



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

Mitigated Negative Declaration for General Plan Amendment 22-0372: Deepinder Grewal (property owner), is requesting the adoption of a Mitigated Negative Declaration to develop a 19 duplex residential development on approximately 3.71 acres, located north of Ryzona Drive and west of Stine Road (Ward 7).

Public Review Period: The 30-day public review period for the Initial Study/MND is from February 9, 2026, to March 11, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Wednesday, March 11, 2026. Written comments may be sent or emailed to:

Ashley Knight | Assistant Planner
1715 Chester Avenue, Bakersfield, CA 93301
aknight@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 Ashley Knight (Assistant Planner) at 661-326-3673 (phone) or aknight@bakersfieldcity.us (email).

Roque Nino
Principal Planner

GPA/ZC 22-0372

CITY OF BAKERSFIELD

BLUEBROOK DR

POLISH ROCK

MC CUTCHEN RD

HIRSCHFELD DR

HOSKING AVE

VIEWCREST DR

GPA/ZC 22-0372

RIDGEGATE CT

CRESTRIDGE CT

WELLSTONE WAY

STINE RD

RYZONA DR

RYZONA DR

AERIAL



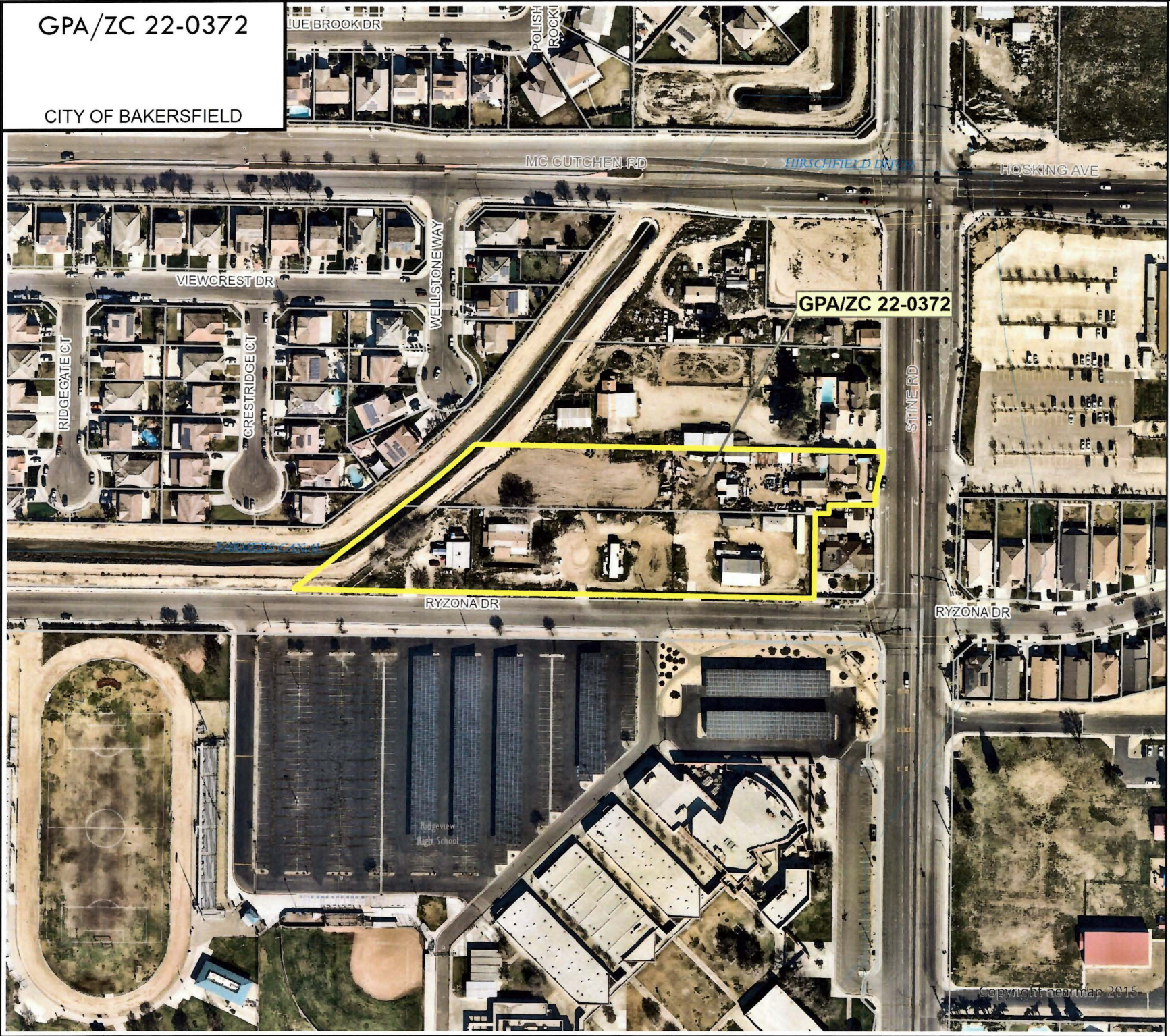
BAKERSFIELD



Feet

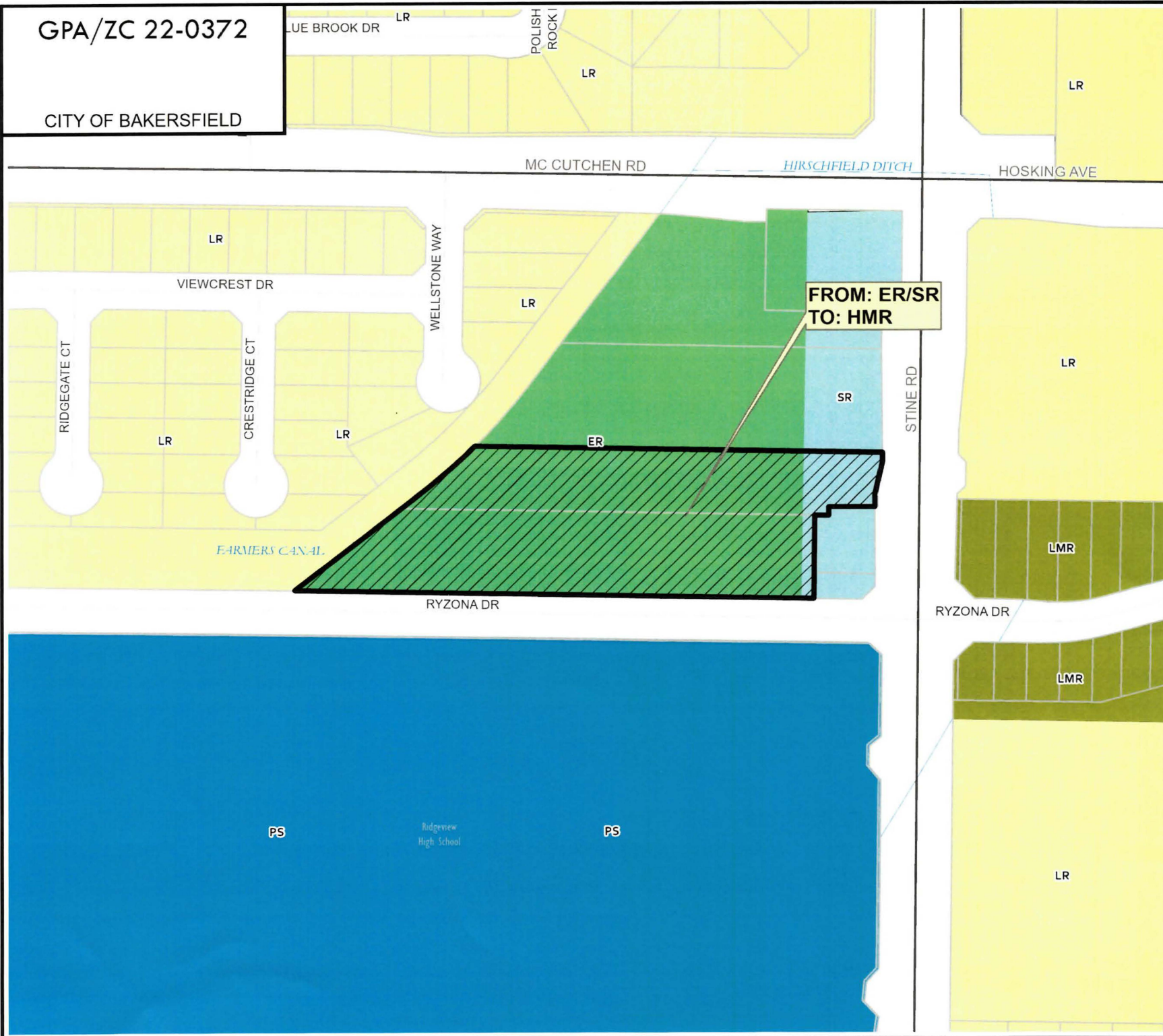


BaseEditor - MC



GPA/ZC 22-0372

CITY OF BAKERSFIELD



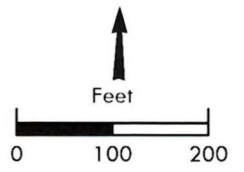
Land Use

RESIDENTIAL

- SR - Suburban Residential: ≤ 4 dwelling units/net acre
- ER - Estate Residential: 1 dwelling unit/net acre
- LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
- LR - Low Density Residential: ≤ 7.26 dwelling units/net acre

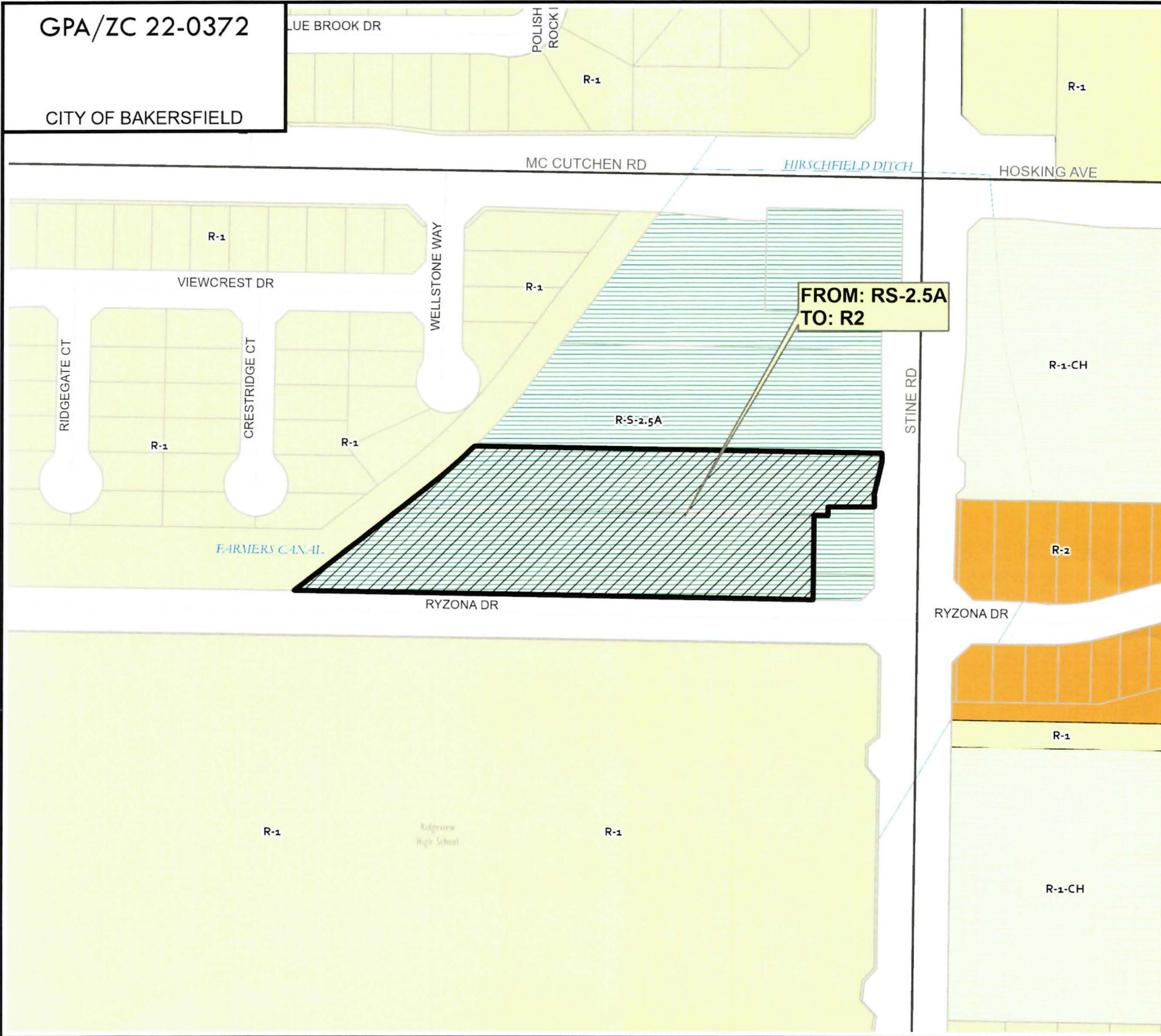
PUBLIC FACILITIES

- PS - Public/Private Schools







GPA/ZC 22-0372

CITY OF BAKERSFIELD



Zoning

Residential Zone Designations

-  R-S-2.5A Residential Suburban - 2.5 acre minimum
-  R-1 One Family Dwelling
-  R-1-CH One Family Dwelling - Church Overlay
-  R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.

**FROM: RS-2.5A
TO: R2**



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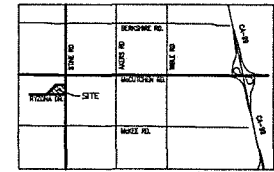
Feet



GPAZC22_0372

PRELIMINARY SITE PLAN

8235 + 8261 STINE ROAD
APN 532-020-17 + 20



VICINITY MAP

GENERAL NOTES

1. APN 532-020-17 & 20
2. APPROXIMATE ACREAGE: 43.71 GROSS ACRES/ 43.32 NET ACRES
3. NUMBER OF LOTS: 7
4. MINIMUM RESIDENTIAL LOT AREA: 0.648 AC
5. EXISTING USE: MOBILE HOMES-RESIDENTIAL
6. PROPOSED USE: MULTI-FAMILY RESIDENTIAL (DUPLEXES)
7. EXISTING GENERAL PLAN DESIGNATION: ER (ESTATE RESIDENTIAL)
8. SR (SUBURBAN RESIDENTIAL)
9. PROPOSED GENERAL PLAN DESIGNATION: MHR (1.4 DU/NET AC)
10. EXISTING ZONING: R-S-2.5A
