



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

This notice is to inform the public and interested agencies that in accordance with the California Environmental Quality Act (CEQA), the City of Bakersfield has prepared an Initial Study/Mitigated Negative Declaration (MND) for public comment for the following project:

Mitigated Negative Declaration for Vesting Tentative Tract Map No 7427 (Phased): LAV//Pinnacle, representing Laut Berkshire, LLC (property owner), is proposing to subdivide 21.54 acres into 77 single-family residential lots and one sump lot, located at the southwest corner of Chase Avenue and Daytona Drive (Ward 3).

Public Review Period: The 30-day public review period for the Initial Study/MND is from December 23, 2025, to January 23, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Friday, January 23, 2026. Written comments may be sent or emailed to:

Veronica Martinez, Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
vmartinez@bakersfieldcity.us

Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed Mitigated Negative Declaration is also available at the following website:

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

Public Hearing: The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

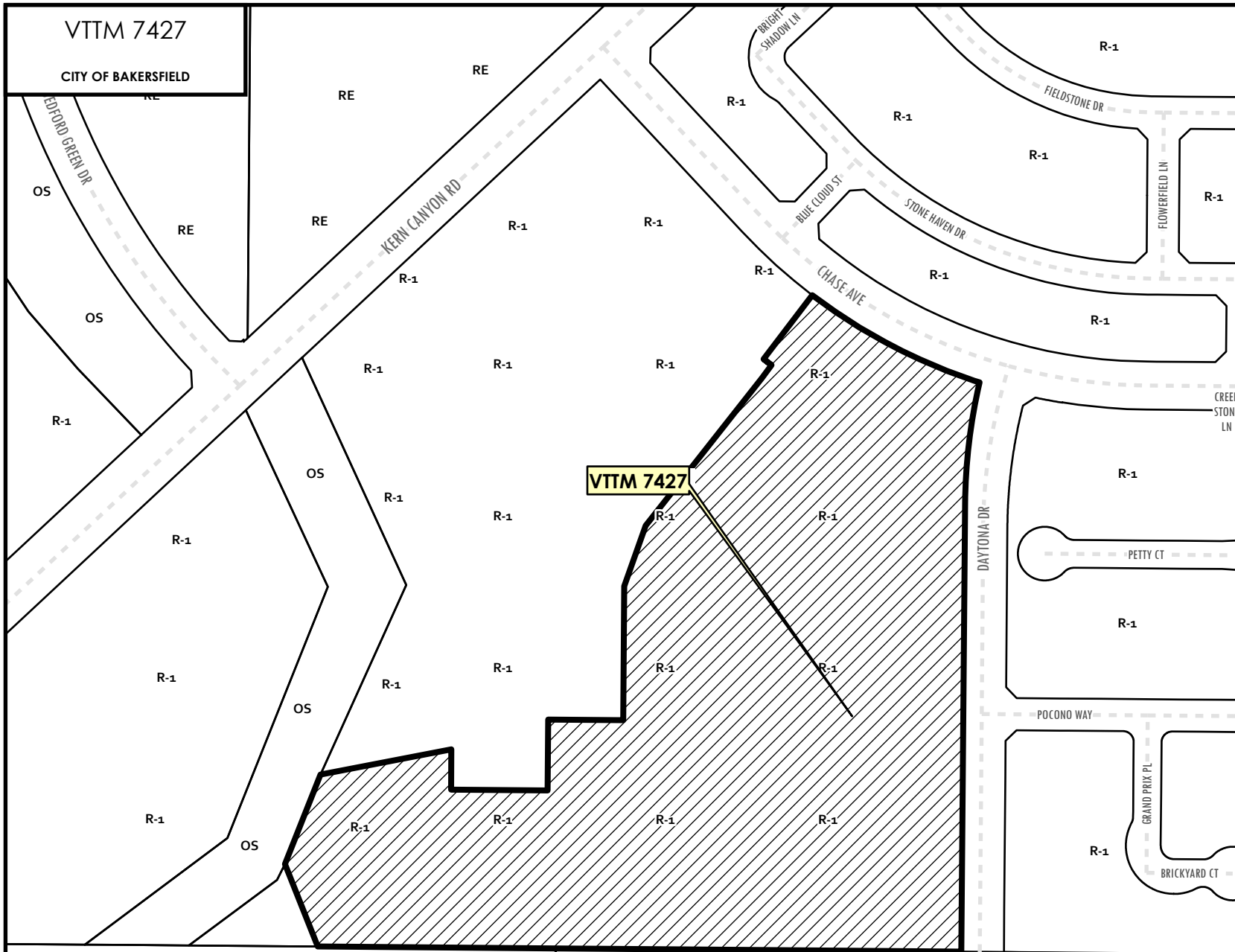
If you have any questions, please contact Veronica Martinez (Associate Planner) at 661-326-3640 (phone) or vmartinez@bakersfieldcity.us (email).

