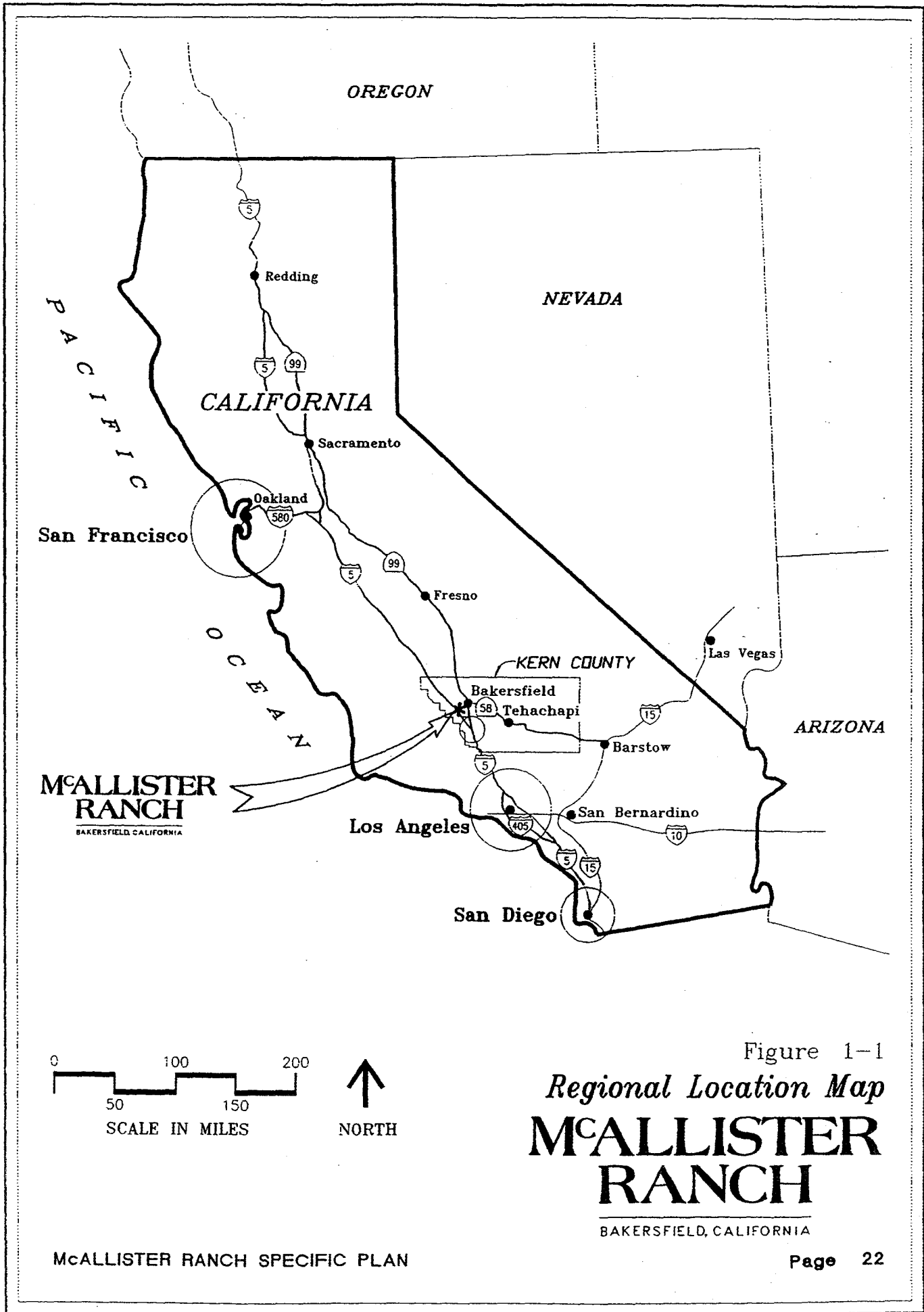
Additional Discretionary Actions Required Subsequent to Specific Plan Approval

1. Obtain CUP for Sewage Treatment Plant from Kern County and additional permits from Regional Water Quality Control Board.
2. Obtain CUP for golf course and associated facilities (Kern County).

3. Obtain CUP for beach club facilities (Kern County).
4. Formation of Special Districts (Kern County and LAFCO).
5. Land Division Activities (Kern County).
6. Miscellaneous Variances to County Ordinances, if required (Kern County).

In addition to Kern County, the above referenced agencies and utility companies, the project is within the jurisdiction of the following entities which are responsible agencies per CEQA for various aspects of the project:

- Caltrans, District 6
- Central Valley Regional Water Quality Control Board
- San Joaquin Valley United Air Pollution Control District
- Air Resources Board
- California Department of Fish and Game, Fresno and Bakersfield
- U.S. Fish & Wildlife Service
- California Integrated Waste Management Board
- Kern County Water Agency
- Department of Conservation, Division of Oil and Gas



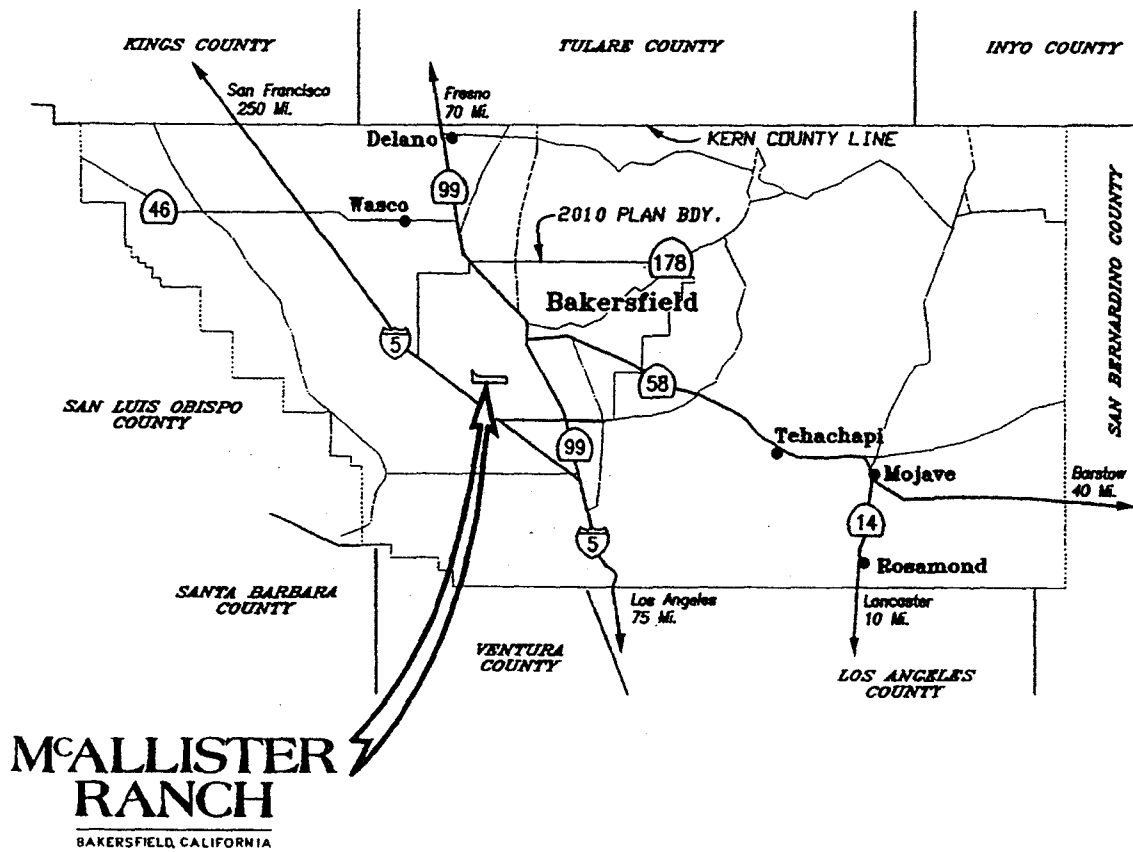
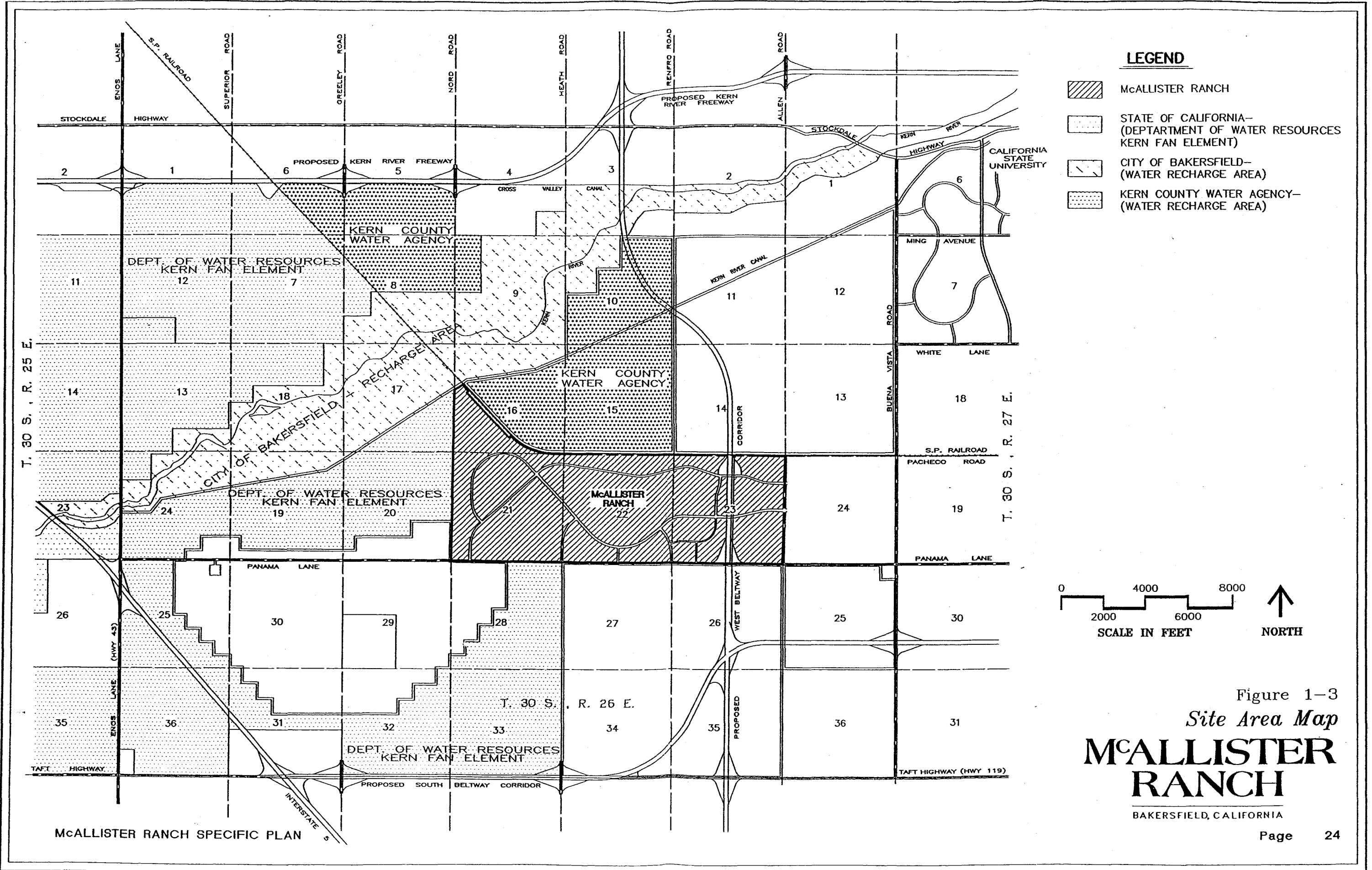


Figure 1-2
Kern County Location Map

McALLISTER RANCH

BAKERSFIELD, CALIFORNIA





LAND USE SUMMARY

LANDUSE	AREA IN ACRES (NET)	PROJECT AREA %
RESIDENTIAL		
SR: (SUBURBAN RESIDENTIAL)	135.21	6.53
LR: (LOW DENSITY RESIDENTIAL)	584.86	28.24
LMR: (LOW MED DENSITY RES.)	66.47	3.21
HMR: (HIGH MED DENSITY RES.)	237.86	11.49
HR: (HIGH DENSITY RESIDENTIAL)	137.54	6.64
SUB-TOTAL	1,161.94 ACRES	56.11 %
SCHOOL/PARK/LAKE/GOLF COURSE		
VARIES: (PARKS & LAKE)	94.37	4.56
LR: (PUBLIC SCHOOLS)	40.00	1.83
LR: (GOLF COURSE)	198.33	9.58
HMR: (PUBLIC FACILITIES)	21.54	1.04
SUB-TOTAL	354.24 ACRES	17.11 %
COMMERCIAL		
GC: (BEACH CLUB)	5.00	0.24
GC: (SPECIALTY RETAIL CENTER)	32.12	1.55
GC: (NEIGHBORHOOD RETAIL CENTER)	57.04	2.76
GC: (SPECIALIZED ACTIVITY CENTER)	284.96	12.79
SUB-TOTAL	359.12 ACRES	17.34 %
TRANSPORTATION		
STREETS	135.30	6.54
WEST BELTWAY CORRIDOR	48.35	2.33
HIGH SPEED RAIL CORRIDOR	11.86	0.57
SUB-TOTAL	195.51 ACRES	9.44 %
PROJECT TOTAL	2,070.81 ACRES	100.00 %

NOTE: THE PROPOSED PROJECT HAS A MAXIMUM TOTAL DENSITY OF 9000 DWELLING UNITS

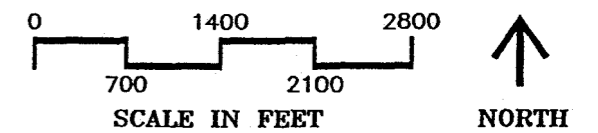
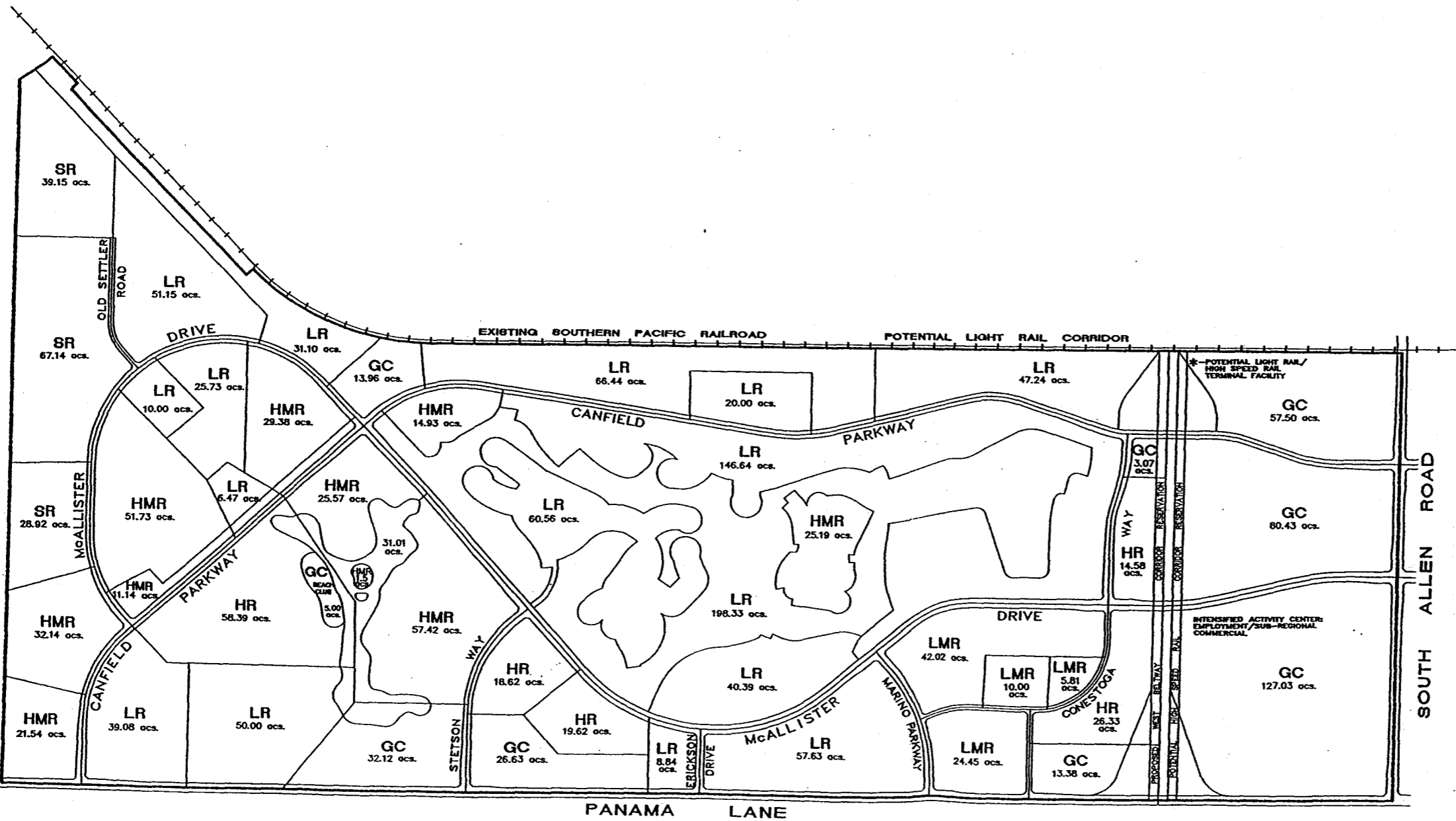


Figure 1-4
Proposed Specific
Plan Designations
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA



McALLISTER RANCH SPECIFIC PLAN

CHAPTER 2

LAND USE, OPEN SPACE AND CONSERVATION ELEMENT

2.1 PHYSICAL CONSTRAINTS

ASSUMPTIONS:

Natural hazards are a long-term constraint on land within the project area.

ISSUES:

This Plan proposes a maximum of 9,000 housing units in an area with various development constraints. Physical constraints which are present within the project site area must be considered during the planning process to provide for safe development. This Specific Plan identifies two physical constraints or hazards which must be considered as part of the Plan development - Flood Hazard and Noise.

Physical constraints which exist in the project area have been reviewed and analyzed by the applicant. Information about the Plan area contained in County files and records were reviewed and field checked as part of the analyses by the applicant's consultants. The results were utilized to develop the Land Plan contained herein.

A portion of the project area is currently defined as Flood Zone A on the Federal Flood Insurance Administration Rate Map. This designation was applied prior to construction of levees along the Kern River. Applicant has prepared a Flood Hazard Study and a Letter of Map Revision is being processed.

Panama Lane is the major noise source along the property boundaries. At full project buildout, noise levels will increase on Panama Lane and newly constructed roadways within the project due to the additional vehicular traffic. On-site oil production facilities also have noise levels which exceed adopted noise standards for sensitive land uses. Residents would be impacted by excessive noise unless noise attenuation measures are incorporated in the affected areas. (The noise issue is fully addressed in Chapter 5.)

The major physical constraints which are present within the project boundaries are described below.

FLOOD HAZARD ZONE: Special Flood Hazard Area (Zone "A"), as identified on the Federal Flood Insurance Administration Rate Maps (Sept. 29, 1986, or later revisions), and supplemented by floodplain delineating maps that have been approved by Kern County Department of Planning and Development Services (refer to Figure A-9 in the Appendix).

NOISE - MOBILE SOURCE: As residential uses comprise the majority of project development, the noise levels for the Sensitive Uses category from the Metropolitan Bakersfield 2010 General Plan Noise Element were mapped. With intermittent train traffic and highways as the primary noise generators, the Noise Report prepared for the project utilized CNEL designations. The 65 CNEL designations, which are mapped on Figure 5-1 (in Chapter 5), are equivalent to the 45 db(A) levels specified for Sensitive Uses in the Metropolitan Bakersfield 2010 General Plan Noise Element.

NOISE - STATIONARY SOURCE: Noise generated by oil production facilities may exceed adopted noise standards for Sensitive Uses.

GOAL:

To prevent loss of life, reduce personal injuries and property damage, minimize economic and social diseconomies resulting from natural disaster by directing development to areas which are not hazardous.

MAP PROVISIONS:

The Specific Plan contains physical constraints map designations for the project area. The mapped physical constraints can be utilized in conjunction with a land use map in order to identify the location of known physical constraints.

Flood Hazard (Map Code X₁)

Special Flood Hazard Area (Zone "A"), as identified on the Federal Flood Insurance Administration Rate Maps (Sept. 29, 1986, or later revisions), and supplemented by

floodplain delineating maps that have been approved by Kern County Department of Planning and Development Services.

Noise – Mobile Source (Map Code X₂)

Areas on the project subject to noise levels which exceed the 65 CNEL equivalent from mobile noise sources on highways and railroads.

Noise – Stationary Source (Map Code X₃)

Areas on the project subject to noise levels which exceed the 65 CNEL equivalent from stationary noise sources within the project boundaries.

POLICIES:

1. Zoning and other land use controls will be used to regulate, or prohibit, if necessary, development intended for human occupancy when unmitigated physical constraints exist.
2. Kern County building, health, and fire codes and standards shall be strictly enforced by the County to minimize the possibility of hazards relevant to certain physical constraints. Design/development guidelines contained in this Plan will supplement the relevant Kern County Ordinances and be enforced by Kern County.
3. Development may occur on lands within flood hazard areas, other than established designated primary floodways, if measures are incorporated to ensure it will not be hazardous, increase flood depths or velocities, or cause water quality to deteriorate.
4. Development proposals in areas with a noise constraint, per the noise performance standards contained in the Metropolitan Bakersfield 2010 Plan, shall be reviewed by the County at applicant's expense for potential noise impacts and appropriate mitigation measures imposed where adverse effects are identified.

IMPLEMENTATION:

- A. Kern County Subdivision Review Committee shall review land development proposals for compliance with all applicable Kern County Codes and Ordinances which relate to development in areas subject to physical constraints. Development prohibitions shall be the same as in those Ordinances.
- B. All special studies, data and information necessary for compliance with policies of this Plan, as determined by Kern County Department of Planning and Development Services, shall be performed at the applicant's expense.
- C. Each final tract map shall clearly identify those areas subject to mobile noise sources which fall within the 65 CNEL contour line, and contain a note that states: "Areas within the 65 CNEL line may be subject to excessive noise as defined by the Metropolitan Bakersfield 2010 General Plan Noise Element, and habitable structures may not be built within the 65 CNEL contour line without mitigation."
- D. An acoustical analysis shall be required in conjunction with each tract map in which noise sensitive land uses may be impacted by stationary noise sources. Mitigation measures from these studies shall be reflected in the project design or included as conditions of approval.
- E. Site specific soils reports will be prepared by the applicant and submitted for County review at time of filing tentative tract maps for any area identified with a soils constraints designation.
- F. Areas subject to flooding shall be zoned accordingly with the appropriate flood hazard zone district.
- G. Site development shall be accomplished in compliance with the Kern County Flood Damage Prevention Ordinance. Development standards and prohibitions shall be the same as in that ordinance.

2.2 PUBLIC FACILITIES

ASSUMPTIONS:

Kern County has the general responsibility for overseeing that adequate basic public services and facilities are provided which include police and fire protection, health services, and recreation. Public facilities are the basic physical structures and infrastructures, such as roads and other transportation facilities, water distribution and storage systems, sewage collection and treatment facilities, flood control and storm drainage systems, and solid waste disposal systems. Public facilities also include utility transmission lines and petroleum pipelines. Additionally, open space and park amenities, including the lake and golf course, are included in the project's public facilities. Educational programs are the responsibility of the Panama-Buena Vista Union School District and the Kern High School District.

Public and private financing mechanisms will be necessary to provide the required public facilities. This project proposes that maintenance of public facilities, such as roads and some storm drainage facilities, will be the responsibility of the County. Sewage collection and treatment facilities will be the responsibility of a County Sanitation District. Other facilities will be the responsibility of entities as described in this Plan. Public and private financing mechanisms will also be necessary to expand the Panama-Buena Vista Union School District facilities.

ISSUES:

- New development creates a demand for increased levels of all public services.
- The Panama-Buena Vista Union School System and Kern High School District are approaching capacity and will be further impacted by this project.
- All new development will require an adequate and dependable water supply.
- At full buildout the project could generate approximately 29,180 tons of solid waste per year. Adequate disposal of this solid waste is necessary to prevent litter and vector problems.

- Solid waste generated by the project will reduce the life of existing landfill areas.
- At full buildout the project could generate 2,380 lbs./day of sludge and 2.5 mgd of reclaimed water from the treatment plant process.
- Electric transmission facilities, natural gas and petroleum pipelines may require safety measures be considered in project design.

GOAL:

To provide adequate public services and facilities to meet projected community needs.

MAP PROVISIONS:

The Conceptual Land Plan is used to identify planned public facility sites (see Figure A-1 in the Appendix). The following map codes are included in the Specific Plan for use in conjunction with the Land Use and Zoning Consistency Matrix.

Open Space and Parks (Map Code OS/P)

This designation may be applied in the future but is not required to develop parks and trails. The Concept Plan denotes proposed public and private park areas. These uses include, but are not limited to, parks with facilities for picnicking, sports fields and playgrounds, and recreation buildings. The lake will be zoned OS prior to filling.

Additional uses may include swimming pools, tennis courts, golf courses (and ancillary support facilities), lake and beach club (and ancillary support facilities), recreationally-oriented commercial uses, drainage facilities, and water recharge and/or conveyance facilities.

Public and Private Schools (Map Code PS)

This designation may be utilized in the future for (and the Concept Plan denotes approximate locations of) public and private educational facilities. These uses include, but are not limited to, public and private schools of all levels, including higher education

institutions. The uses may also include neighborhood parks, playgrounds, and community buildings (such as Homeowner Association (HOA) offices, indoor recreational facilities, etc.). It is understood that siting of public schools is the sole option of the affected School District. School sites shown on the Concept Plan are based on preliminary discussions with Panama-Buena Vista Union School District and are subject to revision.

Public Facilities (Map Code P)

Facilities (as shown on the Concept Plan) used for public or private services, except large volume solid waste facilities. The uses include, but are not limited to, sewer farms and treatment plants, septage disposal, government offices, public transit facilities, libraries, police and fire stations, hospitals, churches, museums/cultural facilities, water treatment and other utility plants, pumping stations, transmission lines and petroleum pipelines. The uses also include park and ride facilities and small solid waste transfer stations.

POLICIES:

1. All required infrastructure to facilitate open space and parks and public facilities for the project shall be provided by the applicant, developers of individual tracts, or by special funding mechanisms as may be approved by Kern County and/or delineated in a development agreement.
2. Construction standards for all public facilities required by the County for this project must be approved by the County, except those exempted by law.
3. Land as may be required by Kern County for fire stations, sheriff's stations and/or public transit facilities may be reserved or offered for dedication by the applicant or developers of individual tracts as conditions to tract maps or Conditional Use Permits. Land for other public service facilities, as may be required by the County, such as libraries, will be reserved by the applicant or developers of individual tracts as conditions to tract maps or Conditional Use Permits. For the purposes of this Specific Plan, "reserve" shall mean to set aside for acquisition by the responsible government agency.

All land dedicated or reserved shall bear a direct relationship to the services required by this project. The size and location of facilities shall be covered by a Development Agreement between project applicant and Kern County.

4. Requirements regarding land and facilities for schools will be under the jurisdiction of the Panama-Buena Vista Union School District for elementary and junior high schools and Kern High School District for high school facilities. The developer's contribution to financing of land acquisition (for land not dedicated to the district) and facilities construction will be by school district fees paid by the applicant or developers of individual homes at the building permit stage, as directed and approved by the State of California. Fees may be paid at the close of escrow, as outlined in any Memorandum of Understanding entered into between the developer and the affected school district.

School facilities costs directly attributable to the project and not covered by such school district fees, and not covered by public funds, general obligation bonds, or some other source, may be funded by a district-wide Mello-Roos or special assessment district financing or a comparable funding mechanism. This project will be subject to any fee imposed on development statewide by the State of California.

5. In addition to proposed school locations shown, an additional elementary school may be required if ultimate densities approach maximum allowed densities. In consultation with the school district, the additional school may be located in the northern central area of the Plan adjacent to the junior high school. Reservations for school sites may be held for five years past subdivision of adjacent property. School development will be subject to the Conditional Use Permit process unless school districts exempt themselves per provisions of State law.
6. The applicant or developers of individual tracts shall construct all roads within the project boundaries (as set forth in Chapter 3). Construction and improvement of County roads within the project boundaries shall be constructed or funded by the applicant or developers of individual tracts or funded through a Mello-Roos or special assessment district, or comparable funding mechanism.
7. The CSA or Master Area Maintenance Association shall provide funds for common area lighting and landscaping, operation and maintenance of parks and community facilities.

The applicant shall oversee the creation and activities of the Architectural Design Review Committee, and develop operating rules for the new communities. Overseeing maintenance of community-wide common areas shall be accomplished by either the Master Area Maintenance Association or the Specific Plan applicant, with the possible exception of the play fields adjacent to the school sites, maintenance of which will be funded as provided in Implementation Measure J on page 38.

8. As the project becomes populated, park and recreational facilities, including trails, will be dedicated by the developer at a rate of 2.5 acres per 1,000 residents. This will occur prior to project population reaching 1,000 persons.
9. The linear parks are indicated on the Land Use Map within various Map Code designations. To provide for wildlife corridors, portions of some linear parks or trails may remain in a natural state. Other linear parks may be developed for trails, road crossings, landscaping, drainage facilities and public utilities.
10. A mutual water company, or other approved water purveyor, will provide and distribute domestic water to the Plan area. These facilities will be constructed or funded privately by the applicant or developers of individual tracts, by the water purveyor, or funded through Mello-Roos or special assessment districts or comparable funding mechanisms. On-site water facilities will be dedicated to and operated by the water purveyor, except for private wells, as provided for in Policies 11 and 12 below.
11. Water supplies shall meet the requirements of the Kern County Department of Environmental Health Services and all appropriate State and Federal agencies. Private wells will be allowed to be reserved, maintained or developed by the current property owner for use in conjunction with the lake and/or golf course.
12. If groundwater is used to irrigate the golf course, the irrigation systems will meet the design requirements, including a backflow system, per Department of Health Services standards. Private water wells will be allowed as the source of golf course and lake water supplies.

13. The project development shall be serviced by a wastewater collection, treatment and disposal system approved by Kern County Department of Environmental Health Services, the Waste Management Department and all appropriate State and Federal agencies.
14. The CSA, CSD or other entity shall own and maintain the storm drainage system in the Plan area. Storm drainage facilities may include: areas for storm water retention and detention, and culverts under roads. On-site storm drainage facilities shall be constructed or funded by the applicant or the developers of individual tracts. Minor storm drainage facilities (less than 18 in. in depth) may be owned and maintained by MAMA or individual property owners. Dual purpose areas (storm drainage or water recharge areas retained in baseball fields, for example) may be owned and maintained by MAMA with approval from the County of Kern.
15. Kern County Engineering and Survey Services Department, in conjunction with Improvement Plan Reviews, will dictate the design of any improvements required for minor channels or swales which may be required on individual lots prior to home building.
16. The storm drain system shall be designed to accommodate stormflows from present and future development within the Plan area.
17. The Kern County Department of Planning and Development Services will require flood mitigation analysis for areas identified on Flood Hazard maps.
18. Solid waste collection services (curb-side pickup) shall be provided to the project area by a local licensed franchise hauler under contract to the Master Area Maintenance Association.
19. The approved water purveyor for the project area will be allowed to utilize groundwater and/or imported water from the State Water Project to supply potable water to the Plan area.
20. Fire protection services for the project area are provided by the Kern County Fire Department fire station located at Taft Highway and Old River Road. Supplemental

facilities shall be provided, by the developer, as outlined in a development agreement prepared for the project, if determined necessary by the Kern County Fire Department.

IMPLEMENTATION:

- A. The applicant shall reserve three school sites (or such additional sites as deemed necessary by the School District) for the Panama-Buena Vista Union School District. Timing for acquisition of land and school construction will be at the discretion of the Panama-Buena Vista Union School District, consistent with Policies 4 and 5 above. Financing of school construction shall be by school district fees in the amount of \$3.65 per square foot for residential and \$0.27 per square foot for commercial (to be increased by an inflator factor) paid at the building permit stage or, with the agreement from school districts, the close of escrow by the applicant or individual homebuilders. School fees shall be implemented by County Ordinance or an agreement entered into between the school districts and project applicant.
- B. The domestic water supply will meet all primary and secondary standards of Title 22 Safe Drinking Water Act.
- C. To encourage water conservation, during the construction of each residential development, developer shall install water meters.
- D. Kern County will enforce, at building permit stage, all State and County rules and regulations regarding water conservation as defined in County Codes and Ordinances.
- E. The wastewater treatment plant shall be constructed by the applicant, and operated and maintained by a CSA, CSD, County Sanitation District, or other entity at the discretion of Kern County. Construction will be funded by the applicant or developers of individual tracts, or by Mello-Roos or special assessment district or comparable funding mechanism. Operation and maintenance will be funded by user fees/assessments.

Model homes, sales offices or construction offices may utilize alternate sewage disposal facilities until project sewage facilities are operational. Alternate sewage disposal facilities will comply with Kern County Department of Environmental Health Services' regulations.

- F. The wastewater treatment plant shall be designed to be built and operated in phases (as described in the McAllister Ranch Wastewater Treatment Plant Report) to match increasing flow, as the project is developed. The first phase of the wastewater treatment plant will supply tertiary treatment. The applicant shall secure required project permits from the Regional Water Quality Control Board (RWQCB) prior to operating the wastewater treatment facilities.

The Concept Plan identifies approximately 21 acres for the Wastewater Treatment Plant site. Ultimate acreage needed for the Wastewater Treatment Plant will not be known until later in the planning process as the project is developed. If the acreage set aside for the Wastewater Treatment Plant is not needed, it will revert to a residential use as allowed by the Specific Plan.

In the event an areawide sanitation district is formed which includes this project and the wastewater treatment site is not needed, the site can be used for residential purposes.

