



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

DATE: August 11, 2022
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Veteran's Affairs Community-Based Outpatient Medical Clinic; Site Plan Review No. 21-0399

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Veteran's Affairs Community-Based Outpatient Medical Clinic (Project). The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

The Project involves the proposed development of a ±39,648 square foot (s.f.) medical outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Outpatient Medical Clinic, with associated parking and other site improvements on ±9.0 gross acres located east of Knudsen Street, west of Landco Drive, north of Hageman Road and south of Olive Drive. APNs: 365-020-30, and -28. The site is presently vacant.

The application filed with the City of Bakersfield includes the following:

- Site Plan Review No. 21-0399 is a proposed site plan for the development of a ±39,648 s.f. medical outpatient facility on ±9.0 gross-acres. Other features include a covered drop-off, bicycle racks, a covered ambulatory pick-up area, an outdoor physical therapy area, an outdoor dining area, and an elevated loading dock. Landscaping is proposed along the perimeter of the Project site, around the building, and throughout the parking areas. In addition, a healing garden is proposed on the east side of the building, which would include a garden path and benches.

Scope of the EIR

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. A location map and proposed site plan are attached.

Based on the preparation of an environmental Initial Study, the City of Bakersfield in its capacity as Lead Agency for the proposed Project has determined that the Project may result in significant impacts under the topics checked below, requiring further analysis in the EIR:

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The Initial Study is available on the City's website at the following URL:

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

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Opportunity for Public Review and Comment

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on **August 11, 2022** and ends on **September 12, 2022**. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by September 12, 2022. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice. 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. Direct all comments to:

City of Bakersfield – Development Services Department
Attn: Kassandra Gale, Principal Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Comments may also be emailed to kgale@bakersfieldcity.us

Attachments:

Figure 1 – Vicinity Map

Figure 2 – USGS Topographical Map

Figure 3 – Proposed Development

Environmental Initial Study, available on the City's website at:

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

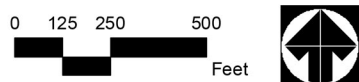


Source(s): ESRI, NearMap Imagery (2022), Kern County (2022)

