

3.0 PROJECT DESCRIPTION

3.1 LOCATION AND SETTING

The Metropolitan Bakersfield General Plan Update Planning area includes the City of Bakersfield, its designated sphere of influence and contiguous properties located in the unincorporated portions of Kern County. Approximately 408 square miles of both City and County lands are included as part of the Metropolitan Bakersfield General Plan Update. The boundaries of the Planning area were mutually agreed upon by the City of Bakersfield and the County of Kern as part of the joint adoption of the Metropolitan Bakersfield 2010 General Plan in 1990.

The Planning area is located at the eastern portion of southern San Joaquin Valley, in the County of Kern (refer to Exhibit 3-1, *Regional Vicinity*). Kern County is the third largest county in California, covering approximately 8,142 square miles. The County borders Ventura and Los Angeles Counties to the south, San Luis Obispo and the tip of Santa Barbara Counties to the west, Kings, Tulare and Inyo Counties to the north and San Bernardino County to the east.

The City of Bakersfield has the largest population of cities in Kern County, encompassing approximately 115 square miles. The City is located approximately 100 miles north of Los Angeles and 290 miles southeast of San Francisco. Smaller cities and unincorporated communities located within a 25-mile radius of the City include Shafter, Wasco and Delano to the north/northwest, and Lamont and Arvin to the southeast.

The Metropolitan Bakersfield area (i.e., Planning area) is located at the base of the Sierra Nevada Mountains, within the west central portion of Kern County. The Planning area covers approximately 408 square miles and is characterized by a core of urban and suburban land use types that were developed along the principal north-south arterial of the Central Valley, Highway 99, and the Kern River. The core area is generally surrounded by low intensity agriculture, oil production and open spaces in which small communities historically developed as agricultural centers.

Vehicular access to the Planning area is provided by several major highways which traverse the urbanized area surrounding the City. State Highway 99 and Interstate 5, which run north to south, provides access to the City from both the Los Angeles and Fresno areas. In addition, State Highway 99 connects to State Highways 65 and 204, both of which are north/south routes, and State Highways 58, 178 and 119 which run east/west.

Planning issues, by their very nature, usually are not confined by jurisdictional boundaries. Extraterritorial planning is a means by which a local government can formally indicate to its neighbor its concern for the future of lands under its neighbor's jurisdiction and work to achieve compatible development standards for these lands. In accordance with the state planning law, a general plan must cover all territory within the boundaries of the adopting city or county. The plan should also take into account any area outside which, in the planning agency's judgement, "bears relation to its planning" (Government Code Section 65300). It also allows adoption of area

Insert Exhibit 3-1
Regional Vicinity
8.5 x 11

plans or general plans in part. Thereby, the city and county are able to designate the area covered by the plan for study and adoption. Accordingly, the Metropolitan Bakersfield General Plan Update issues, goals, and policies are relevant to an area encompassing 408 square miles including Metropolitan Bakersfield General Plan “urban” Bakersfield, its designated sphere of influence and contiguous properties located in the unincorporated portions of Kern County.

“Urban” Bakersfield is defined as areas in which a minimum of 50 percent of all parcels within one-half mile radius are developed for residential uses in excess of three units per net acre, and/or commercial uses with a floor area ratio of 0.2 (refer to Exhibit 3-2, *Site Vicinity*).¹ The City’s designated sphere of influence area as illustrated in Exhibit 3-2 extends approximately 192 square miles. Portions of the Planning area are situated outside of the sphere of influence boundary, and are included in the Metropolitan Bakersfield General Plan based on the relationship these areas bear on the planning and land use concerns of the City of Bakersfield. As is evidenced in Exhibit 3-3, *Metropolitan Bakersfield General Plan Update*, a significant portion of the 408-square mile Planning area lies within unincorporated Kern County.² It should be noted that the City of Shafter corporate limits extend within a portion of the Metropolitan Planning area, north of Seventh Standard Road.

3.2 STATEMENT OF OBJECTIVES

The City of Bakersfield and County of Kern have identified certain objectives to be met through completion of the Metropolitan Bakersfield General Plan Update and associated Program EIR. The first set of objectives relates to the objectives of this Program EIR. The second set of objectives relates to the City and County’s rationale and intent to revise the Metropolitan Bakersfield General Plan prepared in 1990. The City of Bakersfield and County of Kern objectives with respect to this Program EIR include the following:

- To conform with Section 21000 et. seq. of the California Environmental Quality Act (CEQA) which requires that environmental impacts be addressed and mitigated.
- To provide a legally defensible foundation upon which future land use decisions may be justified.
- To direct orderly growth within the plan area and provide an adequate level of service to the community.
- To provide a basis for informative decisions when considering buildout of Metropolitan Bakersfield.

¹ It should be noted that the area actually included within the City’s corporate limits totals approximately 111 square miles.

² The area covered by the Metropolitan Bakersfield General Plan Update coincides with the Bakersfield Metropolitan Priority Area of the Kern County General Plan.

Insert Exhibit 3-2
Site Vicinity
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Insert Exhibit 3-3
Metropolitan Bakersfield General Plan Update
11 x 17

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The City of Bakersfield and County of Kern objectives for the Metropolitan Bakersfield General Plan Update include the following:

- To conform with Section 65300 of the California Planning and Zoning Law which requires cities and counties to adopt a comprehensive, long-term general plan for its development.
- To provide guidelines for decisions affecting the character and future land uses in the 408 square mile plan area.
- To provide an official statement of the community's physical development as well as its economic, social and environmental goals.
- To clarify and articulate local government's intentions with respect to the rights and expectations of the general public, property owners and prospective investors and business interests.
- To communicate what is expected of the private sector with respect to the objectives of the plan.
- To provide a joint planning document to be used by both jurisdictions.

3.3 PROJECT CHARACTERISTICS

As localities and their resources are ever changing, it is periodically necessary to update and revise the general plan. The state recommends that the entire plan be thoroughly reviewed and revised periodically to reflect new conditions, local attitudes and political realities. In addition, the short-term portions of the general plan should be reviewed annually and revised as necessary to reflect new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. The update to the Metropolitan Bakersfield General Plan was intended to make those changes necessary to more accurately reflect existing goals, policies and implementation measures. The text revisions are intended to give an updated version of the existing development environment.

**TABLE 3-1
GENERAL PLAN LAND USE DESIGNATIONS**

Land Use Category	Acres	Percentage
Residential	70,689	28.92
Commercial	7,318	2.99
Industrial	16,429	6.72
Public Facilities	12,574	5.14
Open Space	16,701	6.83
Resource	118,206	48.36
State/Federal Lands	657	0.27
Canals/Private Streets	1,831	0.75
Total Acres	244,405	100.00

Source: General Plan Land Use Database (Revised April 2, 2002).

The Draft EIR evaluates potential environmental impacts resulting from the following revisions to the Metropolitan Bakersfield General Plan, including but not limited to:

- Deletion of redundant and/or completed policies, goals and programs.
- Revision to maps, figures, text, charts and tables to reflect updated data/information.
- Update of the City and County's land use database.
- Update of the Kern Council of Governments (COG) traffic model information.
- Revision to General Plan noise and air quality data based on the new traffic model.

Section 65300 of California Planning and Zoning Law requires each county and city jurisdiction to adopt a comprehensive, long-term general plan for its development. It must contain seven principal elements including Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. The Metropolitan Bakersfield General Plan contains each of these elements, and in addition has incorporated two optional elements to reflect the specific needs and objectives of the Planning area: Public Services and Facilities, and Parks. Chapter "reservations" for the Kern River Plan Element and Historical Resources Element are also included. The Housing Element revision is under a separate effort.

The Goals and Policies of the Metropolitan Bakersfield General Plan Update are as follows:

LAND USE (LU) ELEMENT

GOALS (G)

- | | |
|--------|--|
| LU-G-1 | Accommodate new development which captures the economic demands generated by the marketplace and establishes Bakersfield's role as the capital of the southern San Joaquin Valley. |
| LU-G-2 | Accommodate new development which provides a full mix of uses to support its population. |
| LU-G-3 | Accommodate new development which is compatible with and complements existing land uses. |
| LU-G-4 | Accommodate new development which channels land uses in a phased, orderly manner and is coordinated with the provision of infrastructure and public improvements. |
| LU-G-5 | Accommodate new development which capitalizes on the Planning area's natural environmental setting, including the Kern River and the foothills. |
| LU-G-6 | Accommodate new development that is sensitive to the natural environment, and accounts for environmental hazards. |

- LU-G-7 Establish a built environment which achieves a compatible functional and visual relationship among individual buildings and sites.
- LU-G-8 Target growth companies that meet clean air requirements, and create sustainable employment in jobs paying higher wages.
- LU-G-9 Expand Bakersfield's Sphere of Influence based on the probable physical boundary that the City can reasonable control and service, and discourage premature development in unincorporated areas surrounding the City.
- LU-G-10 Provide for the orderly annexation and development of unincorporated areas within Bakersfield's Sphere of Influence which can be developed in accordance with the City's General Plan and can be adequately served by the City.

POLICIES (P)

Land Use Designations

- LU-P-1 This policy outlines all land use designations as depicted on the Land Use Plan. Please refer to Section 4.1, *Land Use*, for a complete listing and description of land use designations.

Residential Development

- LU-P-2 Allow for the development of a variety of residential types and densities.
- LU-P-3 Ensure that residential uses are located in proximity to commercial services, employment centers, public services, transportation routes, and recreational and cultural resources.
- LU-P-4 Encourage maintenance of the residential character of specially identified neighborhoods through such mechanisms as architectural design, landscape, and property setbacks.
- LU-P-5 Provide for streetscape improvements, landscape, and signage which uniquely identify major and/or historic residential neighborhoods.
- LU-P-6 Retain existing residential neighborhoods as designated on the Land Use Plan, and allow for the infill of residential land uses which are compatible with the scale and character of the surrounding neighborhood.
- LU-P-7 Provide for the retention of historic residential neighborhoods as identified in the Historical Resources Element if adopted by the City of Bakersfield.

- LU-P-8 Provide the opportunity for the development of residential units in areas designated for commercial use provided that conflicts between the two can be adequately mitigated.
- LU-P-9 Permit the conversion of existing single-family neighborhoods to higher densities in those areas in which (1) there are physical and economic conditions which warrant the replacement of existing units, (2) the uses are contiguous with other higher density uses, and (3) adequate infrastructure services are available and/or provided for by developers.
- LU-P-10 Accommodate high and high-medium density residential adjacent to existing and planned commercial, multi-family, and principal transportation corridors.
- LU-P-11 Encourage that all new high and high-medium density residential designations be on a contiguous area of at least five acres.
- LU-P-12 Allow for the intensification and development of existing high and high-medium areas, regardless of size.
- LU-P-13 Require that new multiple family residential projects incorporate design features such as screen walls and height and setback restrictions which foster compatibility with adjacent existing and future single-family residential uses.
- LU-P-14 Require all multi-family residential land uses be adequately set back from the street.