- G. If reclaimed water is used for irrigation within the project, the Wastewater Treatment Plant shall be designed to provide wastewater treatment as appropriate for irrigation purposes (i.e., use on the golf course, landscaped areas or other suitable areas). Disposal of tertiary treated effluent shall be accomplished in a manner approved by the RWQCB and Department of Health Services. Tertiary treated effluent may be applied adjacent to residential areas.

Treated effluent from the sewage treatment plant shall not be used for irrigation within 500 feet from any domestic water well, or 100 feet from any irrigation well either on- or off-site. A separate irrigation system will be constructed which will be supplied with potable water if irrigation is used around potable wells.

- H. Sludge will be accumulated at the wastewater treatment plant site in a transportable container and periodically removed, per requirements of the Regional Water Quality Control Board. It will be taken to an approved disposal facility by licensed haulers.
- I. All new utilities will be placed underground except in areas which may be specifically excluded from underground service by the Public Utilities Commission, Pacific Gas and

Electric or Kern County during tract map review and approval. Overhead utility lines constructed by the applicant, if utilized, will require installation of raptor perches.

- J. The project applicant will develop, utilizing the land division process, open space in the form of parks, trails, golf course, lake and beach club, private easements, rights-of-way, drainage control channels and other facilities to help serve the recreational needs of future residents.

Prior to occupancy of the 330th residential lot, a minimum of 2.5 acres of improved park land per 1,000 residents (including mini parks, neighborhood parks, community parks, linear parks and trails, but excluding the golf course and beach club) shall be provided on-site to meet the requirements of the Quimby Act, the Kern County Land Division Ordinance and regulations of the Kern County Department of Parks and Recreation. Offsets for costs of park development will be allowed as outlined in County Ordinances.

Future parkland requirements will be dedicated in advance of or concurrently with recordation of each tract map or combination of tract maps which contain 250 or more residential lots.

Each tract map shall set aside its pro rata share of this requirement, pay in-lieu fees or the current property owner shall dedicate/preserve adequate acreage to serve each subdivision prior to tract map recordation.

The common park and recreation areas and trails shall be owned and maintained by a Master Area Maintenance Association. They will not be the responsibility of the County. Possible exceptions may include park areas that may be developed as play fields adjacent to the school sites. Acquisition and improvement of these play fields may be funded by private funds, through a Mello-Roos District or comparable funding mechanism. Maintenance will be funded by the Homeowners Association and/or by the Panama-Buena Vista Union School District, as determined and agreed to by these various entities.

- K. The applicant will be permitted, upon approval of a Conditional Use Permit, to construct a private 18-hole golf course and an approximately 31 acre lake and 5 acre beach club facilities. If constructed, the golf course facilities are proposed to be privately owned,

operated and maintained, but open to the general public. The lake and beach club facilities are intended for the exclusive use of project residents.

- L. A lake will be permitted to be constructed by the applicant adjacent to various residential and commercial land uses. The lake will be augmented by a beach club/multi-purpose facility for group activities. Adjacent to this lake and beach club will be a swimming lagoon facility with sand beaches. Recreational amenities of the lake and beach club may include non-motorized passive boating, low-power electric motor boating, swimming at the beach club facility, a limited pedestrian and bicycle pathway, picnicking and sand volleyball.

Uses within the lake area will be governed by rules and regulations developed by the Master Area Maintenance Association (MAMA). A Final Lake Operational Manual shall be prepared prior to acceptance of the lake by MAMA, providing specific information regarding lake clean up, equipment maintenance, acceptance of storm drainage waters, plant, algae and insect control. The Final Lake Operational Manual shall be provided to Kern County for informational purposes. Development and maintenance of the lake shall be by the Master Area Maintenance Association.

- M. Areas identified as Open Space, Parks, Schools, Recreational Facilities, Golf Course and Lake on the Concept Plan map are general in nature. A mapping deviation tolerance will be allowed at the time of ultimate subdivision/development based on data refinement and more precise mapping. The mapping deviation will be allowed, and precise zoning may be required, to reflect the actual zoning boundaries. Areas identified as Schools may be relocated, deleted, added to or altered in consultation with the school district.
- N. A site specific flood mitigation analysis for areas designated as Flood Zone A, which demonstrates that the natural and/or man-made Flood Protection facilities have the required capacity to control flood waters without overtopping of banks, shall be approved prior to recording of a Final Map in a Flood Zone A area.
- O. All required infrastructure (e.g., streets and roads, sewers, and water distribution facilities) for the project shall be constructed or funded privately by the applicant or developers of individual tracts, or funded through Mello-Roos or special assessment districts or comparable funding mechanisms. Funding mechanisms utilized must meet

requirements of Kern County. All required public service facilities (e.g., libraries and fire stations) constructed within this project, shall be constructed or funded privately by the applicant or developers of individual tracts, or funded through Mello-Roos or special assessment districts, or comparable funding mechanisms, or public funds.

- P. The Kern County Fire Department shall advise applicant for the need of supplemental facilities necessary to serve this project, as outlined in Chapter 6 of this Specific Plan.
- Q. Prior to recordation of any subdivision or parcel map, or prior to issuance of building permits for commercial projects, project developer shall notify Solid Waste Management Department of such actions.
- R. The golf course operator shall submit an annual report to the Kern County Agriculture Department and Kern County Planning and Development Services Department. This report shall describe the golf course operation as it relates to use of chemicals and runoff control, including a list of chemicals, fertilizers, herbicides and pesticides used; qualifications of personnel who supervise chemical applications; types and locations of plant materials used on the golf course to reduce runoff; and water conservation practices used to reduce leaching. Kern County Agriculture Department shall review the annual report submitted by the golf course operator.

Within 30 days of receipt of the annual report, the Kern County Agriculture Department shall provide a review letter to the golf course operator, who will forward a copy to Kern County Planning and Development Services Department.

- S. As part of the golf course CUP drainage and grading plans, the applicant shall design the golf course to direct drainage flows from small drainages and swales as sheet flow across golf course fairways.

Kern County Engineering and Survey Services Department shall review the golf course drainage and grading plans submitted by the applicant to ensure sheet flow drainage occurs, as appropriate, across the golf course fairways.

Kern County Engineering and Survey Services Department will verify the implementation of the drainage and grading plans during project construction.

2.3 RESIDENTIAL

ISSUES:

The following issues have directed the residential planning and design of this Plan:

- Any development proposed for the Plan area will increase traffic, impact or remove natural habitat, increase ambient noise levels, utilize available groundwater supplies, increase solid waste generation, reduce air quality, and increase the demand for public services and facilities.
- The potential diversity of the project area would be compromised by implementing either a rigidly-planned, monotone subdivision of like housing types and lot sizes, or by a development that is allowed to evolve in a haphazard, non-directed fashion.
- Quality of life can best be enhanced and impacts more efficiently reduced in a well-planned, large project than in a series of unrelated small projects.
- Homes may be vulnerable to flooding in Flood Zone A areas.

GOALS:

To create a quality, innovative residential-recreational development which establishes distinct neighborhood areas that are designed to meet the wide range of needs of future residents.

To establish a close proximity of interdependent uses so there is less reliance on the automobile.

To provide a mix of alternative housing opportunities for existing and future residents of the community.

MAP PROVISIONS:

There are several factors which combine to limit the number of units which are reasonable and desirable within the concept of the project. These factors include:

- provision of all infrastructure and public services to coincide with development phasing,
- provision of commercial opportunities in close proximity to residential uses to increase the potential for a jobs/housing balance,
- incorporating and accommodating major recreational components within the project (golf course, lake facilities and trail systems).

In order to implement a development plan which considers the above factors, and to accurately plan for required services/infrastructure in an economically viable manner, it is necessary to establish a maximum number of units which will be permitted within the overall project. The applicant's marketing studies conclude the project will be developed over several years; therefore, it will be necessary for the applicant to maintain the flexibility to respond to changing market conditions. To accomplish this, cluster zoning will be utilized and a limit will be placed on the maximum number of units allowed.

Cluster (CL) Combining Zone District will allow flexibility to size lots to meet market conditions within the approved limits, as provided for in Section 19.58.130 of the Kern County Zoning Ordinance.

Density maximums provide the assurance that the infrastructure can be sized properly. It should be noted that the maximum densities of this Specific Plan are less than the densities allowed by the existing 2010 General Plan designations (14,050 units). In no case shall the maximum number of dwelling units within this Specific Plan exceed 9,000 without a Specific Plan Amendment.

TABLE 2-1

MAXIMUM DWELLING UNIT COUNTS

Total Number of Acres in Plan	2,070
Total Maximum Number of Dwelling Units (Entire Project)	9,000

The Land Use and Zoning Consistency Matrix contained in the Appendix should be utilized to determine consistency between the various land use categories and zoning designations allowed in this Specific Plan.

29 Maximum Dwelling Units/Net Acre (Map Code HR)

This category is designed to accommodate large multiple-family structures, such as apartments, apartment hotels and condominiums. Single-family residential projects of lesser densities than permitted in the HR designation shall be allowed. If proposed, the precise zoning must be changed to reflect the actual density. The residential density shall not exceed one dwelling unit per 1,500 square feet of net lot area, as designated in the base zoning district or general plan designation, whichever is more restrictive.

17.42 Maximum Dwelling Units/Net Acre (Map Code HMR)

This category is designed to accommodate large multiple-family structures, such as apartments, apartment hotels and condominiums, but at a less dense nature than the HR designation. It is also intended for use as the base designation for entry-level, small lot subdivisions. The residential density shall not exceed one dwelling unit per 2,722 square feet of net lot area, as designated in the base zoning district or general plan designation, whichever is more restrictive.

10 Maximum Dwelling Units/Net Acre (Map Code LMR)

This category is designed to accommodate single-family development including subdivisions where density does not exceed 10 dwelling units/net acre. This designation

may accommodate entry-level, small lot subdivisions or cluster developments. The residential density shall not exceed one dwelling unit per 4,356 square feet of net lot area.

7.26 Maximum Dwelling Units/Net Acre (Map Code LR)

This category is designed to accommodate single-family development including subdivisions where density does not exceed 7.26 dwelling units/net acre.

4 Maximum Dwelling Units/Net Acre (Map Code SR)

This designation is for low-density urban development on lots with a minimum average size of 10,890 sq. ft.

POLICIES:

1. Allow residential development of a maximum 9,000 dwelling units, as shown in the Land Use Plan map (see Figure 1-4).
2. Zoning designations for the project shall be held in suspense until the recordation of each final tract map.
3. The CL (Cluster) Combining Zoning District may be used throughout the development in order to preserve or provide open space or recreational facilities and minimize public facilities costs.
4. The RS (Residential Suburban Combining) zoning classification shall only be applicable in areas with one-half acre or larger lots as designated on the Concept Plan Map (see Figure A-1 in the Appendix) and zoning map.
5. Residential uses adjacent to the west side of the lake shall be subject to access criteria established in this Specific Plan and associated Lake Management Plan. Projects and access to the north, south and east side of the lake will be subject to review by the Architectural Review Committee.

6. Owners of private lake frontage lots may be allowed to install an individual boat dock, subject to approval of the Architectural Review Committee.
7. Neighborhood scale commercial uses will be permitted in all residential map code designations provided that the commercial site plan review procedure shows such uses to be appropriate and compatible with surrounding uses and neighborhood scale. The County may require a Conditional Use Permit, Zone Change or other such approvals at the time the use is proposed. Commercial uses of a significant nature, as determined by the Planning Director, in residentially designated areas will require an amendment to this Specific Plan.
8. Should the SP (Special Planning) District be utilized by the applicant, the applicant or developer of individual tracts shall comply with requirements outlined in the Kern County Zoning Ordinance (Chapter 19.52).
9. Residential projects within the Specific Plan area shall be subject to the circulation policies and programs described in Chapter 3 of this Plan.
10. Allow for residential projects of varying types and densities throughout all of the various residential designations to encourage a full mix of housing opportunities, provided project densities proposed do not exceed the underlying General Plan designation land use category density, and the appropriate zoning is applied.

IMPLEMENTATION:

- A. All subdivisions (final map and parcel map) shall be required to meet Type A Subdivision Standards and other development standards pursuant to the Kern County Land Division Ordinance. Variances to County standards may be requested in a manner consistent with this Specific Plan and with County Ordinances in effect at the time of the request. A master map filed for phasing and/or financing purposes shall be exempt from this requirement.
- B. The County shall monitor the number of dwelling units as each development plan/tentative tract map is submitted to ensure compliance with overall density provisions of this Specific Plan and zoning district. Densities which do not exceed zoning shall be

allowed as long as cumulative density of the entire project does not exceed 9,000 dwelling units. The developer shall keep an accounting of dwelling units constructed within the project and provide the County with cumulative numbers, on request.

- C. Open space requirements for individual projects using the CL zone may be located within the individual project, within the common area of the overall project (i.e., lake, trails, parkland in excess of 2.5 acres/1,000 population), or a combination of the above, as described in Section 2.2 of this Plan. The CL zone is intended to be used in this Plan to allow for development of higher density, entry-level, or senior housing on lots less than 6,000 sq. ft. Consideration of recreation and open space amenities throughout the project (excluding the privately owned golf course) may be considered when reviewing Land Division applications within CL zoned property.
- D. Prior to construction, plans for individual boat docks must be submitted for review and approval by the Master Area Maintenance Association and Architectural Review Committee.
- E. Neighborhood or community-serving commercial uses may be allowed within residentially designated areas, subject to County policies or procedures in effect at the time of building permit application. At the discretion of the Planning Director, the applicant may be required to file a Zone Change or Conditional Use Permit application, and/or a Specific Plan Amendment. All commercial uses shall be subject to Precise Development Plan procedures and review by the Architectural Review Committee.
- F. In the RS combining district areas, one animal will be permitted for each full 1/4 acre (10,890 sq. ft.), not a fraction thereof. Minimum lot size in the RS combining district areas shall be 21,780 sq. ft. Should a property owner wish to develop lots smaller than 21,780 sq. ft., the property owner may process a zone change to E 1/4 (10,890 sq. ft. lot size), which is consistent with the SR General Plan designation. Deed restrictions must be imposed to preclude further keeping of large animals on RS combining district lots which have been divided into 1/4 acre lots.
- G. Minimum front yard setbacks in residential areas within the McAllister Ranch Specific Plan shall be 20 feet from the back of sidewalk or 25 feet from the face of curb, whichever is greater. Where deviation from the requirements of the Zoning Ordinance

are needed to conform to these setbacks, the applicant shall file either a zone variance or zone modification application, as appropriate.

2.4 COMMERCIAL

ASSUMPTIONS:

Commercial centers within the project area will promote the sense of community by encouraging resident interaction. Commercial areas and the Intensified Activity Center will meet the needs of project residents and reduce the need for trips external to the project area which will reduce automobile emissions.

ISSUES:

- Development of the project site will result in a need for on-site commercial/service facilities.
- Residential development without on-site commercial uses will increase off-site vehicle trips. Air pollution emissions from mobile sources will increase.
- Employment opportunities will be needed near the project area as the project develops.
- The Centers Concept of the Metropolitan Bakersfield 2010 Plan encourages the concentration of commercial land uses close to housing areas to reduce vehicle miles traveled and provide a jobs/housing balance.

GOAL:

To provide for the orderly development of commercial facilities, to designate land suitable to accommodate such facilities, and to promote a jobs/housing balance within and near the project.

MAP PROVISIONS:

General Commercial (Map Code GC)

This designation is designed for central business districts providing a range of services to primarily local markets. All commercial uses are allowable within this category.

POLICIES:

1. The project should provide commercial space sufficient to accommodate the daily retail and service needs of the project.
2. In order to reduce vehicular traffic from off-site and within the project, locate employment oriented centers/commercial areas near primary transportation corridors.
3. Commercial development and uses will be required to meet the requirements of all applicable Kern County Ordinances not specifically addressed in this Plan or as part of a Development Agreement.
4. Non-vehicular trips will be encouraged by providing a series of multi-purpose trails and ample bicycle parking.
5. The Intensified Activity Center located at the east side of the project is intended to accommodate larger (20+ acre blocks or parcels) retail, office, entertainment, cultural, educational, transportation-oriented, mixed residential/commercial or higher density residential projects which will enhance job opportunities. These areas may not be compatible with traditional single-family residential areas.
6. Higher density residential or mixed use (commercial/residential) opportunities may be accommodated within the Intensified Activity Center designation.
7. Commercial uses which are recreationally-oriented will be considered a compatible use within the Beach Club, Lake and Golf Course areas shown on the Concept Plan map. These commercial uses will require a Precise Development Plan.

IMPLEMENTATION:

- A. A landscaping plan shall be required as part of all commercial developments, and landscaping shall be installed as approved and permanently maintained. All commercial development shall provide landscaping in accordance with the Kern County Zoning Ordinance and the Architectural Review Committee.

All commercial development shall be subject to review by the Architectural Review Committee. The County shall not process development applications unless accompanied by an approval letter from the Architectural Review Committee.

- B. A Precise Development Plan shall be required for all discretionary commercial land use development. The PD Plans shall be processed according to all applicable Kern County Ordinances.
- C. The applicant/developer will encourage the establishment of a privately owned and operated child day care center by reserving a site within the project for this use until 80 percent of total project land area is improved, bonded for, or constructed. If a private day care center is not operating at that time, the reserved land may be used for other purposes consistent with zoning and other provisions of this plan.
- D. The applicant/developer shall encourage the establishment of neighborhood, in-home, day care for children. Details of the program will be included in newsletters and posted on Community Center bulletin boards.

2.5

INDUSTRIAL

No industrial land use designations are proposed for the McAllister Ranch development. Industrial uses have been deemed incompatible with the residential-recreational character of the project. Employment opportunities of a less obtrusive nature will be available within the Intensified Activity Center at the easterly portion of the project.

2.6 RESOURCE

ASSUMPTIONS:

The Specific Plan area has valuable archaeological, biological, petroleum, and water resources which should be considered in preparing and implementing any development plans.

ISSUES:

- Agricultural and oil resources located on the project site may be incompatible with residential and commercial land uses without proper controls.
- The development time frame of the project (20 years) provides the opportunity for existing resource use to continue as interim uses.
- Without proper controls or project design, development could disturb on-site archaeological resources.
- Development will impact sensitive biological species/habitat which are present on the project site.
- Existing open space resources and land uses adjacent to the project site are sensitive to encroachment and damage by new residents.
- Activities of mineral rights holders could affect project development unless surface right waivers or other such agreements are negotiated or granted.
- Development of the property may impede the potential for use of the site for groundwater recharge and extraction, in addition to development of conveyance systems between adjacent water banking areas.

GOALS:

To provide for development which strengthens the economic potential of the area and protects the natural, cultural, petroleum, and water resources of the site.

To design a community which provides for the coexistence of residential, commercial, recreational, oil, open space and water resources.

To incorporate existing resources as interim uses in the land use plan.

MAP PROVISIONS:

Resource areas within the project have no separate land use designation. Oil production facilities are incorporated into the project design by utilizing provisions in the Kern County Zoning Ordinance rather than a General Plan designation. The DI (Drilling Island District) is a separate zoning designation and PE (Petroleum Extraction) is a combining district which may be used in conjunction with a base zone.

POLICIES:

1. Development in oil extraction areas shall be permitted if they are free from environmental hazards and damage.
2. The ultimate approved water purveyor shall effectively manage the on-site groundwater resource to protect applicant's private on-site wells in accordance with County Environmental Health Department standards.
3. Project development in areas containing archaeological resources shall follow the guidelines and regulations of the State of California, Appendix K of the CEQA Guidelines, recommendations in archaeological reports contained the Technical Appendix of the accompanying Environmental Impact Report, and recommendations of Phase II testing analyses.
4. Existing land use activities of all types will be encouraged as desirable and consistent interim uses in undeveloped portions of the Plan area regardless of adopted Specific Plan land use designations.
5. Development shall occur in such a manner so as to encourage compatibility and protection of any threatened or endangered species and biologically sensitive habitat

consistent with permits or policies in effect at the time of development in the project area.

6. Groundwater Recharge and/or Extraction Facilities will be an allowed use by public agencies having Countywide water banking powers within the project boundaries providing the developer/land owner consents to future facilities, and complies with all requirements of the Kern County Zoning Ordinance.

IMPLEMENTATION:

- A. Utilizing the archaeological resources inventory prepared for this project and Phase II testing, a qualified archaeologist shall implement mitigation measures contained in Appendix K of the CEQA Guidelines and the Final EIR for McAllister Ranch. Mitigation measures in the Final EIR shall be evaluated and incorporated, as appropriate, into development proposals submitted to Kern County for review and approval with the application for tentative tract map or other discretionary action. If no other discretionary action is necessary, appropriate Tiered mitigation measures shall be implemented prior to any ground disturbance activities. If mitigation measures for significant cultural resources requires land to remain in open space (either as open space or as part of a park or recreational facility), open space zoning or conservation easements will be utilized to protect open space areas from development. The open space zoning designation, or conservation easement, will be processed concurrently with individual tract map applications.
- B. The County shall require, as a condition of tract map approval, that applicant designate land and plan for long term maintenance of parks, trails, public easements, rights-of-way, and drainage facilities to help serve the recreational needs of residents as part of this land plan and tract maps submitted to Kern County. Rezoning of land, or recordation of public easements, for parks, trails, public easements, rights-of-way and drainage facilities will occur as part of the tract map approval process.
- C. This development will be subject to the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) and all conditions therein.

1. Within thirty (30) days after the issuance of the 10(a) and 2081 permits of the MBHCP, the applicant shall submit the biological maps identifying all known kit fox dens to the Implementation Trust Group, which shall be noted onto appurtenant MBHCP maps.
2. Fourteen (14) days prior to issuance of a grading or building permit, the developer shall submit notification to California Department of Fish and Game and the Implementation Trust of the MBHCP of construction in an area of known kit fox dens.

If the 10(a) and 2081 permits have not been issued for the MBHCP program, or if the MBHCP program has been terminated, the following shall be implemented for this project:

1. Final maps must reflect conditions of approval, if any, imposed by the Department of Fish and Game and the U.S. Fish and Wildlife Service in the 2081, 10(a) and Section 7 permit process, if required.
2. A condition shall be attached to a residential tract map, or Precise Development Plan, which states:
 - Immediately prior to issuance of a grading permit for any area within the 160 acre undeveloped portion of the project, the applicant shall retain a qualified biologist to oversee the implementation of a seed banking process for the area covered by the tract map. The biologist shall provide written documentation to Kern County Planning and Development Services Department that the seed banking process has occurred.
 - Immediately prior to issuance of a grading permit, the applicant shall retain a biologist, certified by Department of Fish and Game, to conduct a site survey for kit fox dens. Specie removal/relocation and collapsing of dens shall occur per Department of Fish and Game methodologies.

Prior to site disturbance, the developer shall submit to Dept. of Fish and Game for approval a report summarizing the biologist's findings/activities.

Upon Dept. of Fish and Game approval of said report, the developer shall comply with any recommendations in said report.

Upon compliance with the approved report, the developer shall forward to Kern County Planning and Development Services Department written evidence from Dept. of Fish and Game indicating compliance.

- D. A trail shall be developed at the west project boundary, adjacent to a portion of the Department of Water Resources (DWR) area, to provide an additional buffer to development and to allow enjoyment of the area. This trail is shown on the Circulation Plan and further defined on Figure 3-15, West Boundary Soft Surface Trail.
- E. Petroleum extraction on the site shall comply with all requirements of the Kern County Zoning Ordinance Chapter 19.98 Oil and Gas Production. Pipeline easements shall be located and identified on all land division maps submitted to Kern County Planning and Development Services Department for review and approval.

Kern County Planning and Development Services Department will notify mineral rights holders during the review process of tentative tract maps and parcel maps processed for this development. Mineral rights holders will also be notified of hearings related to the land division process.

- F. All producing oil wells in residential areas shall be screened from proposed development by landscaping, shall be enclosed in structures or shall be placed in underground vaults.
- G. All pumping oil wells shall be operated by electric motors or muffled internal combustion engines.
- H. All oil drilling sites and operations shall be kept clean and free of health and safety hazards.
- I. New oil pump sites located within 300 feet of any existing or future dwelling shall be fenced so as to ensure public safety. This fence shall have security reinforcement on top of a six foot fence and shall be six feet from any machinery and electrical equipment, and shall be constructed of chain link with wood or metal slats or other screening fence

as approved by the Kern County Department of Planning and Development Services. Additionally, landscaping may be required. Landscape plans for new oil pump sites must be submitted for review and approval of the Architectural Review Committee prior to applications being submitted to Kern County Department of Planning and Development Services.

- J. All residential building should be 100 ft. minimum distance from an existing oil well head unless a lesser distance is approved by the Fire Department during tract map approval process.
- K. New oil drill sites should not be located so that proposed oil well heads are any closer than 300 ft. to any main structure of a place of public assembly (church/school). No new main structure of a place of public assembly shall be allowed within 300 ft. of the oil well head of an existing producing oil well. This provision does not include work areas or places of employment.
- L. Proposed development of new oil production facilities or development of noise sensitive land uses adjacent to existing oil production facilities should be subject to noise mitigation measures described in Chapter 5 of this Specific Plan.
- M. The following statement shall be a condition of each Tentative Tract Subdivision. The developer shall provide the following to buyers of houses at the time of sale:
 - 1. All properties within the project boundary that are within 1,000 ft. of existing agricultural uses shall notify buyers of the ongoing agricultural occurrence and provide a listing of the likely activities and materials associated with the operation.
 - 2. A public information program to introduce new or prospective residents to the hazards and inconveniences associated with living in proximity to the farming operations and the water recharge areas to the north and west.

A sample of the method of said disclosure to buyers shall be submitted to the Kern County Department of Planning and Development Services prior to recordation of a Final Map.

- N. Developers of non oil-related projects within oil fields recognized by the California Division of Oil and Gas (DOG) shall be required to investigate for potentially contaminated areas within their project site. The applicant shall retain a soils engineer or other qualified professional to perform a study (which shall include test borings or trenches) to determine the presence, nature, and/or extent of former petroleum drilling or production operations. Remediation, if needed, shall also be discussed in the report. The report shall be submitted when making application for discretionary development permits. Recommendations for remediation contained within the report shall be incorporated into project conditions of approval.
- O. The developer/land owner shall be permitted to enter into agreements with any agency, or combination of agencies, to facilitate groundwater recharge and/or extraction including, but not limited to, development of recharge areas (including dual purpose land uses), water extraction wells and conveyance systems (including canals, pipelines and dual purpose uses). Uses must comply with local ordinances. Recharge and extraction facilities shall not result in a significant adverse impact on groundwater levels and groundwater quality.
- P. All archaeological sites identified in the Archaeological Report contained in Technical Appendix, Volume I shall undergo Phase II testing. The Phase II testing will occur, and the Tiered Mitigation Measure Implementation Plan will be included as part of any tract map application submitted to Kern County Planning and Development Services for any area which contains an identified archaeological site. The Phase II testing will be conducted based on an explicit research design and sampling strategy developed by the project archaeologist. The project archaeologist will incorporate, as appropriate, testing methodology for the project site as outlined by Dr. Fredrickson in his June 1, 1993 letter.

The following activities will be incorporated in the project archaeologist's overall work program:

1. Confer with appropriate Native American Councils, the Archaeological Inventory, and additional individuals, about further archaeological investigations including:
 - (a) scale of tests and data recovery methods and techniques, (b) determination of

cultural values for individual sites, (c) consulting and on-site monitoring services, and (d) archaeological training and other educational programs.

2. Confer with other archaeologists regarding research design/methodology/hypotheses to be tested. Interested archaeologists will be requested to prepare a formal statement outlining particular concerns and specific research objectives. Input from these sources on the proposed Phase II investigations, and the Tier 3 mitigation implementation, will be solicited.
3. The project archaeologist will, in conjunction with other project personnel, review project site mapping, soils engineering, existing subsurface and surface features (e.g., oil wells and pipelines), planned streets and other developments, parks and open space locations, site conservation techniques, and designs to sustain resources and increase public accessibility. A new base map for the project site with appropriate datum points and all cultural resources identified, will be prepared.
4. Completely analyze earlier collections from CA-KER-1051, if the collections can be found. Should the project archaeologist be unable to locate the collection, this fact will be documented and included in any supplemental project archaeological report.
5. Contract with geomorphologists to perform soils testing and analysis, including geochemistry and stratigraphy for Phase II tests. Test results will be included in supplemental archaeological reports.
6. Prepare a tiered Phase II Research Design and Sampling Strategy. The testing phase will provide information to determine site boundaries and which Tier of mitigation measures will be applied to each archaeological site tested. Test data and other information will be used to prepare a comprehensive Phase III Mitigation Plan, as required.
7. Conduct special studies during Phase II testing including, but not limited to, the following analyses: obsidian hydration analysis and sourcing, geochemical and pedological analyses, human anthropometry, osteological analysis, radioactive

carbon dating (on non-human remains), bead analysis, sourcing of stones, and flotation studies.

Q. Tiered Mitigation Implementation Procedure

The following outlines future mitigation implementation procedures (above that already proposed by the Applicant in the Specific Plan and included as part of the project design). The mitigation program was prepared in consultation with Dr. Mark Sutton of the Cultural Resources Facility at California State University, Bakersfield; Mr. Clay Singer, C. A. Singer and Associates, Inc.; and representatives from the Native American Community.

Under CEQA regulations, sites must be considered "significant" (or "unique") before it is necessary to either avoid the sites and/or to mitigate impacts to those sites. As noted above, the purpose of a Phase II testing program is to provide substantive information on the nature and structure of all identified sites within the project boundaries. The parties involved in Phase II testing and mitigation implementation procedures are: (1) the property owner; (2) the project Archaeologist; (3) representatives from the Native American Community; and (4) the Lead Agency. Technical input regarding mitigation implementation feasibility was developed by the project engineer. Research design for Phase II testing included input from Native Americans and local archaeologists. All data recovered from site testing will ultimately be housed at California State University, Bakersfield, if storage facilities and curation are available. If space is unavailable, data will be curated by the property owner until such time as storage space is available, or until other arrangements can be made for permanent storage at Kern County Museum, or other such designated place is determined.

The project archaeologist, using guidelines provided by CEQA Appendix K and the State Historic Preservation Office (SHPO), will follow State regulatory procedures, and determine, based on the testing results, the appropriate level of mitigation. Site significance determinations will consider two (2) issues: (1) the secular and scientific value of a site and potential of the deposit to yield new or significant information; and (2) the sacred value (i.e., Native American cultural and religious values) of the site as determined by the Native American Community. A particular site may be scientifically

important but not sacred, or vice versa. A site may be **both** sacred and scientifically important at the same time.

Implementation of the tiered mitigation plan will occur for the entire project site. For those archaeological sites subject to Tier 1 mitigation, the County will approve grading activities on a tract by tract basis. Implementation of Tier 2 and 3 mitigation measures will occur prior to any grading activities for affected tract maps, but full mitigation implementation will occur as part of the tract development process (e.g., site conservation measures and development of areas as future park/open space areas).

Tier 1 Mitigation

Tier 1 mitigation involves data recovery and either partial or no preservation. After Phase II testing and consultation with the Native American community and the Lead Agency, sites will be approved for development if: 1) sites are determined to have no scientific value; 2) the testing program was sufficient to recover materials of scientific value; or 3) the site has no Native American cultural values as a sacred place. These sites will have no restrictions regarding their development. In essence, the site will be approved for development. As described above, the Tier 1 mitigation will be determined prior to grading activities on a tract by tract basis.

Sites which, after archaeological testing and consultation with the Native American Community, are determined to have either scientific or sacred values will be subject to either Tier 2 or Tier 3 mitigation implementation.

Tier 2 Mitigation

Tier 2 mitigation involves no preservation, or partial preservation, accompanied with systematic data recovery. Data recovery is, in effect, removing and preserving a sample of the information contained within a site. Data recovery generally involves the excavation of a representative sample of the site so that the information is preserved for future study. The percentage of the site that would constitute a "representative sample" will vary on a site by site basis (as determined by the testing program). Phase II testing will determine the "sampling universe" using both geotechnical and pedological analysis, as well as standard archaeological samples.

Implementation of Tier 2 and 3 mitigation measures will occur prior to any grading activities for affected tract maps, but full mitigation implementation will occur as part of the tract development process (e.g., site conservation measures and development of areas as future park/open space areas).

Tier 3 Mitigation

Tier 3 mitigation is virtually complete avoidance and preservation of the site, either with or without further data recovery. If reasonably possible, Tier 3 sites should be avoided so that direct impacts from construction will not occur. Avoidance will be accomplished by a variety of specific methods, as outlined in CEQA, Appendix K, and as described above. Plans for avoidance will occur prior to submittal of the tract map in which a Tier 3 site is located. A Phase II analysis which addresses the area to be covered by a tract map must be submitted with the application for the tract map. The Phase II analysis will identify specific considerations which must be addressed in the tract map design (i.e., roadway locations, open space/park area locations, etc.)

The decision on ultimate site disposition on any site which could involve multiple tracts must be made with the initial land division activity in which the site is located. The site disposition and/or mitigation will be included in the Phase II analysis, and will be based on consultation with the Native American Council, project archaeologist, the Archaeological Inventory, Lead Agency and the property owner.

In the case of Native American Cultural Values, the decision whether or not a significant site can be avoided (as defined above) will occur as part of the public hearing process. If it is not feasible to avoid a site (for whatever reason), data recovery will serve as archaeological mitigation.

R. CA-KER-668 Mitigation

CA-KER-668 has been identified as a significant site, per CEQA criteria, and requires Tier 3 mitigation implementation. As such, the following specific measures are proposed for the long-term protection of cultural resources of CA-KER-668. Project applicant, in consultation with the project archaeologist and Native American Heritage Council representatives, have defined the following strategy for protection of CA-KER-668.

The site will be preserved in-place. The site will be incorporated as open space in the project development. To prevent the upward migration of cultural deposits, the site will first be capped, based on the capping strategy defined by Dr. David Fredrickson in his April 28, 1993 letter (contained in Technical Appendix Volume I).

The extent of the ultimate area which needs to be capped (i.e., determining ultimate site boundaries) will be determined through a series of hand excavated test units and geotechnical borings. Disposition of any cultural resources detected as part of the site boundary definition process will be housed at California State University, Bakersfield, if storage is available. If space is unavailable, data will be curated by the property owner until such time as storage space is available, or until other arrangements can be made for permanent storage at Kern County Museum, or other such designated place is determined.