December 23, 2025

Jennie Eng
Assistant Planning Director

VTTM 7427

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

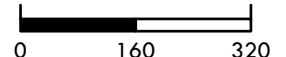
- R-1 Single-Unit Dwelling
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD



Feet

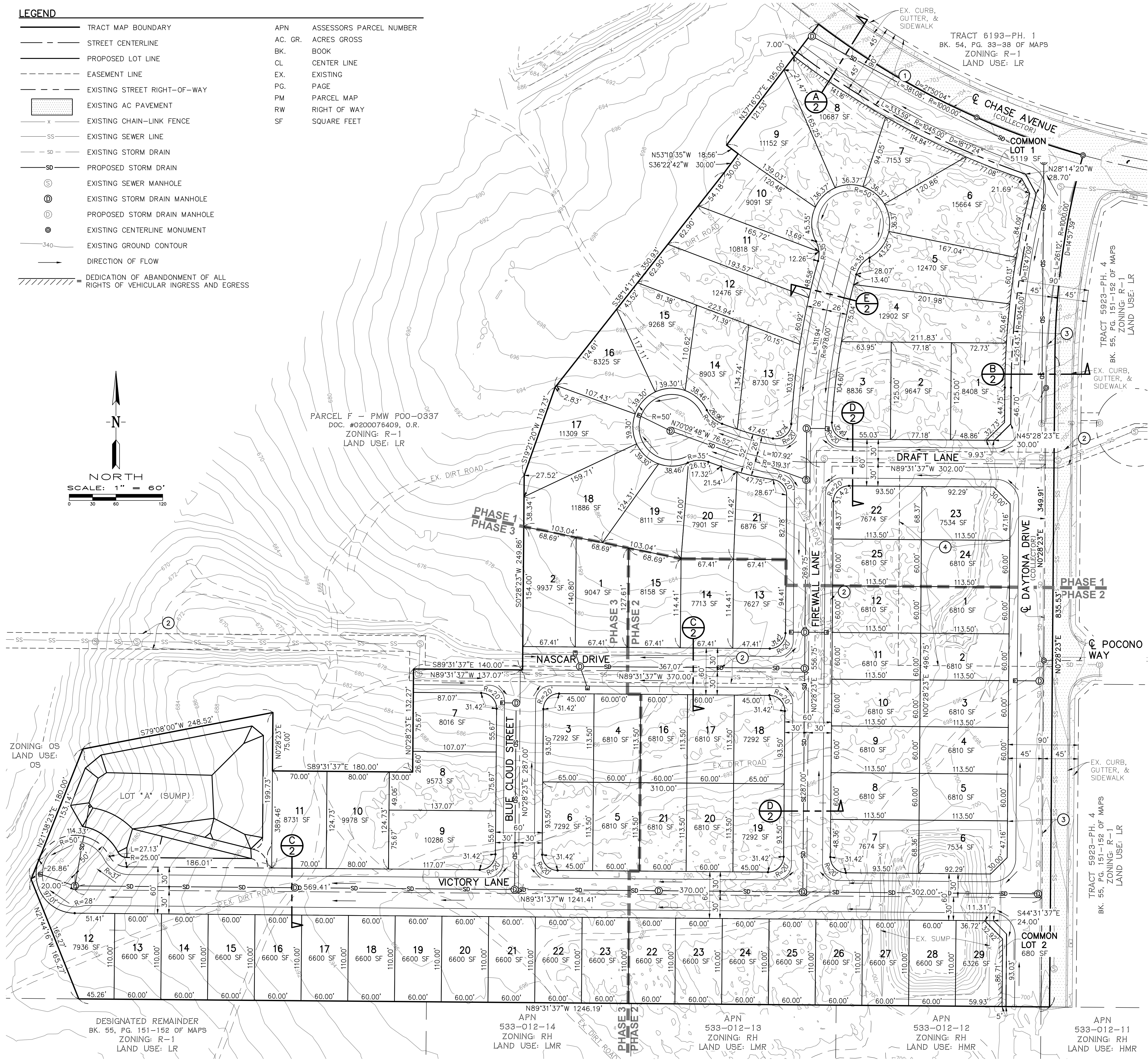
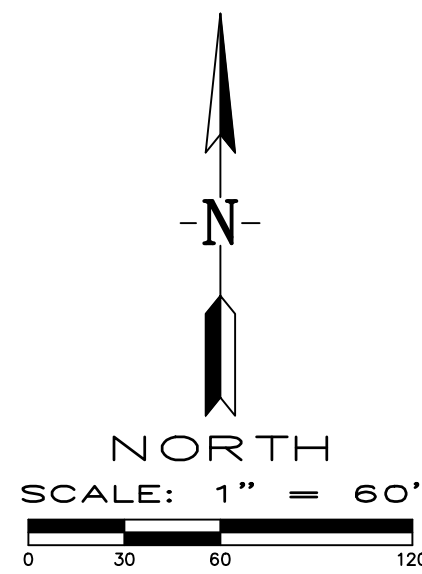


