



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: January 31st, 2025
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Hageman Industrial Park

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2023070665) for the Hageman Industrial Park. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental topics: 1) Mandatory Findings of Significance. All other environmental impacts evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR. The DEIR and its technical appendices are available for review at the following website:

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

Written comments and inquiries regarding the Project and/or the DEIR should be directed to the following:

City of Bakersfield – Development Services Department
Attn: Louis Ramirez, Associate Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Comments may also be emailed to lramirez@bakersfieldcity.us

Project Description:

The Hageman Industrial Park Project (Project) involves the future development of warehouse and manufacturing uses on a 78.94-gross acre triangularly shaped property located south of Highway 99, east of Hageman Road and Knudsen Drive. 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. Located on APN 116-080-61 and 365-011-73.

Opportunity for Public Review and Comment

The issuance of this Notice of Availability triggers a 45-day public review period. The public review period begins on January 31st, 2025 and ends on March 17th, 2025. The City of Bakersfield invites written comments regarding the proposed Project and/or adequacy of the DEIR. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. In accordance with the time limits established by CEQA, responses should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on or before March 17th, 2025 to:

City of Bakersfield – Development Services Department
Attn: Louis Ramirez, Associate Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

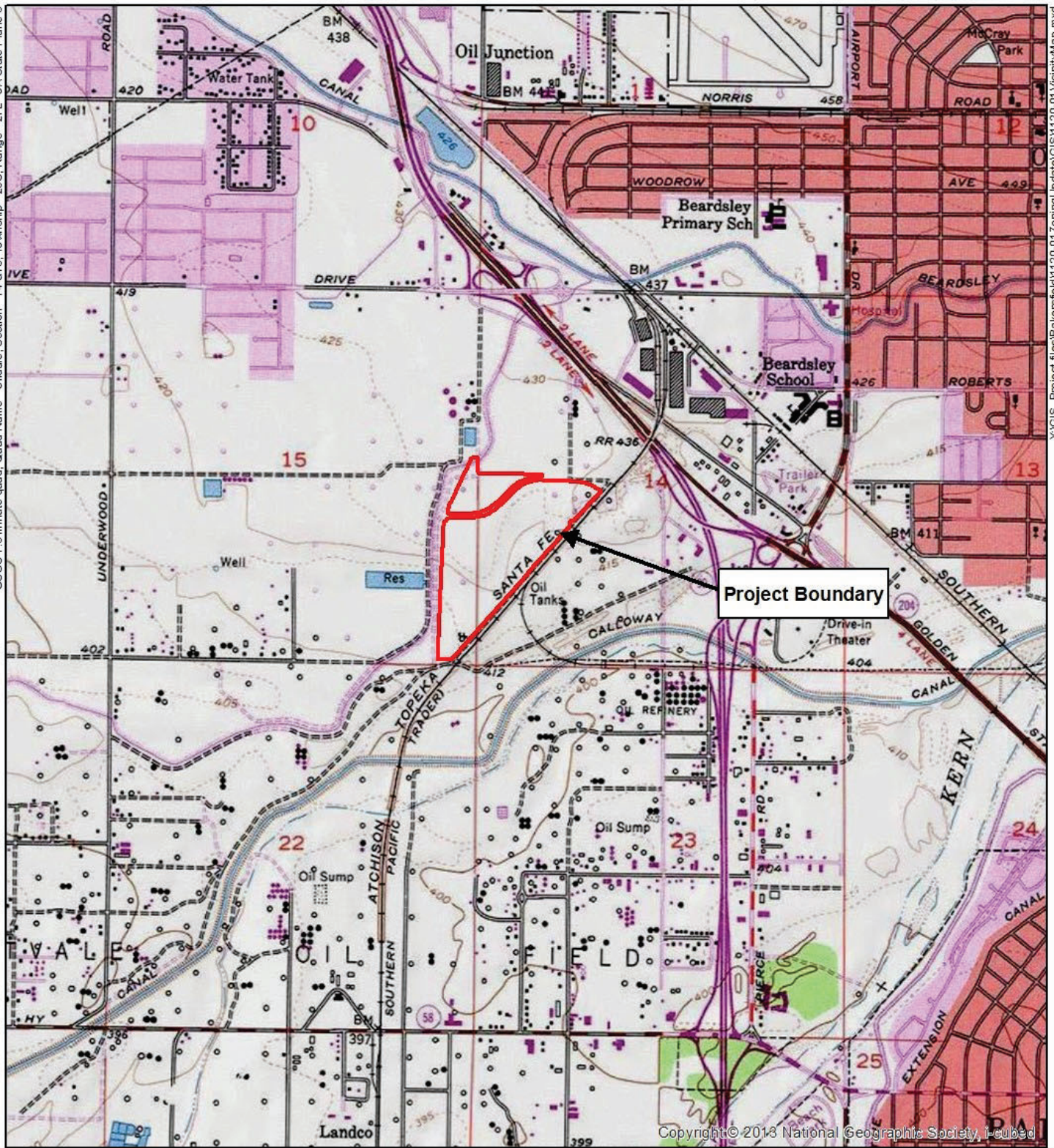
Comments may also be emailed to lramirez@bakersfieldcity.us

