



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 22-0337 and Planned Development Review 23-0331: McIntosh and Associates and Urban Land Advisors, LLC, is requesting adoption of a Mitigated Negative Declaration to develop 497 residential lots on 3 parcels totaling 80.45 acres located at the northeast corner of Pensinger Road and South Allen Road (Ward 5).

Public Review Period: The 30-day public review period for the Initial Study/MND is from August 25, 2023, to September 25, 2023.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, September 25, 2023. Written comments may be sent or emailed to:

Louis Ramirez, Associate Planner II
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 II) at 661-326-3023 (phone) or lramirez@bakersfieldcity.us (email).

Roque Nino
Principal Planner

GPA/ZC 22-0337

CITY OF BAKERSFIELD



GPA
FROM: LR
TO: HMR
ZC
FROM: R-1
TO: R-3

AERIAL



BAKERSFIELD



Feet

0 250 500

BaseEditor - MC

GPA/ZC 22-0337

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

C-C Combining - Petroleum Extraction Overlay

Resource Zone Designations

A-20A Agricultural - 20 acre minimum

Residential Zone Designations

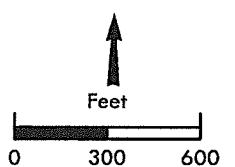
R-1 One Family Dwelling

WEST MING SPECIFIC PLAN

WM-R2 Limited Multiple Family Dwelling Zone - Lower to Medium Density

WM-SU Special Use Zone

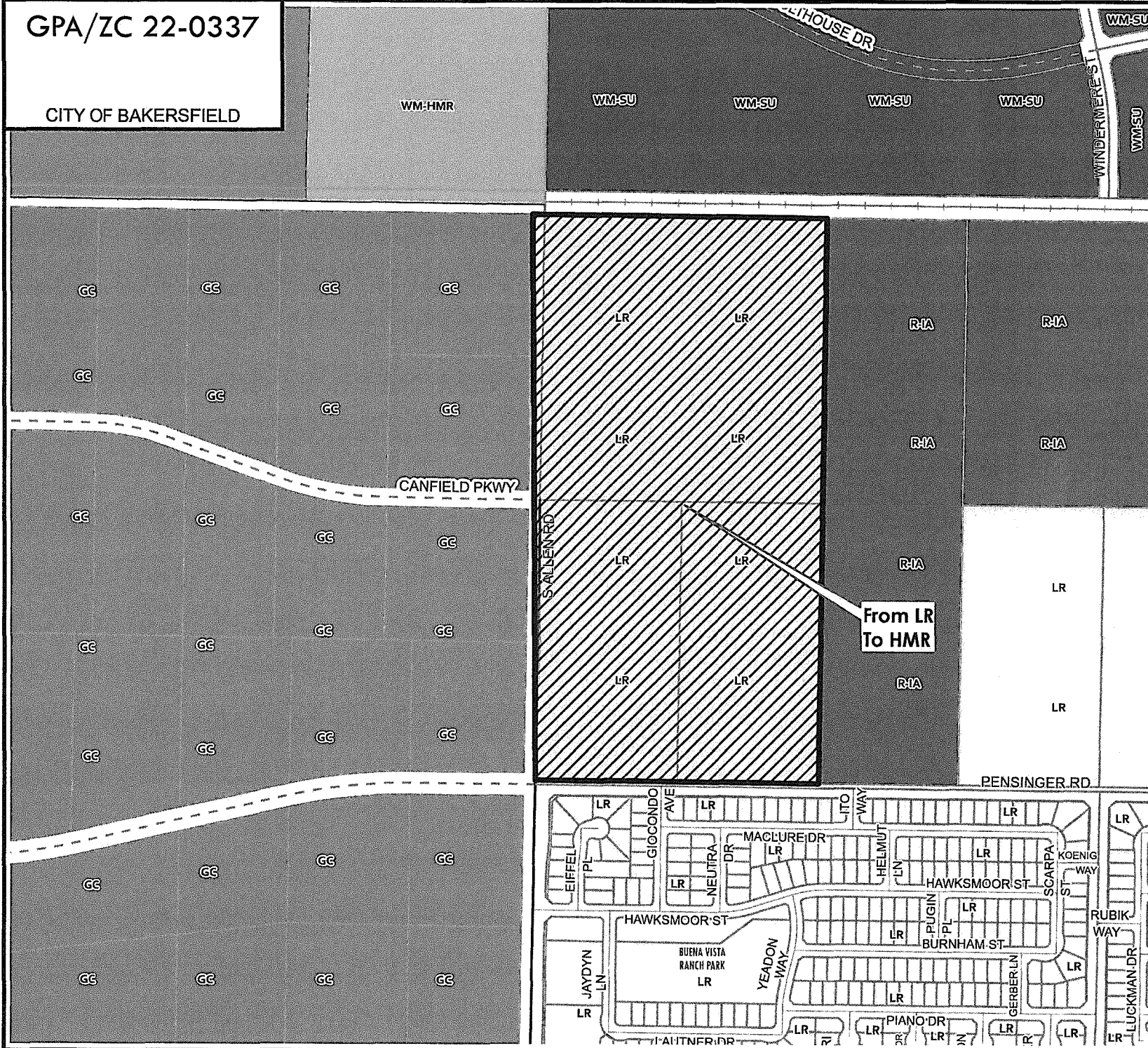
BAKERSFIELD



22-0337

GPA/ZC 22-0337

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

LR - Low Density Residential: ≤ 7.26 dwelling units/net acre

COMMERCIAL

GC - General Commercial

RESOURCE

R-IA - Resource - Intensive Agriculture: 20 acre minimum parcel size

WEST MING SPECIFIC PLAN

WM-LMR: West Ming Low Medium Density Residential

WM-HMR: West Ming High Medium Density Residential

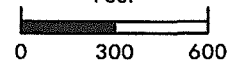
WM-SU: West Ming Special Use - combines LI, R-MP, P, OS, OS-P, PT, OC



BAKERSFIELD

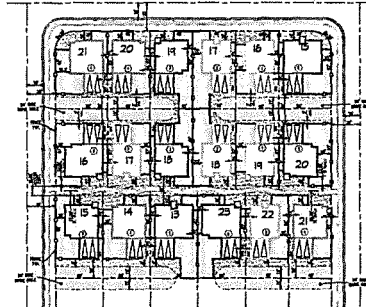
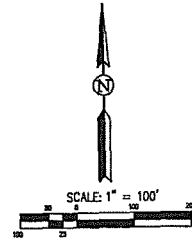
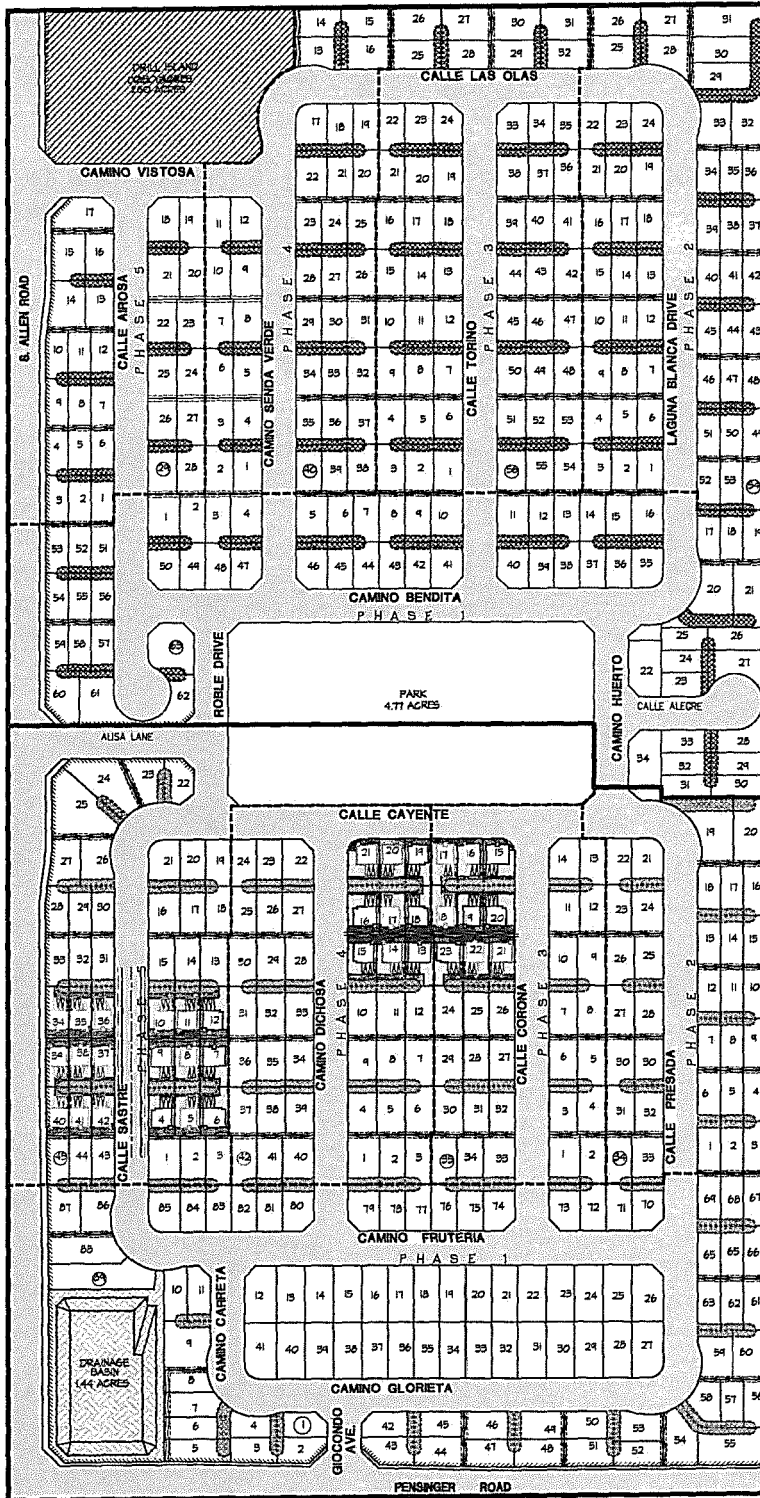