Commercial Development

- LU-P-15 Allow for the development of a variety of commercial centers/corridors which are differentiated by their function, intended users and level of intensity, including convenience centers serving local residential neighborhoods, sub-regional centers which serve groupings of neighborhoods, and major regional centers which serve the Planning area and surrounding areas.
- LU-P-16 Allow for the development of a variety of commercial uses, including those which serve residents (groceries, clothing, etc.), highway users, and tourists-visitors.
- LU-P-17 Ensure that adequate lands are set aside for neighborhood-serving commercial uses adjacent to designated residential areas. Where land has not been set aside, permit neighborhood scale commercial uses in residential areas when compatible with surrounding development.
- LU-P-18 Require all new commercial designations be assigned to sites where the aggregate of all contiguous parcels designated for commercial use is no less than five (5) acres, except for approved specific plans, parcels to be developed for highway-oriented

service uses at freeway on- and off-ramps, or where physical conditions are such that commercial is the only logical use of the property.

- LU-P-19 Allow for the intensification and development of existing commercial areas in an infill fashion.
- LU-P-20 The depth of new commercial developments shall be at least half the length of the street frontage. Exceptions may be made where existing development or physical constraints provide a more logical shape.
- LU-P-21 Encourage a separation of at least one-half mile between new commercial designations.
- LU-P-22 Locate major (regional) commercial uses in proximity to existing regional centers (such as Valley Plaza and East Hills Mall), and in proximity to future regional serving commercial centers in the downtown, southwest, northwest, and northeast, as designated on the Land Use Policy Map.
- LU-P-23 Promote the recycling of block-long corridors of commercial uses so as to consolidate new commercial uses.
- LU-P-24 Encourage the clustering of commercial development in compact areas, rather than extended along streets and highways.
- LU-P-25 Provide for infill of commercial land uses to be compatible with the scale and character of existing commercial districts and corridors.
- LU-P-26 Encourage adjacent commercial uses to be of compatible height, setback, color and materials.
- LU-P-27 Require that new commercial uses maintain visual compatibility with single-family residences in areas designated for historic preservation.
- LU-P-28 Require that commercial development provide design features such as screen walls, landscaping and height, setback and lighting restrictions between the boundaries of adjacent residential land use designations so as to reduce impacts on residences due to noise, traffic, parking, and differences in scale.
- LU-P-29 Require that automobile and truck access to commercial properties sited adjacent to designated residential parcels be located at the maximum practical distance from the residential parcel.
- LU-P-30 Street frontages along all new commercial development shall be landscaped.

Industrial Development

- LU-P-31 Allow for a variety of industrial uses, including land-extensive mineral extraction and processing, heavy manufacturing, light manufacturing, warehousing and distribution, transportation-related, and research and development uses.
- LU-P-32 Protect existing industrial designations from incompatible land use intrusions.
- LU-P-33 Encourage the efficient use of existing industrial land uses through consolidation of building and storage facilities.
- LU-P-34 Provide for the clustering of new industrial development adjacent to existing industrial uses and along major transportation corridors.
- LU-P-35 Encourage upgrading of visual character of heavy manufacturing industrial areas through the use of landscaping or screening-of visually unattractive buildings and storage areas.
- LU-P-36 Require that industrial uses provide design features, such as screen walls, landscaping and height, setback and lighting restrictions between the boundaries of adjacent residential land use designations so as to reduce impacts on residences due to light, noise, sound and vibration.
- LU-P-37 Street frontages along all new industrial development shall be landscaped.
- LU-P-38 Minimize impacts of industrial traffic on adjacent residential parcels through the use of site plan review and improvement standards.

Centers Development

- LU-P-39 Enhance existing and establish new centers as the principal focus of development and activity in the Planning area, around which other land uses are grouped. Centers should be linked by adequate transportation facilities and may be linked to the Kern River, canals, or other resource amenities. Centers may be differentiated by functional activity, density/intensity, and physical character.
- LU-P-40 Provide for the enhancement and intensification of existing “centers” such as:
- a) Downtown
 - b) California State University, Bakersfield
 - c) Bakersfield Airpark/Casa Loma
 - d) Meadows Field
 - e) Highway 58/Weedpatch Highway

- f) Lamont
- g) Greenfield
- h) McAllister Ranch
- i) Northwest Bakersfield
- j) Rosedale Ranch

- LU-P-41 Provide for the intensification of downtown Bakersfield for governmental, financial, professional office, retail, residential, cultural, specialty, and supporting uses.
- LU-P-42 Provide for the revitalization of downtown Bakersfield by the use of redevelopment authorities provided by California law, including the provision of incentives for new private development projects, joint private-public partnerships, and public improvements; accommodating the range of land uses defined for this "Center".
- LU-P-43 Encourage renovation and the adaptive reuse of significant cultural and entertainment facilities downtown.
- LU-P-44 Provide for the establishment of the following new centers as the focus of development in the Planning area:
- a) Southwest
 - b) Northwest
 - c) Northeast
- LU-P-45 Allow for the development of a center in southwest Bakersfield which is a focal point of activity and includes a mix of professional office and retail uses, moderate density residential, and filters outward to lower suburban-type densities, according to the following principles:
- a) Encourage focus on an open space amenity such as a park or water body;
 - b) Provide opportunity for the development of residential units above ground floor commercial;
 - c) Encourage land use link with the Kern River and promote pedestrian activity within center.
- LU-P-46 Allow for the development of centers in northwest Bakersfield to serve the Rosedale Community and adjacent rural areas, containing retail commercial, light industrial, moderate and high density residential, and is surrounded by low and estate residential densities, according to the following principles:
- a) Attempt to focus on open space amenities;
 - b) Promote pedestrian activity and where feasible attempt to link land uses with the Kern River.

- LU-P-47 Allow for the development of a low density “village-like” center in the Northeast as a focal point of activity which includes retail commercial, professional offices, moderate and high density residential, and filtering outwards to lower densities, according to the following principles:
- a) Attempt to focus on open space amenities;
 - b) Cluster development to take advantage of views;
 - c) Encourage development to preserve public views of foothill topography and sensitive habitats;
 - d) Provide the opportunity for the development of residential units above ground floor commercial;
 - e) Promote pedestrian activity and use of greenbelt links between land uses.
- LU-P-48 Enhance pedestrian activity in principal activity centers of the Planning area.
- LU-P-49 Encourage development of pedestrian sensitive uses and design characteristics in the following areas:
- a) Downtown
 - b) Baker Street
 - c) Southwest Center
 - d) Northwest Center
 - e) Northeast Center

Public Facilities

- LU-P-50 Coordinate with the appropriate agencies so that adequate land and facilities are set aside for schools, parks, police/fire, libraries, cultural facilities, recreational facilities and other service uses to serve the community.
- LU-P-51 Encourage the continued development of California State University Bakersfield and adjacent areas for education, cultural, and supporting commercial and residential uses.
- LU-P-52 Locate new development where infrastructure is available or can be expanded to serve the proposed development.
- LU-P-53 Ensure that land use and infrastructure development are coordinated.
- LU-P-54 The developer shall be responsible for all on-site costs incurred as a result of the proposed project, in addition to a proportional share of off-site costs incurred in service extension or improvements. The availability of public or private services or resources shall be

evaluated during discretionary project consideration. Availability may affect project approval or result in a reduction in size, density, or intensity otherwise indicated in the general plan's map provisions.

LU-P-55 Provide for the mitigation of significant noise impacts on adjacent sensitive uses from transportation corridor improvements.

LU-P-56 Review and evaluate the land use designations of the plan on agreement of a final route alignment of the Route 178/58 Freeway, and any other future freeways, to ensure appropriate land use relationships, including:

- a) Adequate setbacks, buffers, and/or restrictions on residential density to prevent noise impacts;
- b) Potential for commercial services at principal off-ramps;
- c) Potential for industrial uses which can benefit by close freeway proximity.

LU-P-57 Utilize a joint powers agreement or other merchandise to promote the provision of uniform services related to development, public safety, recreation and other services.

LU-P-58 Establish a joint City/County task force to identify inconsistencies in services and measures to enhance uniformity.

LU-P-59 Encourage annexation of County islands into the City.

LU-P-60 Encourage annexations that do not create "islands".

Signage

LU-P-61 Coordinate a consistent design vocabulary between city and county for all public signage, including fixture type, lettering, colors, symbols, and logos.

LU-P-62 Provide signage which is adequately spaced and clearly visible during the day and night to control vehicular traffic, bicycles, and pedestrians.

LU-P-63 Encourage the use of creative and distinctive signage which establishes a distinctive image for the Planning area and identifies principal entries to the metropolitan area, unique districts, neighborhoods and locations.

LU-P-64 Permit the use of well-designed banners for civic events, holidays, and other special occasions.

LU-P-65 Encourage that signs be designed and placed on buildings to be visible to pedestrians in areas designated for pedestrian activity.

LU-P-66 Prohibit the use of private, permanent signs in residential neighborhoods, except those for identification, sales and rental of property.

Image

LU-P-67 Develop a distinctive identity for the Bakersfield region which differentiates it as a unique place in the Southern San Joaquin Valley.

LU-P-68 Capitalize on the Kern River, parks, steep hills, and canals as organizational elements for the Bakersfield area, creating activity corridors around which development and recreational uses can be focused.

LU-P-69 Allow variation in the use of street trees, shrubs, lighting, and other details to give streets better visual continuity and increased shade canopy.

LU-P-70 Provide for the installation of street trees which enhance pedestrian activity and convey a distinctive and high quality visual image.

LU-P-71 Encourage landscaping the banks of flood control channels, canals, roadways and other public improvements with trees to provide a strong visual element in the Planning area.

LU-P-72 Promote the establishment of attractive entrances into communities, major districts, and transportation terminals, centers, and corridors within the Planning area.

LU-P-73 Promote the creation of both residential and commercial historic districts, and encourage the upgrading of historic structures.

LU-P-74 Encourage the establishment of design programs which may include signage, street furniture, landscape, lighting, pavement treatments, public art, and architectural design.

General

LU-P-75 Provide adequate land area for the expansion of existing uses and development of new uses consistent with the policies of the general plan.

LU-P-76 Provide for a mix of land uses which meets the diverse needs of residents; offers a variety of employment opportunities; capitalizes, enhances, and expands upon existing physical and economic assets; and allows for the capture of regional growth.

LU-P-77 Allow for the continuance of agricultural uses in areas designated for future urban growth.

- LU-P-78 Accommodate new projects which are infill or expansion of existing urban development.
- LU-P-79 Provide for an orderly outward expansion of new “urban” development (any commercial, industrial, and residential development having a density greater than one unit per acre) so that it maintains continuity of existing development, allows for the incremental expansion of infrastructure and public services, minimizes impacts on natural environmental resources, and provides a high quality environment for living and business.
- LU-P-80 Assure that General Plan Amendment proposals for the conversion of designated agricultural lands to urban development occur in an orderly and logical manner giving full consideration to the effect on existing agricultural areas.
- LU-P-81 Allow for flexibility in the specific siting of multi-family residential and commercial uses from the locations generally depicted on the Land Use Map in areas which are undeveloped, used for resource production, or are developed at very low densities through Planned Unit Development, Planned Commercial Developments and Specific Plans, provided that:
- a) The overall density and distribution of land uses is maintained;
 - b) Multi-family and commercial uses are located in proximity to principal roadways, public transit, employment nodes, commercial services, and recreational uses and within 330 feet of the location depicted on the Land Use Policy Map;
 - c) Uses are sited to take advantage of pedestrian greenbelts, recreational amenities, and natural environmental resources;
 - d) The availability of infrastructure to the site or adjacent service areas is not adversely impacted.
- LU-P-82 Preserve existing significant sound residential neighborhoods, commercial districts, and industrial areas.
- LU-P-83 Provide for the use of redevelopment authorities in other locations of the metropolitan area which California Redevelopment law has determined as blighted.
- LU-P-84 Provide incentives to upgrade deteriorating residential, commercial and industrial uses when the property owner or resident cannot afford improvements.
- LU-P-85 Encourage the revitalization of deteriorated land uses and buildings.
- LU-P-86 Encourage infill of vacant parcels.

