



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

Mitigated Negative Declaration for Vesting Tentative Tract Map 7471 (Phased): San Joaquin Engineering, Inc., representing LGI Homes – California, LLC (property owner), is proposing to subdivide 83.97 acres into 363 single-family residential lots, 5 landscape, 5 private landscape, 1 retention basin, 1 private retention basin, and 1 private park located at the southwest corner of Paladino Drive and Morning Drive (Ward 3).

Public Review Period: The 30-day public review period for the Initial Study/MND is from November 21, 2024, to December 23, 2024.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, December 23, 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).

November 21, 2024


Paul Johnson
Planning Director

VTTM 7471
APN: 437-010-43

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

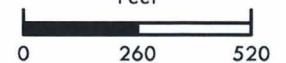
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 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-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



2/9/2024

VESTING TENTATIVE TRACT MAP NO. 7471

CITY OF BAKERSFIELD, CALIFORNIA



OWNER/SUBDIVIDER

LOI HOMES - CALIFORNIA, LLC
2251 DOUGLAS BLVD., SUITE 110
ROSELLE, CA 95061
(714) 920-2478

SURVEYOR

JASON E. VAN CUREN
200 NEW STINE RD., SUITE 175
BAKERSFIELD, CA 93309
(861)336-0977

GENERAL NOTES

1. THIS IS A PHASED DEVELOPMENT.
2. IMPROVEMENTS, DRAINAGE, AND DEDICATIONS TO BE IN ACCORDANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
3. THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108-2003.

LEGAL DESCRIPTION

PARCEL A OF LOT LINE ADJUSTMENT #03-0715 AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 02, 2004, INSTRUMENT NO. 028000115, D.R., ALSO BEING A PORTION OF THE EAST HALF OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

STATISTICS

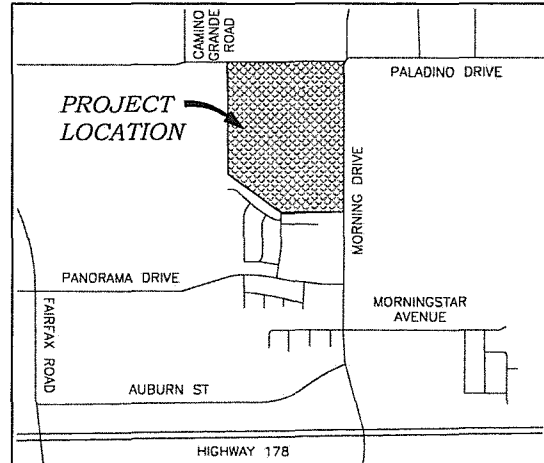
1. ASSESSOR'S PARCEL NUMBER: 437-010-43-00-2
2. APPROXIMATE ACREAGE: PHASE 1 31.05 ACRES
PHASE 2 14.34 ACRES
PHASE 3 18.53 ACRES
TOTAL 63.92 ACRES
3. APPROXIMATE LINEAL FOOTAGE OF STREETS: 11,870 LF
4. NUMBER OF BUILDABLE LOTS: PHASE 1 114 LOTS
PHASE 2 124 LOTS
PHASE 3 95 LOTS
TOTAL 353 LOTS
5. NUMBER OF NON-BUILDABLE LOTS: 3 LANDSCAPE
2 PRIVATE LANDSCAPE
1 RETENTION BASIN
1 PRIVATE RETENTION BASIN
1 PRIVATE PARKS
TOTAL 13 LOTS
6. WATER: CALIFORNIA WATER SERVICE COMPANY
7. SEWER: CITY OF BAKERSFIELD
8. DRAINAGE: IN CONFORMANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
9. ELECTRIC: PACIFIC GAS AND ELECTRIC
10. GAS: PACIFIC GAS AND ELECTRIC
11. TELEPHONE: AT&T
12. EXISTING LAND USE: VACANT
13. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
14. FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS
15. EXISTING & PROPOSED ZONING: R-1
16. GENERAL PLAN DESIGNATION: LR
17. SCHOOL DISTRICTS:
HIGH SCHOOL: HIGHLAND HIGH SCHOOL
JUNIOR HIGH SCHOOL: CHEPMAN JUNIOR HIGH SCHOOL
ELEMENTARY SCHOOL: THORNER ELEMENTARY SCHOOL
18. LOT DENSITY: PHASE 1 3.67 BUILDABLE LOTS PER ACRE
PHASE 2 4.48 BUILDABLE LOTS PER ACRE
PHASE 3 5.11 BUILDABLE LOTS PER ACRE
TOTAL 4.32 BUILDABLE LOTS PER ACRE
19. FEMA FLOOD MAP: ZONE X
FROM PANEL 06029C1841E

