



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 Vesting Tentative Tract Map 7451 (Phased): McIntosh & Associates, representing Diamond Farming Company (Owner), is proposing a vesting tentative tract map for 313 residential lots, 1 multi-use trail lot, and 1 park lot on 40.77 acres, located generally southeast of Olive Drive and Santa Fe Way in northwest Bakersfield (Ward 4).

Public Review Period: The 30-day public review period for the Initial Study/MND is from February 5, 2026, to March 9, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, March 9, 2026. Written comments may be sent or emailed to:

Veronica Martinez, Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
vmartinez@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.

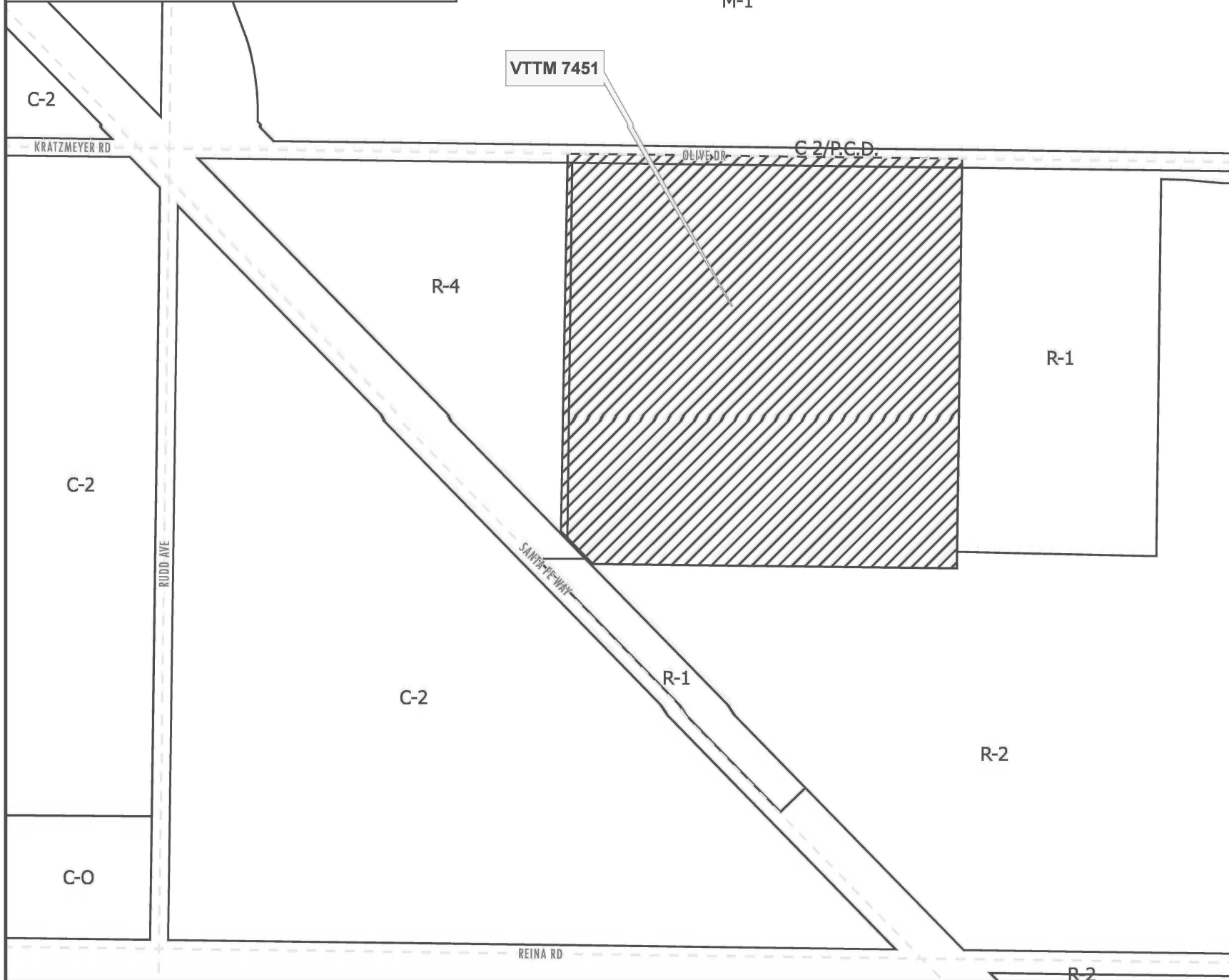
If you have any questions, please contact Veronica Martinez, Associate Planner at 661-326-3640 or vmartinez@bakersfieldcity.us.

