

**CITY OF CALIFORNIA CITY**  
**Date of Preparation: August 28, 2006**

TO: Mayor and City Council

FROM: Jerry Helt, City Engineer

SUBJECT: Approval of Final Map 5722, Phases II-V, and authorization of the signatures and filings as required.

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**Background:** Tentative Tract Map No. 5722 was approved by the Planning Commission on November 23, 1993, subject to Conditions of Approval. All improvement plans for grading, drainage, street, water and sewer improvements were submitted and approved by the City Engineer at that time. The Final Map for Phase I, was submitted by Robert and Sidona Bissett and was recorded October 22, 2003.

It is requested to record Final Map 5722, Phases II-V with revised Conditions of Approval as approved by Planning Commission on August 8, 2006.

**RECOMMENDATION:** Staff recommends that the Council approve the Final Map for Tract 5722, Phases II-V, with revised Conditions of Approval as approved by the Planning Commission on August 8, 2006.

**FISCAL IMPACT:** All on-site improvements are to be privately maintained. Off-site improvements, per Condition of Approval #6, will be satisfied within two (2) years from date of Tract 5722, Phases II-V, recordation.

**ENVIRONMENTAL ACTION:** A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. The Notice of Determination was filed by the Kern County Clerk on January 20, 1994.

NB2



# TRACT NO. 5722

IN THE CITY OF CALIFORNIA CITY  
 COUNTY OF KERN, STATE OF CALIFORNIA.  
 BEING A SUBDIVISION OVER A PORTION OF THE SOUTH HALF  
 OF SECTION 21, T4S, R23E, S4E, RANGE 27 EAST, M4B & 4  
 IN KERN COUNTY, STATE OF CALIFORNIA.

JOHN R. NELSON & ASSOCIATES INC. NOVEMBER 1963

LINE TABLE

LINE	DATE	BY	REVISION
1	11/15/63	JRN	PRELIMINARY
2	11/15/63	JRN	FINAL
3	11/15/63	JRN	REVISION
4	11/15/63	JRN	REVISION
5	11/15/63	JRN	REVISION

CURVE TABLE

LINE	PC	PT	PI	EA	EB	EC	EA	EB	EC	EA	EB	EC	EA	EB	EC	EA	EB	EC
C1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C11	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C12	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C13	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C14	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C15	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C16	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
C17	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

SCALE: 1" = 100'

- LEGEND:
- ( ) = RECORD PER TRACT MAP NO. 2629, MB 12, PG. 167
  - ( [ ] ) = PER TITLE REPORT
  - [ ] = RECORD PER PARCEL MAP NO. 5644, BK. 24 OF MAPS AT PAGE 152
  - ⊕ = CONCRETE MONUMENT PER TRACT MAP NO. 2629
  - ⊙ = SET 2" IRON PIPE TAGGED RCE 23270
  - ⊞ = 2" IRON PIPE PER PARCEL MAP NO. 5644, BK. 24 OF MAPS AT PAGE 152

COUNTY CLERK-RECORDERS CERTIFICATE  
 FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1991, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
 OF PARCEL MAPS AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
 COUNTY CLERK-RECORER: GALE ENSTAD BY: \_\_\_\_\_ RECORDER

TRACT NO. 2629

WALPOLE DRIVE (1361.47') (1361.47')

NEURALIA ROAD (189°38'29"E 290.48' (189°38'29"E 290.48')

LOT 26 (189°38'29"E 286.55' (189°38'29"E 286.55')

LOT 27 (189°38'29"E 286.61' (189°38'29"E 286.61')

LOT 28 (189°38'29"E 287.68' (189°38'29"E 287.68')

LOT 29 (189°38'29"E 342.68' (189°38'29"E 342.68')

LOT 30 (189°38'29"E 330.00' (189°38'29"E 330.00')

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TRACT NO. 2776

NEURALIA ROAD (189°38'29"E 290.48' (189°38'29"E 290.48')