- LU-P-87 Encourage mixed-use development in the downtown area.
- LU-P-88 Encourage the recycling of dilapidated and economically-depressed residential neighborhoods, commercial districts, and industrial areas, where preservation is not an achievable or desirable objective.
- LU-P-89 Encourage new uses and buildings in pedestrian sensitive areas to incorporate design characteristics which include:
- a) Walls which are aesthetically treated by the use of color, materials, offset planes, columns, and/or other architectural details, to provide visual interest to pedestrians;
 - b) Landscaping, including trees, flowering shrubs, and ground cover;
 - c) Pedestrian amenities, such as benches, trash receptacles and signage oriented to the pedestrian;
 - d) Design amenities related to the street level such as awnings, arcades, and paseos;
 - e) Visual access to the interior of buildings;
 - f) Uses other than parking and traffic circulation between the sidewalk and building.
- LU-P-90 Encourage the development of a range of childcare facilities including small and large family day care homes and public and private care centers.
- LU-P-91 Encourage employers and developers of employee-intensive commercial and industrial projects to provide facilities or referral services for the child care needs of employees.
- LU-P-92 In the county, all residential developments that provide complete public infrastructure improvements including community water distribution and sewage collection and treatment systems may be permitted a density increase up to 20 percent. All land division activities shall be consistent with this provision.
- LU-P-93 Where possible, incorporate land encumbered with electrical transmission line easements with lines operating at 50,000 volts or above into development as a functional design component with the cooperation of the easement holder.
- LU-P-94 Encourage the incorporation of land encumbered with electrical transmission line easements with lines operating at 50,000 volts or above into project design by providing incentives for the affected development.

- LU-P-95 When planning for new development, coordinate with utility companies to designate future or potential electrical transmission line corridors as needed to serve the metropolitan area.
- LU-P-96 Where possible, utilize land encumbered with electrical transmission line easements to provide open space linkages, the Kern River corridor, trail systems and commercial/employment centers.
- LU-P-97 Discourage the establishment of highly concentrated keeping of animals such as stockyards, feedlots, dairies, hog farms, turkey ranches, etc.
- LU-P-98 Coordinate the development of city and county permit information in a consistent format.
- LU-P-99 Develop a plan to ensure that all parking lots are 40 percent shaded at maturity to help alleviate "heat island effect".
- LU-P-100 Encourage the use of reflective roofing material and other measures that reduce the "heat island effect."
- LU-P-101 Include within the Bakersfield Sphere of Influence those parcels of land adjacent to the City limits whose development could have significant impacts on the City and to which public facilities and services can be provided by the City.

CIRCULATION (CIR) ELEMENT

STREETS (ST)

GOALS

- CIR/ST-G-1 Provide a safe and efficient street system that links all parts of the area for movement of people and goods.
- CIR/ST-G-2 Provide for safe and efficient motorized, non-motorized, and pedestrian traffic movement.
- CIR/ST-G-3 Minimize the impact of truck traffic on circulation, and on noise sensitive land uses.
- CIR/ST-G-4 Provide a street system that creates a positive image of Bakersfield and contributes to residents' quality of life.
- CIR/ST-G-5 Provide a system of freeways which maintains adequate travel times in and around the metropolitan area.
- CIR/ST-G-6 Provide a local street network that contributes to the quality and safety of residential neighborhoods and commercial districts.

CIR/ST-G-7 Develop and maintain a circulation system that supports the land use plan shown in the general plan.

POLICIES

Design

CIR/ST-P-1 Classify streets in the following manner:

Freeways provide service to through traffic exclusively with no access to abutting property and no at-grade intersections.

Expressways are arterial highways with at least partial control of access which may or may not be divided or have grade separations at intersections and may be an interim facility for an ultimate freeway.

Arterials are used primarily by through traffic, with a minimal function to provide access to abutting property.

Collectors function to connect local streets with arterials and to provide access to abutting property.

Locals are exclusively for property access and through traffic is discouraged.

Refer to Policy CIR/ST-P-2 in Section 4.3, Transportation/Circulation, which outlines standards for the street system according to facility type.

CIR/ST-P-2 Establish standards for the street system: Refer to Policy CIR/ST-P-2 in Section 4.3, *Transportation/Circulation*, which outlines standards for the street system according to facility type.

CIR/ST-P-3 Provide additional right-of-way and pavement width to accommodate turn lanes at intersections.

CIR/ST-P-4 Provide additional right-of-way and pavement width at other locations for turn lanes, bus lanes, etc., as needed, based on engineering study.

CIR/ST-P-5 Place traffic signals to minimize vehicular delay.

CIR/ST-P-6 Design and locate site access driveways to minimize traffic disruption where possible considering items such as topography, past parcelization and other factors.

CIR/ST-P-7 Minimize direct and uncontrolled property access from arterials.

CIR/ST-P-8 Limit full access median breaks on arterials to a maximum of three per mile and include left-turn lanes at each.

- CIR/ST-P-9 Consider the construction of grade separations for intersections unable to meet minimum level of service standards.
- CIR/ST-P-10 Design local streets to conform to topography. Allow for deviation from “grid” system on local streets when they do not interfere with other traffic policies and traffic flows.
- CIR/ST-P-11 Design local collector street systems to minimize through traffic movements and include short block lengths to discourage excessive speeds.

Image

- CIR/ST-P-12 Maintain the integrity of the circulation system.
- CIR/ST-P-13 Continue designation and signage of specific streets as official truck routes, within incorporated areas.
- CIR/ST-P-14 Provide continuous truck routes within incorporated areas that provide access to designated industrial areas.
- CIR/ST-P-15 Prohibit trucks from non-truck routes within incorporated areas except as necessary for direct property access for pick-up and delivery.
- CIR/ST-P-16 Require that truck access to commercial and industrial properties be designed to minimize impacts on adjacent residential parcels.
- CIR/ST-P-17 Require buildings expected to be serviced by delivery trucks to provide off-street facilities for access and parking.
- CIR/ST-P-18 Provide and maintain landscaping on both sides and in the median of arterial streets within incorporated areas. In unincorporated areas, landscaping within road right-of-way may be allowed and shall be limited to low shrubs; blank irrigation conduit only will be provided within the median of arterial streets.
- CIR/ST-P-19 Provide and maintain landscaping on both sides of collector streets. In unincorporated areas, landscaping within road right-of-way may be allowed and shall be limited to low shrubs.
- CIR/ST-P-20 Prohibit parking on new arterials in incorporated areas. In unincorporated areas, prohibit parking when traffic studies warrant elimination. Allow parking on collectors and on residential streets.
- CIR/ST-P-21 Route traffic around, rather than through, pedestrian-oriented areas.
- CIR/ST-P-22 Design transportation improvements to minimize noise impacts on adjacent uses.

Freeways

- CIR/ST-P-23 Provide freeways in a manner similar to that shown on the Circulation Plan Map. Actual alignments to be determined by specific corridor studies.
- CIR/ST-P-24 Identify route alignments and right-of-way needs.
- CIR/ST-P-25 Identify interchange locations and preliminary designs.
- CIR/ST-P-26 Preserve freeway and interchange rights-of-way consistent with corridor study alignments and specifications.
- CIR/ST-P-27 Work with Caltrans to have the freeways constructed.
- CIR/ST-P-28 If no specific line has been adopted, future road reservations or other accommodations may be required to preserve freeway/expressway alignments as shown on the circulation map.
- CIR/ST-P-29 Upon the adoption of a specific plan line for a freeway/expressway alignment, developers will be required to make reservations of right-of-way preserving the alignment on any subdivision map. In addition, development restrictions on general plan amendments, zone changes and the issuance of building permits will also be required.
- CIR/ST-P-30 The need for a north/south freeway/expressway and an east-west freeway (178) are conceptually shown on the circulation map. Alternative alignments are under study and upon completion of corridor studies the actual alignment will be adopted and dedications or reservations of right-of-way may be required.

General

- CIR/ST-P-31 Where existing street right-of-way is greater than necessary for desired purposes, dispose of surplus right-of-way in a manner consistent with state and local laws.
- CIR/ST-P-32 Reserve or acquire right-of-way for all future transportation facilities in conformance with the Circulation Plan Map.
- CIR/ST-P-33 Provide new transportation facilities as needed based on existing usage and future demand.
- CIR/ST-P-34 Minimize the impacts of land use development on the circulation system. Review all development plans, rezoning applications, and proposed general plan amendments with respect to their impact on the transportation system, and require revisions as necessary.
- CIR/ST-P-35 Require new development and expansion of existing development in incorporated areas to fully provide for on-site transportation facilities including streets, curbs, traffic control devices, etc.

Within unincorporated areas street improvements will be determined by County Ordinance.

- CIR/ST-P-36 Prevent streets and intersections from degrading below Level of Service “C” where possible due to physical constraints (as defined in a Level of Service standard) or when the existing Level of Service is below “C” prevent where possible further degradation due to new development or expansion of existing development with a three part mitigation program: adjacent right-of-way dedication, access improvements and/or an area-wide impact fee. The area-wide impact fee would be used where the physical changes for mitigation are not possible due to existing development and/or the mitigation measure is part of a larger project, such as freeways, which will be built at a later date.
- CIR/ST-P-37 Require new development and expansion of existing development to pay for necessary access improvements, such as street extensions, widenings, turn lanes, signals, etc., as identified in the transportation impact report as may be required for a project.
- CIR/ST-P-38 Exempt the downtown Bakersfield redevelopment area and small infill projects from the Level of Service standard to facilitate infill projects and downtown redevelopment and in recognition of the higher traffic levels inherent to a vital central core.
- CIR/ST-P-39 Require new development and expansion of existing development to pay or participate in its pro rata share of the costs of expansions in area-wide transportation facilities and services which it necessitates.
- CIR/ST-P-40 Provide new local street systems that are logical and comprehensible and systems of street names and addresses that are simple, consistent, and understandable.
- CIR/ST-P-41 Plan alignments for local streets to permit economical and practical patterns, shapes, and sizes of development parcels.

TRANSIT (TR)

GOALS

- CIR/TR-G-1 Provide Planning area residents with a choice of travel modes.
- CIR/TR-G-2 Provide a street system and land development policies that support public transportation.
- CIR/TR-G-3 Provide cost effective public transportation services.
- CIR/TR-G-4 Reduce traffic congestion and parking requirements and improve air quality through improved transportation services.
- CIR/TR-G-5 Enhance rail service capacities and usage in the Planning area.

