



BAKERSFIELD

THE SOUND OF *Something Better*

NOTICE OF INTENT TO ADOPT A MITIGATED 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 7450 (Phased): McIntosh & Associates, representing Opal Land Company Co-Ownership Interests, LLC & BGM Property, LLC & 7-G's Investment Group, LLC (property owner), is proposing to subdivide 32.66 acres into 176 single-family residential lots and 5 public landscape lots, located at the southwest corner of Olive Drive and Rosedale Ranch Parkway in northwest Bakersfield (Ward 4).

Public Review Period: The 30-day public review period for the Initial Study/MND is from June 10, 2025, to July 10, 2025.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Thursday, July 10, 2025. Written comments may be sent or emailed to:

Noeli Topete, Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
ntopete@bakersfieldcity.us

Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed 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 Noeli Topete, Associate Planner at 661-326-3165 or ntopete@bakersfieldcity.us.

June 10, 2025

Jennie Eng
Assistant Planning Director

Vesting Tentative Tract Map

M-1 **7450** M-1

CITY OF BAKERSFIELD



Zoning

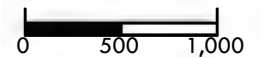
- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5-() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 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
- A-WR Agriculture-Water Recharge
Combining
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional & 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



11/22/2024

VESTING TENTATIVE TRACT NO. 7450

BEING A SUBDIVISION OF THE REMAINDER PORTIONS OF LOTS 3 & 4 OF LOT LINE ADJUSTMENT NO. 18-0381 PER CERTIFICATE OF COMPLIANCE RECORDED ON SEPTEMBER 11, 2019 AS DOCUMENT NO. 219117630 OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.B. & M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA CONTAINING 176 RESIDENTIAL LOTS & 5 PUBLIC LANDSCAPE LOTS 32.66 GROSS ACRES JANUARY OF 2024

OWNER:
OPAL LAND COMPANY
CO-OWNERSHIP INTERESTS, LLC &
BGM PROPERTY, LLC &
7-G'S INVESTMENT GROUP, LLC

SUBDIVIDER:
D.R. HORTON CA3
419 W. MURRAY AVENUE
VISALIA, CA 93291
CONTACT: MICHAEL PETRINI
PHONE: (559) 631-3121

ENGINEER:
McINTOSH & ASSOCIATES
10800 STOCKDALE HWY, STE. 103
BAKERSFIELD, CA 93311
CONTACT: SAM WALKER
PHONE: (661) 834-4814

STATISTICS:
APN: 529-011-33 & 34
ACREAGE: 32.66 GR AC
NET ACREAGE FOR RESIDENTIAL: 30.04 ACRES
NET DENSITY: 5.86 D.U./NET AC.
NUMBER OF LOTS: 176 LOTS
EXISTING USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL
EXISTING GENERAL PLAN DESIGNATION: LR
EXISTING ZONING: R-2

WATER: CALIFORNIA WATER SERVICE
SEWER: NORTH OF THE RIVER SANITARY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
CABLE: SPECTRUM
PHONE: AT&T
SCHOOL DISTRICTS: ROSEDALE UNION ELEMENTARY SCHOOL DISTRICT
AND KERN UNION HIGH SCHOOL DISTRICT
SCHOOLS: ELEMENTARY - PATRIOT ELEMENTARY
MIDDLE SCHOOL - FREEDOM MIDDLE SCHOOL
HIGH SCHOOL - FRONTIER HIGH SCHOOL

BASIS OF BEARINGS:
THE BEARING OF N 89°15'57" W AS SHOWN FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, T. 29 S., R. 26 E. ON K.C.S.F. FILED MAP NO. 7-1, BOOK 6, PAGE 43 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK USED:
TOP OF CONCRETE MONUMENT IN LAMPPOST AT THE CENTERLINE INTERSECTION OF HAGEMAN ROAD AND FAIRWEATHER WAY.