A roadway currently divides the site. Unless testing produces data favoring realignment, the future roadway alignment will generally follow the existing roadway to minimize impacts to the site. However, the roadway alignment will be capped along with the remainder of the site. The roadway will be elevated and surrounded by park land. The existing roadway area will be tested during the Phase II testing. Should it be determined the roadway through the site is not feasible (i.e., if the improvements for the roadway would adversely affect site integrity, such as compaction requirements to build a road to County standards), the road will be relocated during the tract map design process.

Once the boundaries of CA-KER-668 are defined, the site area will be capped and preserved. The capping will serve to prevent further destruction or removal of cultural resources. Additional fill will be placed on the capped area as part of the final grading of the area.

Capping of CA-KER-668, as well as other archaeological sites for the project, will occur following these general guidelines:

1. No native soil should be removed from the archaeological site to be capped.
2. The surface of the ground within the limits of the archaeological site should not be scarified or graded.

3. Equipment that must cross the archaeological site should have rubber wheels (no metal treads).
4. The area proposed for capping will be covered with a water permeable engineering fabric. This will permit a clear distinction between the original site and the fill material.
5. Fill material will be end-dumped over the engineering fabric and spread over the site without the use of scrapers or metal tread equipment.
6. The first six inches to be placed over the engineering fabric shall be of obvious different gradation and composition than other soils around the capped site at the same depths.
7. Minimum depth of fill over the engineering fabric will be 18 inches when covering items that are not susceptible to damage from compaction activities, such as rocks or rock chips. Fill depths not less than 3 feet should be used when covering items, susceptible to damage from compaction, such as bones.
8. To maintain the integrity of the capped site, it will be unnecessary to grade the site level or with uniform slope prior to installing the engineering fabric. It is also unnecessary to finish-grade the site in such a manner as to provide smooth, uniform slopes for a positive drainage slope. However, the grading of this area in such a manner that would encourage ponding is not acceptable.

At the time the tract map is filed for the area which includes CA-KER-668, the developer will request a Zone Change for open space zoning and/or CUP for park facilities, as appropriate, as part of the tract map application for the area which has been capped and preserved.

Prior to the final tract grading, the applicant will consult with the Native American Council on ultimate park design. Park design plans will be submitted to the Native American Council for their review and comment. Location of the future natural amphitheater (or other similar area which could be used for cultural/religious ceremonies), historical plaque describing the site significance, and other park design

features would be included in the park design plans. Consultation will also occur regarding suitable Native American/historical name for the park site.

Development of the park which covers the CA-KER-668 site (i.e., grass, landscaping, irrigation plans, etc.) will occur as part of the tract map implementation process.

If work has not been completed for CA-KER-668, or other Tier 2 or Tier 3 areas, when grading or other improvement work is in progress, site boundaries shall be identified prior to grading. As stated above, the method of site preservation shall be approved by Kern County Planning and Development Services Department as recommended in the Tier 2 or Tier 3 analysis reports.

- S. A note shall be placed on any approved grading plan and made a condition of all Land Division maps, indicating that all persons working on the site during construction and grading activities have received information on the presence of archaeological consultants on-site and that appropriate written material, prepared by the consultants, has been provided to them explaining the monitoring program and the potential for any archaeological site sensitivity. Compliance with this note shall be implemented through submittal of the written material to the Kern County Planning and Development Services Department prior to grading permit issuance.
- T. As part of the archaeological report which accompanies tract map applications, any construction excavation areas for which monitoring is required (Tier 2 or 3 implementation) shall be identified. The areas shall then be monitored by a team consisting of an archaeologist and/or a qualified Native American archaeological consultant. The applicant shall retain a qualified archaeologist and/or a qualified Native American archaeological consultant to be present on-site during the specified grading periods. The archaeological consultant(s) shall monitor the excavation and look for archaeological remains and human remains that may be accidentally discovered during excavation and construction. Qualifications of the consultant(s) shall be as follows:

Qualified Archaeologist — A professional archaeologist certified as qualified by the Society of Progressional Archaeologists (SOPA), and who follows both the SOPA Standards of Performance and Code of Ethics.

Qualified Native American Archaeological Consultant — a person of Native American descent trained in the techniques of archaeological monitoring and oversight and who meets the criteria for Monitors/Consultants adopted 7/10/89 by the State of California Native American Heritage Commission. The applicant may also utilize any qualified archaeological consultant recommended by the Native American Heritage Council who has appropriate archaeological monitoring and oversight training.

This condition shall be noted on all grading permits and Land Division Maps issued for the McAllister Ranch project site. A letter shall be submitted at the time of issuance of grading permit that provides the name, address and phone number of the consultant(s). Compliance with these notes shall be implemented by Kern County Building Inspection personnel during grading activities. If archaeological sites, artifacts or human remains are uncovered during earth-moving or construction activities, all work shall stop on the area where the archaeological find is made and the appropriate actions taken to comply with the requirements of Appendix K: Archaeological Impacts of the Guidelines for Implementation of the California Environmental Quality Act, as amended.

The significance of any heretofore unknown archaeological sites discovered will be determined by archaeological testing. If the site is determined to be significant (as defined above), it will be subject to Tier 2 or 3 mitigation implementation described above. Final mitigation implementation will occur in consultation with the Native American Community.

- U. At time of approval of grading permit, a note shall be placed on the grading permit specifying that exposed earth surfaces be watered twice daily, with frequency increasing as necessary to minimize dust if winds increase.

Compliance shall be verified in the field by the Kern County Engineering and Survey Services Department Building Inspection personnel through periodic field inspection during grading.

- V. During the grading stage of site development, the developer shall be responsible for maintaining a wind sock at the project site to monitor wind speeds. The developer shall instruct construction personnel to cease grading activities during periods when wind speed at the site exceeds 20 mph. Grading may resume when wind speed subsides.

Compliance shall be verified in the field by Kern County Engineering and Survey Services Department Building Inspection personnel by means of periodic inspection during grading. A "stop work" order may be issued by inspection personnel if blowing dust appears excessive in the judgement of said inspectors.

- W. At time of processing tract maps, Kern County Planning and Development Services Department will apply a condition of approval requirement note(s) to be placed on grading plan specifying the following:

Landscaping and/or temporary soil stabilization techniques (i.e., jute netting, soil stabilizing agents or watering) shall be employed to reduce wind erosion and dust during grading.

During grading, compliance with grading plan shall be verified by Kern County Engineering and Survey Services Department Building Inspection personnel through periodic field inspection.

- X. During the grading stage of site development, the developer shall instruct construction personnel that they should not exceed 10 mph when driving vehicles over exposed dirt.

Developer shall install speed limit signs indicating a speed limit of 10 mph at project entry and along construction routes during site grading.

Prior to constructing roads, the developer shall prepare a phasing plan for roadway improvements to be included as part of roadway improvement plans submitted to Kern County Engineering and Survey Services Department for approval.

Kern County Engineering and Survey Services Department shall verify speed limit signs are placed along construction routes during site inspections.

Kern County Engineering and Survey Services Department shall verify roadway improvements are occurring according to the approved phasing plans submitted to Kern County Transportation Management Department.

Y. The following rules will be given to all construction contractors and posted on all construction sites by the project applicant:

1. The limits of construction will be clearly marked and all construction personnel shall be instructed to keep all construction activity within the marked boundaries.
2. Construction roads will be clearly marked and all construction personnel shall be instructed to stay on the marked roads.
3. Trash and food items shall be promptly deposited in animal proof containers and regularly removed from the construction areas.
4. The use of firearms in the construction site shall be strictly prohibited.
5. Construction personnel shall be given instruction regarding procedures to follow if wildlife is encountered. The procedures shall stress that animals shall not be harmed or harassed in any manner.
6. Construction personnel shall be prohibited from bringing pets to the site.
7. Open pipeline trenches shall be regularly inspected (minimally once per day), and any animals encountered shall be safely removed. A final inspection of the open trench shall be made immediately prior to backfilling.
8. Project employees should be notified of the occurrence of the San Joaquin kit fox, blunt-nosed leopard lizard, Tipton kangaroo rat, and sensitive annual plants within the general project area, measures being undertaken for the protection of these species and their associated habitats, and means by which individual employees can facilitate this process. Employees should also be notified to exercise caution when commuting to the project site because of the potential of killing or injuring kit foxes and other wildlife species with vehicles.
9. To the extent possible, construction during evening hours (when kit foxes are active and vulnerable to vehicle or equipment-induced injury or mortality) should be minimized.

CHAPTER 3

CIRCULATION ELEMENT

This Plan provides circulation which links residential, commercial, and recreational areas. The circulation system consists of roads and a comprehensive network of pedestrian/bicycle paths and equestrian/hiking trails.

This Circulation Plan classifies roads according to their function, and projected traffic roadways link the residential areas to regional transportation routes. The Circulation Plan provides for alternate modes of travel to reduce automobile use.

The trail systems provide access from residential neighborhoods to commercial centers, open space areas, and to the Kern River Parkway trail network. Master trails will usually be located within the Parkway; in some situations they will share the road pavement area.

ASSUMPTIONS:

- The Circulation Plan should consider local Congestion Management Program, Circulation Element of the 2010 General Plan, Air Quality Transportation Control Measures Plan, West Beltway Plan and the Long Range Public Transportation Systems Study in overall project design, although these plans sometimes have conflicting requirements.
- The Circulation Plan provides alternative locations for various proposed transportation facilities to more accurately reflect developing land use trends. Alternate locations were utilized as a result of land changing from private to public ownership since the adoption of the Metropolitan Bakersfield 2010 Circulation Plan.
- Several transportation issues (West Beltway Plan, Light Rail/High Speed Rail Plan) are currently under study by various government agencies and may be resolved during the buildout time frame of this project.

ISSUES:

- The project will add additional traffic on existing transportation routes including State Route 99 and many city streets, particularly Panama Lane, Buena Vista Road, Old River Road, Gosford Road, Pacheco Road, and Stockdale Highway. Impacts to these streets will be magnified if the West Beltway does not materialize or if the Kern River Freeway is delayed.
- The project will contribute to direct and indirect source emissions and will affect regional air quality.
- The project will affect the level of service of the existing freeway interchanges and adjacent City and County roads.
- Development will increase traffic-related noise at both existing roadways and future roadway systems.
- The railroad should be considered in project development and design, including its potential use as a part of a Light Rail/High Speed Rail network.
- Land acquisition for water banking purposes on adjacent properties has altered the need for or desirability of the circulation pattern depicted on the Metropolitan Bakersfield 2010 Circulation Plan.
- Nord Road is proposed to be deleted north of Panama Lane to north of the Kern River. South of Panama Lane, Nord Road deviates from the section line. Consequently, a Specific Plan line is needed to protect the road right-of-way.

GOALS:

To provide an effective circulation system that is safe, reflects and complements the character of the project site, promotes the use of alternate travel, provides for a network of trails, establishes the location of regional transportation corridors, and minimizes effects on the environment.

MAP PROVISIONS:

The project will utilize Metropolitan Bakersfield 2010 General Plan roadway designations (except where amendments are requested) and County road standards, except where variances may be warranted to respond to project design and expanded trail/landscape/median features. The existing Metropolitan Bakersfield 2010 General Plan Circulation Map and proposed amendments to that map are depicted on Figure A-14 in the Appendix and Figure 3-16, respectively. Alternate roadway sections are illustrated at the end of this chapter.

Although many multi-purpose trails are proposed for this project, only the Master Trail System is shown on the Circulation Plan (see Figure 3-1). "Feeder" trails will be developed at the tract map stage to provide access to the Master Trail System from adjacent subdivisions where proposed by the developer. Local streets may be used as part of the "feeder" trail system.

The following road designations are established and will be constructed to Kern County Type A road standards, except as provided for in the McAllister Ranch Specific Plan:

West Beltway – The West Beltway Corridor Study proposed an alignment 210 ft. wide centered on the north-south mid-section line of Section 23 of the McAllister Ranch project. The plan will reserve land to accommodate the beltway and necessary ramps.

Arterial Streets – These streets are generally located at one mile intervals. They contain four or six traffic lanes with a minimum 110-foot right-of-way.

Collector Streets – These streets are generally located at half-mile intervals with four traffic lanes and a minimum 90-foot right-of-way. The project may also include a "Collector-Alternate Section" designation for Theme Roads as detailed in the Specific Plan, providing four traffic lanes within a 90-foot right-of-way and increased landscaping between the back of curb line and private property lines. A conventionally designed or a meandering sidewalk, with or without trail provisions, within this parkway will be incorporated. A 60-ft. wide residential collector will also be incorporated into the circulation system.

Local Streets – Located to minimize through traffic and provide direct access to adjacent property, these streets will contain two traffic lanes with a 60-foot right-of-way. The

project may also include a "Local Collector Section" as detailed in the Specific Plan. A 70-ft. wide Neighborhood Entry Street Standard is proposed as an optional feature of this project for limited use in specific situations.

Bikeways – Located primarily along routes shown on the Circulation Plan, within Arterial and Collector street sections, and conforming to the Metropolitan Bakersfield 2010 Bikeway Master Plan. Bikeways shall also be located in landscaped parkways along McAllister Drive, Canfield Parkway, Stetson Drive and Marino Parkway, and along portions of the lake development and linear parkways. Pavement width for right-of-way widths for arterials and collectors incorporating bike lanes within the curb line shall conform to the Circulation Element of the Metropolitan Bakersfield 2010 General Plan. Multi-purpose trail widths will be wide enough to accommodate both pedestrian and bicycle traffic.

Bicycle paths shall be graded and improved and will be allowed to meander through parkways owned and maintained by MAMA. Although the standard surfacing proposed is asphalt, concrete or surfaces such as decomposed granite, which can withstand bicycle traffic, may be utilized.

Equestrian/Hiking Trail Standards – Horse trails shall be constructed as shown on Figure 3-15. Trail surfaces will not be paved.

POLICIES:

1. To enhance the aesthetics of project design, roads may be allowed to deviate from section and mid-section lines. A General Plan Amendment to the Circulation Element is part of this proposal.
2. Because portions of the Plan area are located adjacent to areas not subject to development (i.e., water bank areas), north/south roadways (as defined on the General Plan) should be deleted to provide a Circulation Plan which closely follows land use.
3. The Circulation Plan should provide trails for pedestrians, bicycles and horses, and whenever practical, separate them from roads.

4. Park and ride facilities should be provided along freeway corridors, potential bus or mass transit routes, within parks and common use facilities, and rail facilities (a minimum total of 120 spaces). Bicycle racks near freeway corridors, rail facilities, and in commercial areas near bus stops will be required, as recommended by the Architectural Review Committee. Bus turnouts should be provided approximately every two blocks along major traffic routes or at major intersections after consultation with Golden Empire Transit (GET). Consider a Time Transfer Point as part of a Light Rail/High Speed Rail Terminal facility, in consultation with GET.
5. An area will be reserved for a Light Rail/High Speed Rail Terminal facility near the intersection of the future West Beltway/High Speed Rail alignment and the existing railroad for a period of seven years after adoption of the Specific Plan or until an alternative High Speed Rail facility or an alignment is selected, whichever occurs first.
6. All trails within the project will be maintained by the Master Area Maintenance Association, or the CSA.
7. Street trees shall be provided to enhance community aesthetics.

IMPLEMENTATION:

- A. The County shall require that the roads, trails, and other transportation facilities shown on the Circulation Plan be installed with each Final Map, or other applicable discretionary approval such as golf course, sewage treatment plant, water distribution facilities, CUPs, etc.
- B. The developer will encourage the coordination of a ride share program with Kern COG. This information will be included in newsletters to the homeowners. The developer shall provide a bulletin board in the on-site Master Area Maintenance Association office for display of the ride share program details.
- C. The alignment of the roadways as depicted on the Circulation Plan are general in nature and some deviation is anticipated at the time of development. Any deviations that are in substantial conformance with the intent of the Specific Plan may be granted by the Director of Planning and Development Services, in consultation with the Transportation

Management Department. Trails are conceptual, and final alignments will be approved at the tentative tract map stage, or other applicable discretionary approval such as golf course, sewage treatment plant, water distribution facilities, CUPs, etc.

- D. Prior to initial tract map submittal, a conceptual Master Wall and Landscape Plan shall be developed by the applicant and submitted to Kern County Planning and Development Services for reference purposes. Enforcement of the Master Wall and Landscape Plan will be the responsibility of the developer. Authority to implement the Landscape Plan will be under the purview of the Architectural Review Committee.
- E. Streetscape requirements for project arterial and collector street designations will be a minimum of one tree per 40 linear feet of roadway. Street trees may be individually spaced or grouped as approved by the Transportation Management Department during tract map review process.
- F. The developer or Architectural Review Committee shall require applicant, as a condition of tract map approval or other applicable discretionary approval such as golf course, sewage treatment plant, water distribution facilities, CUPs, etc., to comply with the Master Wall and Landscape Plan for streets shown on the Circulation Plan. A tract-specific landscape plan shall identify plant types and maintenance programs. Landscaping within public rights-of-way or affecting site distances will be subject to review by the Transportation Management Department.
- G. The developer or Architectural Review Committee shall require applicant, as a condition of tract map approval or other applicable discretionary action, such as golf course, Precise Development Plan, CUP, etc., to include such items as bicycle racks, bus shelters, bus turnouts, and feeder trails to facilitate alternate modes of travel.
- H. Project applicant will reserve ten acres for seven years after adoption date of this Plan for a Light Rail/High Speed Rail Terminal facility or until such time that the governing agencies having jurisdiction determine, in writing, that the facility will not be needed, whichever comes first. At the end of the reservation period, if an option for the acreage has not been negotiated by appropriate entities and the project applicant, the land shall be available for development based on requirements of the base zone district.

- I. Project applicant will reserve land for the West Beltway and the High Speed Rail corridor, including an area sufficient to accommodate a complete interchange(s), with a 100-ft. wide strip adjacent to the east side of the beltway as a potential High Speed Rail alignment. The reservation will be for a period of seven years after the adoption date of this Plan, or until such time that the governing agencies having jurisdiction determine, in writing, that the facility will not be needed, whichever comes first. At the end of the reservation period, if an option for the acreage has not been negotiated by appropriate entities and the project applicant, the land shall be available for development based on requirements of the base zone district.

If the alignment of the West Beltway is not adopted as shown on this Plan, or if an alternate alignment is adopted prior to the end of the seven year reservation period, the developer shall construct a minimum 90-foot wide collector centered on the north-south mid-section line of Section 23.

- J. Alternate roadway and trail standards for the Plan area will be implemented as noted on Figures 3-2 through 3-15 in this Specific Plan.
- K. The applicant will participate in the Regional Transportation Impact Fee Program, as defined and outlined in Chapter 17.60 of the Ordinance Code of the County of Kern. Fees will be collected as described in the Regional Transportation Impact Fee Ordinance. It is understood that the scope of facilities and amount of the fee may be adjusted from time to time by the Board of Supervisors.
- L. The master developer will institute a Subregional Transportation Impact Fee (STIF) program. A trust fund will be established to collect and hold monies for improvements to subregional transportation facilities anticipated to be impacted by McAllister Ranch generated traffic. The Subregional Fee is based on the project's prorata share of roadway construction needs identified in the traffic study prepared for the project by Kunzman Associates. This Subregional Fee will be used to improve the current circulation system to meet the 2020 cumulative traffic needs.

The Subregional Fee for the McAllister Ranch Specific Plan project will be paid at the following rate:

- \$1,000 per single family dwelling unit
- \$650 for multiple family dwelling units
- \$0.56 per square foot of commercial land area constructed within the project area.

Fees will be deposited into the trust account at close of escrow and/or prior to the issuance of certificate of occupancy permits.

The McAllister Ranch Subregional Transportation Impact Fee will be capped at the rates noted above and will not increase over the life of the project. The Subregional Fee may, however, be lowered. Various factors which may result in decreasing the McAllister Ranch Subregional Transportation Impact Fee include, but are not limited to, the following:

- road segments being constructed by other developers and/or City or County agencies,
- changes in the Regional Transportation Fee program which may include road segments identified in the McAllister Ranch Subregional Traffic Impact Fee program,
- changes in funding sources or the funding structures for freeways (such as one-half sales tax),
- an increase or decrease in the buildout rate of the McAllister Ranch project or other projects in the subregion which may complete facilities identified, or
- recommendations from traffic phasing analyses performed at various thresholds of project development.

Recommendations for fee reductions will be made by the master developer and County Transportation Management Department to the Board of Supervisors for their review and approval.

- M. A Phasing Traffic Analysis will be prepared at the threshold of each phase of the project. For the purposes of the Phasing Traffic Analysis, threshold is defined as the issuance of occupancy permits in multiples of 1,050 dwelling units or 20,000 ADT. The Phasing Traffic Analysis will identify improvements to specific off-site transportation facilities necessary to maintain adopted LOS standard or better. The Phasing Traffic Analysis will be approved by the Transportation Management Department.

At the threshold of each phase a Phasing Traffic Analysis will be performed. This analysis will evaluate the effectiveness in maintaining adopted LOS standard of the roadway improvements identified in the current Phasing Traffic Analysis in relation to the development progress in subsequent years. Many of the off-site road segment improvements identified in the initial traffic study prepared by Kunzman Associates for the Project, as well as previous Phasing Traffic Analyses will be the responsibility of property owners/developers which join the roadway segments. These improvements may already be constructed prior to the McAllister Ranch Phasing Analysis which would require construction of these facilities. The Phasing Traffic Analyses required at the end of each phase will be funded by the McAllister Ranch Subregional Transportation Impact Fee Trust Fund.

As project construction reaches a threshold, the Phasing Traffic Analysis will be performed. Should subsequent studies identify improvements necessary to maintain adopted LOS standard or better, the master developer will utilize the Subregional Transportation Impact Fees collected to fund the construction of the identified off-site road segments significantly impacted by the McAllister Ranch project. For the purposes of determining the off-site construction requirements identified in the Phasing Traffic Analysis, significant impact will be defined as McAllister Ranch traffic contributing more than 20 percent of the cumulative traffic on the roadway segment or intersection.

Improvements to roadway segments and/or intersections, which are less than the defined significant impact level (greater than 20 percent cumulative traffic), may be constructed utilizing the STIF program (providing funds are available), if approved by the master developer and the Transportation Management Department. Construction projects funded by the STIF program will not exceed funds on-hand except as described below.

In concurrence with the Transportation Management Department, the developer will be allowed to construct off-site roadway segments identified in the Phasing Analysis in advance of the LOS threshold need. Should funds for this construction not be available in the Subregional Transportation Impact Fee fund, the developer will be reimbursed for funds expended over and above the STIF account balance, in accordance with the preliminary Phasing Plan which is described below and as modified in future phasing analyses, when such funds collected are first deposited into the STIF account, or as agreed to by the developer and the Transportation Management Department prior to roadway construction activities.

Improvements to be reviewed in the Phasing Traffic Analysis at the end of each phase are as follows:

End of Phase 1:

- widen Panama Lane from 2 to 4 lanes between the project site and Buena Vista Road
- widen Buena Vista Road from 2 to 4 lanes between Stockdale Highway and White Lane
- widen canal culverts at Panama Lane & Buena Vista Road and at Buena Vista Road & the river
- installation of traffic signals at Buena Vista Road & Ming Avenue, Buena Vista Road & White Lane, Buena Vista Road & Panama Lane, Gosford Road & Panama Lane and Stine Road & Panama Lane.

End of Phase 2:

- widen Panama Lane from 4 to 6 lanes between the site and Buena Vista Road; from 2 to 4 lanes between Buena Vista Road and Gosford Road and from 2 to 4 lanes between Ashe Road and Stine Road
- widen Buena Vista Road from 2 to 4 lanes between White Lane and Panama Lane
- installation of a canal bridge at Panama Lane and the Arvin-Edison West Canal
- widen canal culvert at Panama Lane & the Farmers Canal and at Buena Vista Road & the Buena Vista Canal

- installation of railroad grade crossings at Panama Lane & the Sunset Branch and at Buena Vista Road at the Buttonwillow Branch of the Southern Pacific Railroad
- installation of traffic signals at Enos Lane & Panama Lane, at Stockdale Highway & Renfro Road and at Old River Road & Panama Lane.

End of Phase 3:

- widen Panama Lane from 2 to 4 lanes between Gosford Road & Ashe Road
- widen Gosford Road from 4 to 6 lanes between White Lane and Pacheco Road
- installation of a canal culvert and widening of the canal culvert at Panama Lane & Stine Road
- installation of signals at Enos Lane & I-5 (both northbound and southbound ramps).

End of Phase 4:

- installation of Pacheco Road to 4 lanes between the site & Buena Vista Road
- widen Panama Lane from 4 to 6 lanes between Buena Vista Road & Old River Road
- installation of signal at Buena Vista Road & Stockdale Highway.

End of Phase 5:

- widening South Allen Road from 2 to 4 lanes between White Lane & Pacheco Road
- construction of Stetson Way (2 lanes) between Panama Lane & Taft Highway
- installation of railroad grade crossing at South Allen Road & the Buttonwillow Branch
- installation of signal at South Allen Road & Panama Lane.

End of Phase 6:

- widen White Lane from 2 to 4 lanes between South Allen Road & Buena Vista Road
- widen Old River Road from 2 to 4 lanes between Panama Lane & Taft Highway

- widen South Allen Road from 4 to 6 lanes between White Lane & Pacheco Road
- widen Buena Vista Road from 4 to 6 lanes between Ming Avenue & Pacheco Road
- widen Panama Lane from 4 to 6 lanes between Old River Road & Gosford Road
- widen Taft Highway from 2 to 4 lanes between Old River Road & Gosford Road
- installation of signals at South Allen Road & Pacheco Road, South Allen Road & White Lane, Buena Vista Road & Pacheco Road and Old River Road & Pacheco Road.

The above improvements are identified in the initial Phasing Traffic Analysis (on file at the Kern County Transportation Management Department) as improvements necessary to specific off-site road segments required to maintain adopted LOS standard or better for each threshold of the project development. The trust fund will be jointly administered by the master developer and Transportation Management Department for use in funding construction of the above identified off-site road segments anticipated to be required for each phase of the development.

N. Prior to the recordation of the initial tract map for the McAllister Ranch project, the applicant, in consultation with the Transportation Management Department, establish a Subregional Transportation Impact Fee (STIF) Trust Fund. The STIF Trust Fund would be operated and managed as described below:

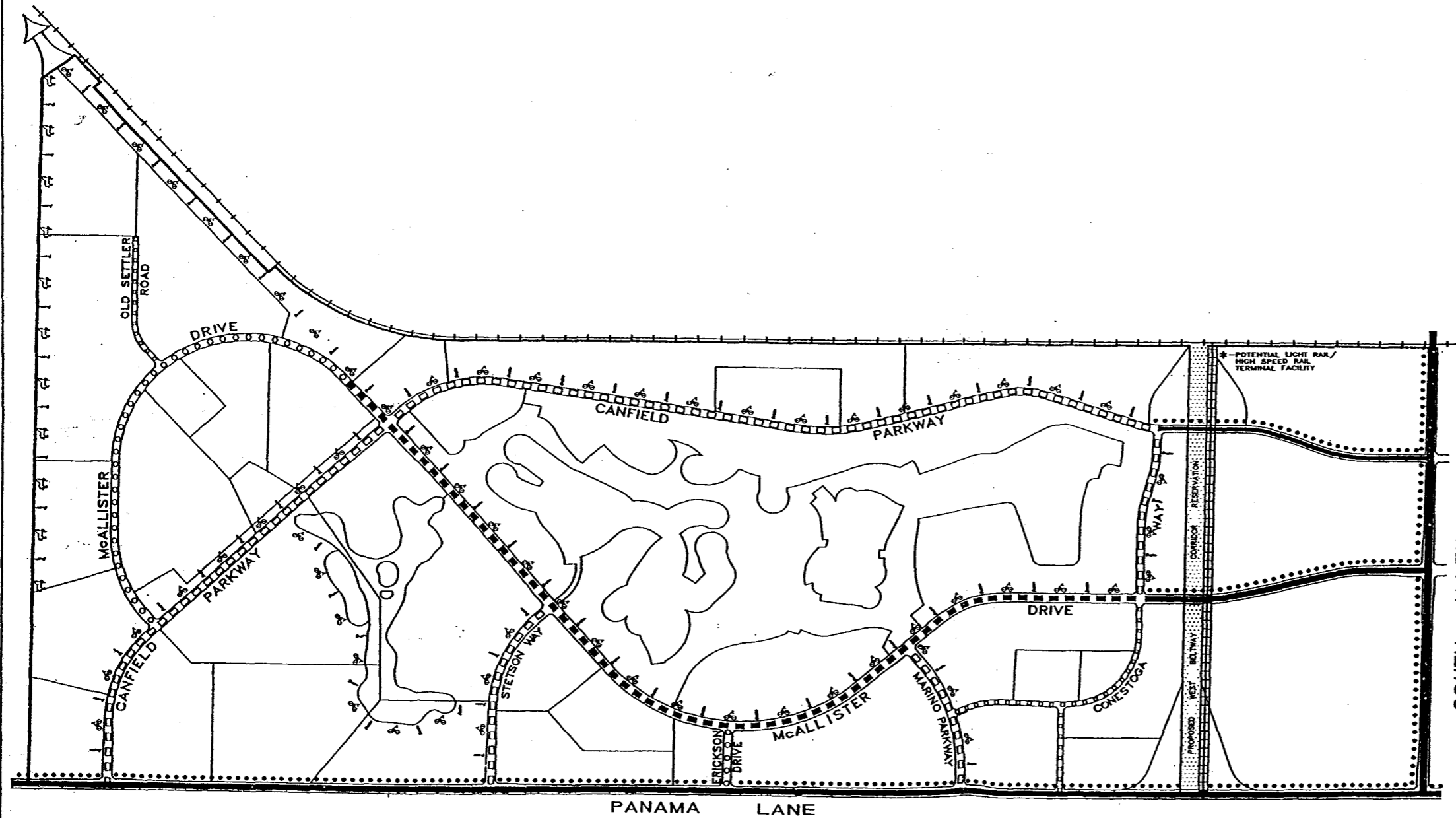
- The trust fund will be administered jointly by the master developer and the Transportation Management Department for use in funding construction of identified off-site road segments required for each phase of development. The Kern County Transportation Management Department would oversee expenditures as the master developer constructs the road improvements.
- Fees will be deposited into the trust account at close of escrow and/or prior to the issuance of the certificate of occupancy permits.
- Fees in the trust fund will also be used to fund the Phasing Traffic Analyses required at the phasing threshold.

- O. The project applicant agrees to participate in the Congestion Management Program (CMP) for State highways on which the project creates a significant impact (defined as the McAllister Ranch project contributing 20 percent or more of cumulative traffic totals).

- P. Project applicant will construct, per the Phasing Traffic Analysis, the streets shown on Figure RTC-19 in the September 9, 1993 Transportation Management Department Response to Comment Letter No. 9 in the Final EIR, with the exception of the West Beltway.

- Q. Traffic signals should be installed by the project applicant at the locations shown on Figure RTC-19 in the September 9, 1993 Transportation Management Department Response to Comment Letter No. 9 in the Final EIR, when the signal warrant volumes in Table 9 of the July 1993 Kunzman Traffic Study are exceeded, or as defined in the subsequent Phasing Traffic Analysis.

TIE-IN WITH
KERN RIVER PARKWAY
TRAIL SYSTEM



ROADWAY LEGEND

- ARTERIAL
134' R.O.W.
- ARTERIAL
110' R.O.W.
- ARTERIAL-THEME
110' R.O.W.
- COLLECTOR-THEME
90' R.O.W.
- ○ ○ ○ COLLECTOR-STANDARD
90' R.O.W.
- RESIDENTIAL COLLECTOR
60' R.O.W.
- ▨ PROPOSED WEST BELTWAY
PER WEST BELTWAY CORRIDOR STUDY,
JANUARY 1990 PREPARED BY BARTON -
ASCHMAN ASSOCIATES INC.

