



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** May 5, 2023  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**PROJECT:** Veteran's Affairs Community-Based Outpatient Medical Clinic; Site Plan Review No. 21-0399

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2022080337) for the Veteran's Affairs Community-Based Outpatient Medical Clinic; Site Plan Review No. 21-0399. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental topics: 1) Greenhouse Gas Emissions. All other environmental impacts evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR. The DEIR and its technical appendices are available for review at the following website:

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

Written comments and inquiries regarding the Project and/or the DEIR should be directed to the following:

City of Bakersfield – Development Services Department  
Attn: Louis Ramirez, Associate Planner II  
1715 Chester Avenue, 2<sup>nd</sup> Floor  
Bakersfield, CA 93301

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

### Project Description:

The Project involves the development of a ±39,648 square foot (s.f.) medical outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Outpatient Medical Clinic, with associated parking and other site improvements on ±10.05 gross acres, located east of Knudsen Street, west of Landco Drive, north of Hageman Road and south of Olive Drive. APNs: 365-020-30, and -28. The site is presently vacant.

The application filed with the City of Bakersfield includes the following:

- **Site Plan Review No. 21-0399** is a proposed site plan for the development of a ±39,648 s.f. medical outpatient facility on ±10.05 gross-acres. Other features include a covered drop-off, bicycle racks, a covered ambulatory pick-up area, an outdoor physical therapy area, an outdoor dining area, and an elevated loading dock. Landscaping is proposed along the perimeter of the Project site, around the building, and throughout the parking areas. In addition, a healing garden is proposed on the east side of the building, which would include a garden path and benches.

Opportunity for Public Review and Comment

The issuance of this Notice of Availability triggers a 45-day public review period. The public review period begins on **May 5, 2023** and ends on **June 19, 2023**. The City of Bakersfield invites written comments regarding the proposed Project and/or adequacy of the DEIR. 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. In accordance with the time limits established by CEQA, responses should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on or before **June 19, 2023** to:

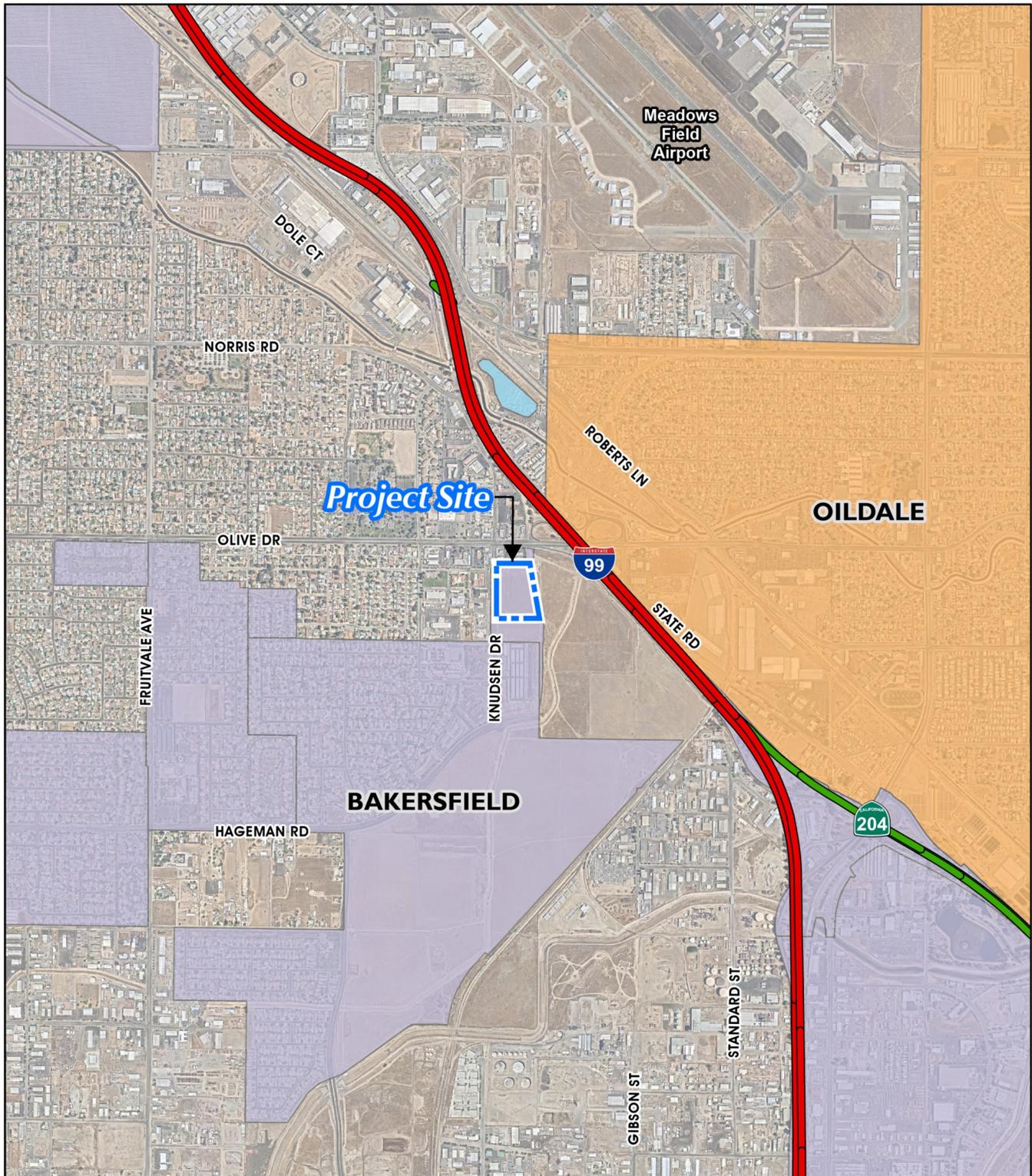
City of Bakersfield – Development Services Department  
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Attachments:

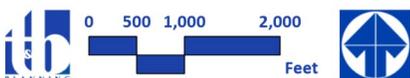
Figure 1 – Vicinity Map

Figure 2 – Proposed Development Plan



Source(s): ESRI, Kern County (2023), City of Bakersfield (2023)

Figure 2-2

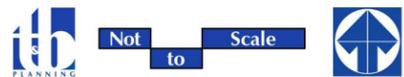


Vicinity Map



Source(s): Nichols, Melburg & Rossetto Architects (09-19-2022)

Figure 3-1



Lead Agency: City of Bakersfield

Overall Conceptual Site Plan

SCH No. 2022080337

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