KERN COUNTY
Planning & Natural Resources

Craig M. Murphy, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: https://kernplanning.com

DATE: September 25, 2026

TO: See Attached Mailing List

FROM: Kern County Planning and Natural Resources Department
Attn: Sara Eickenhorst, Planner III
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-5040; EickenhorstS@kerncounty.com

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Las Colinas Specific and Community Plan by RICK Engineering

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of an EIR (per CEQA Guidelines 15161) is necessary for the proposed project identified below. Agencies on the attached mailing list may need to use the EIR prepared when considering their permit or other approvals for the proposed project.

PROJECT TITLE: Las Colinas Specific and Community Plan by RICK Engineering (PP25402) (PLN24-00209): Specific Plan Amendment No. 162, Map 500; General Plan Amendment No. 9, Map 104; Specific Plan Amendment No. 10, Map 104; Zone Change Case No. 16, Map 104; Special Plan No. 1, Map 104; Conditional Use Permit No. 15, Map 104; Vesting Tentative Tract Map No. 7537; Agricultural Exclusion Preserve No. 13.

DOCUMENT AVAILABILITY: The NOP for this project is available for public review at the Planning and Natural Resources Department, which is located at the address listed above or it can be accessed on the Department's website at: https://kernplanning.com/environmental-doc/las-colinas-scp

AGENCY/PUBLIC COMMENT: The Planning and Natural Resources Department solicits the comments of agencies, interested parties, and surrounding property owners as to the scope and content of the environmental information for the proposed project and the upcoming EIR. Any comments should be submitted to the planner whose contact information is identified above prior to the close of the NOP public review period. As mandated by State law, the NOP public review period for the proposed project is 30 days.

September 25, 2026 – October 26, 2026

SCOPING MEETING: A scoping meeting is scheduled for **Wednesday, October 14, 2026** at 1:30 p.m. at the Kern County Planning and Natural Resources Department, which is located at the address listed above for an overview of the CEQA process as well as the proposed project, and to receive comments for the preparation of the EIR.

PROJECT LOCATION: The project site is located within the entirety of Section 27, Township 29 South, Range 29 East, M.D.B. & M. and consist of Assessor Parcel Number(s): 388-020-01 and 388-020-02. The

site is generally bounded by Barbera Avenue to the north and Pioneer Drive to the south. Both Breckenridge Road and Comanche Drive bisect the project site.

PROJECT DESCRIPTION: The Las Colinas Specific and Community Plan, and the Las Colinas Special Plan (proposed project) would provide a village-oriented residential concept development, along with community-supporting services, public facilities, and infrastructure. The project proponents propose to develop a mixed-use residential community of 4,236 residential units and 200,000 square feet (SF) of commercial uses on approximately 640 acres located east of the City of Bakersfield. A village core with mixed use and commercial uses provides shopping and services within walking distance to future Las Colinas residents.

The proposed project includes the following land-use entitlements:

(a) Rescind approximately 520 acres from the Breckenridge Hills Specific Plan - (Specific Plan Amendment No. 10, Map 104);

(b) Adopt the Las Colinas Specific and Community Plan and underlying land use designations– (Specific Plan Amendment No. 162, Map 500);

(c) Amend the Land Use, Open Space, and Conservation Element of the Metropolitan Bakersfield General Plan from Map Codes R-MP (Mineral and Petroleum) and R-EA (Extensive Agriculture) to Map Code 4.1 (Accepted County Plan Areas) on approximately 120 acres, upon approval of the Las Colinas Specific and Community Plan, the following map code(s) are to be established: Mixed-Use Residential (MUR), High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Parks and Recreation Area (PRA), GH (Geologic Hazard Combining), and FP (Floodplain Combining) – (General Plan Amendment No. 9, Map 104);

(d) Change the zone classification from A (Exclusive Agriculture) to SP (Special Planning) District on approximately 640 acres - (Zone Change Case No. 16, Map 104);

(e) Approve the Las Colinas Special Plan – (Special Plan No. 1, Map 104)

(f) Approve Conditional Use Permit for a wastewater package treatment facility – (Conditional Use Permit No. 15, Map 104);

(g) Exclude 640 acres from the boundaries of Agricultural Preserve No. 13; and

(h) Approve Vesting Tentative Tract Map No. 7537 for financing purposes.