February 5, 2026

Jennie Eng
Assistant Planning Director

Vesting Tentative Tract Map 7451

CITY OF BAKERSFIELD

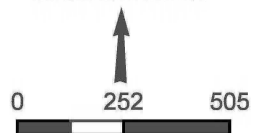


Zoning

- 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-5 Residential Suburban
24,000 sq.ft./dwelling unit
- R-5-() 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

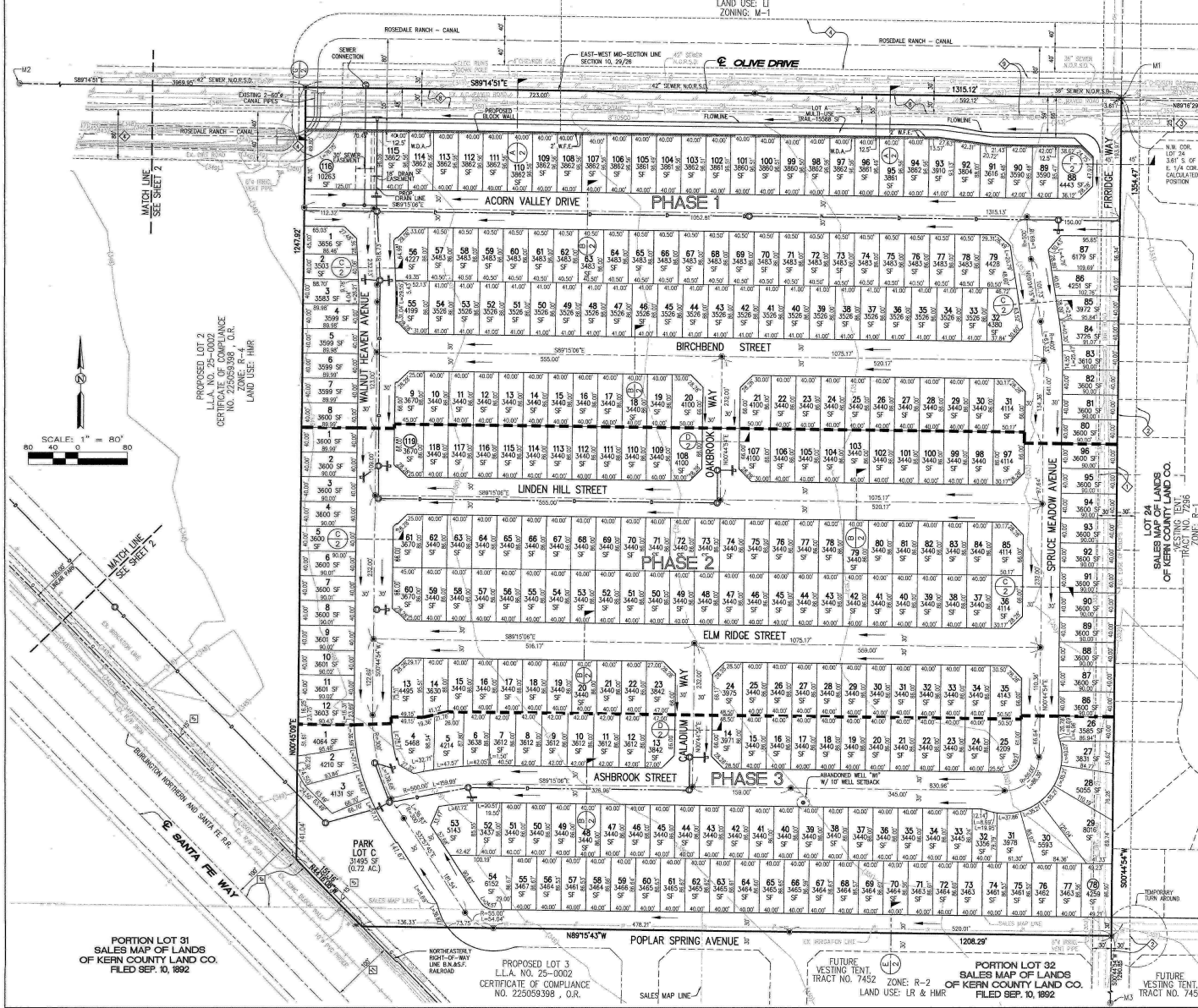


US Feet

1/12/2026

VESTING TENTATIVE TRACT No. 7451

BEING A SUBDIVISION OF LOT 1 OF LOT LINE ADJUSTMENT No. 25-0002
PER CERTIFICATE OF COMPLIANCE RECORDED ON MAY 27, 2025 AS DOCUMENT NO. 225059398 O.R., IN THE OFFICE OF THE KERN COUNTY RECORDER;
ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.
CONTAINING 313 BUILDABLE RESIDENTIAL LOTS, 1 MULTI-USE TRAIL LOT AND 1 PARK LOT, 40.77 GROSS ACRES
FEBRUARY 2025



OWNER:
DIAMOND FARMING COMPANY
A CALIFORNIA CORPORATION
P.O. BOX 21251
BAKERSFIELD, CA 93390
CONTACT: TOM DEE
PHONE: (661) 845-5771

SUBDIVIDER:
D.R. HORTON CA3
419 N. MURRAY AVENUE
VADILLA, CA 93291
CONTACT: MICHAEL PETRINI
PHONE: (661) 631-3121

ENGINEER:
MONTOSH & ASSOCIATES
10800 STOCKDALE HWY. STE. 103
BAKERSFIELD, CA 93311
CONTACT: BLAINE NEPTUNE
PHONE: (661) 834-4814

BASIS OF BEARING
