

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# 2020029008

Project Title: GPA/ZC 19-0345

Lead Agency: City of Bakersfield--Development Services Contact Person: Steve Esselman
Mailing Address: 1715 Chester Avenue Phone: 661-326-3733
City: Bakersfield Zip: 93301 County: Kern

Project Location: County: Kern County City/Nearest Community: Bakersfield
Cross Streets: 1301 New Stine Road; New Stine Road (east), Sundale Avenue (North) Zip Code: 93309
Longitude/Latitude (degrees, minutes and seconds): 35 ° 20 ' 30.19" N / 119 ° 03 ' 42.66" W Total Acres: 7.00
Assessor's Parcel No.: 194-011-10 Section: 3 Twp.: 30S Range: 27E Base: Mt Diablo
Within 2 Miles: State Hwy #: CA-99 Waterways: Kern River
Airports: N/A Railways: N/A Schools: West High School

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [X] Neg Dec [ ] Mit Neg Dec
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ ] Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_
[ ] Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[X] Commercial: Sq.ft. \_\_\_\_\_ Acres 7.00 Employees \_\_\_\_\_
[ ] Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_
[ ] Educational: \_\_\_\_\_
[ ] Recreational: \_\_\_\_\_
[ ] Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_
[ ] Transportation: Type \_\_\_\_\_
[ ] Mining: Mineral \_\_\_\_\_
[ ] Power: Type \_\_\_\_\_ MW
[ ] Waste Treatment: Type \_\_\_\_\_ MGD
[ ] Hazardous Waste: Type \_\_\_\_\_
[ ] Other: \_\_\_\_\_

Governor's Office of Planning & Research
AFTER 12 PM
FEB 03 2020
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Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

HR (High Density Residential) land use, R-3 (Multiple Family Dwelling) zoning

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

The project proposes a General Plan Amendment/Zone Change (GPA/ZC) on 7.0 acres located at 1301 and 1401 New Stine Road (APN: 194-011-10). The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from HR (High Density Residential) to MUC (Mixed Use Commercial), or a more restrictive district, and (2) a change in zone classification from R-3 (Multiple Family Dwelling) to C-1 (Neighborhood Commercial), or a more restrictive district. The applicant proposes to change the land use designation and zone district on the southern 7.0-acre portion of the retirement community property to neighborhood commercial to allow operation of a new physical therapy facility that would include outside patients.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 type="checkbox"/> S	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 type="checkbox"/> S	Caltrans District #6	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> S	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 type="checkbox"/> S	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"/> X	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input type="checkbox"/> S	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		

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

Starting Date February 4, 2020 Ending Date March 5, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Paul Dhanens Architect</u>
Address: _____	Address: <u>5100 California Avenue, Suite 107</u>
City/State/Zip: _____	City/State/Zip: <u>Bakersfield, CA 93309</u>
Contact: _____	Phone: <u>661-326-8936</u>
Phone: _____	

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Signature of Lead Agency Representative: /s/ Steve Esselman Date: 02/04/2020

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