



# NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

**DATE:** March 8, 2022  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**PROJECT:** Majestic Gateway; GPA/ZC No. 21-0184; Site Plan Review No. 21-0185, VTPM No. 12438

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Majestic Gateway Project (Project). The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

The Project involves the proposed development of a commercial and distribution warehouse center on ±90.6 gross acres (±86.7 net acres) located east of SR-99, west of South H Street, north of Hosking Avenue and south of Berkshire Road. APNs: 515-020-05, -07, -08, -09, -30, -44, -45, and -47. The site is presently vacant.

Applications filed with the City of Bakersfield include the following:

- General Plan Amendment/Zone Change (GPA/ZC) No. 21-0184 proposes the following modifications to the land use element of the *Metropolitan Bakersfield General Plan* (General Plan) and the City's official zoning map. Pertaining to the ±56.9 gross-acre warehouse portion of the Project site, the General Plan land use designation would be modified from General Commercial (GC) to Light Industrial (LI), and the zoning classification would be modified from Regional Commercial-Planned Commercial Development Combining (C-2/PCD) to Light Manufacturing (M-1). Pertaining to the ±33.7 gross-acre commercial portion of the Project site, the zoning classification would be changed from General Commercial-Planned Commercial Development Combining (C-2/PCD) to Exclusive PCD, which requires accompaniment by a preliminary development plan. The development plan proposes 12 commercial buildings collectively having a maximum of 187,500 square feet (s.f.) of building space.
- Site Plan Review No. 21-0185 is a proposed site plan for the development of a 1,012,185 s.f. cross-dock warehouse building on ±56.9 gross-acres of the Project site. Other features include a detention basin, landscaping, parking areas, drive aisles, lighting, signage, and frontage improvements to Berkshire Road and South H Street.
- Vesting Tentative Parcel Map No. 12438 is a proposed map to subdivide the Project site into 17 parcels and dedicate right-of-way to the City of Bakersfield for the widening of South H Street.

## Scope of the EIR

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. A location map and proposed site plan are attached.

Based on the preparation of an environmental Initial Study, the City of Bakersfield in its capacity as Lead Agency for the proposed Project has determined that the Project may result in significant impacts under the topics checked below, requiring further analysis in the EIR:

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agricultural Resources              | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources        | <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Energy                             |
| <input checked="" type="checkbox"/> Geology / Soils             | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials      |
| <input checked="" type="checkbox"/> Hydrology / Water Quality   | <input checked="" type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                             |
| <input checked="" type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing                | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                             | <input checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resource           |
| <input checked="" type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                            | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The initial study is available on the City's website at the following URL:

<https://www.bakersfieldcity.us/279/Environmental-Documents>

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

#### Scoping Meeting

A public scoping meeting will be held virtually and is scheduled for **March 30, 2022 at 12 pm. The access link will be available at the following URL:**

**<https://www.bakersfieldcity.us/265/Planning-Division>**

The scoping meeting will include a brief presentation describing the Project and a preliminary review of potential environmental effects. The scoping meeting will include time for the public and stakeholders to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project.

#### Opportunity for Public Review and Comment

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on **March 8, 2022** and ends on **April 7, 2022**. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by April 7, 2022. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

City of Bakersfield – Development Services Department  
Attn: Cassandra Gale, Principal Planner  
1715 Chester Avenue, 2<sup>nd</sup> Floor  
Bakersfield, CA 93301

Comments may also be emailed to [kgale@bakersfieldcity.us](mailto:kgale@bakersfieldcity.us)

