



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

DATE: August 19, 2026
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: 7th Standard Marketplace Project; Planned Development Review No. 25-0022 and Vesting Tentative Parcel Map No. 12633

This Notice of Preparation (NOP) has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines §15082. This NOP has been prepared to notify responsible and trustee agencies, organizations, and interested parties that the City of Bakersfield (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 7th Standard Marketplace Project ("Marketplace" or "Project").

Pursuant to State CEQA Guidelines §15082(a), immediately after deciding that an EIR is required for a project, the lead agency shall send an NOP stating that an EIR will be prepared to the Office of Planning and Research (now the Governor's Office of Land Use and Climate Innovation) and each responsible and trustee agency. The lead agency shall also file the NOP with the county clerk in which the project will be located.

The City has determined that the Project has the potential to have significant impacts on the environment, and an EIR will be required for the Project. The City is requesting from the public and responsible and trustee agencies for specific and detailed input about potential environmental impacts associated with the Project, as described in this NOP, to be included in the Draft EIR for the Project. Pursuant to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this NOP. Pursuant to State CEQA Guidelines §15083, this NOP also serves to facilitate early consultation with any persons or organizations that may be concerned with the Project's environmental effects. Additionally, this NOP serves as a notice for the Public Scoping Meeting, which will be held to expedite and facilitate the consultation process. The Public Scoping Meeting will be held as follows:

When: August 31, 2026 at 1 pm.
Where: 1715 Chester Avenue, DVS 1 Large, Bakersfield, CA 93301

The proposed Project involves a Planned Development Review and Vested Tentative Parcel Map for an approximately ±36 gross acre site located at the southwest corner of 7th Standard Road and Calloway Drive in the City of Bakersfield.

The Project proposes to subdivide the currently agricultural 36-acre property into 11 parcels, and to construct and operate approximately 225,365 square feet (SF) of commercial uses. As depicted in Figure 4: Preliminary Development Plan and summarized in Table 1: Marketplace Land Use Summary, the Marketplace would include nine single-story commercial buildings with various uses, including one automated car wash, four drive-through restaurants, one drive-through financial institution, retail and restaurant spaces, a major anchor store(a Costco Warehouse), and a fuel facility.

Table 1: Marketplace Land Use Summary

Land Use	Parcel & Building Number ^{1,2}	Parcel Area (Gross Acre) ¹	Floor Area (SF) ²
Car Wash	1	1.20	4,874
Financial Institution, with Drive-Through	2	1.78	3,500
Retail	3	1.42	6,815
Restaurant, with Drive-Through	4	1.24	2,115
Restaurant, with Drive-Through	5	1.43	2,300

Restaurant, with Drive-Through	6	1.25	4,298
Retail/ Restaurant	7	0.83	6,000 6,000
Restaurant, with Drive-Through	8	1.92	4,857
Major Anchor Store	9	20.83	184,478
Fuel Facility (mechanical Kiosk) ³	10	1.87	128
Drainage Basin	11 / NA	2.39	N/A
Total	11	36.29	225,365

Sources/Notes:

1. Landmark. (March 2026). *VTPM No. 12633*.
2. MMA Architecture. (March 2026). *7th Standard Marketplace Site Plan*.
3. Fuel facility canopy area is approximately 11,655 SF and is excluded from total floor area calculation as it is not an enclosed structure.

The Marketplace would also include a surface parking lot with approximately 1,369 parking spaces, hardscape and landscape improvements throughout, and a 2.39-acre drainage basin. Other Project components include the following: vehicular access and circulation improvements; pedestrian access; lighting improvements; monument, pylon, and wall signage; and infrastructure and utility improvements. The Project also proposes various offsite improvements, including right-of-way frontage, roadway, utility, and traffic improvements along 7th Standard Road and Calloway Drive. These offsite improvements consist of new curb, gutter, sidewalks, landscaping, ADA ramps, streetlights, and fire hydrants, along with roadway widening to add bike lanes and additional travel lanes. Utility work includes relocation of dry utilities (only along Calloway Drive, as well as installation and extension of storm drains, water, and sewer lines. Additional offsite traffic improvements include a relocated signal at 7th Standard Road/Calloway Drive, a new signal on Calloway Drive, and updated striping, signage, and pedestrian crossing features along the Project frontage, as well as minor roadway modifications in the Project study area. Project construction is scheduled to occur over approximately 15 months beginning in the fourth quarter of 2027 and ending in the third quarter of 2028.

