NOTICE OF DETERMINATION

(Filing in compliance with Section 21108 or 21152 of the Public Resources Code)

TO: □ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

■ County Clerk, County of Kern
1415 Truxtun Avenue
Bakersfield, CA 93301

FROM: City of Bakersfield
Development Services Dept. - Planning
1715 Chester Avenue
Bakersfield, CA 93301

Project Title (No.): General Plan Amendment and Zone Change No. 23-0560

State Clearinghouse No.: 2026031051

General Location: City of Bakersfield, County of Kern

Specific Location: Located on the southwest side of Taft Highway and Ashe Road, within the City of Bakersfield. APN(s): 184-260-09

Project Description: McIntosh and Associates, Inc. (applicant), on behalf of ATG Investments, LLC (property owner), is proposing a General Plan Amendment (GPA) and Zone Change (ZC) on approximately 24.86 acres located at 9737 Ashe Road (southwest corner of Taft Highway and Ashe Road). The request includes: (1) an amendment of the Land Use Element of the Metropolitan Bakersfield General Plan land use designation from HMR (High Medium Residential) to HR (High Density Residential) and GC (General Commercial) or a more restrictive designation; and (2) a change in zone classification from R-2 (Single Lot Single-Unit Dwelling) to C-2 (Regional Commercial) and R-3 (Medium Density Multi-Unit Dwelling) zone or a more restrictive zone to facilitate the development of multi-family residential and commercial retail. A Mitigated Negative Declaration will also be considered. (Ward 7)

Approving Agency: City of Bakersfield

Project Applicant: (name/address) McIntosh & Associates
10800 Stockdale Highway
Bakersfield, CA 93311

Determination:

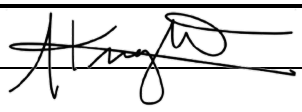
This is to advise that the City of Bakersfield, as the lead agency, has approved the above described project on September 16, 2026 and has made the following determinations regarding said project:

1. The project [■will ☐will not] have a significant effect on the environment.
2. ■An mitigated negative declaration was prepared and certified for this project according to the provisions of CEQA.
   ☐An addendum to a previously adopted negative declaration was prepared for this project according to the provisions of CEQA.
3. Mitigation measures [■were □ were not] made conditions of project approval and a mitigation monitoring program was adopted.
4. A statement of overriding considerations [☐was■was not] adopted for this project (EIR only).
5. Findings [■were □ were not] made according to the provisions of CEQA.

Record of Project Approval:

This is to certify that the amended MND with comments, responses and record of project approval is available to the general public at the city of Bakersfield Development Services Department-Planning Division (1715 Chester Avenue, Bakersfield CA 93301).

Lead Agency Contact Person: Ashley Knight **Telephone:** (661) 326-3673

Signature:  **Date:** October 13, 2026 **Title:** Assistant Planner

Date received for filing at OPR: _____