#### Attachments:

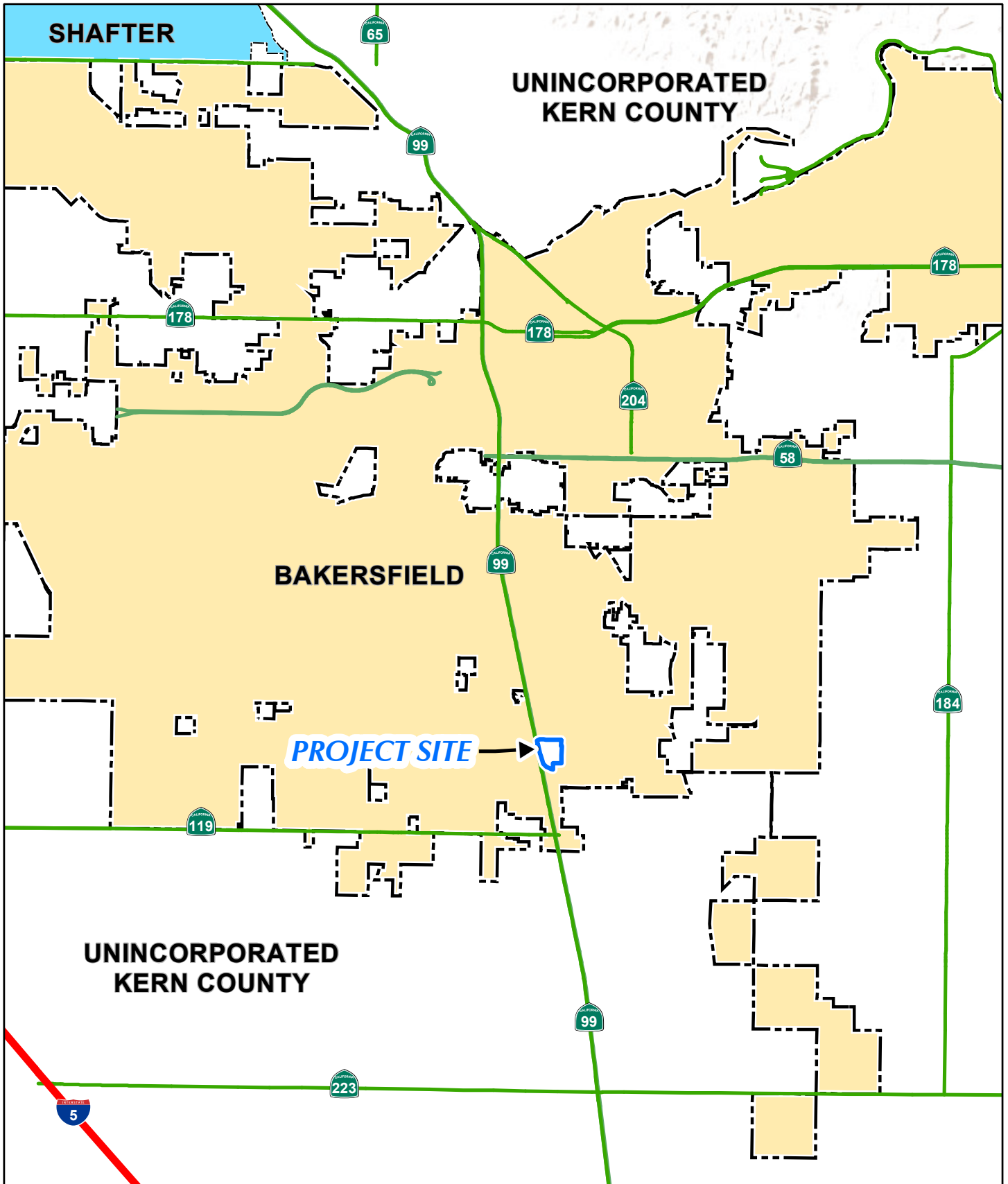
Figure 1 – Regional Map

Figure 2 – Vicinity Map

Figure 3 – Proposed Development Plan

Environmental Initial Study, available on the City's website at:

<https://www.bakersfieldcity.us/279/Environmental-Documents>



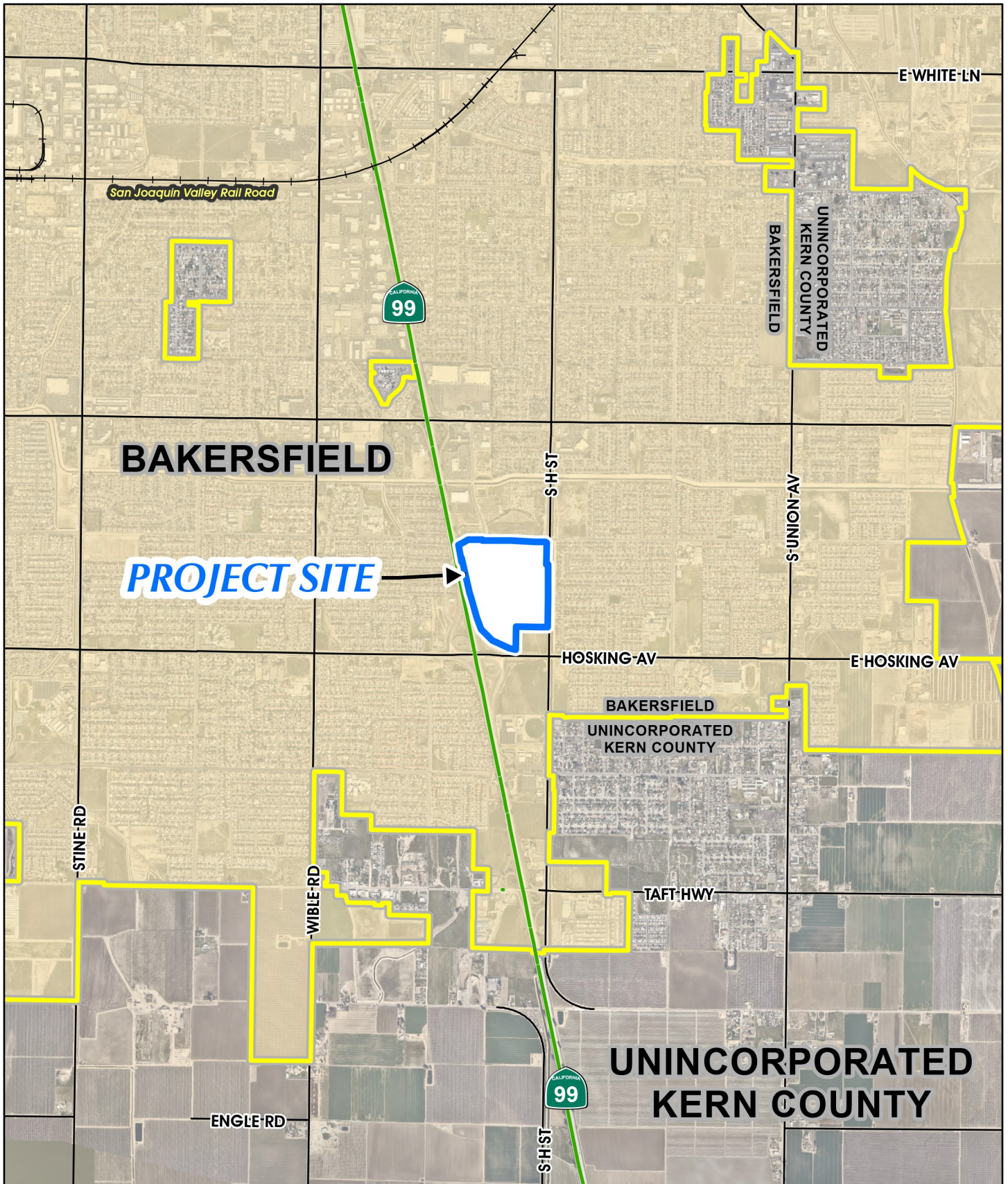
Source(s): ESRI, Nearmap Imagery (2021), Kern County (2021)

