



BAKERSFIELD

THE SOUND OF *Something Better*

NOTICE OF INTENT TO ADOPT A 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) for public comment for the following project:

Mitigated Negative Declaration for General Plan Amendment/Zone Change 21-0179:

BOMAR Partners, LLC is requesting adoption of a Mitigated Negative Declaration to facilitate entitlement and construction of a 241,375 square foot commercial development on a portion of a ±28.8 acre parcel located at the southwest corner of Hosking Avenue and South H Street (Ward 7).

Public Review Period: The 30-day public review period for the Initial Study/MND is from April 25, 2022 to May 25, 2022.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Wednesday, May 25, 2022. Written comments may be sent or emailed to:

Kassandra Gale, Principal Planner
1715 Chester Avenue, Bakersfield, CA 93301
kgale@bakersfieldcity.us

Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed Mitigated Negative Declaration is also available at the following website:

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

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

If you have any questions, please contact Kassandra Gale (Principal Planner) at 661-326-3411 (phone) or kgale@bakersfieldcity.us (email).

Paul Johnson
Planning Director

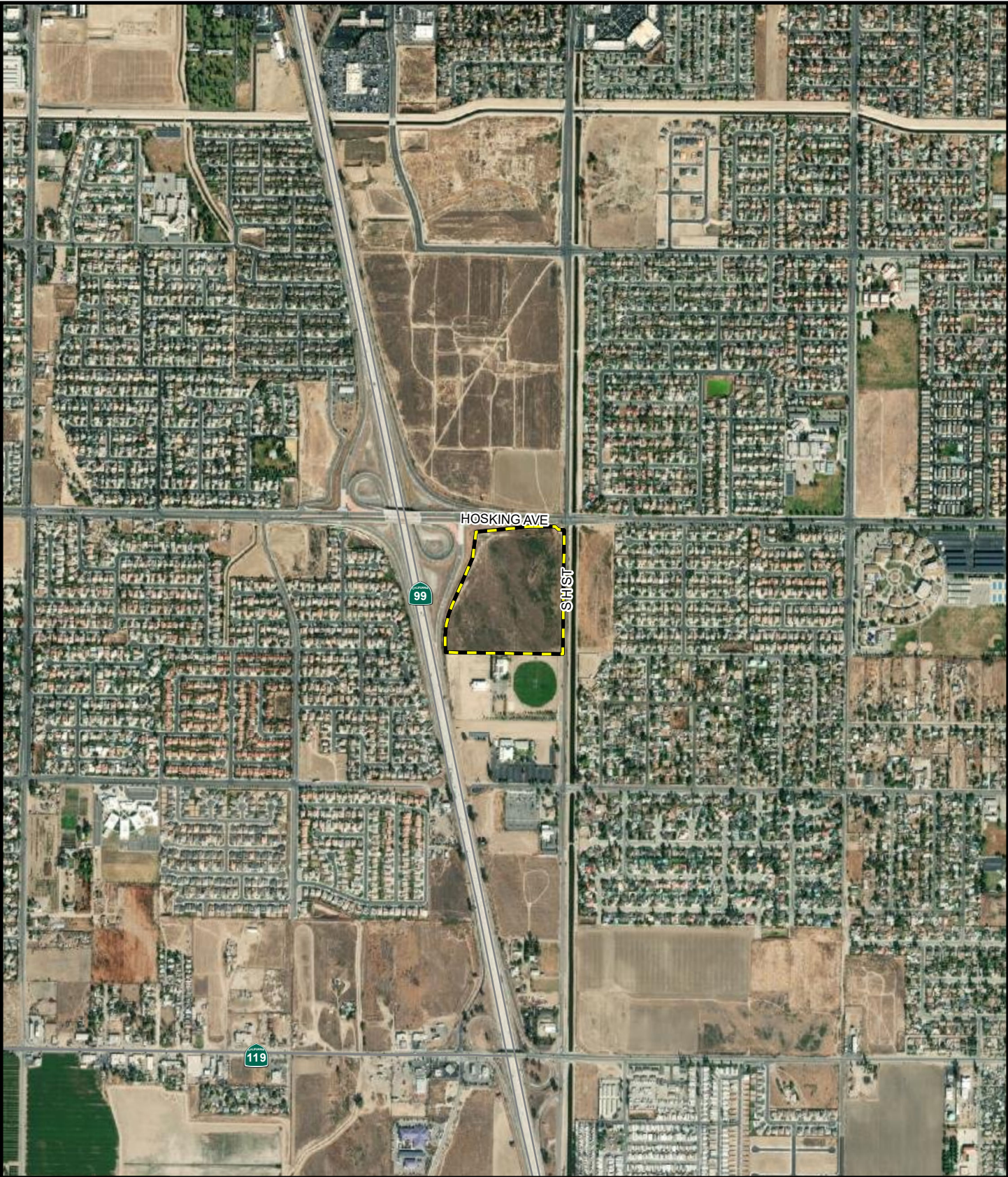


Figure 1-2

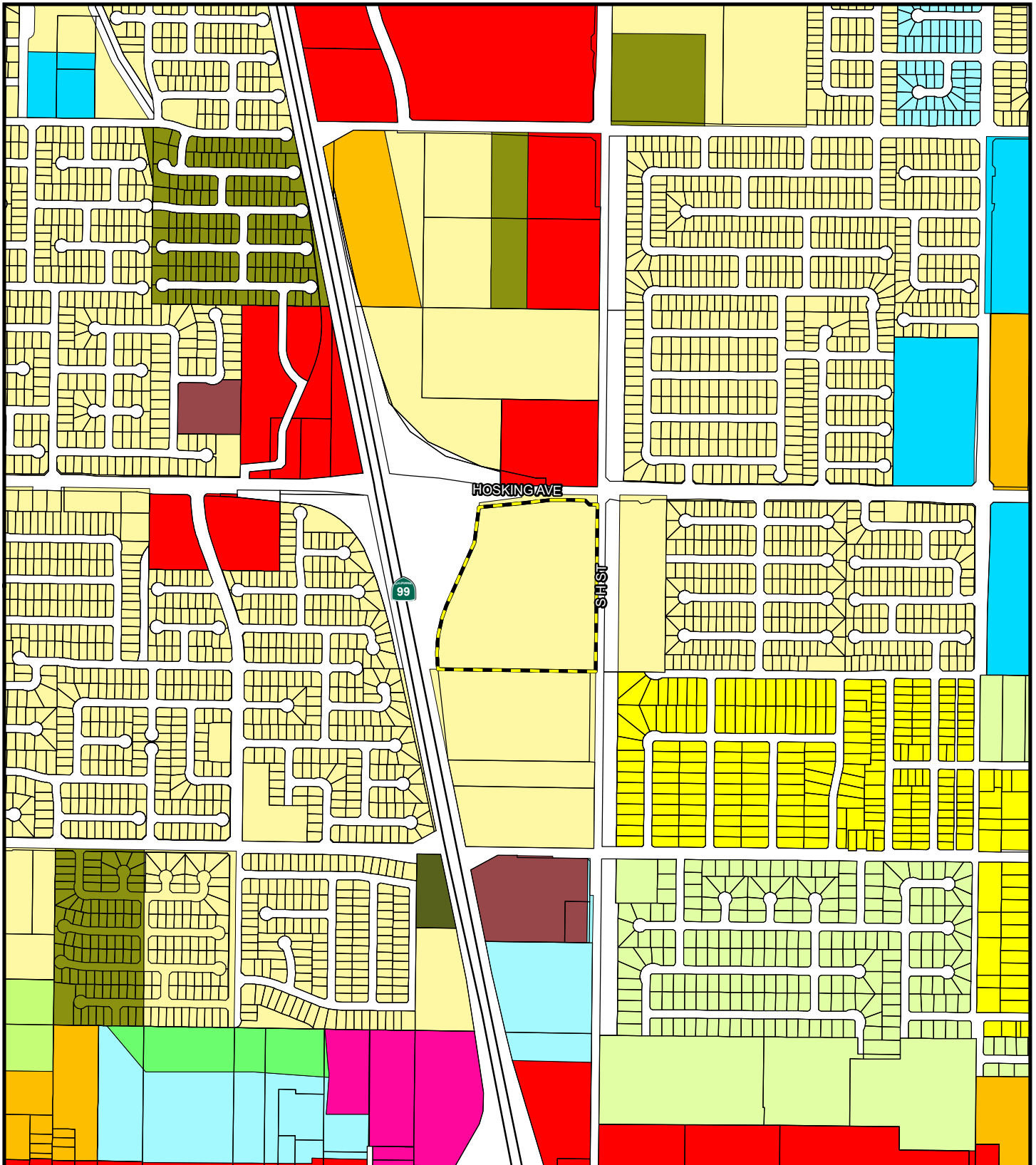
Vicinity Map

 Project Site



0 Miles 0.25

QK Sources: Kern County
ESRI Source: Esri, Maxar,



Metropolitan Bakersfield General Plan Map



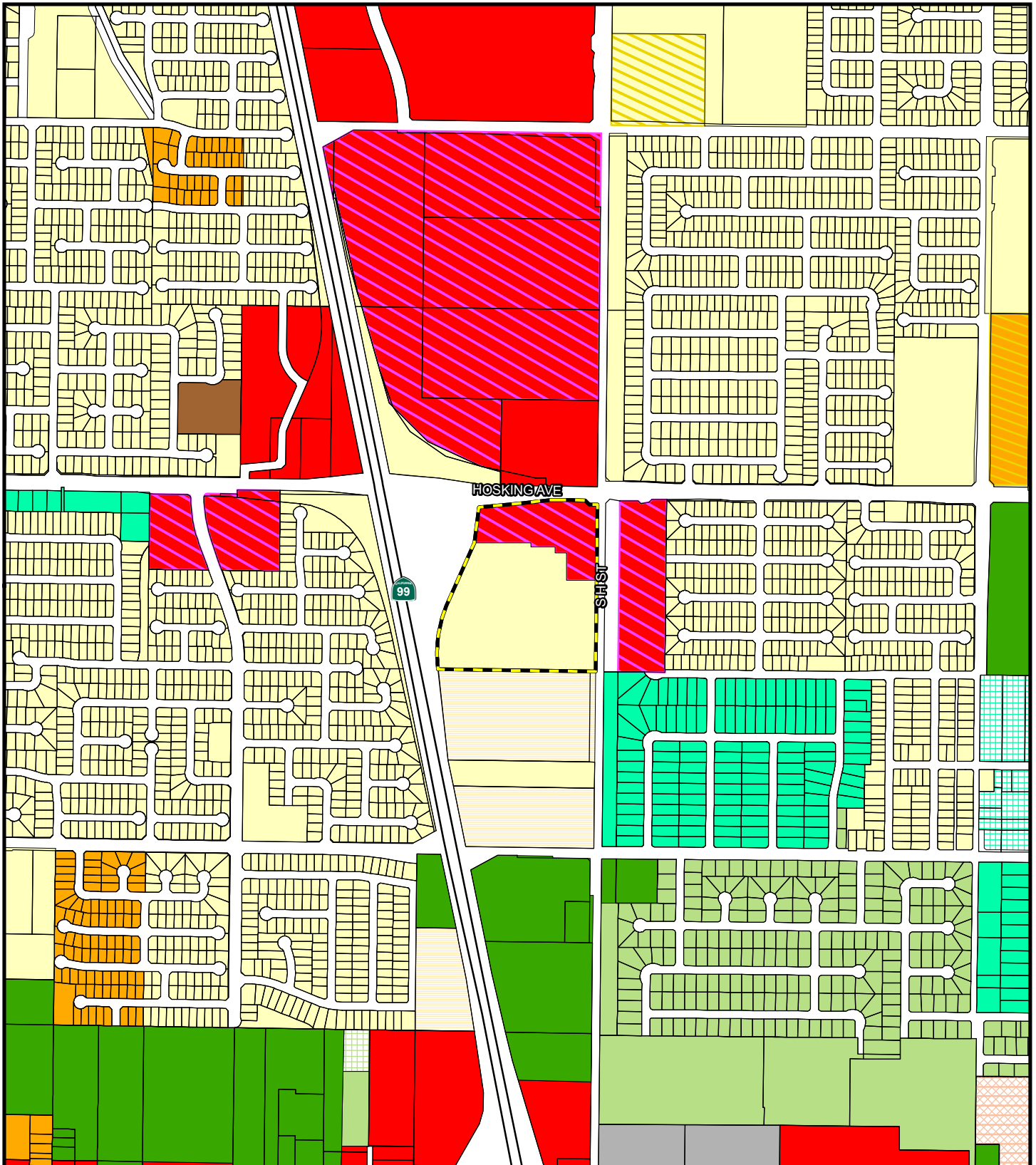
Figure 1-3

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|--|---|
|  Suburban Residential |  Rural Residential |
|  Estate Residential+Minimum 1 Net acre/Unit |  General Commercial+None |
|  Low Medium Density Residential |  Highway Commercial+None |
|  High Medium Density Residential |  Public and Private Schools+None |
|  Low Medium Density Residential / Low Density Residential |  Parks and Recreation Facilities+None |
|  Low Density Residential |  Intensive Agriculture+Minimum 20 Acre Parcel Size |
|  Suburban Residential / Low Density Residential |  Project Site |



0 Feet 1,000

QK Sources: Kern County
ESRI



City of Bakersfield Zoning Map



- C-2 Commercial
- R-1 One Family Dwelling
- M-1 Light Manufacturing
- A Agricultural
- OS Open Space
- E Estate One Family Dwelling
- E-1A Estate One Family Dwelling - 1 acre minimum
- R-S Residential Suburban
- R-1-CH One Family Dwelling - Church Overlay
- R-1/P.U.D. Combining
- R-2 Limited Multiple Family Dwelling Zone
- R-2/P.U.D. Combining
- MH Mobile Home
- Project Site
- R-S-1A Residential Suburban - 1 acre minimum



0 Feet 1,000

QK Sources: Kern County ESRI