Scope of the EIR

In accordance with CEQA, the City requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. A location map and planning figures are attached.

Based on preliminary review and environmental analysis, the City of Bakersfield has determined that the Project may result in significant impacts under the following topics, which will be analyzed in detail in the EIR:

- | | | |
|---|--|--|
| ☒ Aesthetics | ☐ Agricultural Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Energy |
| ☒ Geology / Soils | ☒ Greenhouse Gas Emissions | ☒ Hazards & Hazardous Materials |
| ☒ Hydrology / Water Quality | ☒ Land Use / Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population / Housing | ☒ Public Services |
| ☐ Recreation | ☒ Transportation | ☒ Tribal Cultural Resource |
| ☒ Utilities / Service Systems | ☐ Wildfire | ☒ Mandatory Findings of Significance |

The Initial Study is available on the City's website at the following URL:

<https://www.bakersfieldcity.us/279/Environmental-Documents>

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Opportunity for Public Review and Comment

The issuance of this NOP triggers a 30-day public scoping period. The scoping period begins on **August 19, 2026** and ends on **September 21, 2026**. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by September 16, 2026. Due to the time limits mandated by state law, the City recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

City of Bakersfield – Development Services Department
Attn: Louis Ramirez, Associate Planner
1715 Chester Avenue, 2nd Floor
Bakersfield, CA 93301

Comments may also be emailed to lr Ramirez@bakersfieldcity.us

Attachments:

Figure 1 – Aerial

Figure 2 – Land Use

Figure 3 – Zoning

Figure 4 – Preliminary Development Plan

Environmental Initial Study, available on the City's website at:

<https://www.bakersfieldcity.us/279/Environmental-Documents>

Planned Development Review

No. PP-PDRN-25-0022

CITY OF BAKERSFIELD



 AERIAL


BAKERSFIELD
DEVELOPMENT SERVICES

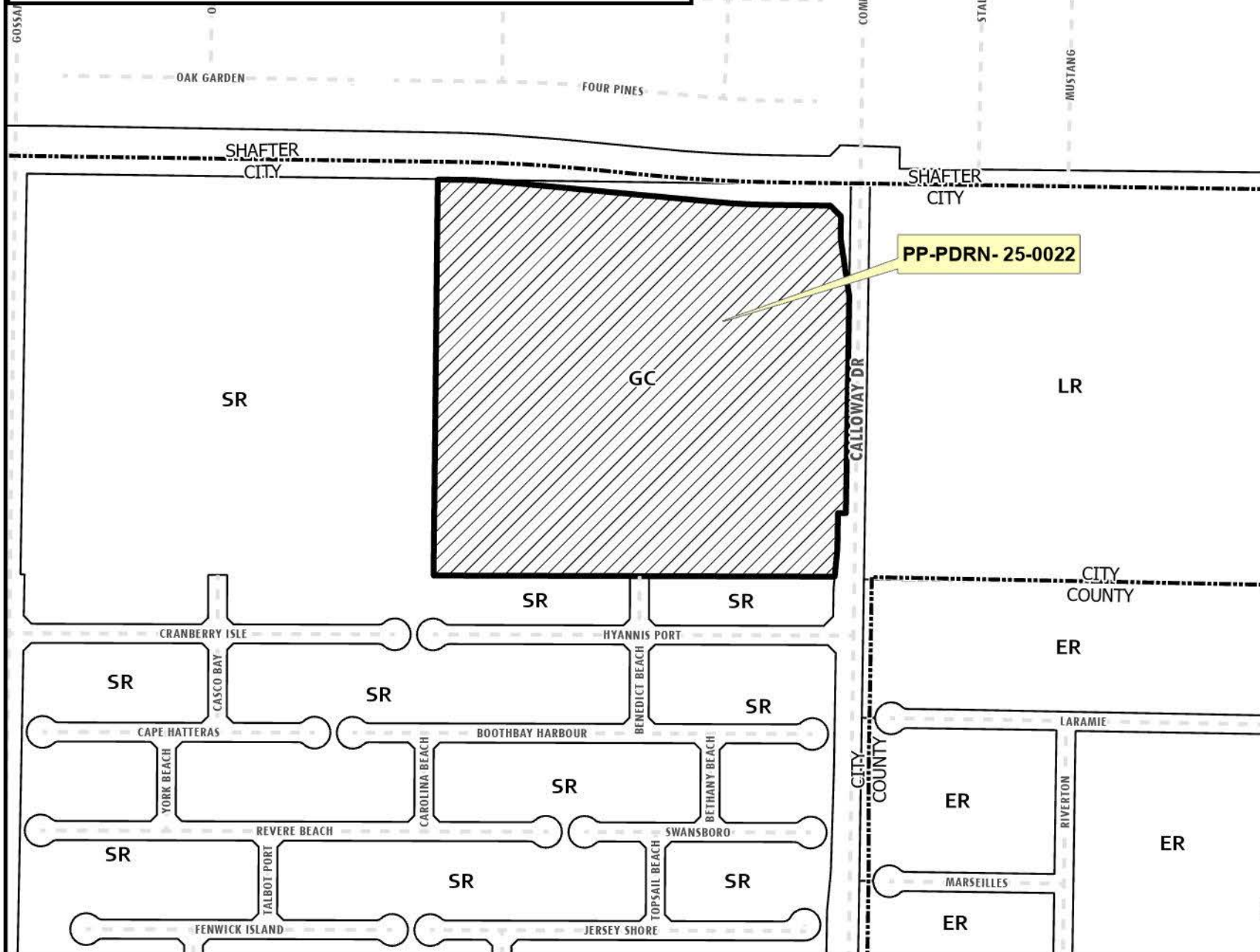
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4/30/2026

