



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 Site Plan Review 21-0173: Sienna Construction, representing Spicy Bite Restaurant Inc. (property owner), is requesting the adoption of a Mitigated Negative Declaration to develop a truck repair/overhaul shop and a truck storage yard on approximately 9 acres, located on the east side of Quantico Avenue between Texas Street and East Brundage Lane (Ward 2).

Public Review Period: The 30-day public review period for the Initial Study/MND is from September 15, 2023, to October 16, 2023.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Thursday, October 16, 2023. Written comments may be sent or emailed to:

Ethan Estrada | Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
eestrada@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>

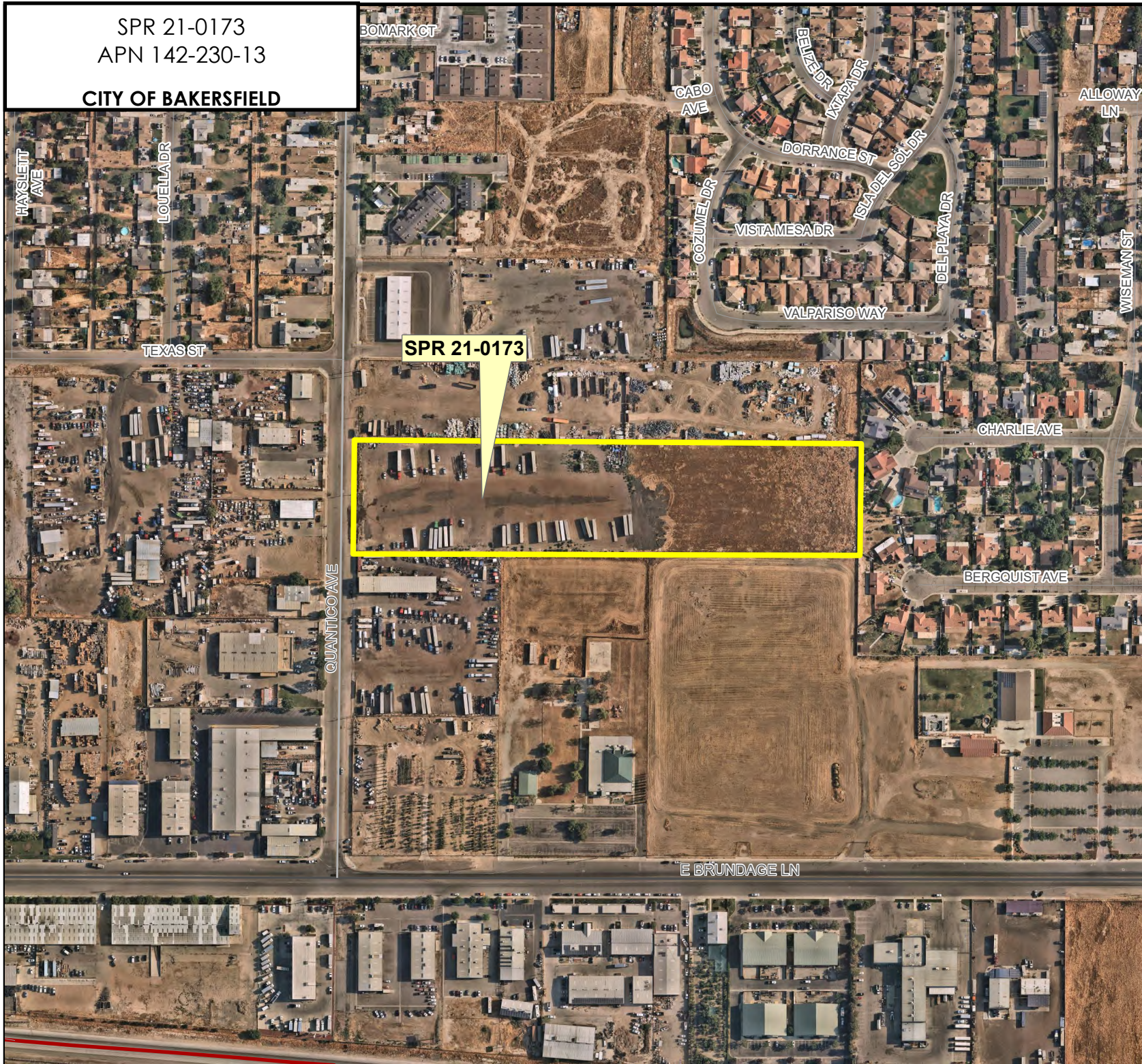
Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

If you have any questions, please contact Ethan Estrada (Associate Planner) at 661-326-3594 (phone), or eestrada@bakersfieldcity.us (email).

