



BAKERSFIELD

THE SOUND OF *Something Better*

NOTICE OF INTENT TO ADOPT A 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 has prepared an Initial Study/Negative Declaration (ND) for public comment for the following project:

Negative Declaration for Zone Change 23-0287: McIntosh and Associates, representing Old River Properties, LLC (property owner), is proposing a Zone Change (ZC) on 20.56 acres to change the zone classification from R-1 (One-Family Dwelling) to R-2 (Limited Multiple-Family Dwelling) located near the northwest of Panama Lane and Old River Road (Ward 5).

Public Review Period: The 30-day public review period for the Initial Study/ND is from January 29, 2024, to February 29, 2024.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Thursday, February 29, 2024. Written comments may be sent or emailed to:

Courtney Camps, Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
ccamps@bakersfieldcity.us

Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed Negative Declaration is also available at the following website:

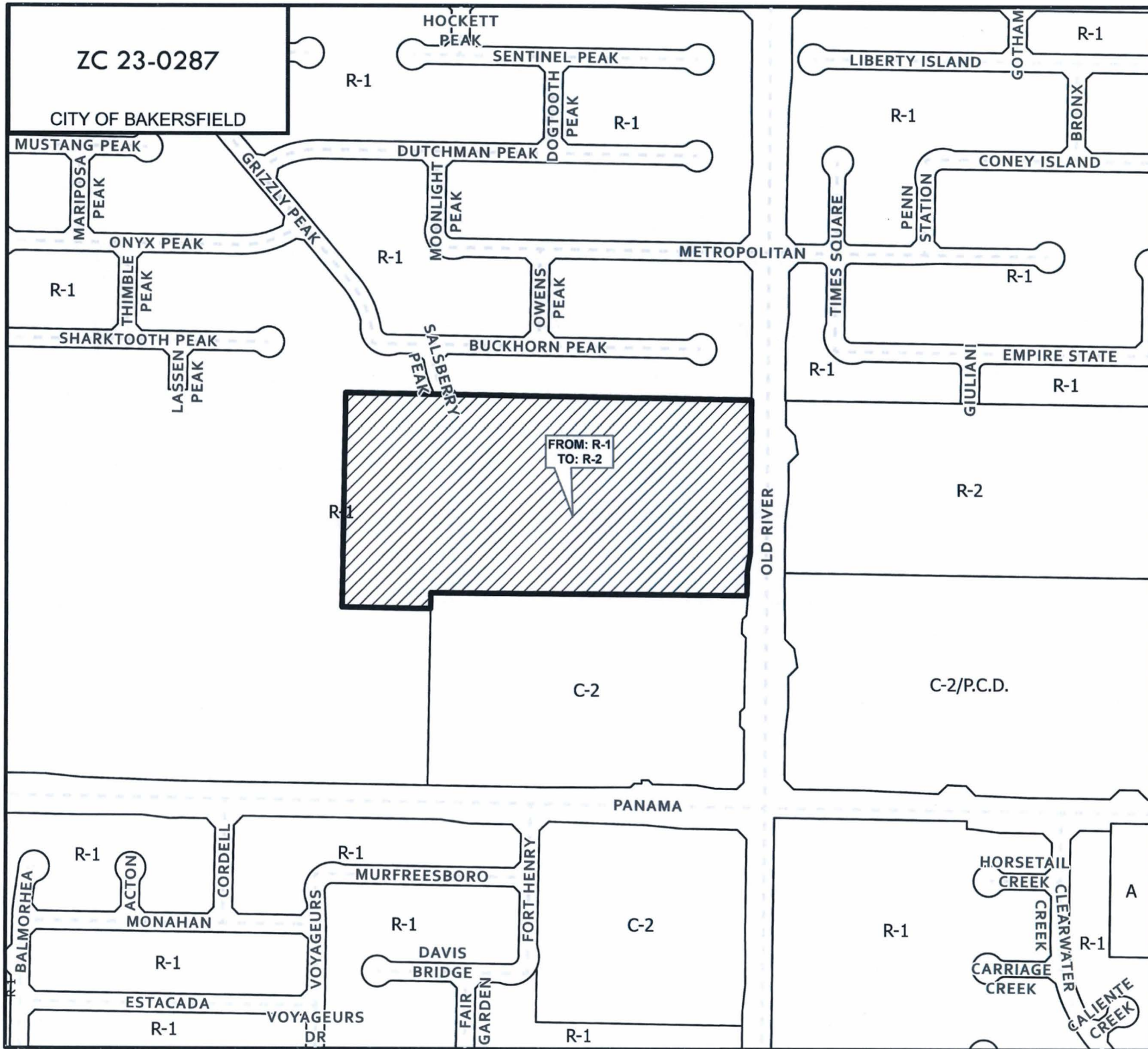
<https://www.bakersfieldcity.us/279/Environmental-Documents>

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 Courtney Camps (Associate Planner) at 661-326-3070 (phone) or ccamps@bakersfieldcity.us (email).

January 29, 2024

Paul Johnson
Planning Director



**LEGEND
(ZONE DISTRICTS)**

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5-() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD



Feet



MAP PACKAGES