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 PP-CGPA-24-0001: KSI Engineering, Inc., (Applicant) representing APVJ LLC (Property Owner), is requesting a General Plan Amendment to change the existing land use designation from R-IA (Resource – Intensive Agriculture) to OS-P (Parks), and a Zone Change to amend the existing zoning from A-20A (Agricultural – 20-acre minimum) to RE (Recreation) on 3.67 acres located at 5525 and 5543 Buena Vista Road in southwest Bakersfield (Ward 5).

Public Review Period: The 30-day public review period for the Initial Study/MND is from December 5, 2025, to January 5, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Thursday, January 5, 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.

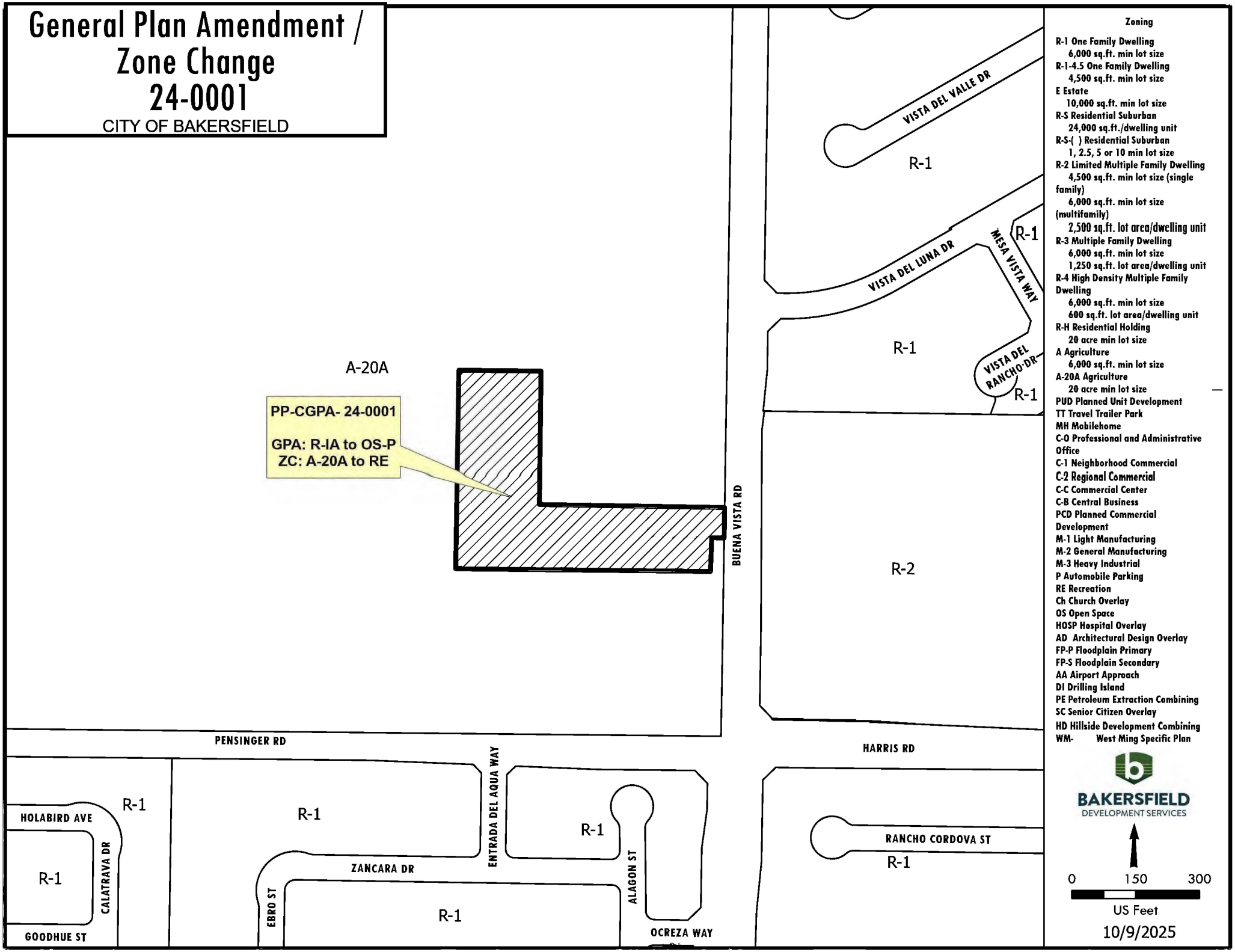
December 5, 2025

Jennie Eng
Assistant Planning Director

CC\ S:\03_Advance Planning\01_GPAs\01_Active\2024\PP-CGPA-24-0001_5543 Buena Vista Rd\03_CEQA\PP-CGPA-24-0001_NOI.docx