11. PROPOSED ZONING: R-2
12. R-2 SETBACK REQUIREMENTS:
FRONT: 15'
SIDE: 5'
REAR: 20'
13. WATER: CITY OF BAKERSFIELD
14. SEWER: CITY OF BAKERSFIELD
15. DRAINAGE: IN CONFORMANCE WITH CITY OF BAKERSFIELD STANDARDS
16. GAS: PG & E
17. ELECTRIC: PG & E
18. TELEPHONE: AT&T
19. FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD FIRE DEPARTMENT STANDARDS
20. ALL DISTANCES AND DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMALS THEREOF.
21. NO GAS OR WATER WELLS ARE LOCATED ON THE PROPERTY.
22. ALL ROAD IMPROVEMENTS AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD. NOTE: ALL ROAD IMPROVEMENTS ARE EXISTING WITH EXCEPTION OF SIDEWALK ALONG RYZONA DR.
23. MIDDLE SCHOOL: STONEMEN JR. HIGH SCHOOL
24. ELEMENTARY: MILLER ELEMENTARY SCHOOL
25. HIGH SCHOOL: RIDGEVIEW HIGH SCHOOL
26. SCHOOL DISTRICTS: PANAMA-BUENA VISTA UNION + KERN HIGH SCHOOL
27. ALL EXISTING STRUCTURES/IMPROVEMENTS ON-SITE TO BE REMOVED
28. PROJECT WILL NOT BE PHASED.
29. VARIANCES REQUESTED:
30. REAR SETBACK REDUCTION FOR PARCELS 1, 3, AND 11

BASIS OF BEARINGS

THE BEARING OF SOUTH 00°34'31" WEST REFERENCED AS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34 T.03S R.27E W.04S AS SHOWN ON TRACT MAP #190 WAS USED AS THE BASIS OF BEARINGS AS SHOWN HEREON.

BENCHMARK

THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAV85) WAS USED AS THE VERTICAL DATUM AS SHOWN HEREON.

LOCAL BENCHMARK

CONCRETE MONUMENT WITH BRASS CAP IN LAMPPOST STAMPED "15 4332" AT THE INTERSECTION OF STINE ROAD AND RYZONA DRIVE

PT 51
N 2289728.33
E 6216028.07
E L 332.90

FLOODPLAIN DESIGNATION

ZONE X
FEMA MAP NUMBER: 06029C200E

OWNER/SUBDIVIDER

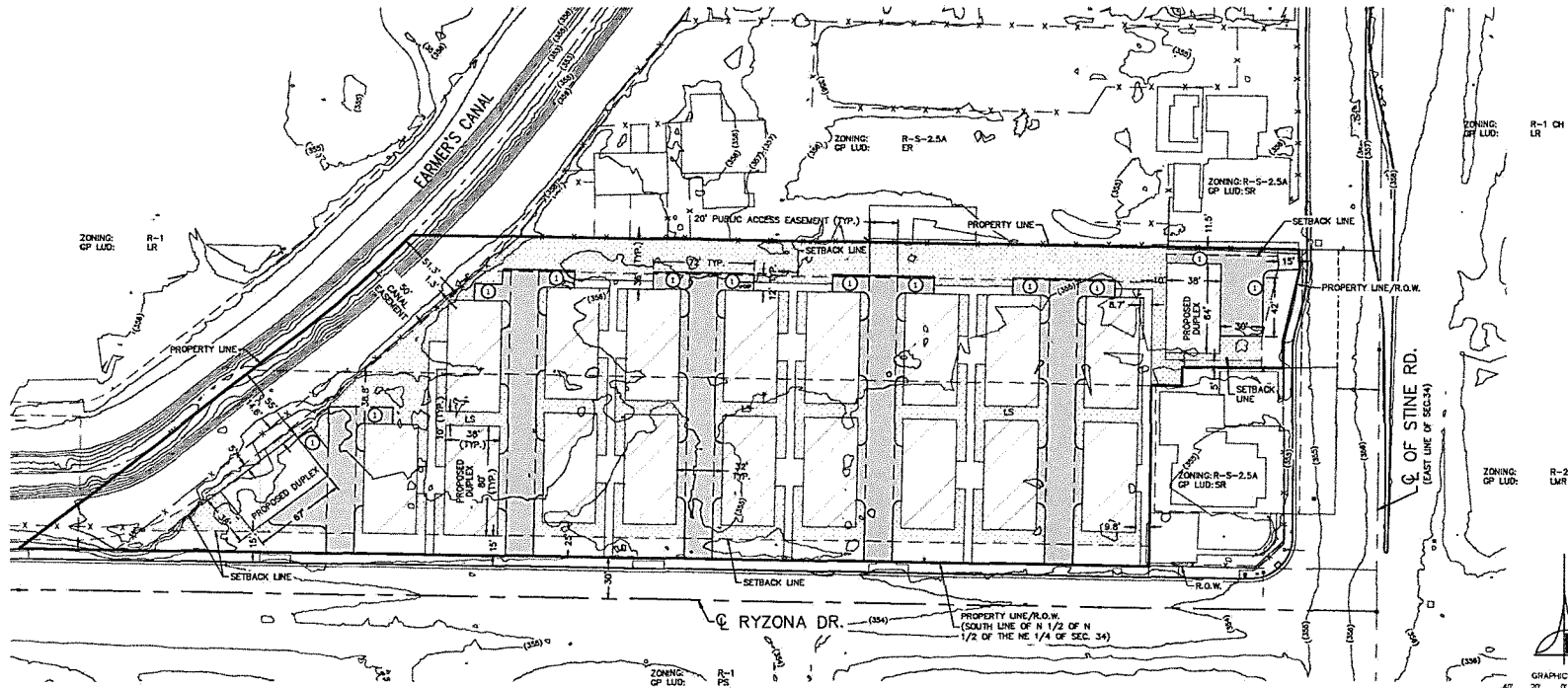
CELESTINE S. ORENAL
ADDRESS: 3223 PERRAZON ST.
BAKERSFIELD, CA 93313
PHONE: (805) 990-9378

MULTI-FAMILY DWELLING NET AREA: 144,581.95 S.F.

PROPOSED 2-BEDROOM AND 3-BEDROOM UNITS:
BUILDING AREA:
8 BLDG @ 2,248 SQ. FT. = 5,092 SQ. FT. (1.55)
17 BLDG @ 3,040 SQ. FT. = 51,680 SQ. FT. (35.75)
38 DU/2.32 NET ACRES = 11.4 DU/AC
38,500 SQ. FT. (28,650) THIS AREA DOES NOT INCLUDE
15' FRONT SETBACK AREA
REQUIRED PARKING:
(2-GAR GARAGE/20+38 DU) = 78 SPACES
12 SPACES
88 TOTAL SPACES

LEGEND

- EASEMENTS
- EXISTING ELEVATION CONTOURS
- EXISTING PER LOT SHOWN
- EXISTING SANITARY SEWER MANHOLE
- SIGN POST
- DISTINCTIVE BORDER
- EXISTING LOT LINE TO BE REMOVED
- PROPOSED PARCEL LINES
- EXISTING FENCE
- FOUND MONUMENT AS DESCRIBED HEREON
- ▭ PROPOSED BUILDING
- # OF PARKING SPACES
- ▭ PROPOSED PAVEMENT
- ▭ PROPOSED LANDSCAPE AREA
- ▭ PROPOSED SIDEWALK



NO.	DATE	REVISION



CORNERSTONE ENGINEERING
CONSULTANTS • ENGINEERS • LAND SURVEYORS
300 WEST MASSACHUSETTS AVE. SUITE 200
BAKERSFIELD, CA 93311
TEL: (805) 998-9278 FAX: (805) 998-9270
www.cornerstoneeng.com

DEVELOPMENT BY:
LION BUILDERS INC.
5000 W. MASSACHUSETTS AVE. SUITE 200
BAKERSFIELD, CA 93311
(805) 998-9278

PRELIMINARY SITE PLAN
VTM 7418
APN: 532-020-17 & 532-020-20
8235 STINE RD., BAKERSFIELD, CA

DESIGNED BY: WAS
CHECKED BY: BSW
DATE: 08/07/2023
DRAFTER: BAC
SCALE: AS SHOWN
COMP. NO: 06029C200E_PREM
JOB NO: 868-02-00

SP-1.0 SHEET 1 OF 1