Signature: Sara Eickenhorst Date: 9/25/2026

Printed Name: Sara Eickenhorst Title: Planner III

Las Colinas Specific Plan (PP25402)
HD: Y M-R 8/13/2026

388 010 04 00 2
ARELLANO ISE
15658 BRECKENRIDGE RD
BAKERSFIELD CA 93307-8429

388 050 03 00 1
ARVIN EDISON WATER STGE DIST
P O BOX 154
ARVIN CA 93203

387 050 20 00 3
BAKER BRYON PATRICK &
CHIRSTINE LYNN
12111 VISTA MONTANA DR
BAKERSFIELD CA 93306

387 050 31 00 5
BAKERSFIELD MT VIEW BRAVO LLC
101 MONTGOMERY ST STE 1225
SAN FRANCISCO CA 94104

388 020 39 00 7
BELLAIRE OIL CO
4582 S ULSTER ST STE 1210
DENVER CO 80237

388 280 19 00 5
BELLAIRE OIL CO
P O BOX 3239
ENGLEWOOD CO 80155

388 050 06 00 0
C&D IRREVOCABLE TRUST
12501 PRAIRIE ROSE WY
BAKERSFIELD CA 93312

388 050 15 00 6
CABALLERO OPERATIONS LLC
4205 ATLAS CT
BAKERSFIELD CA 93308-4510

388 050 42 00 4
CALIFORNIA RESOURCES
PETROLEUM CORP
27200 TOURNEY RD STE 200
SANTA CLARITA CA 91355-4910

387 050 06 00 3
CALIFORNIA RESOURCES
PETROLEUM CORPORATION
27200 TOURNEY RD STE 200
SANTA CLARITA CA 91355-4910

388 010 28 00 2
CASTRO JOEL
5405 TIERRA ABIERTA DR
BAKERSFIELD CA 93307

388 060 01 01 7
CHEVRON USA INC
PO BOX 285
HOUSTON TX 77001-0285

388 010 29 00 5
CLAD DJ FAM TRUST
P O BOX 70093
BAKERSFIELD CA 93387

388 020 20 00 1
COUNTY OF KERN
1115 TRUXTUN AV
BAKERSFIELD CA 93301

388 020 15 00 7
DEAN JENNIFER K
PO BOX 3239
GREENWOOD VLG CO 80155

387 060 29 00 3
ERB NOTE INVESTORS L P
65 TREEHAVEN DR
SAN RAFAEL CA 94901

388 010 17 00 0
GGA REDDY FAMILY L P
2 IVY BEND LN
SUGAR LAND TX 77479

388 010 27 00 9
GILLET PHILLIP W JR
2225 E ST STE 200
BAKERSFIELD CA 93301

388 060 02 00 1
GIUMARRA BROS FRUIT CO
P O BOX 1969
BAKERSFIELD CA 93303

388 010 03 00 9
GRAHAM RAYMOND E & ROSEMARY
4528 STATE HIGHWAY O
STANBERRY MO 64489-8129

387 050 14 00 6
HAMER M&M FAMILY TRUST 2026
14919 MISTLETOE AV
BAKERSFIELD CA 93314

388 020 37 00 1
HATHAWAY LLC
4205 ATLAS CT
BAKERSFIELD CA 93308-4510

388 050 30 00 9
JS STOLLER SEP PROP TR
1025 NATHAN ST
BAKERSFIELD CA 93307

388 050 11 00 4
KRITSCH FAMILY TRUST
13901 BRECKENRIDGE RD
BAKERSFIELD CA 93307-9137

387 050 11 00 7
MADRIGAL ADRIAN & NANCY
3031 LAKE ST
BAKERSFIELD CA 93306

388 050 05 00 7
MOTAMEDI LIVING TRUST
2264 ROSCOMARE RD
LOS ANGELES CA 90077-2223

388 010 33 00 6
NAFTEX DEV LLC
PO BOX 308
EDISON CA 93220-0308

388 010 07 00 1
NAFTEX DEVELOPMENT LLC
PO BOX 308
EDISON CA 93220

388 010 32 00 3
NAFTEX SECTION 27 PARTNERS LP
PO BOX 308
EDISON CA 93220

388 020 01 00 6
RACETRACK 27 ESTATES LLC
PO BOX 308
EDISON CA 93220-0308

388 020 14 00 4
REDDY FAMILY TRUST
2 IVY BEND LN
SUGARLAND TX 77479

387 050 13 00 3
REDDY GAUTHAM MALLADI
2 IVY BEND LN
SUGARLAND TX 77479

388 010 34 00 9
REDFEAIRN CANDRA M
959 GRETLEIN RD
BAKERSFIELD CA 93308

388 050 04 00 4
SUNRIDGE VINEYARDS LP
441 VINELAND RD
BAKERSFIELD CA 93307

387 050 10 00 4
YOO YOUNG SOOK
8 POMPEII
IRVINE CA 92606

388 020 04 00 5
ABERCROMBIE FAMILY TRUST
PO BOX 1477
PEBBLE BEACH CA 93953-1477

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

Bakersfield City Public Works Dept
1501 Truxtun Avenue
Bakersfield, CA 93301

U.S. Bureau of Land Management
Caliente/Bakersfield
35126 McMurtrey Avenue
Bakersfield, CA 93308

U. S. Fish & Wildlife Service
Division of Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1846

Environmental Protection Agency
Region IX Office
75 Hawthorn Street