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Incorporated 1965

# City of California City

City Hall



PHONE (760) 373-8661

21000 HACIENDA BLVD. - CALIFORNIA CITY, CALIFORNIA 93505

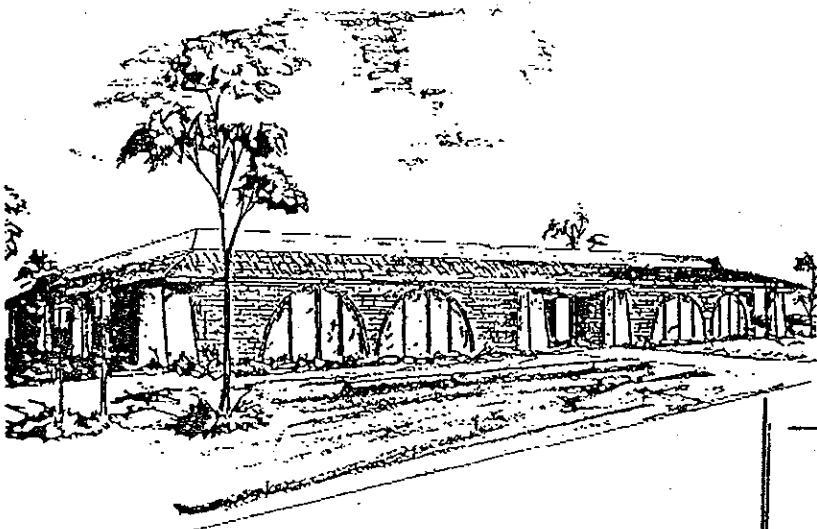


EXHIBIT 'B'

December 13, 2005

Mr. Frederick T. Whitney and Ms. Jerry January  
8201 California City Boulevard, Suite C  
California City, California 93505

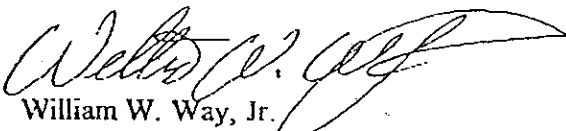
Dear Mr. Whitney and Ms. January:

SUBJECT: Tentative Tract Map 5722 Extension

Your request for a one year extension is granted for the above referenced tract to October 1, 2006. As indicated in your letter of request, dated October 1, 2005, you are ready to proceed with phases two through five.

Should you have questions, please do not hesitate to call me at (760) 373-7170.

Sincerely,

  
William W. Way, Jr.  
City Manager/Planning Director

RECEIVED

DEC 14 2005

0313.12

HELT ENGINEERING, INC.

## City of California City

City Hall



PHONE (619) 373-8661

21000.HACIENDA BLVD - CALIFORNIA CITY, CALIFORNIA 93505

EXHIBIT 'C'

June 29, 1994

Mr. Bernie Rizzardini

FAX: (619) 377-4183

RE: Bissitt Tract No. 5722 - California City  
CONDITIONS OF APPROVAL

Following are the conditions imposed on the tract by the Planning Commission on November 23, 1993.

- 1) All public improvements to be offered for dedication to the City shall be designed by a Registered Civil Engineer and constructed to City Standards, as required by the City Engineer.
- 2) The developer shall pay a Water Availability Fee of \$250 per gross acre as per Section 6-5.05 of the City Municipal Code.
- 3) The developer shall pay plan checking and inspection fees as per City Council Resolution No. 3-91-1420.
- 4) The minimum width of all lots shall be 60 feet.
- 5) All streets shall be structurally designed based on R-value. A traffic index of 7.0 shall be used for all streets. All interior streets are to have a 40-foot paved section between curbs.
- 6) Standard improvements consisting of curb, gutter, sidewalk and asphalt paving shall be constructed along the Neuralia Road frontage.
- 7) Curbs and gutters and sidewalks shall be designed to City Standards and approved by the City Engineer.
- 8) Wheelchair ramps shall be required at all curb returns.
- 9) Vehicular access rights shall be relinquished along California City Boulevard for Lot 22.
- 10) Condition #10 was deleted by the Planning Commission.
- 11) Street lights shall be installed at locations approved by the City Engineer.
- 12) Street signs and traffic signs shall be installed as approved by the City Engineer.
- 13) Fire hydrants shall be installed at locations approved by the Fire Chief.
- 14) Water mains connecting all lots shall be constructed, tested and connected to the City water system in accordance with City Standards.

1/2

Mr. Bernie Rizzardini

Page Two

June 29, 1994

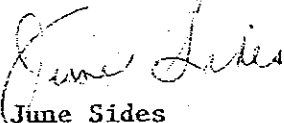
Re: Conditions of Approval - Tract No. 5722

- 15) Construction of offsite water and sewer improvements shall be pursuant to plans approved by the City Engineer.
- 16) A six foot high masonry wall shall be constructed along the easterly property line of Lots 1, 2, 3, 4, 5, 6, 16 and 37.
- 17) Construction of a sanitary sewer system to provide service to all lots shall be pursuant to plans approved by the City Engineer.
- 18) Drainage and grading plans shall be submitted for approval by the City Engineer.
- 19) The developer shall take all necessary measures to minimize dust problems from grading operations.
- 20) All lots to be provided with natural gas service.
- 21) Paving of Dogbane Avenue between Nemophila Street and easterly limits of subdivision in accordance with City standards.
- 22) City or the Redevelopment Agency has first right of refusal on Lots 33, 34, 35 and 36.
- 23) All lots with frontage on Walpole Drive, with the exception of Lot 36, shall be zoned for professional business usage, consistent with the City Zoning Ordinance now being revised.