Roque Nino
Principal Planner

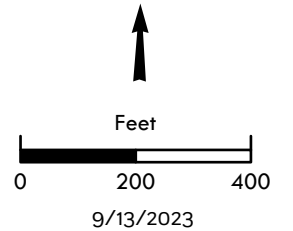
SPR 21-0173
APN 142-230-13

CITY OF BAKERSFIELD



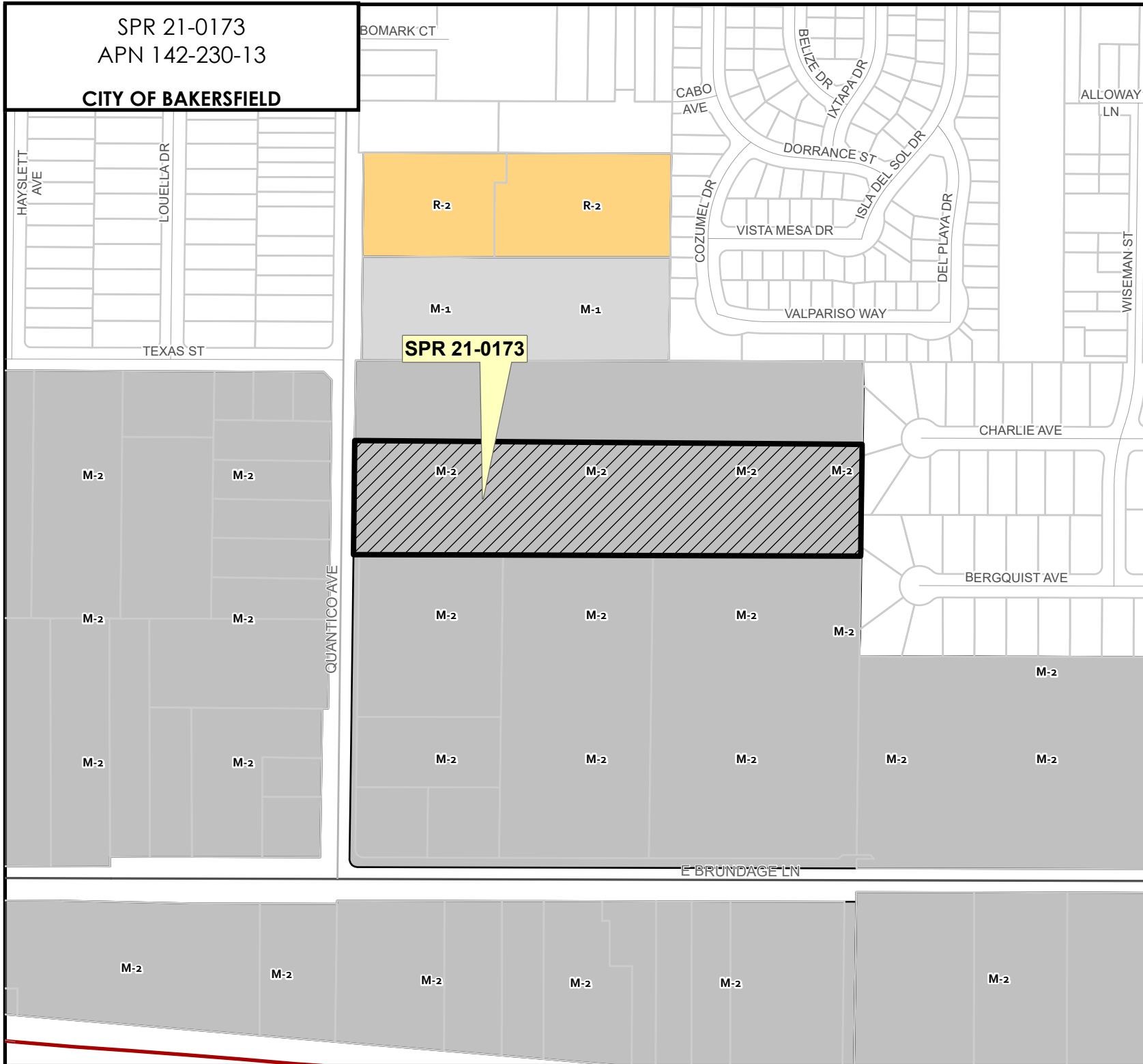
AERIAL


BAKERSFIELD





SPR 21-0173
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Zoning

Industrial Zone Designations