San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS
5080 California Avenue, Ste 150
Bakersfield, CA 93309-0711

U.S. Postal Service
Address Management Systems
28201 Franklin Parkway
Santa Clarita, CA 91383-9321

State Air Resources Board
Stationary Resource Division
P.O. Box 2815
Sacramento, CA 95812

So. San Joaquin Valley Arch Info Ctr
California State University of Bkfd
9001 Stockdale Highway
Bakersfield, CA 93311

Caltrans/Dist 6
Planning/Land Bank Bldg.
P.O. Box 12616
Fresno, CA 93778

State Clearinghouse
Office of Planning and Research
1400 - 10th Street, Room 222
Sacramento, CA 95814

State Dept of Conservation
Director's Office
715 "P" Street, MS 1900
Sacramento, CA 95814

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

DTSC
HWMP – Permitting – CEQA Unit
8800 Cal Center Drive
Sacramento, CA 95826

California State University
Bakersfield - Library
9001 Stockdale Highway
Bakersfield, CA 93309

California Energy Commission
James W. Reed, Jr.
1516 Ninth Street
Mail Stop 17
Sacramento, CA 95814

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

State Dept of Food & Agriculture
1220 "N" Street
Sacramento, CA 95814

State Office of Historical Pres
Attention Susan Stratton
P.O. Box 942896
Sacramento, CA 95296-0001

State Water Resources Control Board
Division of Drinking Water
Attn: Jesse Dhaliwal, Sr. Sanitary Eng
4925 Commerce Drive, Suite 120
Bakersfield, CA 93309

Public Utilities Comm Energy Div
505 Van Ness Avenue
San Francisco, CA 94102

California Regional Water Quality
Control Board/Central Valley Region
1685 E Street
Fresno, CA 93706-2020

State Dept of Toxic Substance Control
Environmental Protection Agency
1515 Tollhouse Road
Clovis, CA 93612

State Dept of Public Health
Drinking Water Field Ops
265 W Bullard Avenue, Ste 101
Fresno, CA 93704-1755

Kern County
Agriculture Department

Kern County Airports Department

County Clerk

Kern County Administrative Officer

Kern County Public Works Department/
Building & Development/Floodplain

Kern County Public Works Department/
Building & Development/Survey

Kern County
Env Health Services Department

Kern County Fire Dept (Put in FIRE BOX)
Regina Arriaga
Roxanne Routh
Jim Killam

Kern County Fire Dept
Aaron Duncan

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Museum
3801 Chester Avenue
Bakersfield, CA 93301

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

Kern County Public Works Department/
Building & Development/Development
Review

Kern County Public Works
Department/Operations &
Maintenance/Regulatory Monitoring &
Reporting

Kern County Public Works Department/
Building & Development/Code
Compliance

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

KernCOG
1401 19th Street - Suite 300
Bakersfield, CA 93301

Local Agency Formation Comm/LAFCO
5300 Lennox Avenue, Suite 303
Bakersfield, CA 93309

Rosedale-Rio Bravo Water Dist
849 Allen Road
Bakersfield, CA 93314

Kern County Water Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

Arvin-Edison Water Storage Dist
P.O. Box 175
Arvin, CA 93203

San Joaquin Valley
Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726

Golden Empire Transit
1830 Golden State Avenue
Bakersfield, CA 93301

Kern Mosquito Abatement Dist
4705 Allen Road
Bakersfield, CA 93314

Kern River Groundwater
Sustainability Agency
1600 Truxtun Aven
Bakersfield , California 93301