TRAIL SYSTEM LEGEND

- BIKE LANE INSIDE ROADWAY
- | | EQUESTRIAN/HIKING TRAIL
- | | BIKE/PEDESTRIAN TRAIL

RAIL SYSTEM LEGEND

- POTENTIAL LIGHT RAIL CORRIDOR
AND EXISTING SOUTHERN PACIFIC RAILROAD
- ===== POTENTIAL HIGH SPEED RAIL CORRIDOR

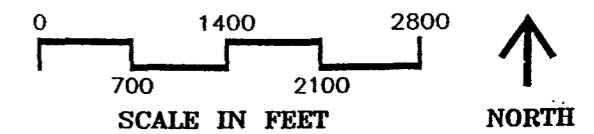


Figure 3-1
Circulation Plan
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

ROADWAY LEGEND

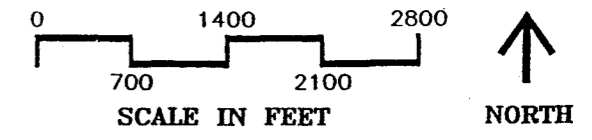
- ARTERIAL
134' R.O.W.
- ARTERIAL
110' R.O.W.
- - - - - ARTERIAL-THEME
110' R.O.W.
- □ □ □ COLLECTOR-THEME
90' R.O.W.
- ○ ○ ○ ○ COLLECTOR-STANDARD
90' R.O.W.
- RESIDENTIAL COLLECTOR
60' R.O.W.
- ▨ PROPOSED WEST BELTWAY
PER WEST BELTWAY CORRIDOR STUDY,
JANUARY 1990 PREPARED BY BARTON -
ASCHMAN ASSOCIATES INC.
- (A-1) KEY TO STREET SECTIONS

TRAIL SYSTEM LEGEND

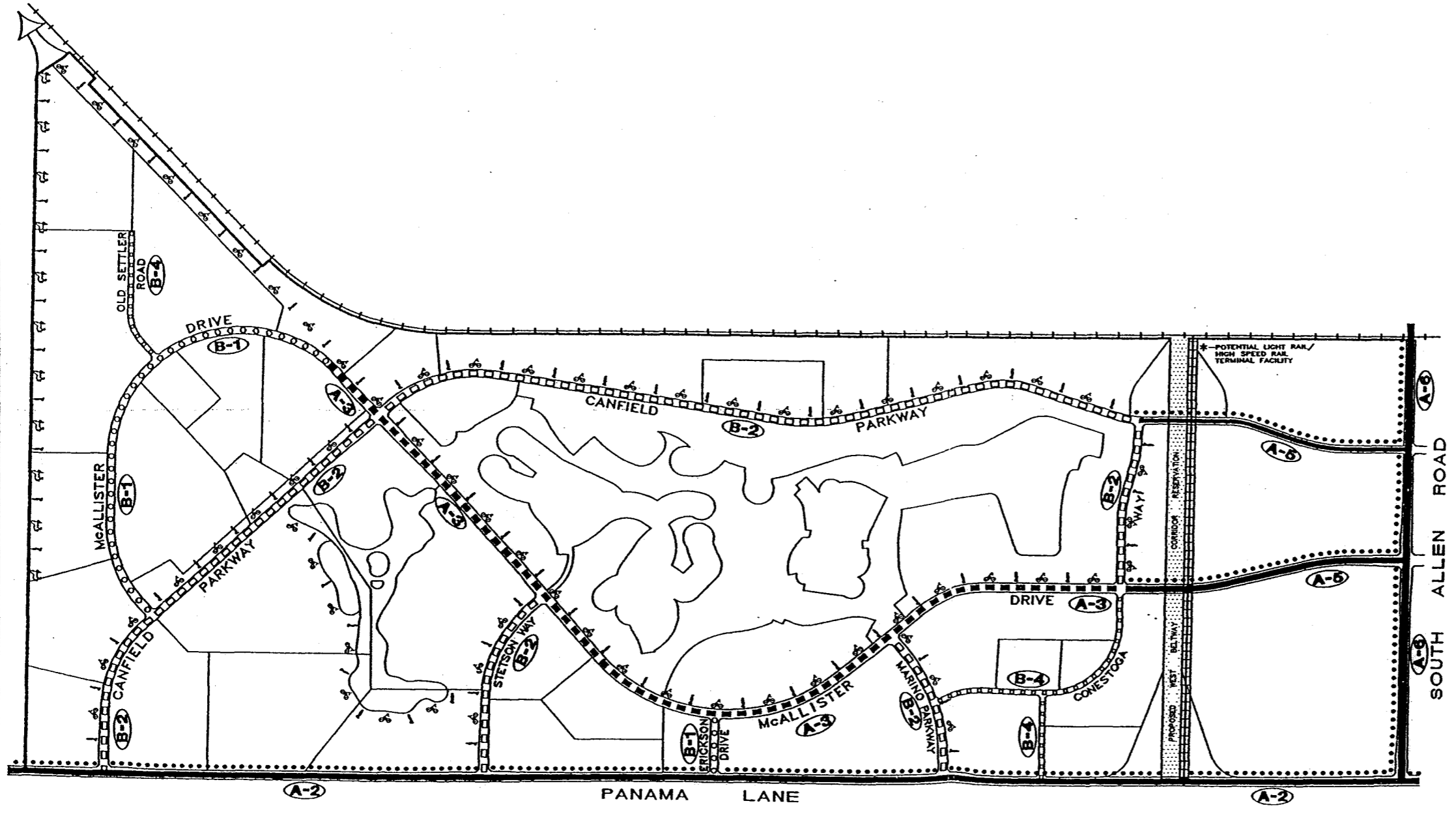
- BIKE LANE INSIDE ROADWAY
- | ♣ | ♣ | EQUESTRIAN/HIKING TRAIL
- | ♣ | ♣ | BIKE/PEDESTRIAN TRAIL

RAIL SYSTEM LEGEND

- - - - - POTENTIAL LIGHT RAIL CORRIDOR
AND EXISTING SOUTHERN PACIFIC RAILROAD
- ▨▨▨▨▨ POTENTIAL HIGH SPEED RAIL CORRIDOR



TIE-IN WITH
KERN RIVER PARKWAY
TRAIL SYSTEM



McALLISTER RANCH SPECIFIC PLAN

Figure 3-2
Street Section Key Map
**McALLISTER
RANCH**
BAKERSFIELD, CALIFORNIA

A-1 DIVIDED ARTERIAL (4 lane without bikeway)
110' R.O.W

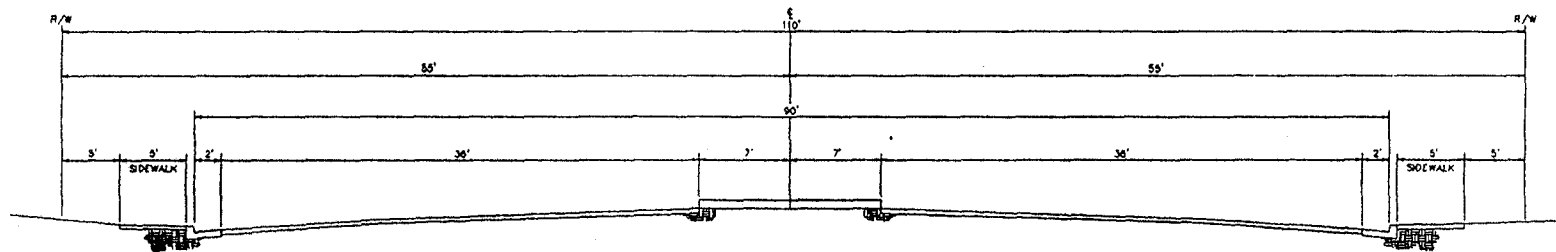


Figure 3-3
Street Standard A-1
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

A-2

DIVIDED ARTERIAL (4 lane with bikeway in paved area, no street parking) – PANAMA LANE (without acquisition of r.o.w. on south half)
110' ULTIMATE R.O.W

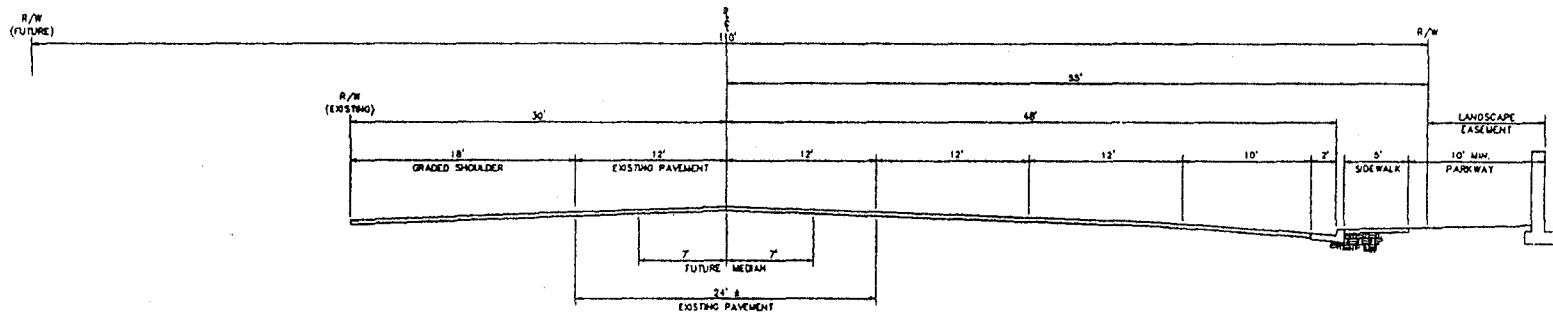


Figure 3-4
Street Standard A-2
**McALLISTER
RANCH**
BAKERSFIELD, CALIFORNIA

A-3

THEME DIVIDED ARTERIAL (alternate section, 4 lane with multi-purpose trail in parkway) - McALLISTER DRIVE BETWEEN
110' R.O.W. CANFIELD PARKWAY AND CONESTOGA WAY

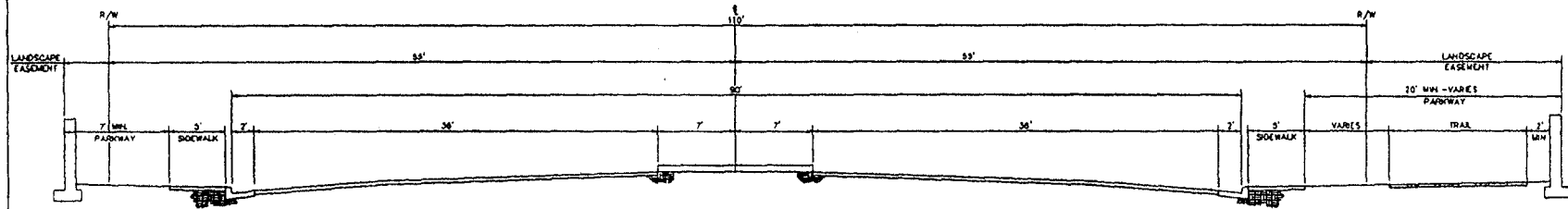


Figure 3-5
Street Standard A-3
**McALLISTER
RANCH**
BAKERSFIELD, CALIFORNIA

A-4 **THEME DIVIDED ARTERIAL** (alternate section, 6 lane with multi-purpose trail in parkway, no street parking)
 110' R.O.W

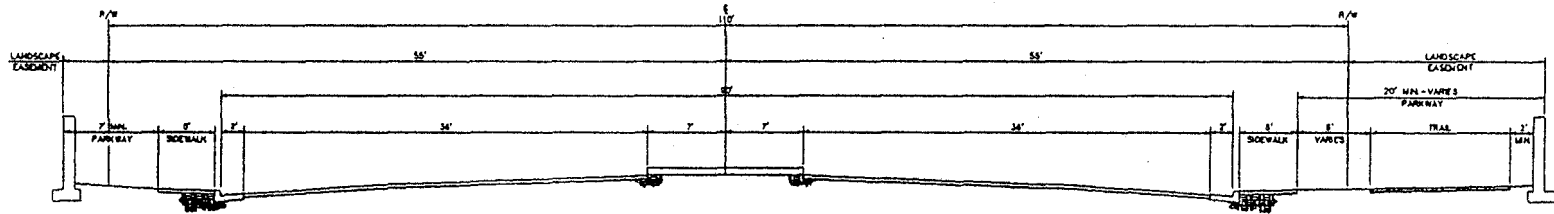


Figure 3-6
 Street Standard A-4
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA

(A-5)

DIVIDED ARTERIAL

110' R.O.W

(alternate section, 6 lane with bikeway in paved area, no street parking)

McALLISTER DRIVE AND CANFIELD PARKWAY
BETWEEN SOUTH ALLEN ROAD AND
CONESTOGA WAY

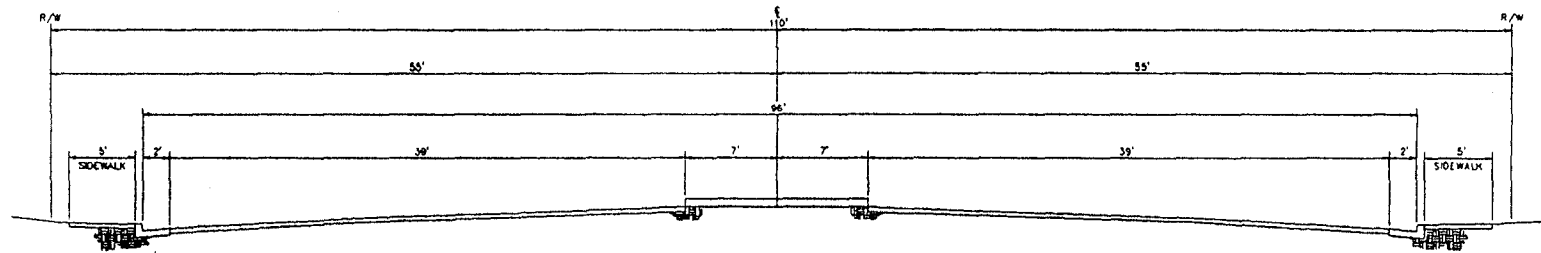


Figure 3-7

Street Standard A-5

**McALLISTER
RANCH**

BAKERSFIELD, CALIFORNIA

A-6

UNDIVIDED ARTERIAL (alternate section, 3 lane with bikeway in parkway) - SOUTH ALLEN ROAD (without acquisition of r.o.w. on east half)
110' ULTIMATE R.O.W.

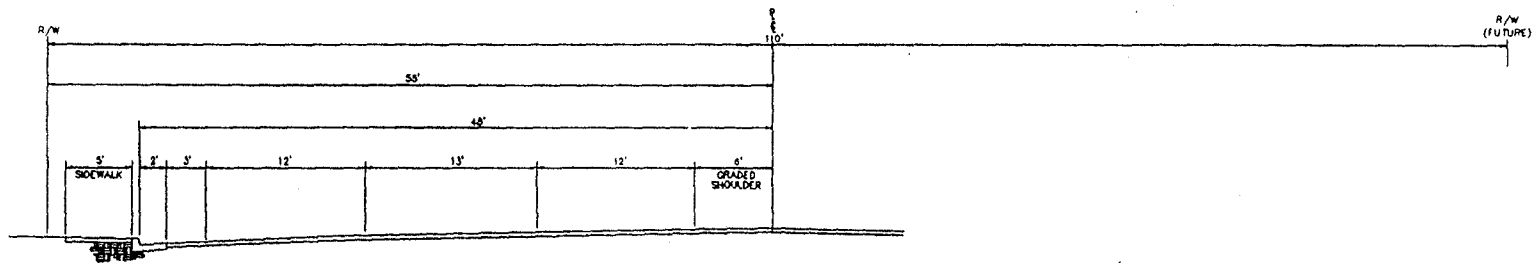


Figure 3-8

Street Standard A-6

**McALLISTER
RANCH**

BAKERSFIELD, CALIFORNIA

McALLISTER RANCH SPECIFIC PLAN

Page 89

A-7 DIVIDED ARTERIAL (alternate section, 8 lane, no street parking)
134' R.O.W

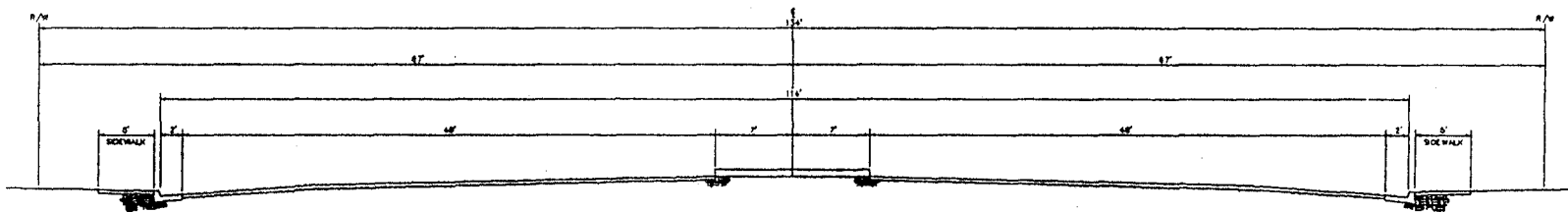


Figure 3-9

Street Standard A-7

McALLISTER RANCH

BAKERSFIELD, CALIFORNIA

McALLISTER RANCH SPECIFIC PLAN

Page 90

B-1 COLLECTOR (4 lane undivided without bikeway) – LOOP PORTION OF McALLISTER DRIVE, ERICKSON DRIVE
90' R.O.W

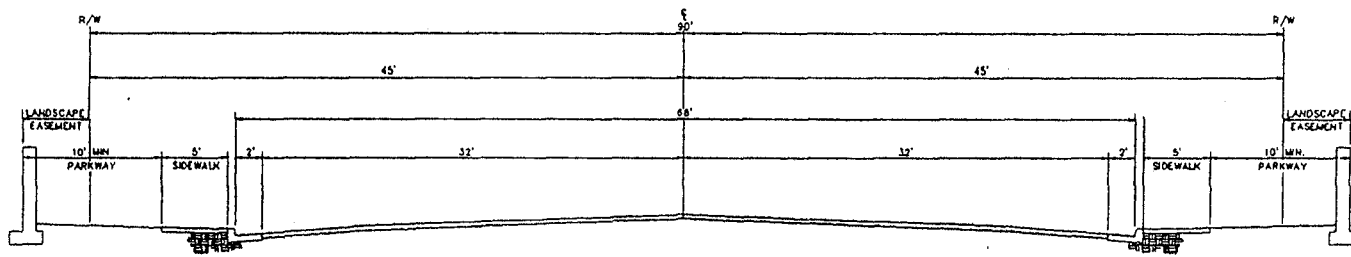


Figure 3-10
Street Standard B-1
**McALLISTER
RANCH**
BAKERSFIELD, CALIFORNIA

B-2

THEME COLLECTOR (alternate section, 4 lane undivided with multi-use trail in parkway) - CANFIELD PARKWAY WEST OF CONESTOGA WAY, STETSON WAY, MARINO PARKWAY, CONESTOGA WAY BETWEEN CANFIELD PARKWAY AND McALLISTER DRIVE

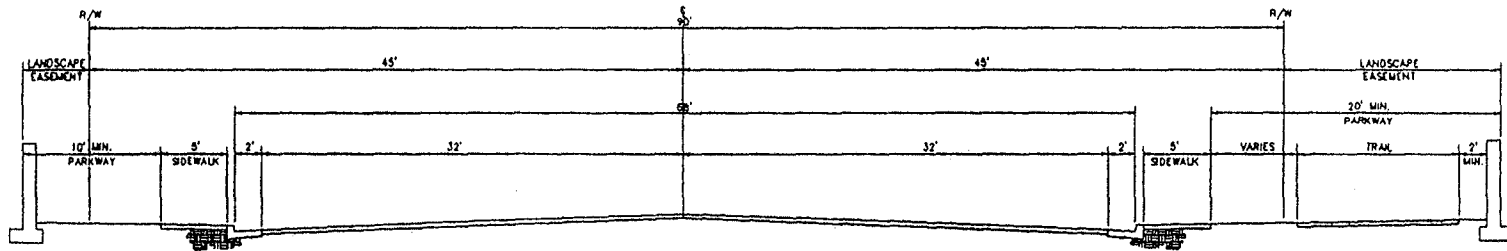


Figure 3-11
Street Standard B-2
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

B-3 COLLECTOR (4 lane undivided with bikeway in paved area)
90' R.O.W

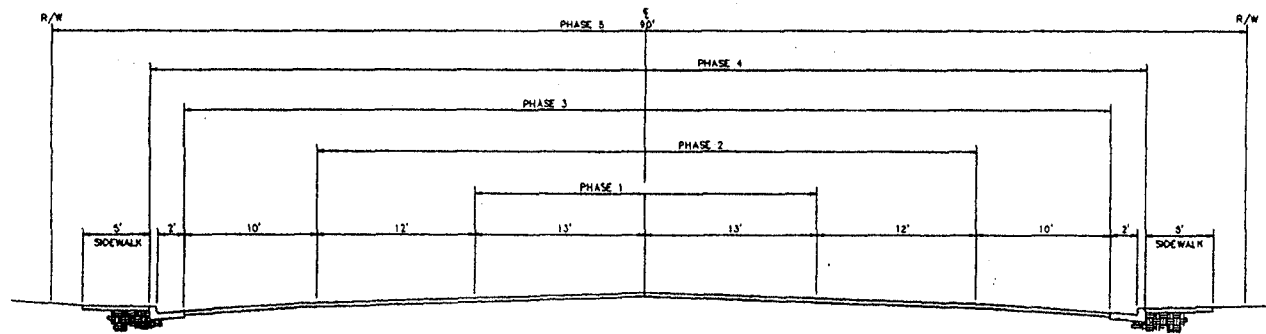


Figure 3-12
Street Standard B-3
McALLISTER
RANCH
BAKERSFIELD, CALIFORNIA

B-4

RESIDENTIAL COLLECTOR (alternate section, 2 lane undivided) - OLD SETTLER ROAD, CONESTOGA WAY BETWEEN McALLISTER DRIVE AND MARINO PARKWAY
60' R.O.W

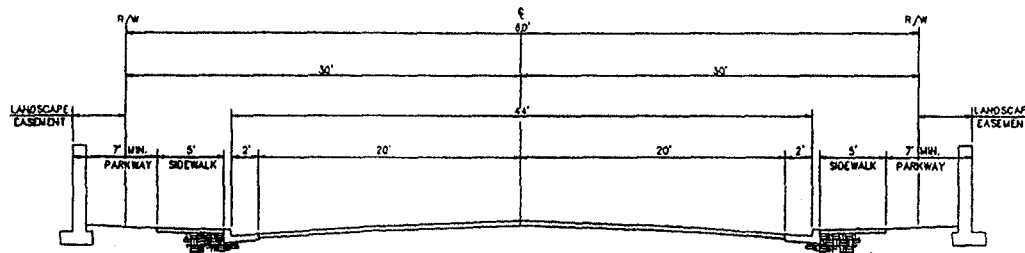


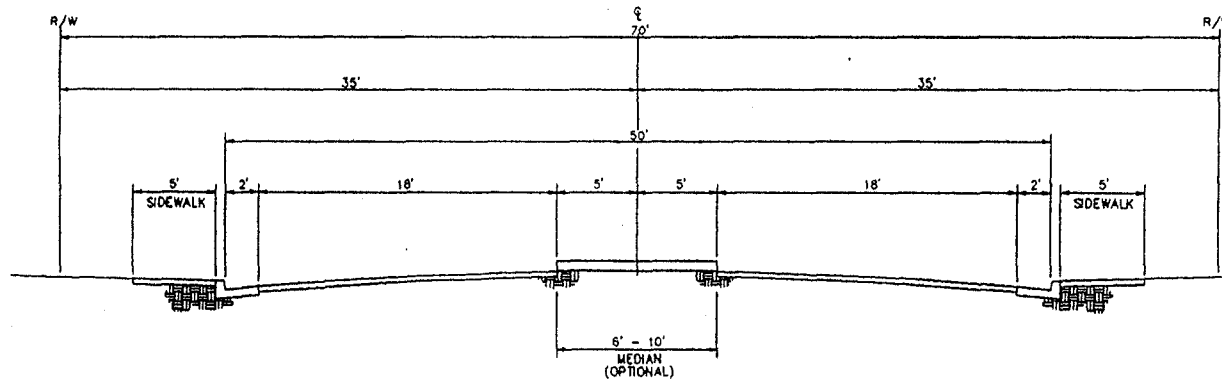
Figure 3-13

Street Standard B-4

**McALLISTER
RANCH**

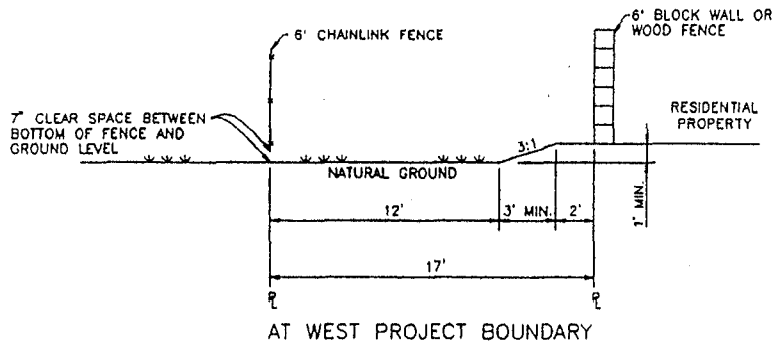
BAKERSFIELD, CALIFORNIA

C-1 NEIGHBORHOOD ENTRY STREET (alternate section)
70' R.O.W

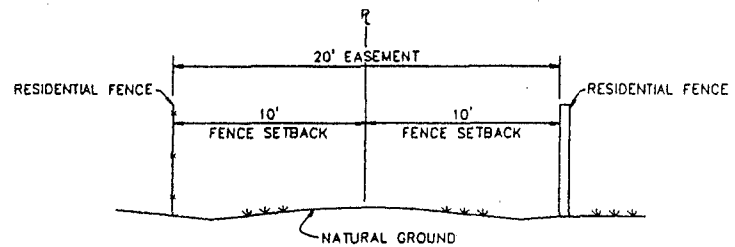


NOTE:
THE NEIGHBORHOOD ENTRY STREET SECTION IS AN OPTIONAL STANDARD. IT IS INTENDED TO BE USED TO ENHANCE NEIGHBORHOOD IDENTIFICATION AT INTERSECTIONS OF LOCAL STREETS AND MAJOR ARTERIALS OR COLLECTORS. NO LOTS MAY FRONT ON NEIGHBORHOOD ENTRY STREETS (SIDE AND REAR YARDS ONLY). THESE WALLS WILL BE EXTENDED INTO THE NEIGHBORHOODS ALONG BOTH SIDES OF NEIGHBORHOOD ENTRY STREETS.

Figure 3-14
Street Standard C-1
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

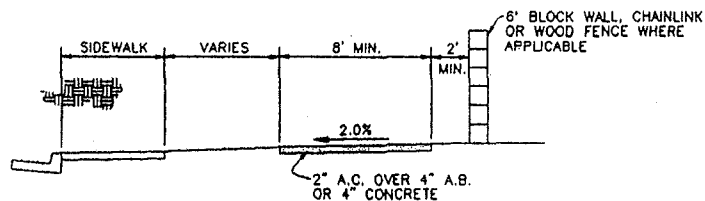


AT WEST PROJECT BOUNDARY

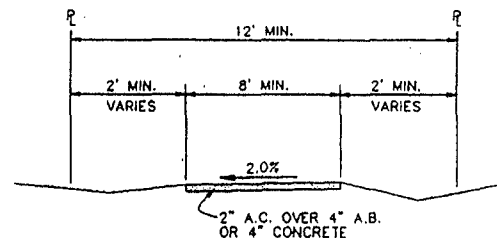


BETWEEN LOTS WITHIN SUBDIVISIONS

SOFT SURFACE TRAILS



TRAIL ADJACENT TO STREET



TRAIL NOT ADJACENT TO STREET (PASEOS)

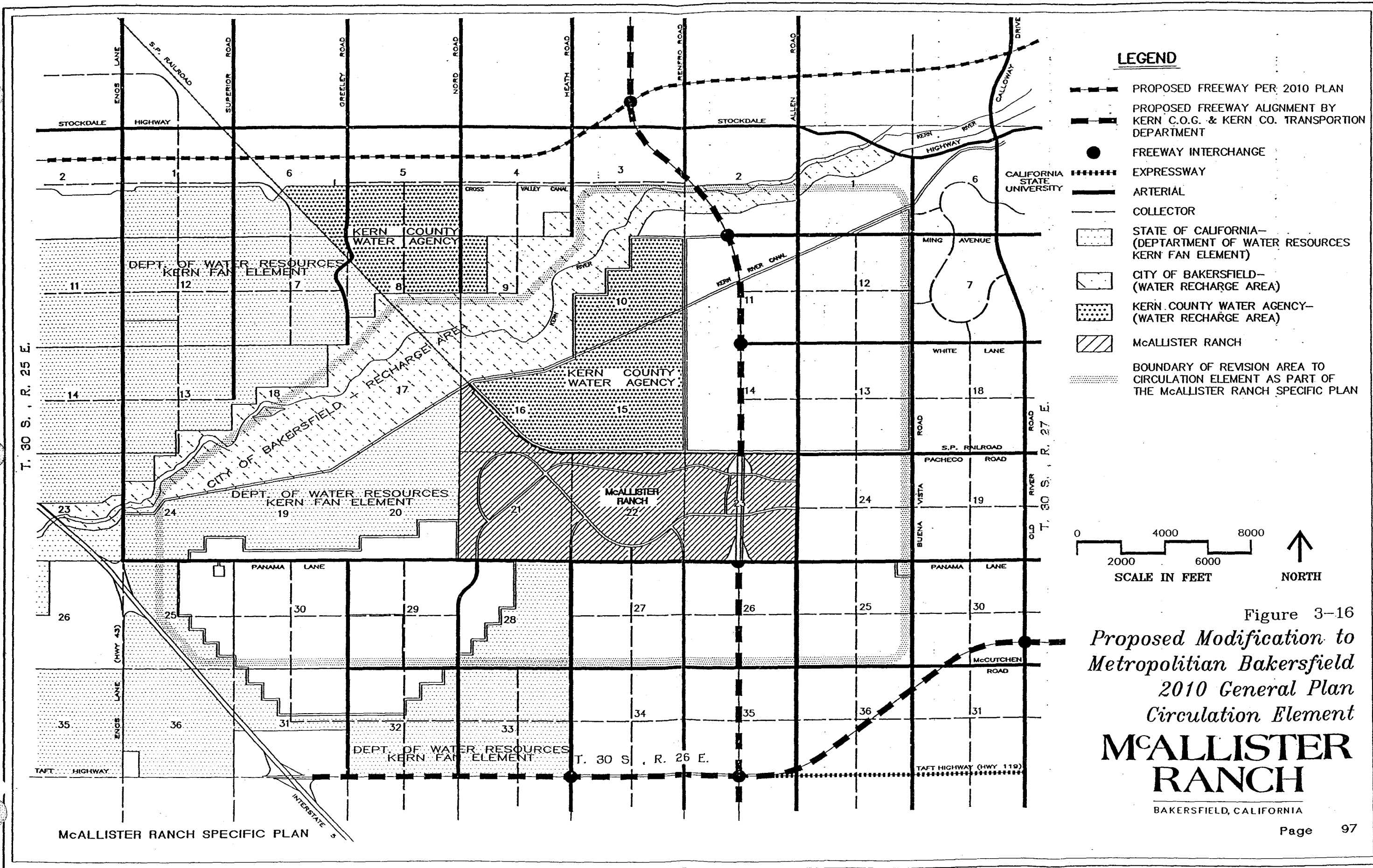
HARD SURFACE TRAILS

NOTE:
HARD SURFACE TRAILS AND SIDEWALKS ARE PROPOSED TO MEANDER
THROUGH PARKWAYS OR EASEMENTS OF VARIED WIDTHS.

Figure 3-15
*Multi-Purpose
Trail Standards*

**McALLISTER
RANCH**

BAKERSFIELD, CALIFORNIA



CHAPTER 4

HOUSING ELEMENT

Implementation of this Specific Plan will allow for a total of 9,000 units. This development would occur primarily on the 1,160± acres designated as "Residential" on the Land Use Map, although some residential units may occur within the Intensified Activity Center area.

Although market conditions will ultimately dictate overall project timing, the applicant's initial sales program should be completed within a 20 year time period.

This Specific Plan identifies residential land uses which would accommodate a maximum of 29 dwelling units per net acre. The proposed maximum overall average site density is 4.35 unit/ acres. A combination of housing types are proposed including, but not limited to, single-family detached, single-family attached, zero lot line and multi-family units.

The site is being designed to respond to a regional demand for recreational-residential development, as identified in marketing studies prepared for the project applicant. The marketing studies analyzed and evaluated projected population, employment, income and housing data for Kern County and southern California.

ISSUES:

- This project will impact the existing service systems in the area, i.e., schools, libraries, recreational facilities, fire and sheriff.
- There is a continuing need for a wide variety of housing types available to a broad range of economic levels.

GOALS:

Develop a master planned community that includes a wide mix of residential and employment opportunities.

Plan for and define the extent of public facilities and services for residential uses.

The maximum number of dwelling units proposed for McAllister Ranch Specific Plan is 9,000 units. Based on this number of dwelling units, the population for the project would be approximately 26,280 persons.

The McAllister Ranch Specific Plan provides for job opportunities in the commercial areas identified in the Plan area, and at the nearby proposed McFarland Energy project. Based on information contained in the Fiscal Impact Report prepared for this project, it is anticipated that between 14,800 and 16,900 jobs will be available on-site, with an estimated 44,000 additional jobs at the proposed adjacent McFarland Energy industrial development.

Based on the experience of communities with a similar population, an achievable target of between 55 to 65 percent of project residents could be employed in or near the project area. The development plan correlates wage and salary trends with housing prices required to meet qualifying conditions established by mortgage lending sources.

POLICIES:

1. Phases of development will be directly tied to the provision of infrastructure, public facilities, and commercial areas to support such development and to market demand.
2. Policies of the Kern County Unincorporated Area General Plan Housing Element are incorporated by reference.
3. Encourage new residential developments to incorporate technical innovations and energy efficient designs.
4. Provide for entry-level housing opportunities.

IMPLEMENTATION:

- A. The implementation measures of the Kern County Unincorporated Area General Plan Housing Element are incorporated by reference.
- B. Residential development guidelines which exceed County Standards are included in Chapter 2, Chapter 3, and Chapter 5 of this Specific Plan.

- C. Subdivisions shall be required to meet Type A subdivision standards and other related development standards pursuant to the Kern County Land Division Ordinance.
- D. Housing location, types and densities shall be developed in accordance with the Land Use Plan identified on Figure 1-4 of this report.
- E. At the discretion of the Planning Director, minor modifications in the boundaries and acreage of planning areas due to road alignments specified or adopted by the County, or planning or engineering refinements, shall be permitted subject to the approval of the Planning Director without an amendment to the McAllister Ranch Specific Plan.
- F. Senior or low-cost housing opportunities in the form of rental housing or small lot subdivisions shall be provided within the Plan boundaries.
- G. Entry level housing will be encouraged by providing small lot subdivisions with lots and setbacks which deviate from County requirements, as provided for in Kern County Zoning and Land Use ordinances.

CHAPTER 5

NOISE ELEMENT

The purpose of the Noise Element is to identify sources of noise within the Plan area, quantify noise impacts, and provide for means of attenuation. A Noise Element has been adopted as part of the Metropolitan Bakersfield 2010 General Plan. This Element of the McAllister Ranch Specific Plan is to supplement the Metropolitan Bakersfield 2010 Noise Element.

As a result of the applicant's train traffic noise monitoring, the 65 CNEL contour line is less than 50 feet from the rail line, well within the railroad right-of-way. From Panama Lane and South Allen Road, the traffic noise levels 100 feet from roadway centerline is less than 65 dB L_{dn} . Along the West Beltway, the 65 dB L_{dn} extends into the areas proposed for residential development (see Figure 5-1 - Noise Contour Map). Noise from oil production facilities extend 650-700 feet for L_{50} 45 dB contour (the residential nighttime standard for non-traffic related noise sources). Drilling can generate noise levels which also exceed nighttime noise level standards.

No adverse noise impacts are anticipated from light rail activities or from high voltage electrical transmission lines which cross the project site.

ASSUMPTIONS:

Panama Lane, future project streets, future West Beltway, the Southern Pacific Railroad and oil production activities will remain significant noise generators for the project area. On-site ambient noise levels will increase as a result of development.

ISSUES:

- Portions of the project site are subjected to noise generated by traffic on Panama Lane, future project streets, train traffic and oil facilities operations that exceeds the County's Standards.
- Excessive noise can disrupt human activities and can pose a health hazard.

