

# 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 #: \_\_\_\_\_

Project Title: General Plan Amendment/Zone Change No. 23-560

Lead Agency: City of Bakersfield

Contact Name: Ashley Knight

Email: aknight@bakersfieldcity.us Phone Number: 661-326-3673

Project Location: 9737 Ashe Road Bakersfield CA 93313 County of Kern  
*City* *County*

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

See attachment.

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.

McIntosh and Associates (applicant), representing ATG Investment LLC (property owner), is proposing a commercial development and higher-density residential. The Project would consist of five (5) commercial pads at the northeast corner of Taft Highway and Ashe Road, and multi-family residential to the south of the proposed commercial development.

1. General Plan Amendment (GPA) of the land use element of the *Metropolitan Bakersfield General Plan* (General Plan) from HMR (High Medium Residential) to HR (High Residential) on 18.50 acres and GC (General Commercial) on 6.36 acres;
2. Zone Change (ZC) from an R-2 (Small Lot Single-Unit Dwelling) to R-3 (Medium Density Multi-Unit Dwelling) on 18.50 acres and R-2 (Small Lot Single-Unit Dwelling) to C-2 (General Commercial) on 6.36 acres.

The project involves developing a 24,323-square-foot multi-tenant commercial center on 6.36 acres and 499 low-rise apartments on 18.50 acres.