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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: NEW

Project Title: General Plan Amendment/ Zone Change No. 22-0122

Lead Agency: City of Bakersfield

Contact Name: Jose Fernandez

Email: jfernandez@bakersfieldcity.us Phone Number: (661) 326-3778

Project Location: Bakersfield (*City*) Kern (*County*)

Project Description (Proposed actions, location, and/or consequences).

AMERICO Real Estate Company representing the Nelson Family Trust (property owner), is proposing a General Plan Amendment (GPA) and Zone Change (ZC) on approximately 11.23 acres located on 9407 South H Street, in south Bakersfield [Assessor's Parcel Number (APN) 514-060-05]. The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from Suburban Residential (SR) to Light Industrial (LI), or a more restrictive designation, and (2) a change in zone classification from Agriculture (A) to Light Manufacturing (M-1), or a more restrictive district.
The proposed GPA/ZC would facilitate the development of a 3 story, 135,912 square foot (sf) self-storage store, maintenance shop (32,421 sf) and storage building (36,977 sf). The associated uses also include U-Haul truck/trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant. This Uhaul stoare will be staffed with 10-15 employees and the maintenance shop will be staffed with 30 to 40 employees both full-time and part-time.For the purpose of this environ

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

According to the proposed Mitigated Negative Declaration (MND), the proposed project would have potentially significant effects on Air Quality, Biological Resources, Cultural Resources and Traffic. Mitigation measures are proposed as follows: (1) Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the SJVAPCD. (2) Prior to grading plan approval, the applicant/developer shall submit proof that they have complied with the SJVAPCD Indirect Source Rule (Rule 9510). (3)3. Prior to ground disturbance, the applicant/developer shall have a CDFW approved wildlife biologist survey the location for species covered under the MBHCP incidental take permit for urban development and comply with the mitigation measures of the permit. (4) a cultural awareness/resources training program shall be provided to all new construction workers within one week of employment at the project site. (5) If buried paleontological or cultural resources are encountered during construction, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist can evaluate the find and make recommendations. (6) If human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. (7)the project applicant shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program as well as payment of the adopted fees in place for the land use type at the time of development. See MND for full mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

- City of Bakersfield – Mitigated Negative Declaration consideration and adoption
- City of Bakersfield – Building permits
- City of Bakersfield – Metropolitan Bakersfield Habitat Conservation Plan compliance
- City of Bakersfield – Mitigation Monitoring and Reporting Program compliance
- City of Bakersfield – Regional Transportation Impact Fee compliance
- San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance