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:** General Plan Amendment/Zone Change No. CGPA-25-0004

Lead Agency: City of Bakersfield--Development Services | Contact Person: Yazid Alawgarey

Mailing Address: 1715 Chester Avenue | Phone: 661-326-3191

City: Bakersfield | Zip: 93301 | County: Kern

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

Cross Streets: southwest corner of Buena Vista Road and McCutchen Road | Zip Code: 93311

Longitude/Latitude (degrees, minutes and seconds): 35 ° 16 ′ 42 ″ N / 119 ° 7 ′ 41.7 ″ W | Total Acres: 20

Assessor's Parcel No.: 524-160-09 | Section: 36 | Twp.: 30S | Range: 26E | Base: Mt Diablo

Within 2 Miles: State Hwy #: 119 | Waterways: STINE CANAL

Airports: N/A | Railways: SUNSET | Schools: BUENA VISTA ELEMEN

**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ | ☐ Draft EIS | ☐ Other: _____
☒ Mit Neg Dec Other: _____ | ☐ FONSI

**Local Action Type:**

| | | | |
|---|---|---|---|
| ☐ General Plan Update | ☐ Specific Plan | ☒ Rezone | ☐ Annexation |
| ☐ General Plan Amendment | ☐ Master Plan | ☐ Prezone | ☐ Redevelopment |
| ☐ General Plan Element | ☐ Planned Unit Development | ☐ Use Permit | ☐ Coastal Permit |
| ☐ Community Plan | ☐ Site Plan | ☐ Land Division (Subdivision, etc.) | ☐ Other: |

**Development Type:**

| | | | |
|---|---|---|---|
| ☐ Residential: Units _____ Acres _____ | | | |
| ☐ Office: Sq.ft. _____ Acres _____ Employees _____ | ☐ Transportation: Type _____ | | |
| ☒ Commercial: Sq.ft. _____ Acres 20 Employees _____ | ☐ Mining: Mineral _____ | | |
| ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ | ☐ Power: Type _____ | MW _____ | |
| ☐ Educational: _____ | ☐ Waste Treatment: Type _____ | MGD _____ | |
| ☐ Recreational: _____ | ☐ Hazardous Waste: Type _____ | | |
| ☐ Water Facilities: Type _____ MGD _____ | ☐ Other: _____ | | |

**Project Issues Discussed in Document:**

| | | | |
|---|---|---|---|
| ☒ Aesthetic/Visual | ☐ Fiscal | ☒ Recreation/Parks | ☒ Vegetation |
| ☒ Agricultural Land | ☒ Flood Plain/Flooding | ☒ Schools/Universities | ☐ Water Quality |
| ☒ Air Quality | ☒ Forest Land/Fire Hazard | ☒ Septic Systems | ☐ Water Supply/Groundwater |
| ☐ Archeological/Historical | ☒ Geologic/Seismic | ☒ Sewer Capacity | ☒ Wetland/Riparian |
| ☒ Biological Resources | ☒ Minerals | ☒ Soil Erosion/Compaction/Grading | ☒ Growth Inducement |
| ☐ Coastal Zone | ☒ Noise | ☒ Solid Waste | ☒ Land Use |
| ☐ Drainage/Absorption | ☒ Population/Housing Balance | ☒ Toxic/Hazardous | ☐ Cumulative Effects |
| ☐ Economic/Jobs | ☒ Public Services/Facilities | ☐ Traffic/Circulation | ☐ Other: |

**Present Land Use/Zoning/General Plan Designation:**

R-IA (Resource - Intensive Agriculture), R-MP (Resource - Minerals & Petroleum), LR (Low Density Residential) , R-1 (Single-Unit D

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

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 [Assessor's Parcel Number 524-160-09].

*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 | | 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 |
| S | Caltrans District # 6 | | Public Utilities Commission |
| | Caltrans Division of Aeronautics | S | Regional WQCB # CV |
| | 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 |
| S | Conservation, Department of | | Santa Monica Mtns. Conservancy |
| | Corrections, Department of | | State Lands Commission |
| | Delta Protection Commission | | SWRCB: Clean Water Grants |
| | Education, Department of | X | SWRCB: Water Quality |
| | Energy Commission | | SWRCB: Water Rights |
| S | 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 July 31, 2026 Ending Date August 31, 2026

**Lead Agency (Complete if applicable):**

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

Applicant: Cornerstone Engineering Inc
Address: 5509 Young Street
City/State/Zip: Bakersfield, CA 93311
Phone: (661) 333-7969

**Signature of Lead Agency Representative:** /s/ Yazid Alawgarey **Date:** 7/27/2026

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