THE BEARING OF N 89°15'17" W AS SHOWN FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, T. 29 S. R. 26 E. ON K.C.S. FILED MAP NO. 7-1, BOOK 6, PAGE 43 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK
POINT OF CONCRETE MONUMENT IN LAMPHOLE AT THE CENTERLINE INTERSECTION OF HAGEMAN ROAD AND FAIRWEATHER WAY.
ELEVATION = 359.89' (2003 COUNTY DATUM)
PER K.C.S.F.B. 1170, P.G. 45

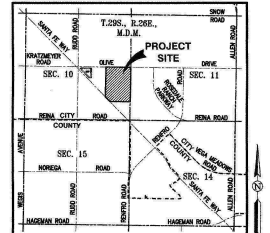
GENERAL NOTES:
ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.
IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 15.15.03000 OF THE MUNIPLA CODE.
A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.
ALL STREETS SHALL BE PUBLIC.
ALL RETURN ON-SITE ROAD ARE 20' UNLESS OTHERWISE NOTED.
ALL CUL-DE-SAC & KNUCKLE RETURN ROAD ARE 25'.
ALL CUL-DE-SACS ARE 50' RADIIUS.
ALL KNUCKLES ARE 92' RADIIUS.
THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION NO. 108-2023.
NO STRUCTURES CURRENTLY EXIST ON SITE.
NOTE TO PUBLIC WORKS:
1. SEWER CONNECTION FOR THIS TRACT SHALL BE THE 42" N.O.S.D. SEWER ALONG OLIVE DRIVE W/ A PRELIMINARY WAY.

PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.
THIS TRACT WILL BE DEVELOPED IN UP TO 3 PHASES.

