

# Notice of Determination

**TO:** ■ Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

**FROM:** City of Bakersfield  
Planning Division  
1715 Chester Avenue  
Bakersfield, CA 93301

■ County Clerk  
County of Kern  
1115 Truxtun Avenue  
Bakersfield, CA 93301

Lead Agency (if different from above): Same  
Address: Same  
Contact: Cassandra Gale  
Assistant Planning Director  
Phone: (661) 326-3411

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2022030196

**Project Title:** Majestic Gateway Project

**Project Applicant:** Majestic Realty Co.

**Project Location (include county):** Southwest corner of South H Street and Berkshire Road, east of SR-99 and north of Hosking Avenue, located in the City of Bakersfield within the County of Kern.

**Project Description:** The City of Bakersfield City Council, on November 15, 2022, approved General Plan Amendment (GPA No. 21-0184) to modify the land use element of the Metropolitan Bakersfield General Plan (General Plan) pertaining to ±52.28 acres from General Commercial (GC) to Light Industrial (LI), and conducted a first reading of Zone Change (ZC) No. 21-0184.

The City of Bakersfield Planning Commission, on December 1, 2022, approved Vesting Tentative Parcel Map No. 12438 (VTPM No. 12438) to subdivide the 90.59-acre Project site into 17 parcels and dedicate public right of way, for the intended development of a 1,012,185 s.f. cross-dock warehouse distribution building on ±52.28 acres and up to 187,500 s.f. of commercial building space in the area zoned Exclusive PCD.

The City of Bakersfield City Council, on December 14, 2022, approved the second reading of Zone Change (ZC) No. 21-0184 to modify the zoning classification on ±52.28 acres from Regional Commercial-Planned Commercial Development Combining (C-2/PCD) to Light Manufacturing (M-1) and to modify the zoning classification on ±32.39 from C-2/PCD to Exclusive PCD, thereby fully approving ZC No. 21-0184.

The City of Bakersfield Development Services/Planning Director, on December 15, 2022, approved Site Plan Review No. 21-0185 for the development of a 1,012,185 s.f. cross-dock speculative warehouse distribution building on 52.28 net acres and a water retention basin on 4.48 acres. Other features include landscaping, parking areas, drive aisles, lighting, signage, and frontage improvements to Berkshire Road and South H Street.

This is to advise that the City of Bakersfield (■ Lead Agency □ Responsible Agency) certified the EIR having SCH No. 2022030196 on November 15, 2022, and has approved the above-described Site Plan Review No. 21-0185 on December 15, 2022 and has made the following determinations regarding the above described project.

1. The project [■ will □ will not] have a significant effect on the environment.
2. ■ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
□ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were □ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was □ was not] adopted for this project.
5. A statement of Overriding Considerations [■ was □ was not] adopted for this project.
6. Findings [■ were □ were not] made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: City of Bakersfield Development Services Department – Planning Division, 1715 Chester Avenue, Bakersfield, California 93301 and online at <https://www.bakersfieldcity.us/279/Environmental-Documents>



Signature (Public Agency): \_\_\_\_\_

Date: December 15, 2022

Title: Assistant Planning Director

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

Revised 2011