GOALS:

To develop the project in such a manner to protect the health and general welfare of project residents.

To adopt noise level standards, consistent with the Metropolitan Bakersfield 2010 Noise Element.

MAP PROVISIONS:

Noise – Mobile Source (Map Code X₂)

Areas on the project which are subject to noise levels which exceed 65 CNEL from mobile noise sources (Panama Lane, railroad, roads which traverse the project) and are noted on the noise contour map.

Noise – Stationary Source (Map Code X₃)

Noise generated by on-site oil production facilities which exceed adopted noise standards for Sensitive Uses.

POLICIES:

1. Residential land uses are defined as "sensitive uses" per definitions in the Metropolitan Bakersfield 2010 Noise Element.
2. Noise emissions from stationary sources on-site should not subject residential land uses to noise levels which exceed 65 CNEL or L₅₀ 45 dB nighttime standards.
3. No construction of residential units will be allowed within the 65 dB CNEL noise contour, as indicated on Figure 5-1 – Noise Contour Map, without incorporating mitigation measures as outlined in the acoustical reports.
4. Commercial uses which will generate noise in excess of 65 L_{dn} to adjacent sensitive uses shall be discouraged.

5. The policies of the Metropolitan Bakersfield 2010 Noise Element are hereby incorporated by reference.

IMPLEMENTATION:

- A. The Noise Standards in the Metropolitan Bakersfield 2010 General Plan Noise Element are established as the maximum desired ambient noise levels for this project.
- B. The implementation measures of the Metropolitan Bakersfield 2010 General Plan Noise Element are hereby incorporated by reference.
- C. Each final tract map within the impacted areas shown on Figure 5-1 shall graphically depict those areas which fall within the 65 CNEL contour line, and contain a note that states: "Areas within the 65 CNEL line may be subject to excessive noise as defined by the Metropolitan Bakersfield 2010 Noise Element, and habitable structures may not be built within the 65 CNEL contour line, without appropriate noise attenuation measures."
- D. Eight (8) foot high masonry walls adjacent to any major noise producer shall be allowed within the project area. Wall design shall conform to requirements outlined in the Master Wall and Landscape Plan. Walls in excess of 6 ft. in height will require a Zoning Variance prior to construction.
- E. Noise-sensitive land uses should be setback a minimum of 700 feet from diesel-powered producing oil wells; or

Soundwalls, enclosures or underground vaults should be required for diesel-powered pumping oil wells. The dimensions of the protective structure would depend on the noise produced by individual wells and the nature of the development proposed near the well; or

Diesel engines should be replaced with electric motors; or

Alternate mitigation, defined in subsequent noise studies paid for by the applicant, may be utilized to mitigate impacts.

- F. A specific noise investigation should accompany a tract map application when noise-sensitive land uses are proposed near tank farms to determine if adverse impacts will occur and what mitigation measures should be employed. Mitigation measures identified in the noise investigation should be a condition of tract map approval.
- G. A specific noise investigation should occur when drilling activities take place in proximity to residential or other sensitive land uses and mitigation measures should be imposed as required.
- H. To mitigate traffic noise, land uses insensitive to noise should be located adjacent to the West Beltway; or

Noise-sensitive uses (i.e., residential structures, not including parking) should be setback at least 420 feet from the center of the West Beltway (lesser distances would be appropriate if the noise-sensitive use is buffered by an insensitive use); or

Noise barriers (soundwalls, earthen berms or combinations) having a height of approximately 8-12 feet should be constructed along the right-of-way. The exact height of barriers would depend on the nature of the specific development proposal; or

Depress the West Beltway below existing grade. The amount of resulting noise reduction would depend on the amount of depression and the specific nature of the adjoining development.

A combination of the above-described implementation measures may be appropriate in some situations.

LEGEND



65 CNEL CONTOUR BOUNDARY

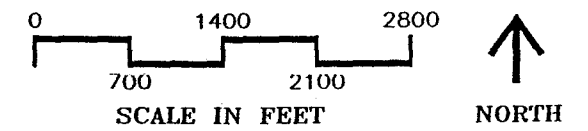
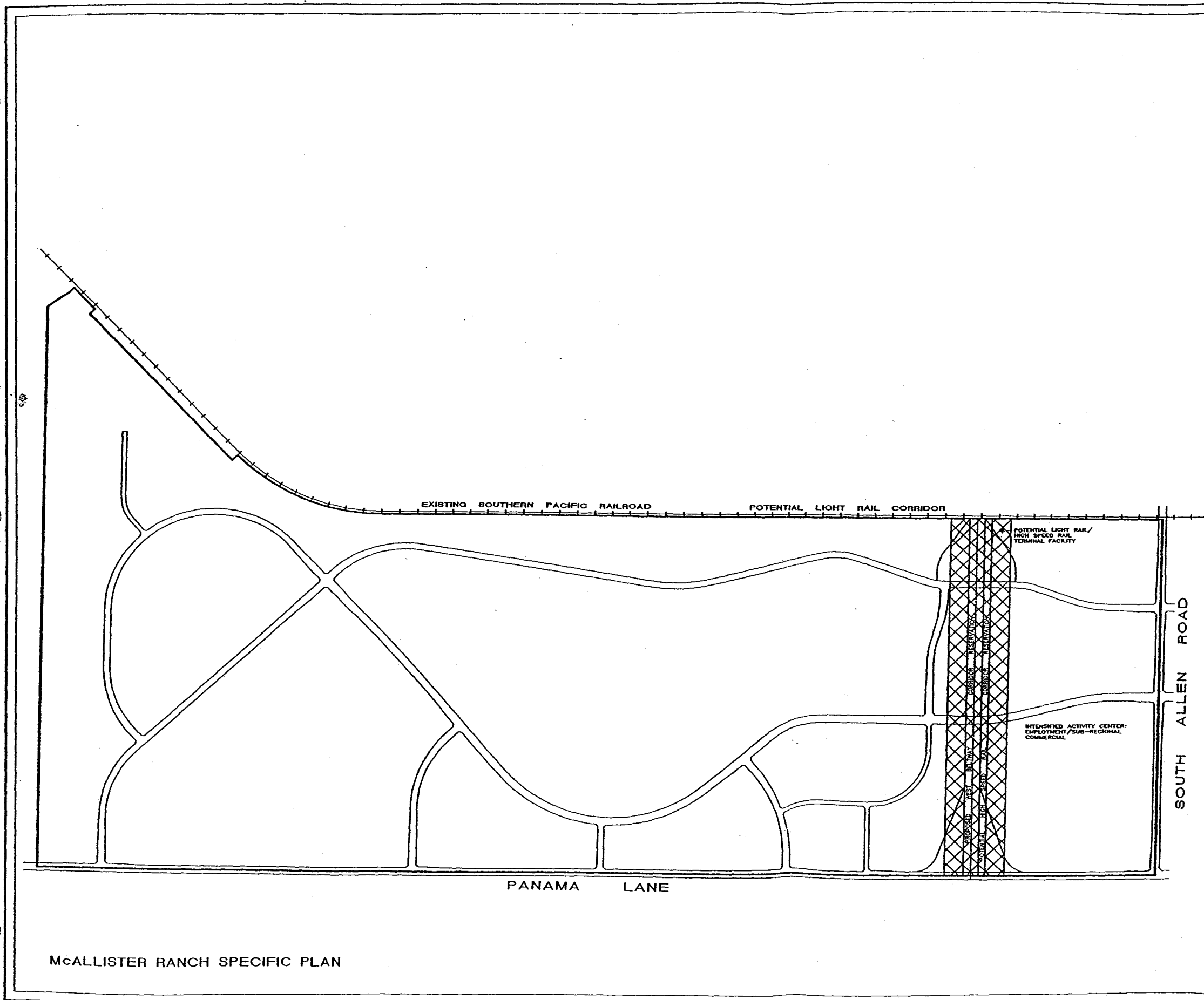


Figure 5-1
Noise Contour Map
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

CHAPTER 6

SEISMIC SAFETY AND SAFETY ELEMENT

The project site is not located within an Alquist-Priolo Special Studies Zone. However, the property is located in a seismically active region and is near multiple active faults. The faults are all considered active and could produce earthquakes of a magnitude between 6.0 and 7.0 on the Richter scale.

There are areas of the property shown on FEMA Maps as Flood Hazard Zone A. However, drainage systems developed as part of the overall project will protect the project from the 100 year storm run-off.

ASSUMPTIONS:

The site is subject to various hazards and substantial loss of life/property may result if not mitigated.

ISSUES:

- Development may increase the potential for run-off within existing drainage courses.
- The area could anticipate destructive shaking in the event an earthquake occurred along faults near the project site.

GOALS:

To ensure the safety of the area residents from environmentally related hazards.

To provide adequate levels of services and emergency preparedness to maintain public safety.

MAP PROVISIONS:

Physical constraint maps are utilized in conjunction with a land use designation in order to identify the location of known physical constraints.

Flood Hazard (Map Code X₁)

Special Flood Hazard Area (Zone "A"), as identified on the Federal Flood Insurance Administration Rate Maps (Sept. 29, 1986, or later revisions), and supplemented by floodplain delineating maps that have been approved by Kern County Department of Planning and Development Services.

Soils (Map Code X₄)

Soil conditions which exhibit unstable characteristics which would require above-standard building foundations.

POLICIES:

1. The development shall meet mandatory fire protection requirements as set forth in all Kern County Ordinances.
2. Policies in other sections of this Plan and Metropolitan Bakersfield 2010 General Plan are incorporated by reference.
3. Design the land use, circulation and open space to be conducive to fire fighting operations.
4. Engineering and design features shall be incorporated into the project to protect residents from physical constraints which affect the property.

IMPLEMENTATION:

- A. After completion of Phase I development (as defined in Chapter 7 of this Plan), the County Fire Department may request that a fire station be constructed. The engine house

shall be constructed by the project applicant, a CSA, CSD or other comparable entity, and completed within 18 months after receiving written request from the Fire Department.

- B. All tentative tract maps shall have a site-specific soils report prepared and submitted with applications for tentative tract maps for review and approval by Kern County.
- C. Tract maps within Flood Zone A shall have site specific studies prepared and submitted with applications for tentative tract maps for review and approval by Kern County Engineering and Survey Services Department.
- D. Site specific flood assessments shall be conducted by the applicant for areas proposed for development in Flood Zone A once a grading plan is available. These studies shall be submitted to Kern County Engineering and Survey Services Department for review and approval as part of final grading plan.
- E. The storm drain system shall be designed to accommodate storm flows from all present and future development within the Plan area without endangering structures.
- F. Proposed development (excluding such items as construction offices, sales offices, walls, etc.) will not occur without engineering, soils and geologic clearances provided to and approved by the County prior to recordation of final tract maps.
- G. All habitable structures shall be designed to criteria of Seismic Zone 4.

CHAPTER 7

SPECIFIC PLAN IMPLEMENTATION

7.1 OVERVIEW

The McAllister Ranch Specific Plan will be implemented through the review and approval of a series of tract maps, pursuant to the Kern County Land Division Ordinance. Development plans must conform to regulations defined in this Specific Plan, the Kern County Zoning Ordinance, and all other applicable State and Federal regulations.

This chapter outlines the applicant's proposed phasing plan; discusses the roles and interrelationships of the water purveyor, Master Area Maintenance Association, Homeowners Association(s), the County Service Area (CSA), County Sanitation District and other Kern County project specific governing bodies; describes project funding for items such as infrastructure, schools and recreation facilities; and identifies the parameters of a future development agreement.

7.2 PROJECT PHASING

The applicant's Phasing Plan has been developed to ensure there is coordinated implementation of residential, commercial and recreation areas with the required infrastructure improvements and programs. The residential development plans may generally be implemented in five phases:

Phase I: Sewage treatment plant, 1,800± residential units, parks, golf course, roads, 30± acres of commercial.

Phase II: Lake, fire station, 3,500± residential units, 46± acres of commercial.

Phase III: 2,200 residential units, 80± acres of commercial, beach club.

Phase IV: 120± acres of commercial.

Phase V: 1,500± residential units, 55± acres of commercial.

The phasing of significant or benchmark items are discussed in Table 7-1. Specific phasing details, fees, and off-site improvements will be discussed as part of the Development Agreement and Conditions of Approval for tract maps.

7.3 DEVELOPMENT AGREEMENT

The project applicant, as part of the Specific Plan, desires to enter into a Development Agreement with the County of Kern. The Development Agreement is a tool to encourage the developer to provide a comprehensive development plan for the total project, and to provide major infrastructure and public benefits earlier in the project. The Development Agreement will provide the project applicant with the entitlements to secure the investment necessary to create a large scale, quality development.

The applicant is preparing one Specific Plan for a large area. This large scale planning effort considers the cumulative effect of the development and will result in a more cohesive and comprehensive plan. In order to create the quality project contemplated by the applicant, the project will require a substantial investment in long-term infrastructure at the beginning of a development program projected to take 20 years.

The following key issues will be addressed in the Development Agreement. The Development Agreement will provide the County of Kern and the applicant assurances as to the following:

- a maximum of 9,000 dwelling units;
- a total of 350± acres to accommodate development of service, retail and related buildings;
- a golf course with a country club and associated facilities;
- a lake and beach club, with associated facilities;

TABLE 7-1

IMPLEMENTATION SCHEDULE

ACTIVITY	TIMING	RESPONSIBLE AGENCY*	COMMENTS
1. Secure required project permits related to the wastewater treatment facilities	Prior to initial construction of dwelling units (not including construction offices or sales units)	Regional Water Quality Control Board; Kern County	Waste water discharge permit; Title 22 compliance; C.U.P.
2. Construct Phase I Wastewater Treatment Plant	Part of Phase I	Kern County	
3. Drill new domestic water wells or recomplete existing on-site wells, if needed	Part of initial construction	RWQCB; Dept. of Health Services; Kern County; or other approved water purveyor	Title 22 compliance
4. Construct proposed golf course	Part of Phase I	Kern County	To be initiated at Applicant's discretion; C.U.P. will be required

* Responsible Agency is defined as the governmental entity which approves the specific project activity proposed by the project applicant or school district.

TABLE 7-1 (continued)

IMPLEMENTATION SCHEDULE

ACTIVITY	TIMING	RESPONSIBLE AGENCY*	COMMENTS
5. Construct lake and beach club	Part of Phase II and III	RWQCB; Kern County	To be initiated at Applicant's discretion; C.U.P. will be required for beach club but not the lake
6. Form Community Facility District or other Special Districts, if needed	As needed	LAFCO; Panama-Buena Vista Union School District; Kern County	Will be utilized based on financial requirements for public facilities funding and at Applicant discretion
7. Construct commercial areas	Each Phase	Kern County	Based on rate of residential build-out; site plan review and/or PD Plans
8. Formation of Master Area Maintenance Association, Architectural Review Committee	Prior to initial construction (not including construction or sales offices)	California Dept. of Real Estate	

* Responsible Agency is defined as the governmental entity which approves the specific project activity proposed by the project applicant or school district.

TABLE 7-1 (continued)

IMPLEMENTATION SCHEDULE

ACTIVITY	TIMING	RESPONSIBLE AGENCY*	COMMENTS
9. Construct primary entrance from Panama Lane	Part of initial construction	Kern County	
10. Develop trail facilities	Each Phase	Kern County	Facilities constructed as part of individual tract maps or major roads, as shown on Circulation Plan
11. Develop park facilities	Parkland provided at 2.5 ac./1000 residents in advance of occupancy of 330th unit	Kern County	Park facilities may require C.U.P., Zone Change or, in some cases, a Specific Plan Amendment.
12. Expand wastewater treatment facilities	As needed	RWQCB; Kern County	Expansion based on project build-out rate; C.U.P.
13. Construct schools, if required	Undetermined	Panama-Buena Vista Union School District; State Architect	Will occur based on students generated by project at the discretion of the School District

* Responsible Agency is defined as the governmental entity which approves the specific project activity proposed by the project applicant or school district.

7.4 GOVERNANCE

The Plan area will have three main entities providing services to the residents. A mutual water company, or a comparable water purveyor approved by Kern County, will provide water service. A County Service Area, Community Service District or a County Sanitation District will provide for sewer, storm drainage, street lighting and fire hydrant maintenance, and may provide for additional sheriff patrols in excess of normal staffing levels. The Master Area Maintenance Association will own and maintain trails, parks, landscape areas, and the lake. MAMA will also provide for solid waste collection and maintenance of multi-purpose drainage areas. The infrastructure services, usually provided by the County, will be provided by these entities. Fire and Sheriff services will continue to be provided by Kern County, as well as other County support services (libraries, etc.).

County Service Area

A County Service Area, Community Service District and/or County Sanitation District will be created by Kern County prior to the recordation of the initial tract map. The Board of Supervisors serves as the Board of Directors of a County Service Area and may serve in a governing capacity for a Community Service District and/or County Sanitation District. Registered voters within the special district boundaries may also govern the Community Service District or County Sanitation District.

Master Area Maintenance Association (MAMA)

The Master Area Maintenance Association, any individual Homeowner Association, and Covenants, Conditions & Restrictions will be created and approved by the Department of Real Estate after the initial tentative tract map and application are submitted, and prior to lot sales. The MAMA will own and maintain the lake, parks and landscaped areas. The MAMA will also contract for solid waste pick-up.

In addition, the developer will have a Architectural Review Committee (ARC). The ARC will review all proposed commercial development to ensure the proposed development meets the requirements of the CC&Rs and intent of applicable sections of this Plan. The CC&Rs will require all residential development proposals to be submitted to the ARC and approved prior to being submitted to the County for a building permit.

"Public Facilities" include both infrastructure (such as, but not necessarily limited to, sewage treatment facilities, water treatment and distribution facilities, storm drainage facilities, streets and roads, and utilities) and public service facilities (such as fire stations). Required public facilities will be constructed or funded privately by the applicant or developers of individual tracts, or funded through Mello-Roos or special assessment districts or comparable funding mechanisms, or public funds or a combination of funds.

"Land for Public Facilities" will be dedicated by the applicant or the developer of individual tracts, or will be reserved by the applicant or developers of individual tracts. Reserved land will be purchased with funds from Mello-Roos or special assessment districts, or comparable funding mechanisms, or with public funds.

More detailed statements regarding the provision of public facilities and land for these facilities are found in Chapter 2 of this Specific Plan. Assurance of adequate public facilities, as contemplated by the Specific Plan, will be required as conditions to development approvals, such as tract maps or conditional use permits.

The following lists the types of funding mechanisms available for use within the Plan area:

The Tax Reform Act of 1986

The Act contains specific guidelines to determine whether the interest income from municipal securities qualifies for exemption from federal income taxation. Depending on the project or financing program, municipal securities may be classified in one of the following three categories:

- Tax-exempt governmental use bonds
- Tax-exempt "qualified" private activity bonds
- Taxable private activity bonds

Debt Financing of Infrastructure Improvements

Statutory authority empowers many types of public entities to issue municipal bonds. The major issuers of California debt for infrastructure financing at the local level include cities and counties, special districts, utility districts, Mello-Roos Community Facilities Districts, non-profit corporations, joint powers authorities and redevelopment agencies. The following may be of special interest and applicable to McAllister Ranch Specific Plan:

- Special Districts
- Utility Districts
- Mello-Roos Community Facilities District
- Non-Profit Corporations

Special Districts

A special district provides legal and institutional mechanisms for financing and maintaining infrastructure improvements as well as local government services. Special districts have the authority to tax, issue bonds, and provide services within a designated area.

Utility Districts

Utility districts, including districts for furnishing potable water, irrigation, electricity, sewer, and solid waste are generally empowered by California law to incur bonded indebtedness according to the revenues received from their operations.

Mello-Roos Community Facilities District

The Mello-Roos Community Facilities District Act of 1982 established another method whereby cities, counties, special districts, school districts, or other municipal corporations or districts may form a separate district to finance certain public facilities and services on a pay-as-you-go basis or through the sale of bonds. A Community Facilities District may provide for the planning, design, purchase, construction expansion or rehabilitation of any real or other tangible property with an estimated useful life of at

least five years. In addition, a district may finance a wide range of public services, provided that the levels of services are in addition to those provided in the area before the district was created and do not replace services already available.

Non-Profit Corporation

This innovative financing technique has been used in several rapidly growing areas of California and involves the formation of a non-profit "public facilities corporation." This method of financing is targeted at developer participation in areas where small developers predominate.

Alternative Revenue Sources and Financing

With the passage of Proposition 13, and the reduced ability of local governments to finance infrastructure improvements from general fund tax revenues, the use of new and innovative financing techniques such as development fees and exactions, as well as the use of assessment districts, has increased. Some of these alternatives are listed below:

- User Charges
- Assessment Districts
- Mello-Roos Community Facilities District Special Tax Bonds
- Revenue Bonds

APPENDIX

**SPECIFIC PLAN
MAXIMUM ALLOWED LAND USE**

McAllister Ranch
(PROJECT NAME)

Bakersfield
(GENERAL AREA)

LEGAL DESCRIPTION (GENERAL): Ptn Sec. 16, & all Sec. 21, 22, 23, T30S, R26E, MDBM.

TOTAL PROJECT AREA: 2,070 ACRES

NET ACREAGE

PUBLIC FACILITIES*

P	PUBLIC FACILITIES	<u>21.54</u>
PS	SCHOOLS	<u>40.00</u>
PT	PUBLIC TRANSPORTATION	<u>195.51</u>
OS	OPEN SPACE (GOLF COURSE)	<u>198.33</u>
OS-P	OPEN SPACE-PARKS/LAKE	<u>94.37</u>

RESIDENTIAL

**RECOMMENDED
OF UNITS**

RR	RURAL RESIDENTIAL	<u> </u>	<u> </u>
ER	ESTATE RESIDENTIAL	<u> </u>	<u> </u>
SR	SUBURBAN RESIDENTIAL	<u>338</u>	<u>135.21</u>
LR	LOW DENSITY RESIDENTIAL	<u>2850</u>	<u>584.86</u>
LMR	LOW "MEDIUM" RESIDENTIAL	<u>220</u>	<u>66.47</u>
HMR	HIGH "MEDIUM" RESIDENTIAL	<u>2261</u>	<u>237.86</u>
HR	HIGH DENSITY RESIDENTIAL	<u>3331</u>	<u>137.54</u>

COMMERCIAL

OC	OFFICE COMMERCIAL	<u> </u>	<u> </u>
HC	HIGHWAY COMMERCIAL	<u> </u>	<u> </u>
GC	GENERAL COMMERCIAL	<u> </u>	<u>359.12</u>
MC	MAJOR COMMERCIAL	<u> </u>	<u> </u>

INDUSTRIAL

LI	LIGHT INDUSTRIAL	<u> </u>	<u> </u>
SI	SERVICE INDUSTRIAL	<u> </u>	<u> </u>
HI	HEAVY INDUSTRIAL	<u> </u>	<u> </u>

RESOURCE

R-IA	INTENSIVE AGRICULTURE	<u> </u>	<u> </u>
R-EA	EXTENSIVE AGRICULTURE	<u> </u>	<u> </u>
R-MP	MINERAL AND PETROLEUM	<u> </u>	<u> </u>

TOTAL RECOMMENDED UNITS/ACREAGE: 9000 2070.81

*Public facilities including proposed schools, parks, transportation facilities, sewer treatment, etc., will be designated and zoned similar to adjacent project land uses to allow adjustments to be made at the time of physical development of the land. Timing of dedication of land and development of facilities will be addressed as part of the Specific Plan text. Acreages of public facilities are separated here to avoid assignment of densities or confusion of intended uses. Recommended number of units are general in nature; the total number of units for the entire project shall not exceed 9000, but units may be transferred within categories to allow for variances to estimated numbers shown.

**LAND USE, OPEN SPACE
AND
CONSERVATION DESIGNATION**

ZONE CLASSIFICATION	SR	LR	LMR	HMR	HR	OS/P	PS	P	GC												
	A	●	●	●	●	●	●	●	●	●											
A-1	●	●	●				●	●	●												
E 1	●	●	●	●	●			●													
E 1/2	●	●	●	●	●			●													
E 1/4	●	●	●	●	●			●													
R-1		●	●	●	●	●	●	●													
R-2				●	●			●													
R-3					●			●													
C-0								●													
C-1	●	●	●	●	●			●													
C-2								●													
OS		●	●	●	●	●	●	●													
SP		●	●	●	●	●		●													
DI							●	●													
PD		●	●	●	●	●		●													
CL		●	●	●	●	●		●													
RS		●	●	●	●			●													
PE	●			●	●	●	●	●													








● CONSISTENT ⊙ COMPATIBLE
 □ INCONSISTENT

Land Use & Zoning Consistency Matrix
**M^cALLISTER
RANCH**

LEGEND

..... MULTI-USE TRAILS

***** BIKE LANE INSIDE ROADWAY

-  LAKE
-  PARKS
-  SCHOOLS
-  GOLF COURSE
-  SUBREGIONAL CENTER
-  COMMERCIAL
-  RESIDENTIAL

RESIDENTIAL SUMMARY

DESIGNATION & USE	AREA IN ACRES (NET)
SR: SUBURBAN RESIDENTIAL	135.21
LR: LOW DENSITY RESIDENTIAL	584.86
LMR: LOW to MEDIUM DENSITY RESIDENTIAL	66.47
HMR: HIGH to MEDIUM DENSITY RESIDENTIAL	237.86
HR: HIGH DENSITY RESIDENTIAL	137.54
TOTALS	1,161.94 ACRES

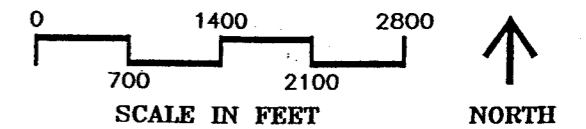
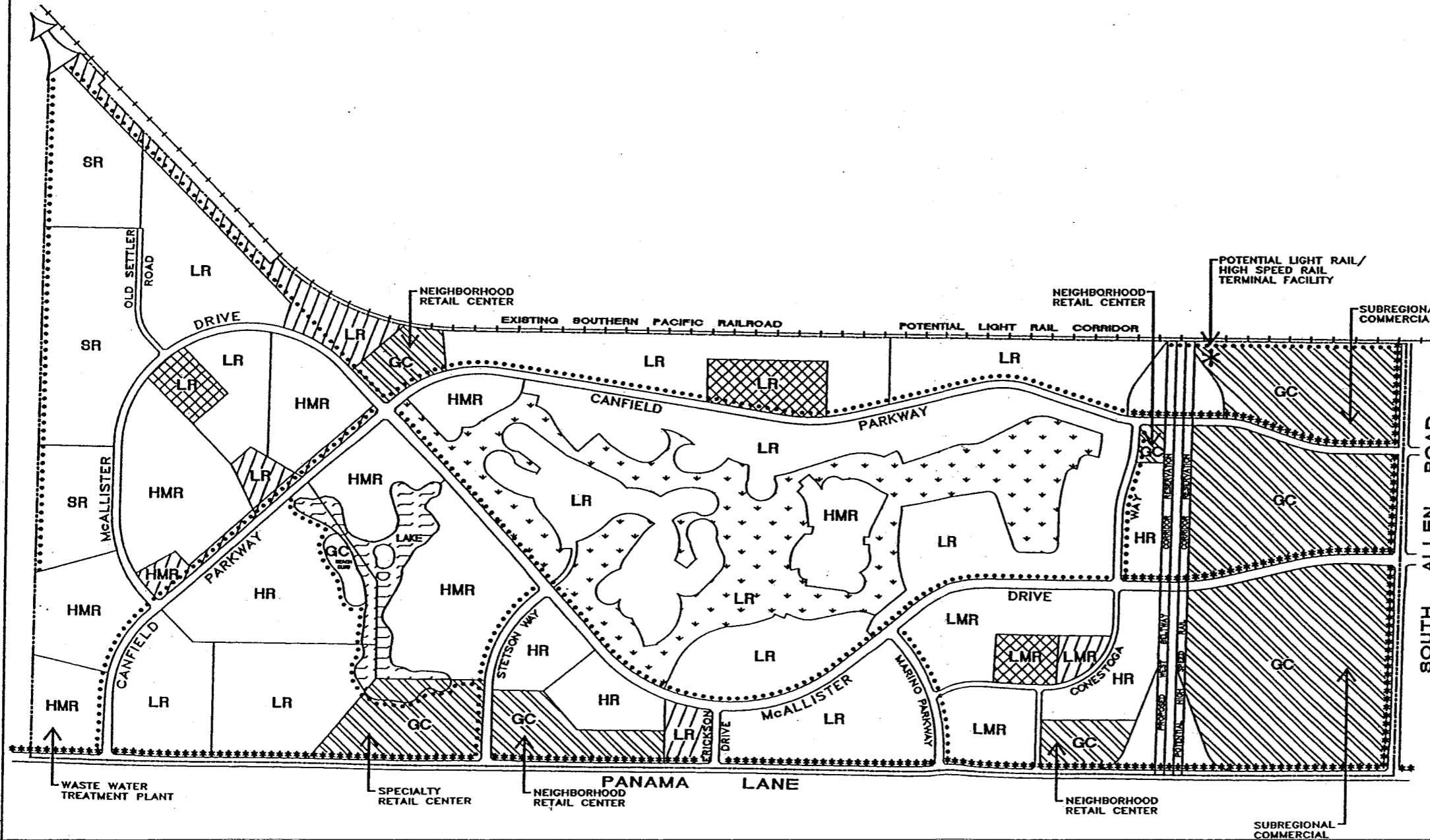


Figure A-1
Land Use Concept Plan
McALLISTER RANCH




BAKERSFIELD, CALIFORNIA

TIE-IN WITH
KERN RIVER PARKWAY
TRAIL SYSTEM



LEGEND

SOURCE: METROPOLITAN BAKERSFIELD 2010 PLAN

- RR** RURAL RESIDENTIAL
- ER** ESTATE RESIDENTIAL
- SR** SUBURBAN RESIDENTIAL
- LR** LOW DENSITY RESIDENTIAL
- LMR** LOW MEDIUM DENSITY RESIDENTIAL
- HMR** HIGH MEDIUM DENSITY RESIDENTIAL
- HR** HIGH DENSITY RESIDENTIAL
- HC** HIGHWAY
- GC** GENERAL COMMERCIAL
- OC** OFFICE COMMERCIAL
- HI** HEAVY INDUSTRIAL
- P** INCLUDES GOVERNMENT BUILDINGS, HOSPITALS, PUBLIC UTILITIES, CEMETERIES, SEWAGE TREATMENT PLANTS, WASTE DISPOSAL SITES, AND OTHER PUBLICLY OWNED FACILITIES
- PB** PUBLIC AND PRIVATE SCHOOLS
- OB** INCLUDES RESOURCE MANAGEMENT AREAS, AGRICULTURE AND FLOODPLANS
- OS-P** PARKS AND RECREATION FACILITIES
- R-1A** INTENSIVE AGRICULTURE
- R-MP** MINERAL PETROLEUM
-  McALLISTER RANCH
-  CITY LIMIT LINE
-  SPHERE OF INFLUENCE LINE