EASEMENTS

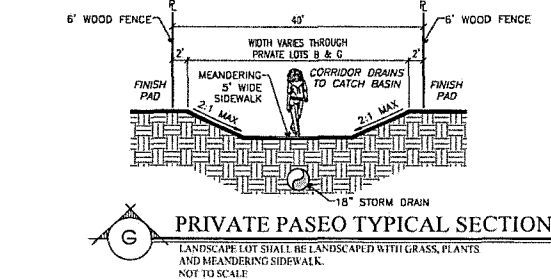
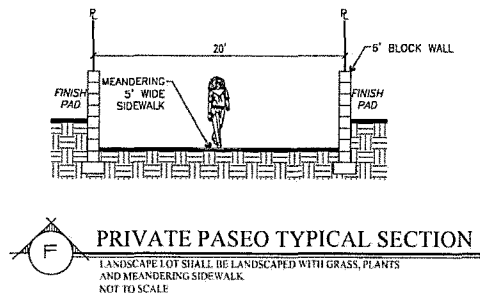
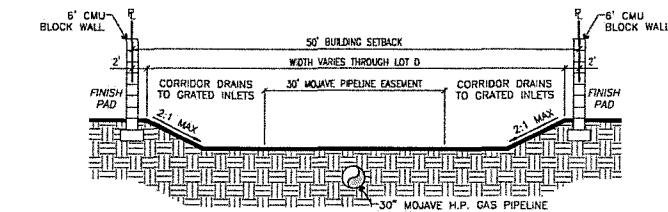
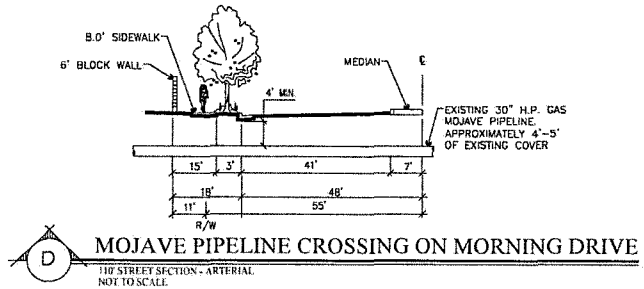
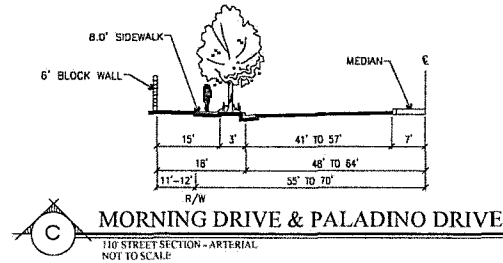
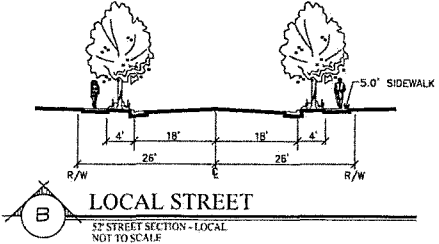
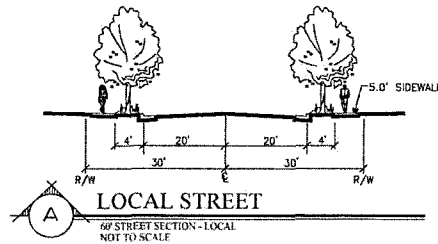
- (1) = ITEM NUMBER PER TITLE REPORT NO. NISC-8092490 BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 11, 2024
- (4) TO THE CITY OF BAKERSFIELD: AN OFFER OF DEDICATION FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 02, 1988 AS INSTRUMENT NO. 86-249, BK. 5031, PG. 102, D.R.
- (5) IN FAVOR OF KERN RIVER GAS TRANSMISSION COMPANY, A GENERAL PARTNERSHIP, AN EASEMENT FOR CONSTRUCT, ENTRENCH, MAINTAIN, OPERATE AND PROTECT PIPELINES WITH APPURTENANCES THEREON AND OPERATED A ROAD FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES, RECORDED JUNE 7, 1993 AS INSTRUMENT NO. 93-50512 IN BOOK 6057, PAGE 2448, D.R.
- DOCUMENT RE-RECORDED OCTOBER 28, 1993 AS INSTRUMENT NO. 93-158290 IN BOOK 6932, PAGE 1705, D.R.
- (6) IN FAVOR OF BEAR MOUNTAIN LIMITED, A TEXAS LIMITED PARTNERSHIP, AN EASEMENT FOR CONSTRUCT, ENTRENCH, MAINTAIN, OPERATE AND PROTECT PIPELINES WITH APPURTENANCES THEREON AND OPERATED A ROAD FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 03, 1993 AS INSTRUMENT NO. 93-16492, D.R.
- (8) IN FAVOR OF THE CITY OF BAKERSFIELD, AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 2, 2004 AS INSTRUMENT NO. 04-116, D.R.
- (9) IN FAVOR OF PALADINO WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN EASEMENT FOR SEWER PIPELINE SERVING AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 2005 AS INSTRUMENT NO. 05-319882, D.R.
- (10) EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 24, 1926, BK. 1089, PG. 639, D.R.
- (11) EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 19, 1926, BK. 123, PG. 494, D.R.

