

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 21-0322 for public comment.

Project/Location: 9407 South H Street, Bakersfield CA 93307

Project Description: 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 store 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 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 Monday, June 13, 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 June 13, 2022 to July 21, 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, July 21, 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.