



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 22-0125 and Planned Development Review 22-0403: Cornerstone Engineering Inc., on behalf of Grupe Properties Inc., is requesting adoption of a Mitigated Negative Declaration to develop a new 336 unit multi-family gated apartment complex on a 19.96 acres parcel located on the southwest corner of Berkshire Road and Ashe Road (Ward 7).

Public Review Period: The 30-day public review period for the Initial Study/MND is from March 6, 2023, to April 5, 2023.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Wednesday, April 5, 2023. Written comments may be sent or emailed to:

Louis Ramirez, Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
lramirez@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 Louis Ramirez (Associate Planner) at 661-326-3023 (phone) or lramirez@bakersfieldcity.us (email).

Kassandra Gale
Assistant Planning Director

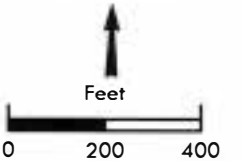
GPA/ZC 22-0125
PDR 22-0403

CITY OF BAKERSFIELD

GPA/ZC 22-0125

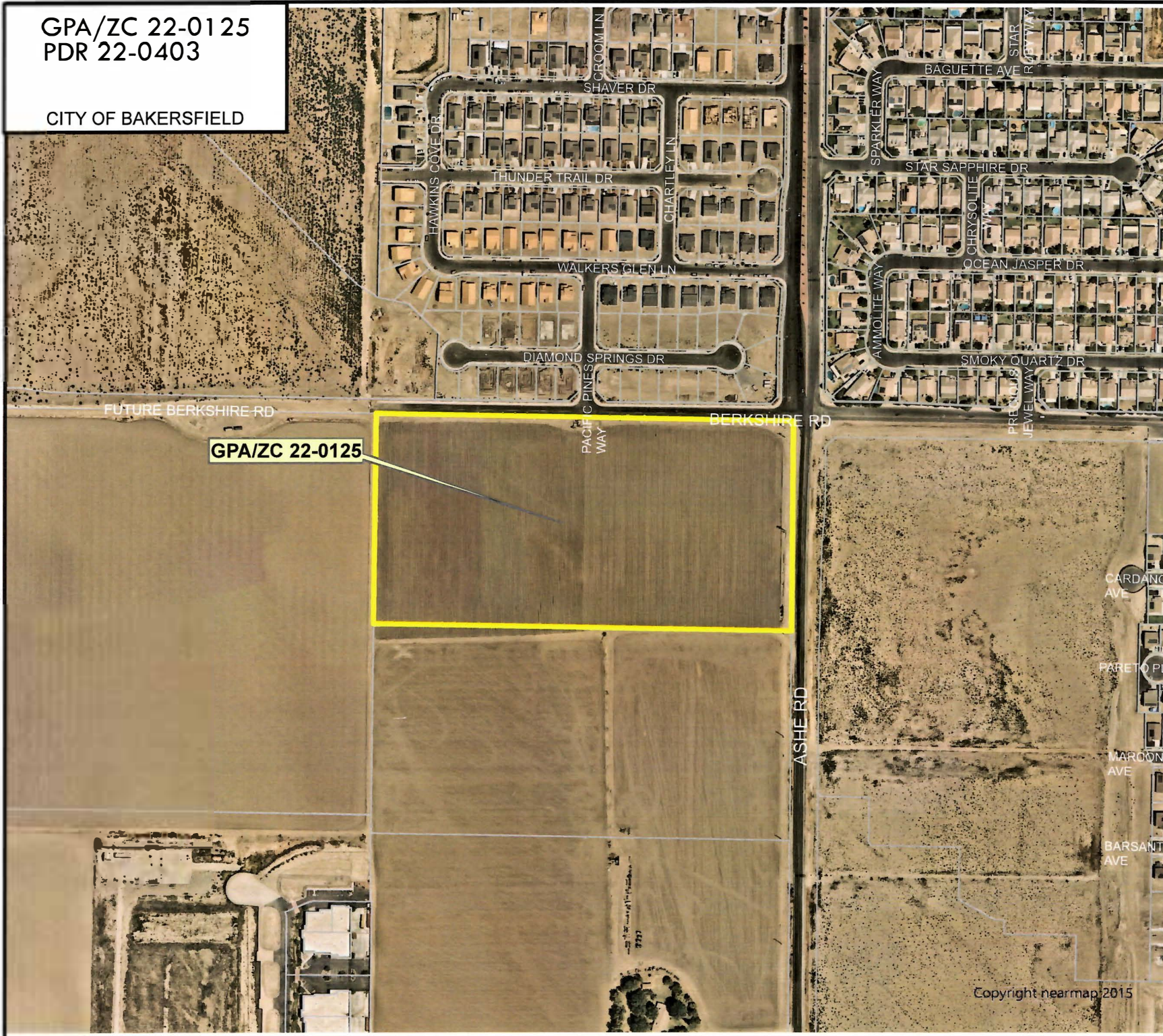
AERIAL


BAKERSFIELD



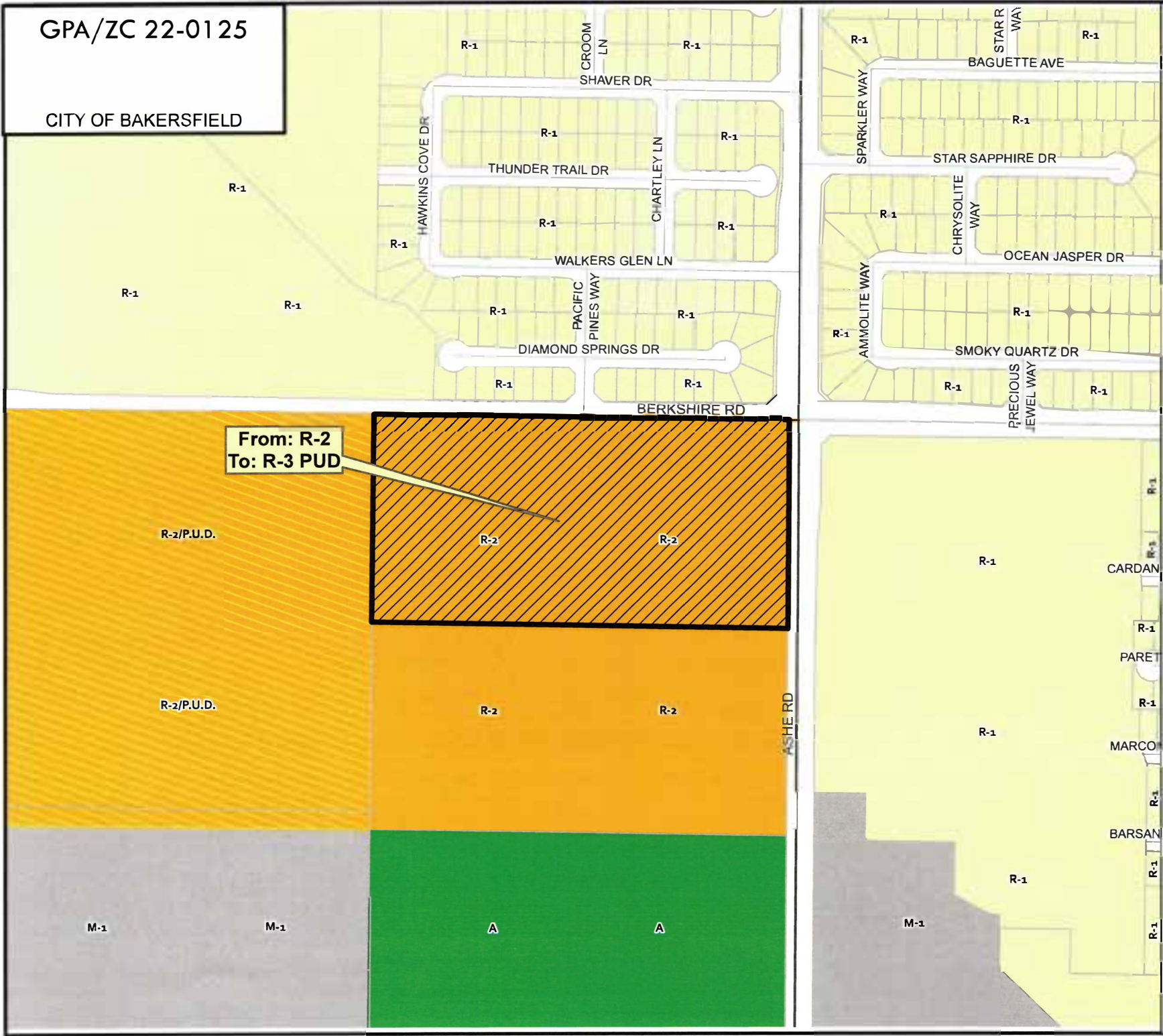
BaseEditor_MV

Copyright nearmap 2015



GPA/ZC 22-0125

CITY OF BAKERSFIELD



Zoning

- Industrial Zone Designations
 - M-1 Light Manufacturing
- Resource Zone Designations
 - A Agricultural
- Residential Zone Designations
 - R-1 One Family Dwelling
 - R-2 Limited Multiple Family Dwelling Zone- 1 unit/2,500 sq. ft.
 - R-2/P.U.D. Combining