FIRE NOTES

1. PRIOR TO OR CONCURRENTLY WITH RECONSTRUCTION OF ANY PHASE THAT INCLUDES THE PIPELINE EASEMENTS OR PORTIONS THEREOF, SUBMITTER SHALL SHOW ON FINAL MAP THAT NO HABITABLE PORTION OF A STRUCTURE, GARAGE, DECK/PATIO, SWIMMING POOLS, OR UNOCCUPIED PERMANENT STRUCTURE MAY BE BUILT WITHIN 50' OF A GAS MAIN, OR TRANSMISSION LINE, OR REDUCED LIQUID PRODUCT LINE WITHIN 36" OF COVER AND RECORD A CORRESPONDING COVENANT.
2. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET BETWEEN PHASE LINES SHALL BE PROVIDED WITH WIDTH AND (TEMPORARY/PERMANENT) TURNAROUND



VINCINTY MAP



PREPARED BY:
SAN JOAQUIN ENGINEERING, INC.
Civil Engineering • Land Development Services
200 NEW STINE ROAD, SUITE #175 BAKERSFIELD, CA 93309
PHONE/FAX: (861)336-0977
EMAIL: SDAYSON@SJENGINEERING.NET

CONTACT:
BRETT DAWSON, P.E. 54058

DATE: SEPTEMBER 3, 2024
SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP NO. 7471

CITY OF BAKERSFIELD, CALIFORNIA

VACANT LAND

APN: 435-062-30

R-1 ZONING

GENERAL PLAN DESIGNATION: LR

VACANT LAND

APN: 437-010-47

R-2 ZONING

GENERAL PLAN DESIGNATION: LMR

VACANT LAND

APN: 531-011-01

R-1 ZONING

GENERAL PLAN DESIGNATION: LR

VACANT LAND

APN: 531-011-02

R-1 ZONING

GENERAL PLAN DESIGNATION: LR

ALTERNATE STREET NAMES

1. MAYFLOWER DRIVE
2. DREAM CATCHER COURT
3. BRIGHT STAR COURT
4. MORNING SUN DRIVE
5. RADIAN COURT
6. MERRY WAY

LEGEND

- PROPOSED DRAINAGE FLOW (0.2% MIN. SLOPE)
- EXISTING GROUND CONTOURS (2 FT. INTERVAL)
- PROP. CATCH BASIN
- PROPOSED WAIVER OF VEHICULAR ACCESS
- EXISTING POWER POLE (PP)
- EXISTING EDGE OF PAVEMENT
- EXISTING ABANDONED WELL (DATE WELL WAS PLUGGED)
- EXISTING FIRE HYDRANT
- CONSTRUCT TRAFFIC CALMING STREET SECTIONS PER C.O.B. STD. ST-15
- PROPOSED BLOCK WALL

EXISTING HOMES TRACT 5929

R-1 ZONING
GENERAL PLAN DESIGNATION: LR

PREPARED BY:

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Civil Engineering & Land Development Services

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CONTACT:
BRETT DAWSON, P.E. 54058

DATE: SEPTEMBER 3, 2024
SHEET 2 OF 2