Public advisory: Face masks are recommended. The City Council chamber is open and accessible to the public.

ACCESSIBILITY: In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in the Planning Commission meeting, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org within 48 hours of the meeting or sooner.

The following is provided to assist with public participation:

AGENDA AVAILABILITY: The Planning Commission Agenda is posted on the bulletin board at the entry of City Hall 746 8th Street, Wasco, and at the entrance of 764 E Street Wasco. The agenda packet, meeting minutes, and archived Planning Commission meetings are available on the City’s website at www.cityofwasco.org.

Agenda Materials: Planning Commission agenda materials are released no later than 72 hours prior to a meeting and are available to the public at the City Clerk’s Office, 746 8th Street, Wasco, CA, in a public binder at each Planning Commission meeting, and on the City’s website at https://www.cityofwasco.org/AgendaCenter.

PUBLIC COMMENTS: All public comments are subject to a 2-minute limit, and a maximum of Thirty (30) minutes will be allowed for any subject. To provide your comments to the Planning Commission members regarding matters, not on the agenda or a specific item on the agenda, you may address your comments IN PERSON. Before making your presentation, you will be asked to state your name for the record. If you would like to submit a written public comment, please email the Deputy City Clerk at yotinajero@cityofwasco.org no later than 4:00 p.m. March 13, 2023. Please clearly indicate which agenda item number your comments pertain to. Every effort will be made to read your comment into the record; If a comment is received after the specific time mentioned above, but before the meeting is adjourned, the comment will still be included as a part of the record of the meeting. Still, it will not be read into the record.

Please be advised that communications directed to the Planning Commission are public records and are subject to disclosure pursuant to the California Public Records Act and Brown Act unless exempt from disclosure under the applicable law.
Communications will NOT be edited for redactions and will be printed/posted as submitted.

SPANISH INTERPRETATION: If you need an interpretation of your communications to the Planning Commission from Spanish into English, please contact the Deputy City Clerk Department at 661-758-7250 or via email at yotinajero@cityofwasco.org. Subject to availability, notifying at least 48 hours will usually enable the City to make arrangements.

INTERPRETACIÓN EN ESPAÑOL: Si necesita una interpretación de sus comunicaciones a la Comisión de Planificación del español al inglés, comuníquese con el Departamento del Secretario de la Ciudad al 661-758-7250 o por correo electrónico a yotinajero@cityofwasco.org. La notificación de al menos 48 horas generalmente permitirá a la Ciudad hacer arreglos. Sujeto a disponibilidad.

GETTING TO KNOW YOUR AGENDA

Agenda Sections:
CONSENT CALENDAR Items are routine items that are not expected to prompt discussion. All items are considered for approval at the same time with one vote. Planning Commission members, staff, and the public may request items be removed, and members of the public may comment on an item. Items removed from the Consent Calendar are discussed after the vote on the remaining Consent Calendar items.

PUBLIC COMMENT provides the public with an opportunity to address the Planning Commission on any matter not listed on the agenda that is within the jurisdiction of the Planning Commission. In compliance with the Brown Act, the Planning Commission cannot take action on matters not listed on the agenda.

PUBLIC HEARINGS are held on matters specifically required by law. The Chairman will ask for presentations from the staff, the proponent, or the applicant involved (if applicable) in the matter under discussion. Following the Chairman will open the public hearing and ask for public comments. Following the questions from the Planning Commission members. The Chairman closes the hearing, and the Planning Commission may discuss and take action.

DEFERRED ITEMS: these are items that were postponed or delayed for specific reasons and are brought back to the Planning Commission for consideration. These items are expected to cause discussion and/or action by the Planning Commission. Staff may make a presentation, and Planning Commission may ask questions of staff and involved parties before the Chairman invites the public to provide input.

NEW BUSINESS: these are items that are expected to cause discussion and/or action by the Planning Commission but do not legally require a Public Hearing. Staff may make
a presentation, and Planning Commission members may ask questions of staff and the involved parties before the Chairman invites the public to provide input.

CLOSED SESSION: may only be attended by members of the Planning Commission, support staff, and/or legal counsel. The most common purpose of a Closed Session is to avoid revealing confidential information that may prejudice the legal or negotiation position of the City or compromise the privacy interests of employees. Closed sessions may be held only as specifically authorized by law.

Planning Commission Actions:
RESOLUTIONS are formal expressions of opinion or intention of the Planning Commission and are usually effective immediately.

ORDINANCES are laws adopted by the Planning Commission. Ordinances usually amend, repeal or supplement the Municipal Code; provide zoning specifications; or appropriate money for specific purposes. Most ordinances require two hearings; an introductory hearing, generally followed by a second hearing at the next regular meeting. Most ordinances go into effect 30 days after the final approval.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS: CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

PROCLAMATIONS and RECOGNITIONS are issued by the City to honor significant achievements by community members, highlight an event, promote awareness of community issues, and recognize City employees.

REGULAR MEETING – 6:00 pm

1) CALL TO ORDER: Chairman Pallares

2) ROLL CALL: Chairman Pallares, Vice Chairman Clendenen, Commissioners: Rueda, Skeels, Torres

3) FLAG SALUTE: Chairman Pallares

4) INVOCATION:

5) PRESENTATIONS AND AWARDS: NONE

6) PUBLIC COMMENTS:

This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to two (2) minutes.
BROWN ACT REQUIREMENTS: The Brown Act does not allow action or Discussion on items, not on the agenda (subject to narrow exceptions). This will limit a Commissioner’s response to questions and requests made during this comment period.

Should your comments require further consideration by the Planning Commission; the item will be agendized for a report and discussed at a future Planning Commission meeting. Please state your name for the record before making a presentation.

PLANNING COMMISSION BUSINESS:

7) CONSENT CALENDAR:
The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests removal of a particular item.

   a. Approval of Planning Commission Regular Meeting Minutes for February 13, 2023

8) PUBLIC HEARINGS:
   a. Adopt a Resolution of the Planning Commission of the City of Wasco approving Tentative Parcel Map 12481. (Murillo)
   b. Adopt a Resolution of the Planning Commission of the City of Wasco approving Tentative Parcel Map 12490. (Murillo)

9) DEFERRED BUSINESS: NONE

10) NEW BUSINESS: NONE

11) REPORTS FROM THE DIRECTOR:

12) REPORTS FROM COMMISSIONERS:

13) ADJOURNMENT:
This is to certify that this agenda was posted at Wasco City Hall on March 10, 2023, on/or before 6:00 p.m. The agenda is also available on the City website at www.cityofwasco.org

Yolanda Tinajero, Deputy City Clerk

All agenda item supporting documentation is available for public review in the city website www.cityofwasco.org and the office of the Community Development Department, 764 E Street, Wasco, CA 93280 during regular business hours, 8: am – 4:30 pm Monday through Thursday and 8:30 am–4:30 pm Friday (closed alternate Friday’s), following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be
available for review at the same location and available at the meeting. Please remember to turn off all cell phones, pagers, or electronic devices during Planning Commission meetings.

The City of Wasco does not discriminate on the basis of disability in the access to, provision of, or employment in its programs and activities pursuant to 29 United States Code Section 12132 and California Civil Code Section 54. Information regarding the rights provided under the Americans with Disabilities Act (ADA) may be obtained from the City Clerk's Office.