**Majestic Gateway**

**FIGURE 1 - REGIONAL MAP**



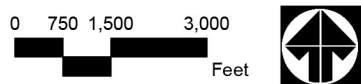




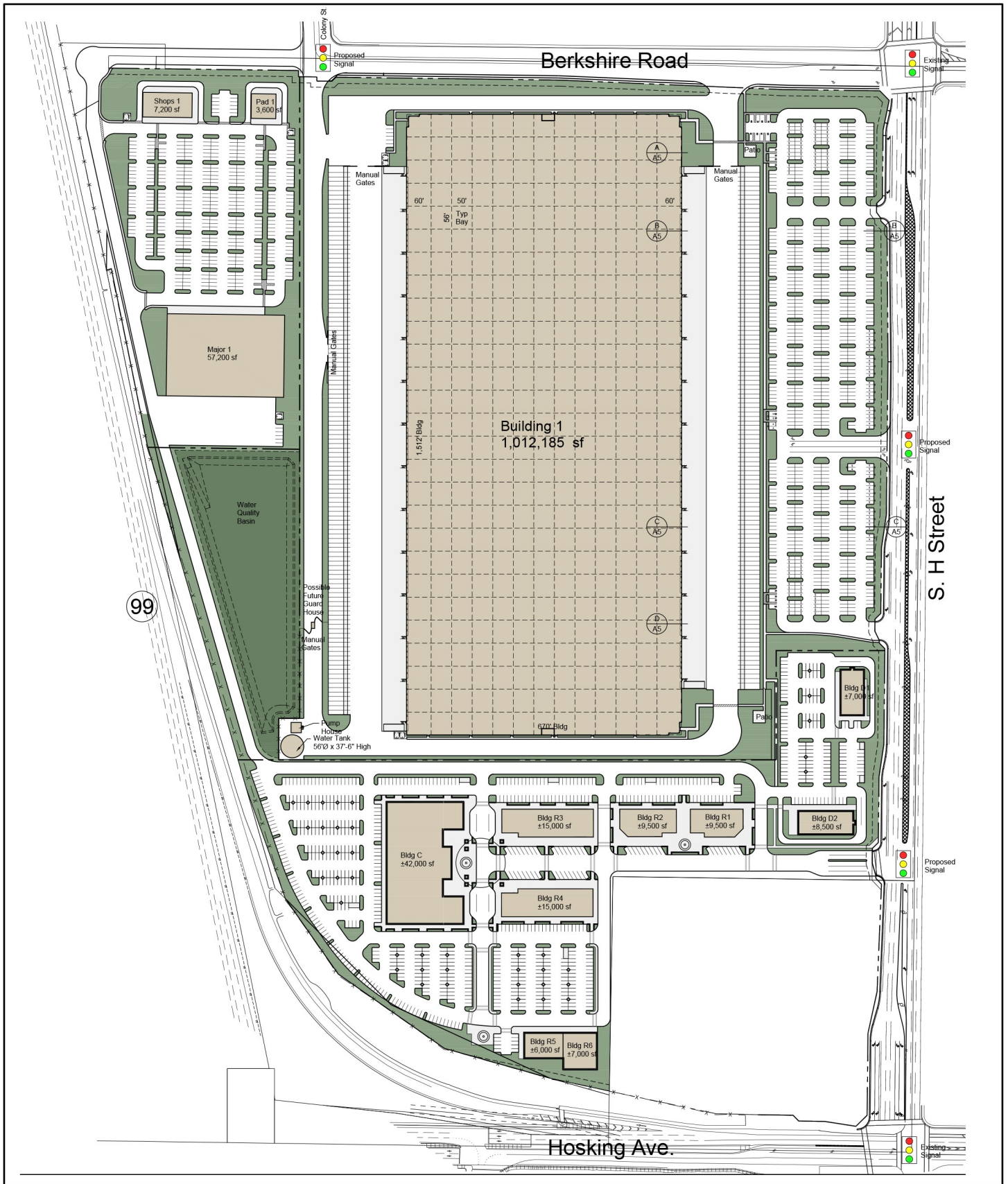
Source(s): ESRI, Nearmap Imagery (2021), Kern County (2021)

**Majestic Gateway**

**FIGURE 2 - VICINITY MAP**







**Majestic Gateway**

**FIGURE 3 - PROPOSED DEVELOPMENT**

Not To Scale