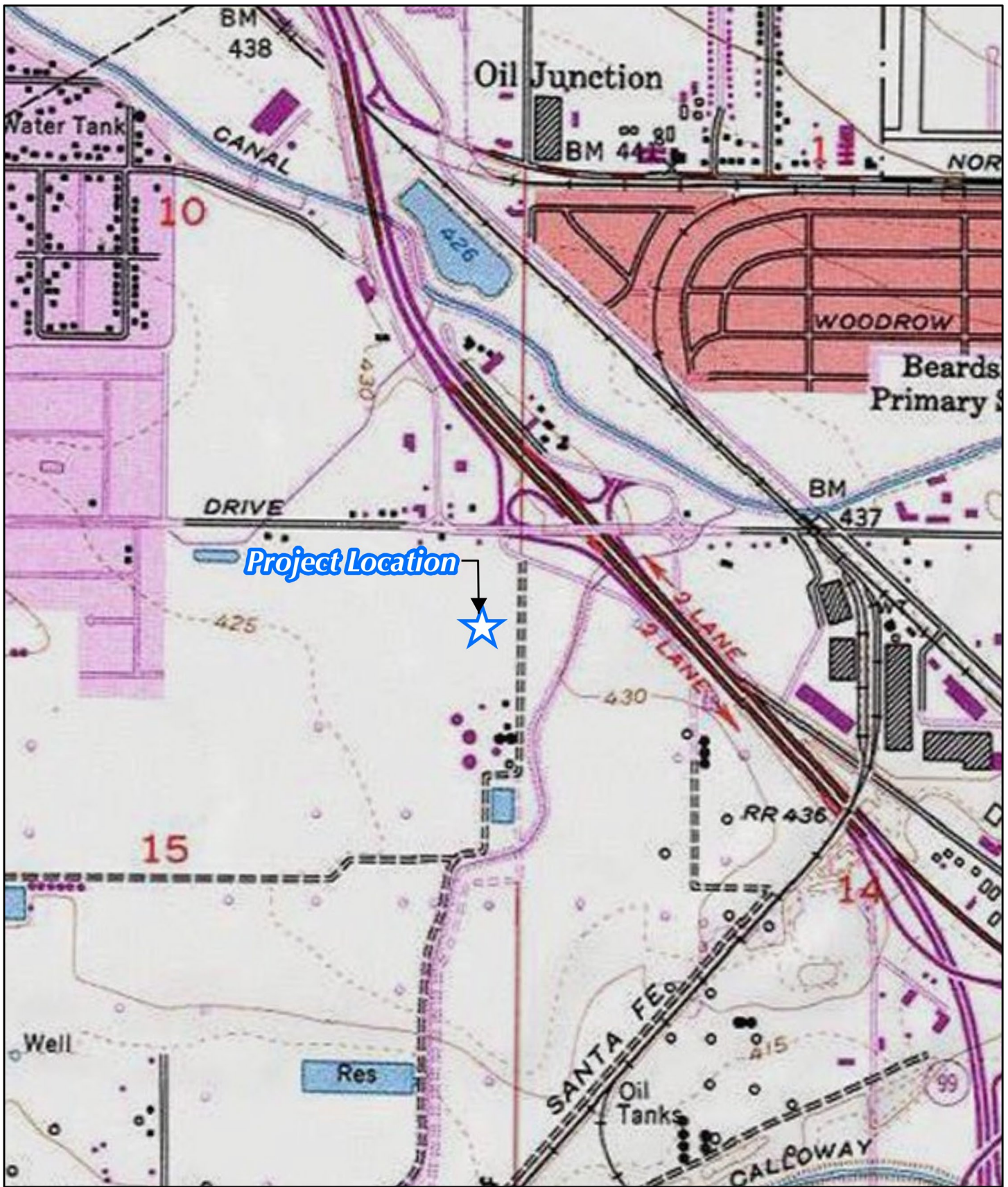
Figure 1

Veteran's Affairs Community-Based Outpatient Medical Clinic

Vicinity Map



Site Plan Review No. 21-0399



Source(s): ESRI, USGS (2013)

Figure 2

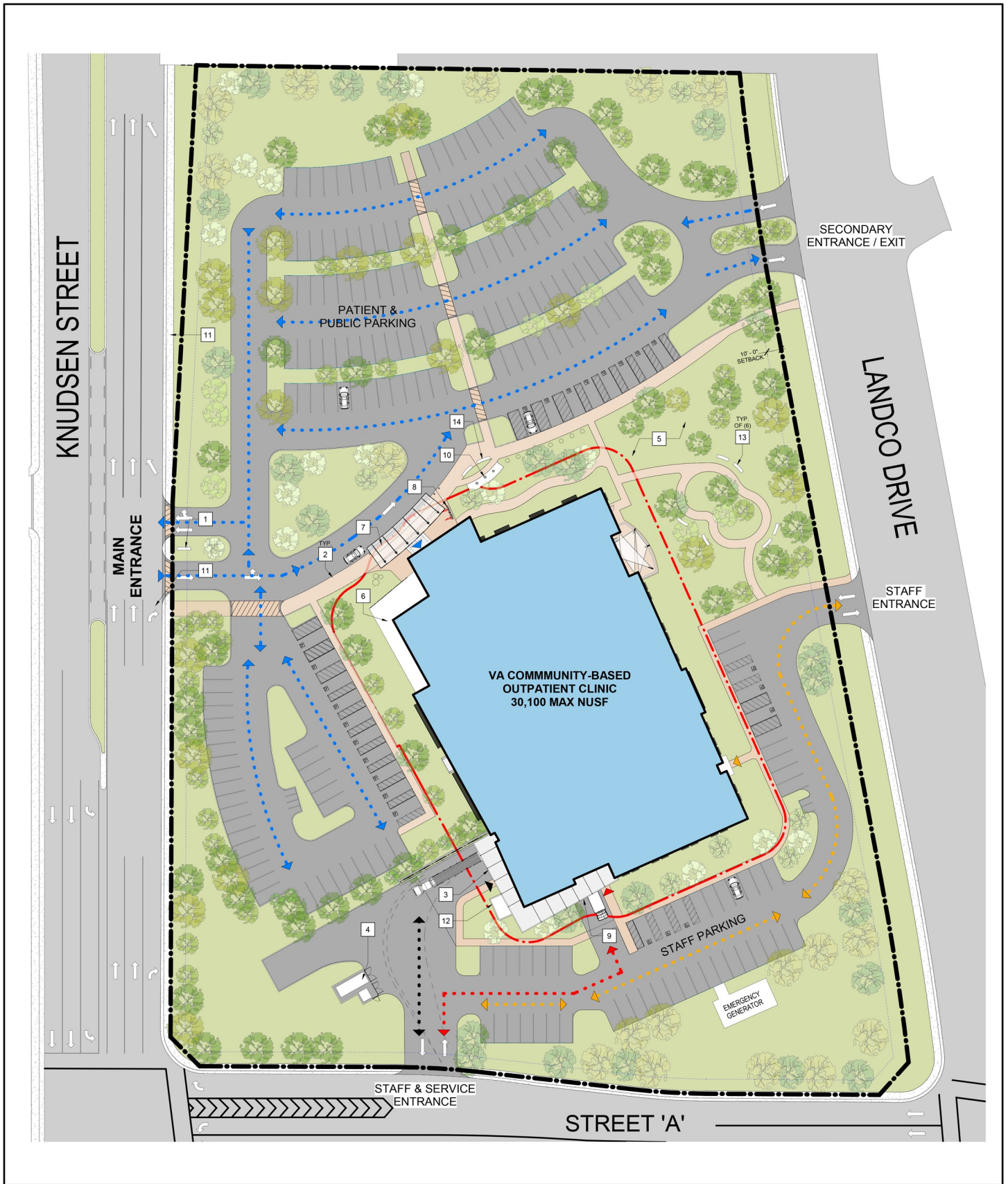
Veteran's Affairs Community-Based Outpatient Medical Clinic

USGS Topographical Map

0 250 500 1,000
Feet



Site Plan Review No. 21-0399



Source(s): Nichols, Melburg, & Rossetto (January 2020)

Figure 3

Veteran's Affairs Community-Based Outpatient Medical Clinic

Proposed Development

Site Plan Review No. 21-0399

Not to Scale

