

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #CV |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #4 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 6, 2019 Ending Date March 6, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Marino Associates</u>
Address: _____	Address: <u>6105 Preston Court</u>
City/State/Zip: _____	City/State/Zip: <u>Bakersfield, CA 93309</u>
Contact: _____	Phone: <u>661-322-1282</u>
Phone: _____	

Signature of Lead Agency Representative: /s/ Kassandra Nearn **Date:** 02/05/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: GPA/ZC 18-0359

Lead Agency: City of Bakersfield--Development Services

Contact Person: Kassandra Nearn

Mailing Address: 1715 Chester Avenue

Phone: 661-326-3411

City: Bakersfield

Zip: 93301

County: Kern

Project Location: County: Kern County

City/Nearest Community: Bakersfield

Cross Streets: Northeast corner of Fairfax Road and College Avenue

Zip Code: 93306

Longitude/Latitude (degrees, minutes and seconds): 35 ° 23 ' 7 " N / 118 ° 55 ' 40 " W Total Acres: 22.98

Assessor's Parcel No.: 435-010-27, -25, -24

Section: 24

Twp.: 29S

Range: 28E

Base: Mt Diablo

Within 2 Miles: State Hwy #: CA-178

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Harding Elementary Sch

Document Type:

- CEQA: NOP Draft EIR
- Early Cons Supplement/Subsequent EIR
- Neg Dec (Prior SCH No.)
- Mit Neg Dec Other:

NEPA: NOP EA Draft EIS FONSI

- Other: Joint Document
- Final Document
- Other:

Local Action Type:

- General Plan Update
- General Plan Amendment
- General Plan Element
- Community Plan
- Specific Plan
- Master Plan
- Planned Unit Development
- Site Plan

STATE CLEARINGHOUSE

- Rezone
- Prezone
- Use Permit
- Land Division (Subdivision, etc.)
- Annexation
- Redevelopment
- Coastal Permit

Development Type:

- Residential: Units _____ Acres _____
- Office: Sq.ft. _____ Acres _____ Employees _____
- Commercial: Sq.ft. 351,822 Acres 22.98 Employees 2
- Industrial: Sq.ft. _____ Acres _____ Employees _____
- Educational: _____
- Recreational: _____
- Water Facilities: Type _____ MGD _____

FEB 08 2019

- Transportation: Type _____
- Mining: Mineral _____
- Power: Type _____ MW _____
- Waste Treatment: Type _____ MGD _____
- Hazardous Waste: Type _____
- Other: _____

Project Issues Discussed in Document:

- Aesthetic/Visual Fiscal Recreation/Parks Vegetation
- Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
- Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
- Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
- Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
- Coastal Zone Noise Solid Waste Land Use
- Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
- Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

LR (Low Density Residential) and HMR (High Medium Density Residential) land use, R-1 (One Family Dwelling) and PUD (Planned Unit Development)

Project Description: (please use a separate page if necessary)
See attached.

GPA/ZC 18-0359 Project Description:

Marino/Associates representing ALDAR Mini Storage, LP (property owner), is proposing a General Plan Amendment/Zone Change (GPA/ZC) on 22.98 gross acres located at the northeast corner of the College Avenue/Fairfax Road intersection. The request includes (1) an amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designation from LR (Low Density Residential) to GC (General Commercial) on 11.97 gross acres and HMR (High Medium Density Residential) to GC on an additional 11.01 gross acres, or a more restrictive designation. The request also includes (2) a change in zone classification from R-1 (One Family Dwelling) to combined zone C-2/PCD (Regional Commercial/Planned Commercial Development) on 11.97 gross acres and PUD (Planned Unit Development) to C-2/PCD on 11.01 gross acres, or a more restrictive district. There is an existing church on the western parcel (APN: 435-010-27) that will be separated from the project site through a Lot Line Adjustment as a condition of approval for the GPA/ZC.

The project proposes the development of a 351,822 square feet (sf) mini-storage facility consisting of storage (349,300 sf), office (804 sf), and one residence (1,327 sf) with garage (391 sf) on 22.98 gross acres to be built in three phases. Also proposed is approximately 3.12 acres of temporary recreational vehicle (RV) storage; ultimately, this RV storage will be replaced with additional storage buildings in phase three. This document analyzes the full buildout of all three phases. The project also proposes an identification sign, a fountain, and landscaping along the Fairfax Road frontage.