



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

DATE: October 31, 2025
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Riverview Market Commercial Project

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as the Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the Coffee Road Ventures, LLC proposed Riverview Market Commercial Project (GPA File No. 23-0001) (Project). The City is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

The Project site is located in the northwestern portion of the City of Bakersfield (Figure 1, Regional Map). The Project Site is 46.16 acres which consists of one legal parcel (APN 368-010-05) and is an undeveloped L-shaped property situated along the south side of Rosedale Highway (CA-58), north of the railroad tracks, west of Coffee Road, and east of El Toro Viejo Road. The Project site is zoned M-2 (General Manufacturing) which allows the proposed commercial retail center use.

The Project involves construction and operation of the Riverview Market, a commercial retail center, that would encompass 405,531 square feet of total building space. The specific businesses and/or tenants that would ultimately occupy each of the buildings are not fully known at this time. However, it is assumed that larger anchor building's interior to the Project site would be occupied by markets, retail uses, storage uses, and a health club. The outer building pads would be occupied by smaller retail tenants, a medical office, drive-thru, fast casual and sit-down restaurants, a car wash, and a gas station with 20 dual-sided pumps. Other Project components include vehicular access and circulation improvements (both on- and off-site); surface parking areas and drive aisles; pedestrian access and circulation improvements; various landscape, hardscape, and lighting improvements; green space/park improvements; site and tenant signage; and infrastructure and utility improvements. Project construction is anticipated to occur over an approximately 20-month timeframe, commencing in early 2026 and ending in late-2027.

The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- General Plan Amendment (GPA) (of the land use element of the Metropolitan Bakersfield General Plan (General Plan) from P (Public Facilities) to LI (Light Industrial)
- Site Plan Review consistent with the Bakersfield Municipal Code 17.08.140.
- Tentative Subdivision Map
- Comprehensive Sign Plan
- Certification of an Environmental Impact Report

The applications filed with the City of Bakersfield includes the following:

- General Plan Amendment 23-0001 to change the general plan designation from P (Public Facilities) to LI (Light Industrial).
- Site Plan Review No. 23-0223 for the development of a 46.16-acre commercial retail development.

Scope of the EIR: In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. A regional map, local vicinity map, and site plan are attached.

Potential Environmental Impacts: The Draft EIR will examine potential environmental impacts generated by the project in relation to the following Environmental Analysis categories: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

The Notice of Preparation is available on the City's website at the following URL:

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

Opportunity for Public Review and Comment: The issuance of this NOP triggers a 32-day public scoping period. The scoping period begins on October 31, 2025, and ends on December 1, 2025. Comments may be sent to the City at any time during the 32-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by December 1, 2025. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date but not provided later than 32 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

**City of Bakersfield
Development Services Department – Planning Division
Attn: Ashley Knight, Assistant Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301**

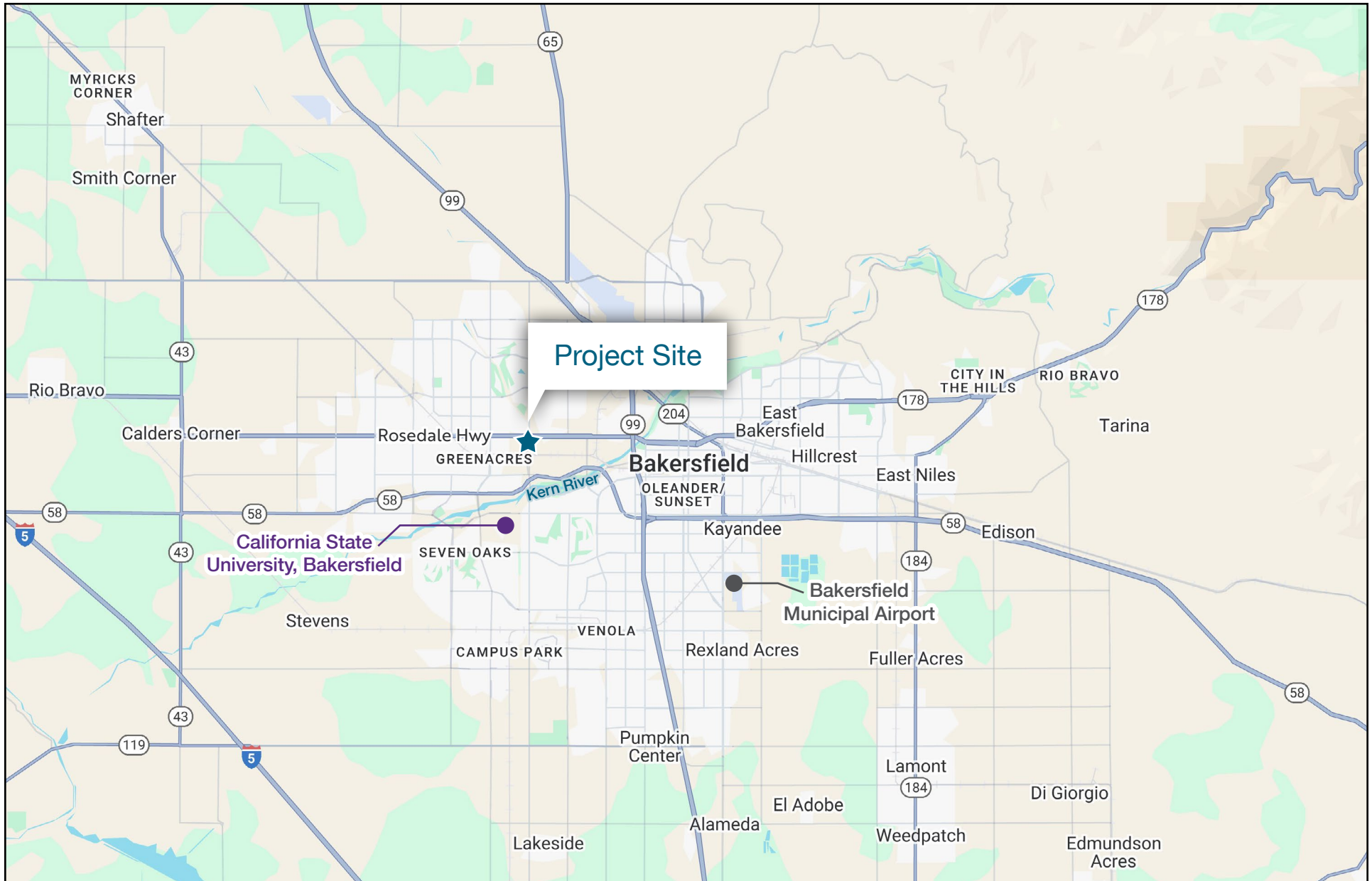
An EIR public scoping meeting for the Project will be noticed separately. Comments may also be emailed to aknight@bakersfieldcity.us

Attachments:

Figure 1 – Regional Map

Figure 2 – Local Vicinity Map

Figure 3 – Conceptual Site Plan



SOURCE: Google Maps, 2024



FIGURE 1: Regional Location Map

RIVERVIEW MARKET PROJECT



SOURCE: Google Earth Pro, 2024



FIGURE 2: Local Vicinity Map

RIVERVIEW MARKET PROJECT

