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/Zone Change No. CGPA-25-0004: Cornerstone Engineering Inc (applicant), on behalf of Antonio Jimenez Nunez Raymond Villanueva (property owner), has requested a General Plan Amendment to change existing land use designations from R-IA (Resource - Intensive Agriculture), R-MP (Resource - Minerals & Petroleum), and LR (Low Density Residential to LR (Low Density Residential) and MUC (Mixed Use Commercial); and a zone change from R-1 (Single-Unit Dwelling) and R-1/PUD (Single-Unit Dwelling/Planned Unit Development) to R-1 (Single-Unit Dwelling) and MX-1 (Mixed-Use Neighborhood) on approximately 20 acres, located generally on the southwest corner of Buena Vista Road and McCutchen Road (Ward 4).

Public Review Period: The 30-day public review period for the Initial Study/MND is from July 31, 2026, to August 31, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, August 31, 2026. Written comments may be sent or emailed to:

Yazid Alawgarey | Assistant Planner
1715 Chester Avenue, Bakersfield, CA 93301
Yalawgarey@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 Yazid Alawgarey (Assistant Planner) at 661-326-3191 (phone) or Yalawgarey @bakersfieldcity.us (email).

Roque Nino
Principal Planner