

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Bakersfield is circulating Initial Study/Mitigated Negative Declaration (MND) GPA/ZC 21-0136 for public comment.

Project/Location: 612 Fairview Road, Bakersfield CA 93307

Project Description: McIntosh and Associates representing Greg Palla (property owner), is proposing a General Plan Amendment (GPA) and Zone Change (ZC) on approximately 17.32 acres located at 612 Fairview Road, in west Bakersfield [Assessor's Parcel Number (APN) 412-010-58]. The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from Low Density Residential (LR) to High Medium Density Residential (HMR), or a more restrictive designation, and (2) a change in zone classification from One Family Dwelling (R-1) to Limited Multiple Family Dwelling (R-2), or a more restrictive district.

The proposed GPA/ZC would facilitate the development of a 168-unit multiple-family residential community. Access is proposed from Fairview Road to the south. The development would also require a site plan review per Bakersfield Municipal Code (BMC) 17.08.060. For the purpose of this environmental analysis, the project including the proposed development was analyzed as a whole.

Document Availability: The Initial Study/MND will be available for review at the following locations beginning on Tuesday, February 8, 2022:

- City of Bakersfield Development Services Department, 1715 Chester Ave. Bakersfield, CA 93301
- City of Bakersfield website: www.bakersfieldcity.us

Public Review Period: The 30-day public review period for the Initial Study/MND is from February 8, 2022 to March 10, 2022.

Comments: Any person who wishes to comment on the City's intent to adopt the MND must submit written comments no later than 12:00 p.m. on Thursday, March 10, 2022. Written comments may be sent to: Jose Fernandez, Associate Planner, City of Bakersfield, 1715 Chester Avenue, Bakersfield, CA 93301

Comments may also be sent by e-mail to jfernandez@bakersfieldcity.us

Project Impacts: Based on the findings of the Initial Study, it has been determined that the project will not have a significant effect upon the environment based on mitigating measures, which will be attached to the project as conditions of approval. A Mitigated Negative Declaration has been prepared outlining a Mitigation Monitoring and Reporting Plan to mitigate the potentially significant impact to nesting birds to less than significant impact. Additionally, the project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.