-  M-1 Light Manufacturing
-  M-2 General Manufacturing

Residential Zone Designations

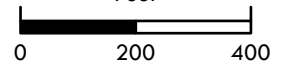
-  R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.



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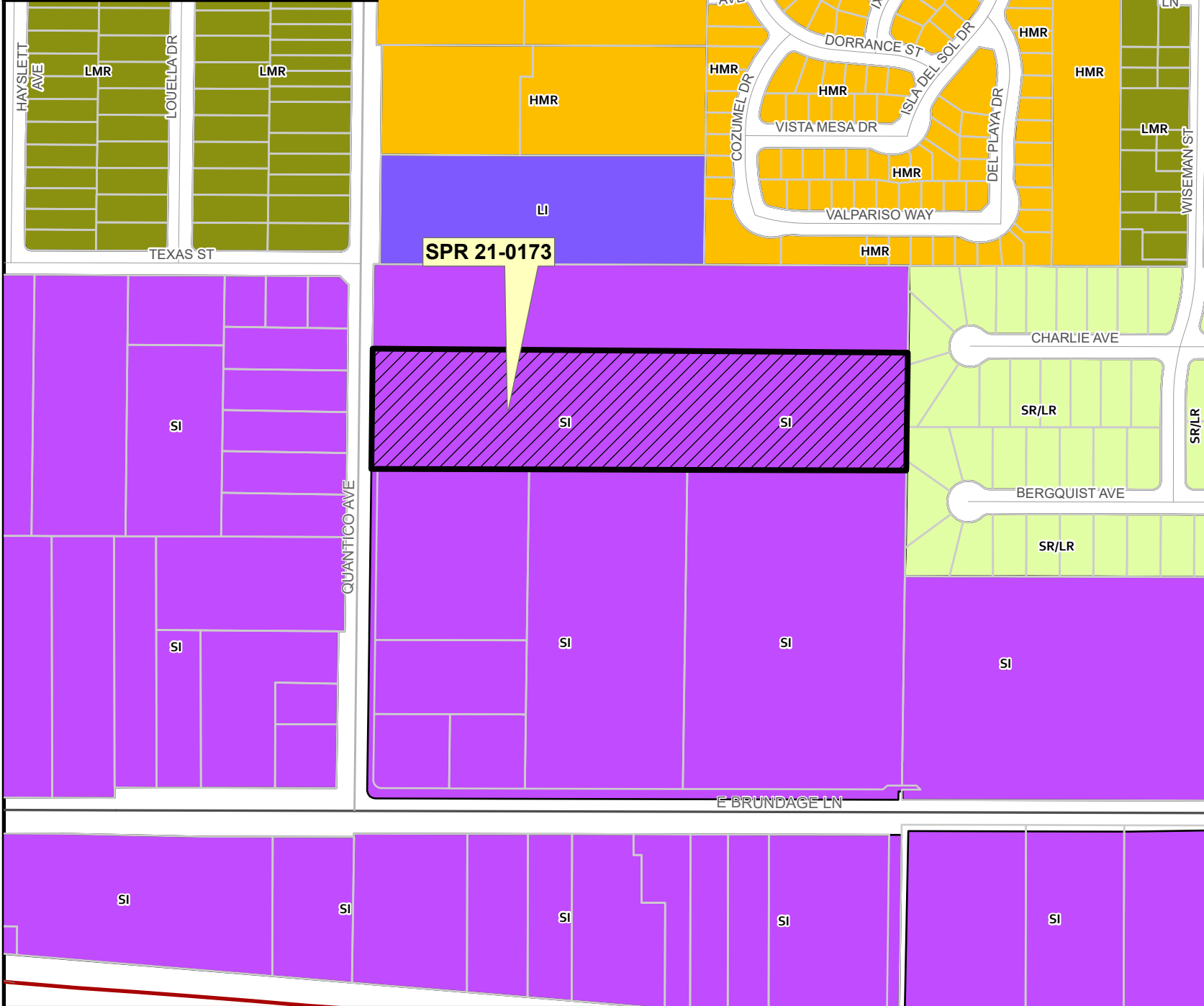
Feet