If you need special assistance to participate in this meeting, please contact the Deputy City Clerk’s Office at (661) 758-7250 to make reasonable arrangements to ensure accessibility to this meeting. Telephone (661) 758-7250. Requests for assistance should be made at least two (2) days in advance whenever possible.
REGULAR MEETING – 6:00 pm

1) CALL TO ORDER:
   Commissioner Clendenen called the meeting to order at 6:00 pm.

2) OATH OF OFFICE ADMINISTERED TO THE WASCO PLANNING COMMISSION:
   Oral comments by Assistant City Manager Lara.

   Deputy City Clerk Tinajero administered the oath of office to the newly appointed
   Commissioner, John P. Pallares.

   Deputy City Clerk Tinajero administered the oath of office to the newly appointed
   Commissioner, Jeremiah Skeels.

   Deputy City Clerk Tinajero administered the oath of office to the newly appointed
   Commissioner, Marcos Torres.

3) FLAG SALUTE: Led by Commissioner Clendenen

4) INVOCATION: Moment of Silence

5) PRESENTATIONS AND AWARDS: NONE

6) PUBLIC COMMENTS: NONE
   Deputy City Clerk Tinajero stated that there were no email comments received
   for this item or any other items on this agenda.

7) ROLL CALL:
   Present: Commissioners: Clendenen, Pallares, Rueda, Skeels, Torres

   Staff members present:
   Assistant City Manager Lara, Assistant Planner Murillo, Deputy City Clerk Tinajero,
   City Clerk Martinez, City Manager Hurlbert, Public Works Director Villa, Deputy
   Public Works Director Martinez

8) NOMINATION AND APPOINTMENT OF OFFICERS:
   a. Nomination and Appointment of Chairman

   Oral presentation by Deputy City Clerk Tinajero.
Commissioner Clendenen nominated Commissioner Pallares for Chairman.

There were no other nominations
Commissioner Pallares accepted the nomination.

**Motion** by Commissioner Clendenen, **Seconded** by Commissioner Rueda, to appoint Commissioner Pallares as Chairman of the Planning Commission by the following roll call vote:

- **AYES:** CLENDENEN, PALLARES, RUEDA, SKEELS, TORRES
- **NOES:** NONE
- **ABSTAIN:** NONE
- **ABSENT:** NONE

b. Nomination and Appointment of Vice-Chairman

Oral presentation by Deputy City Clerk Tinajero.

Commissioner Rueda nominated Commissioner Clendenen as Vice-Chairman.

There were no other nominations
Commissioner Clendenen accepted the nomination.

**Motion** by Commissioner Rueda, **Seconded** by Commissioner Torres, to appoint Commissioner Clendenen as Vice-Chairman of the Planning Commission by the following roll call vote:

- **AYES:** PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
- **NOES:** NONE
- **ABSTAIN:** NONE
- **ABSENT:** NONE

**PLANNING COMMISSION BUSINESS:**

9) **CONSENT CALENDAR:**

The Consent Calendar consists of items that, in the staff’s opinion, are routine and non-controversial. These items are approved in one motion unless a Commissioner or member of the public requests the removal of a particular item.

a. Approval of Minutes for November 14, 2022, Regular Meeting

**Motion** by Vice-Chairman Clendenen, **Seconded** by Commissioner Rueda, to approve the consent calendar by the following roll call vote:

- **AYES:** PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
- **NOES:** NONE
- **ABSTAIN:** NONE
- **ABSENT:** NONE
10) PUBLIC HEARINGS:

a. Adopt a Resolution approving Conditional Use Permit 20-01 Second Modification for a wastewater treatment facility at 591 J Street. Pursuant to the California Environmental Quality Act of 1970 (CEQA), the City of Wasco prepared a Mitigated Negative Declaration (SCH# 2020080469) for this project, and it was approved on October 12, 2020. **Reso#2023-0001**

Oral presentation by Assistant Planner Murillo.

Chairman Pallares opened the public hearing at 6:21 pm.

No public comments.

Chairman Pallares closed the public hearing at 6:21 pm.

*Motion* made by Vice-Chairman Clendenen, **Seconded** by Commissioner Rueda, to adopt a Resolution approving Conditional Use Permit 20-01 Second Modification for a wastewater treatment facility at 591 J Street.

**AYES:** PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
**NOES:** NONE
**ABSTAIN:** NONE
**ABSENT:** NONE

11) DEFERRED BUSINESS: NONE

12) NEW BUSINESS: NONE

13) REPORTS FROM THE DIRECTOR:

Assistant City Manager Lara announced the following:
- Strategic Visioning Workshop – Stakeholder Input Session, February 16, 2023
- Regional Planning Commissioner Training – Fresno, CA, March 3, 2023
- Planning Commissioners Academy - Garden Grove, CA, March 29 to 31, 2023.

14) REPORTS FROM COMMISSIONERS:

Chairman Pallares thanked the Planning Commission members for nominating him as Chairman of the Planning Commission.
15) ADJOURNMENT:

Chairman Pallares adjourned the meeting at 6:32 pm.
PLANNING COMMISSION STAFF REPORT  
March 13, 2023

TO: Chair and Planning Commissioners  
FROM: Maria Lara, Acting Community Development Director/Assistant City Manager  
       Evelyn Murillo, Assistant Planner  
DATE: March 13, 2023  

PROJECT NAME: Tentative Parcel Map 12481  

PROJECT DESCRIPTION: A 3.284 acres parcel spilt into two (2) parcels (2.339 acres and a 0.945-acre parcel) on existing C-R Community Retail Commercial zoned land in the City of Wasco.  

APPLICATION(S): Tentative Parcel Map 12481  

ENVIRONMENTAL DOCUMENT: Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions  

APPLICANT: Wasco GO, LLC  
OWNER: Wasco GO, LLC  
APN: 487-040-07  

LOCATION: The project site consists of 3.284 acres north of Highway 46 between N Poplar Ave and Griffith Street.  
SIZE OF SITE: 3.284 Acres  

GENERAL PLAN DESIGNATION: Community Retail Commercial  

ZONE DISTRICT: C-R (Community Retail Commercial)  

STAFF RECOMMENDATION  
Staff recommends that Planning Commission move to adopt Resolution No. XX-XX, approving Tentative Parcel Map 12481  

PROJECT SITE  
The project site consists of 3.284 acres north of Highway 46 between N Poplar Ave and Griffith Street and currently a retail building is being constructed.
PROJECT ANALYSIS – Tentative Parcel Map 12481

Tentative Parcel Map 12481 is intended to subdivide one 3.284 acres parcel into two parcels (2.339 acres and a 0.945-acre parcel) on existing C-R Community Retail Commercial zoned land in the City of Wasco. On the proposed 2.339 acres parcel, Parcel B of Tentative Parcel Map 12481 (Attachment 2), a grocery store is currently being built. On the proposed 0.945- acre parcel, Parcel A of Tentative Parcel Map 12481, will remain as an empty lot.

ENVIRONMENTAL REVIEW

Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions.

COMMENTS RECEIVED

The project was routed out for review and comment to any responsible or interested agencies. As a result of this routing the City has received two comment letters on the proposed Parcel Map from the Kern County Fire Department (Attachment X) and from the California Department of Transportation (Attachment X).

A Notice of Public Hearing was published in the Wasco Tribune on March 2, 2023. No comments have been received to date as a result of this notice.

CONCLUSION AND RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Wasco General Plan, its compliance with all applicable sections of the Wasco Municipal Code including all required findings, its compatibility with surrounding existing or proposed uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above.

Upon consideration of this evaluation, it can be concluded that Tentative Parcel Map 12481 is appropriate for the project site and can be approved as shown in Exhibit A of the attached Resolution and subject to the conditions of approval listed in Exhibit B of the attached resolution.

ATTACHMENTS

Attachment 1 – City of Wasco Planning Commission Resolution No. XX-XX
Attachment 2 – Exhibit A – Tentative Parcel Map 12481
Attachment 3 – Exhibit B- Conditions of Approval
Attachment 4 – Kern County Fire Department Comment Letter
Attachment 5 – California Department of Transportation Comment Letter
WHEREAS, the applicant, Wasco GO, LLC, has submitted a request for a tentative parcel map; and

WHEREAS, Wasco Go, LLC are the owners of said real property, described as: APN 487-040-07; and

WHEREAS, the applicant’s request is to divide a 3.284-acre parcel into two (2) parcels (2.339 acres and a 0.945-acre parcel), on existing C-R Community Retail Commercial zoned land in the City of Wasco.; and

WHEREAS, said application has been made in the form and manner prescribed by the City of Wasco Municipal Code and is on file with the Community Development Department and reference is hereby made thereto for further particulars; and,

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315; and,

WHEREAS, the Planning Commission, through its clerk, did set Monday, March 13, 2023 at the hour of 6:00 p.m. in the Council Chambers Located at 746 8th Street, Wasco California as the time and place for a public hearing on Tentative Parcel Map 12481; and,

WHEREAS, notice of public hearing was given in the manner provided in Title 17 of the Wasco Municipal Code and said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Community Development Department and all persons desiring were duly heard; and,

WHEREAS, the Planning Commission received both written and oral testimony on Tentative Parcel Map 12481.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wasco that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.

2. The request will not be detrimental to other properties in the vicinity.

3. This project will not have a significant impact on the environment.
4. The project will not be detrimental to the public health, safety, convenience and public welfare of the citizens of Wasco.

5. Tentative Parcel Map 12481, as shown in Attachment A, is hereby approved subject to the conditions of approval listed in Exhibit B.

-I HEREBY CERTIFY that the foregoing Resolution No. XXXX-XXXX was passed and adopted by the Planning Commission of the City of Wasco at a regular meeting thereof held on March 13, 2023 by the following vote:

PLANNING COMMISSION MEMBERS: PALLARES, CLENDEEHEN, RUEDA, SKEELS, TORRES
AYES: ______________________________
NOES: ______________________________
ABSTAIN: __________________________
ABSENT: ____________________________

John P. Pallares, CHAIR of the Planning Commission of the City of Wasco

Yolanda Tinajero
DEPUTY CITY CLERK
PART A - PROJECT INFORMATION

1. Assessor’s Parcel No: 487-040-07
2. Job Address: The project site consists of 3.284 acres north of Highway 46 between N Poplar Ave and Griffith Street
3. Street Location: The project site is located north of Highway 46 between N Poplar Ave and Griffith Street.
4. Zoning: C-R (Community Retail Commercial)
5. Planned Land Use: Community Retail Commercial
6. Project Description: A 3.284 acres parcel split into two (2) parcels (2.339 acres and a 0.945-acre parcel) on existing C-R Community Retail Commercial zoned land in the City of Wasco.
7. Planning Commission decision may be appealed within ten (10) calendar days from the date of approval to the city council pursuant to the City of Wasco Municipal Code Section 17.72. The appeal shall include the required filing fee and a written statement presenting the pertinent facts of the case and the basis for the appeal.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.
GENERAL CONDITIONS AND REQUIREMENTS

1) The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Wasco, its agents, legislative body, officers, consultants or employees in any legal or administrative action, claim or proceeding concerning approval of Parcel Map 12481, at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City’s reasonable approvals. The applicant shall also reimburse the City, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorneys’ fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant of their obligations under this condition.

2) This Tentative Parcel Map shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless an extension is requested and granted by the City of Wasco Planning Commission pursuant to the requirements of the City of Wasco Subdivision Ordinance and State of California Subdivision Map.

3) Submittal and filing of improvement plans and the Final Map shall comply with all requirements of Chapter 16.20 of the City of Wasco Municipal Code and the Subdivision Map Act including but not limited to entering into a subdivision improvement agreement and provision of financial security.

4) The subdivider, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the office of the Finance Director, and Public Works Director and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Wasco.

5) Until all portions of the subdivision have been completed, all vacant and undeveloped land shall be maintained within the boundaries of the subdivision in a weed free and clean manner by the property owner. Should any property not be so maintained, the City will initiate administrative enforcement proceedings pursuant to the City of Wasco Municipal Code which may result in significant cost to the owner.

6) The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.

7) The applicant shall pay all required processing, plan check and development fees in effect at the time of plan check, final map recordation or building permit issuance in accordance with the City of Wasco Municipal Code, and as determined by City Staff.
8) The developer’s engineer shall provide copies of approved final map and improvement plan documents in digital form to City Staff prior to recordation of the map.

9) Installation of all improvements shall be completed or bonded for prior to recordation of the map. The recording of any map shall be in accordance with the Subdivision Map Act and the Wasco Municipal Code.

10) The developer shall be required to obtain all necessary permits from agencies having jurisdiction over the property being developed.

DEVELOPMENT STANDARDS

1) The applicant shall comply with the latest California Building and Development codes as adopted by the City of Wasco, the current City of Wasco Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

2) The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).

3) This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.

4) Improvements must comply with current American with Disabilities Act (ADA) Standards and regulations.

5) Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.

6) The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.

7) The Developer shall provide to the City a preliminary soils report to address all improvements.

8) The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.

9) Developer shall construct potable water system for each parcel or lot created, per the standards, conditions, and policies of the City, and shall have water improvement plans and specifications approved by the City. Developer to coordinate and obtain “will serve letter” from the water department and extend main lines as necessary to service each parcel at developer’s expense.
10) Mains and appurtenances connected to the City's distribution system shall become the property of the City and shall be operated and maintained by the City. Dedication of such mains and appurtenances to the City shall be made, in a form acceptable for recording, prior to commencement of service through the new system.

   a) The Developer shall provide an access and maintenance agreement, acceptable to the City, for the waterline running across Parcel “A” of Lot Line Adjustment No. 22-01 recorded on Certificate of Compliance recorded June 13, 2022, as Document No. 222093073, from the Gate Valve at Poplar Avenue to the water meters located on Parcel “B” of Lot Line Adjustment No. 22-01. The waterline along the above stated portion shall be the responsibility of the property owner.

11) The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City Standards, City Engineer, and Caltrans.

12) City facilities relocated for the convenience of the developer shall be moved at the sole expense of the person requesting the relocation. If construction is endangering the safety of a City facility, or is causing a facility to become a hazard, the facility will be relocated by the City, and the person causing the hazard shall pay for the full cost of the relocation.

13) Streetlights Location plan and general plan details shall be submitted for review and approval by the engineer. The plans shall show and identify all streetlights to be installed, distance between poles, height of poles, wattage of lamps, lumens, type of luminaire and all other pertinent information.

14) The developer is responsible for following all inspection and testing requirements in accordance with City of Wasco ordinances and as determined by the City Engineer.

15) Any damaged private or public improvements shall be removed and replaced at the developer’s expense in the manner directed by the City Engineer before final acceptance.

