



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC SCOPING MEETING

Date: August 1, 2023
Project: Hageman Industrial Park (GPA/ZC No. 22-0263)
Lead Agency: City of Bakersfield
Project Location: Southeast corner of Hageman Road/Landco Drive intersection;
Bakersfield, CA

Notice is hereby given that the City of Bakersfield (City), as Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Hageman Industrial Park concurrent with General Plan Amendment (GPA) and Zone Change (ZC) No. 22-0263 (Project) pursuant to the California Public Resources Code, Division 13, Section 21000 et seq. (CEQA Statute), and the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000 et seq. (CEQA Guidelines).

The purpose of this Notice of Preparation (NOP) is to (1) serve as a public notice pursuant to CEQA Guidelines Section 15082 that an EIR will be prepared; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared; and (3) provide notice of the public scoping meeting.

The proposed Project is located at the southeast corner of the Hageman Road and Landco Drive intersection in Bakersfield, CA (**Figure 1-Vicinity Map**). The proposed Project includes an amendment to the Metropolitan Bakersfield General Plan land use designation and the Municipal Code zone classification for the 78.94 gross acre, triangularly shaped property. (**Figure 2-Project Location Map**). The proposed Project is located at Assessor's Parcels Numbers (APN): 116-080-61 and 365-011-73 (**Figure 3-Preliminary Building Site Plan**). The proposed General Plan Amendment would change the land use designation on the Project site from HI (Heavy Industrial) to SI (Service Industrial), or more restrictive designation. The proposed Zone Change would change the zone classification on the Project site from M-3 (Heavy Industrial) to M-2 (General Manufacturing), or more restrictive zone. The property owner is proposing this project to create consistency with Vesting Tentative Parcel Map No. 12314.

Environmental Factors Potentially Affected:

The proposed Project may result in potentially significant impacts with respect to the environmental factors checked on the following page and will be evaluated further in the EIR. (Impacts reduced to a less than significant level through the incorporation of mitigation are not considered potentially significant.)

- | | | |
|--|---|--|
| ☐ Aesthetics | ☐ Agricultural Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology / Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous |
| ☐ Hydrology / Water Quality | ☐ Land Use / Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population / Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation / Traffic | ☐ Tribal Cultural |
| Resource | | |
| ☐ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

The Initial Study (IS) prepared for the proposed Project can be found on the City's website at:

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

Public Scoping Meeting:

The City is seeking meaningful responses from the public regarding the scope and content of the EIR, including input on potentially significant environmental effects, mitigation measures, or project alternatives that should be explored in the EIR. For representatives of responsible and trustee agencies, the City seeks input for the scope and content of the environmental information that is germane to the responsible or trustee agency's area of statutory responsibility in connection with the Project. Due to time limits mandated by state law, responsible or trustee agencies, members of the public, or any other interested parties are requested to respond to this NOP in writing within 30 days after receiving the NOP. The City will accept written comments regarding this NOP beginning on the date of this NOP, August 1, 2023, through the close of business on August 30, 2023.

Please send all written comments, including email comments to:

City of Bakersfield-Development Services Department
Attn: Jose Fernandez, Associate Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301
Email: jfernandez@bakersfieldcity.us

A public scoping meeting will be held on August 14, 2023, at 6pm at the City of Bakersfield City Hall Council Chambers located at 1600 Truxton Avenue, Bakersfield, California. The scoping meeting will include a brief presentation describing the proposed Project and a preliminary review of potential environmental effects. The scoping meeting will include time for the public and stakeholders to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project.