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Land Use

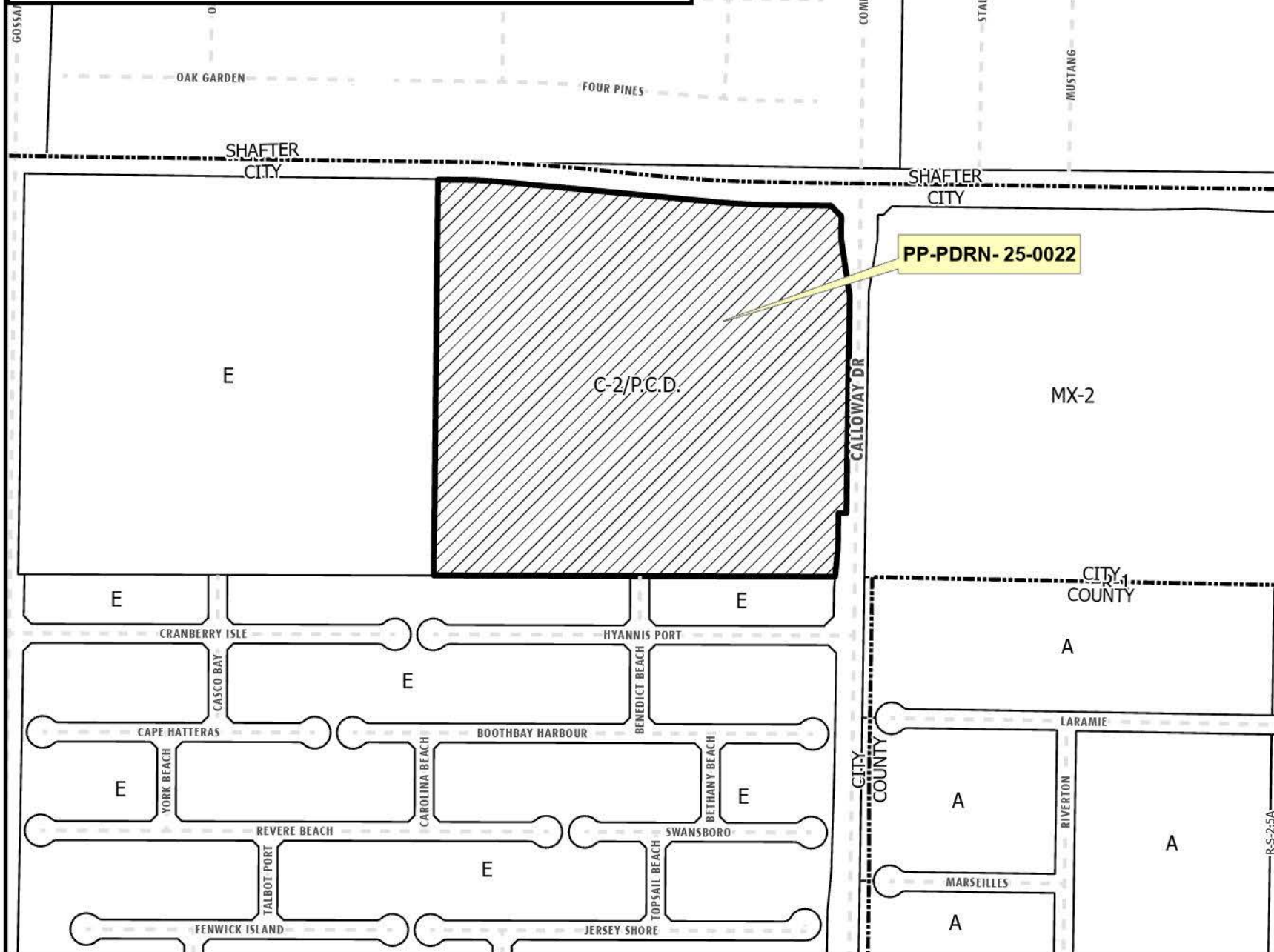
- RR Rural Residential
2.5 gross acres/dwelling unit
- ER Estate Residential
1 dwelling unit/net acre
- SR Suburban Residential
≤ 4 dwelling units/net acre
- SR/LR
County: ≤ 4 dwelling units/net acre
City: ≤ 7.26 dwelling units/net acre
- LR Low Density Residential
≤ 7.26 dwelling units/net acre
- LMR Low Medium Density Residential
> 4 but ≤ 10 dwelling units/net acre
- HMR High Medium Density Residential
> 7.26 units but ≤ 17.42 dwelling units/net acre
- HR High Density Residential
> 17.42 units but ≤ 72.6 dwelling units/net acre
- HC Highway Commercial
- GC General Commercial
- MC Major Commercial
- OC Office Commercial
- MUC Mixed Use Commercial
- LI Light Industrial
- SI Service Industrial
- HI Heavy Industrial
- P Public Facilities
- PS Public/Private Schools
- PT Public Transportation Corridors
- P-SW Solid Waste Facilities
- OS Open Space
- OS-P Parks and Recreation
- OS-S Slopes exceeding 30%
- R-IA Resource -
Intensive Agriculture
20 acre minimum parcel size
- R-EA Resource -
Extensive Agriculture
20 acre minimum parcel size
80 acre min (Williamson Act)
- R-MP Resource -
Minerals & Petroleum
5 acre minimum parcel size
- UER Urban Estate Residential
Western Rosedale Plan
0.5 acre net minimum parcel size
- WM West Ming Specific Plan



Planned Development Review

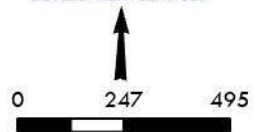
No. PP-PDRN-25-0022

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Zoning

- R-1 One Family Dwelling
- R-1-4.5 One Family Dwelling
- 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)
- 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
- D1 Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



US Feet
4/30/2026



Source: MMA, Site Plan, May 2026.

Figure 3: Preliminary Development Plan
7th Standard Marketplace Project