5/28/2024

LEGEND

- TRACT MAP BOUNDARY
- STREET CENTERLINE
- PROPOSED LOT LINE
- EASEMENT LINE
- EXISTING STREET RIGHT-OF-WAY
- EXISTING AC PAVEMENT
- EXISTING CHAIN-LINK FENCE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING CENTERLINE MONUMENT
- EXISTING GROUND CONTOUR
- DIRECTION OF FLOW
- DEDICATION OF ABANDONMENT OF ALL RIGHTS OF VEHICULAR INGRESS AND EGRESS

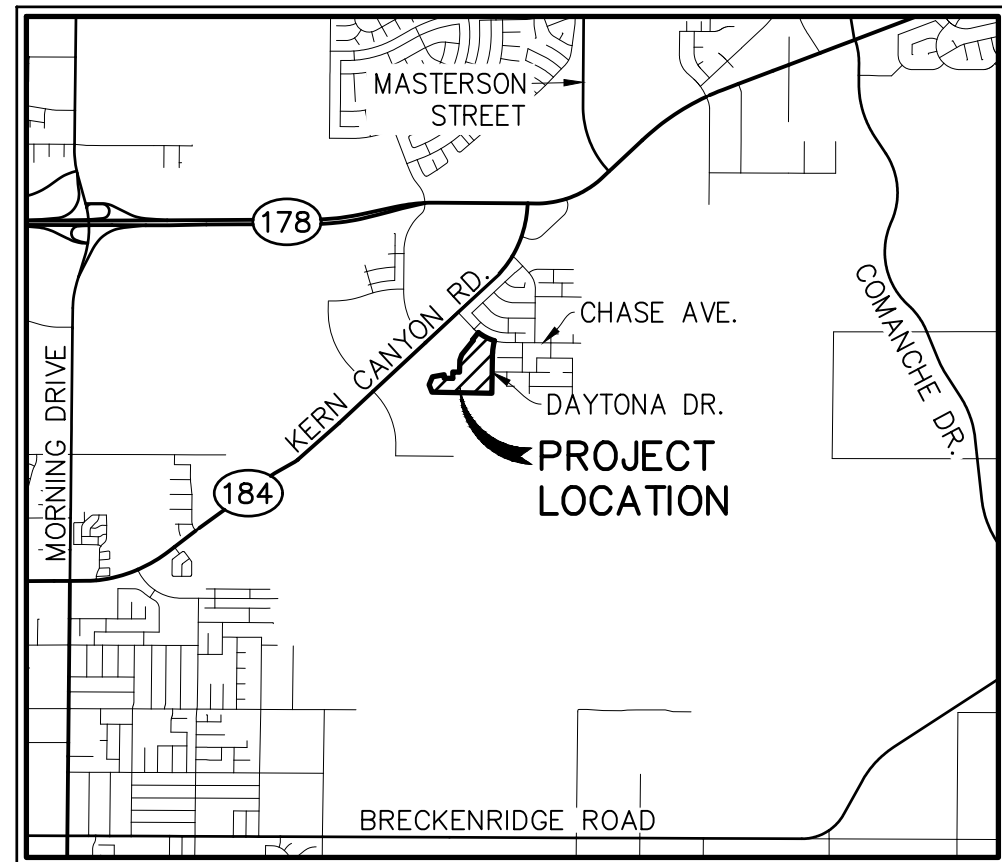
- APN ASSESSORS PARCEL NUMBER
- AC. GR. ACRES GROSS
- BK. BOOK
- CL. CENTER LINE
- EX. EXISTING
- PG. PAGE
- PM PARCEL MAP
- RW RIGHT OF WAY
- SF SQUARE FEET