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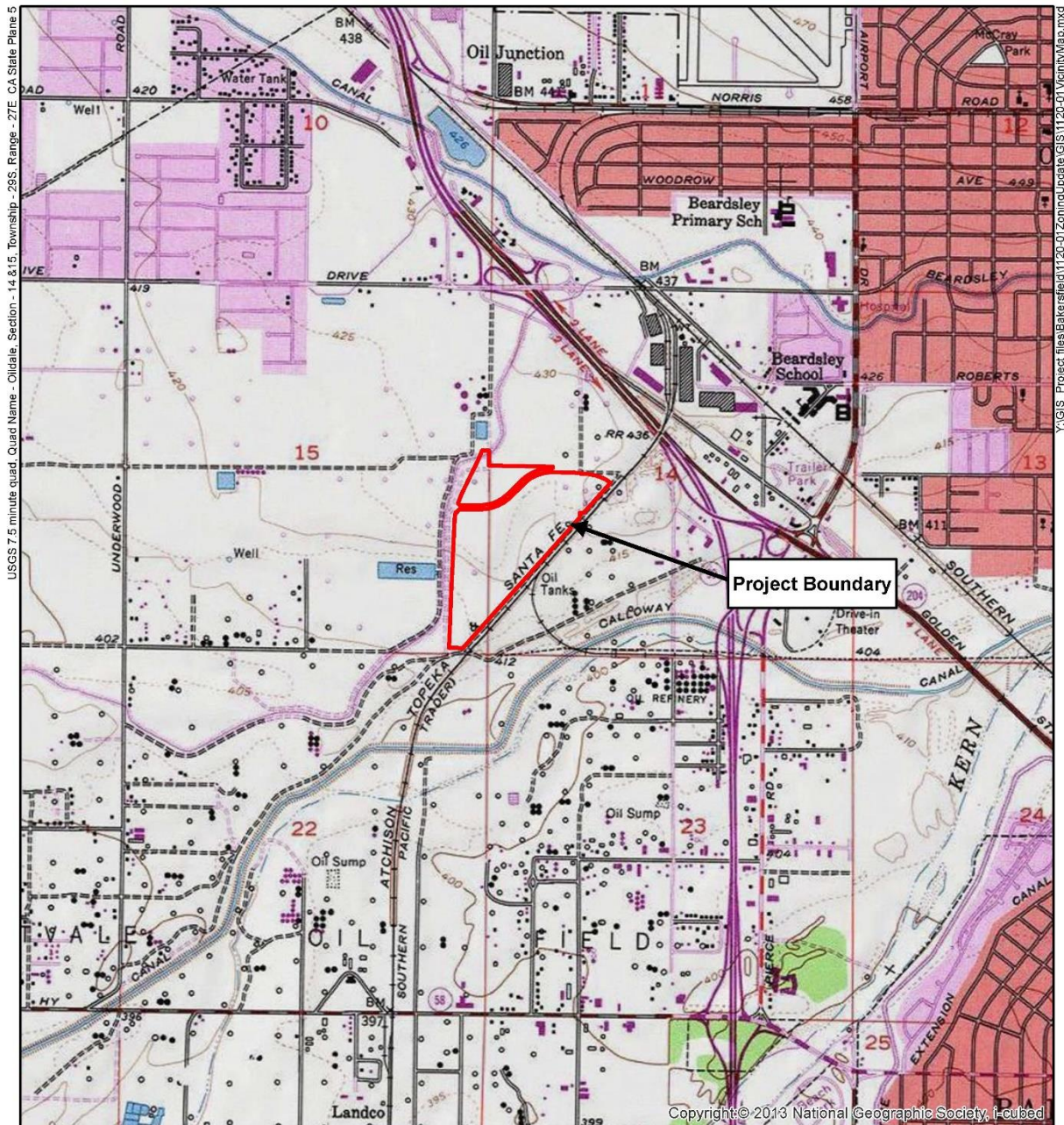
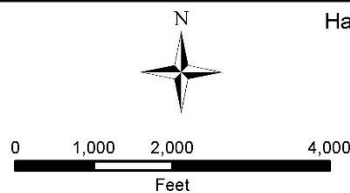


Figure 1 Vicinity Map

Hageman Industrial Park. GPA/ZC No. 22-0263



Map Date: 1/20/2023





Figure 2 Project Location Map

Hageman Industrial Park. GPA/ZC No. 22-0263

Legend

Project APN Boundary



0 250 500 1,000
Feet

Map Date: 1/20/2023



VESTING TENTATIVE PARCEL MAP NO. 12314
LANDCO DRIVE AND HAGEMAN ROAD
BUILDING SITE PLAN EXHIBIT MAP

