



Southridge

Final Subdivision and Final Development Plan

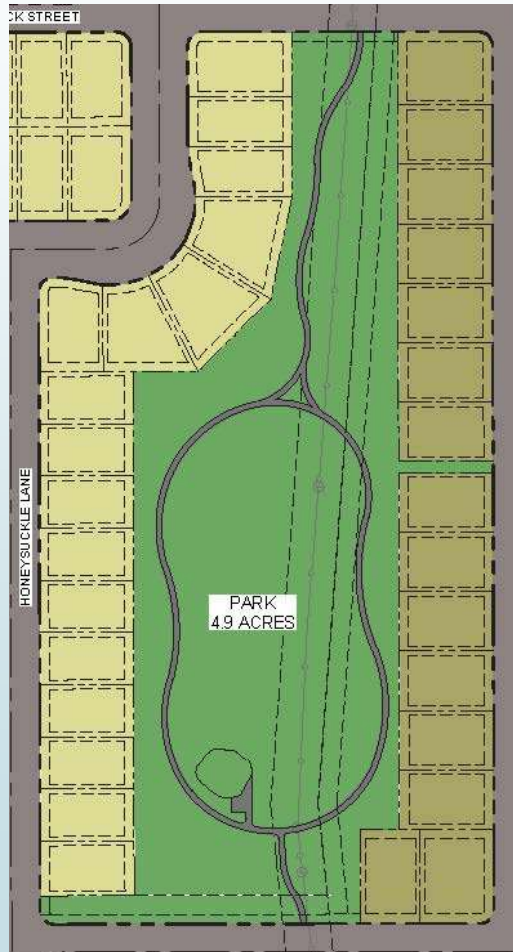
Town Council May 6, 2024

A satellite map of the Southridge area in Bakersfield, California. The map shows a large purple-shaded rectangular area in the center-right, labeled 'The Ridge Filing 1' and 'The Ridge Filing 2'. To the left of this area is a large, multi-lane highway interchange (SR 407). Various other locations are labeled, including 'Baker's Ridge', 'Baker's Ridge 1', 'Baker's Ridge 2', 'Baker's Ridge 3', 'Baker's Ridge 4', 'Baker's Ridge 5', 'Baker's Ridge 6', 'Baker's Ridge 7', 'Baker's Ridge 8', 'Baker's Ridge 9', 'Baker's Ridge 10', 'Baker's Ridge 11', 'Baker's Ridge 12', 'Baker's Ridge 13', 'Baker's Ridge 14', 'Baker's Ridge 15', 'Baker's Ridge 16', 'Baker's Ridge 17', 'Baker's Ridge 18', 'Baker's Ridge 19', 'Baker's Ridge 20', 'Baker's Ridge 21', 'Baker's Ridge 22', 'Baker's Ridge 23', 'Baker's Ridge 24', 'Baker's Ridge 25', 'Baker's Ridge 26', 'Baker's Ridge 27', 'Baker's Ridge 28', 'Baker's Ridge 29', 'Baker's Ridge 30', 'Baker's Ridge 31', 'Baker's Ridge 32', 'Baker's Ridge 33', 'Baker's Ridge 34', 'Baker's Ridge 35', 'Baker's Ridge 36', 'Baker's Ridge 37', 'Baker's Ridge 38', 'Baker's Ridge 39', 'Baker's Ridge 40', 'Baker's Ridge 41', 'Baker's Ridge 42', 'Baker's Ridge 43', 'Baker's Ridge 44', 'Baker's Ridge 45', 'Baker's Ridge 46', 'Baker's Ridge 47', 'Baker's Ridge 48', 'Baker's Ridge 49', 'Baker's Ridge 50', 'Baker's Ridge 51', 'Baker's Ridge 52', 'Baker's Ridge 53', 'Baker's Ridge 54', 'Baker's Ridge 55', 'Baker's Ridge 56', 'Baker's Ridge 57', 'Baker's Ridge 58', 'Baker's Ridge 59', 'Baker's Ridge 60', 'Baker's Ridge 61', 'Baker's Ridge 62', 'Baker's Ridge 63', 'Baker's Ridge 64', 'Baker's Ridge 65', 'Baker's Ridge 66', 'Baker's Ridge 67', 'Baker's Ridge 68', 'Baker's Ridge 69', 'Baker's Ridge 70', 'Baker's Ridge 71', 'Baker's Ridge 72', 'Baker's Ridge 73', 'Baker's Ridge 74', 'Baker's Ridge 75', 'Baker's Ridge 76', 'Baker's Ridge 77', 'Baker's Ridge 78', 'Baker's Ridge 79', 'Baker's Ridge 80', 'Baker's Ridge 81', 'Baker's Ridge 82', 'Baker's Ridge 83', 'Baker's Ridge 84', 'Baker's Ridge 85', 'Baker's Ridge 86', 'Baker's Ridge 87', 'Baker's Ridge 88', 'Baker's Ridge 89', 'Baker's Ridge 90', 'Baker's Ridge 91', 'Baker's Ridge 92', 'Baker's Ridge 93', 'Baker's Ridge 94', 'Baker's Ridge 95', 'Baker's Ridge 96', 'Baker's Ridge 97', 'Baker's Ridge 98', 'Baker's Ridge 99', 'Baker's Ridge 100'. The map also shows a legend in the top right corner with a purple dot and the text 'Southridge'. The bottom left corner has the 'Google Earth' logo. The bottom right corner has a scale bar indicating '2000 ft' and a north arrow.

Overall Subdivision



Centralized Park Area



- 4.9 Acres Total
- 1.89 Acre Turf Field
- Location for play structures, picnic and grilling areas
- Trail connection through neighborhood North to existing Filing 2 of The Ridge Subdivision and connection South to future Development

Northwest Park/Detention



- 3.4 Acres Total
- Open space and trails surrounding central detention area
- Trail connection to neighborhood streets. Connection to future development to the West.



Future Single Family Residential

- Single Family residential lots at 53' wide and 63' wide
- Average lot size 5,900 SF
- Largest lot sizes up to 9,180 SF
- The diversity of lot sizes allows for a mix of 11 different home styles that meet the needs of first time homebuyers to growing families to retirees
- New homes values are expected to exceed \$450,000 based on current market conditions
- Future single family homes will be built over a 2-3 year period



Utility Connections

- Water – Connections in CR3e and Bearberry and future connection to future proposed areas
- Sanitary Sewer – Connection to offsite sanitary sewer completed Fall 2024
- Stormwater – The western portion of the site will discharge to the northwest with ultimate release into the Big Hollow Gulch, The eastern portion of the site will discharge to the southeast with ultimate discharge to existing drainage
- Streets – A network of streets will provide transportation options within the subdivision. Connections to the surrounding traffic network will be County Road 3e, Bearberry Lane, and a connection to Frontage Road that will be built in spring/summer of 2024.



Staff Report Conditions

- The Subdivision is consistent with the Johnstown Comprehensive Plan.
- The subdivision is in substantial compliance with the applicable South Ridge PUD Outline Development Plan, Town Codes, Regulations, and Requirements.
- The proposed subdivision will meet the needs of the community by providing diverse single family housing, is consistent with surround area and is also compatible with adjacent development and surrounding land uses.
- The neighborhood has been designed to meet the minimum 30% open space approved with the ODP and Town Code.



Thank You