Adams, Broadwell, Joseph & Cardozo
Attention: Rachel Levine
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

AT&T California
OSP Engineering/Right-of-Way
4901 Ashe Road
Bakersfield, CA 93313

Kern Audubon Society
Attn: Frank Bedard, Chairman
7612 Angela Ave
Bakersfield CA 93308

Center on Race, Poverty
& the Environnent
5901 Christie Avenue, Suit 208
Emeryville, CA 94608

Center on Race, Poverty
& the Environmental/
CA Rural Legal Assistance Foundation
1012 Jefferson Street
Delano, CA 93215

Defenders of Wildlife
P.O. Box 401
Folsom, CA 95763

California Farm Bureau
2300 River Plaza Drive, NRED
Sacramento, CA 95833

Native American Heritage Council
of Kern County
Attn: Gene Albitre
18169 Highway 155
Woody, CA 93287

~~Pacific Gas & Electric Co~~
~~4101 Wible Road~~
~~Bakersfield, CA~~ 93313

Sierra Club/Kern Kaweah Chapter
P.O. Box 3357
Bakersfield, CA 93385

Chumash Council of Bakersfield
729 Texas Street
Bakersfield, CA 93307

David Laughing Horse Robinson
P.O. Box 20849
Bakersfield, CA 93390

Kern Valley Indian Council
Attn: Robert Robinson, Chairperson
P.O. Box 401
Weldon, CA 93283

Kern Valley Indian Council
Historic Preservation Office
P.O. Box 401
Weldon, CA 93283

Tejon Indian Tribe
Attn: Curtis Alcantar
4941 David Road
Bakersfield CA 93307

Kitanemuk & Yowlumne Tejon Indians
Chairperson
115 Radio Street
Bakersfield, CA 93305

Kern River Groundwater
Sustainability Agency
1600 Truxtun Aven
Bakersfield , California 93301

Carol Bender
13340 Smoke Creek Avenue
Bakersfield, CA 93314-9025

Joyce LoBasso
P.O. Box 6003
Bakersfield, CA 93386

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

Leadership Counsel for Justice
& Accountability
Attn: Emma De La Rosa
1522 18th Street
Bakersfield, CA 93301

LIUNA
6800 District Boulevard
Bakersfield CA 93313

Metro Water Dist of So CA
Ms. Rebecca De Leon
Environmental Planning Team
700 N. Alameda Street, US3-230
Los Angeles, CA 90012

Northcutt and Associates
4220 Poplar Street
Lake Isabella, CA 93240-9536

Thomas Roads Improvement Program
PARSONS
1600 Truxtun Avenue, 3rd Floor
Bakersfield, CA 93301

A E Corporation
Planning Department
901 Via Piemonte, 5th Floor
Ontario, CA 91764

California Resources Corp Attn:
Minerals Mgt
11109 River Run Boulevard
Bakersfield, CA 93311

Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kern Groundwater Authority
3200 Rio Mirada Drive
Bakersfield, CA 93308

Kern Unified School District
5801 Sundance Ave Bakersfield
CA 93309

Earthworks
1958 University Ave
Berkley CA, 94704

Kern River Groundwater
Sustainability Agency
1600 Truxtun Aven
Bakersfield , California 93301

Morongo Band of Mission Indians
12700 Pumarra Rd
Banning CA 92220

Supervisor Phillip Peters
1st District

Supervisor Chris Parlier
2nd District

Supervisor Jeff Flores
3rd District

Supervisor David Couch
4th District

Supervisor Leticia Perez
5th District

Edison School Dist
P.O. Box 368
Edison, CA 93220-0368

Foothill High School
501 Park Dr.
Bakersfield, CA 93306

Sierra Junior High
3017 Center St.
Bakersfield, CA 93306

Marsa E. Voorhies Elementary School
6001 Pioneer Dr.
Bakersfield, CA 93306

Cesar E. Chavez Elementary School
4201 Mesa Marin Dr.
Bakersfield, CA 93306

Pacific Gas & Energy Co.
4101 Wible Road
Bakersfield, CA 93313

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 #

Project Title: Las Colinas Specific and Community Plan by RICK Engineering

Lead Agency: Kern County Planning and Natural Resources Department | Contact Person: Sara Eickenhorst