VESTING TENTATIVE

TRACT MAP No. 7427

PARCEL "E" OF PARCEL MAP WAIVER P00-0337, AS EVIDENCE BY CERTIFICATE OF COMPLIANCE RECORDED JUNE 26, 2000 AS DOCUMENT NO. 020076409 IN THE KERN COUNTY RECORDER'S OFFICE, ALSO BEING A PORTION OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 29 EAST, MD,B,&M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA



VICINITY MAP
NO SCALE

GENERAL NOTES

- ASSESSOR'S PARCEL NO.: 533-012-02
- SITE ACREAGE: 21.54 AC. GR./15.39 AC. NET
- NUMBER OF LOTS: PHASE 1: 25 LOTS & COMMON LOT 1
PHASE 2: 29 LOTS & COMMON LOT 2
PHASE 3: 23 LOTS & SUMP LOT A
TOTAL: 77 LOTS & SUMP
- LOT DENSITY: 5.39 D.U./NET ACRE
- WATER: CALIFORNIA WATER SERVICE
- SEWER: CITY OF BAKERSFIELD
- ELECTRIC/GAS: PACIFIC GAS & ELECTRIC COMPANY
- ZONING: R-1 (SINGLE-FAMILY DWELLING)
- LAND USE DESIGNATION: LR (LOW-DENSITY RESIDENTIAL)
- FLOOD ZONE: ZONE "X" (FEMA FLOOD PANEL 06029C1845E, DATED 9/26/2008)
- SCHOOLS:
ELEMENTARY: CESAR CHAVEZ ELEMENTARY SCHOOL
JUNIOR HIGH: CATO MIDDLE SCHOOL
HIGH SCHOOL: FOOTHILL HIGH SCHOOL

OWNER/SUBDIVIDER

LAV BERKSHIRE, LLC
2572 S. UNION AVENUE
BAKERSFIELD, CA 93307

ENGINEER

LAV//PINNACLE ENGINEERING
12418 ROSEDALE HWY., SUITE B
BAKERSFIELD, CA 93312

ALTERNATE STREET NAMES

- CHECKERED FLAG LANE
- BELLE ISLE WAY
- GOODRICH DRIVE

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE BEARING OF N00°28'23"E FOR THE EAST LINE OF PARCEL F OF PARCEL MAP WAIVER P00-0337, AS EVIDENCE BY CERTIFICATE OF COMPLIANCE RECORDED JUNE 26, 2000 AS DOCUMENT NO. 020076409 IN THE KERN COUNTY RECORDER'S OFFICE.