If any questions relating to this subject, please contact Ron Brazill, City Engineer/  
Planning Director.

Respectfully,

CITY OF CALIFORNIA CITY



June Sides  
Engineering Department,  
Planning Division

(2/2)

EXHIBIT 'D'



# CORNERSTONE ENGINEERING

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

July 17, 2006

Project No. 195-02-00

Agency# Tract 5722

City Engineer-California City  
2930 Union Avenue  
Bakersfield, California 93305

Civil  
Engineering

Surveying  
Services

Sewer & Water  
Engineering

Storm Water  
Engineering

Storm Water  
Quality  
SWPPP

Road And  
Street  
Engineering

School  
Site  
Engineering

Site  
Development,  
Planning  
And  
Surveying

Construction  
Staking  
Services

Redevelopment  
Area

Enhancement  
Engineering

To Mr. Gerald Helt:

Cornerstone Engineering, Inc. is submitting a completion strategy and status update for the Conditions of Approval for Tract 5722, on behalf of IMC Development Inc, in California City, California. Please find below the Conditions of Approval given by the Planning Commission on November 23, 1993, along with detailed status and proposal for each of the 23 conditions.

The Following are the conditions imposed on the tract by the Planning Commission:

1. All public improvements to be offered for dedication to the City shall be designed by a Registered Civil Engineer and constructed to City Standards, as required by the City Engineer.

*Request that the condition be modified to only apply to Neuralia Road, as Business Park Way and Dogbane Road will be private roads.*

2. The developer shall pay a Water Availability Fee of \$250 per gross acre as per Section 6-5.05 of the City Municipal Code.

*The Developer will pay fee.*

3. The developer shall pay plan checking and inspection fees as per City Council Resolution No. 3-91-1420.

*Does Not Apply. All plan checks have been completed and fees already paid.*

4. The minimum width of all lots shall be 60 feet.

*Condition has been met.*

1600 Truxton Avenue, Suite 400  
Bakersfield, CA 93301  
Tel: 661.325.9474 - Fax 661.322.0129

www.cornerstoneeng.com

620 Mission Ave  
Oceanside, CA 92054  
Tel: 760.722.3495 - Fax 760.722.3490

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JUL 17 2006

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HELT ENGINEERING, INC

1/5

- 5. All streets shall be structurally designed based on R-value. A traffic index of 7.0 shall be used for all streets. All interior streets are to have a 40-foot paved section between curbs.

*Condition has been met.*

- 6. Standard improvements consisting of curb, gutter, sidewalk and asphalt paving shall be constructed along the Neuralia Road frontage.

*Shall be met by applicant or bonded.*

- 7. Curbs and gutters and sidewalks shall be designed to City Standards and approved by the City Engineer.

*Condition has been met.*

- 8. Wheelchair ramps shall be required at all curb returns.

*Request that condition be deferred until building permit stage.*

- 9. Vehicular access rights shall be relinquished along California City Boulevard for Lot 22.

*Shall be met when Final Map records.*

- 10. Condition #10 was deleted by the Planning Commission.

*Does Not Apply*

- 11. Street lights shall be installed at locations approved by the City Engineer.

*Request that condition be deferred until building permit stage.*

- 12. Street signs and traffic signs shall be installed as approved by the City Engineer.

*Request that condition be deferred until building permit stage.*

- 13. Fire hydrants shall be installed at locations approved by the Fire Chief.

*Request that condition be deferred until building permit stage.*

2505 "M" Street  
Bakersfield, CA 93301  
Tel: 661.325.9474 - Fax 661.322.0129

www.cornerstoneeng.com

219' El Camino Real, Suite 208  
Oceanside, CA 92054-6224  
Tel: 760.722.3495 - Fax 760.722.3490

2/5

Civil  
Engineering

Surveying  
Services

Water & Water  
Engineering

Storm Water  
Engineering

Storm Water  
Quality  
SWPPP

Road And  
Street  
Engineering

School  
Site  
Engineering

Site  
Development,  
Planning  
And  
Surveying

Construction  
Staking  
Services

Development  
Area  
Enhancement  
Engineering

14. Water mains connecting all lots shall be constructed, tested and connected to the City water system in accordance with City Standards.

