

**LIST OF MAJOR PROJECTS
CITY OF DELANO
(November 16, 2011)**

Map Reference: A

West Side Industrial Park

The City owns a 145-acre site off of Garces Highway and Lytle Road. The City owned and operated Correction Facility is located within the Industrial Park.

Map Reference: B1 and B2

Expansion of the City of Delano Wastewater Treatment Plant and Disposal Field for Treated Wastewater

The capacity of the treatment plant has been increased from 4.4 MGD to 8.8 MGD, sufficient to serve a population of 75,000 to 80,000. The expansion work has recently been completed. In addition to the treatment plant, the City has purchased approximately 450 acres to be used for the disposal of the treated wastewater. The property will remain in agricultural production for non-food crops. The treated wastewater field is located on Wasco-Pond Road south of Garces Highway.

Map Reference: C

Tentative Tract 6570 – Florsheim Land Company

1,228 SF Residential Lots on 320 Acres

Tentative Tract 6570 proposes approximately 1228 single family lots on 320 acres. Parks and a school site are incorporated in the project. A development agreement covering a time span of 15 years was entered into with the developer and the tentative map was approved in 2011.

Map Reference: D

Legacy Estates Subdivision

Tract 6176, 355 SF Residential Lots on 80 Acres

Development is proceeding in the last of 6 phases of the tract. Undeveloped lots are being acquired by Lennox Homes for construction.

Map Reference: E

Bakersfield College (Phase I) – Kern Community College District

Delano Satellite Campus on 50 Acres

Phase I which includes the Science and Math Classroom Facilities has been completed. Two more future development phases have been proposed by the Kern Community College District.

Map Reference: F

Annexation No. 40 General Plan Amendment 2011-01,

Pre-Zoning Amendment No. 2011-01 on 37.5 Acres

The proposed annexation, a general plan amendment from Low Density Residential to Medium Density Residential and a rezoning to “R-2” was approved in May, 2011. The annexation proposal is pending submittal to the Kern County Local Agency Formation Commission (LAFCO), and a revised tentative map design is to be submitted by the applicant.

Map Reference: G

Tentative Tract 6550 – Workman Brothers

167 SF Residential Units on 37.43 Acres

This project is a proposed subdivision of 37.43 acres into 167 single family lots, drainage way and a temporary retention basin in the R-1 zone district. The tentative tract was approved by City Council in July 2005. Per state law, an extension of time in which to record the final map has been approved through 2014.

Map Reference: H

Delano Union Elementary School District – Westside Elementary/Middle School Site on 28 Acres

Project design has been completed and District is proceeding with obtaining funding for construction.

Map Reference: I

Tract 6224, 232 SF Residential Lots on 52 Acres – Centex Homes

The City approved Tentative Tract 6224 in 2004. The developer recorded two phases of the final map in 2007. No improvements have been completed.

Map Reference: J

Sunny View Apartments by Global Premier – 140 Units on 10.2 Acres

The project consists of a two-phased, 140-unit multiple family proposal (70 units each phase) by Global Premier Development on a 10-acre site. Phase 1 was approved in 2005 and has been completed. Phase 2 was approved in 2006 and completed in 2010.

Map Reference: K

New Delano Police Department Headquarters –

A new headquarters building is proposed on the site of the former Kmart store which has been demolished. Completion expected by 2011-2014. The site has also been proposed as the location for the new County Courthouse, but the court system has recently been considering two alternate sites for construction.

Map Reference: L

Delano Center - Reuse of Old Industrial Property

The property consists of three older warehouses that are being rehabbed and converted to leaseable space. The property owner has opened a dance studio in one building and is developing one other building as a public function hall.

Map Reference: M

Block H

Community Redevelopment Agency of Delano – 16-Acre Project Site

This City-initiated redevelopment project is a critical component of the City's Downtown Economic Strategic Plan. A design charrette took place in June 2006 to gauge the community's development ideas for this site. The Delano Redevelopment Agency is considering the sale of land for commercial development, but its final development has not been identified. The Kern County Courts system is considering the purchase of a portion of the Block H site for construction of a new Delano regional courthouse facility.