EASEMENT INFORMATION

ALL EASEMENTS SHOWN ON THIS MAP ARE PER THE PRELIMINARY TITLE REPORT PREPARED BY ORANGE COAST TITLE COMPANY AS ORDER No. 100-2342447-68, DATED OCTOBER 26, 2022.

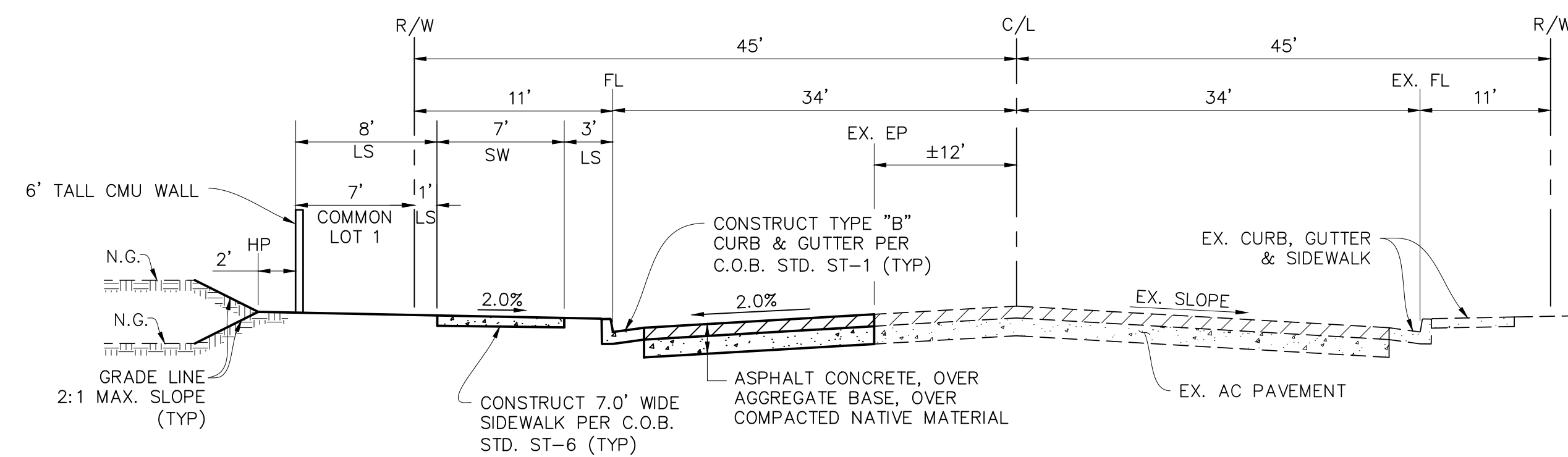
- 90' STREET RIGHT-OF-WAY EASEMENT GRANTED TO THE CITY OF BAKERSFIELD RECORDED OCTOBER 6, 1998 AS DOCUMENT NO. 0198136620 OF OFFICIAL RECORDS
- 20' SEWER LINE EASEMENT GRANTED TO THE CITY OF BAKERSFIELD, RECORDED SEPTEMBER 9, 1999 AS DOCUMENT NO. 0199129581 OF OFFICIAL RECORDS
- 45' STREET DEDICATION GRANTED TO THE CITY OF BAKERSFIELD, RECORDED DECEMBER 19, 2000 AS DOCUMENT NO. 020016141 OF OFFICIAL RECORDS
- TEMPORARY DRAINAGE BASIN EASEMENT TRACT 5923 RECORDED DECEMBER 19, 2000 AS DOCUMENT NO. 020161642 OF OFFICIAL RECORDS