Feet

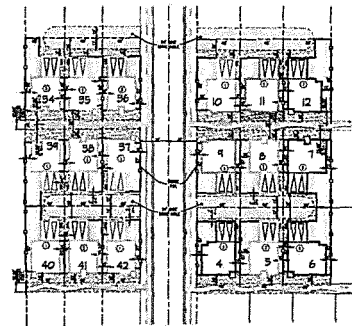


22-0337

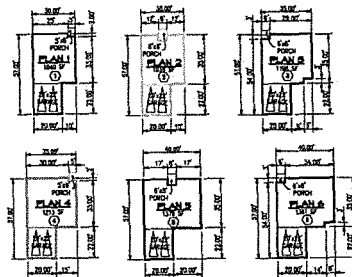
SOUTHERN PACIFIC RAILROAD "ASPHALTO BRANCH"



DETAIL AREA 1
SCALE 1" = 50'



DETAIL AREA 2
SCALE 1" = 50'



HOUSE PLAN DETAIL

LEGEND:

- PRIVATE UNPAVED AREA
- COMMON ACCESS FEATURE
- NON-PRIVATE LANDSCAPE/PAVED AREA
- LOT LINE
- CEMENT LINE
- FENCE LINE
- WASH ENCLOSURE

LOT STATISTICS:

LOT	AREA	PERCENT
1-10	1.00	10.00
11-20	1.00	10.00
21-30	1.00	10.00
31-40	1.00	10.00
41-50	1.00	10.00
51-60	1.00	10.00
61-70	1.00	10.00
71-80	1.00	10.00
81-90	1.00	10.00
91-100	1.00	10.00

MINIMUM SETBACK (FEET)

LOCATION	MINIMUM SETBACK
FRONT	10'
REAR	5'
SIDE	5'

PARK CALCULATION

2.34 (PERSONS PER HOUSEHOLD) x
487 (DWELLING UNITS) =
1431.6 PEOPLE =
4.29 AC PARK (CALCULATED 3 ACRES PER 1,000 PEOPLE)



LANDSTONE



McINTOSH
& ASSOCIATES

NEW GEN ENGINEERING GROUP