



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** July 18, 2022  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**PROJECT:** SPA-GPA/ZC No. 19-0342 (McAllister Ranch Groundwater Banking Project) (SCH No. 2020060267)

NOTICE IS HEREBY GIVEN that the City of Bakersfield (City) is the lead agency for preparation of a draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for construction and operation of the McAllister Ranch Groundwater Banking Project (Proposed Project). This DEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended) and the CEQA Guidelines (California Code of Regulations [CCR] title 14, section 15000 et seq.). The City hereby invites comments on the adequacy and completeness of the environmental analyses in the DEIR.

**Project Title:** McAllister Ranch Groundwater Banking Project

**Property Owner(s):** Buena Vista Water Storage District and Rosedale-Rio Bravo Water Storage District

**Document Availability:** The DEIR and supporting documents are available for download from the City's website: <https://www.bakersfieldcity.us/279/Environmental-Documents>.

**Public Comment Period:** The issuance of this NOA begins a 45-day public review period, which begins on **July 18, 2022, and ends on September 1, 2022**. Comments may be submitted any time during the public review period. All public and agency comments must be received or postmarked by 5:00 p.m. on September 1, 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 later than 45 days (September 1, 2022) after the start of the public review period. If applicable, please include the name of a contact person for your agency. All comments should be directed to:

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

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

Emailed comments are preferred and should include your name, address, and daytime telephone number so a representative of the City can contact you if clarifications regarding your comments are required.

All comments received, including names and addresses, will become part of the official public record. A Final EIR will be prepared that will include responses to comments received during the public review period.

**Project Location:** Site consists of approximately 2,072 acres at the northwest corner of the Panama Lane/S. Allen Road intersection, commonly known as McAllister Ranch, in Bakersfield, CA. Project APN: 537-010-47-00-1 + multiple

**Current General Plan Designation:** SR (Suburban Residential), LR (Low Density Residential), LMR (Low Medium Density Residential), HMR (High Medium Density Residential), HR (High Density Residential), and GC (General Commercial)

**Current Zoning:** R-1 (One Family Dwelling), E (Estate), R-2/PUD (Limited Multiple Family Dwelling/Planned Unit Development), R-3/PUD (Multiple Family Dwelling/Planned Unit Development), C-1/PCD (Neighborhood Commercial/Precise Commercial Development), C-C-/PCD-PE (Commercial Center/Precise Commercial Development-Petroleum Extraction Combining) and DI (Drill Island)

**Brief Description of the Proposed Project:** The Project is a change in land use of approximately 2,072 acres of undeveloped land, commonly known as McAllister Ranch (Property) in western Bakersfield to enable the construction and operation of a groundwater recharge and recovery facility. The Project would include and involve a Specific Plan Amendment to rescind the McAllister Ranch Specific Plan; General Plan Amendment to amend the Land Use Element of the Metropolitan Bakersfield General Plan (MBGP), amend the Circulation Element of the MBGP, and amend the Housing Element of the MBGP; Zone Change to change the zone classification on the Property; and construction of a water banking facility, including water conveyance to and from the Property and spreading and recovery facilities onsite.

**Environmental Review:** The DEIR evaluates the potential environmental impacts of the Proposed Project and two alternatives: a Reduced Pumping Alternative (modified schedule of groundwater pumping for the Proposed Project that would allow a larger percentage of stored groundwater to remain within the aquifer) and a Reduced Recharge Area Alternative (reduce the area operated as part of the Proposed Project from 2,070 acres to 1,910 acres by removing Basin 24 from the project area). A No Project Alternative was also evaluated (BVWSD and RRBWSD would not construct groundwater recharge ponds, a conveyance pipeline to carry water from the City's 2800 Acre Facility to the site, or build infrastructure required to operate a groundwater recharge facility at the site of the previously approved McAllister Ranch Specific Plan area). No significant and unavoidable impacts were identified for the Proposed Project. All potentially significant effects identified in the impact analysis would be reduced to less-than-significant levels with implementation of mitigation measures.

**Hazardous Materials:** The Proposed Project is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to, lists of hazardous waste facilities.

Following the close of the public review period, the City will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the EIR during the public review period.