16) If any previous unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archaeologist contracted to evaluate the find. A copy of the archaeologist’s evaluation shall be submitted to the governing agency upon its issuance and any measures recommended by the archaeologist’s evaluation shall be implemented prior to resumption of work in the area of discovery.

17) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code section 7050.5).

18) Applicant shall submit improvement plans to the City of Wasco Public Works Department for all proposed public improvements including but not limited to road improvements, drive approaches, sidewalks, utility tie-ins, and street lighting. Please contact the City of Wasco Public Works Department for details on City Standards and requirements.

19) This project shall meet all requirements of the California Department of Transportation (Caltrans). The developer shall obtain a Caltrans encroachment permit for all work within the Caltrans right of way.
20) This project shall meet all requirements of the Kern County Fire Department, a more detailed review and project comments will be conducted when the building permit is pulled and plans are submitted to KCFD.

21) Tentative Parcel Map 12481 has been reviewed, the City Surveyor has deemed this tentative map as acceptable without Professional Land Surveyors stamp or signature, or a person registered as a civil engineer prior to January 1, 1982, pursuant to the Professional Engineers Act. This has been determined based on the current project site and development circumstances, the following conditions will apply to Tentative Parcel Map 12481.

22) The Final Parcel Map must be stamped and signed by a Professional Land Surveyors, or a person registered as a civil engineer prior to January 1, 1982, pursuant to the Professional Engineers Act. Please submit the following items for the Final Map – First Check.

   a) Preliminary title reports issued within the past six months.
   b) Complete traverse closure calculations which verify every course shown on map.
   c) Record bearings & distances parenthesized, and source of record data identified with Map Bk & Pg or Deed Bk & Pg.
   d) Show and tie to map all easements of record, include dedication Book and Page.
   e) Show approved legal access with record Book and Page.
   f) Final Map shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
   g) Parcel designation (66434d)
   h) All easements shown on the map for dedication have appropriate wording in the owner’s statement, purpose indicated on map and tied to map.
   i) All monuments found, replaced, or removed by construction are described as to kind, size, tag numbers, reference to origin, and tied by survey to this map.
   j) All monuments shall be set in accordance with the City of Wasco Standards.
   k) Monument encasements required in existing or proposed County roads are shown on map and improvement plans.
   l) Basis of Bearings: Two found monuments on map of record, recorded deed, celestial observation, Calif. Coord. System & GPS with control scheme and reference stations used. Survey tied to Basis of Bearings (8764b). Record data maps show a monumented line from source map.
   m) Legend: All record data identified by Map Bk. & Pg. or Deed Bk. & Pg. Show symbols for monuments found and set. For record data maps, show most current monument of record. Show complete wording for all abbreviations used on map.
   n) All distances in feet and hundredths thereof.
   o) Bearings & distances of all lines shown.
   p) Area’s net and gross.
   q) Curve data.
   r) Radial bearings of Non-tangent Curves.
   s) Sum of the increment parts equals total distance or delta angle.
   t) Details as required for clarity.
   u) Title Block: "Parcel Map No._"; name and legal designation of property in which the survey is located; city, county, state. Minimum text height for Parcel Map Number is ½"
v) Sectionalized lands: show method of subdivision.
w) Surveyor's/Engineer's Statement signed, sealed, exp. date (66449)
x) City Surveyor's Statement (66450)
y) Planning Director's Statement
z) City Clerks Statement
aa) Map size (18 x 26), permanent record material, one-inch blank margin (66434)
bb) Map suitable for microfilming. Minimum size lettering: 0.10".
c) Scale and North Arrow (standard engineering scale)
d) Street names complete, spelling correct, R/W width, centerline data
e) Subdivision boundaries and lot lines are solid line; all others shown by dashed lines
ff) Official plan lines, future Right-of-Way lines, parkway and bike/equestrian lines shown
gg) Sheets numbered (66434(B)) Example: Sheet 2 of 6 Sheets
hh) Each lot must be shown complete on one sheet. If more than 3 sheets are required, a key
diagram showing the area covered by each sheet shall appear on the title sheet or first map sheet.
i) Easements and monuments correspond with improvement plans.
j) Monuments not yet set. Specify time to be set in Surveyors/Engineers Statement.
k) Any other notes required as a condition for tentative Parcel Map approval, but not affecting
record title interest, shall be shown on the title sheet or a separate map information sheet.
ll) This Map shall Comply with the Conditions of Approval:
   i) Survey
   ii) Easement Dedications
   iii) Roads
   iv) Storm Drainage
   v) Ingress & Egress
   vi) Public Service Easement
   vii) Slope Easement
   viii) Other

23) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.

24) In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of Wasco Engineer/Surveyor, prior to recordation of the final map.

25) The parcel map must contain an owners’ statement, signed, and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner’s statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.

26) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these
parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development.

27) In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.

28) All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code.
   a. Along Poplar Street – all property frontage (West Boundary of Property)
   b. Along Paso Robles Highway (Highway 46) – all property frontage (South Boundary of Property)
      1. This project shall meet all requirements of the California Department of Transportation (Caltrans) Letter Dated January 31, 2023. The developer shall obtain a Caltrans encroachment permit for all work within the Caltrans right of way.

29) This Map will not be accepted for recordation until a Final Check is given.

30) All final Parcel Maps, submitted for recordation will be returned unchecked if all conditions have not been complied with prior to or concurrent with Final Parcel Map Submittal.

31) That the Applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.

32) If, during development and construction, artifacts of prehistoric or historic occupation are discovered, construction activities which might disturb or destroy such artifacts or evidence shall be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or recordation.

33) The developer shall construct offsite improvements. The required improvements include, but are not limited to, roadway construction, curb, gutter, sidewalk, drive approaches, wheelchair ramps, street lighting, striping and signage.

34) The developer shall provide the City of Wasco with “can and will serve” letters from utility companies that will provide services to the proposed subdivision.

35) All storm water including storm water from the new street frontage shall be retained on site. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot. A grading and drainage plan must be reviewed and approved by the City of Wasco City Engineer prior to issuance of a grading permit. Grading and drainage plans must show the permanent basin location and permanent and proper fencing in accordance with the City of Wasco’s Municipal Code. Chain link fencing is not permitted in the C-R Zone. Maintenance access to the basin shall be paved and shall not be through a designated landscape area. Permanent basin shall hold capacity for all developments on Tentative Parcel Map 12481 and adjacent Tentative Parcel Map 12490.
October 5, 2022

Wasco Community Development Department
764 E St.
Wasco, CA 93280
Attn: Evelyn Murillo, Assistant Planner

Re: Kern County Fire Department Comments Regarding Planning Department Project

To Whom It May Concern:

The Kern County Fire Department (KCFD), as the local fire authority, has received a request for comments regarding Parcel Map 12481 (1650 Hwy. 46). Upon initial review, it has been determined that all fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections. Any future construction shall meet California Fire Code and local fire code ordinance.

This project will not affect Kern County Fire Department.

A more detailed review and project comments will be conducted when the building permit is pulled and plans are submitted to KCFD.

Please feel free to call our Fire Prevention Office at (661) 391-3310 with any questions.

