



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 is circulating an Initial Study/Mitigated Negative Declaration (MND) for public comment for the following project:

Mitigated Negative Declaration for General Plan Amendment/Zone Change No. 24-60000040: McIntosh & Associates (applicant), on behalf of Kern Land Partners LLC (property owner), has requested a General Plan Amendment to amend the existing land use designation from LR (Low Density Commercial) to (GC) General Commercial; and a Zone Change to change the existing zoning from R-1 (Single-Unit Dwelling) to C-2/PCD (Regional Commercial/Planned Commercial Development) on approximately 5.39 acres generally located on the southeast corner of Ashe Road and McKee Road (Ward 7).

Public Review Period: The 30-day public review period for the Initial Study/MND is from December 1, 2025, to December 30, 2025.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Tuesday, December 30, 2025. Written comments may be sent or emailed to:

Yazid Alawgarey | Assistant Planner
1715 Chester Avenue, Bakersfield, CA 93301
yalawgarey@bakersfieldcity.us

Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed Mitigated 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 Yazid Alawgarey (Assistant Planner) at 661-326-3191 (phone) or yalawgarey@bakersfieldcity.us (email).

Roque Nino
Principal Planner