POLICIES

- CIR/TR-P-1 Consider transit service issues in the design of the arterial and collector street system.
- CIR/TR-P-2 Consider for bus turnouts along arterials and collectors where appropriate.
- CIR/TR-P-3 Consider transit service issues in the site plan review process.
- CIR/TR-P-4 Coordinate with GET and Kern Transit to locate bus stops as close as possible to the facilities they serve.
- CIR/TR-P-5 Work with GET and Kern Transit to provide scheduled public transit to serve metro area residents.
- CIR/TR-P-6 Work with the Consolidated Transportation Service Agency (CTSA) to provide social services transportation to metro area residents.
- CIR/TR-P-7 Encourage the development of a multi-modal public transportation terminal.
- CIR/TR-P-8 Encourage businesses and government to use flexible or staggered work hours so that travel demand is spread more evenly throughout the day.
- CIR/TR-P-9 Support efforts to promote ridesharing.
- CIR/TR-P-10 Work with AMTRAK to maintain and improve rail passenger service and facilities in Bakersfield.
- CIR/TR-P-11 Work to provide grade separations at all arterial/railroad crossings.
- CIR/TR-P-12 Support efforts to develop high-speed rail facilities to service the plan area.

BIKEWAYS (BW)

GOALS

- CIR/BW-G-1 Provide a circulation system which recognizes and responds to the needs of bicycle travel.
- CIR/BW-G-2 Provide a circulation system that minimizes cyclist/motorist conflicts.
- CIR/BW-G-3 Provide a continuous easily-accessible bikeway system within the metro area.
- CIR/BW-G-4 Provide mechanisms to ensure the prompt implementation of the bikeway system.

POLICIES

- CIR/BW-P-1 Require bicycle facilities to be designed in accordance with the State Bikeway Design Criteria.
- CIR/BW-P-2 Periodically review, and update if needed, street standards to accommodate bicycle lanes where indicated on the Bikeway Master Plan.
- CIR/BW-P-3 Design bridges, over passes, under passes, etc. to be compatible with bicycle travel.
- CIR/BW-P-4 Maintain bicycle facilities so they do not become hazardous.
- CIR/BW-P-5 Consider bicycle safety when implementing improvements for automobile traffic operations.
- CIR/BW-P-6 Coordinate the Metro Bakersfield Bikeway Master Plan with the regional bicycle system.
- CIR/BW-P-7 Provide bicycle parking facilities at activity centers such as shopping centers, employment sites, and public buildings.
- CIR/BW-P-8 Provide an information/education program to encourage use of the system and to promote safe riding.
- CIR/BW-P-9 Require new subdivisions to provide bike lanes on collector and arterial streets in accordance with the Bikeway Master Plan (Figure III-5).
- CIR/BW-P-10 Encourage new subdivisions to provide internal bike paths where feasible and where natural features make bike paths desirable.
- CIR/BW-P-11 Construct bike lanes in conjunction with all street improvement projects that coincide with the Bikeway Master Plan.
- CIR/BW-P-12 Where feasible, stripe and sign existing streets to include bike lanes as shown on the Bikeway Master Plan.
- CIR/BW-P-13 Give priority to bikeway construction that will link existing sections of the system.

PARKING (P)

GOALS

- CIR/P-G-1 Provide an efficient parking system to respond to the needs of motorists.
- CIR/P-G-2 Satisfy parking requirements in all new developments (residential, commercial, industrial, etc.) through off-street facilities.

CIR/P-G-3 Preserve and enhance residential neighborhoods through parking policy.

POLICIES

CIR/P-P-1 Periodic review and, if needed, revision of adopted minimum parking requirements based on parking demand.

CIR/P-P-2 Periodic review and, if needed, revision of adopted stall and aisle widths that are convenient and efficient.

CIR/P-P-3 Ensure that adequate on-site parking supply and parking lot circulation is provided on all site plans in accordance with the adopted parking standards.

CIR/P-P-4 Discourage the intrusion of non-neighborhood parking in residential areas.

CIR/P-P-5 Remove abandoned vehicles promptly from city streets.

CIR/P-P-6 Regulate parking of vehicle, boats, trailers, etc. on city streets.

CIR/P-P-7 Identify off-site parking needs in activity centers and outline procedures to finance and provide the facilities.

CIR/P-P-8 Give top priority to satisfying short-term parking needs, i.e., less than or equal to three hours, and second priority to long-term parking needs.

CIR/P-P-9 Locate short-term parking to be convenient to the businesses served.

CIR/P-P-10 Locate long-term parking on peripheral lands, accessible to arterial streets.

CIR/P-P-11 Discourage parking between the sidewalk and buildings in pedestrian sensitive areas.

AIRPORTS (AP)

GOALS

CIR/AP-G-1 Ensure air passenger and general aviation facilities and services are available to meet citizens' needs.

CIR/AP-G-2 Develop, operate, and maintain Meadows Field and Bakersfield Municipal Airpark to meet aviation needs in the metro area.

POLICIES

CIR/AP-P-1 Maintain master plans for Meadows Field and Bakersfield Airpark.

- CIR/AP-P-2 Ensure compatibility between the general plan, airport master plans and airport land use plans.
- CIR/AP-P-3 Allow for the establishment of private airports and heliports/helipads.
- CIR/AP-P-4 Encourage and provide for the orderly development of public use airports within the Planning area and prevent the creation of new noise and safety impacts.

PEDESTRIAN WAYS (PW)

GOALS

- CIR/PW-G-1 Encourage pedestrian travel as a viable mode of movement throughout the Planning area.
- CIR/PW-G-2 Provide adequate sidewalks throughout the Planning area.
- CIR/PW-G-3 Retrofit areas lacking wheelchair ramps.

POLICIES

- CIR/PW-P-1 Provide sidewalks along streets where pedestrian use warrants.
- CIR/PW-P-2 Facilitate the provision of sidewalks on streets where they are lacking.
- CIR/PW-P-3 Encourage new subdivisions to provide internal pedestrian paths where feasible and where natural features make paths desirable.
- CIR/PW-P-4 Provide for the physically handicapped in the design of all pedestrian facilities.
- CIR/PW-P-5 Encourage development of pedestrian sensitive uses and design characteristics in the following areas:
- a. Downtown
 - b. Baker Street
 - c. Southwest Center
 - d. Northwest Center
 - e. Northeast Center

CANALS, PIPELINES, POWER TRANSMISSION FACILITIES (CPP)

GOALS

- CIR/PPP-G-1 Utilization of the canals and power line rights-of-way for maximum public benefit.

CIR/PPP-G-2 Use power transmission line rights-of-way and canal banks to supplement the public parks and trails systems whenever possible, provided public safety is encouraged.

POLICIES

CIR/PPP-P-1 Emphasize the positive urban design opportunities presented by the canal.

CIR/PPP-P-2 Work with the canal districts to resolve problems preventing public use of canal banks.

CIR/PPP-P-3 Incorporate canals whenever possible in land use planning and building design.

CIR/PPP-P-4 Consider potential conflicts between public safety and the purposes of canals, pipelines and power transmission facilities.

CONSERVATION (CON) ELEMENT

BIOLOGICAL RESOURCES (BR)

GOAL

CON/BR-G-1 Conserve and enhance Bakersfield's biological resources in a manner which facilitates orderly development and reflects the sensitivities and constraints of these resources.

CON/BR-G-2 To conserve and enhance habitat areas for designated "sensitive" animal and plant species.

POLICIES

CON/BR-P-1 Direct development away from "sensitive biological resource" areas, unless effective mitigation measures can be implemented.

CON/BR-P-2 Preserve areas of riparian vegetation and wildlife habitat within floodways along rivers and streams, in accordance with the Kern River Plan Element and channel maintenance programs designed to maintain flood flow discharge capacity.

CON/BR-P-3 Discourage, where appropriate, the use of off-road vehicles to protect designated sensitive biological and natural resources.

CON/BR-P-4 Determine the feasibility of enhancing sensitive biological habitat and establishing additional wildlife habitat in the study area with State and/or Federal assistance.

CON/BR-P-5 Determine the locations and extent of suitable habitat areas required for the effective conservation management of designated "sensitive" plant and animal species.

- CON/BR-P-6 Investigate the feasibility of including natural areas selected for the habitat conservation plan as a component of the regional park system.

MINERAL RESOURCES (MR)

GOAL

- CON/MR-G-1 Protect areas of significant resource potential for future use.
- CON/MR-G-2 Document areas of current mineral and energy resource extraction, as a basis for land use and conservation policies and programs.
- CON/MR-G-3 Avoid conflicts between the productive use of mineral and energy resource lands and urban growth.
- CON/MR-G-4 Protect land, water, air quality and visual resources from environmental damage resulting from mineral and energy resource development.

POLICIES

- CON/MR-P-1 Maintain maps and descriptions of potential mineral and energy resources as a basis for policy and program implementation.
- CON/MR-P-2 Document the location, status, and long-term viability of sand and gravel quarries and petroleum drilling sites for purposes of avoiding near and long-term land use conflicts and provide a basis for compliance monitoring.
- CON/MR-P-3 Encourage and support the exchange of information on mineral and energy resources between private industry, City of Bakersfield and Kern County.
- CON/MR-P-4 Land use decisions shall recognize the importance of identified mineral resources and need for conservation of resources identified by the State Mining and Geology Board.
- CON/MR-P-5 Protect significant mineral and petroleum resource areas, including potential sand and gravel extraction areas.
- CON/MR-P-6 Continue implementation of the Kern River Channel Maintenance Program for extraction of river sand and gravel.
- CON/MR-P-7 Promote development of compatible uses adjacent to mineral extraction areas.
- CON/MR-P-8 Allow development of resource extraction sites subject to the conditional use permit procedure in zones where such uses are not permitted by right and where it can be shown that proposed extraction uses are compatible with surrounding uses.

- CON/MR-P-9 Encourage preservation of any known deposits of gemstones and fossils.
- CON/MR-P-10 Implement as appropriate the California Environmental Quality Act to minimize land use conflicts and reduce environmental impacts of all proposed resource extraction operations.
- CON/MR-P-11 Prohibit incompatible development in areas which have a significant potential for harm to public health, safety and welfare due to mineral and petroleum extraction and processing.
- CON/MR-P-12 Design resource extraction operations subject to discretionary permits to maintain the integrity of areas of “high environmental quality” and unique scenic value.
- CON/MR-P-13 Require surface mineral resource extraction sites to have plans and procedures for land reclamation, conforming with the requirements of the State Mining and Geology Board, to be implemented upon completion of extraction operations at each site or portion thereof.
- CON/MR-P-14 Review all discretionary mineral or petroleum development including renewal of existing authorizations, under the policies and procedures of the California Environmental Quality Act.
- CON/MR-P-15 Require petroleum production sites in urban areas which are subject to discretionary permits, to install peripheral landscaping to help reduce the noise, dust and visual impacts to adjacent sensitive receptors and public ways.
- CON/MR-P-16 Require all mineral development to be predicated on appropriate reclamation plans that meet the standards of the State Surface Mining and Reclamation Act and the implementing guidelines of the State Mines and Geology Board, and (or) the standards of the State Division of Oil and Gas. Reclamation/restoration of the sites shall be done as each phase of development or extraction is completed.