Respectfully,
Regina Arriaga
Fire Plans Examiner
Kern County Fire Department
January 31, 2023

Ms. Evelyn Murillo, Assistant Planner
City of Wasco Community Development Department
764 E Street, Wasco, CA 93280
evsmurillo@cityofwasco.org

Dear Ms. Murillo:

Caltrans has completed review of Site Plan review 21-436, proposing the construction of a 16,000 square foot (sf) Grocery Outlet retail store and “future pad” for future development. The Project site is located on the northeast corner of State Route (SR) 46 and North Poplar Avenue, approximately 3 miles west of the SR 46/SR 43 intersection, within the City of Wasco.

Caltrans provides the following comments consistent with the State’s smart mobility goals that support a vibrant economy and sustainable communities:

1. In July 2022, Caltrans reviewed a preliminary site plan for a Grocery Outlet retail store and Quick Service Restaurant, at this same location. In September 2022 Caltrans reviewed proposed Tentative Parcel Map #12481, proposing to divide a 3.2-acre lot into 2 parcels (Parcel A = 0.95-acres and Parcel B = 2.3-acres) at the same location. Parcel B corresponds to the location of the Grocery Outlet retail store and Parcel A corresponds to the location of the Quick Service Restaurant.

2. The posted speed limit along this segment of SR 46 is 40 mph.

3. Per the site plan, the Project proposes 1 driveway access connection to SR 46 and 2 driveways are proposed along Poplar Avenue.

4. Caltrans in its effort to minimize traffic conflicts attempts to limit the number of access points to the main line. Limiting adjacent access connections is essential for the safe and efficient operation of a major roadway. Furthermore, Caltrans strives

“Provide a safe and reliable transportation network that serves all people and respects the environment”
to minimize the number of access points to the mainline to maintain an even, uninterrupted flow of traffic and to ensure the safe operations of the state highway system, for the traveling public.

5. The sharing of driveways between adjacent parcels is preferred. When a driveway is to be shared by two or more property owners, an access easement (or an agreement acceptable to the State) needs to be executed between the parties and submitted to the Encroachment Permit office before a permit is issued for any work in the State right of way.

6. Caltrans will conditionally allow 1 driveway access connection to SR 46, provided that the Project constructs the driveway along the eastern boundary of the parcel and a shared access agreement/easement be approved with the property owner to the east of the Project site.

7. The driveway may be designed in such a manner, that the centerline of the driveway will be constructed on the Project’s eastern property boundary.

8. Caltrans recommends that driveways, particularly along SR 46, provide a throat depth length of at least 50 feet. This distance is measured from the sidewalk to the edge of the first parking stall. An inadequate throat length may result in poor traffic operation near the vicinity of the access point and abutting roadway. The driveway throat length should be of sufficient length so that a vehicle may enter the site and not interfere with on-site circulating traffic. An example of this is when the on-site parking layout is such that the unparking vehicle maneuver blocks the driveway and prevents a vehicle from entering.

9. According to the Caltrans Transportation Concept Report (TCR), segment 5 of SR 46 in the vicinity of the proposed project is currently planned as a 2-lane conventional highway and ultimately planned to be a 4-lane expressway within a total of 110 feet of right-of-way (55 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 46 existing at 80 feet with 54 feet from the centerline which includes a 14’ foot right-of-way irrevocable offer of dedication to the state recorded June 28, 2007, on the north side of SR 46.

10. This recorded 14-foot Irrevocable Offer of Dedication will need to be converted to 14-foot Right-of-Way (ROW) Dedication in Fee Title to Caltrans.

11. Additionally, a 1-foot Right-of-Way (ROW) Dedication in Fee Title to Caltrans is needed to accommodate the ultimate configuration of SR 63 to achieve 55-feet from the centerline on the north side of SR 46. Dedications required by the Lead Agency need to be shown on a revised site plan and forwarded for our review. Right-of-way dedicated to the State due to the proposed project or work proposed

“Provide a safe and reliable transportation network that serves all people and respects the environment”
in the State right-of-way, will need to be dedicated and conveyed to the State (in a form approved by the State) before an encroachment permit is issued for any work in the State right-of-way. A summary of the requirements for right-of-way dedications is enclosed.

12. Caltrans requires the Project to construct highway frontage improvements including but not limited to roadway pavement, curb, gutter, sidewalks, and drainage facilities. The back of the sidewalk should match the Caltrans Transportation Concept Report (TCR) ultimate transportation concept (UTC) for SR 46 at 55 feet from the centerline of SR 46. The site plan should be updated to illustrate frontage improvements.

13. A minimum of a 6-foot sidewalk (10-foot preferred), measured from the back of the curb is required.

14. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.

15. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

16. Setbacks for new construction, including any structures such as commercial signage, should be based on the ultimate right-of-way for SR 46, which is 55 feet from the centerline.

17. The proposed Pylon sign along SR 46 should be placed outside of state right-of-way and cannot over-hang into the State’s right-of-way.

18. Advertising signs within the immediate area outside the State right-of-way need to be cleared through the Caltrans Division of Traffic Operations, Office of Outdoor Advertising. The project proponent must construct and maintain the advertising signs without access to the State Routes. Please contact the Outdoor Advertising Program, P.O. Box 942874, MS-36, Sacramento, CA 94274-0001, Phone (916) 654-6473, FAX (916) 651-9359 for additional information or to obtain a sign permit application. Additional information on Caltrans Outdoor Advertising Permit requirements may also be found on the Internet at www.dot.ca.gov/hq/oda.

19. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment
permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, “Time Limitations.” Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

20. Prior to an encroachment permit application submittal, the project proponent is required to schedule a “Pre-Submittal” meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 383-5047 or (559) 383-5235.

21. Please review the permit application - required document checklist at: https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTO&brapath=PERM.

22. Please also review the permit application - processing checklist at: https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf.

23. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:

a. Pedestrian walkways should link this proposal to an internal project area walkway, transit facilities, as well as other walkways in the surrounding area.

b. The Project might also consider coordinating connections to local and regional bicycle pathways to further encourage the use of bicycles for commuter and recreational purposes.

c. If transit is not available within ¼-mile of the site, transit should be extended to provide services to what will be a high activity center.
24. Caltrans recommends the Project implement “smart growth” principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share and/or ride-share programs.

25. Active Transportation Plans and Smart Growth efforts support the state’s 2050 Climate goals. Caltrans supports reducing Vehicle Miles Traveled (VT) and Green House Gas (GHG) emissions in ways that increase the likelihood people will use and benefit from a multimodal transportation network.