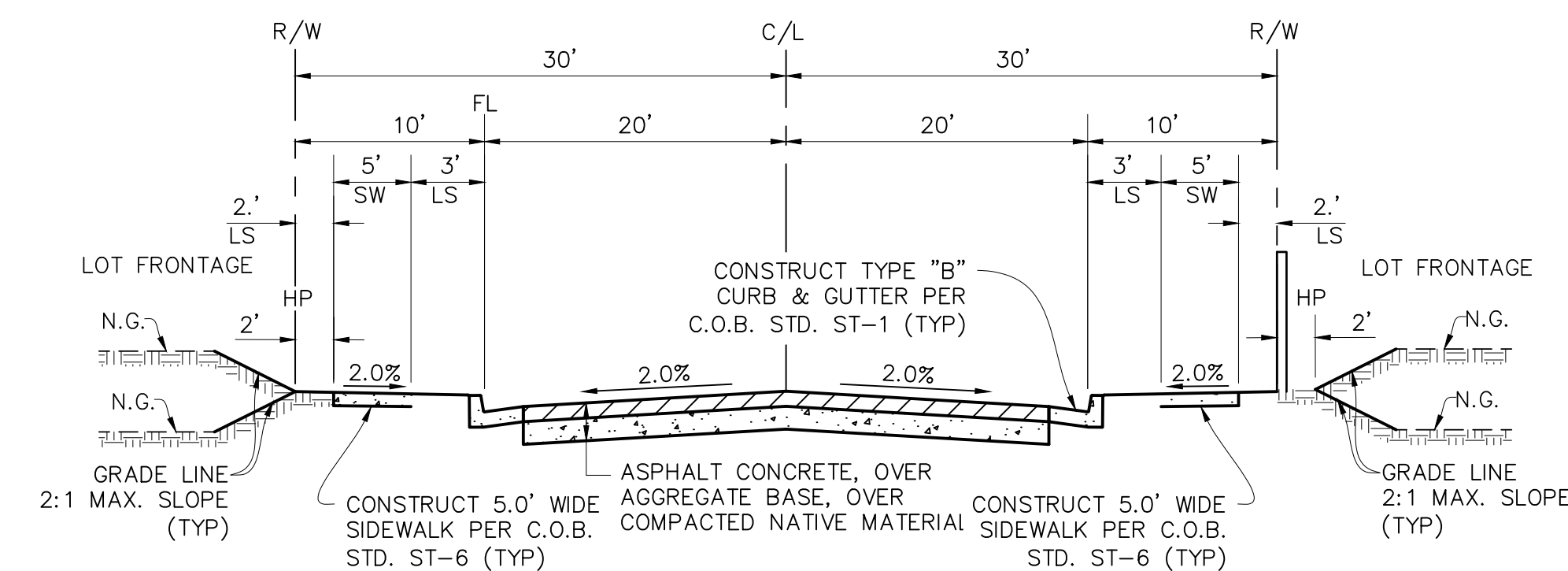
LAV//PINNACLE

Consulting & Engineering Services
Planning • Engineering • Surveying • Project Management

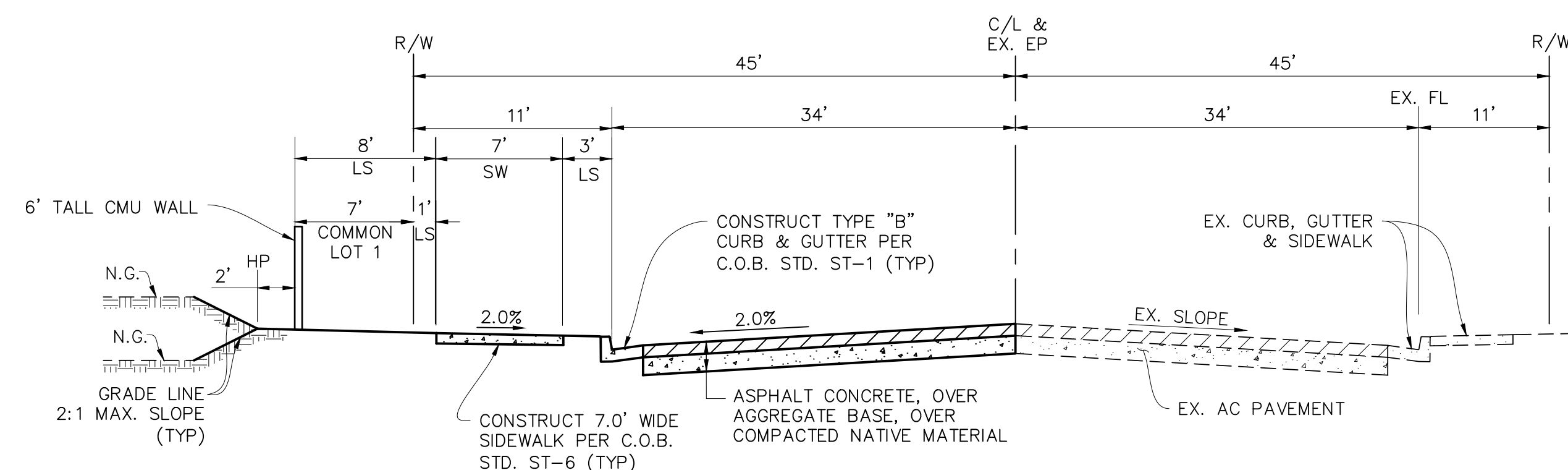
12418 Rosedale Hwy., Suite B, Bakersfield, CA 93312
Phone: (661) 869-0184 // LAV@lavpinnacle.com