SOILS AND AGRICULTURAL (SA)

GOALS

- CON/SA-G-1 Provide for the planned management, conservation, and wise utilization of agricultural land in the planning area.
- CON/SA-G-2 Promote soil conservation and minimize development of prime agricultural land as defined by the following criteria:
- Capability Class I and/or II irrigated soils,
 - 80-100 Storie Index rating,
 - Gross crop return of \$200 or more per acre per year, and
 - Annual carrying capacity of 1 animal unit per acre per year.

CON/SA-G-3 Establish urban development patterns and practices that promote soil conservation and that protect areas of agricultural production of food and fiber crops, and nursery products.

POLICIES

CON/SA-P-1 Determine the extent and location of all prime agricultural land within the study area.

CON/SA-P-2 Review projects that propose subdividing or urbanizing prime agricultural land to ascertain how continued commercial agricultural production in the project vicinity will be affected.

CON/SA-P-3 Protect areas designated for agricultural use, which include Class I and II agricultural soils having surface delivery water systems, from the encroachment of residential and commercial subdivision development activities.

CON/SA-P-4 Monitor the amount of prime agricultural land taken out of production for urban uses or added within the plan area.

CON/SA-P-5 Encourage coordination between the Soil Conservation Service and local planning agencies.

CON/SA-P-6 Continue implementing land grading ordinances that reduce soil erosion/siltation commonly associated with land development.

CON/SA-P-7 Land use patterns, grading, and landscaping practices shall be designed to prevent soil erosion while retaining natural water-courses when possible.

CON/SA-P-8 Encourage agricultural uses to employ soil conservation measures to prevent erosion.

CON/SA-P-9 Protect prime agricultural lands against unplanned urban development by adopting agricultural zoning, agricultural land use designations, and by encouraging use of the Williamson Act and the Farmland Security Zone Program and policies that provide tax and economic incentives to ensure the long-term retention of agricultural lands.

CON/SA-P-10 Encourage landowners to retain their lands in agricultural production.

CON/SA-P-11 Encourage property owners to improve or preserve soil conditions.

CON/SA-P-12 Prohibit premature removal of ground cover in advance of development and require measures to prevent soil erosion during and immediately after construction.

- CON/SA-P-13 Minimize the alteration of natural drainage and require development plans to include necessary construction to stabilize runoff and silt deposition through enforcement of grading and flood protection ordinances.
- CONS/SA-P-14 When considering proposal to convert designated agricultural lands to non-agricultural use, the decision making body of the city and County shall evaluate the following factors to determine the appropriateness of the proposal:
- Soil quality
 - Availability of irrigation water
 - Proximity to non-agricultural uses
 - Proximity to intensive parcelization
 - Effect on properties subject to “Williamson Act” land use contracts.
 - Ability to be provided with urban services (sewer, water, roads, etc.)
 - Ability to effect the application of agricultural chemicals on nearby agricultural properties
 - Ability to create a precedent-setting situation that leads to the premature conversion of prime agricultural lands
 - Demonstrated project need
 - Necessity of buffers such as lower densities, setbacks, etc.

WATER QUALITY (WR)

GOALS

- CONS/WR-G-1 Conserve and augment the available water resources of the planning area.
- CONS/WR-G-2 Assure that adequate groundwater resources remain available to the planning area.
- CONS/WR-G-3 Assure that adequate surface water supplies remain available to the planning area.
- CONS/WR-G-4 Continue cooperative planning for and implementation of programs and projects which will resolve water resource deficiencies and water quality problems.
- CONS/WR-G-5 Achieve a continuing balance between competing demands for water resource usage.
- CONS/WR-G-6 Maintain effective cooperative planning programs for water resource conservation and utilization in the planning area by involving all responsible water agencies in the planning process.

POLICIES

- CON/WR-P-1 Develop and maintain facilities for groundwater recharge in the Planning area.
- CON/WR-P-2 Minimize the loss of water which could otherwise be utilized for groundwater recharge purposes and benefit Planning area groundwater aquifers from diversion to locations outside the area.
- CON/WR-P-3 Support programs to convey water from other than San Joaquin Valley basin sources to the Planning area.
- CON/WR-P-4 Support programs and policies which assure continuance or augmentation of Kern River surface water supplies.
- CON/WR-P-5 Work towards resolving the problem of groundwater resource deficiencies in the upland portions of the Planning area.
- CON/WR-P-6 Protect Planning area groundwater resources from further quality degradation.
- CON/WR-P-7 Provide substitute or supplemental water resources to areas already impacted by groundwater quality degradation by supporting facilities construction for surface water diversions.
- CON/WR-P-8 Consider each proposal for water resource usage within the context of total Planning area needs and priorities--major incremental water transport, groundwater recharge, flood control, recreational needs, riparian habitat preservation and conservation.
- CON/WR-P-9 Encourage and implement water conservation measures and programs.

AIR QUALITY (AQ)

GOALS

- CON/AQ-G-1 Promote air quality that is compatible with health, well being, and enjoyment of life by controlling point sources and minimizing vehicular trips to reduce air pollutants.
- CON/AQ-G-2 Continue working toward attainment of Federal, State and Local standards as enforced by the San Joaquin Valley Unified Air Pollution Control District.
- CON/AQ-G-3 Reduce the amount of vehicular emissions in the Planning area.
- CON/AQ-G-4 Reduce air pollution associated with agricultural activities.

POLICIES

- CON/AQ-P-1 Comply with and promote San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) control measures regarding Reactive Organic Gases (ROG). Such measures are focused on: (a) steam driven well vents, (b) Pseudo-cyclic wells, (c) natural gas processing plant fugitives, (d) heavy oil test stations, (e) light oil production fugitives, (f) refinery pumps and compressors, and (g) vehicle inspection and maintenance.
- CON/AQ-P-2 Encourage land uses and land use practices which do not contribute significantly to air quality degradation.
- CON/AQ-P-3 Require dust abatement measures during significant grading and construction operations.
- CON/AQ-P-4 Consider air pollution impacts when evaluating discretionary permits for land use proposals. Considerations should include:
- a) Alternative access routes to reduce traffic congestion.
 - b) Development phasing to match road capacities.
 - c) Buffers including increase vegetation to increase emission dispersion and reduce impacts of gaseous or particulate matter on sensitive uses.
- CON/AQ-P-5 Consider the location of sensitive receptors such as schools, hospitals, and housing developments when locating industrial uses to minimize the impact of industrial sources of air pollution.
- CON/AQ-P-6 Participate in alternative fuel programs.
- CON/AQ-P-7 Participate in regional air quality studies and comprehensive programs for air pollution reduction.
- CON/AQ-P-8 Promote and assist in the development and implementation of the San Joaquin Valleywide Air Quality Study.
- CON/AQ-P-9 Promote public education regarding air quality issues and alternative transportation.
- CON/AQ-P-10 Implement the Transportation System Management Program (July 1984) for Metropolitan Bakersfield to improve traffic flow, reduce vehicle trips, and increase street capacity.
- CON/AQ-P-11 Improve the capacity of the existing road system through improved signalization, more right turn lanes, and traffic control systems.
- CON/AQ-P-12 Encourage the use of mass transit, carpooling and other transportation options to reduce vehicle miles traveled.

- CON/AQ-P-13 Consider establishing priority parking areas for carpoolers in projects with relatively large numbers of employees to reduce vehicle miles traveled and improve air quality.
- CON/AQ-P-14 Establish park and ride facilities to encourage carpooling and the use of mass transit.
- CON/AQ-P-15 Promote the use of bicycles by providing attractive bicycle paths and requiring provision of storage facilities in commercial and industrial projects.
- CON/AQ-P-16 Cooperate with Golden Empire Transit and Kern Regional Transit to provide a comprehensive mass transit system for Bakersfield; require large-scale new development to provide related improvements, such as bus stop shelters and turnouts.
- CON/AQ-P-17 Continue to participate with the vehicle smog-check and maintenance programs.
- CON/AQ-P-18 Encourage walking for short distance trips through the creation of pedestrian friendly sidewalks and street crossings.
- CON/AQ-P-19 Promote a pattern of land uses which locates residential uses in close proximity to employment and commercial services to minimize vehicular travel.
- CON/AQ-P-20 Provide the opportunity for the development of residential units in concert with commercial uses.
- CON/AQ-P-21 Disperse urban service centers (libraries, post offices, social services, etc.) to minimize vehicle trips and trip miles traveled and concomitant air pollutants.
- CON/AQ-P-22 Require the provision of secure, convenient bike storage racks at shopping centers, office buildings, and other places of employment in the Bakersfield Metropolitan Area.
- CON/AQ-P-23 Encourage the provision of shower and locker facilities by employers, for employees who bicycle or jog to work.
- CON/AQ-P-24 Encourage employers to implement programs for staggered work hours, compressed work weeks, or other measures which relieve vehicle congestion during commute periods and reduce total work trips.
- CON/AQ-P-25 Require design of parking structures and ramps to provide adequate off-street storage for entering vehicles to minimize on-street congestion and avoid internal back-up and idling of vehicles.

- CON/AQ-P-26 Consider restriction or elimination of on-street parking for the purpose of providing increased road or intersection capacity during peak traffic hours.
- CON/AQ-P-27 Local governments should work with local transit authorities to increase the attractiveness of passenger staging areas through the provision of waiting shelters, landscaping and drinking fountains.
- CON/AQ-P-28 Encourage the use of “teleconferencing” and other state-of-the-art technology as a means of reducing daily business related traffic.
- CON/AQ-P-29 Encourage the use of alternative fuel and low or zero emission vehicles.
- CON/AQ-P-30 Encourage local officials to advocate safe incentives for biomass plants to divert agricultural waste and reduce agricultural burns.
- CON/AQ-P-31 Encourage agricultural burn alternatives.

OPEN SPACE (OS) ELEMENT

GOALS

- OS-G-1 Conserve and enhance the unique aspects of open space within the Planning area.
- OS-G-2 Create an integrated system of open space amenities in the Planning area.
- OS-G-3 Locate and site development to minimize the disruption of open space areas.
- OS-G-4 Acquire new lands for open space.
- OS-G-5 Create 20 major tree-covered corridors that connect to and include the Kern River Parkway, safe bikepaths and GET bus routes.
- OS-G-6 Create greenbelt corridor along the Kern River with increased recreational opportunities.

POLICIES

- OS-P-1 Promote the establishment, maintenance and protection of the Planning areas open space resources, including the following:
- a) Conservation of natural resources (refer to Chapter II-Land Use, Chapter V-Conservation, and Chapter XII-Kern River Plan Element).