Attachments:

Figure 1 – Vicinity Map

Figure 2 – Vesting Tentative Parcel Map & Preliminary Building Site Plan

USGS 7.5 minute quad, Quad Name - Olddale, Section - 14 & 15, Township - 29S, Range - 27E CA State Plane 5



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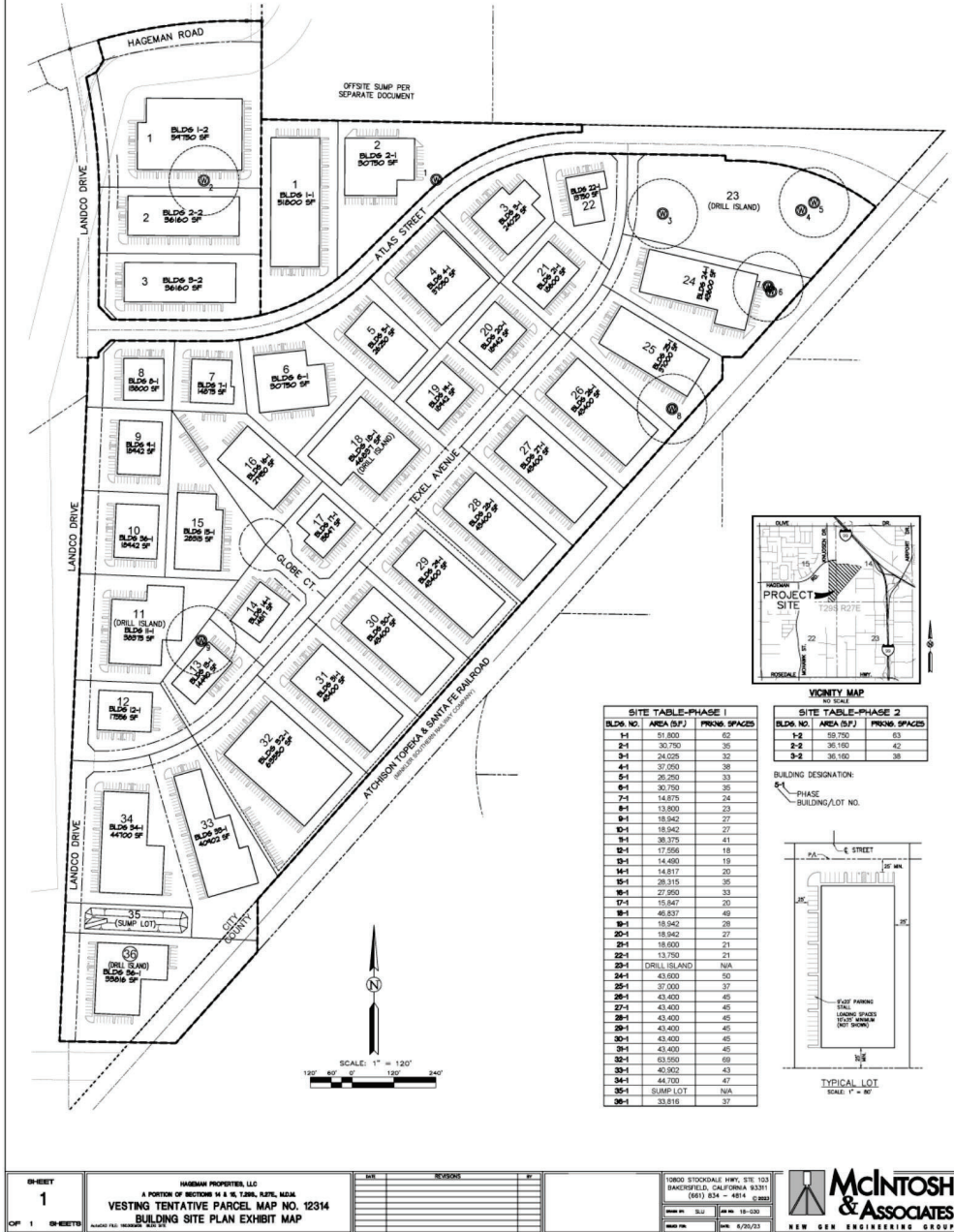
Figure 1- Vicinity Map

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



Bowman

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



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Figure 2 - Vesting Tentative Parcel Map & Preliminary Building Site Plan
Hageman Industrial Park. GPA/ZC No. 22-0263