General Plan Amendment / Zone Change 24-0001

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-S Residential Suburban
  - 24,000 sq.ft./dwelling unit
- R-S-( ) 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
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-O Professional and 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
DEVELOPMENT SERVICES

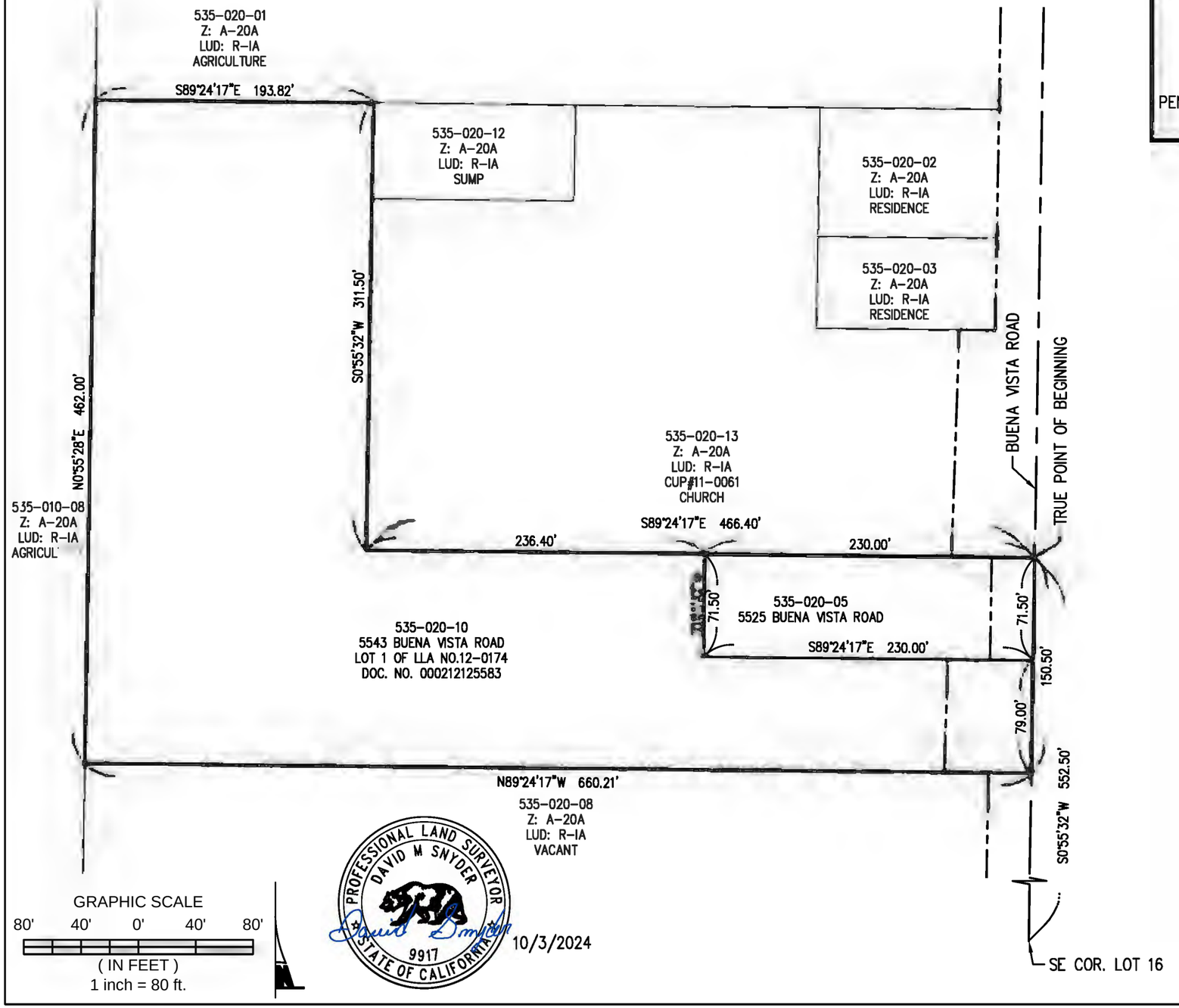
0 150 300

US Feet

10/9/2025

EXHIBIT B: FOR ZONE CHANGE AND GENERAL PLAN AMENDMENT

THIS MAP IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY



GRAPHIC SCALE

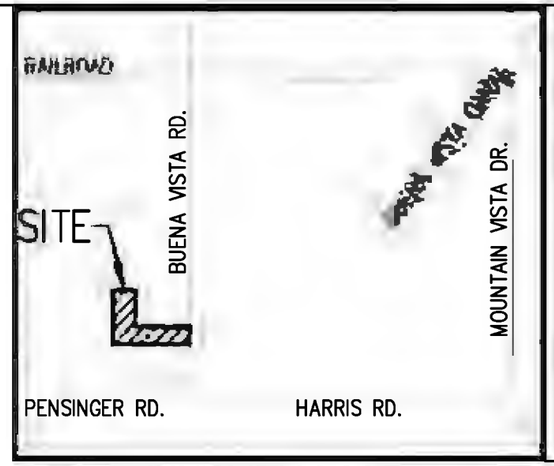
80' 40' 0' 40' 80'

(IN FEET)

1 inch = 80 ft.

PROFESSIONAL LAND SURVEYOR
DAVID M SNYDER
9917
STATE OF CALIFORNIA

10/3/2024



VICINTY MAP

NTS

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FOR CITY USE ONLY

OWNER/DEVELOPER

APVJ, LLC
JAGMIT MANN, MANAGER
12810 MARGATE COURT
BAKERSFIELD, CALIFORNIA 93311
(661)617-9696

LEGAL DESCRIPTION

APN: 535-020-10
LOT 1 OF LOT LINE ADJUSTMENT NO. 12-0174 PER CERTIFICATE OF COMPLIANCE RECORDED PER DOCUMENT NO. 000212125583 ON SEPTEMBER 5, 2012 IN THE OFFICE OF THE KERN COUNTY RECORDER.

APN: 535-020-05