Map Reference: N

Walgreens on 1.51 acres

The project includes the construction of a 14,820-square-foot Walgreens with a drive-up pharmacy service at the southwest corner of Cecil Avenue and High Street. Construction has been completed and the store is now open.

Map Reference: O

Tentative Tracts 6727 and 6728, 693 SF Residential Lots on 160.98 Acres

The tentative maps were approved by City Council in September 2006. Per state law, an extension of time in which to record the final map has been approved through 2013.

Map Reference: P

MadisonSquarePlaza on 7.38 Acres - Maximus III Company

A Taco Bell fast food restaurant was completed in early 2011, and a Sonic Burger restaurant has also been approved, but not yet constructed, on the site. An 8,000 square foot Family Dollar Square was recently approved for the northeast corner of the site.

Map Reference: Q

Tentative Tract 6235, 267 SF Residential Lots on 80 Acres

Tentative Tract 6235 was approved by the City in October 2004. Per state law, an extension of time in which to record the final map has been approved through 2013.

Map Reference: R

Annexation 48 – 80 Acres Low Density Residential

The applicant proposed to construct a low density single family residential subdivision on the property, which requires a General Plan Amendment and rezoning. Staff has informed the developer that completion of an Environmental Impact Report (EIR) will be required. No EIR has to date been submitted. Project is inactive.

Map Reference: S

Five Acre Infill

In 2010 the City approved a General Plan Amendment and zone amendment from Community Facilities/Park to Medium Density/R-2. The site was proposed as the location for a subsidized multiple family apartment project; no site plan for development has been submitted to the City.

Map Reference: T

Tract 6326, 6327 - 261 SF Residential Lots on 66 Acres - Maximus III Company

Two tentative maps, Tract 6326 for 135 single family lots and Tract 6327 for 126 single family lots, were approved by the City in 2004. The final maps for both tracts were approved in 2005. No construction of improvements or development of lots has commenced.

Map Reference: U

Tentative Tract 6470, 165 SF Residential Lots – 39.1 Acres

The Tentative Tract Map for the 165 single family residential lots was approved by City Council in 2006. Per state law, an extension of time in which to record the final map has been approved through 2013.

Map Reference: V

Delano Vineyard Plaza (Phase II) – Pacific Advisors

Community Retail Commercial on 52 Acres

The preliminary site plan indicates a retail commercial/entertainment center, which will feature a multi-screen theatre complex, and building pads for restaurants, and other tenants. No final site plan has been submitted to date, and the CEQA review process has not been started.

Map Reference: W

8.92-acre site west of Home Depot Store – Delano Vineyard Plaza (Phase I) – Pacific Advisors

A 58,342-square-foot commercial/restaurant center on 8.92 acres, including 39,372-square-feet for commercial space and 18,970-square-feet of restaurant space, has been proposed on the site west of The Home Depot retail store and was approved in 2006. No development work has begun on this project.

Map Reference: X

Delano Marketplace-YK America

Community Retail Commercial on 45 Acres

The project consists of a sub-regional retail commercial shopping center with national and regional retail tenants including a Walmart Supercenter and a second anchor store. The project will occupy approximately 45 acres and will include additional retail shops and restaurant pads. Construction is expected to begin by the end of 2011.

Map Reference: Y

Annexation No. 49 – Community Retail Commercial and Residential on 77 Acres

The applicant proposes to annex the property to the City and develop the property with a combination of commercial and multiple family development. The project will require a General Plan Amendment and Pre-zoning. A preliminary determination has been made that an Environmental Impact Report (EIR) will need to be filed for the project.

Map Reference: Z

Tentative Parcel Map 11519 – Millennium III, LLC

11 Commercial-Industrial Parcels on 17.65 Acres

This project is a proposed division of 17.65 acres into 11 commercial-industrial parcels and 1 landscaping lot. The Tentative Parcel Map was approved by City Council in July 2006. The Final Map has been recorded, but no development has yet taken place.

Map Reference: AA

Soccer Fields

The City of Delano leases 30 acres from the County of Kern for the development of soccer fields. Development has been completed including a concession stand with restrooms. The land is part of the buffer zone around the closed Delano-McFarland Landfill, directly to the south.