*Request that condition be deferred until building permit stage.*

15. Construction of offsite water and sewer improvements shall be pursuant to plans approved by the City Engineer.

*Condition has been met (Plans have been approved).*

16. A six foot high masonry wall shall be constructed along the easterly property line of Lots 1, 2, 3, 4, 5, 6, 16, and 37.

*Request that condition be deferred until building permit stage.*

17. Construction of a sanitary sewer system to provide service to all lots shall be pursuant to plans approved by the City Engineer.

*Request that condition be deferred until building permit stage.*

18. Drainage and grading plans shall be submitted for approval by the City Engineer.

*Condition has been met.*

19. The developer shall take all necessary measures to minimize dust problems from grading operations.

*Condition to be implemented at building stage.*

20. All lots to be provided with natural gas service.

*Condition to be implemented at building stage.*

21. Paving of Dogbane Avenue between Nemophilia Street and easterly limits of subdivision in accordance with City Standards.

*Request that condition be deferred until building permit stage.*

22. City or the Redevelopment Agency has first right of refusal on Lots 33, 34, 35 and 36.

*Condition shall not change.*

2505 "M" Street  
Bakersfield, CA 93301  
Tel: 661.325.9474 - Fax 661.322.0129

[www.cornerstoneeng.com](http://www.cornerstoneeng.com)

2191 El Camino Real, Suite 208  
Oceanside CA 92054-6224  
Tel: 760.722.3495 - Fax 760.722.3490

3/5

Civil Engineering  
Surveying Services  
Sewer & Water Engineering  
Storm Water Engineering  
Storm Water Quality SWPPP  
Road And Street Engineering  
School Site Engineering  
Site Development, Planning And Surveying  
Construction Staking Services  
Development Area Enhancement Engineering

23. All lots with frontage on Walpole Drive , with the exception of Lot 36, shall be zoned for professional business usage, consistent with the City Zoning Ordinance now being revised.

*Does Not Apply.*

Civil  
Engineering

Surveying  
Services

Sewer & Water  
Engineering

Storm Water  
Engineering

Storm Water  
Quality  
SWPPP

Road And  
Street  
Engineering

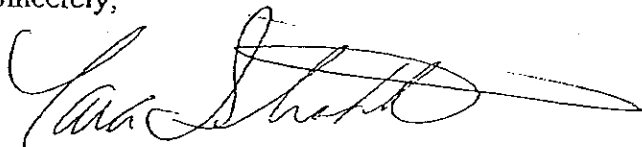
School  
Site  
Engineering

Site  
Development,  
Planning  
And  
Surveying

Construction  
Staking  
Services

Development  
Area  
Enhancement  
Engineering

Sincerely,



Tara Strahle

Project Engineer

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(4/5)



C O R N E R S T O N E  
E N G I N E E R I N G , I N C .  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

1600 Truxtun Avenue, Suite 400  
Bakersfield, CA 93301

Date: 7/17/06  
Job No. 195-02-00

FAX COVER SHEET

We are transmitting via FAX the following:

Proposed/status update of Condition of Approval  
for Tract 5722 to approve Final Map.

TO: Name: Gerald Helt  
Co./Agency: Cal City - City Engineer  
FAX Number: 661-323-0799

FROM: Tara Strahle #223

COMMENTS:

Please let me know if you have any questions  
or need any further information.

Thanks,  
Tara Strahle

If you do not receive all of the pages, please call as soon as possible 661/325-9474

Total Number of Pages sent (Including Cover Page) 5

Hardcopy to Follow: Yes \_\_\_\_\_ No X

Copy:

1600 Truxtun Avenue, Suite 400, Bakersfield, California 93301 - 661/325-9474 - Fax 661/322-0129

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questions, there being none he called for correspondence, there being none he called for public testimony, there being none he called for a motion to close the public testimony portion of the meeting.

Motion action of Smith, second by Greer to close the public testimony. MOTION CARRIED. Vote 3-0, 2 Absent.

The Chairman called for any further Commission comments. There being none he called for a motion by roll call.

Motion action of Greer, second by Smith to approve LLA 06-03. MOTION CARRIED. Vote 3-0, 2 Absent.

7. Public Hearing for Approved Tentative Tract Map 5722, Phases II through V, Modifications to Existing Conditions of Approval.