ALL THAT PORTION OF LOT 16 IN SECTION 24, T30S, R26E, MDBM, ACCORDING TO THE SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY RECORDED AUGUST 27, 1892 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 16, SAID POINT BEING 552.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, 230 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 16, 71.50 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, 230 FEET TO A POINT IN THE EAST LINE OF SAID LOT 16; THENCE NORTHERLY ALONG SAID EAST LINE 71.50 FEET TO THE POINT OF BEGINNING.

GENERAL INFORMATION

1. ASSESSOR'S PARCEL NUMBER: 535-020-10 AND -05
2. ADDRESS: 5525 & 5543 BUENA VISTA ROAD, BAKERSFIELD, CA 93311
3. GENERAL PLAN-EXISTING LUD: R-IA
4. GENERAL PLAN-PROPOSED LUD: OS-P (PARKS)
5. ZONING-EXISTING: A-20A
6. ZONING-PROPOSED: RE (RECREATION)
5. LAND USE-EXISTING: SINGLE-FAMILY RESIDENCE AND ACCESSORY BUILDINGS TO BE DEMOLISHED
6. LAND USE-PROPOSED: INDOOR RECREATION BUILDING WITH SIX (6) INDOOR VOLLEYBALL COURTS, LOBBY, RESTROOMS, AND SNACK BAR.

BASIS OF BEARINGS

NORTH AMERICAN DATUM OF 1983 (NAD83) CALIFORNIA COORDINATE SYSTEM (CCS), ZONE 5 WAS USED AS THE BASIS OF BEARINGS AS SHOWN HEREON.