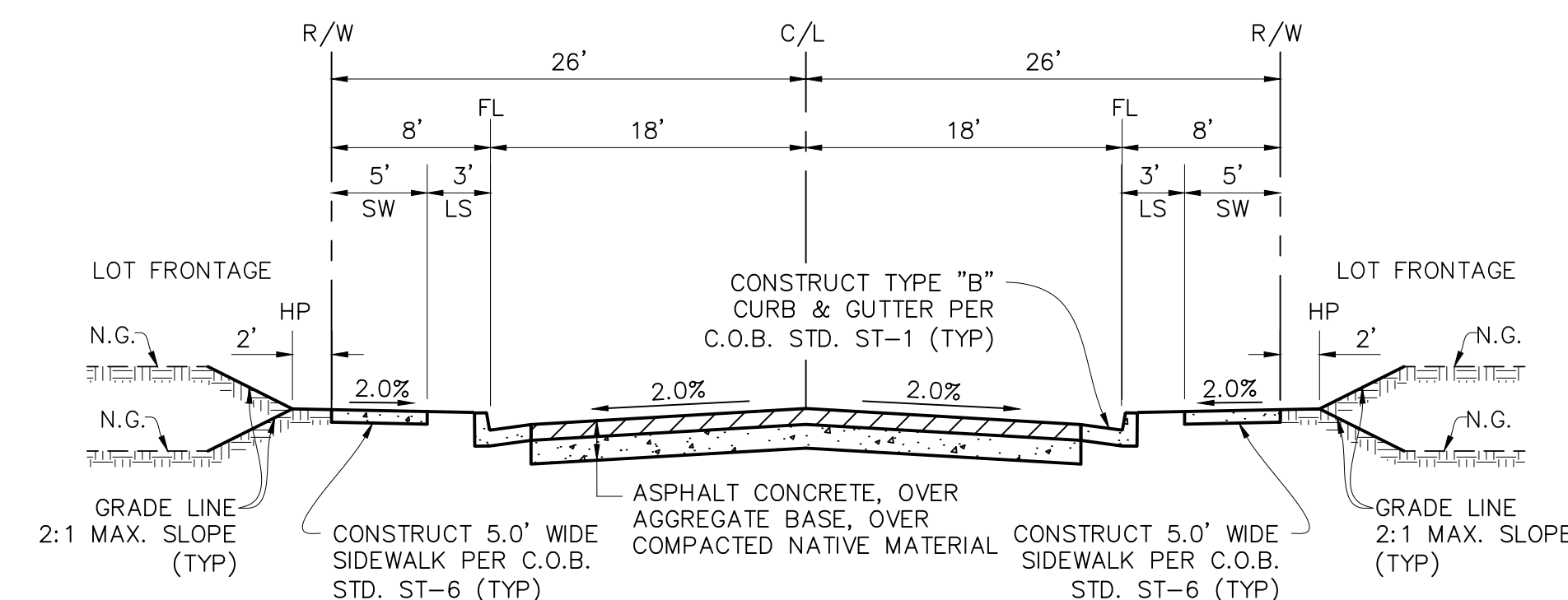
A
2
TYPICAL SECTION – CHASE AVENUE (COLLECTOR STREET)
N.T.S.