Mailing Address: 2700 M Street, Suite 100 | Phone: 661-862-5040

City: Bakersfield | Zip: 93301 | County: Kern County

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

Cross Streets: COMANCHE DRIVE and BRECKENRIDGE ROAD | Zip Code: 93307

Longitude/Latitude (degrees, minutes and seconds): 35 ° 22 ′ 33.49 ″ N / 118 ° 51 ′ 06.56 ″ W Total Acres: approximately 640

Assessor's Parcel No.: 388-020-01 and 388-020-02 | Section: 27 | Twp.: 29 S | Range: 29 E | Base:

Within 2 Miles: State Hwy #: 58 HWY E and 178 HWY | Waterways: N/A

Airports: N/A | Railways: EDISON UNION PACIFIC R/R | Schools: Cesar E. Chavez Elementary

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: Ag Exclusion

Development Type:

☒ Residential: Units 4,236 Acres 505
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☒ Commercial: Sq.ft. 200,000 Acres 20 Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☒ Waste Treatment: Type On-site Wastewater Fac. MGD
☒ Recreational: Open space, including trails and private recreation facility ☐ 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: Tribal Cultural, Green House Gas

Present Land Use/Zoning/General Plan Designation:

See Attached

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

The Las Colinas Specific and Community Plan, and the Las Colinas Special Plan (proposed project) would provide a village-oriented residential concept development, along with community-supporting services, public facilities, and infrastructure. The project proponents propose to develop a mixed-use residential community of 4,236 residential units and 200,000 square feet (SF) of commercial uses on approximately 640 acres located east of the City of Bakersfield. A village core with mixed use and commercial uses provides shopping and services within walking distance to future Las Colinas residents.

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
x	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 6	x	Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # Central
x	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
x	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
x	Energy Commission		SWRCB: Water Rights
x	Fish & Game Region # Fresno		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	x	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	x	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
x	Housing & Community Development		Other:
x	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date September 4, 2026 Ending Date October 5, 2026

Lead Agency (Complete if applicable):

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

Applicant:
Address:
City/State/Zip:
Phone:

Signature of Lead Agency Representative: Sara Eickenhorst **Date:** September 4, 2026

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

Notice of Completion & Environmental Document Transmittal
Attachment

Project Title:
Las Colinas Specific and Community Plan by RICK Engineering

Present Land Use/Zoning/General Plan Designation:
Land Use: Oil field with active wells, a gas-fired steam plant, appurtenant facilities, and a tank battery
Zoning: A (Exclusive Agriculture)
General Plan Designation: 8.4 (Mineral and Petroleum); 8.5 (Resource Management); 2.1 (Seismic Hazard) Overlay; 2.5 (Flood Hazard) Overlay; 2.6 (Erosive Soil) Overlay; R-MP (Mineral and Petroleum); R-EA (Extensive Agriculture)

NOTICE OF PREPARATION

Las Colinas Specific and Community Plan
by RICK Engineering

Specific Plan Amendment No. 162, Map 500; General Plan Amendment No. 9, Map 104; Specific Plan Amendment No. 10, Map 104; Zone Change Case No. 16, Map 104; Conditional Use Permit No. 15, Map 104; Special Plan No. 1, Map 104; Vesting Tentative Tract Map No. 7537; Agricultural Exclusion Preserve No. 13

PLN24-00209
(PP25402)

LEAD AGENCY:

Kern County Planning and Natural Resources Department
2700 M Street, Suite 100
Bakersfield, CA 93301-2370

Contact: Sara Eickenhorst, Planner III
(661) 862-5040
EickenhorstS@kerncounty.com

September 2026

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1. INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA), the Kern County Planning and Natural Resources Department (County) will initiate the preparation of an Environmental Impact Report (EIR) for the Las Colinas Specific and Community Plan in the unincorporated area of metropolitan Bakersfield, Kern County, California.

1.1 Project Proposal

The Las Colinas Specific and Community Plan, and the Las Colinas Special Plan (proposed project) would provide a village-oriented residential concept development, along with community-supporting services, public facilities, and infrastructure. The project proponents propose to develop a mixed-use residential community of 4,236 residential units and 200,000 square feet (SF) of commercial uses on approximately 640 acres located east of the City of Bakersfield. A village core with mixed use and commercial uses provides shopping and services within walking distance to future Las Colinas residents.

Regional access to the proposed project area is provided by Comanche Drive, which intersects with California State Routes 58 and 178. Primary access to the proposed project area is provided from entries along Comanche Drive, Breckenridge Road, and Beaujolias Street.