- Kern River corridor
- Management of hillsides

b) Managed production of resources

- Agriculture (refer to Chapter V-Conservation/Soils and Agriculture)
- Oil production (refer to Chapter V-Conservation/Mineral Resources)

c) Outdoor recreation

- Parks (refer to Chapter XI-Parks)
- Kern River corridor (refer to Chapter II-Land Use, Chapter V-Conservation, and Chapter XII-Kern River Plan Element)

d) Public health and safety

- Hazard avoidance (refer to Chapter VIII-Safety)

OS-P-2	Development of ridge lines within the Planning area should consider natural topographic constraints.
OS-P-3	Hillside development should exhibit sensitivity and be complementary to the natural topography.
OS-P-4	Require the use of grading techniques in hillside areas that preserve the form of natural topography and ridge lines.
OS-P-5	Development location and siting should be sensitive to its relationship to the Kern River.
OS-P-6	Development on or adjacent to bluff areas should complement the natural topographic integrity of such areas.
OS-P-7	Consider the use of groundwater recharge lands for recreation, habitat and alternate resource uses.
OS-P-8	Consider reuse of abandoned landfill areas for recreational and open space purposes where it can be shown that the landfill does not present a health hazard.
OS-P-9	Encourage depleted resource extraction sites to be restored as alternative open space or developed with uses compatible with those adjacent.
OS-P-10	Create a master plan for greater Bakersfield for greenbelts, water elements and landscape corridors.
OS-P-11	Create an Ad Hoc Tree Advisory Committee to develop a tree ordinance for greater Bakersfield that ensures a sustainable urban forest.

- OS-P-12 The City of Bakersfield will pursue preservation of open space within the Northeast Bakersfield Open Space Area (NBOSA) (bubble map, on file at the City of Bakersfield Planning Department).
- OS-P-13 The intended usage of the NBOSA includes open space, parks, trails and other habitat and recreational uses.
- OS-P-14 Develop a land use and trails plan (Specific Plan) for the NBOSA.
- OS-P-15 Encourage the establishment of public neighborhood parks in or adjacent to the NBOSA as subdivisions are approved.
- OS-P-16 Establish linkages between NBOSA and adopted trail systems.
- OS-P-17 Support the establishment of an area for off road vehicle use. Potential areas include, but are not limited to, property adjacent to the Bena landfill, an area adjacent to Round Mountain Road, and areas adjacent to Breckenridge Road, east of Comanche Road.
- OS-P-18 Establish open space/trail linkages from the NBOSA to public and quasi public facilities such as CALM, Hart Park, soccer park, Lake Ming and the Kern River Corridor.
- OS-P-19 In the review of site specific development plans, encourage access from proposed development adjacent to the NBOSA to provide public access to open space and trails.
- OS-P-20 Where possible, and with the cooperation of wildlife agencies, utilize Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) resources to expand/create habitat preserves with the NBOSA.

NOISE (NOI) ELEMENT

GOALS

- NOI-G-1 Ensure that residents of the Bakersfield Metropolitan Area are protected from excessive noise and existing moderate levels of noise are maintained.
- NOI-G-2 Protect the citizens of the Planning area from the harmful effects of exposure to excessive noise, and protect the economic base of the area by preventing the encroachment of incompatible land uses near known noise-producing roadways, industries, railroads, airports and other sources.

POLICIES

- NOI-P-1 Identify noise-impact areas exposed to existing or projected noise levels exceeding 65 dB CNEL (exterior) or the performance standards described in Table VII-4. The noise exposure contour

maps on file at the City of Bakersfield and County of Kern indicate areas where existing and projected noise exposures exceed 65 dB CNEL (exterior) for the major noise sources identified.

- NOI-P-2 Prohibit new noise-sensitive land uses in noise-impacted areas unless effective mitigation measures are incorporated into project design to acceptable levels.
- NOI-P-3 Review discretionary industrial, commercial or other noise-generating land use projects for compatibility with nearby noise-sensitive land uses. Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will be reviewed if resulting noise levels will exceed the performance standards contained within Table VII-4 in areas containing residential or other noise-sensitive land uses.
- NOI-P-4 Require noise level criteria applied to land uses other than residential or other noise-sensitive uses to be consistent with the recommendations of the California Office of Noise Control (see Figure VII-3).
- NOI-P-5 Encourage vegetation and landscaping along roadways and adjacent to other noise sources in order to increase absorption of noise.
- NOI-P-6 Encourage interjurisdictional coordination and cooperation with regard to noise impact issues.
- NOI-P-7 Establish threshold standards for the determination of the existence of cumulative noise impacts that are significant, and will therefore require mitigation to achieve acceptable noise standards that do not exceed the standards contained in this element.

SAFETY (SAF) ELEMENT

SEISMIC SAFETY (SEI)

GOALS

- SAF/SEI-G-1 Substantially reduce the level of death, injury, property damage, economic and social dislocation and disruption of vital services that would result from earthquake damage.
- SAF/SEI-G-2 Ensure the availability and effective response of emergency services following an earthquake.
- SAF/SEI-G-3 Prepare the Planning area for effective response to, and rapid, beneficial recovery from, an earthquake.
- SAF/SEI-G-4 Prevent loss of life from the failure of critical facilities in an earthquake and ensure the continued functioning of essential facilities following a disaster.

- SAF/SEI-G-5 Protect essential lifelines and prevent casualties and major social and economic disruption due to liquefaction in an earthquake.
- SAF/SEI-G-6 Provide a continuously improving data base and reference source for evaluation of seismic and geologic hazards.
- SAF/SEI-G-7 Protect land uses from the risk of dam failure inundation including the assurances that: the functional capabilities of essential facilities are available in the event of a flood; hazardous materials³ are not released; effective measures for mitigation of dam failure inundation are incorporated into the design of critical facilities; and the rapid and orderly evacuation of populations in the inundation area will occur.

POLICIES

Critical Facilities

- SAF/SEI-P-1 Ensure that earthquake survival and efficient post-disaster functions are a primary objective in the siting, design and construction standards for discretionary essential facilities or for expansion of such existing facilities.
- SAF/SEI-P-2 Require that the siting and development of critical facilities under discretionary approval by the City Council and Board of Supervisors be supported by documentation of thorough hazard investigations relating to site selection, pre-construction site investigations and application of the most current professional standards for seismic design.
- SAF/SEI-P-3 Encourage existing critical facilities with significant seismic vulnerabilities to be upgraded or relocated as appropriate.
- SAF/SEI-P-4 Encourage critical facilities in dam inundation areas to develop and maintain plans for safe shut-down and efficient evacuation from their facilities, as appropriate to the degree of flood hazard for each facility.
- SAF/SEI-P-5 Incorporate planning for incidents affecting critical facilities into contingency plans for disaster response and recovery.

Hazardous Buildings

- SAF/SEI-P-6 Inventory all unreinforced masonry buildings in the Planning area for conformance with state legislation and guidelines (i.e., SB 547, enacted in 1986).

³ Hazardous materials are defined as injurious substances, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

SAF/SEI-P-7 Continue to address seismically hazardous buildings pursuant to Chapter 12.2 (8875 et Seq.), Division 1 of Title 2 of the Government Code.

SAF/SEI-P-8 Require seismic review of other potentially hazardous buildings upon any change in their use or occupancy status.

SAF/SEI-P-9 Adopt and maintain high standards for seismic performance of buildings, through prompt adoption and careful enforcement of the most current seismic standards of the Uniform Building Code.

Fault Rupture

SAF/SEI-P-10 Prohibit development designed for human occupancy within 50 feet of a known active fault and prohibit any building from being placed astride an active fault.

SAF/SEI-P-11 Require site-specific studies to locate and characterize specific fault traces within an Alquist-Priolo Earthquake Fault Zone for all construction designed for human occupancy.

SAF/SEI-P-12 Design significant lifeline installations such as highways, utilities and petrochemical pipelines which cross an active fault, to accommodate potential fault movement without prolonged disruption of an essential service or creating threat to health and safety.

Liquefaction

SAF/SEI-P-13 Determine the liquefaction potential at sites in areas of high groundwater prior to development and determine specific mitigation to be incorporated into the foundation design, as necessary to prevent or reduce damage from liquefaction in an earthquake.

SAF/SEI-P-14 Route major lifeline installations around potential liquefaction areas or otherwise protect them against significant damage from liquefaction in an earthquake.

Information

SAF/SEI-P-15 Compile information on areas of potential hazards and field information developed as part of CEQA investigations and geologic reports and keep geologic reviews and policy development current and accessible for use in report preparation.

SAF/SEI-P-16 Encourage and support local, state and federal research program for delineation of geologic and seismic hazards so that acceptable risk may be continually reevaluated and kept current with state-of-the-art information and contemporary values.

- SAF/SEI-P-17 Require known geologic and seismic hazards within the area of a proposed subdivision to be referenced on the final subdivision map.

Dam Failure Inundation Risk

- SAF/SEI-P-18 Design discretionary critical facilities located within the potential inundation area for dam failure in order to: mitigate the effects of inundation on the facility; promote orderly shut-down and evacuation (as appropriate); and, prevent on-site hazards from affecting building occupants and the surrounding communities in the event of dam failure.
- SAF/SEI-P-19 Design discretionary facilities in the potential dam inundation area used for the manufacture, storage or use of hazardous materials to prevent on-site hazards from affecting surrounding communities in the event of inundation.
- SAF/SEI-P-20 Require emergency response plans for the Planning area to include specific procedures for the sequential and orderly evacuation of the potential dam inundation area.
- SAF/SEI-P-21 Encourage critical and high-occupancy facilities as well as facilities for elderly, handicapped and other special care occupants located in the potential inundation area below the dam to develop and maintain plans for the orderly evacuation of their occupants.

Emergency Management

- SAF/SEI-P-22 Require local agencies to coordinate with the business community to reduce seismic hazards.
- SAF/SEI-P-23 Increase the public awareness of seismic hazards in residents of the city and county.
- SAF/SEI-P-24 Require the city's and county's emergency preparedness programs to have a three-fold emphasis: hazard mitigation, disaster response and self-sufficiency of residents, business and industry.
- SAF/SEI-P-25 Require the emergency management program to include effective plans for disaster/earthquake response, training of responsible personnel, mutual aid agreements for all appropriate functions, and exercises conducted at least annually to test and evaluate plan capabilities.

FLOODING (FL)

GOALS

- SAF/FL-G-1 Minimize hazards to planning area residents resulting from flooding.
- SAF/FL-G-2 Reduce the risk of flooding to land uses.
- SAF/FL-G-3 Maintain adequate flood flow capacity in the Kern River channel to prevent flooding from anticipated 100 year design flood flows.
- SAF/FL-G-4 Regulate flood flow on Caliente Creek to mitigate flood hazard in the Lamont area.

POLICIES

- SAF/FL-P-1 Develop specific standards which apply to development located in flood hazard areas, as defined by Federal Flood Insurance maps and most recent information as adopted by the responsible agency.
- SAF/FL-P-2 Maintain adequate levees along the Kern River channel throughout the Planning area.
- SAF/FL-P-3 Prevent urban development encroachment which would impede flood flows in the Kern River designated floodway.
- SAF/FL-P-4 Remove sand and excessive plant growth from the Kern River channel as required to maintain channel capacity through the planning area.
- SAF/FL-P-5 Develop a program or series of programs to control and reduce flooding in the Lamont area resulting from Caliente Creek.

