

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 #2025031371**Project Title:** GPA 21-0424/WAC 25-0001Lead Agency: City of Bakersfield--Development ServicesContact Person: Ashley KnightMailing Address: 1715 Chester AvenuePhone: 661-326-3673City: BakersfieldZip: 93301County: Kern**Project Location:** County: Kern CountyCity/Nearest Community: BakersfieldCross Streets: north of McCutchen Road between Buena Vista Road and Old River RoadZip Code: 93311Longitude/Latitude (degrees, minutes and seconds): 35 ° 28 ' 03 " N / 119 ° 35 ' 28 " W Total Acres: 28.91Assessor's Parcel No.: 541-010-23 and 541-010-27Section: 30Twp.: 30SRange: 27EBase: Mt DiabloWithin 2 Miles: State Hwy #: SR 99Waterways: Stine canalAirports: N/ARailways: N/ASchools: Independence High Sch**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:☒ Residential: Units 147 Acres 28.91☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ 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: _____**Project Issues Discussed in Document:**

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☐ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

R-1A (Resource – Intensive Agriculture) land use, R-1 (Single-Unit Dwelling) Zoning

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

Please see separate page.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District #6	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB #CV
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #4	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date July 28, 2025 Ending Date August 27, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>New Gen Engineering Group Inc.</u>
Address: _____	Address: <u>10800 Stockdale Hwy., Suite 103</u>
City/State/Zip: _____	City/State/Zip: <u>Bakersfield CA 93311</u>
Contact: _____	Phone: <u>661-834-4814</u>
Phone: _____	

Signature of Lead Agency Representative: /s/ Ashley Knight Date: 7/21/25

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

NOC Project Description

Keith Gardiner (property owner), through his representative New Gen Engineering Group Inc. (applicant), is requesting the cancellation of a Land Conservation (Williamson Act) Contract on approximately 28.91 acres located on the north side of McCutchen Road between Buena Vista Road and Old River Road, in southwest Bakersfield [Assessor's Parcel Numbers (APNs) 541-010-23 and -27].

The cancellation is being requested in conjunction with a proposed General Plan Amendment (GPA) to change the land use designation of the site from Resource-Intensive Agriculture (R-IA) to Low-Medium Density Residential (LMR), or a more restrictive designation, under the Metropolitan Bakersfield General Plan. The project site is currently encumbered by an active Williamson Act contract, which restricts the use of the land to agricultural purposes.

The cancellation is necessary to facilitate the development of 147 single-family residential lots (Vesting Tentative Tract Map No. 7410) across the 28.91-acre project site. The proposed lots will range in size from 4,589 square feet to 11,462 square feet, with a typical lot size of approximately 5,150 square feet. The net density of the proposed development is 8.64 dwelling units per acre, consistent with the LMR designation. The project will include the full construction of Mountain Vista Drive, which will traverse the site and connect to McCutchen Road, providing circulation and access for future residents.

Cancellation of the Williamson Act contract is being pursued in accordance with state law, based on findings that the proposed use is consistent with the City's General Plan and that cancellation is in the public interest.