26. Caltrans recommends, if feasible, the Project provide charging stations for electric vehicles as part of the statewide efforts to reduce greenhouse gas emissions.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,

Ms. Lorena Mendibles, Branch Chief,
Transportation Planning – South

Copy: Jessica C. Zepeda, Wiley D. Hughes Surveying, Inc.
TO: Chair and Planning Commissioners
FROM: Maria Lara, Acting Community Development Director/Assistant City Manager
        Evelyn Murillo, Assistant Planner
DATE: March 13, 2023
PROJECT NAME: Tentative Parcel Map 12490
PROJECT DESCRIPTION: A 2.475 acres parcel spilt into two (2) parcels (1.010 acres and a 1.465 acres) on existing C-R Community Retail Commercial zoned land in the City of Wasco.
APPLICATION(S): Tentative Parcel Map 12490
ENVIRONMENTAL DOCUMENT: Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions
APPLICANT: CVP -- Wasco GO, LLC
OWNER: CVP -- Wasco GO, LLC
APN: 487-040-38
LOCATION: The project site consists of 2.475 acres north of Highway 46 between N Poplar Ave and Griffith Street.
SIZE OF SITE: 2.475 Acres
GENERAL PLAN DESIGNATION: Community Retail Commercial
ZONE DISTRICT: C-R (Community Retail Commercial)

STAFF RECOMMENDATION
Staff recommends that Planning Commission move to adopt Resolution No. XX-XX, approving Tentative Parcel Map 12490

PROJECT SITE
The project site consists of 2.475 acres north of Highway 46 between N Poplar Ave and Griffith Street.
**PROJECT ANALYSIS – Tentative Parcel Map 12490**

Tentative Parcel Map 12490 is intended to subdivide one 2.475 acres parcel into two parcels (1.010 acres and 1.465 acres parcel) on existing C-R Community Retail Commercial zoned land in the City of Wasco. On the proposed 1.010 acres parcel, Parcel A of Tentative Parcel Map 12490 (Attachment 2), Dutch Bros has an active building permit. On the proposed 1.465-acre parcel, Parcel B of Tentative Parcel Map 12490, will remain as an empty lot.

**ENVIRONMENTAL REVIEW**

Find that this project is exempt under the California Environmental Quality Act of 1970 (CEQA) and State CEQA Guidelines Section 15315 Minor Land Divisions.

**COMMENTS RECEIVED**

The project was routed out for review and comment to any responsible or interested agencies. As a result of this routing the City has received two comment letters on the proposed Parcel Map from the Kern County Fire Department (Attachment X) and from the California Department of Transportation (Attachment X).

A Notice of Public Hearing was published in the Wasco Tribune on March 2, 2023. No comments have been received to date as a result of this notice.

**CONCLUSION AND RECOMMENDATION**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Wasco General Plan, its compliance with all applicable sections of the Wasco Municipal Code including all required findings, its compatibility with surrounding existing or proposed uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above.

Upon consideration of this evaluation, it can be concluded that Tentative Parcel Map 12490 is appropriate for the project site and can be approved as shown in Exhibit A of the attached Resolution and subject to the conditions of approval listed in Exhibit B of the attached resolution.

**ATTACHMENTS**

Attachment 1 – City of Wasco Planning Commission Resolution No. XX-XX
Attachment 2 – Exhibit A – Tentative Parcel Map 12490
Attachment 3 – Exhibit B- Conditions of Approval
Attachment 4 – Kern County Fire Department Comment Letter
Attachment 5 – California Department of Transportation Comment Letter
WHEREAS, the applicant, CVP -- Wasco GO, LLC, has submitted a request for a tentative parcel map; and

WHEREAS, CVP -- Wasco Go, LLC are the owners of said real property, described as: APN 487-040-38; and

WHEREAS, the applicant’s request is to divide a 2.475-acre parcel into two (2) parcels (1.010 acres and 1.465 acres parcel), on existing C-R Community Retail Commercial zoned land in the City of Wasco.; and

WHEREAS, said application has been made in the form and manner prescribed by the City of Wasco Municipal Code and is on file with the Community Development Department and reference is hereby made thereto for further particulars; and,

WHEREAS, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315; and,

WHEREAS, the Planning Commission, through its clerk, did set Monday, March 13, 2023 at the hour of 6:00 p.m. in the Council Chambers Located at 746 8th Street, Wasco California as the time and place for a public hearing on Tentative Parcel Map 12490; and,

WHEREAS, notice of public hearing was given in the manner provided in Title 17 of the Wasco Municipal Code and said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Community Development Department and all persons desiring were duly heard; and,

WHEREAS, the Planning Commission received both written and oral testimony on Tentative Parcel Map 12490.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Wasco that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.

2. The request will not be detrimental to other properties in the vicinity.

3. This project will not have a significant impact on the environment.
4. The project will not be detrimental to the public health, safety, convenience and public welfare of the citizens of Wasco.

5. Tentative Parcel Map 12490, as shown in Attachment A, is hereby approved subject to the conditions of approval listed in Exhibit B.

I HEREBY CERTIFY that the foregoing Resolution No. XXXX-XXXX was passed and adopted by the Planning Commission of the City of Wasco at a regular meeting thereof held on March 13, 2023 by the following vote:

PLANNING COMMISSION MEMBERS: PALLARES, CLENDENEN, RUEDA, SKEELS, TORRES
AYES:

NOES:

ABSTAIN:

ABSENT:

John P. Pallares, CHAIR of the Planning Commission of the City of Wasco

Yolanda Tinajero
DEPUTY CITY CLERK
CITY OF WASCO
COMMUNITY DEVELOPMENT DEPARTMENT

Parcel Map 12490
CONDITIONS OF APPROVAL
March 13, 2023

PART A - PROJECT INFORMATION

1. Assessor’s Parcel No: 487-040-38

2. Job Address: The project site consists of 2.475 acres north of Highway 46 between N Poplar Ave and Griffith Street

3. Street Location: The project site is located north of Highway 46 between N Poplar Ave and Griffith Street.

4. Zoning: C-R (Community Retail Commercial)

5. Planned Land Use: Community Retail Commercial

6. Project Description: A 2.475 acres parcel split into two (2) parcels (1.010 acres and a 1.465-acre parcel) on existing C-R Community Retail Commercial zoned land in the City of Wasco.

7. Planning Commission decision may be appealed within ten (10) calendar days from the date of approval to the city council pursuant to the City of Wasco Municipal Code Section 17.72. The appeal shall include the required filing fee and a written statement presenting the pertinent facts of the case and the basis for the appeal.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.
GENERAL CONDITIONS AND REQUIREMENTS

1) The applicant(s), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Wasco, its agents, legislative body, officers, consultants or employees in any legal or administrative action, claim or proceeding concerning approval of Parcel Map 12490, at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by the applicant, but subject to the City’s reasonable approvals. The applicant shall also reimburse the City, its agents, its legislative body, officers or employees for any judgments, amounts paid in the settlements court costs and attorneys’ fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the applicant of their obligations under this condition.

2) This Tentative Parcel Map shall expire twenty-four (24) months from the date of approval by the Planning Commission, unless an extension is requested and granted by the City of Wasco Planning Commission pursuant to the requirements of the City of Wasco Subdivision Ordinance and State of California Subdivision Map.

3) Submittal and filing of improvement plans and the Final Map shall comply with all requirements of Chapter 16.20 of the City of Wasco Municipal Code and the Subdivision Map Act including but not limited to entering into a subdivision improvement agreement and provision of financial security.

4) The subdivider, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the office of the Finance Director, and Public Works Director and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Wasco.

5) Until all portions of the subdivision have been completed, all vacant and undeveloped land shall be maintained within the boundaries of the subdivision in a weed free and clean manner by the property owner. Should any property not be so maintained, the City will initiate administrative enforcement proceedings pursuant to the City of Wasco Municipal Code which may result in significant cost to the owner.

6) The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any roadway over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.

7) The applicant shall pay all required processing, plan check and development fees in effect at the time of plan check, final map recordation or building permit issuance in accordance with the City of Wasco Municipal Code, and as determined by City Staff.
8) The developer’s engineer shall provide copies of approved final map and improvement plan documents in digital form to City Staff prior to recordation of the map.

9) Installation of all improvements shall be completed or bonded for prior to recordation of the map. The recording of any map shall be in accordance with the Subdivision Map Act and the Wasco Municipal Code.