PUBLIC SAFETY (PS)

GOALS

- SAF/PS-G-1 Ensure that the Bakersfield metropolitan area maintains a high level of public safety for its citizenry.
- SAF/PS-G-2 Ensure that adequate police and fire services and facilities are available to meet the needs of current and future metropolitan residents through the coordination of planning and development of metropolitan police and fire facilities and services.
- SAF/PS-G-3 Provide for the coordinated planning and development of service areas for police and fire protection to ensure an equitable burden of responsibility between County and City in Metropolitan Bakersfield.

SAF/PS-G-4 Assure that fire, hazardous substance regulation and emergency medical service problems are continuously identified and addressed in a proactive way, in order to optimize safety and efficiency.

POLICIES

SAF/PS-P-1 Identify future site locations, projected facility expansions, projected site acquisition costs, construction costs and operational costs in a manner that would maximize the efficiency of new public safety services.

SAF/PS-P-2 Require discretionary projects to assess impacts on police and fire services and facilities.

SAF/PS-P-3 Adopt uniform metropolitan area standards for fire and police services, and undertake continuing metropolitan area-wide planning programs for public safety facilities.

SAF/PS-P-4 Monitor, enforce and update as appropriate all emergency plans as needs and conditions in the Planning area change, including the California Earthquake Response Plan, the Kern County Evacuation Plan, and the City of Bakersfield Disaster Plan.

SAF/PS-P-5 Promote public education about fire safety at home and in the work place.

SAF/PS-P-6 Promote fire prevention methods to reduce service protection costs and costs to the taxpayer.

SAF/PS-P-7 Enforce ordinances regulating the use/manufacture/sale/transport/disposal of hazardous substances, and require compliance with state and federal laws regulating such substances.

SAF/PS-P-8 The Kern County and Incorporated Cities Hazardous Waste Management Plan and Final Environmental Impact Report serves as the policy document guiding all facets of hazardous waste.

SAF/PS-P-9 Restrict, after appropriate public hearings, the use of fire-prone building materials in areas defined by the fire services as presenting high-conflagration risk.

SAF/PS-P-10 Promote crime prevention through public education.

SAF/PS-P-11 Expand emergency medical services by the City and County Fire Departments, and encourage the integration of ground and air, public and private resources to achieve efficiency and effectiveness of emergency medical services.

PUBLIC SERVICES AND FACILITIES (PSF) ELEMENT

GENERAL UTILITIES (GU)

GOALS

- PSF/GU-G-1 Maintain a coordinated planning and implementation program for the provision of public utilities to the Planning area.
- PSF/GU-G-2 Coordinate the planning and implementation of Planning area municipal-type utility facilities and services.
- PSF/GU-G-3 Develop continuing agreement between the local government agencies providing municipal-type public utility services to the Planning area as to service area boundaries and responsibilities.
- PSF/GU-G-4 Develop funding principles and programs which will assure that all new development will pay for the incremental costs of the public facilities and services – utilities bridges, parks, and public safety facilities – both on-site and off-site, to serve such development.

POLICIES

- PSF/GU-P-1 Strengthen existing procedure by which city, county and special district staffs coordinate planning for specific individual urban services public works projects and programs.
- PSF/GU-P-2 Seek agreement between the county, city, and special districts serving the metropolitan area regarding an appropriate lead-agency designation for municipal-type utility facilities and services planning and coordination.
- PSF/GU-P-3 Municipal-type utility services within the city's sphere of influence (or designated urban area) should be provided.
- PSF/GU-P-4 Develop an acceptable method of providing temporary city services outside municipal corporate boundaries based on agreements to annex, in circumstances where such agreements are of mutual benefit to the city and the served unincorporated area.
- PSF/GU-P-5 Require all new development to pay its pro rata share of the cost of necessary expansion in municipal utilities, facilities and infrastructure for which it generates demand and upon which it is dependent.
- PSF/GU-P-6 Utilize financing methodologies which enable local agencies to assist in financing of projects within the area which are essential to development in accord with the General Plan and of scope too large to permit financing by individual developments.

WATER DISTRIBUTION (WD)

GOAL

PSF/WD-G-1 Ensure the provision of adequate water service to all developed and developing portions of the Planning area.

POLICIES

PSF/WD-P-1 Reach agreement regarding mutually beneficial improvements in domestic water service and distribution facilities as required to improve overall metropolitan water service capabilities.

PSF/WD-P-2 Continue to provide domestic water facilities which are contributed directly by developers, through development and/or availability fees.

PSF/WD-P-3 Require that all new development proposals have an adequate water supply available.

SEWER SERVICE (SS)

GOALS

PSF/SS-G-1 Ensure the provision of adequate sewer service to serve the needs of existing and planned development in the Planning area.

PSF/SS-G-2 Provide for the resolution of jurisdictional sewer service planning differences to permit cost-effective sewer service.

PSF/SS-G-3 Provide trunk sewer availability to and treatment/disposal capacity for all metropolitan urban areas, to enable cessation or prevention of the use of septic tanks where such usage creates potential public health hazards or may impair groundwater quality, and to assist in the consolidation of sewerage systems. Provide sewer service for urban development regardless of jurisdiction.

POLICIES

PSF/SS-P-1 Effect the consolidated collection, treatment, and disposal of wastewater from all urban development within the metropolitan area, discouraging the creation or expansion of separate systems and encouraging the consolidation and interconnection of existing separate systems.

PSF/SS-P-2 Define benefit-related areas in which appropriate development fees will be assessed or assessment districts will be established to defray the costs of the wastewater collection, treatment and disposal facilities necessary to serve such areas.

- PSF/SS-P-3 Consider utilization of capital improvement funds and assessment district monies to construct sewer trunk lines consistent with development timing.

STORM DRAINAGE (SD)

GOALS

- PSF/SD-G-1 Ensure the provision of adequate storm drainage facilities to protect Planning area residents from flooding resulting from storm water excess.
- PSF/SD-G-2 Maintain a comprehensive storm drainage system which serves all urban development within the Planning area.

POLICIES

- PSF/SD-P-1 Develop drainage programs which will serve all currently developed portions of the Planning area that are not now served by adequate storm drainage systems.
- PSF/SD-P-2 The city and county should pursue individual drainage plans where they are most needed.
- PSF/SD-P-3 Investigate the preparation of a Master Drainage Plan based on the proposed growth in the Planning area.

STREET LIGHTING (SL)

GOALS

- PSF/SL-G-1 Provide uniform and adequate public lighting for all developed and developing portions of the Planning area.
- PSF/SL-G-2 Develop uniform Planning area street light location and design standards.
- PSF/SL-G-3 Establish a benefit-related financing mechanism for all Planning area public lighting to minimize lighting costs.
- PSF/SL-G-4 Develop financing mechanisms which will permit the installation of public lighting in developed portions of the Planning area not adequately lit at present.
- PSF/SL-G-5 Provide for adequate lighting on public grounds where night use is encouraged.

POLICIES

- PSF/SL-P-1 Achieve consistency between current city standards and county policies for lighting in new development.

- PSF/SL-P-2 Utilize existing state law-based assessment procedures in a uniform manner for public lighting financing.
- PSF/SL-P-3 Complete the conversion of all Planning area lighting to energy efficient lighting.
- PSF/SL-P-4 Require developers to install street lighting in all new developments in accord with adopted city standards and county policies.
- PSF/SL-P-5 Finance and develop appropriate design standards for, and installation of, public grounds lighting in accord with this policy.

SOLID WASTE (SW)

GOALS

- PSF/SW-G-1 Ensure the provision of adequate solid waste disposal services to meet the demand for these services in the Planning area.
- PSF/SW-G-2 Evaluate, and develop as feasible, resource recovery and recycling systems.

POLICIES

- PSF/SW-P-1 Comply with, and update as required, the adopted county solid waste management plan.
- PSF/SW-P-2 A designated site for solid waste disposal or large transfer station facilities (Solid Waste Facility Sites: P-SW) shall be protected from encroachment of incompatible land uses and intensive urban development. General Plan map code designations which may be compatible for properties adjacent to or near solid waste facilities include the following: Public Facilities; Light Industrial; Service Industrial; Heavy Industrial; Intensive Agriculture; Extensive Agriculture; Mineral and Petroleum.

Other land use map code designations may be compatible subject to project-specific CEQA evaluation. Intensive residential uses, community care facilities, schools, hospitals, recreational vehicle parks and other uses involving sensitive populations, concentrations of people and other activities will usually be incompatible adjacent to or near solid waste facilities.

When considering a land use application next to a designated solid waste facility site, the following issues will be considered through the CEQA process when determining compatibility;

- Land use compatibility based on the character and intensity of use;
- Potential for groundwater contamination;
- Potential for methane gas migration;

- Operational effects of the solid waste facility to the proposed land use application including traffic, odor, noise, vectors, and dust; and
- Other issues relevant to the specific proposal and as determined through the environmental and public hearing review process.

Risk Assessment analysis prepared by the land use project applicants may be warranted when considering proposals for General Plan Amendments, zone changes, conditional use permits, and subdivision tracts adjacent or near to designated solid waste facilities.

PARKS (PAR) ELEMENT

GENERAL UTILITIES

GOALS

- | | |
|---------|---|
| PAR-G-1 | Provide parks and recreation facilities to meet the planning area's diverse needs. |
| PAR-G-2 | Supply neighborhood parks at a minimum of 2.5 acres per 1,000 persons throughout the plan area. |
| PAR-G-3 | Provide four acres of park and recreation space for each 1,000 persons (based on the most recent census) for general regional recreation opportunity and minimum standard. Park and recreational space includes mini-parks, neighborhood parks, community parks and regional parks. |
| PAR-G-4 | Provide a diversity of programs and facilities to meet the needs for the full range of citizen groups including the elderly, handicapped, and economically disadvantaged. |
| PAR-G-5 | Coordinate development of park facilities and trail systems throughout the plan area which enhance the centers concept and complement unique visual or natural resources. |
| PAR-G-6 | Ensure the all park and recreation facilities are adequately designed, landscaped, and maintained. |
| PAR-G-7 | Require that the costs of park and recreation facilities and programs are borne by those who benefit from and contribute to additional demand. |
| PAR-G-8 | Provide safety, accessibility, and compatibility between parks and adjacent residential areas through "good neighbor" park practices. |

PAR-G-9 Coordinate efforts by volunteer agencies, civic organizations, private enterprise and all government entities to assure the provision of a complete range of recreation opportunities for all residents of the planning area.

POLICIES

PAR-P-1 Require that neighborhood parks be developed at a minimum rate of 2.5 acres per 1,000 population. This requirement may be met all or in part by on-site recreation for such developments as Planned Unit Developments. The City of Bakersfield may allow credit to meet the neighborhood parks requirement.

PAR-P-2 Allow the formation of special park districts which provide higher park standards than the minimum stated in Policy PAR-P-1.

PAR-P-3 Require developers to dedicate land, provide improvements and/or in lieu fees to serve the needs of the population in newly developing areas.

PAR-P-4 Require developers of new subdivisions to show and adhere to park locations (depicted on the Land Use Element). Park locations identified in master plans approved prior to adoption of this general plan are reflected in this plan. Variations may be allowed based on certain constraints. See Policy PAR-P-6.

