Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: NEW

Project Title: General Plan Amendment/ Zone Change No. 22-0128

Lead Agency: City of Bakersfield

Contact Name: Courtney Camps

Email: ccamps@bakersfieldcity.us Phone Number: (661) 326-3070

Project Location: Bakersfield (*City*) Kern (*County*)

Project Description (Proposed actions, location, and/or consequences).

Cornerstone Engineering (applicant), representing Derrel Ridenour (property owner), is proposing a General Plan Amendment (GPA) and Zone Change (ZC) on approximately 46.21 acres located on the north side of Highway 178, between Vista Montana Drive and Valley Street. The proposed project will create a residential and commercial development that includes one duplex as well as a mini-storage facility with an office building. The multi-family residential zoned lot is for the proposed duplex, where the business caretakers will be residing. There will be 54 single family homes surrounding the outside of the mini storage facility and is already entitled as R-1 and LR. The proposed project will be developed in 6 phases and will include the construction of 85 storage buildings for an estimated total of 889,100 square feet. Additionally, there will be 67 enclosed carport structures for the storage of RVs for an estimated total of 430,290 square feet.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

According to the proposed Mitigated Negative Declaration (MND), the proposed project would have potentially significant effects on Air Quality, Biological Resources, Cultural Resources and Traffic. Mitigation measures are proposed as follows: (1) Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Division that they will/have met all air quality control measures and rules required by the SJVAPCD. (2) Prior to grading plan approval, the applicant/developer shall submit proof that they have complied with the SJVAPCD Indirect Source Rule (Rule 9510). (3)3. Prior to ground disturbance, the applicant/developer shall have a CDFW approved wildlife biologist survey the location for species covered under the MBHCP incidental take permit for urban development and comply with the mitigation measures of the permit. (4) a cultural awareness/resources training program shall be provided to all new construction workers within one week of employment at the project site. (5) If buried paleontological or cultural resources are encountered during construction, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist can evaluate the find and make recommendations. (6) If human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. (7) the project applicant shall provide proof to the Planning Division of the project's participation in the Regional Transportation Impact Fee Program as well as payment of the adopted fees in place for the land use type at the time of development. (8)Development of the project site shall comply with the setback of a minimum of 50-feet from each of the identified faults (SEI, 2023) where no structures for human habitation may be located.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There is concern amongst the neighbors about having new residential construction.

Provide a list of the responsible or trustee agencies for the project.

Cornerstone Engineering
Derrel Ridenour