

**NOTICE OF DETERMINATION**

**(Filing in compliance with Section 21108 or 21152 of the Public Resources Code)**

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**TO:**        Office of Planning & Research  
                                 1400 Tenth Street, Room 121  
                                 Sacramento, CA 95814

   County Clerk, County of Kern  
                                 1415 Truxtun Avenue  
                                 Bakersfield, CA 93301

**FROM:**    City of Bakersfield  
                                 Development Services Dept. - Planning  
                                 1715 Chester Avenue  
                                 Bakersfield, CA 93301

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**Project Title (No.):**    Vesting Tentative Tract Map (VTTM) 7410 (Phased)

**State Clearinghouse No.:** 2025031371

**General Location:**    City of Bakersfield, County of Kern

**Specific Location:**    Located on the north side of McCutchen Road at Mountain Vista Road, within the City of Bakersfield. APNs: 541-010-23 & 541-010-27

**Project Description:**    McIntosh & Associates (applicant), on behalf of Keith Gardiner (property owner), is proposing a Vesting Tentative Tract Map (VTTM) 7410 (Phased) to allow 147 residential lots in a R-1 (Single-Unit Dwelling) zone. A previously approved Mitigated Negative Declaration was used for this project.

**Approving Agency:**    City of Bakersfield

**Project Applicant:**    McIntosh & Associates for Keith Gardiner  
**(name/address)**            10800 Stockdale Highway  
   Bakersfield, CA 93311

**Determination:**

This is to advise that the City of Bakersfield, as the lead agency, has approved the above described project on March 11, 2026, and has made the following determinations regarding said project:

1. The project [will will not] have a significant effect on the environment.
2. An mitigated negative declaration was prepared and certified for this project according to the provisions of CEQA.  
An addendum to a previously adopted negative declaration was prepared for this project according to the provisions of CEQA.
3. Mitigation measures [were  were not] made conditions of project approval and a mitigation monitoring program was adopted.
4. A statement of overriding considerations [waswas not] adopted for this project (EIR only).
5. Findings [were  were not] made according to the provisions of CEQA.

**Record of Project Approval:**


This is to certify that the approved MND with comments, responses and record of project approval is available to the general public at the city of Bakersfield Development Services Department-Planning Division (1715 Chester Avenue, Bakersfield CA 93301).

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**Lead Agency Contact Person:** Ashley Knight

**Telephone:**    (661) 326-3673

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**Signature:** \_\_\_\_\_  


**Date:** May 27, 2026                      **Title:** Assistant Planner

Date received for filing at OPR: \_\_\_\_\_