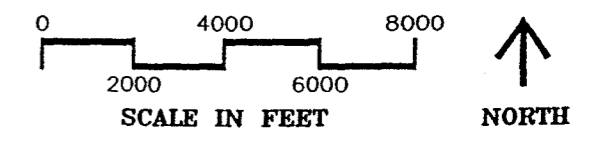
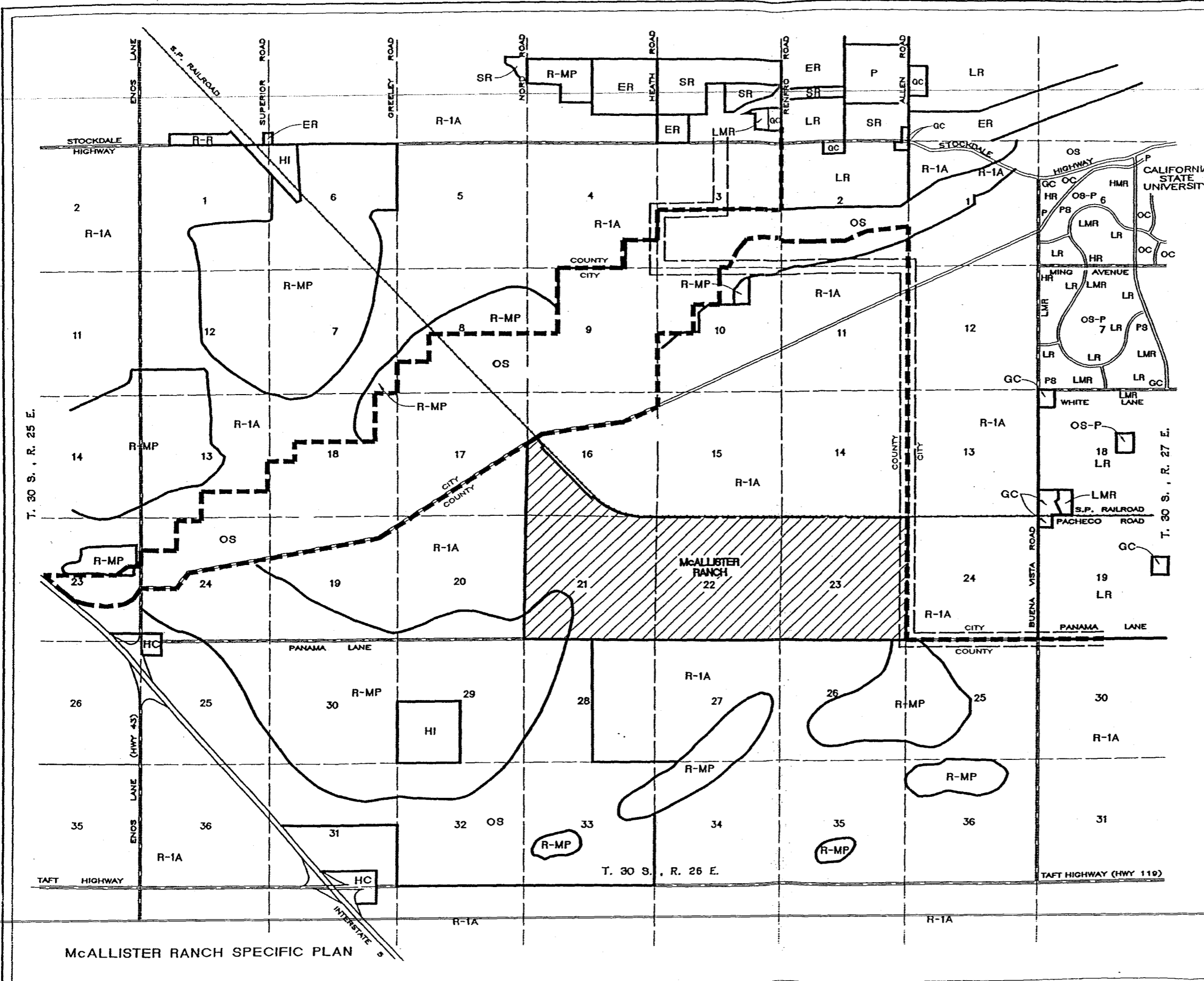
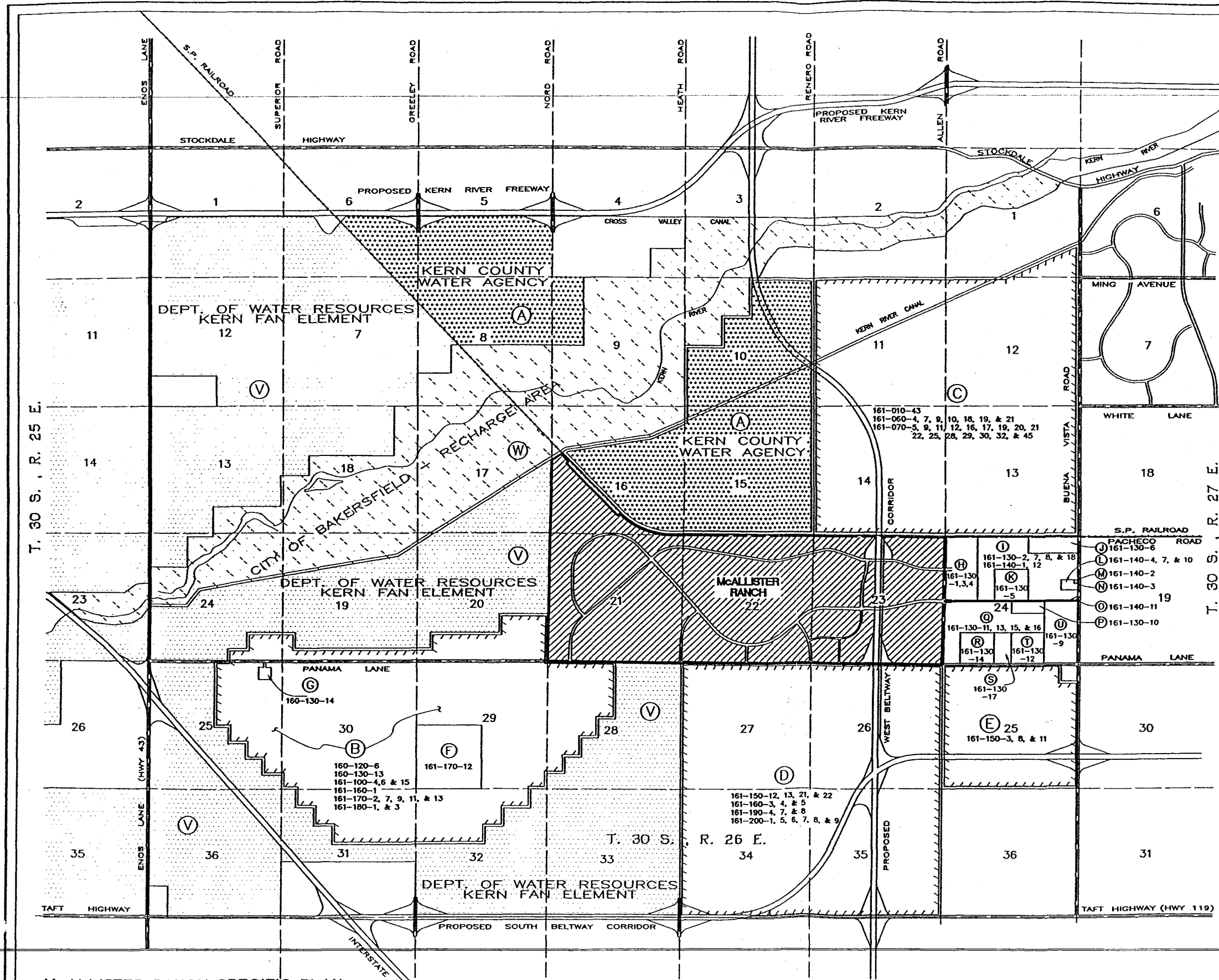


Figure A-2
Surrounding General
Plan Designations
McALLISTER RANCH

BAKERSFIELD, CALIFORNIA



McALLISTER RANCH SPECIFIC PLAN



LEGEND PROPERTY OWNERS	
	A KERN COUNTY WATER AGENCY
	B MCFARLAND ENERGY, INC., et. al. 160-120-6 160-130-13 161-100-4, 6, & 15 161-160-1 161-170-2, 7, 9, 11, & 13 161-180-1, & 3
	C CASTLE & COOKE DEVELOPMENT CORP. 161-010-43 161-060-4, 7, 9, 10, 18, 19, & 21 161-070-5, 9, 11, 12, 16, 17, 19, 20, 21 22, 25, 28, 29, 30, 32, & 45
	D DESTEFANI FARMS 161-150-12, 13, 21, & 22 161-160-3, 4, & 5 161-190-4, 7, & 8 161-200-1, 5, 6, 7, 8, & 9
	E COULTER J TR 161-150-3, 8, & 11
	F SHELL OIL CO. 161-170-12
	G BAKERSFIELD CELLULAR TELEPHONE CO. 160-130-14
	H RAYMOND JOHNSON, et al 161-130-1, 3, 4
	I MARILYN F. BRIGGS 161-130-2, 7, 8, & 18 161-140-1, 12
	J DOOLEY FAMILY TRUST 161-130-8
	K DALE E. YATES 161-130-5
	L KENNETH E. WHITNEY 161-140-4, 7, & 10
	M MAURICE J. WALKER 161-140-2
	N ROBERT & CINDY HAUDE 161-140-3
	O JOSEPH G. BRIGGS 161-140-11
	P ELAINE CARMICHAEL, et al 161-130-10
	Q BANK OF ANT & SAT 50075 % JOHNSON INSLEE M TRS 161-130-11, 13, 15, & 16
	R BANK OF AMERICA TRUST 161-130-14
	S BETTY JEAN LARIMER, et al 161-130-17
	T ROBERT A. MAY 161-130-12
	U BUONI, MARIO JOHN JR. & ERMA A. 161-130-9
	V STATE OF CALIFORNIA
	W CITY OF BAKERSFIELD
	McALLISTER RANCH OWNERSHIP: JASMAN DEVELOPMENT L.P. 161-080-26; 161-110-1, 2, 4, 5, 6; 161-120-1, 2, 3, 4, 5

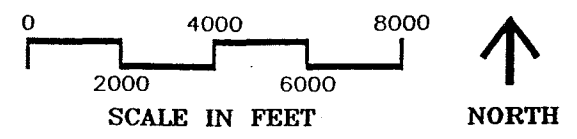


Figure A-3
Accessors Parcel Number Map
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA

McALLISTER RANCH SPECIFIC PLAN

- LIST OF ITEMS SHOWN HEREON PER UNRECORDED DOCUMENTS**
- (A) 1/2" WIDE PIPELINE LICENSE TO POSE FROM KERN COUNTY LAND COMPANY DATED APRIL 4, 1944.
 - (B) 1/2" WIDE PIPELINE LICENSE TO POSE FROM KERN COUNTY LAND COMPANY DATED PER. 17, 1944.
 - (C) 1/2" WIDE PIPELINE LICENSE TO POSE FROM KERN COUNTY LAND COMPANY DATED JULY 17, 1942.
 - (D) 1/2" WIDE PIPELINE LICENSE TO POSE FROM KERN COUNTY LAND COMPANY DATED MAY 16, 1946.
 - (E) 1/2" WIDE PIPELINE LICENSE TO POSE FROM KERN COUNTY LAND COMPANY DATED APRIL 12, 1947.
 - (F) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED OCT. 16, 1970.
 - (G) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED APR. 28, 1974.
 - (H) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 26, 1974.
 - (I) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED APR. 30, 1974.
 - (J) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JUNE 16, 1974.
 - (K) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (L) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (M) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (N) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (O) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (P) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (Q) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (R) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (S) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (T) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (U) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (V) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (W) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (X) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (Y) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.
 - (Z) 1/2" WIDE PIPELINE LICENSE TO POSE FROM TOWNSEND WEST, INC. DATED JULY 30, 1974.

- LIST OF ITEMS SHOWN HEREON PER TITLE POLICY, DATED 1-15-1993 AND DOCUMENT RESEARCH**
- (1) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (2) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (3) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (4) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (5) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (6) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (7) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (8) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (9) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (10) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (11) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (12) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (13) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (14) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (15) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (16) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (17) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (18) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (19) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.
 - (20) 1/2" WIDE PIPELINE LICENSE TO UNIVERSAL CONSOLIDATED OIL CO. PER BK. 3414, PG. 47, D.A.

BENCH MARK USED
TOP OF BRASS CAP IN CONC. MON. AT INTERSECTION OF WARE L.A. & WA. HIGHWAY
E.L. = 396.27

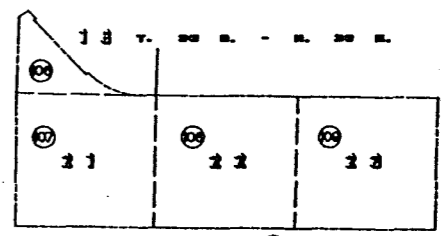
BENCH MARK 8ET
TOP OF 2" IRON PIPE AT NORTHEAST COR. OF SECTION 23 T. 30 S. R. 26 E.
E.L. = 346.19

BASIS OF BEARINGS
ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS7). ZONE 8 USING THE GRID BEARINGS OF NORTH 01°14'15" EAST FOR THE SOUTHERLY PORTION OF THE EAST LINE OF SECTION 19 AS SHOWN ON KERN COUNTY SURVEYOR'S FILED MAP 7-1 BK. 4, PG. 23. TO CORRECT FOR DISTANCES SHOWN TO THIS DISTANCE, SINCE BY SURVEY.

NOTE
BOUNDARY DATA SHOWN HEREON IS BASED UPON RECORD DATA AND PRELIMINARY FIELD SURVEYS TO VERIFY SAME. A MORE COMPREHENSIVE BOUNDARY SURVEY MAY PRODUCE MINOR VARIATIONS FROM THE DATA SHOWN. INFORMATION CONSIDERED AVAILABLE INDICATES THAT THESE DIFFERENCES WOULD NOT SIGNIFICANTLY AFFECT DECISIONS AT THE PLANNING LEVEL.

LEGEND

- PROPERTY LINE
- SECTION LINES
- COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT LINES
- (99) ITEM NUMBER PER TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., DATED 1-15-1993 AND DOCUMENT RESEARCH
- (A) ITEM NUMBER PER UNRECORDED DOCUMENT
- PRODUCING OIL WELL
- IDLE PRODUCING OIL WELL
- ⊕ ABANDONED PRODUCING OIL WELL
- ⊖ ABANDONED OIL WELL - DRY HOLE
- ⊗ WATER PRODUCTION FACILITY



KEY MAP (99) INDICATES PAGE NO.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	549.91	94.54	47.30	09°51'00"
C2	3280.57	24.31	12.16	00°25'29"
C3	2914.59	2170.42	1138.31	42°40'00"
C4	1323.61	30.46	15.23	00°31'30"
C5	3588.44	30.46	15.23	00°31'30"
C6	4633.51	30.33	15.16	00°22'50"
C7	5778.24	30.26	15.13	00°18'00"
C8	7868.84	30.19	15.10	00°13'30"
C9	11508.27	30.13	15.08	00°09'00"
C10	22966.50	30.06	15.03	00°04'30"

LINE DATA

LINE	DIRECTION	DISTANCE
L1	S48°18'28"W	45.59
L2	N47°23'58"W	432.91
L3	N47°24'22"E	89.89
L4	S47°24'22"W	101.87
L5	N89°27'58"W	382.94
L6	N01°14'53"E	0.81

NOTE: CONTOURS AND TOPOGRAPHICAL INFORMATION COMPILED FROM AERIAL PHOTOGRAPHY FLOWN BY DON READ CORP. DATED 1-8-82. CONTOUR INTERVAL = 1 FOOT.

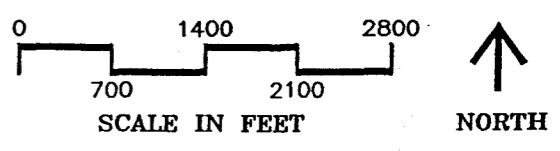
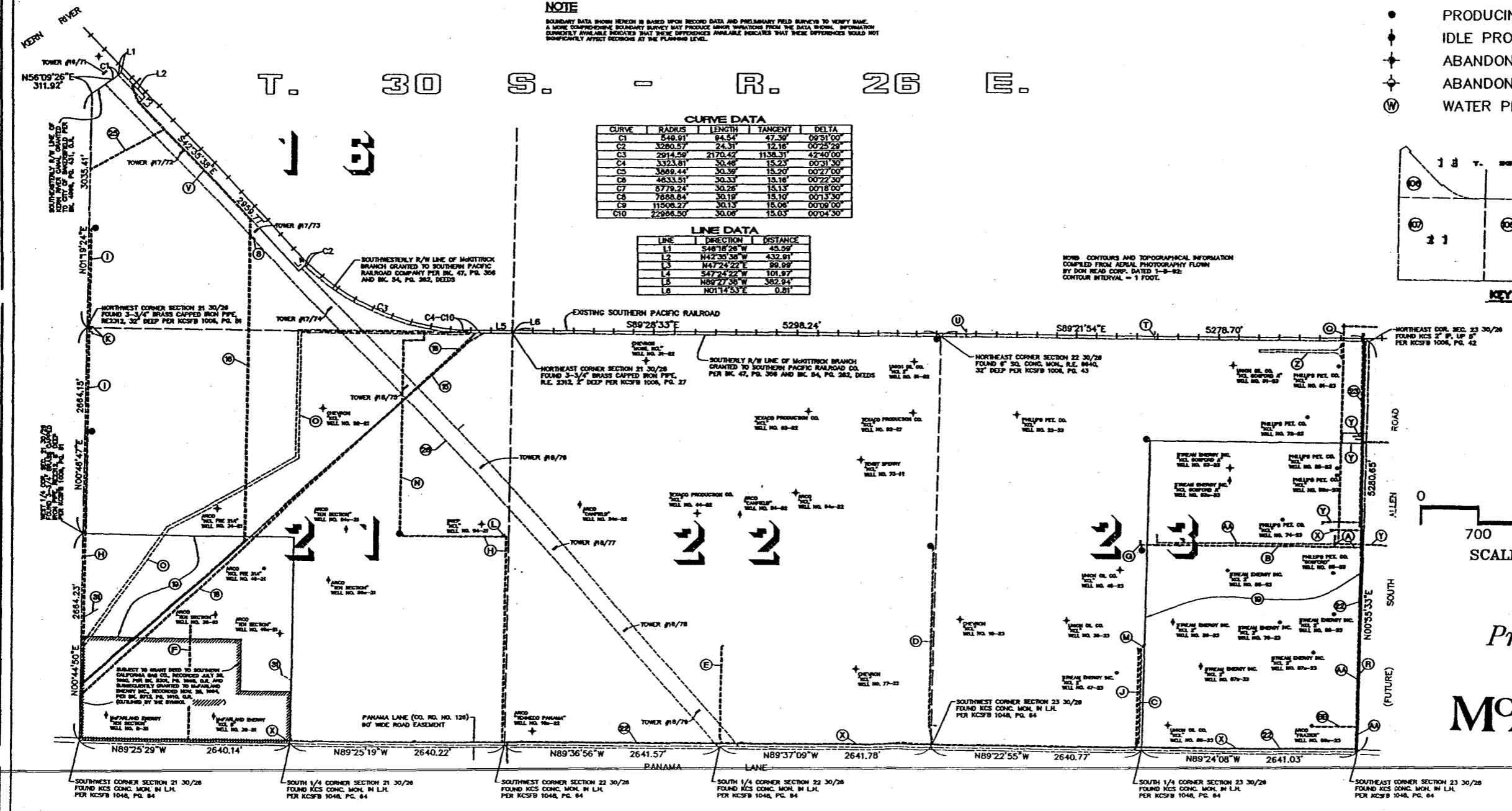
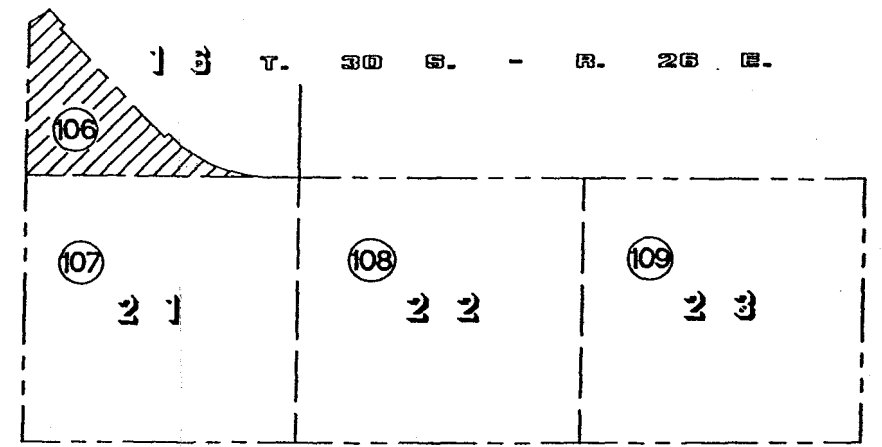
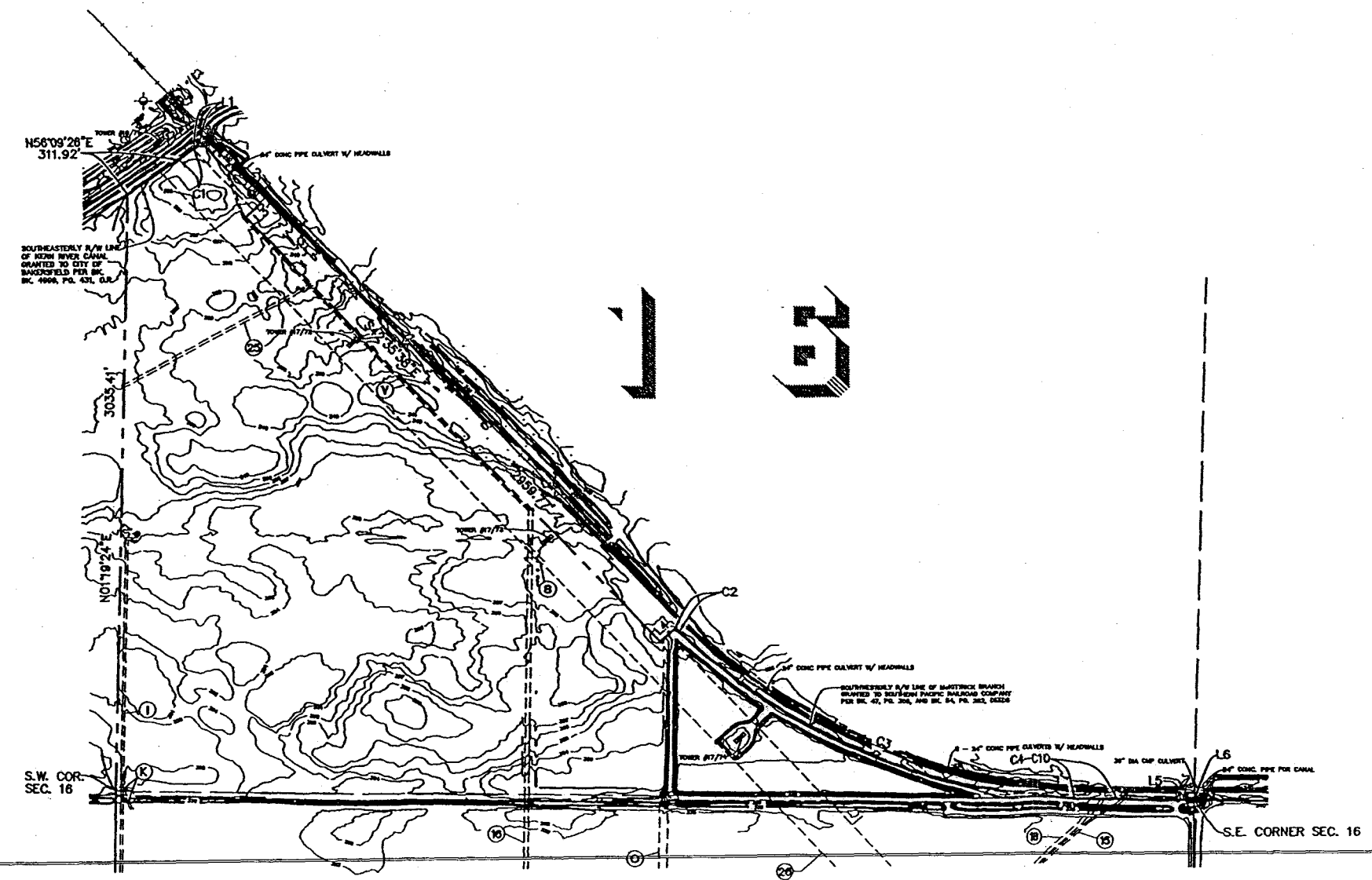


Figure A-4
Property Survey Map
Total Project Area
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

LEGEND

- — — — — PROPERTY LINE
- — — — — SECTION LINES
- - - - - COUNTY ROAD RIGHT-OF-WAY LINE
- - - - - EASEMENT LINES
- ⑨⑨ ITEM NUMBER PER TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., DATED 1-15-1993 AND DOCUMENT RESEARCH
- Ⓐ ITEM NUMBER PER UNRECORDED DOCUMENT
- PRODUCING OIL WELL
- ⊕ IDLE PRODUCING OIL WELL
- ⊕ ABANDONED PRODUCING OIL WELL
- ⊕ ABANDONED OIL WELL - DRY HOLE
- Ⓜ WATER PRODUCTION FACILITY



KEY MAP ⑩⑥ INDICATES PAGE NO.

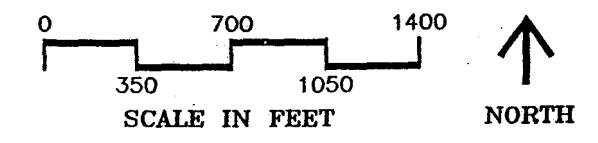
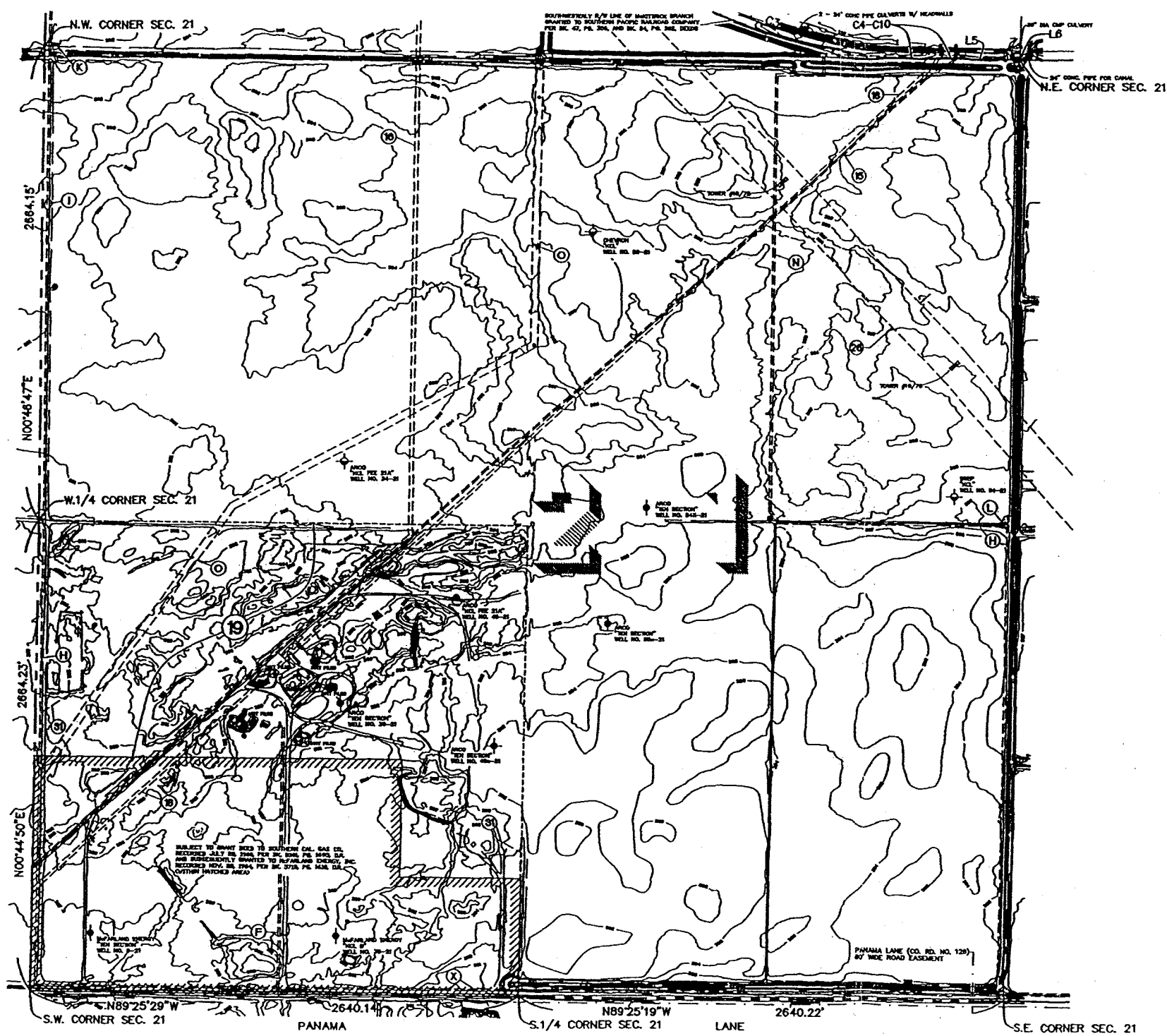
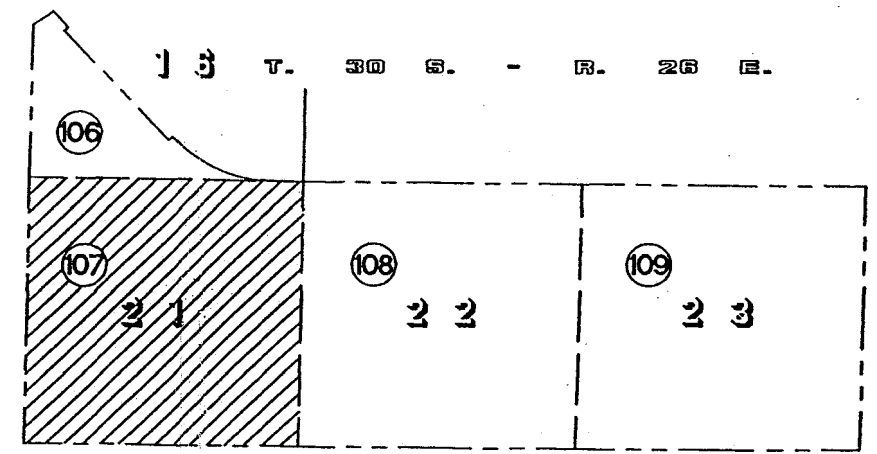


Figure A-5
Property Survey Map
Section 16
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA



LEGEND

- PROPERTY LINE
- SECTION LINES
- - - COUNTY ROAD RIGHT-OF-WAY LINE
- · - · - EASEMENT LINES
- (99) ITEM NUMBER PER TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., DATED 1-15-1993 AND DOCUMENT RESEARCH
- (A) ITEM NUMBER PER UNRECORDED DOCUMENT
- PRODUCING OIL WELL
- ⊕ IDLE PRODUCING OIL WELL
- ⊕ ABANDONED PRODUCING OIL WELL
- ⊕ ABANDONED OIL WELL - DRY HOLE
- (W) WATER PRODUCTION FACILITY



KEY MAP (106) INDICATES PAGE NO.

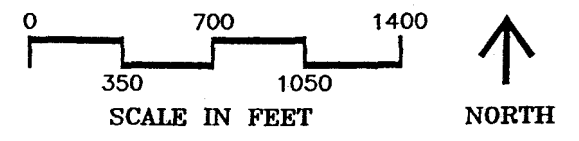
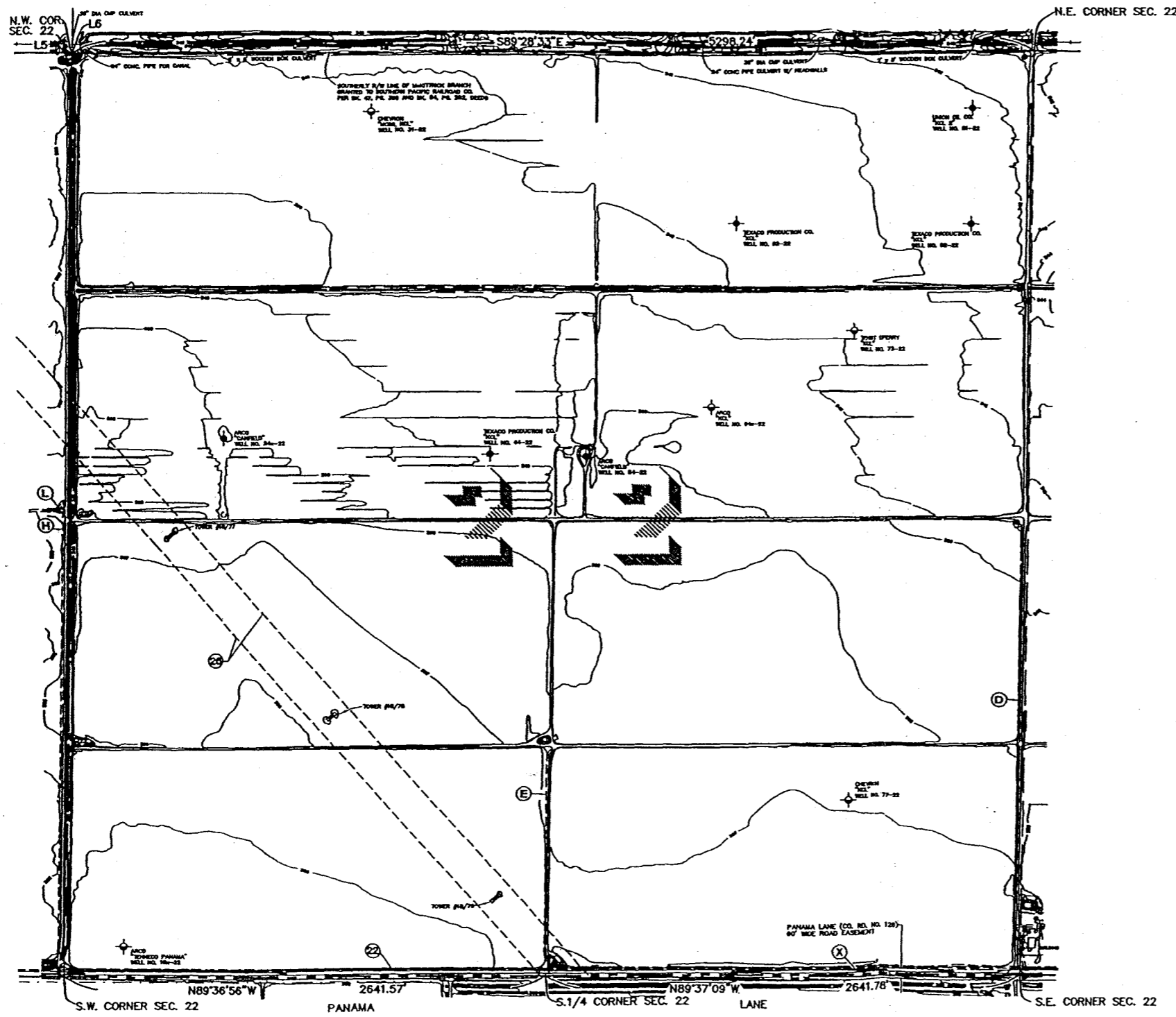
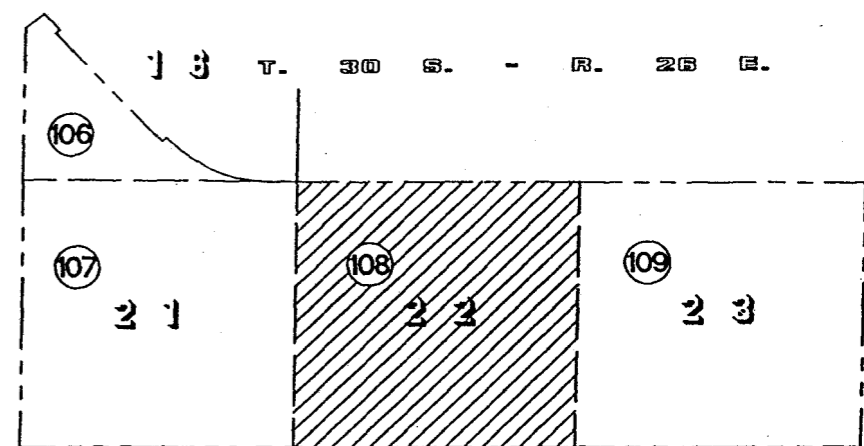


Figure A-6
Property Survey Map
Section 21
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA



LEGEND

- PROPERTY LINE
- SECTION LINES
- COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT LINES
- (99) ITEM NUMBER PER TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., DATED 1-15-1993 AND DOCUMENT RESEARCH
- (A) ITEM NUMBER PER UNRECORDED DOCUMENT
- PRODUCING OIL WELL
- ◊ IDLE PRODUCING OIL WELL
- ⊕ ABANDONED PRODUCING OIL WELL
- ⊕ ABANDONED OIL WELL - DRY HOLE
- (W) WATER PRODUCTION FACILITY



KEY MAP (106) INDICATES PAGE NO.

