



# 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 an Initial Study/Mitigated Negative Declaration (MND) for public comment for the following project:

**Mitigated Negative Declaration for General Plan Amendment/Zone Change No. 22-0127 and Site Plan Review No. 22-0326:** McIntosh & Associates (applicant), on behalf of Aurora Borealis Development, LLC (property owner), is requesting the adoption of a Mitigated Negative Declaration to develop a multi-family apartment complex with increased density on approximately 37.43 acres, located east of Alfred Harrell Highway between Allegheny Court and Tuscany Hills Lane (Ward 3).

**Public Review Period:** The 30-day public review period for the Initial Study/MND is from March 15, 2024, to April 15, 2024.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, April 15, 2024. Written comments may be sent or emailed to:

Yazid Alawgarey | Assistant Planner  
1715 Chester Avenue, Bakersfield, CA 93301  
yalawgarey@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>

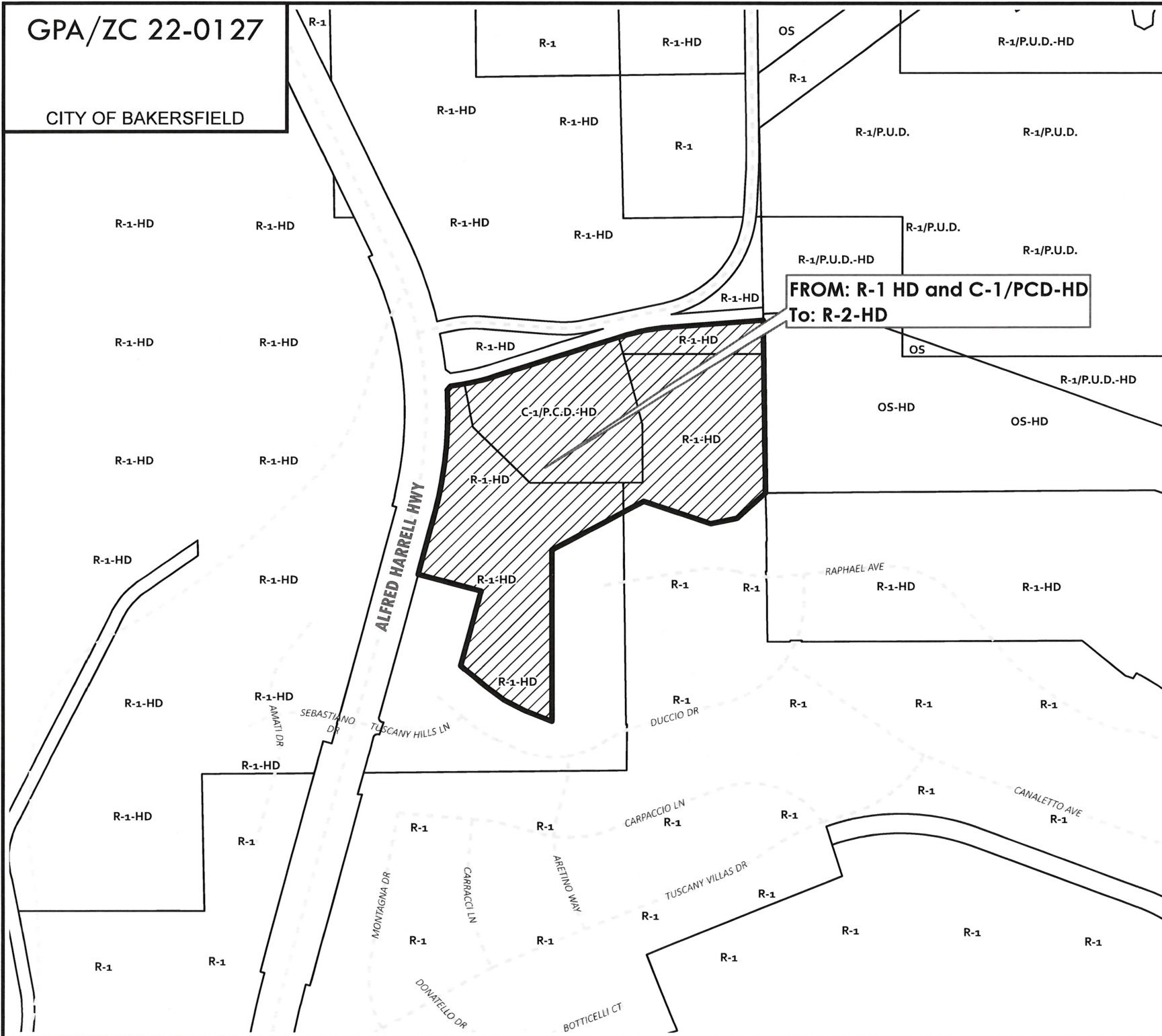
**Public Hearing:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

**If you have any questions, please contact Yazid Alawgarey (Assistant Planner) at 661-326-3191 (phone) or yalawgarey@bakersfieldcity.us (email).**

