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 # 2025101507

Project Title: Riverview Marketplace Commercial Project

Lead Agency: City of Bakersfield | Contact Person: Ashley Knight, Assistant Planner

Mailing Address: 1715 Chester Avenue, 2nd Floor | Phone: (661) 326-3673

City: Bakersfield, CA | Zip: 93301 | County: Kern

Project Location: County: Kern | City/Nearest Community: City of Bakersfield

Cross Streets: Rosedale Highway (CA-58) and Coffee Road | Zip Code: 93312

Longitude/Latitude (degrees, minutes and seconds): 35 ° 22 ′ 59.28 ″ N / 119 ° 05 ′ 32.15 ″ W Total Acres: 46.16

Assessor's Parcel No.: 368-010-05 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: SR 58, SR 99, SR 204 | Waterways: Friant-Kern Canal

Airports: | Railways: BNSF Main Line | Schools: Vista West High, Discover Elementary

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 Acres
☐ Office: Sq.ft. 9,129 Acres 46 Employees 38
☐ Commercial: Sq.ft. 396,402 Acres 46 Employees 931
☐ 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: Energy, GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

M-2 (General Manufacturing)

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

The Project involves construction and operation of the Riverview Marketplace, 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-thrus, 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.

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

X	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
X	Caltrans District # 6		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	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
X	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:
X	Native American Heritage Commission		

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

Starting Date July 10, 2026 Ending Date August 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Kimley-Horn and Associates, Inc.
Address: 660 South Figueroa Street, Suite 2050
City/State/Zip: Los Angeles, CA 90017
Contact: Jessie Barkley
Phone: (213) 261-4040

Applicant: DJM Capital Partners attn. Brett Thornton
Address: 7777 Edinger Avenue, Suite 115
City/State/Zip: Huntington Beach, CA 92647
Phone: (310) 944-5070

Signature of Lead Agency Representative: _____ **Date:** 7/8/26

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