10) The developer shall be required to obtain all necessary permits from agencies having jurisdiction over the property being developed.

DEVELOPMENT STANDARDS

1) The applicant shall comply with the latest California Building and Development codes as adopted by the City of Wasco, the current City of Wasco Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.

2) The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).

3) This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.

4) Improvements must comply with current American with Disabilities Act (ADA) Standards and regulations.

5) Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.

6) The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.

7) The Developer shall provide to the City a preliminary soils report to address all improvements.

8) The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.

9) The Developer shall construct potable water system for each parcel or lot created, per the standards, conditions, and policies of the City, and shall have water improvement plans and specifications approved by the City. Developer to coordinate and obtain “will serve letter” from the water department and extend main lines as necessary to service each parcel at developer’s expense.
10) Mains and appurtenances connected to the City’s distribution system shall become the property of the City, and shall be operated and maintained by the City. Dedication of such mains and appurtenances to the City shall be made, in a form acceptable for recording, prior to commencement of service through the new system.

a. The Developer shall provide an access and maintenance agreement, acceptable to the City, for the waterline running across Parcel “A” of Lot Line Adjustment No. 22-01, from the Gate Valve at Poplar Avenue to the water meters located on Parcel “B” of Lot Line Adjustment No. 22-01. The waterline along the above stated portion shall be the responsibility of the property owner.

b. The Developer shall provide and easement for the city to access each water meter that will service Parcel B of Lot Line Adjustment No. 22-01 recorded on Certificate of Compliance recorded June 13, 2022, as Document No. 222093073.

11) The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City Standards, City Engineer, and Caltrans.

12) City facilities relocated for the convenience of the developer shall be moved at the sole expense of the person requesting the relocation. If construction is endangering the safety of a City facility, or is causing a facility to become a hazard, the facility will be relocated by the City, and the person causing the hazard shall pay for the full cost of the relocation.

13) Streetlights Location plan and general plan details shall be submitted for review and approval by the engineer. The plans shall show and identify all streetlights to be installed, distance between poles, height of poles, wattage of lamps, lumens, type of luminaire and all other pertinent information.

14) The developer is responsible for following all inspection and testing requirements in accordance with City of Wasco ordinances and as determined by the City Engineer.

15) Any damaged private or public improvements shall be removed and replaced at the developer’s expense in the manner directed by the City Engineer before final acceptance.

16) If any previous unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archaeologist contracted to evaluate the find. A copy of the archaeologist’s evaluation shall be submitted to the governing agency upon its issuance and any measures recommended by the archaeologist’s evaluation shall be implemented prior to resumption of work in the area of discovery.

17) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County coroner must be notified immediately (health and safety code section 7050.5).

18) Applicant shall submit improvement plans to the City of Wasco Public Works Department for all proposed public improvements including but not limited to road improvements, drive approaches, sidewalks, utility tie-ins, and street lighting. Please contact the City of Wasco Public Works Department for details on City Standards and requirements.
19) This project shall meet all requirements of the California Department of Transportation (Caltrans). The developer shall obtain a Caltrans encroachment permit for all work within the Caltrans right of way.

20) This project shall meet all requirements of the Kern County Fire Department, the developer shall obtain any required KCFD permits.

21) Tentative Parcel Map 12490 has been reviewed, the City Surveyor has deemed this tentative map as acceptable without Professional Land Surveyors stamp or signature, or a person registered as a civil engineer prior to January 1, 1982, pursuant to the Professional Engineers Act. This has been determined based on the current project site and development circumstances, the following conditions will apply to Tentative Parcel Map 12490.

22) The Final Parcel Map must be stamped and signed by a Professional Land Surveyors, or a person registered as a civil engineer prior to January 1, 1982, pursuant to the Professional Engineers Act. Please submit the following items for the Final Map – First Check.

   a. Preliminary title reports issued within the past six months.
   b. Complete traverse closure calculations which verify every course shown on map.
   c. Record bearings & distances parenthesized, and source of record data identified with Map Bk & Pg or Deed Bk & Pg.
   d. Show and tie to map all easements of record, include dedication Book and Page
   e. Show approved legal access with record Book and Page
   f. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
   g. Parcel designation (66434d)
   h. All easements shown on the map for dedication have appropriate wording in the owner’s statement, purpose indicated on map and tied to map
   i. All monuments found, replaced, or removed by construction are described as to kind, size, tag numbers, reference to origin, and tied by survey to this map
   j. All monuments shall be set in accordance with the City of Wasco Standards
   k. Monument encasements required in existing or proposed County roads are shown on map and improvement plans.
   l. Basis of Bearings: Two found monuments on map of record, recorded deed, celestial observation, Calif. Coord. System & GPS with control scheme and reference stations used. Survey tied to Basis of Bearings (8764b). Record data maps show a monumented line from source map.
   m. Legend: All record data identified by Map Bk. & Pg. or Deed Bk. & Pg. Show symbols for monuments found and set. For record data maps, show most current monument of record. Show complete wording for all abbreviations used on map.
   n. All distances in feet and hundredths thereof
   o. Bearings & distances of all lines shown.
   p. Area’s net and gross.
   q. Curve data
   r. Radial bearings of Non-tangent Curves.
   s. Sum of the increment parts equals total distance or delta angle
t. Details as required for clarity
u. Title Block: "Parcel Map No._"; name and legal designation of property in which the survey
   is located; city, county, state. Minimum text height for Parcel Map Number is ½”
w. Surveyor’s/Engineer’s Statement signed, sealed, exp. date (66449)
x. City Surveyor’s Statement (66450)
y. Planning Director’s Statement
z. City Clerks Statement
aa. Map size (18 x 26), permanent record material, one-inch blank margin (66434)
bb. Map suitable for microfilming. Minimum size lettering: 0.10”.
cc. Scale and North Arrow (standard engineering scale)
dd. Street names complete, spelling correct, R/W width, centerline data
e.e. Subdivision boundaries and lot lines are solid line; all others shown by dashed lines
ff. Official plan lines, future Right-of-Way lines, parkway and bike/equestrian lines shown
gg. Sheets numbered (66434(B)) Example: Sheet 2 of 6 Sheets
hh. Each lot must be shown complete on one sheet. If more than 3 sheets are required, a key
   diagram showing the area covered by each sheet shall appear on the title sheet or first map
   sheet.
ii. Easements and monuments correspond with improvement plans.
jj. Monuments not yet set. Specify time to be set in Surveyors/Engineers Statement.
kk. Any other notes required as a condition for tentative Parcel Map approval, but not affecting
   record title interest, shall be shown on the title sheet or a separate map information sheet.

II. This Map Shall Comply with the Conditions of Approval:
   i. Survey
   ii. Easement Dedications
   iii. Roads
   iv. Storm Drainage
   v. Ingress & Egress
   vi. Public Service Easement
   vii. Slope Easement
   viii. Other

23) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days
    of recordation of the parcel map shall be submitted to the Advisory Agency.

24) In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors
    Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of
    Wasco Engineer/Surveyor, prior to recordation of the final map.

25) The parcel map must contain an owners’ statement, signed, and acknowledged by all persons having
    any right, title, or interest in and to the property being divided. A request for the waivers of the
    signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must
    also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act.
    Owner’s statement may be recorded on a separate document rather than appear on the map,
    provided the recording information appears on the map.
26) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development.

27) In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.