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES
THE FOLLOWING STREET NAMES ARE PROVIDED AS ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER LISTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.
1. IVY RIDGE
2. CRISTAL CANYON
3. SUN RAY

LEGEND:
W.D.A. = WEAVER DRIVE ACCESS
W.F.C. = WALL FOOTING EASEMENT
S.F.F.N. = SEARCH FOR FOUND NOTHING
S.M.L.K.C.L.C. = SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY EASEMENT-SEE SHEET 2

- WELL-SEE SHEET 2
- MONUMENT-SEE SHEET 2
- PROJECT BOUNDARY
- PHASE LINE
- EXISTING O.H. ELECTRICAL LINE(S)
- EXISTING OIL LINE(S) - APPROXIMATE
- EXISTING OVERHEAD ELEC. LINE
- EXISTING IRRIGATION LINE
- EXISTING GAS LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FIBER OPTIC
- EXISTING SEWER LINE
- EXISTING TELEPHONE LINE
- PROPOSED STORM DRAIN
- FUTURE LOTS
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED MONUMENT
- PROPOSED CATCH BASIN
- EXISTING CONTOUR
- EXISTING MONUMENT
- EXISTING POWER POLE
- EXISTING DOWN GUY
- DIRECTION OF DRAINAGE AND APPROXIMATE GRADE



STATISTICS:

APN: PORTION OF 463-040-13
ACREAGE: 40.77 GR. AC. / 38.04 NET AC.
NUMBER OF BUILDABLE LOTS: 313 LOTS
1. HMR BUILDABLE LOTS: 231 LOTS
HMR NET ACI: 26.68 NET AC.
HMR NET DENSITY: 8.63 D.U./NET AC.
2. LR BUILDABLE LOTS: 82 LOTS
LR NET ACI: 11.36 NET AC.
LR NET DENSITY: 7.21 D.U./NET AC.

PROPOSED USE: RESIDENTIAL
GENERAL PLAN DESIGNATION: HMR AND LR
ZONING: R-2
WATER SOURCE: CAL. WATER SERVICE
SEWAGE DISPOSAL: NORTH OF RIVER SANITARY DISTRICT NO. 1
GAS CO. - SOUTHERN CALIFORNIA GAS COMPANY
CABLE - SPECTRUM
PHONE - AT&T
ELECTRICAL - PACIFIC GAS & ELECTRIC COMPANY
SCHOOL DISTRICTS: MORRIS SCHOOL DISTRICT & KERN HIGH SCHOOL DISTRICT
SCHOOLS: ELEMENTARY - PATRIOT ELEMENTARY SCHOOL
MIDDLE SCHOOL - FREEDOM MIDDLE SCHOOL
HIGH SCHOOL - FRONTIER HIGH SCHOOL

FLOOD ZONE X:
FLOOD ZONE DESIGNATION PER
FIRM MAP 060220020E, DATED
9/26/2006. AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