BAKERSFIELD

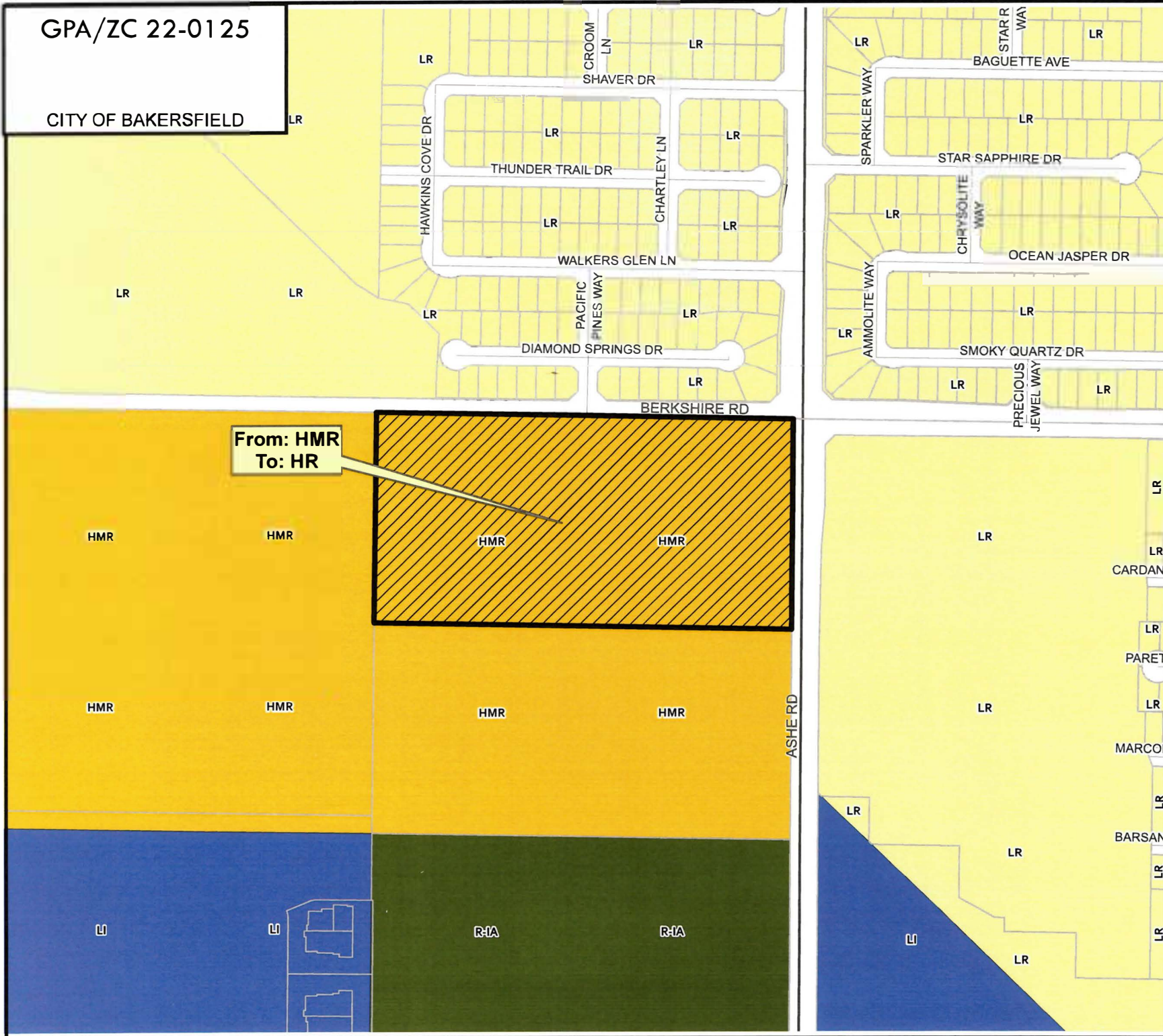
Feet

0 200 400

BaseEditor_MV

GPA/ZC 22-0125

CITY OF BAKERSFIELD



- Land Use
- RESIDENTIAL**
- HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
 - LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
- INDUSTRIAL**
- LI - LIGHT INDUSTRIAL
- RESOURCE**
- R-IA - Resource - Intensive Agriculture: 20 acre minimum parcel size

BAKERSFIELD

Feet

BaseEditor_MV

BERKSHIRE ROAD



CONCEPTUAL SITE PLAN

REFERENCE NOTES

- | | |
|---|--|
| 101. PROPERTY LINE | 119. CARPORTS (9'X18' PARKING SPACES) SOLAR CANOPY |
| 102. AREA OF DEDICATION | 120. SINGLE CAR GARAGE BUILDING |
| 103. PROPOSED RIGHT-OF-WAY | 121. TRASH ENCLOSURE |
| 104. EXISTING GAS LINE WITH 100' EASEMENT | 122. LANDSCAPE AREA |
| 105. FUTURE STREET MEDIAN | 123. PEDESTRIAN WALKWAY |
| 106. 15' LANDSCAPE EASEMENT ALONG PUBLIC STREETS | 124. COMMUNITY BUILDING |
| 107. 25' BUILDING SETBACK | 125. MAINTENANCE BUILDING |
| 108. 10' GARAGE SETBACK | 126. CLUBHOUSE BUILDING |
| 109. DRAINAGE BASIN. SEE CIVIL PLANS | 127. FITNESS BUILDING |
