

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: NEW

Project Title: General Plan Amendment No. 21-0424

Lead Agency: City of Bakersfield

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Project Location: Bakersfield
City

Kern
County

Project Description (Proposed actions, location, and/or consequences).

New Gen Engineering Group Inc., (applicant), on behalf of Keith Gardiner (property owner) is proposing a General Plan Amendment (GPA) to change the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from Resource-Intensive Agriculture (R-IA) to Low Medium Density Residential (LMR), or a more restrictive designation on approximately 28.91 acres located on the north side of McCutchen Road between Buena Vista Road and Old River Road, in southwest Bakersfield [Assessor's Parcel Numbers (APNs) 541-010-23, and -27].

The project intends to develop 147 residential lots (Vesting Tentative Tract No. 7410), on approximately 28.91 acres. The residential lots range in size from 4,589 square feet (s.f.) to 11,462 s.f. and the typical lot size is approximately 50 feet wide by 103 feet deep (5,150 s.f.). The net density is 8.64 units per acre which is consistent with the LMR designation of the project site which is more than 4 but less than 10 dwelling units per net acre. Mountain Vista Drive will be fully constructed, extending through the project site and connecting to McCutchen Road.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant effects that could result from the proposed project were identified in the Initial Study and include: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Traffic. Mitigation was identified for all potentially significant effects that reduce impacts to less than significant. Mitigation measures include the following: compliance with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule and air quality control measures (Air Quality); pre-construction cultural awareness training from a qualified cultural resources specialist and procedures for inadvertent discoveries of unanticipated paleontological and cultural resources, and human remains (Cultural); and participation in the Regional Transportation Impact Fee Program, and obtainment of a street permit or approval of a Traffic Control Plan from the City Public Works Department (Traffic).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency knows of no known areas of controversy, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.

The responsible or trustee agencies for the project are:

San Joaquin Valley Air Pollution Control District, California Department of Fish and Wildlife, State Water Resources Control Board.

NOC Project Description

Keith Gardiner (property owner), through his representative New Gen Engineering Group Inc. (applicant), is requesting the cancellation of a Land Conservation (Williamson Act) Contract on approximately 28.91 acres located on the north side of McCutchen Road between Buena Vista Road and Old River Road, in southwest Bakersfield [Assessor's Parcel Numbers (APNs) 541-010-23 and -27].

The cancellation is being requested in conjunction with a proposed General Plan Amendment (GPA) to change the land use designation of the site from Resource-Intensive Agriculture (R-IA) to Low-Medium Density Residential (LMR), or a more restrictive designation, under the Metropolitan Bakersfield General Plan. The project site is currently encumbered by an active Williamson Act contract, which restricts the use of the land to agricultural purposes.

The cancellation is necessary to facilitate the development of 147 single-family residential lots (Vesting Tentative Tract Map No. 7410) across the 28.91-acre project site. The proposed lots will range in size from 4,589 square feet to 11,462 square feet, with a typical lot size of approximately 5,150 square feet. The net density of the proposed development is 8.64 dwelling units per acre, consistent with the LMR designation. The project will include the full construction of Mountain Vista Drive, which will traverse the site and connect to McCutchen Road, providing circulation and access for future residents.

Cancellation of the Williamson Act contract is being pursued in accordance with state law, based on findings that the proposed use is consistent with the City's General Plan and that cancellation is in the public interest.