9/13/2023

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Land Use

RESIDENTIAL

LMR - Low Medium Density
Residential: > 4 units but
≤ 10 dwelling units/net
acre

HMR - High Medium
Density Residential: >
7.26 units but ≤ 17.42
dwelling units/net acre

SR/LR

INDUSTRIAL

LI - LIGHT INDUSTRIAL

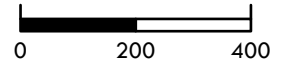
SI - Service Industrial



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Feet



9/13/2023

Legend:

- 1

Property Line & Existing 6ft Chain Link Fence
- 2

Existing Fire Hydrant Distance to nearest corner 86 feet
- 3

New 42 ft Drive Approach
- 4

New 24 ft Drive Approach with 5' wings
- 5

Parapet Wall to screen roof HVAC Equipment
- Storm Drain
- 25 feet tall Ext. Lights on Pole Sgl. light fixture
- 25 feet tall Ext. Lights on Pole Dbl. light fixture
- SS

Sanitary Sewer Connection
- W

Water Connection
- ☎

Shade Trees (Landscaping Plan to Follow)
- S

Under ground Engineered storm Tech SC 740 storm water retention

Notes:

- A

Provide detectable warnings (truncated Domes) when pedestrian way enters a vehicular drive aisle or parking area.
- B

4 ft wide accessible path of travel from public right away to building entrance
- C

9' W. x 18' L. accessible parking stalls
- D

accessible unloading aisle.
- E

8x6 short term bicycle parking stall located within 200; of building entrance readily visible to passers - per city of Bakersfield Development standard. Ref. No 67003
- F

Provide (I) Lockable Permanently Anchored Bicycle lockers for long term parking. Verify location with owner.
- G

2 Bin Refuse Bin Enclosure
- H

Designed parking for any combination of clean air van pool & EV vehicles Per CGC - Section 5.106.5.2 Typ. of (3) stalls, this space shall also have a 1" Min $\frac{3}{8}$ " V raceway installed for future EVSA Installation, see electrical drawings for connection to electrical panel/SVB-panel.
- I

Chain Link fence 6ft tall. Chain Link will contain screen to hide equipment, storage and trucks.
- J