ELEVATION = 359.89' (2003 COUNTY DATUM)
PER K.C.S.F.B. 1170, PG. 45

BENCHMARK SET:
CHISELED "C" ON TOP OF CURB, 3.32' WESTERLY FROM THE B.C.R. OF THE NORTHWEST CURB AT THE CENTERLINE INTERSECTION OF JENKINS ROAD AND AUSTIN GREEK AVENUE.
ELEVATION = 356.252' (2003 COUNTY DATUM)

FLOOD ZONE LEGEND:
[ZONE X] FLOOD ZONE DESIGNATION PER FIRM MAP No. 06029C1800E, DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GENERAL NOTES:
ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. THE TERMINAL SUMP IS LOCATED TO THE WEST OF THE WESTERLY BOUNDARY OF THIS SUBDIVISION (FUTURE SUMP).
IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.03(O) OF THE MUNICIPAL CODE.
THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARY OF THIS MAP.

A 10' PUBLIC UTILITY EASEMENT (PUE) AND PEDESTRIAN WALKWAY EASEMENT ARE PROPOSED AND ARE LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.

ALL STREETS SHALL BE PUBLIC.

ALL CUL-DE-SAC AND KNUCKLE RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108-2023.

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

1. MAPLE HAVEN LANE
2. LINDENVALE COURT
3. CEDAR MIST LANE

PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 3 PHASES.

EASEMENT LEGEND
① 30' WIDE PUBLIC ROAD EASEMENT PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED JANUARY 9, 1891

② 25' WIDE REINA, CHEN, LANG & LU IRRIGATION AND ACCESS EASEMENT PER BK. 6514, PG. 1826, O.R.

③ CITY OF BAKERSFIELD STREET RIGHT-OF-WAY DEED PER DOC. NO. 0219087292 & DOC. NO. 219117633, BOTH O.R.

UNPLOTTABLE EASEMENT
A RESERVATION FROM THE UNITED STATES OF AMERICA TO SOUTHERN PACIFIC RAILROAD COMPANY PER BK. 2, PG. 105 OF PATENTS.
AN EASEMENT GRANTED TO CENTRAL CANAL COMPANY FOR MAIN AND LATERAL CANALS AND INCIDENTAL PURPOSES PER BK. 128, PG. 214, O.R.
AN EASEMENT GRANTED TO UNION OIL COMPANY OF CALIFORNIA FOR PIPELINE AND INCIDENTAL PURPOSES PER BK. 1541, PG. 306, O.R.
AN EASEMENT GRANTED TO TENNECO WEST, INC. FOR ROAD, HIGHWAYS, PIPELINE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BK. 6399, PG. 1165, O.R.