The Vice Chairman declared the public hearing open and called for a staff report. The Director reported that the request is for a modification of conditions of approval on this project. The information is in the packet and the Contract City Engineer is here and the owners are present to answer any questions. The Vice Chairman called for Commission questions. Commissioner Smith asked if the lots were 60 feet wide? The Director explained they are commercial lots. Robert O'Connell, Representing IMC, 8201 California City Boulevard. Mr. O'Connell said there are none that are that size they are all larger than that as indicated on the map. There being no further questions the Vice Chairman called for correspondence, there being none the Vice Chairman called for public testimony there being none he called for a motion to close the public testimony portion of the meeting.

Motion action of Greer, second by Smith to close the public testimony portion of the meeting. MOTION CARRIED. Vote 3-0, 2 Absent.

The Chairman called for any further Commission comments. Commissioner Smith asked if these were just the items that were presented? Mr. Helt said he would respond to any questions they may have. Commissioner Greer stated this is clear that they did what they were suppose to do. The Vice Chairman stated they complied with all the conditions and with the modification of the conditions. The Director offered a comment regarding Item 16. A 6-foot high masonry wall shall be constructed along the Easterly property lot lines was raised by Commissioner Dennis who is not present this evening. There is a request that the condition be deferred until the building permit stage of this proposal and he thought Commissioner Dennis was opposed to that occurring and that he would like to see the wall be constructed prior to issuance of the building permits this was one of the original conditions. The Vice Chairman asked what the consensus of the Commission was on this. Commissioner Greer said he saw no reason to delay anything because of that. Commissioner Smith said that would just be an added expense to put it up now just wait until they get something going to offset the cost. Is that going to be just the first permit whichever pulls it first? Is it going to be for the whole wall for all lots or is it individual? The Director said he believed that is how they would interpret it as the first permit pulled the wall has to go up. The Vice Chairman asked if that was agreeable to the owner? Mr. O'Connell said that was agreeable. The Director said he thought the main point is that Commissioner Dennis wanted to be sure the wall would be constructed as part of the project. Commissioner Smith asked about the sewer and wanted to know if they would take the sewer out to the whole tract? Mr. O'Connell responded that they are up to that point. The manhole comes down Dogbane Avenue. The Vice Chairman called for further discussion there being none he called for a motion by roll call.

Motion action of Greer, second by Smith to approval of Tentative Tract Map 5722, Phases II through V, Modifications to Existing Conditions of Approval. MOTION CARRIED. Vote 3-0, 2 Absent.

## **RESOLUTION NO.**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY TO APPROVE THE FINAL TRACT MAP 5722, PHASES II-V, AND AUTHORIZE THE SIGNATURE AND FILING AS REQUIRED**

WHEREAS, Cal City Business Park, Inc., a California Corporation, has submitted the Final Map for Tract 5722, Phases II-V, in the City of California City, to be developed under the provisions of the Subdivision Map Act and the City of California City Municipal Code; and

WHEREAS; The Final Tract Map 5722 per Exhibit "A" (1-page),

WHEREAS; The approved Tentative Map was extended per Exhibit "B" (1-page),

WHEREAS; Conditions of approval dated June 29, 1994, for approved Tentative Tract Map 5722 are per Exhibit "C" (2-page),

WHEREAS; Applicant received Planning Commission approval of existing conditions of approval on August 8, 2006, per exhibit "D" (5-page), ( 1- page Planning Commission)

WHEREAS; All on-site improvements to be constructed per approved Improvement Plans dated 9-13-94 and to be privately maintained, non-city dedicated.

WHEREAS; The applicant shall provide security to construct Neuralia Road within two (2) years from the date of the final map recordation. Neuralia Road to be constructed per approved Improvement Plan dated 9-13-94 and to be dedicated to the City,

WHEREAS; At such time a building permit is requested, the applicant shall be required to construct all improvements necessary for health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED THAT THE City Council of the City of California City does hereby:

- a. Approve the Final Map for Tract 5722, Phases II-V.
- b. Authorize all signatures and filings as required.

PASSED, APPROVED AND ADOPTED this 5<sup>th</sup> day of September, 2006, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Larry Adams, Mayor

ATTEST:

\_\_\_\_\_  
Denise Hilliker, City Clerk

STATE OF CALIFORNIA    )  
                                  )  
COUNTY OF KERN        )

I, Denise Hilliker, City Clerk of the City of California City, California, hereby certify that the foregoing Resolution was made by the City Council of the City of California City at their regular meeting of September 5, 2006, and was duly passed, approved and adopted.

\_\_\_\_\_  
Denise Hilliker, City Clerk