Print Form

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/Zone Change No. CGPA-25-0004

Lead Agency: City of Bakersfield

Contact Name: Yazid Alawgarey Assistant Planner

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Project Location: Bakersfield (*City*) Kern (*County*)

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

Cornerstone Engineering Inc (applicant), on behalf of Antonio Jimenez Nunez Raymond Villanueva (property owner), has requested a General Plan Amendment to change existing land use designations from R-IA (Resource - Intensive Agriculture), R-MP (Resource - Minerals & Petroleum), and LR (Low Density Residential to LR (Low Density Residential) and MUC (Mixed Use Commercial) and a zone change from R-1 (Single-Unit Dwelling) and R-1/PUD (Single-Unit Dwelling/Planned Unit Development) to R-1 (Single-Unit Dwelling) and MX-1 (Mixed-Use Neighborhood) on approximately 20 acres [Assessor's Parcel Number 524-160-09].

The project proposes to develop an event venue and commercial development. The event venue will host up to 52 large-scale events (250-300 guests) per year and approximately one to two small-scale events (up to 100 guests) per month utilizing the existing single-family residential structures, develop a 2,500 square-foot fast-food restaurant with a drive-through window, and a convenience store/gas station with 16 vehicle fueling pumps.

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

The Initial Study identified potentially significant impacts related to biological resources, cultural and tribal cultural resources, and paleontological resources. Implementation of the proposed mitigation measures would reduce these impacts to a less-than-significant level. Biological resource mitigation includes pre-construction biological surveys, environmental awareness training for construction personnel, biological monitoring during ground-disturbing activities, protection measures for special-status species (including the San Joaquin kit fox), installation of wildlife escape features for trenches and excavations, protection of open pipes and conduits, and pre-construction nesting bird surveys with establishment of species-appropriate avoidance buffers around active nests. Cultural resource mitigation requires that construction cease if previously unknown archaeological resources, tribal cultural resources, or human remains are encountered, followed by evaluation by a qualified specialist and implementation of all applicable state laws and recommended treatment measures prior to resuming work. Paleontological mitigation requires that construction activities stop within the vicinity of any fossil discovery until a qualified paleontologist evaluates the find and recommends appropriate avoidance, recovery, or other treatment measures before ground disturbance resumes.

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.