1.2 Project Objectives

State CEQA Guidelines Section 15124(b) requires that a project include clearly written statement of the objectives sought by the project proponent. The statement of objectives should include the underlying purpose of the proposed project and may discuss the benefits. The following are the proposed project's objectives:

- Create a walkable residential community with adjacent retail and commercial that establishes a range of housing densities, types, styles, prices and tenancy (for sale and rental) to accommodate regional growth and job creation.
- Deliver a mixed-use development designed to appeal to a range of age groups and family structures, including senior citizens and young families.
- Expand the tax base of the unincorporated portion of east Bakersfield to attract neighborhood retail stores and provide housing for a range of income levels with revenue to support public services.
- Design the build out of development to address compatibility with existing oil and gas infrastructure as a model for reuse of lands.
- Incorporate a range of recreational amenities and community features for the benefit of residents and their visitors that connotes a sense of community identity and livability for hiking, walking and connection to existing regional Class II bicycle trails.
- Design and develop for sustainability with community solar and microgrids and future evolution of mobility methods, such as self-driving and self-charging electric vehicles, and greater use of e-bikes and e-carts.

1.3 Project Location

The proposed project area is bisected by Comanche Drive and Breckenridge Road, approximately two (2) miles north of State Route 58 and approximately two (2) miles south of State Route 178. The 640 acres are associated with Assessor Parcel Numbers [APN] 388-020-01 and 388-020-02. The proposed project area is Section 27 and a portion of Section 26, Township 29 South, Range 29 East Mount Diablo Base & Meridian (MDB&M). The regional setting of the proposed project area is illustrated on **Figure 1**, *Regional Location Map*. Barbera Avenue lies adjacent to the north, Beaujolias Street adjacent to the west and Pioneer Drive borders the south of the proposed project area as illustrated on **Figure 2**, *Vicinity Map*. The proposed project area is included in the City of Bakersfield Sphere of Influence.

1.4 Environmental Setting

1.4.1 Regional

The proposed project would be served by the Kern County Sheriff's Office (KCSO) for law enforcement and public safety, Kern County Fire Department (KCFD) for fire protection, and Kern County Medical Emergency Service for emergency medical services. The proposed project is within KCSO Substation 2 Zone and the nearest KCFD fire station (Station No. 45) is located approximately 2 miles to the south at 11809 Edison Highway. The nearest hospital is Kern Medical Center at 1700 Mt. Vernon Avenue approximately 6.5 miles west of the proposed project site. The schools near the proposed project site are Ceasar Chavez Elementary at 4201 Mesa Marin Drive (approximately 2 miles to the northwest), Paul L. Cato Middle at 4115 Vineland Road (approximately 2.5 miles to the northwest), and Foothill High School at 501 Park Drive (approximately 3.5 miles to the southwest).

The proposed project is not located within an Airport Sphere of Influence (SOI) of an existing airport per the Kern County Airport Land Use Compatibility Plan (ALUCP). The nearest public airport is the Bakersfield Municipal Airport approximately 8.5 miles southwest of the proposed project site. A private airstrip, Breckenridge Airport, is located approximately 0.75 miles southwest of the project site. Additionally, the proposed project is located within a "Green" area for military review which requires no military overview, as identified in the Kern County Zoning Ordinance Section 19.08.160.

Though the site is generally gently sloping from east to west, there is a difference in elevation of 380 feet from the southwest corner of the property to the northeast corner, ranging in elevation from approximately 700 to 1,080 feet above mean sea level (AMSL). Portions of the proposed project area, primarily south and west of Breckenridge Road have been mapped by Federal Emergency Management Agency (FEMA) as being located within a 100-year flood risk zone. The northeast corner of Section 27 lies within the Rio Bravo Alquist Priolo Earthquake Area. The proposed project area is highly disturbed and contains scattered non-native grasses and dirt paths.

The project site is within the boundaries of Agricultural Preserve No. 13, however, is not designated as Prime Farmland or subject to a Williamson Act Land Use contract. The proposed project site is not subject to a Williamson Act Land Use Contract however an exclusion of Agricultural Preserve No. 13 will be required.