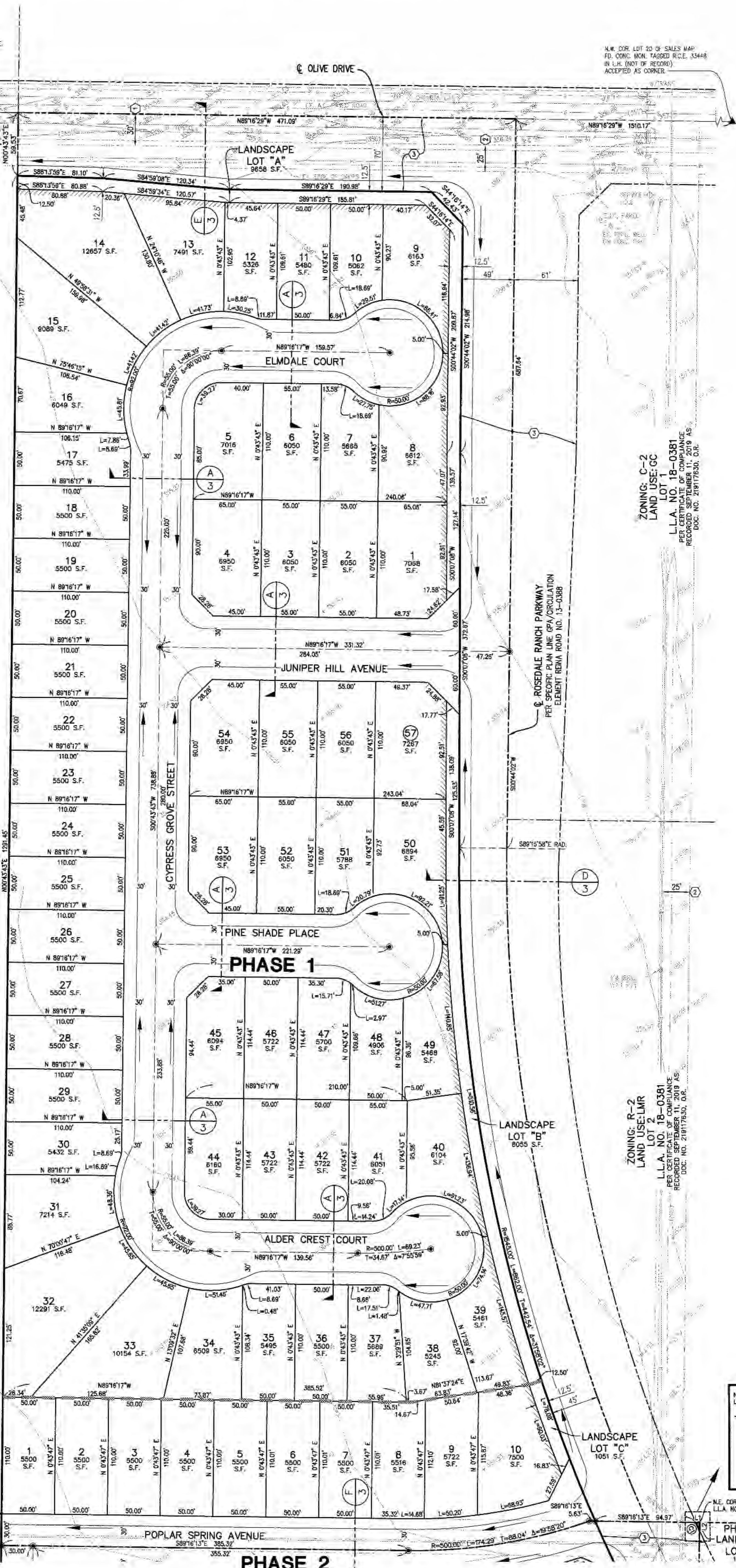
LINE	BEARING	DISTANCE
L1	S 89°16'13" E	3.57'
L2	S 0°44'07" W	7.61'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	1459.00'	8.41'	4.20'	0°19'49"

PHASE	NO. LOTS	LETTER LOT
1	57	3
2	64	2
3	55	0
TOTAL	176	5



SCALE: 1" = 50'
50' 25' 0' 50' 100'



ZONING: C-2
LAND USE: GC
LOT 1
L.L.A. NO. 18-0381
PER CERTIFICATE OF COMPLIANCE
RECORDED SEPTEMBER 11, 2019 AS
DOC. NO. 219117630, O.R.

ZONING: R-2
LAND USE: LMR
LOT 2
L.L.A. NO. 18-0381
PER CERTIFICATE OF COMPLIANCE
RECORDED SEPTEMBER 11, 2019 AS
DOC. NO. 219117633, O.R.

ZONING: R-2
LAND USE: LMR
LOT 3
L.L.A. NO. 18-0381
PER CERTIFICATE OF COMPLIANCE
RECORDED SEPTEMBER 11, 2019 AS
DOC. NO. 219117633, O.R.

ZONING: R-2
LAND USE: LMR
LOT 4
L.L.A. NO. 18-0381
PER CERTIFICATE OF COMPLIANCE
RECORDED SEPTEMBER 11, 2019 AS
DOC. NO. 219117633, O.R.