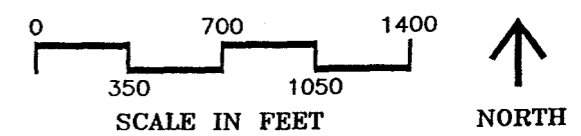
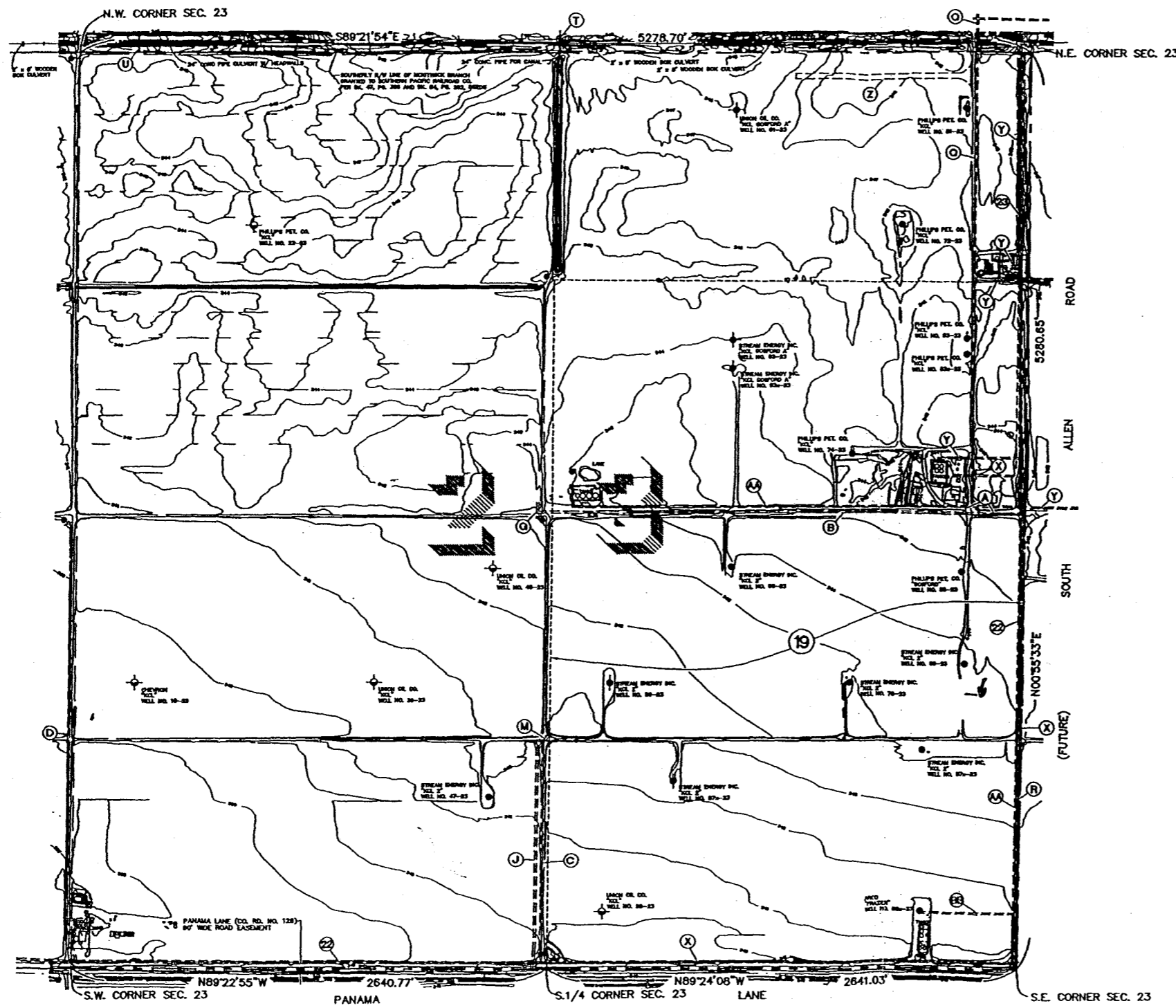
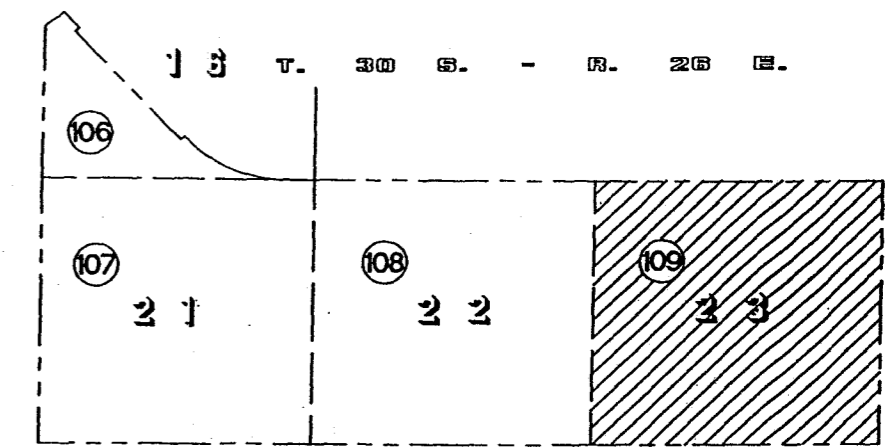


Figure A-7
Property Survey Map
Section 22
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA



LEGEND

- PROPERTY LINE
- SECTION LINES
- - - COUNTY ROAD RIGHT-OF-WAY LINE
- - - EASEMENT LINES
- (99) ITEM NUMBER PER TITLE POLICY PREPARED BY COMMONWEALTH LAND TITLE INSURANCE CO., DATED 1-15-1993 AND DOCUMENT RESEARCH
- (A) ITEM NUMBER PER UNRECORDED DOCUMENT
- PRODUCING OIL WELL
- ◊ IDLE PRODUCING OIL WELL
- ⊕ ABANDONED PRODUCING OIL WELL
- ⊕ ABANDONED OIL WELL - DRY HOLE
- (W) WATER PRODUCTION FACILITY



KEY MAP (106) INDICATES PAGE NO.

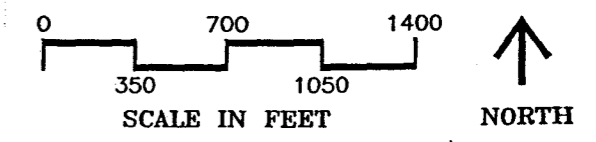


Figure A-8
 Property Survey Map
 Section 23
McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA

LEGEND

 FLOODPLAIN - ZONE A

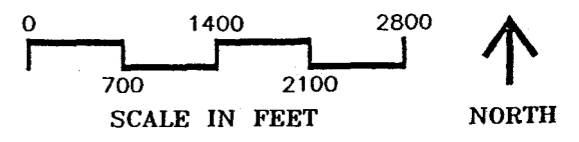
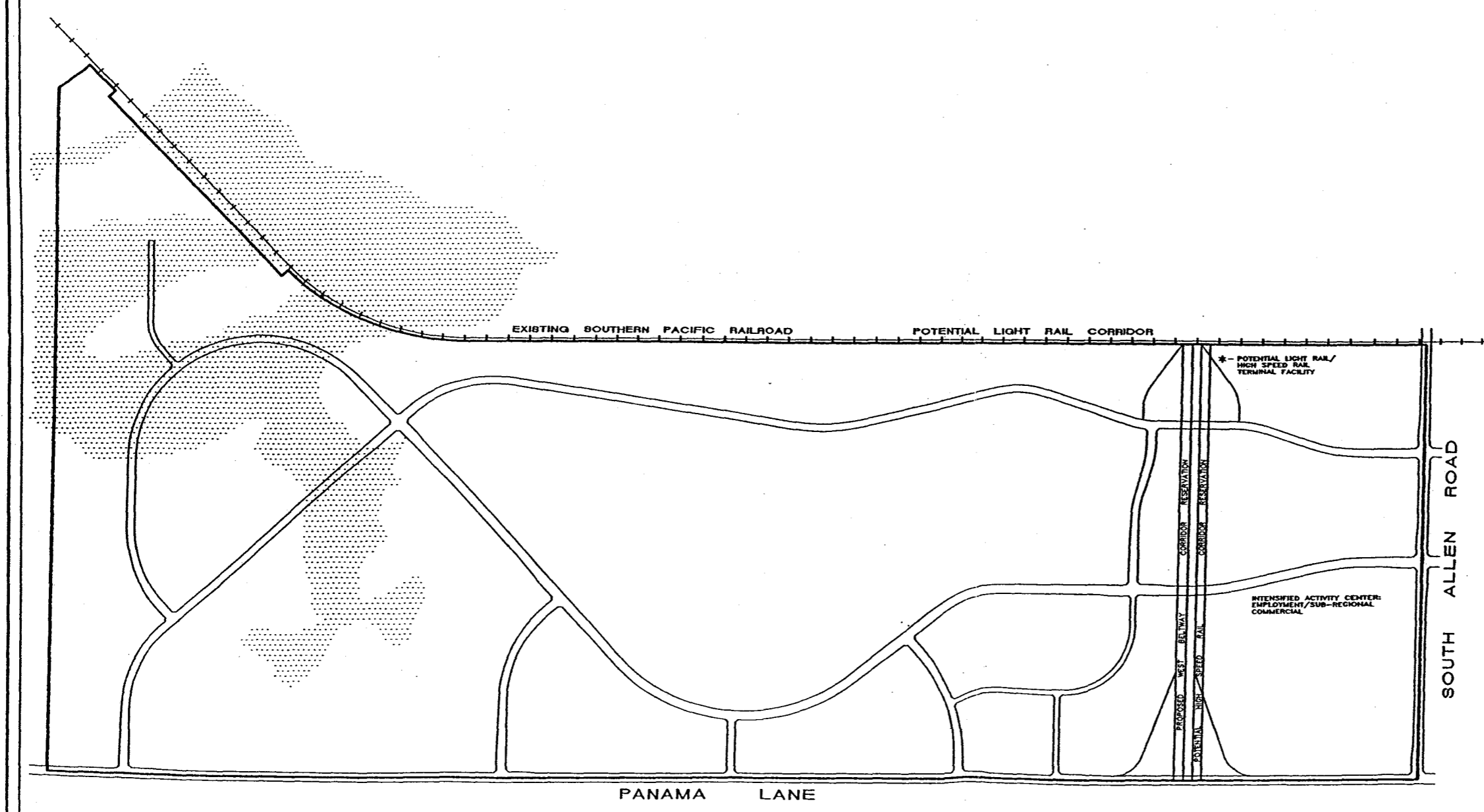








Figure A-9
Flood Hazard Map
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

LEGEND

-  125-CAJON LOAMY SAND, 0 TO 2 PERCENT SLOPES
-  126-CAJON LOAMY SAND, 2 TO 5 PERCENT SLOPES
-  127-CAJON SANDY LOAM, OVERBLOWN, 0 TO 2 PERCENT SLOPES
-  152-EXCELSIOR SANDY LOAM
-  174-KIMBERLINA FINE SANDY LOAM, 0 TO 2 PERCENT SLOPES
-  179-KIMBERLINA FINE SANDY LOAM, SALINE-ALKALI, 0 TO 2 PERCENT SLOPES

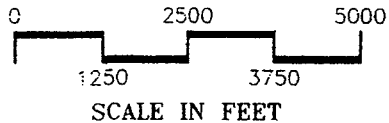
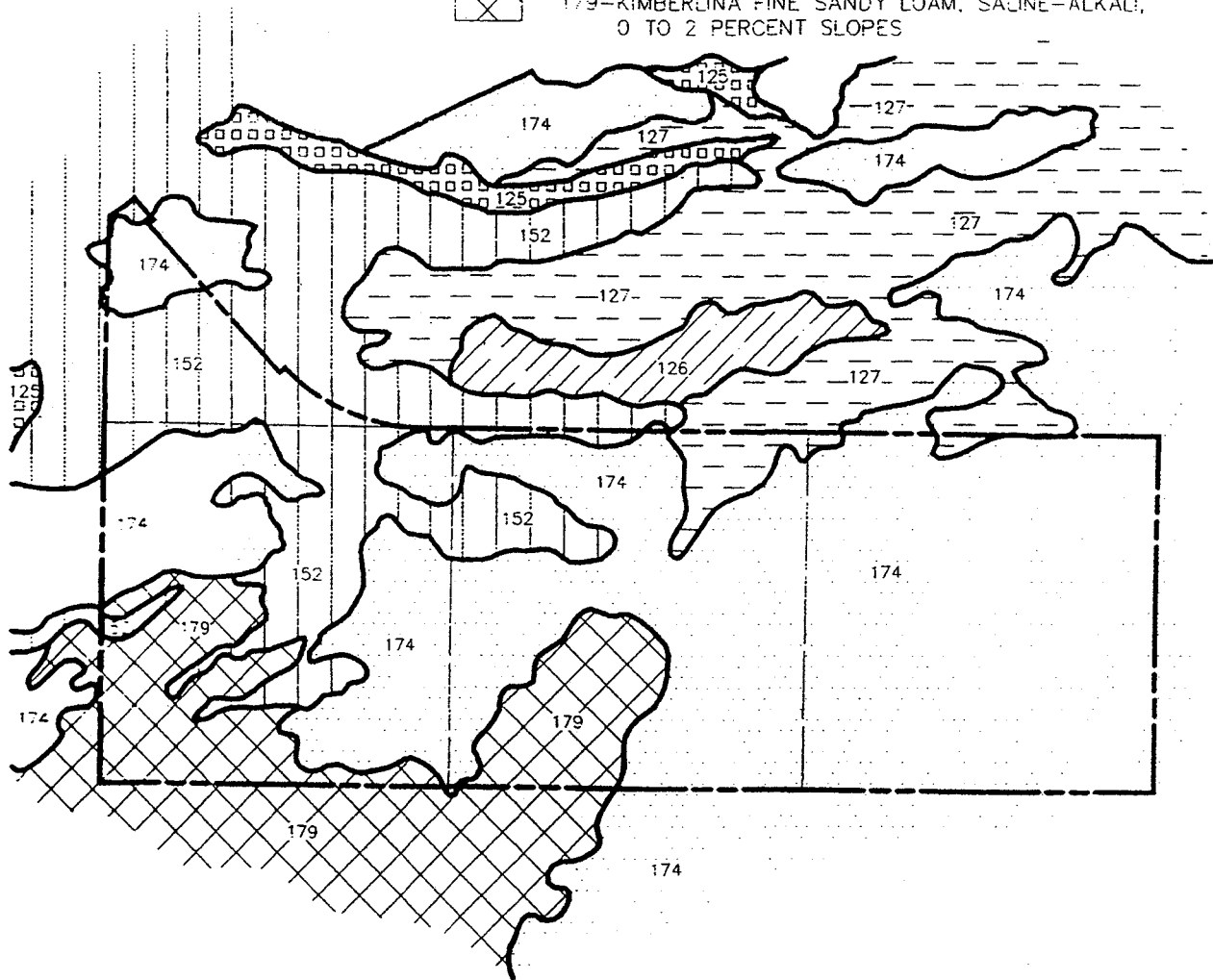


Figure A-10
Soils Map

McALLISTER RANCH

BAKERSFIELD, CALIFORNIA

LEGEND



HABITAT OR POTENTIAL HABITAT FOR:

SENSITIVE PLANT SPECIES
• HOOVERS WOOLY-STAR

SENSITIVE WILDLIFE SPECIES

- LEOPARD LIZARDS
- KIT FOX
- TIPTON KANGAROO RAT



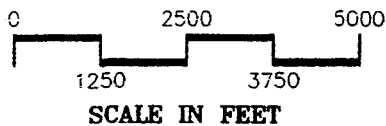
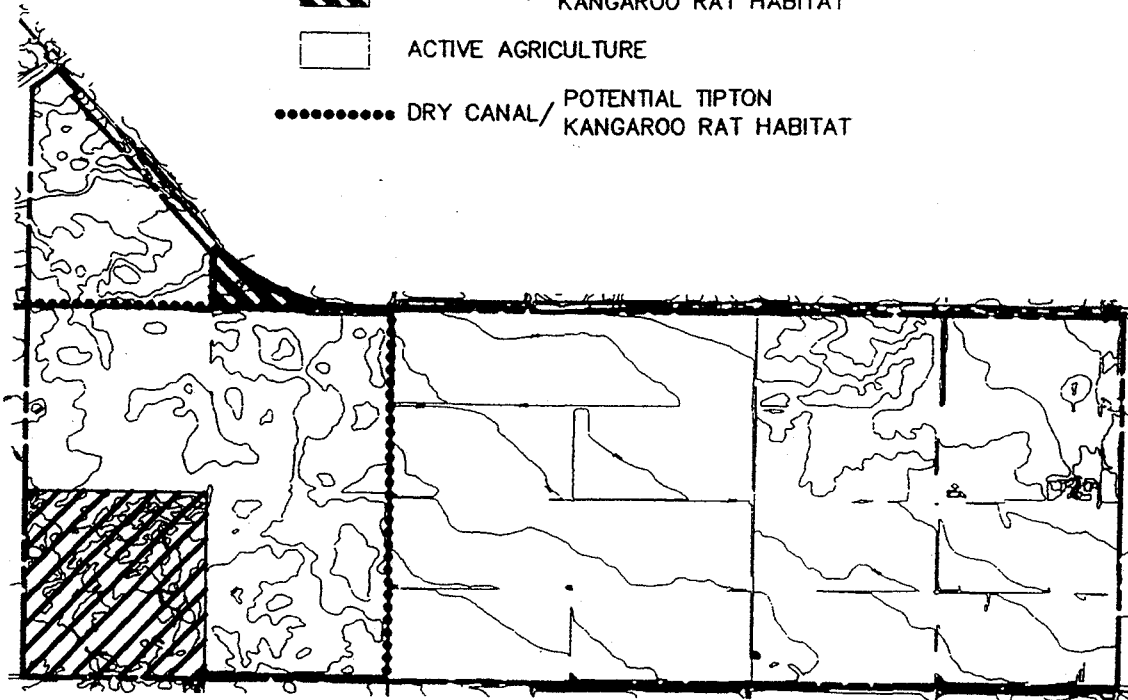
DRY POND/ POTENTIAL TIPTON
KANGAROO RAT HABITAT



ACTIVE AGRICULTURE



DRY CANAL/ POTENTIAL TIPTON
KANGAROO RAT HABITAT



SCALE IN FEET



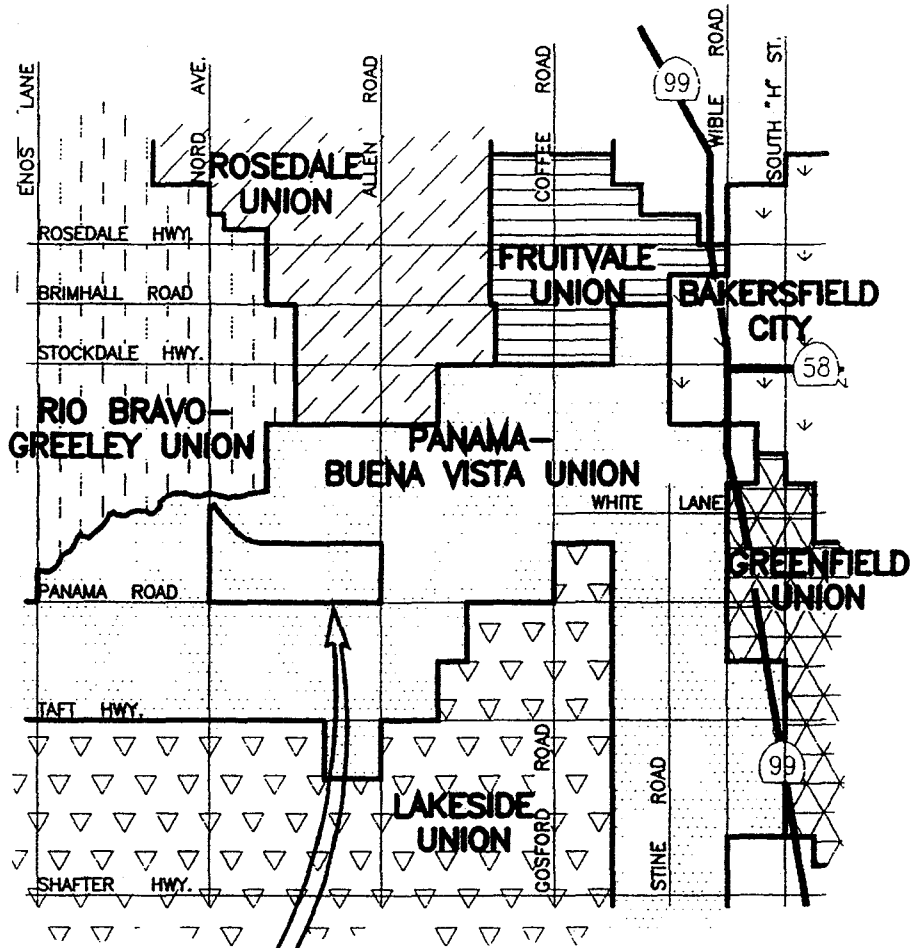
NORTH

Figure A-11

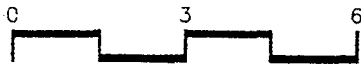
Biological Resources Map

McALLISTER RANCH

BAKERSFIELD, CALIFORNIA



McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA



SCALE IN MILES

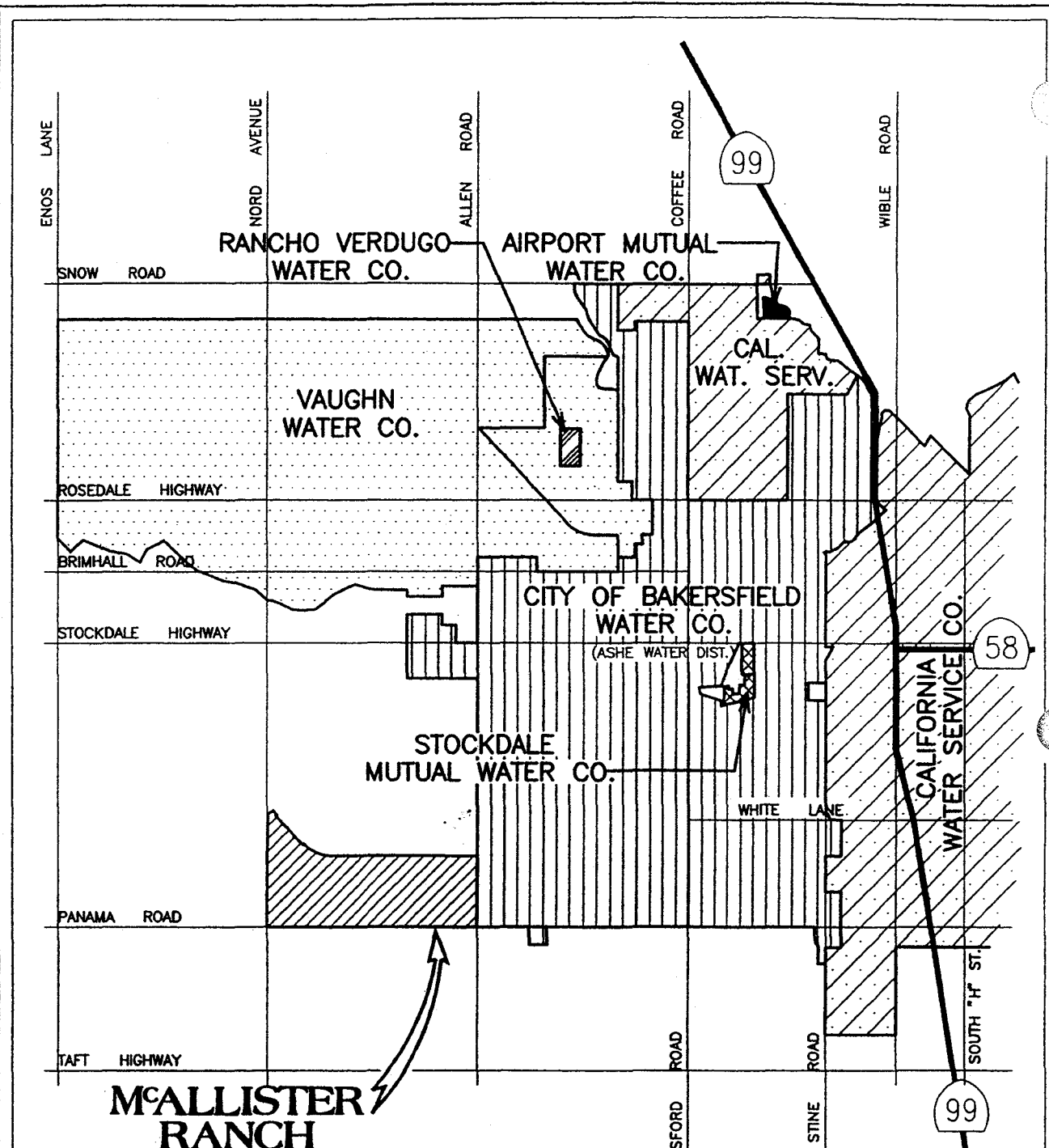


NORTH

Figure A-12
School District Boundary Map

McALLISTER RANCH

BAKERSFIELD, CALIFORNIA



McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA

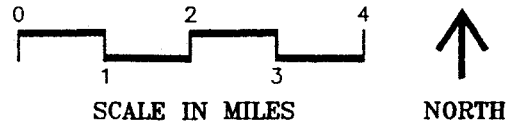
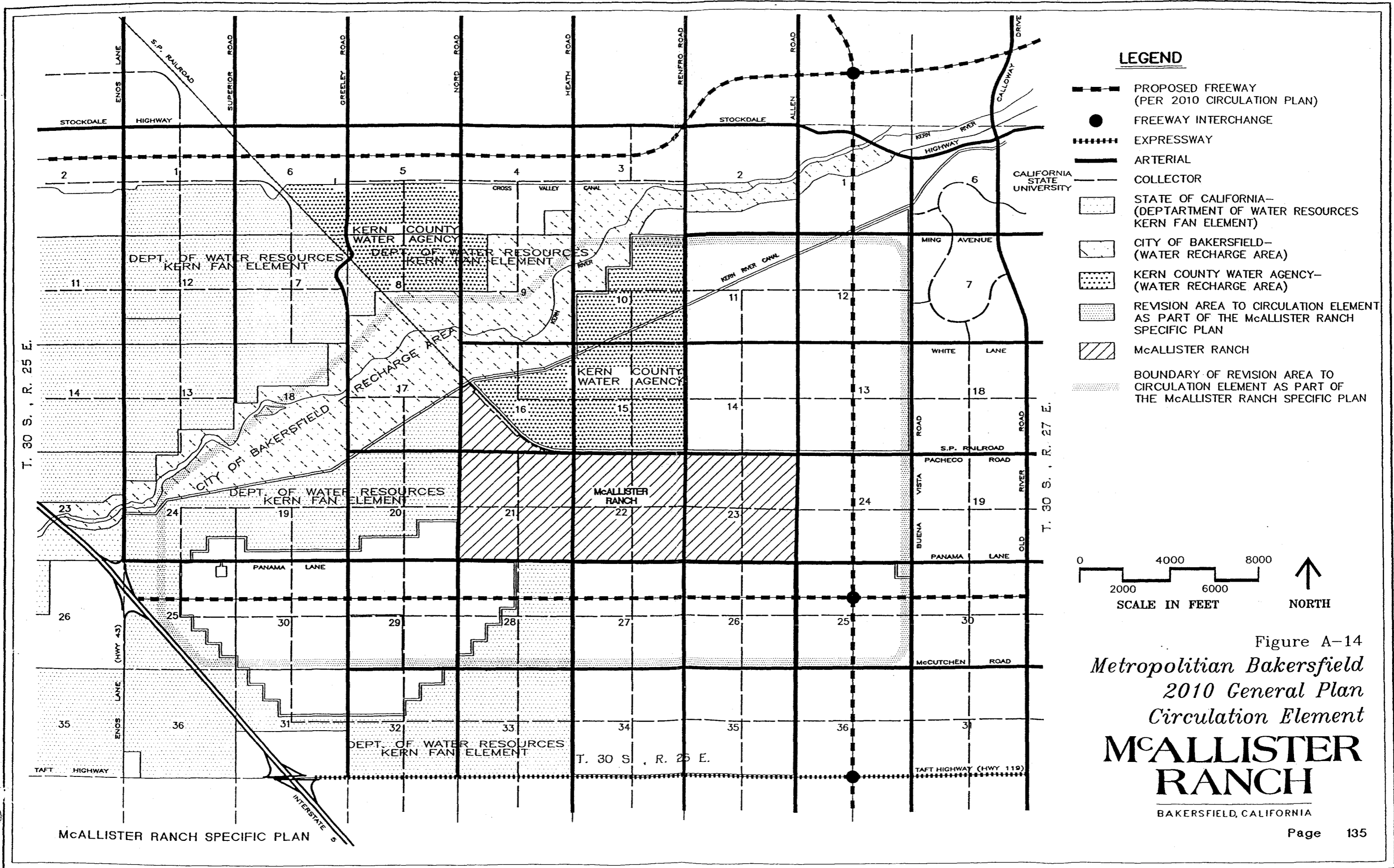


Figure A-13
*Water Purveyor
 Boundary Map*

McALLISTER RANCH
 BAKERSFIELD, CALIFORNIA





AGREEMENT NO. 05 283

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (THE "Agreement") is entered into as of July 20th, 2005 (the "Effective Date") by and between, **LBREP/L-SUNCAL MCALLISTER RANCH LLC** (referred to herein as "Owner/Developer") and the **CITY OF BAKERSFIELD**, a municipal corporation (the "City").

RECITALS

Owner/Developer and City enter into this Agreement on the basis of the following facts, understandings and intentions:

A. Owner/Developer has acquired fee simple title and/or option interests to approximately 2,070 acres of undeveloped land (the "Property") in the unincorporated area of Kern County, California. The Property, which constitutes all of Section 21, 22 and 23 and a portion of Section 16, T30S, R26E, MDB&M, is particularly described in County Resolution No. 2004-083, a Resolution of the Board of Supervisors of Kern County approving a Development Agreement with Jasmin Development LP (the "Development Agreement") which contains an Exhibit 1.2.2 which sets forth the legal description for the Property, a copy of which is attached as **Exhibit "1."** As shown on the Map of the Proposed Modification to Metropolitan Bakersfield 2010 General Plan Circulation Element (the "Circulation Map") and Adoption of the McAllister Ranch Specific Plan (the "Specific Plan") in County Resolution No. 93-724 adopted by the Board of Supervisors of Kern County (the "County") on November 15, 1993, the Property abuts the City's jurisdictional boundary south of Sections 14 and 15, west of Section 24, north of Sections 26, 27, 28 and 29 and east of Section 20, MDB&M. The Circulation Map also shows that the site is bounded on the south by Panama Lane, on the east by South Allen Road, extended, to the north by the Southern Pacific Railway, and to the west by Nord Road, extended. (A copy of the Circulation Map is attached as **Exhibit "2."**)

B. Owner/Developer desires to develop on the Property, as a 2,070 acre master planned community (the "Project") consistent with provisions of the Specific Plan as confirmed by the Development Agreement except as may be modified by Owner/Developer and City. The Project is set forth in more detail as provided in a Proposed Zoning Designation, **Exhibit "3,"** a Proposed Specific Plan Designation **Exhibit "4,"** and a proposed Land Use Plan (**Exhibit "5"**) all of which are attached (collectively the "Project Approvals").

C. City desires to annex the Property to accommodate anticipated housing demand within its Sphere of Influence (the "Sphere") as it may be amended before the County Local Agency Formation Commission ("LAFCO"), through an orderly expansion of its boundaries and to provide an opportunity for owners and residents to reside in an interrelated total environment that includes a variety of housing types and densities, thereby accommodating a variety of economic levels, while providing accessible open



spaces and reaction areas, such as a golf course, a lake, a lagoon, parks and multi-use trails, and that further addresses traffic issues by providing on-site employment opportunities at on-site commercial centers and by providing infrastructure designed to facilitate and encourage the use of public transportation.

D. Owner/Developer and City contemplate that the Project Approvals will include, but not necessarily be limited to:

1. Adoption of a Resolution of Application for Annexation of the Property, which provides for the concurrent inclusion of the Property within the City Sphere of Influence by appropriate amendment (collectively "the Annexation Resolution") listing City and Owner/Developer as co-applicants.

2. Adoption of the County approved McAllister Ranch Specific Plan and related Project Approvals as confirmed in the March 2004 Development Agreement;

3. Amendment of the Metropolitan Bakersfield General Plan to change the designation of the Property from Map Code(s) R-MP (Mineral Petroleum) and R-1A (Intensive Agriculture) to Map Codes SR (suburban residential – less than or equal to 4 dwelling units/net acre); LR (low density residential – less than or equal to 7.26 dwelling units/net acre); LMR (low to medium density residential – less than or equal to 10 dwelling units/net acre); HMR (high to medium density residential – less than 17.42 units/net acre); and HR (high density residential – more than 17.42 units and equal to less than 72.6 dwelling units/net acre), and GC (General Commercial) or more restrictive map code designations; and GC (General Commercial) to LMR (low to medium density residential – less than or equal to 10 dwelling units/net acre), (the General Plan Amendment ["GPA"]).

4. Rezoning the Property consistent with the following designations and acreages ("Prezone"): 135.21 acres designated SR (suburban residential – less than or equal to 4 dwelling units/net acre); 602.65 acres designated LR (low density residential – less than or equal to 7.26 dwelling units/net acre); 38.49 acres designated LMR (low to medium density residential – less than or equal to 10 dwelling units/net acre); 237.64 acres designated HMR (high to medium density residential – less than 17.42 units/net acre); and 158.93 acres designated HR (high density residential – more than 17.42 units and equal to less than 72.6 dwelling units/net acre). 265 acres designated LR (low density residential – less than or equal to 7.26 dwelling units/net acre); 22 acres designated LR – (low density residential – less than or equal to 7.26 dwelling units/net acre); and 70.83 acres designated GC (General Commercial). Owner/Developer and City will work together to verify the above referenced acreage and make any necessary modifications.

5. Amendment of the City-wide traffic model to include the Specific Plan and regional roadway improvements. The amendment will allow certain identified roadway improvements built by Developer to be eligible for credit against traffic impact fees.