Roque Nino  
Principal Planner

GPA/ZC 22-0127

CITY OF BAKERSFIELD

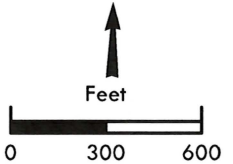


**LEGEND (ZONE DISTRICTS)**

- 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-0 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

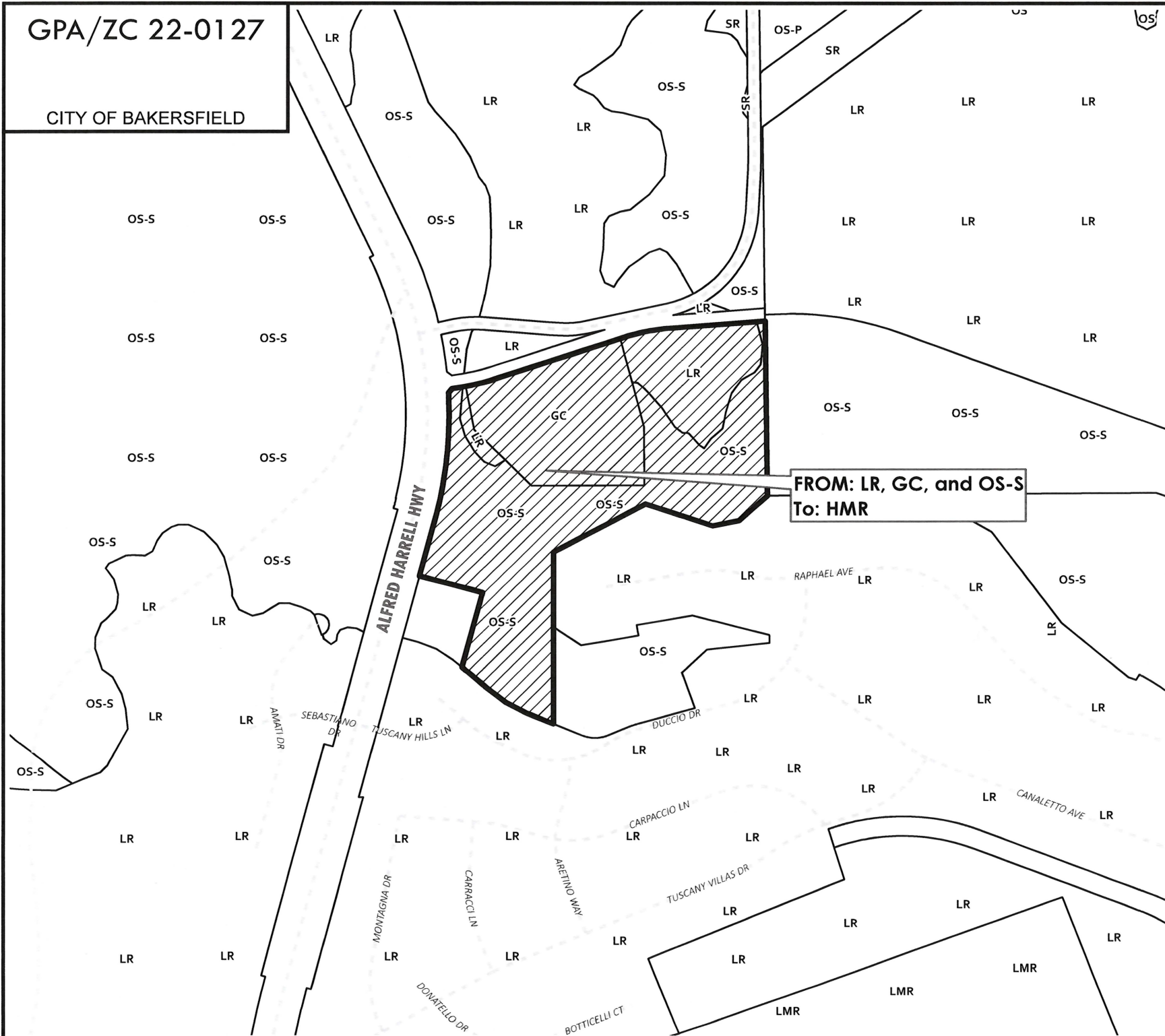


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GPA/ZC 22-0127

CITY OF BAKERSFIELD



**LEGEND  
(GENERAL PLAN  
LAND USE)**

- RR Rural Residential  
2.5 gross acres/dwelling unit
- ER Estate Residential  
1 dwelling unit/net acre
- SR Suburban Residential  
≤4 dwelling units/net acre
- SR/LR  
County: ≤ 4 dwelling units/net acre  
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential  
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential  
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential  
> 7.26 units but  
≤ 17.42 dwelling units/net acre
- HR High Density Residential  
> 17.42 units but  
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -  
Intensive Agriculture  
20 acre minimum parcel size
- R-EA Resource -  
Extensive Agriculture  
20 acre minimum parcel size  
80 acre min (Williamson Act)
- R-MP Resource -  
Minerals & Petroleum  
5 acre minimum parcel size
- UER Urban Estate Residential  
Western Rosedale Plan  
0.5 acre net minimum parcel size
- WM West Ming Specific Plan



**BAKERSFIELD**



Feet