PHASE TABLE

PHASE	NO. OF LOTS	TRAIL LOT	LS LOT	PARK LOT
1	116	1	-	-
2	119	-	-	-
3	78	-	-	1
TOTAL:	313	1	-	1

MCINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP

10800 STOCKDALE HWY. STE. 103
BAKERSFIELD, CA 93311
(661) 834-4814
www.mcintosh-engineering.com

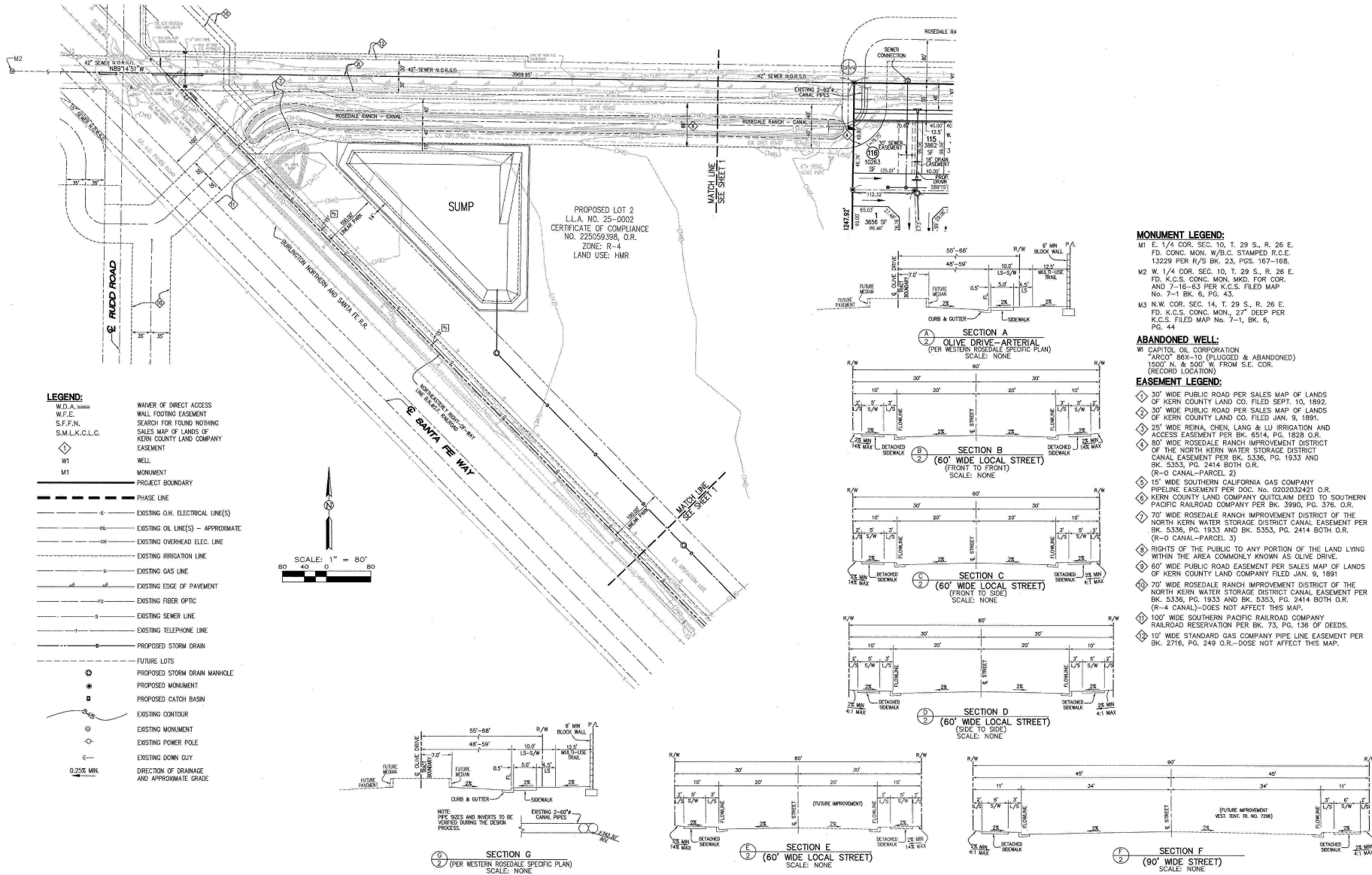
DATE: 12/2/25
SHEET: 1 OF 2

DIAMOND FARMING COMPANY
SECTION 10, TOWNSHIP 29 SOUTH, RANGE 26 EAST
VESTING TENTATIVE TRACT 7451

SHEET 1 OF 2

VESTING TENTATIVE TRACT No. 7451

BEING A SUBDIVISION OF LOT 1 OF LOT LINE ADJUSTMENT No. 25-0002
PER CERTIFICATE OF COMPLIANCE RECORDED ON MAY 27, 2025 AS DOCUMENT No. 225059398 O.R., IN THE OFFICE OF THE KERN COUNTY RECORDER;
ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN,
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.



McINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP

18000 STOCKDALE HWY., STE 103
BAKERSFIELD, CALIFORNIA 93311
(805) 336-8811 FAX (805) 336-8812
OWNER: S.L.U. DRAW: 225053.05
DATE: 12/2/23

09 DEC 2025

DATE: 12/2/23
REVISIONS:
BY: [blank]
DATE: [blank]

DIAMOND FARMING COMPANY
SECTION 10, TOWNSHIP 29 SOUTH, RANGE 26 EAST
VESTING TENTATIVE TRACT 7451
APPROVED FILED 225059398 ON 7/14/25

SHEET
2
OF 2 SHEETS