6. Amendment of the Specific Plan fire station requirement to require Owner/Developer's dedication to City of land (two (2) net acre minimum) for one (1) neighborhood style three (3) person fire station within the Project. The fire station shall be constructed and furnished in accordance with City-approved plans and specifications. Owner/Developer shall fully fund, at then current City costs, the design, construction, furnishing, and equipping of said fire station, including an engine equipped with rescue equipment. Payment for construction and equipping of said fire station shall be made on or before the issuance of the certificate of occupancy for the 2250th residential unit within the Project area. The exact location of and street connections for said fire station will be determined with the initial Parcel Map or Tract Map within the Project.

For purposes of comparison, the fire station to be funded shall be similar in scope with regard to design, construction, furnishing, and equipment to Fire Station No. 5, which will be located on White Lane, east of Union Avenue.

7. Amendment of existing commercial and wastewater treatment plant designations and zoning as depicted in the Specific Plan, allowing for changes to residential density, provided that no overall density increase occurs to the density provided for in the Specific Plan.

8. Approval of Vesting Tentative and Final Maps to implement the Project residential subdivisions subject to being phased at the sole discretion of the Owner/Developer, with appropriate improvements as may be required by the City to serve the proposed phasing.

9. Such other approvals, licenses and permits from City as may be required to implement the Project.

AGREEMENT

NOW, THEREFORE, incorporating the foregoing recitals herein, City and Owner/Developer mutually agree as follows:

ARTICLE 1. OWNER/DEVELOPER OBLIGATIONS.

1.01 Sphere of Influence Amendment: Annexation Cooperation. After adoption of the annexation resolution by the City, Owner/Developer shall promptly apply to the LAFCO for a City Sphere of Influence Amendment and annexation of the Property. The City shall be listed as a co-applicant on said applications. Said applications shall be accomplished at the sole cost of the Owner/Developer. Owner/Developer and City agree to use their maximum efforts to accomplish the annexation and Sphere of Influence Amendment and shall expeditiously and actively pursue the same to timely approval and completion.



1.02 Other Project Approvals. Owner/Developer shall provide to City in a timely manner any and all applications, plans, documents and other information as necessary to enable City to carry out its obligations of this Agreement, and shall otherwise cooperate and work diligently with City to obtain and implement the Project Approvals.

1.03 Environmental Documents. Owner/Developer shall be responsible for the payment of all reasonable costs associated with the preparation of environmental documents required for compliance of the Project with the California Environmental Quality Act ("CEQA") for the Project and City staff processing of such documents.

1.04 Sewer Connection Fees (Residential)/Fixture Unit Connection Fees (Commercial Industrial). Owner/Developer agrees to pay City residential sewer connection fees which are currently \$2,500.00 per single family home. Owner/Developer further agrees to pay the fixture unit connection fee for Commercial and Industrial use that is current at the time of building permit issuance. The residential fees will not be subject to any increases provided a pre-payment plan is reached with the City that requires all residential project fees to be paid within three (3) years from the date of the Notice of Completion of annexation of the Property including Owner/Developer proportionate share of the cost of the defined sewer trunk line.

1.05 Indemnification. Owner/Developer shall indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissions, or boards against any and all liability of any kind arising from the terms and provisions of this Agreement, including, without limitation, any third party action or lawsuit arising from any CEQA approval, LAFCO approval, or arising in any manner from any of the terms and provisions of this Agreement.

ARTICLE 2. CITY OBLIGATIONS.

2.01 Annexation/Initial Study. City agrees that the County Project approvals as confirmed in the County Development Agreement of March 2004, were accomplished in compliance with applicable CEQA provisions and its implementing Guidelines. City further agrees to exempt future Project Approvals from further CEQA review as deemed appropriate by the City. Nothing contained in this Agreement shall limit or constitute a waiver of City's discretionary powers to condition or modify the Project should City determine that the public health, safety and welfare so requires.

2.02 Development Agreement. Subject to performance by Owner/Developer of its obligations under this Agreement and compliance by City and Owner/Developer with CEQA and other applicable law, City shall, in good faith, favorably consider the County approvals confirmed in the March 2004 Development Agreement provided, however, that nothing contained in this Agreement shall limit or constitute a waiver of City's discretionary powers to condition or modify the Development Agreement or any other Project Approval should City determine that the public health, safety and welfare so requires.



2.03 Timely Processing. Upon submission by Owner/Developer of appropriate applications and processing fees, if any, for a Project Approval, City shall promptly and diligently commence and complete all steps necessary to act on the Project Approval applications, including, without limitation: (i) providing legally adequate notice and holding public hearings, if required, and (ii) acting on the applications. Owner/Developer shall have the right to submit, and City shall concurrently process, the GPA, Prezone and Tentative Map applications.

2.04 Sanitary Sewers. City agrees to provide the Property with sewer service, which includes provision for sewer treatment capacity and trunklines. The remainder of the sewer conveyance system infrastructure is the responsibility of Owner/Developer and is a condition of the tract/parcel map process. In the event that the Property is not annexed to the City, for reasons beyond the control of Owner/Developer, residents will be subject to a 50 percent monthly service surcharge for City Sewer Service in addition to the amount charged for the sewer service within the City limits.

2.05 Water. City agrees to provide the Property with both irrigation and domestic water. If the Property is annexed to the City, domestic water will be provided at standard water rates set by the City Council. Should the Property not be annexed, for reasons beyond the control of Owner/Developer Project residents will be subject to a 50 percent monthly service surcharge for irrigation and domestic water provided by the City in addition to the amount charged for irrigation and domestic water service within the City.

2.06 Community Facilities District. Consistent with City policy and provided Owner/Developer fulfills its obligations concerning formation of a Community Facilities District, City agrees to initiate and complete the formation of a Community Facilities District on portions of the Property which are designated for residential use by the Specific Plan which will levy a tax rate which, when combined with the Constitutionally allowed property tax rate, will result in a 2 percent property tax rate based on anticipated home sale prices for the units within the Specific Plan. The facilities to be financed will be regional in nature and may include fees and/or infrastructure improvements for the defined facilities.

2.07 West Beltway Right-of-Way. City agrees to acquire the 120-foot portion (90 additional feet being a condition of free dedication) for the future West Beltway right-of-way concurrent with the first Tract recordation (finance map) using an appraisal to establish a value of highest and best use.

2.08 Commercial and Wastewater Treatment Plant Designations & Residential Density. Upon City Council approval of the Annexation Agreement, City agrees to allow amendment of the commercial and the wastewater treatment plant designations and zoning as depicted in the Specific Plan and allow for changes to residential density provided that no overall density increase occurs to the density provided for in the Specific Plan.

2.09 Fire Station Requirements. City agrees to amend the Specific Plan to require Owner/Developer to dedicate to City a minimum of two (2) net acres of land for one (1) neighborhood style three (3) person fire station within the Project. The fire station shall be constructed and furnished in accordance with City-approved plans and specifications. Owner/Developer shall fully fund, at then current City costs, the design, construction, furnishing, and equipping of said fire station, including an engine equipped with rescue equipment. Payment for construction and equipping of said fire station shall be made on or before the issuance of the certificate of occupancy for the 2250th residential unit within the Project area. The exact location of and street connections for said fire station will be determined with the initial Parcel Map or Tract Map within the Project.

For purposes of comparison, the fire station to be funded shall be similar in scope with regard to design, construction, furnishing, and equipment to Fire Station No. 5, which will be located on White Lane, east of Union Avenue.

2.10 Plan Checks. City guarantees the completion of all plan checks for Project permits within a maximum of three weeks after submittal of complete Project permit documents.

2.11 County Zoning Regulations/Drill Islands. City agrees that County Zoning Regulations applicable to the Specific Plan relative to drill islands will prevail if they conflict with City Zoning Regulations. Owner/Developer acknowledges that the City, as part of its on-going annexation program, revised its zoning ordinance relative to oil well drilling to be substantially the same as the County Zoning Regulations.

ARTICLE 3. JOINT OBLIGATIONS OF CITY AND OWNER/DEVELOPER

3.01 Homeowner's Association/Maintenance. All Property within the Project benefited by street landscaping or park improvements shall be included in the City's Consolidated Maintenance District. Provided all required maintenance is assumed by one or more homeowner's associations within the Project, maintenance district assessments for those properties within the Project shall be Zero Dollars (\$0.00). Any maintenance not assumed by one or more homeowner's associations shall be assessed on all Property benefited by the street landscaping or park improvements within the Project.

3.02 Development Agreement, Specific Plan, Approved Design Standards, CEQA Compliance, and Vesting Tentative Map. Except as modified by this Agreement, Owner/Developer and City agree that the Property will be developed consistent with the existing County entitlements as set forth in the Specific Plan and confirmed in the Development Agreement. City agrees that upon annexation, the Development Agreement, Specific Plan, approved design standards, previously certified Final Environmental Impact Report and subsequent authorized exemptions from further CEQA review and applicable Vesting Tentative Maps will be adopted by the City as supported by substantial evidence and applicable law.

ARTICLE 4. MISCELLANEOUS

4.01 Incorporation of Recitals and Introductory Paragraph. The Recitals contained in this Agreement and the introductory paragraph preceding the Recitals are hereby incorporated into this Agreement as if fully set forth herein.

4.02 Severability. If any term or provision of this Agreement or the application of any term or provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

4.03 Other Necessary Acts. Each party shall execute and deliver to the other all such further instruments and documents, and shall take such other actions as may be reasonably necessary to carry out this Agreement and to provide and secure to the other party the full and complete enjoyment of its rights and privileges under this Agreement.

4.04 Covenants Running With the Land. All of the provisions contained in this Agreement shall be binding upon and benefit the parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of the Project, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to California law including, without limitation, Civil Code Section 1468. Each covenant herein to act or refrain from acting is for the benefit of, or a burden upon the owner of all or a portion of the Property and each successive owner during its ownership of such Property.

4.05 Notices. Any notice or communication required hereunder between City and Owner/Developer must be in writing and may be given either personally, by registered or certified mail (return receipt requested), or by Federal Express or other similar courier promising overnight delivery. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date, delivered as shown on a receipt issued by the courier. Any party hereto may at any time, by given ten (10) days written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communication shall be given to the parties at their addresses set forth below:

If to City, to: City of Bakersfield
Attn: City Clerk
1501 Truxtun Avenue
Bakersfield, California 93301

With a Copy to: City Attorney
City of Bakersfield
1501 Truxtun Avenue
Bakersfield, California 93301

If to Owner/Developer, to: LBREP/L-SUNCAL McAllister Ranch LLC
c/o SunCal Companies
21900 Burbank Blvd., Suite 114
Woodland Hills, California 91367
Attn: Frank Faye, Division President

With a Copy to: SunCal Companies
2392 Morse Avenue
Irvine, California 92614
Attn: Bruce Cook, General Counsel

4.06 Waiver of Default. The failure of either party to enforce against the other a provision of this Agreement shall not constitute a waiver of that party's right to enforce such a provision at a later time, and shall not serve to vary the terms of this Agreement.

4.07 Merger and Modification. This Agreement sets forth the entire agreement between the parties and supersedes all other oral or written representations. This Agreement may be modified only in writing approved by the City Council and signed by all parties.

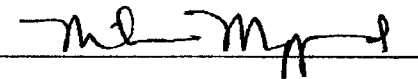
4.08 Binding Effect. The rights and obligations of this Agreement shall inure to the benefit of, and be binding upon, the parties hereto and their heirs, administrators, executors, personal representatives, successors and assigns.

4.09 Corporate Authority. Each individual executing this Agreement represents and warrants that he is duly authorized to execute and deliver this Agreement on behalf of the corporation or organization, if any, named herein and this Agreement is binding upon said corporation or organization in accordance with its terms.

4.10 Term. If the Property herein is not annexed into City by July 1, 2008, this Agreement is null and void, and of no further affect, with the exception of Sections 2.04 and 2.05.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed this day and year first above written.

"CITY"
CITY OF BAKERSFIELD

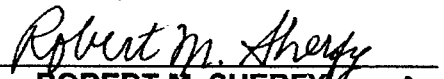
By: 

MIKE MAGGARD
Vice-Mayor

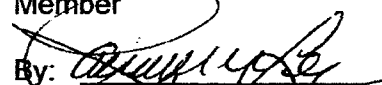
"OWNER/DEVELOPER"
LBREP/L-SUNCAL MCALLISTER
RANCH LLC

By: LBREP/L-SUNCAL MASTER I
LLC, a Delaware limited liability
company


APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: 
ROBERT M. SHERFY
Deputy City Attorney *RMS*

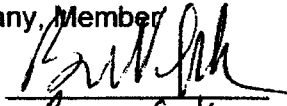
By: LBREP Lakeside SC
Master I LLC, a Delaware
limited liability company,
Member

By: 
Name: Ronald W. JEE
Its: Authorized Signatory

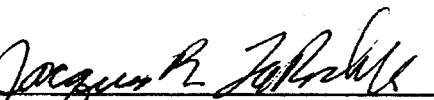
APPROVED AS TO CONTENT:
DEVELOPMENT SERVICES DEPARTMENT

By: 
STANLEY GRADY
Development Services Director

By: SCC Ranch Ventures LLC,
a Delaware limited liability
company, Member

By: 
Name: Bruce Cook
Its: General Counsel

PUBLIC WORKS DEPARTMENT

By: 
RAUL ROJAS
Public Works Director *RMS*

COUNTERSIGNED:

By: 
NELSON SMITH
Finance Director

RMS:dll/sc



Our No.: 129443

Exhibit "1"

PARCEL 1:

That portion of Section 16, Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, including Lots 20, 30 and 31 thereof, as shown upon the Sales Map of Lands of Kern County Land Company dated May 23, 1892 and recorded May 28, 1892 in the Office of the Kern County Recorder, lying Westerly and Southwesterly of the lands conveyed to Southern Pacific Railroad Company, a corporation, in Deeds recorded October 21, 1893 and July 2, 1894, in Book 47, Page 356 of Deeds and in Book 54, Page 262 of Deeds, respectively.

EXCEPTING THEREFROM that portion thereof conveyed to the City of Bakersfield, in Deeds recorded December 30, 1976 in Book 4999, Pages 431 and 436 of Official Records.

PARCEL 2:

All of Section 21, Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM that portion thereof conveyed to the Southern California Gas Company, a California corporation, in Grant Deed recorded July 28, 1980 in Book 5301, Page 1695 of Official Records, described as follows:

A three-dimensional parcel of land commencing at a point 1000 feet below the surface of the hereinafter described tracts and extending to a depth of 8,500 feet below the surface of the ground in and under the following described tracts of land, to wit:

The SW 1/4 of the SW 1/4; the W 1/2 of the SE 1/4 of the SW 1/4; the SE 1/4 of the SE 1/4 of the SW 1/4.

PARCEL 3:

All of Section 22, Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

PARCEL 4:

All of Section 23, Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

EXCEPTING THEREFROM all of Tract No. 5840, Unit A, in the unincorporated area, County of Kern, State of California, as per Map recorded June 23, 1998 in Book 44, Page 38 of Maps, in the Office of the County Recorder of said County.

PARCEL 5:

Lots 1 through 32, inclusive, of Tract No. 5840, Unit A, in the unincorporated area, County of Kern, State of California, as per Map recorded June 23, 1998 in Book 44, Page 38 of Maps, in the Office of the County Recorder of said County.

CITY OF BAKERSFIELD
ORIGINAL

Exhibit "1"

EXCEPTING THEREFROM all interests in Parcels 1 to 5 conveyed to Tenneco Oil Company, a Delaware corporation, in assignment and conveyance thereof recorded November 18, 1988 in Book 6183, Page 1167 of Official Records, which interest can be briefly summarized as all oil, gas and other liquid and gaseous hydrocarbons and in addition thereto carbon dioxide, hydrogen, helium, nitrogen, methane, sulfur (in each case in either liquid or gaseous form) and any other liquid or gaseous substances, inert or otherwise, or any of them, and any minerals or other substances produced in association therewith ("hydrocarbons") in, on or under the premises, together with all rights, privileges, duties and responsibilities in any way related thereto. Grantee acknowledges that this reservation is fully set forth in the conveyance referred to above and that it takes title subject to that conveyance and not subject to this summary which is for convenience only. Said assignment and conveyance was clarified by First Amendment thereof recorded January 17, 1989 in Book 6200, Page 1908 of Official Records.

PARCEL 6:

All oil, gas and other liquid and gaseous hydrocarbons and in addition thereto carbon dioxide, hydrogen, helium, nitrogen, methane, sulfur (in each case in either liquid or gaseous form) and any other liquid or gaseous substances, inert or otherwise, or any of them, and any minerals or other substances produced in association therewith ("hydrocarbons") together with all rights, privileges, duties and responsibilities in any way related thereto, in, on or under the S 1/2 of the SE 1/4 of the SE 1/4; the NE 1/4 of the NE 1/4; the SE 1/4 of the NE 1/4; the N 1/2 of the NE 1/4 of the SE 1/4; the SE 1/4 of the NW 1/4 of the NE 1/4; the NE 1/4 of the SW 1/4 of the NE 1/4; the NW 1/4 of the SE 1/4; the SE 1/4 of the NE 1/4 of the SW 1/4; the NE 1/4 of the SE 1/4 of the SW 1/4; the N 1/2 of the S 1/2 of the SE 1/4; the S 1/2 of the NE 1/4 of the SE 1/4 of Section 23, the S 1/2 of the SW 1/4 of the NE 1/4 of Section 22, the NE 1/4 of the SW 1/4; the W 1/2 of the NW 1/4 of the SE 1/4; the S 1/2 of the SW 1/4 of the NE 1/4 of Section 21, except all rights below the depth of 9,500 feet from the surface of said land, all in Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

PARCEL 7:

All oil, gas and other liquid and gaseous hydrocarbons and in addition thereto carbon dioxide, hydrogen, helium, nitrogen, methane, sulfur (in each case in either liquid or gaseous form) and any other liquid or gaseous substances, inert or otherwise, or any of them, and any minerals or other substances produced in association therewith ("hydrocarbons") together with all rights, privileges, duties and responsibilities in any way related thereto, in, on, or under all of Section 16, except the 22.32 acre parcel described in Deed to Southern Pacific Rail Road Company, recorded October 21, 1893 in Book 47, Page 356 of Deeds, all of Section 21, except all rights above the depth of 9,500 feet from the surface of the NE 1/4 of the SW 1/4; W 1/2 of the NW 1/4 of the SE 1/4 and the S 1/2 of the SW 1/4 of the NE 1/4, also except a three-dimensional parcel of land commencing at a point 1000 feet below the surface and extending to a depth of 8,500 feet below said surface of the SW 1/4 of the SW 1/4; the W 1/2 of the SE 1/4 of the SW 1/4 and the SE 1/4 of the SE 1/4 of the SW 1/4, with right of surface entry, all of Section 22, except the S 1/2 of the SW 1/4 of the NE 1/4, with right of surface entry, all of Section 23, except the E 1/2 of the E 1/2; the NW 1/4 of the SE 1/4; the N 1/2 of the SW 1/4 of the SE 1/4; the SE 1/4 of the NW 1/4 of the NE 1/4; the NE 1/4 of the SW 1/4 of the NE 1/4; the SE 1/4 of the NE 1/4 of the SW 1/4; the NE 1/4 of the SE 1/4 of the SW 1/4, with right of surface entry, all in Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

PARCEL 8:

All oil, gas and associated hydrocarbons which are in, under or may be produced from a three-dimensional parcel of land commencing at a point 1000 feet below the surface and extending to a depth of 8,500 feet below said surface of the SW 1/4 of the SW 1/4; the



Our No.: 129443

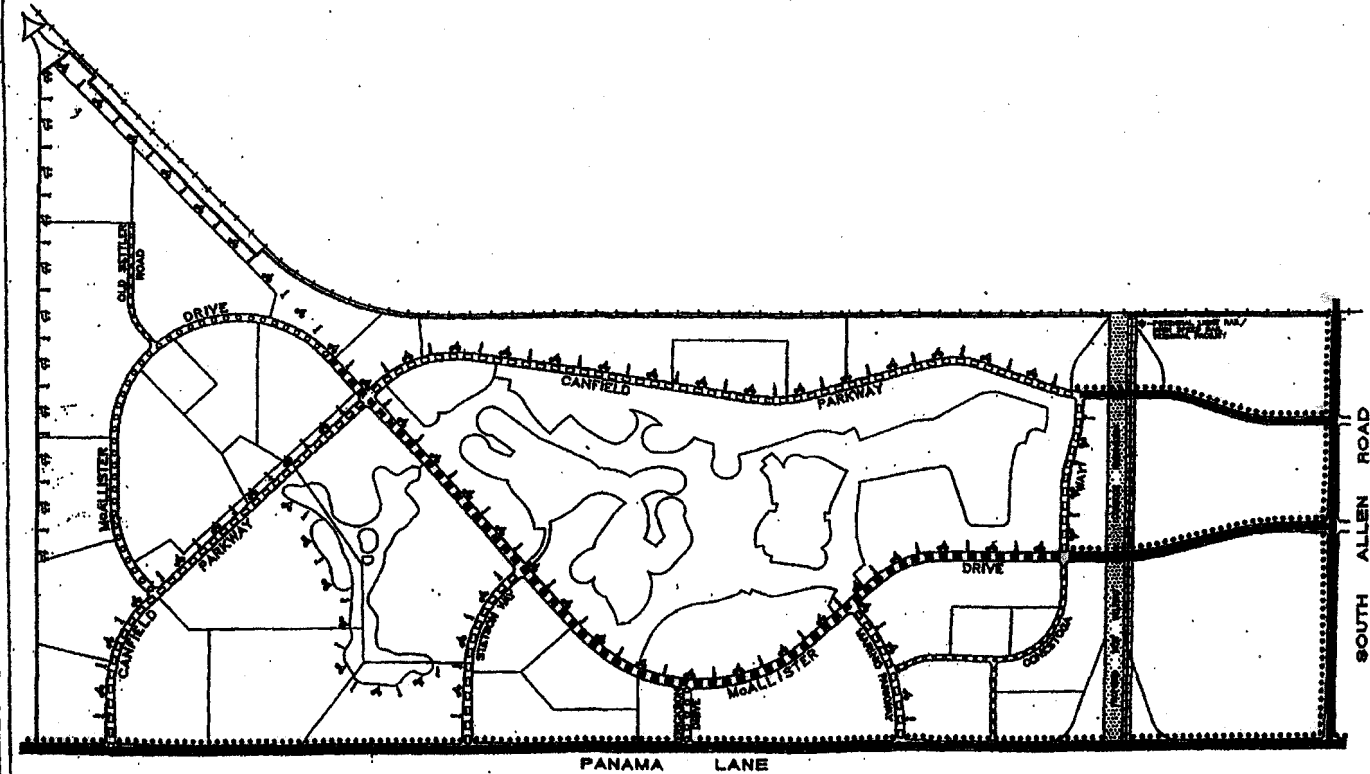
Exhibit "1"

1/2 of the SE 1/4 of the SW 1/4; the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 21, Township 30 South, Range 26 East, M.D.M., in the unincorporated area, County of Kern, State of California, according to the Official Plat thereof.

CITY OF BAKERSFIELD
ORIGINAL

Exhibit "2"

TIE-IN WITH
KORN RIVER PARKWAY
TRAIL SYSTEM



ROADWAY LEGEND

- ARTERIAL
134' R.O.W.
- ARTERIAL
110' R.O.W.
- ■ ■ ■ — ARTERIAL-THEME
110' R.O.W.
- □ □ □ — COLLECTOR-THEME
90' R.O.W.
- COLLECTOR-STANDARD
90' R.O.W.
- RESIDENTIAL COLLECTOR
80' R.O.W.
- ■ ■ ■ ■ PROPOSED WEST BELTWAY
PER WEST BELTWAY CORRIDOR STUDY,
JANUARY 1990 PREPARED BY BARTON -
ASCHMAN ASSOCIATES INC.

TRAIL SYSTEM LEGEND

- BIKE LANE INSIDE ROADWAY
- | | — EQUESTRIAN/HIKING TRAIL
- ▲ | — BIKE/PEDESTRIAN TRAIL

RAIL SYSTEM LEGEND

- | — POTENTIAL LIGHT RAIL CORRIDOR
AND EXISTING SOUTHERN PACIFIC RAILROAD
- ■ ■ ■ ■ ■ POTENTIAL HIGH SPEED RAIL CORRIDOR

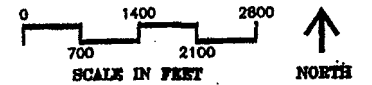


Figure 3-1
Circulation Plan
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA

McALLISTER RANCH SPECIFIC PLAN

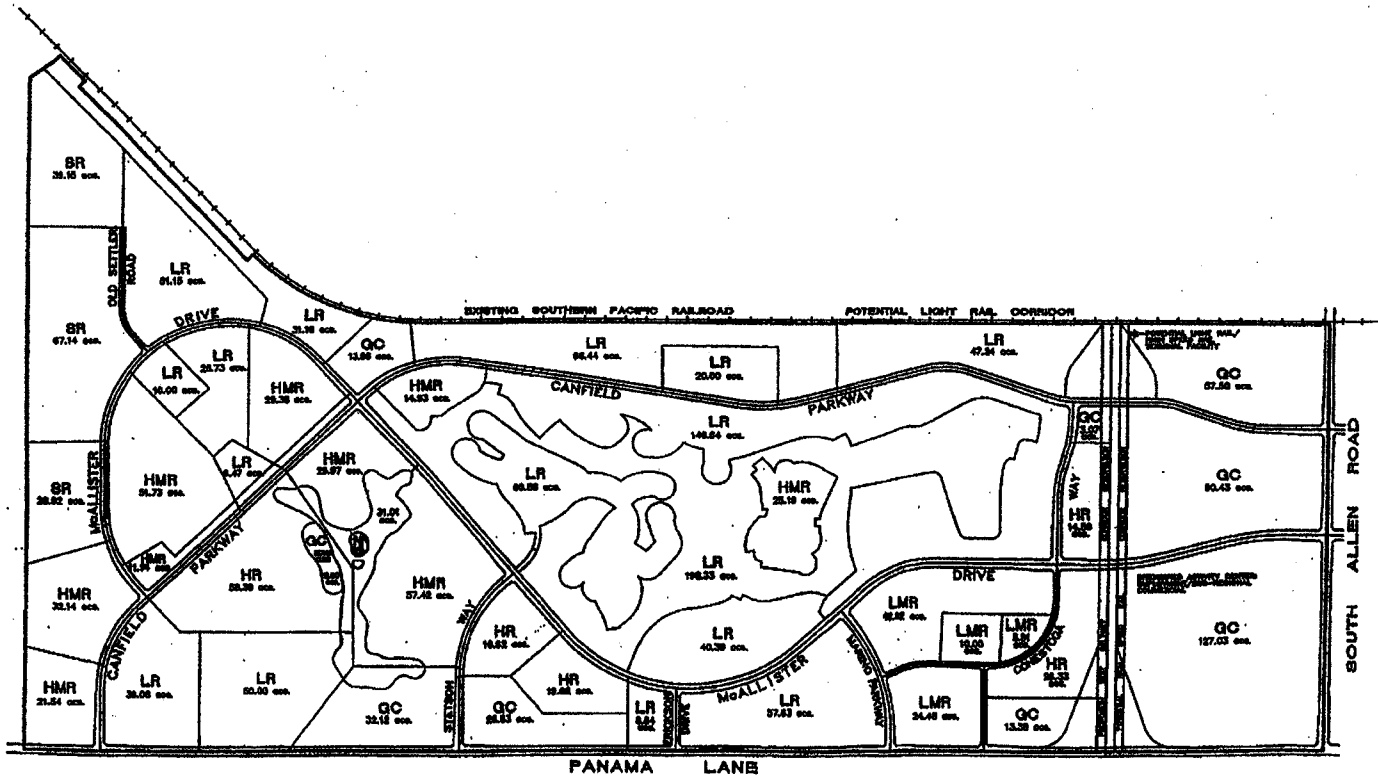
Page 3 of 6
BAKERSFIELD
ORIGINAL

Exhibit "4"

LAND USE SUMMARY

LAND USE	AREA IN ACRES (est)	PROJECT AREA %
RESIDENTIAL		
SR (SINGLE)	134.21	6.83
LR (SINGLE)	664.86	26.30
LR (MULTI)	66.47	2.58
HR (SINGLE)	327.04	11.40
HR (MULTI)	122.84	4.84
SUB-TOTAL	1314.42 ACRES	30.71 %
SCHOOL/PARK/LAWY, OFFICE		
GC (SCHOOL)	94.37	4.86
LR (SCHOOL)	40.00	1.53
LR (PARK)	198.20	7.50
HR (PARK)	21.84	0.84
SUB-TOTAL	254.37 ACRES	10.74 %
COMMERCIAL		
GC (COMM)	8.90	0.34
GC (SINGLE)	21.32	0.82
GC (MULTI)	37.04	1.41
GC (SCHOOL)	28.48	1.09
SUB-TOTAL	75.74 ACRES	2.94 %
TRANSPORTATION		
STREETS	126.30	4.84
WEST RAILWAY CORRIDOR	40.36	1.53
HIGH SPEED RAIL CORRIDOR	11.80	0.45
SUB-TOTAL	178.46 ACRES	6.84 %
PROJECT TOTAL	2078.06 ACRES	100.00 %

NOTE: THE PROPOSED PLAN HAS A MINIMUM TOTAL CENSITY OF 100 DUE TO THE



McALLISTER RANCH SPECIFIC PLAN

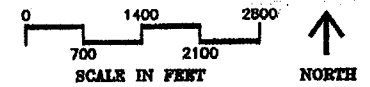
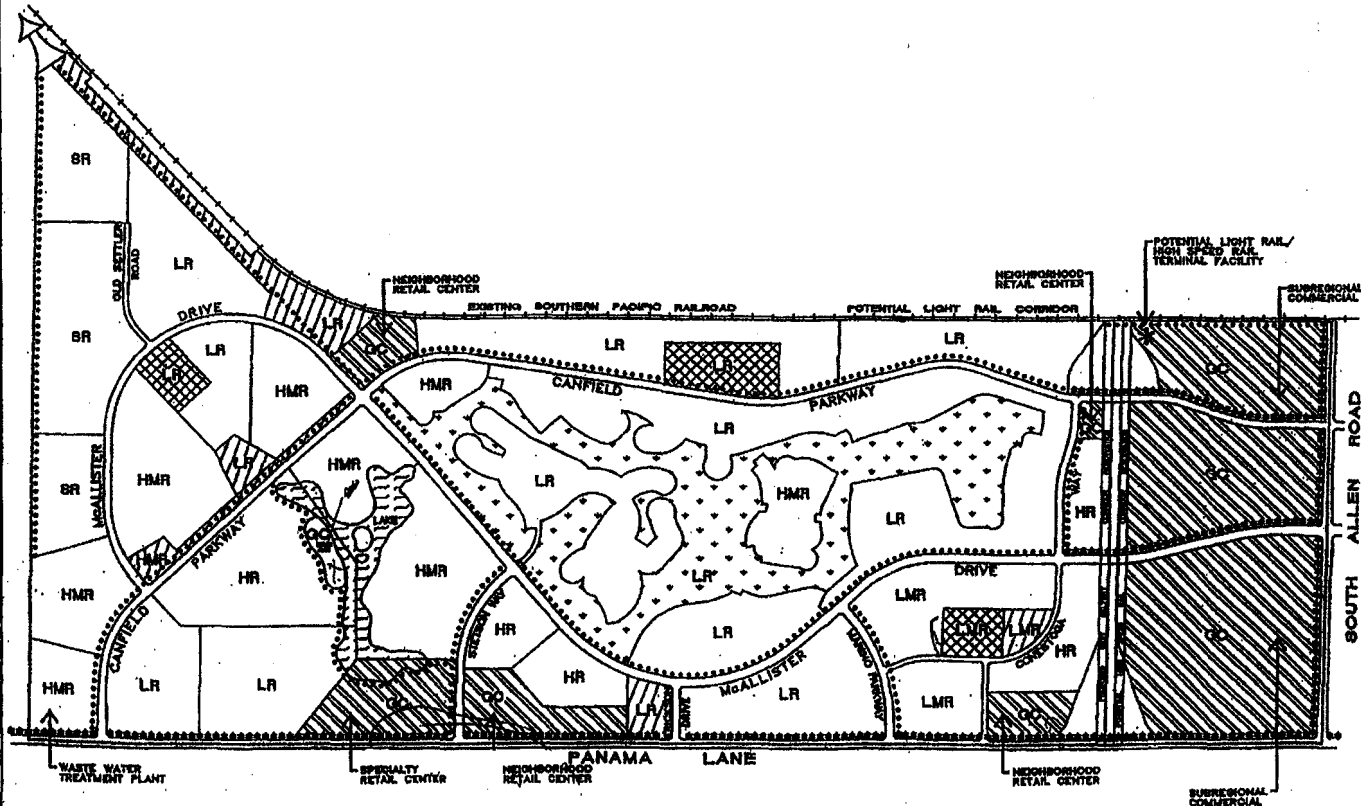


Figure 1-4
Proposed Specific
Plan Designations
**McALLISTER
RANCH**
BAKERSFIELD, CALIFORNIA

Exhibit "5"

TIE-IN WITH
KERN RIVER PARKWAY
TRAIL SYSTEM



LEGEND

- MULTI-USE TRAILS
- BIKE LANE INSIDE ROADWAY
- LAKE
- PARKS
- SCHOOLS
- GOLF COURSE
- SUBREGIONAL CENTER
- COMMERCIAL
- RESIDENTIAL

RESIDENTIAL SUMMARY

DESIGNATION & USE	AREA IN ACRES (NET)
SR: SUBURBAN RESIDENTIAL	135.21
LR: LOW DENSITY RESIDENTIAL	584.88
LMR: LOW to MEDIUM DENSITY RESIDENTIAL	86.47
HMR: HIGH to MEDIUM DENSITY RESIDENTIAL	237.86
HR: HIGH DENSITY RESIDENTIAL	137.54
TOTALS	1,181.94 ACRES

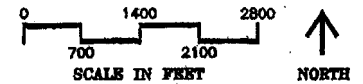


Figure A-1
Land Use Concept Plan
McALLISTER RANCH
BAKERSFIELD, CALIFORNIA