Map Reference: BB

**Railex Cold Storage and Agricultural Production Center
190,000 square feet with rail extension from Union Pacific mainline**

This facility is in an industrial zone located at 2121 S. Browning Road. The first phase, completed in 2008, consists of 190,000 square feet. A new railroad spur was constructed from the main Union Pacific Rail Line to the west to serve the center. The second phase will consist of an additional 110,000 square feet.

Map Reference: CC

Senior Citizen Apartment Project

72 unit single story senior citizen apartment project located southeast of County Line Road and Browning Road. Approved in June, 2011. Construction pending.

Map Reference: DD

Ellington View Apartments

A 34 unit, 3 story project utilizing a density bonus based on providing 100% affordable units. Located along 20th Avenue just north of the recently completed Sunny View tax credit apartment project. Approved by City Council in September 2011.

Map Reference: EE

99 Cent Only Store

An 18,000 square foot retail store located at the southeast corner of Cecil Avenue and Fremont Street. A future restaurant is also proposed at the northwest corner for the site, which has not yet been approved. Construction activity has commenced.

Map Reference: FF

Child Care Center – 410 Channa Drive

Operated by the Mexican American Opportunity Foundation (MAOF), the center was approved in 2010 and has recently opened. It has a capacity for up to 200 children ranging from three to five years old. This facility will primarily cater to low-income, migrant-oriented, and farm-working families in the Delano area.

Map Reference: GG

Medical Office Building – Dover Parkway

Located at the southwest corner of Dover Parkway and Diaz Avenue, this 9,630 medical office building was recently approved adjacent to the MAOF Child Care Center. Construction is pending.

Map Reference: HH

Paramount Bard Academy

Opened in 2009, this charter school occupies the former site of the Delano Campus of Bakersfield College. Thirteen modular buildings have been placed on the site, and a gymnasium/multiple purpose building has also been constructed.

Map Reference: II

Former Bowling Alley Renovation

Located at 1645 Ellington Avenue, current plans call for conversion of the building into a meat storage facility and restaurant. Work on the building is presently on hold.

Map Reference: JJ

Building Additions at Save Mart Shopping Center

A 13,813 square foot building expansion and construction of a 5,347 square foot new commercial building at the northwest corner of the commercial center have been approved. No construction has yet commenced.

Map Reference: KK

Medical Office Building

An 8,200 square foot medical office building has been approved on Garces Highway at Oxford Street in July 2011. Construction is pending.

Map Reference LL

Annexation No. 52 – 172 acre Commercial, Industrial and Agricultural Area

A landowner has proposed annexation of this area located along the west side of Route 99 and Garzoli Avenue south of Woollomes Avenue and extending the Schuster Road. The area is developed with commercial and industrial uses along Garzoli Avenue, and the westerly portion is used for agriculture and the La Jolla Cold Storage plant.

Map Reference MM

Veneto Park Improvements

The City is currently engaged in the design process for improvements to this 7.4 acre park site located west of Veneto Street between San Savino Drive and Primavera Drive in the northeast area of the City. Start of construction is expected to begin in early 2010.

SUMMARY: (Please note that several projects listed above may fit into several of the categories below)

Pending Annexations: Five

Annexation No. 40, Map reference F

Annexation No. 49, Map reference Y

Annexation No. 52, map Reference FF

Approved Tentative Maps: Seven (listed in numerical order)

<u>Tentative Tract No.</u>	<u>Map reference</u>	<u>Units</u>	<u>Acres</u>
TT 6235	Q	267	80
TT 6470	U	165	39.1
TT 6550	G	167	37.5
TT 6570	C	1228	320
TT 6727, 6728	O	<u>693</u>	<u>161</u>
TOTAL		2,520	637.6

Note: No final maps have been filed for the above projects

Approved Final Maps: (for which a Final Map has been recorded, but have not progressed)

<u>Tract No.</u>	<u>Map reference</u>	<u>Units Approved</u>	<u>Units remaining</u>
Tract 6176 (Phase 6)	D	355	65
Tract 6224 (Phases 1 & 2 recorded)	I	232	232
Tract 6326, 6237	T	<u>261</u>	<u>261</u>
TOTAL		848	558