



## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** July 15, 2022  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**PROJECT:** Majestic Gateway; GPA/ZC No. 21-0184; VTPM No. 12438; Site Plan Review No. 21-0185

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2022030196) for the Majestic Gateway Project; GPA/ZC No. 21-0184; VTPM No. 12438; Site Plan Review No. 21-0185. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental topics: 1) Greenhouse Gas Emissions and 2) Transportation (vehicle miles traveled). All other environmental impacts evaluated in the DEIR are determined to be less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR. The DEIR and its technical appendices are available for review at the following website:

<https://www.bakersfieldcity.us/279/Environmental-Documents>

Written comments and inquiries regarding the Project and/or the DEIR should be directed to the following:

City of Bakersfield – Development Services Department  
Attn: Cassandra Gale, Principal Planner  
1715 Chester Avenue, 2<sup>nd</sup> Floor  
Bakersfield, CA 93301

Comments may also be emailed to [kgale@bakersfieldcity.us](mailto:kgale@bakersfieldcity.us)

### Project Description:

The Project involves the proposed development of commercial uses and a warehouse distribution facility on ±90.59 gross acres (±84.67 net acres) located east of SR-99, west of South H Street, north of Hosking Avenue and south of Berkshire Road. APNs: 515-020-05, -07, -08, -09, -30, -44, -45, and -47. The site is presently vacant.

Applications filed with the City of Bakersfield include the following:

- **General Plan Amendment/Zone Change No. 21-0184 (GPA/ZC No. 21-0184)** proposes the following modifications to the land use element of the *Metropolitan Bakersfield General Plan (General Plan)* and the City's official zoning map. Pertaining to the 52.28 net-acre warehouse distribution portion of the Project site, the General Plan land use designation would be modified from General Commercial (GC) to Light Industrial (LI), and the zoning classification would be modified from Regional Commercial-Planned Commercial Development Combining (C-2/PCD) to Light Manufacturing (M-1). Pertaining to the 27.91 net-acre commercial portion of the Project site and the 4.48-acre retention basin portion of the Project site, the zoning classification would be changed from C-2/PCD to Exclusive PCD. Although the Applicant's preliminary development plan proposes 12 commercial buildings collectively having a maximum of 187,500 square feet (s.f.) of commercial building space, the proposed Exclusive PCD zoning will require the Applicant to obtain approval of a final commercial development plan by the City Council at a future date.

- **Vesting Tentative Parcel Map No. 12438 (VTPM No. 12438)** is a proposed map to subdivide the Project site into 17 parcels and dedicate 5.92 acres of right-of-way to the City of Bakersfield for the widening of South H Street and Berkshire Road. The proposed VTPM also shows that the Project Applicant would construct off-site roadway and utility connection improvements. Off-site improvements include but are not limited to the widening of Berkshire Road along the Project site frontage, the widening of South H Street and undergrounding of electric utility lines between Berkshire Road and Hosking Avenue, widening and lane striping at the Hosking Avenue/South H Street intersection, and making utility connections at site-adjacent utility infrastructure.
- **Site Plan Review No. 21-0185** is a proposed site plan for the development of a 1,012,185 s.f. cross-dock speculative warehouse distribution building on 52.28 net acres of the Project site and a water retention basin on 4.48 acres. Other features include landscaping, parking areas, drive aisles, lighting, signage, and frontage improvements to Berkshire Road and South H Street.

#### Opportunity for Public Review and Comment

The issuance of this Notice of Availability triggers a 45-day public review period. The public review period begins on **July 15, 2022** and ends on **August 29, 2022**. The City of Bakersfield invites written comments regarding the proposed Project and/or adequacy of the DEIR. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. In accordance with the time limits established by CEQA, responses should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your comments by 5:00 p.m. on or before **August 29, 2022** to:

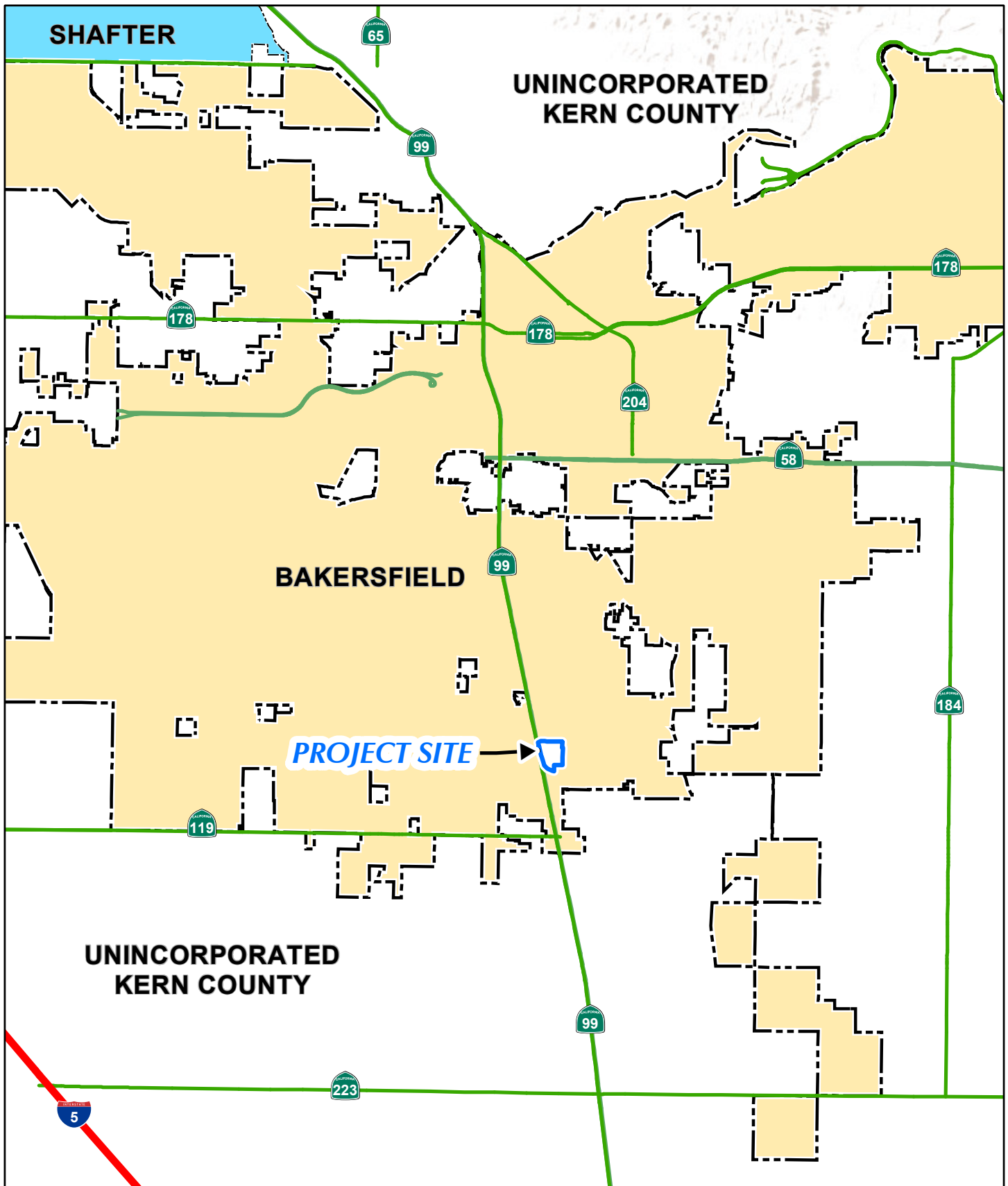
City of Bakersfield – Development Services Department  
Attn: Cassandra Gale, Principal Planner  
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#### Attachments:

Figure 1 – Vicinity Map

Figure 2 – Proposed Development Plan



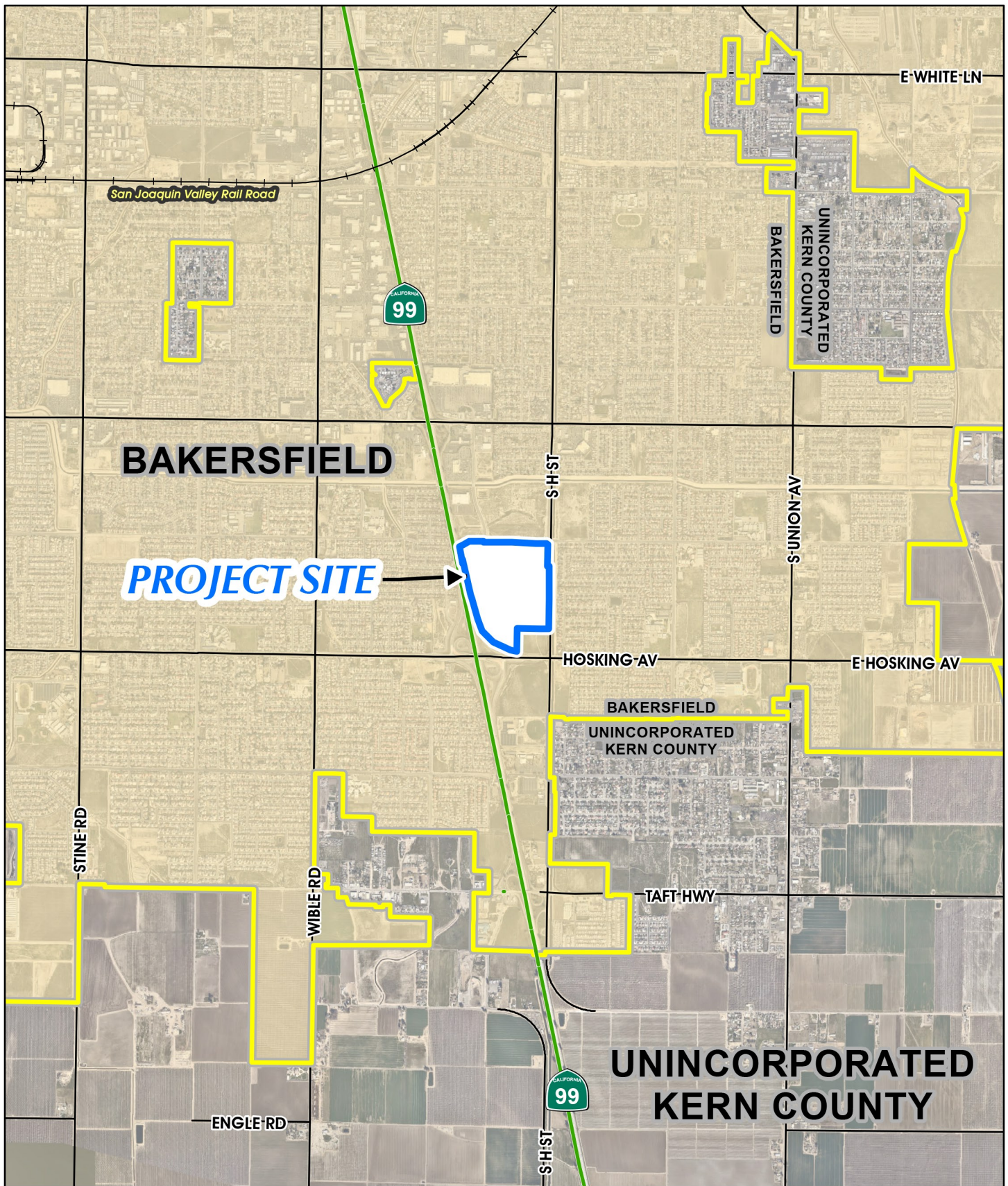
Source(s): ESRI, Nearmap Imagery (2021), Kern County (2021)

## Majestic Gateway

FIGURE 1 - REGIONAL MAP

0 0.5 1 2  
Miles





Source(s): ESRI, Nearmap Imagery (2021), Kern County (2021)

# Majestic Gateway

FIGURE 2 - VICINITY MAP