Masonry Block Wall 6ft tall.
- K

Decorative Metal gates with screen & opener.
- L

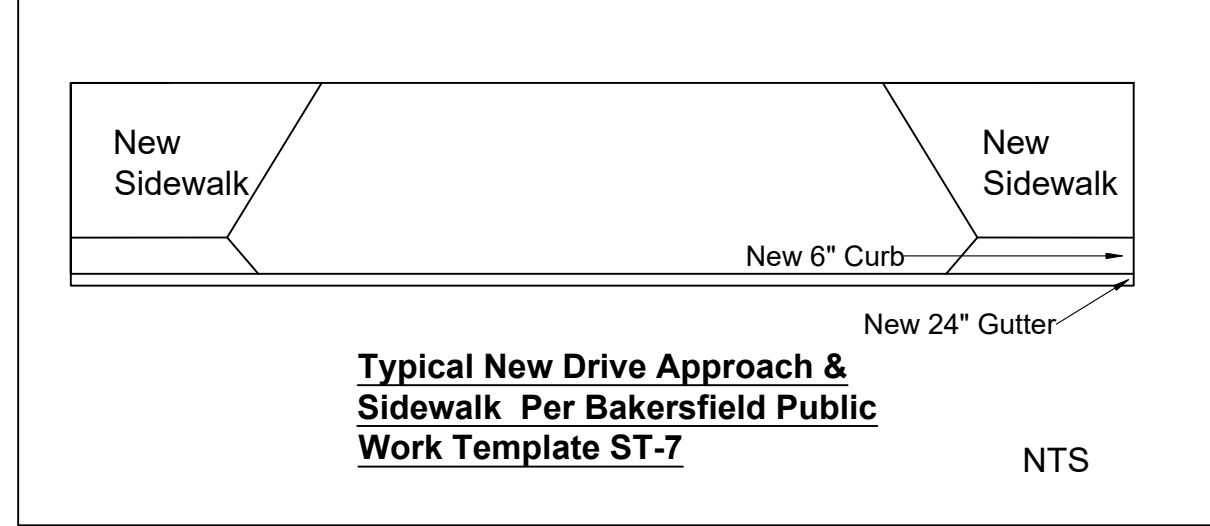
Landscaping Area
- 3

HT
- 3

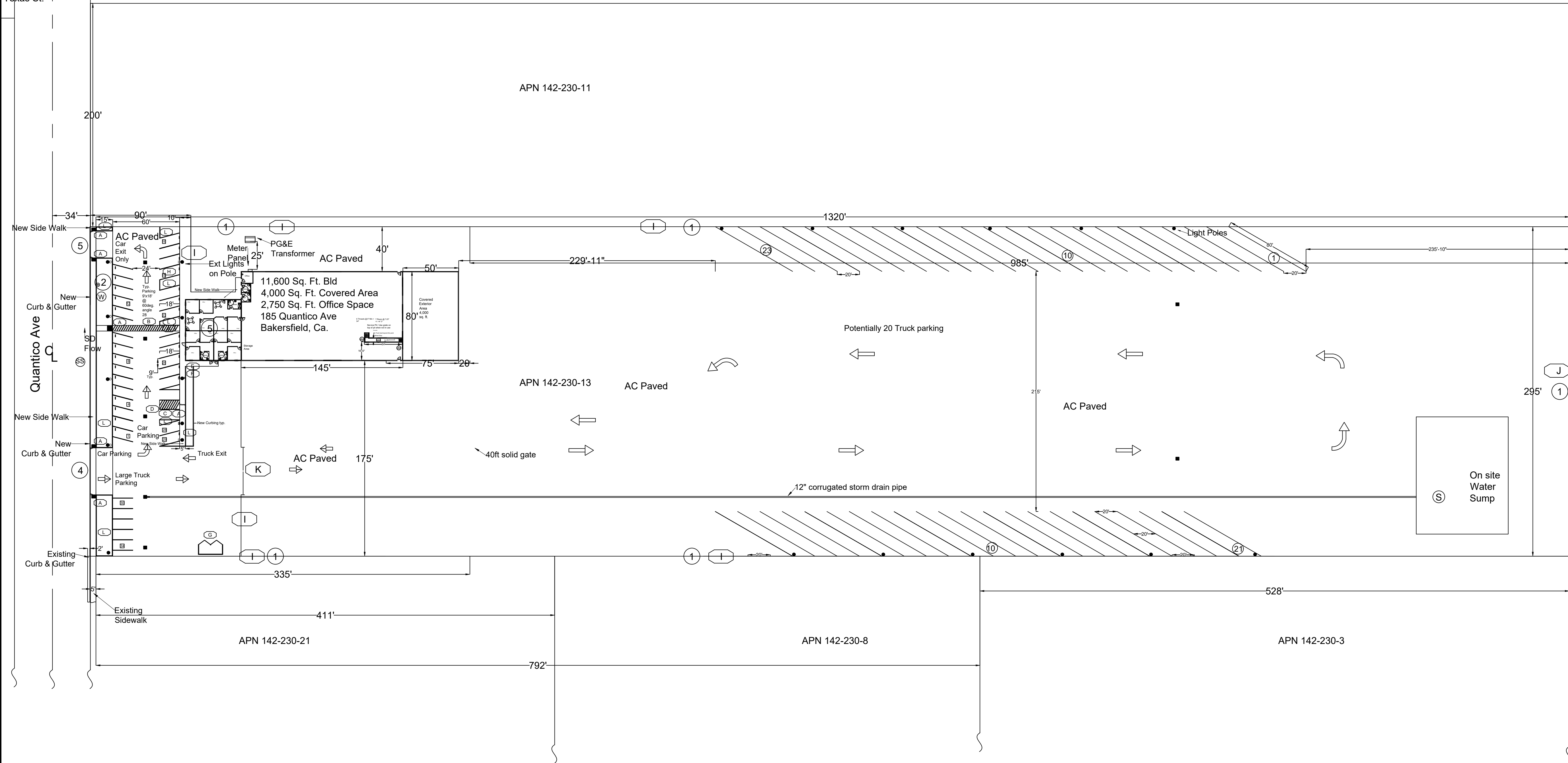
HT
- 1

HT
- 17-58-110 (37) - 1 Space for every 500 sq. ft gross floor area & 1 space for every 300 sq. ft. office space

Detail 1



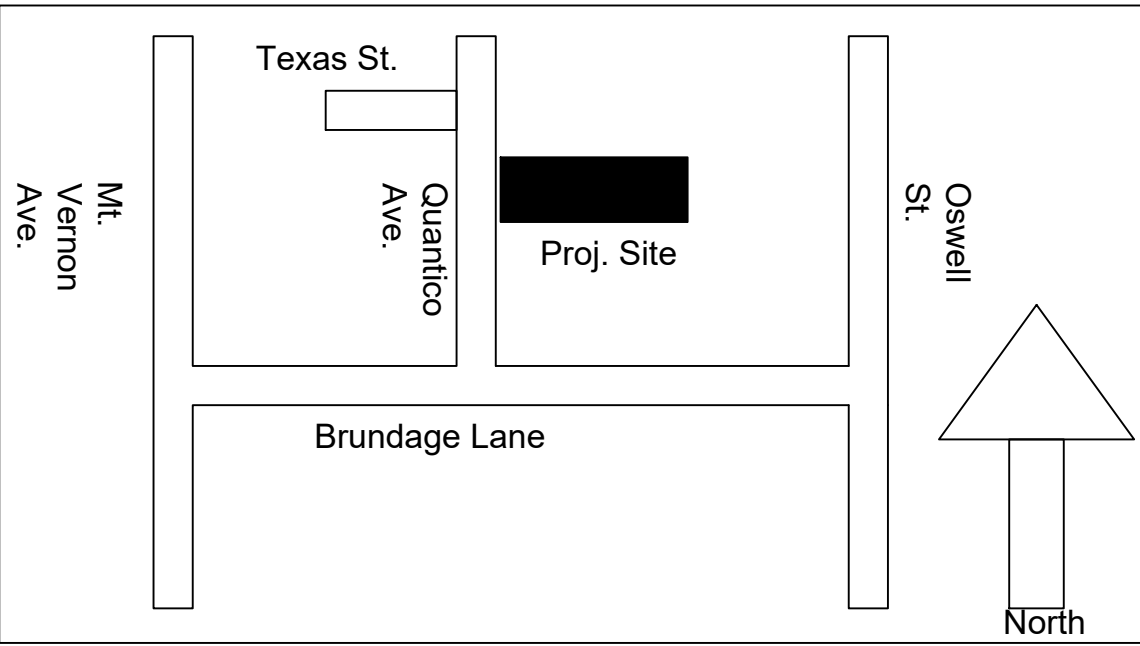
Texas St.



Proposed 175ft x 80ft repair shop with offices				
# of Stories	Total	Business	Office	Industrial area
1	14000 SQ. FT.	2750 SQ. FT.	2750	11250 SQ. FT.

Proposed 175ft x 80ft repair shop with office						
	Fire Supression	Const. Type	Occupancy	Use	Allowable Height	Exist Buildings
	S-1	VB	B / S-1	S-1	60ft	0
Total Height					24Ft	

Vicinity Map



General Notes



03.09.2023

No.	Revision/Issue	Date
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Firm Name and Address

Sienna Const.
#681083

Project Name and Address

Fastextrucking
185 Quantico Ave.
Bakersfield, Ca

Project	Sheet
Date 3/20/22	002 1.0
Scale 1/8" = 1ft	Site 1