



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: July 10, 2026
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: General Plan Amendment No. 23-0001, Site Plan Review No. 22-0223, and Tentative Tract Map No. 7526 – Riverview Marketplace Project; located at the southwest corner of Rosedale Highway and Coffee Road, Bakersfield, CA.

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Bakersfield (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2025101507) for the Riverview Marketplace Project. Based on the analysis presented in the DEIR, the Project would result in significant and unavoidable adverse impacts to the following environmental topics: 1) Greenhouse Gas Emissions and 2) Transportation. All other environmental impacts evaluated in the DEIR are determined to be no impact, less than significant, or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures provided in the DEIR. The DEIR and its technical appendices are available for review at the following website:

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

Written comments and inquiries regarding the Project and/or the DEIR should be directed to the following:

Ashley Knight, Assistant Planner; Phone: 661-326-3673
City of Bakersfield Development Services Department – Planning Division
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Comments may also be emailed to aknight@bakersfieldcity.us

Project Description:

Project Description: The Project Site is located in the northwestern portion of the City of Bakersfield. The Project Site is 46.16 acres and consists of one legal parcel (APN 368-010-05), which is an undeveloped L-shaped property situated along the south side of Rosedale Highway, 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 the 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 buildings 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. Project buildout is anticipated to occur over an approximately 20-month timeframe, commencing in late 2026 and ending in the second quarter of 2028.

Opportunity for Public Review and Comment

The issuance of this Notice of Availability starts a 45-day public review period. The public review period begins on **July 10, 2026**, and ends on **August 24, 2026**. The City of Bakersfield invites written comments regarding the proposed Project and/or adequacy of the DEIR. 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. In accordance with the time limits established by CEQA, responses should be sent at the earliest possible date, but no later than 45 days after publication of this notice. Please submit your written comments by 5:00 p.m. on or before **August 24, 2026**, to:

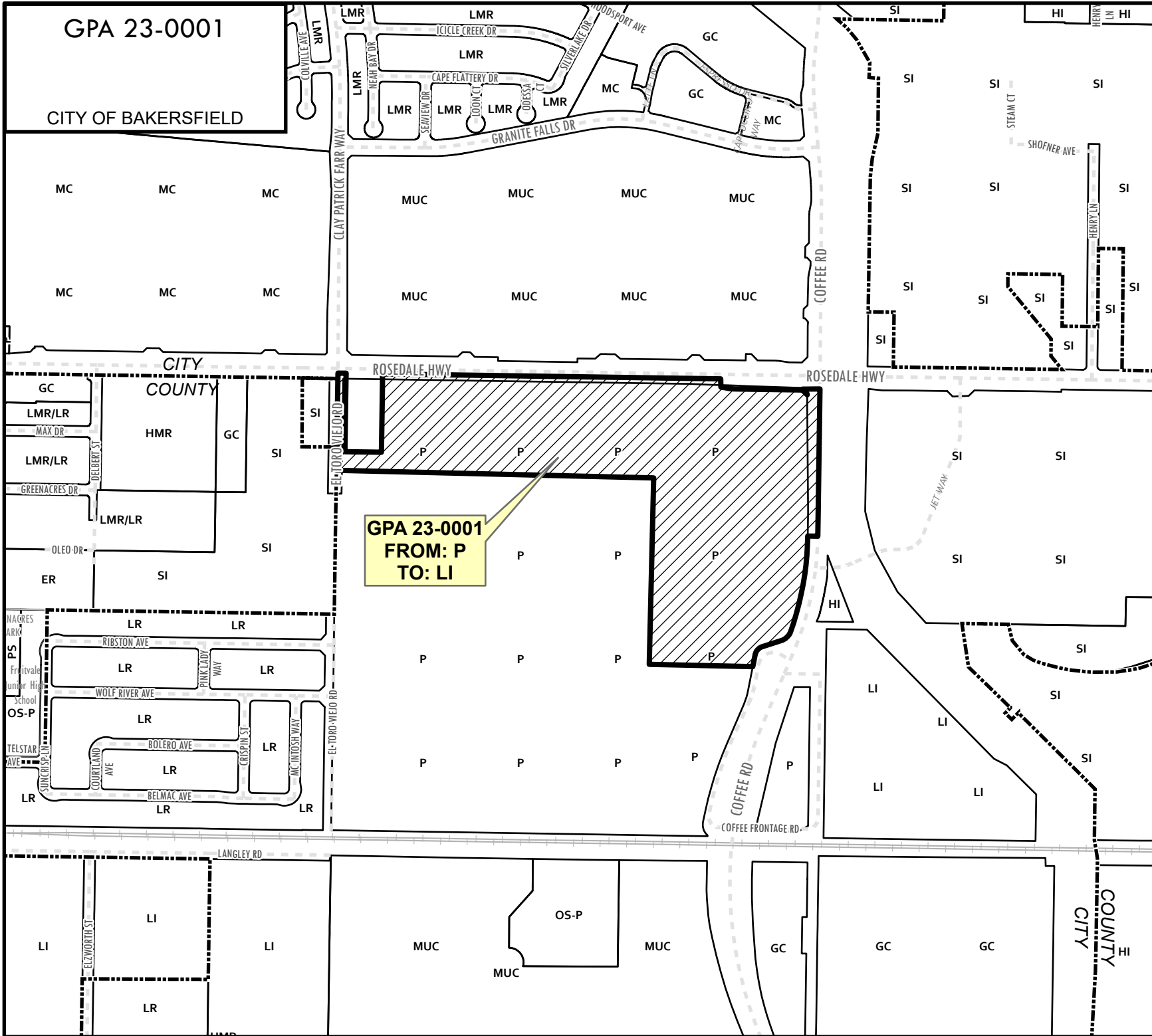
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Attachments:

Location Map

Conceptual Site Plan



**LEGEND
(GENERAL PLAN
LAND USE)**

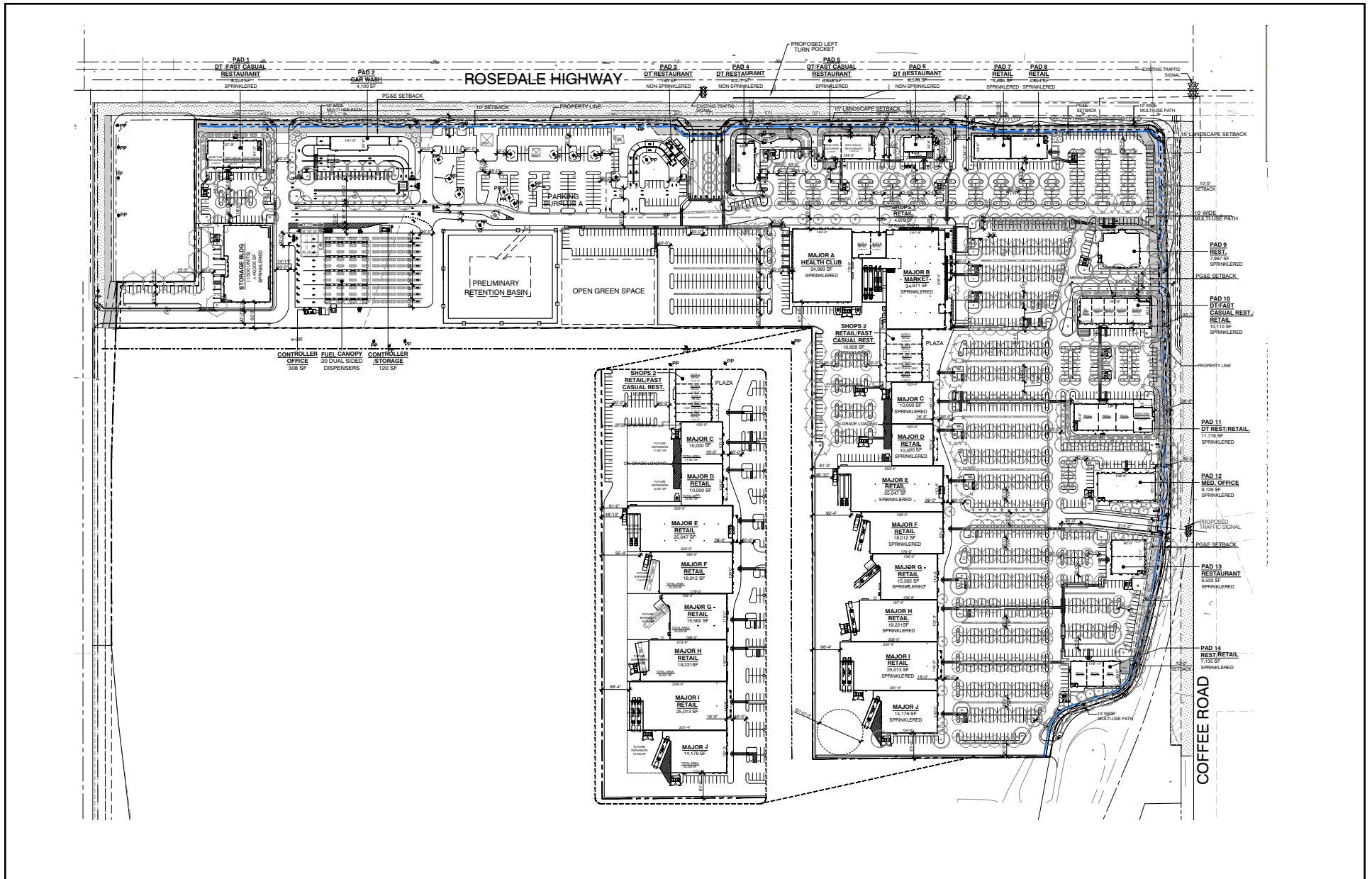
- RR Rural Residential
2.5 gross acres/dwelling unit
- ER Estate Residential
1 dwelling unit/net acre
- SR Suburban Residential
≤4 dwelling units/net acre
- SR/LR
County: ≤ 4 dwelling units/net acre
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential
> 7.26 units but
≤ 17.42 dwelling units/net acre
- HR High Density Residential
> 17.42 units but
≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -
Intensive Agriculture
20 acre minimum parcel size
- R-EA Resource -
Extensive Agriculture
20 acre minimum parcel size
80 acre min (Williamson Act)
- R-MP Resource -
Minerals & Petroleum
5 acre minimum parcel size
- UER Urban Estate Residential
Western Rosedale Plan
0.5 acre net minimum parcel size
- WM West Ming Specific Plan

BAKERSFIELD

Feet

0 350 700

BaseEditor_MV



SOURCE: McG Architecture, 2025



Conceptual Site Plan

RIVERVIEW MARKETPLACE COMMERCIAL PROJECT

Kimley»Horn