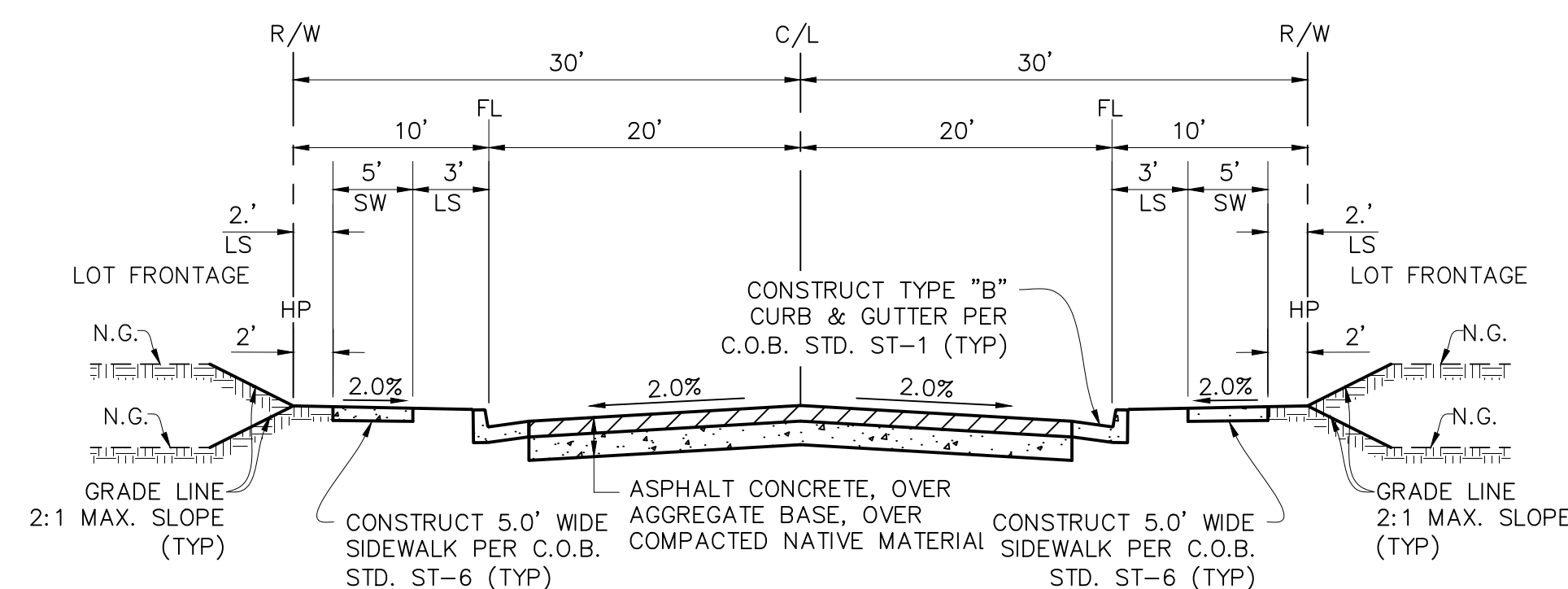
D
2
TYPICAL SECTION – LOCAL STREETS (60' RIGHT-OF-WAY RETAINING)
N.T.S.



B
2
TYPICAL SECTION – DAYTONA DRIVE (COLLECTOR STREET)
N.T.S.



E
2
TYPICAL SECTION – LOCAL STREETS (52' RIGHT-OF-WAY)
N.T.S.



C
2
TYPICAL SECTION – LOCAL STREETS (60' RIGHT-OF-WAY, NON-RETAINING)
N.T.S.

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