Print Form

Appendix C

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 # NEW

Project Title: Vesting Tentative Tract Map No. 7495

Lead Agency: City of Bakersfield--Development Services | Contact Person: Veronica Martinez

Mailing Address: 1715 Chester Avenue | Phone: 661-326-3640

City: Bakersfield | Zip: 93301 | County: Kern

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

Cross Streets: East side of future Mountain Vista Drive, approximately 0.25 miles south of Mc Cutchen Rd | Zip Code: 93311

Longitude/Latitude (degrees, minutes and seconds): 35 ° 16 ′ 36.5 ″ N / 119 ° 07 ′ 05.6 ″ W | Total Acres: 38.95

Assessor's Parcel No.: 542-010-04, 542-010-15 | Section: 31 | Twp.: 30S | Range: 27E | Base:

Within 2 Miles: State Hwy #: N/a | Waterways: Stine Canal

Airports: N/a | Railways: N/a | Schools: Independence High School

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 200 Acres 38.95
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ 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:

Present Land Use/Zoning/General Plan Designation:

R-1 (Single-Unit Dwelling)/LR (Low Density Residential)

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

McIntosh & Associates, representing Mountain Vista Partners, LLC (Owner), is proposing a Vesting Tentative Tract Map for 200 residential lots, 4 public landscape lots, 1 sump, and 1 water well site on 38.95 acres, zoned R-1 (Single-Unit Dwelling). In addition, the applicant is requesting a waiver of mineral rights signatures under Bakersfield Municipal Code (BMC) Section 16.20.060 A.1, meaning surface waiver from mineral interests have been obtained.

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

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

Starting Date December 16, 2025 Ending Date January 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm:
Address:
City/State/Zip:
Contact:
Phone:

Applicant: McIntosh and Associates
Address: 10800 Stockdale Hwy, Suite 103
City/State/Zip: Bakersfield CA 93311
Phone: 661-834-4814

Signature of Lead Agency Representative: **Date:** 12/16/2025

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