| 110. APARTMENT MAIN ENTRANCE - 20' WIDE DRIVE AISLES ON BOTH SIDES OF 6' MEDIAN | 128. POOL RESTROOMS & POOL EQUIPMENT |
| 111. 12' WIDE DEDICATED TURN AISLE | 129. OUTDOOR BBQ AREA |
| 112. 26' WIDE SECONDARY GATED APARTMENT ENTRANCE | 130. P.O.D. |
| 113. FUTURE RESIDENT/GUEST PARKING | 131. SPA |
| 114. GATED APARTMENT ENTRANCE | 132. OUTDOOR AMENITY SPACE. SEE LANDSCAPE PLANS |
| 115. PEDESTRIAN GATED ENTRANCE | 133. ELECTRIC CAR PARKING |
| 116. 6'-0" TALL DECORATIVE SECURITY FENCE AROUND PERIMETER | |
| 117. FIRE TRUCK TURNING RADIUS (INSIDE RADIUS = 37'-0") | |
| 118. 26' WIDE DRIVE AISLE WITH STANDARD PARKING ON BOTH SIDES (9'X18' PARKING SPACES) | |

ARRIS
STUDIO ARCHITECTS

ADDRESS: 1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401

PHONE: 831-468-7888
FAX: 831-468-7889
WWW.ARRISSTUDIO.COM

THE GRUPE COMPANY
3255 WEST MARCH AVE
DUBLIN, CA 94568
WWW.GRUPE.COM

BERKSHIRE APARTMENTS
PLANNING SUBMITTAL PACKAGE
5 W.C. BERKSHIRE ROAD & ASHE ROAD, BAKERSFIELD, CA

CONCEPTUAL
SITE PLAN

DECEMBER 22, 2022

A22057

A1.00