PAR-P-5 Establish as a target that mini-parks and neighborhood parks within the City of Bakersfield jurisdiction be situated within three-quarters of a mile of residents they are intended to serve.

PAR-P-6 Provide additional neighborhood and community parks and recreation acreage in areas substantially developed or in the process of redevelopment or improvement, using a combination of public funds, in lieu developers fees, and benefit assessment districts.

PAR-P-7 Provide mini-parks in developed residential areas where neighborhood standards are not met and where it is impossible to acquire sufficient acreage for neighborhood facilities. Use the same funding mechanisms indicated in Policy PAR-P-6.

PAR-P-8 Require the following minimum site size standards in planning and acquiring of local parks and playgrounds:

Mini parks (public)	-2.5 usable acres
Neighborhood parks/playgrounds	-10.0 usable acres
Community park/playfield	-20.0 usable acres

These acreages are intended as guides for City and County improvements. Variations may be allowed based on constraints such as land availability, natural obstacles, financing, funding and maintenance costs. The above acreage figures apply to usable

acreage. Usable means an area that people can use, with an emphasis on active and group use. It is essentially flat land that can be developed for facilities and activity areas. It is not land steeper than 4 feet horizontal and 1 foot vertical in slope, land with unusually poor soil conditions, land subject to flood water stagnation, land with riparian or otherwise unique habitat worthy of preservation or water bodies or areas impacted adversely by adjacent or nearby land uses.

- PAR-P-9 Allow neighborhood park requirements to be met by community parks when community parks are situated within or at the boundaries of neighborhoods and when they provide equivalent facilities.
- PAR-P-10 Encourage schools to make playgrounds and playfields available to local residents after normal school hours and on weekends.
- PAR-P-11 Evaluate the feasibility of using publicly-owned lands and utility rights-of-way as recreational facilities.
- PAR-P-12 Encourage development and maintenance of regional parks and recreational facilities through the cooperation of the City of Bakersfield, the County of Kern, the North Bakersfield Recreation and Park District, and the Bear Mountain Recreation District.
- PAR-P-13 Evaluate the feasibility of including new regional parks as a component of proposed groundwater recharge areas.
- PAR-P-14 Plan for and expend regional recreation opportunity in connection with the development and conservation of appropriate areas along the Kern River.
- PAR-P-15 Designate multiple purpose areas for recreation and park use within the Kern River Plan area and in accordance with the goals and policies in the Kern River Plan Element.
- PAR-P-16 Accommodate social, cultural and ethnic needs in the design and programming of recreational spaces and facilities.
- PAR-P-17 Attempt to locate parks and design facilities to meet the needs of all population segments including children, seniors and the disabled.
- PAR-P-18 Attempt to provide special recreational programs for seniors on fixed incomes, latch-key children, and the economically disadvantaged.
- PAR-P-19 Locate and design local park and recreation areas for access to all age groups where practicable. Provide facilities for both active (play areas and courts) and passive (turf, walk-ways, trees and picnic facilities where possible) recreational activity.
- PAR-P-20 Operate programs at times convenient to the users.

- PAR-P-21 Establish both passive and active park development in local parks to accommodate programmed activities and drop-in use. Some usable area should be held as open turf for free play.
- PAR-P-22 Attempt to provide and promote the use of alternative public funding for the acquisition, development and maintenance of parks and recreational facilities in low and moderate income neighborhoods in which there is a recognized shortage of parks.
- PAR-P-23 Encourage the development of parks adjacent to schools in order to provide a wider range of programs.
- PAR-P-24 Monitor program needs through surveys of neighborhood residents or other participation mechanisms and through periodic reviews of park and recreational needs.
- PAR-P-25 Promote the preservation of existing parks and encourage the development of other facilities near downtown.
- PAR-P-26 Encourage the further development of the City of Bakersfield's specific trails plan.
- PAR-P-27 Encourage pedestrian and bicycle linkages between residential and commercial uses.
- PAR-P-28 Encourage the establishment of equestrian trails where they link residential development to the Kern River in areas of the northeast and northwest where horses are permitted by zoning.
- PAR-P-29 Design equestrian trails, hiking and bicycling rights-of-way to minimize user conflicts between them.
- PAR-P-30 Evaluate the feasibility of using utility easements for recreational activity.
- PAR-P-31 Establish a program of design and improvement review, landscape development, and maintenance of parks, city and county building grounds and public works projects, with quality standards established commensurate with intended function and relative impact on surrounding area.
- PAR-P-32 Encourage variety in the design of park facilities to enhance the lifestyle of residents to be served.
- PAR-P-33 Monitor the parkland dedication ordinance with in lieu fee provisions.
- PAR-P-34 Encourage coordination in the acquisition, development and use of parks and schools to avoid duplication of facilities and provide economic use of public funds.

- PAR-P-35 Encourage the development of recreation programs by public agencies and sports organizations to involve more children and adults in outdoor recreation activity. Use volunteers to operate and maintain programs whenever possible.
- PAR-P-36 Monitor the official park acquisition program to meet current and future needs. The program includes direct input for capital budgeting purposes including the scheduling of park dedication. The program is reviewed periodically with respect to changing growth rates and general plan policies.
- PAR-P-37 Establish a formal mechanism by which the city may accept gifts and dedications of parks and open space.
- PAR-P-38 Consider the use of eminent domain where siting of a park is required to serve neighborhood needs for parks and recreational facilities.
- PAR-P-39 Consider the formation of Community Facilities Districts, especially in newly developing areas⁴.
- PAR-P-40 Consider the use of special taxes⁵ for financing services or facilities.
- PAR-P-41 Provide for the creation of benefit assessment districts for park acquisition, development and maintenance. These districts should conform as closely as possible to benefit service areas.
- PAR-P-42 Encourage a community-wide parks and recreation district to equitably distribute support for the park system.
- PAR-P-43 Encourage the development of private and commercial recreation facilities under lease or concession agreements where such facilities are consistent with planned development and offer expanded recreation opportunities to the public.
- PAR-P-44 Study the feasibility of a recreation and land management program allowing for the generation of supplemental revenue to offset the cost of necessary further land acquisition, development and operational cost. This could include establishing concessions, rentals, user fees and land leases.
- PAR-P-45 Develop lighted playing fields on community park sites.

⁴ The Mello-Roos Community Facilities Act of 1982 authorizes local governments to levy special taxes within newly created Community facilities Districts. The Act also authorizes local governments to issue bonds backed by these special taxes. Funds may be used to pay for capital facilities, including parks. Community Facilities Districts are established by a two-thirds vote of the residents of the proposed district.

⁵ Special taxes are taxes collected and earmarked for a special purpose, such as a particular kind of service or facility, rather than being deposited in the general fund. For capital acquisition, such as parkland, the Mello-Roos Act provides the most practical way to levy a special tax. Under Proposition 13, the levy of a special tax requires support from two-thirds of the affected voters.

- PAR-P-46 Permit major traffic generating activities on community park sites only.
- PAR-P-47 Community parks should be located adjacent to or near arterials. Neighborhood parks should be located adjacent to collector or local streets, rather than arterial streets.
- PAR-P-48 Situate swimming pools near high schools, wherever possible, and with convenient access to elementary schools.
- PAR-P-49 Design vegetation, earth form and activity areas to buffer noise, light, etc., from adjacent residents.
- PAR-P-50 Allow the physical integration of canals in park areas where design measures can be incorporate to ensure public safety.
- PAR-P-51 Enforce all regulations regarding public safety, littering and drinking in public parks.
- PAR-P-52 Ensure that all park facilities be developed consistent with policies in applicable planning documents and elements of the General Plan.
- PAR-P-53 Coordinate the provision of park facilities with other public services and facilities, especially schools and public roads.
- PAR-P-54 Coordinate the location, planning, and functional uses of all park and recreational facilities with affected local governmental entities and where feasible, promote joint acquisition and/or development to assure effective coverage of all needs.
- PAR-P-55 Seek out and encourage the provision of volunteer assistance from civic organizations, special interest groups, and individuals to provide program leadership or facility development to augment recreation opportunities.
- PAR-P-56 Periodically evaluate the planning area to evaluate park deficiencies
- PAR-P-57 Central Park should be expanded to facilitate the City of Bakersfield in identifying and recognizing its historical heritage, the heart of historic Bakersfield, and to enhance the urban environment of the downtown area.

As required by the California Environmental Quality Act (CEQA), this EIR is being prepared for the Metropolitan Bakersfield General Plan Update. The EIR will discuss the change in the Planning area's physical and environmental character which could occur under implementation of the Plan. More specifically, the EIR will analyze the impact of land use buildout under the Plan, and identify mitigation measures to minimize these impacts.

3.4 ASSUMPTIONS

ASSUMPTIONS FOR ENVIRONMENTAL ANALYSIS

The General Plan and accompanying EIR analysis are based upon a number of assumptions regarding existing and future conditions in Metropolitan Bakersfield. Unless otherwise stated, the assumptions are as follows:

- The buildout scenario of the Metropolitan Bakersfield General Plan Update would result in a population of approximately 520,500 persons or approximately 29 percent over the year 2001 population of 402,100 persons.⁶
- The projected growth in population would create a demand for an additional 39,500 housing units.
- The Metropolitan Bakersfield General Plan Update does not involve any changes to existing density standards and/or floor area ratio (FAR) assumptions, nor does the Plan involve any changes to existing land use designations.
- For analysis purposes, the Metropolitan Bakersfield General Plan is assumed to grow at an annual growth rate similar to the decade of 1990-2000 through to the year 2020.

GENERAL PLAN ASSUMPTIONS

The Metropolitan Bakersfield General Plan was last comprehensively updated in 1990. The current Metropolitan Bakersfield General Plan Update supersedes the 1990 General Plan and is based upon the community's vision for Metropolitan Bakersfield and expresses the community's long-term goals. The current update includes revisions to the Land Use, Circulation, Conservation, Open Space, Noise, Safety, Public Services and Facilities, and Parks Elements. Chapter reservations for the Housing, Downtown Redevelopment, Kern River Plan Element and Historical Resources Elements were included in the General Plan.

Much, if not most, of the anticipated impacts of the Project stem from new growth projected in the Land Use Element. However, it should be noted that the growth projection identified in the Metropolitan Bakersfield General Plan Update does not significantly differ from that identified in the 1990 General Plan. Two basic principles govern the Plan: the focusing of new development into distinctive centers which are separated by low land use densities ("centers" concept) and the siting of development to take advantage of the environmental setting ("resource" concept). The Update of the Land Use Element is based upon the following underlying assumptions:

In Existing Urban Areas:

- Preservation and conservation of existing residential neighborhoods whose identity is characterized by the quality and maintenance of existing construction, stability, and reputation as a "special" place in the community;
- Infill of vacant parcels at prevailing densities;

⁶ Metropolitan Bakersfield General Plan Update, Land Use Element, January 2002.

- Recycling and intensification of areas which are physically or economically depressed; and
- Open space linkages where feasible to the Kern River and foothill areas.

At Peripheral Areas:

- Focus new development in new mixed use activity centers;
- Focus new development in smaller community centers with local-serving commercial services and residential uses;
- Intensification of underutilized parcels; and
- Buildout of adopted City and County Specific Plans.