28) All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code. Type “A” Improvements

a) Along the Eastern property boundary over the Access Easement Area document recorded June 6, 2008, Document No. 0208090069 (Exhibit “D1”). The City will determine the improvements after the applicant provides a Circulation Plan addressing City Sanitation vehicles, Emergency vehicles, service vending trucks, and traffic congestion to analyze vehicular and pedestrian access, ingress, and egress over and across the Access Easement Area. Circulation Plan should consider traffic entering through the East approach from all directions including, but not limited to heading Westbound from the access North of Carl’s Jr.

b) Along Paso Robles Highway (Highway 46) – all property frontage (South Boundary of Property)
   - This project shall meet all requirements of the California Department of Transportation (Caltrans) Letter Dated January 18, 2023. The developer shall obtain a Caltrans encroachment permit for all work within the Caltrans right of way.

29) This Map will not be accepted for recordation until a Final Check is given.

30) All final Parcel Maps, submitted for recordation will be returned unchecked if all conditions have not been complied with prior to or concurrent with Final Parcel Map Submittal.

31) That the Applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.

32) If, during development and construction, artifacts of prehistoric or historic occupation are discovered, construction activities which might disturb or destroy such artifacts or evidence shall be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or recordation.

33) The developer shall construct offsite improvements. The required improvements include, but are not limited to, roadway construction, curb, gutter, sidewalk, drive approaches, wheelchair ramps, street lighting, striping and signage.

34) The developer shall provide the City of Wasco with “can and will serve” letters from utility companies that will provide services to the proposed subdivision.

35) All storm water including storm water from the new street frontage shall be retained on site. Grading and drainage plans reflecting on-site retention of stormwater will be required for each lot. A
grading and drainage plan must be reviewed and approved by the City of Wasco City Engineer prior to issuance of a grading permit. Grading and drainage plans must show the permanent basin location and permanent and proper fencing in accordance with the City of Wasco’s Municipal Code. Chain link fencing is not permitted in the C-R Zone. Maintenance access to the basin shall be paved and shall not be through a designated landscape area. Permanent basin shall hold capacity for all developments on Tentative Parcel Map 12490 and adjacent Tentative Parcel Map 12481.
January 9, 2023

Kern County Planning and Natural Resources Department
2800 M St., Bakersfield, CA 93301
Attn: Evelyn Murillo, Assistant Planner

Re: Kern County Fire Department Comments Regarding Planning Department Project

To Whom It May Concern:

The Kern County Fire Department (KCFD), as the local fire authority, has received a request for comments regarding Parcel Map 12490. Upon initial review, it has been determined that all new construction will require fire water flowing a minimum 1,500 GPM for 2 hours with 20 PSI residual. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.

A more detailed review and project comments will be conducted when the building permit is obtained, and plans are submitted to KCFD.

Please feel free to call our Fire Prevention Office at (661) 391-3310 with any questions.

Respectfully,
Regina Arriaga/Jim Killam
Fire Plans Examiner
Kern County Fire Department
January 18, 2023

Ms. Evelyn Murillo, Assistant Planner
City of Wasco - Community Development Department
764 E Street, Wasco, CA 93280
Email: evmurillo@cityofwasco.org

Dear Ms. Murillo:

Caltrans has completed review of Tentative Parcel Map #12490 proposing to divide a 2.475-acre lot into 2 parcels (Project). The Project site is vacant and located on the northwest corner of State Route (SR) 46 and Birch Avenue, approximately ¼ mile west of the SR 46/SR 43 interchange, City of Wasco, Kern County.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State’s smart mobility goals that support a vibrant economy and sustainable communities:

1. Parcel A indicates a proposed 950 square foot building. Caltrans recently reviewed SPR 22-094 to construct a 950 square foot Dutch Bros coffee shop corresponding to Parcel A.

2. The posted speed limit along this segment of SR 46 is 40 mph.

3. The site plan submitted shows a 25-foot-wide cross access easement through parcel A and B. This easement will provide access to Birch Avenue on the east side of the Project (parcel B) and to the existing parking lot/driveway for the development on the west side of the Project (parcel A) which will provide access to SR 46. The Parcel Map shows no driveway access connection to SR 46.

4. Limiting access connections is essential for the safe and efficient operation of a major roadway. Caltrans acknowledges and supports sharing access connections between

“Provide a safe and reliable transportation network that serves all people and respects the environment”
It is recommended that the eastern proposed access connection to Birch Street continue as a “shared” access point for future development and thereby limiting additional driveway connections along this highly developed segment of SR 46.

5. The Kern Council of Governments (KCOG) 2022 Regional Transportation Plan (RTP) indicates in Table 5-1 (pages 5-29): Constrained Capital Improvement Program - Major Highway Improvements, in years 2022 through 2046, that SR 46, in Wasco, from the City Limits to SR 43, is planned to be improved with a Class II Bike Lane.

6. Also, the Kern Council of Governments (KCOG) 2022 Regional Transportation Plan (RTP) indicates in Table 5-2 (page 5-36): Un-constrained Capital Improvement Program - Major Highway Improvements beyond 2046, that SR 46, in Wasco, from Jumper Avenue to SR 43 is planned to be improved to 4 lanes.

7. According to the Caltrans Transportation Concept Report (TCR), segment 5 of SR 46 in the vicinity of the proposed Project is currently a 2-lane conventional highway and ultimately planned to be a 4-lane facility within a total of 110 feet of right-of-way (55 feet from the centerline). Caltrans right-of-way maps shows this segment of SR 46 existing at 94 feet with approximately 54 feet from the centerline on the north side of SR 46.

8. Tentative Parcel Map #12490 shows a 14-foot right-of-way dedication and a 1-foot right-of-way dedication, to satisfy the needed right of way, as indicated in the TCR, to accommodate future improvements to SR 46, per the KCOG 2022 RTP.

9. In May of 2020, the Caltrans dedication process was altered. Caltrans is now requiring the dedication to be offered and accepted by the City as the lead agency, until the right of way is transferred to the State for the future highway improvements.

10. The grantor understands that any improvements, upon, over, and across said real property within the dedication shall be removed at grantor expense when the State accepts title. The dedication area shall be kept open, clear, and free from buildings, structures, and utilities of any kind.

11. Caltrans requires the Project to construct highway frontage improvements including but not limited to roadway pavement, curb, gutter, sidewalks, and drainage facilities. The back of the sidewalk should match the Caltrans Transportation Concept Report (TCR) ultimate transportation concept (UTC) for SR 46. The site plan should be updated to illustrate frontage improvements.

12. Caltrans requires a minimum of a 6-foot sidewalk (10-foot preferred), measured from the back of the curb.

13. Dust control measures shall be implemented on the site in a manner to prevent dust from entering the State right-of-way.

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14. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

15. As a point of information, any work completed in the State's right-of-way will require a Caltrans encroachment permit. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, “Time Limitations.” Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

16. Prior to an encroachment permit application submittal, the project proponent is required to schedule a “Pre-Submittal” meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at (559) 383-5047 or (559) 383-5235.

17. Please review the permit application - required document checklist at: https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTQ&brapath=PERM.

18. Please also review the permit application - processing checklist at: https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-applicable-review-process-checklist.pdf.

If you have any other questions, please call David Deel, Associate Transportation Planner at (559) 981-1041.

Sincerely,

Lorena Mendibles

Ms. Lorena Mendibles, Branch Chief,
Transportation Planning – South

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