1.4.2 Local

The proposed project area was historically known as Racetrack Hills and is part of the Edison Oil Field, formerly owned by Chevron. The proposed project area contains an oil field with active wells, a gas-fired steam plant, appurtenant facilities, and a tank battery. Petroleum production began in 1944, and the oil field has been producing oil and gas for more than 80 years. Mineral extraction on the property is on-going and will continue in accordance with applicable laws and regulations as Breckenridge Management Company (BMC) pursues development of the property. At the time of the Notice of Preparation (NOP), 70 wells have been abandoned, 102 wells are producing, 11 wells are being used for steam injection, two (2) wells are used for water disposal, and 50 wells are idle. Wells have been accessed via an extensive network of roads across the property; these roads and pads have continued to be used for drilling and production operations.

The proposed project area contains an oil and gas extraction support facility located at the southwest corner of Breckenridge Road and Comanche Drive. There is also an existing natural gas easement of approximately three acres located east of Comanche Drive.

As the proposed project is developed with residential and commercial buildings, state-mandated "Health Protection Zone" (HPZ) restrictions are imposed on the existing oil and gas wells by operation of state law. The mineral rights owner and/or operator would implement programs for abandonment of wells.

The proposed project site is within the administrative boundaries of the Breckenridge Hills Specific Plan and the Metropolitan Bakersfield General Plan, and subject to the Kern County Zoning Ordinance. The Breckenridge Hills Specific Plan was adopted on October 9, 1989. Both parcels contain various map code designations as demonstrated in the "Existing Map Code Designations." The project area has a zone classification of A (Exclusive Agriculture). The proposed Specific and Community Plan area is located within the City of Bakersfield Sphere of Influence, with the current city limits adjacent to the northwest and northeast corners of the section. See Table 1, *Project Site Assessor Parcel Number, Existing Map Code Designations, Existing Zone Classifications, and Parcel Acreage* for information on the project site.

Table 1, *Project Site Assessor Parcel Number, Existing Map Code Designations, Existing Zone Classifications, and Parcel Acreage*

APN	Existing Map Code Designation	Existing Zone Classification	Parcel Acreage
388-020-01	8.4, 8.4/2.1, 8.4/2.6, 8.5, 8.5/2.1, 8.5/2.5, R-MP, R-EA	A	600
388-020-02	8.4, 8.5/2.5	A	40

Breckenridge Hills Specific Plan Map Code Designations:
8.4 (Mineral and Petroleum)
8.5 (Resource Management)
2.1 (Seismic Hazard) Overlay
2.5 (Flood Hazard) Overlay
2.6 (Erosive Soil) Overlay
Metropolitan Bakersfield General Plan Map Code Designations:
R-MP (Mineral and Petroleum)
R-EA (Extensive Agriculture)
Kern County Zone Classification:
A (Exclusive Agriculture)

Table 2, *Surrounding Land Use, Map Code Designations, and Zone Classifications*, below summarizes the surrounding property's existing land uses, map code designations, and zone classifications.

Table 2, *Surrounding Land Use, Map Code Designations, and Zone Classifications*

Location	Existing Land Use	Existing General Plan Map Code Designations	Existing Zone Classification
North	Undeveloped land and oil extraction	5.7; 5.7/2.1; 5.7/2.6; R-EA	A
East	Undeveloped land and oil extraction	R-MP; R-EA	NR (10); A
South	Citrus orchards and grape vineyard; private airstrip	8.1; 8.1/2.5	A
West	Undeveloped land and oil extraction	3.3; 8.4; 8.5/2.5	A
Northwest	City of Bakersfield Undeveloped land	LMR; HR	City of Bakersfield R-1 PUD; R-2 PUD
Northeast	City of Bakersfield Undeveloped land	LR	City of Bakersfield R-1 HD

Breckenridge Hills Specific Plan Map Code Designations:
3.3 (Special Facilities)
5.7 (5 Gross Acres/One Dwelling Unit Maximum)
8.1 (Intensive Agriculture)
8.4 (Mineral and Petroleum)
8.5 (Resource Management)
2.1 (Seismic Hazard) Overlay
2.5 (Flood Hazard) Overlay
2.6 (Erosive Soil) Overlay

Metropolitan Bakersfield General Plan Map Code Designations:
R-MP (Mineral and Petroleum)
R-EA (Extensive Agriculture)
LR (Low Density Residential)
LMR (Low Medium Density Residential)
HR (High Medium Residential)

Kern County Zone Classification:
A (Exclusive Agriculture)
NR 10 (Natural Resources – 10 acre minimum)

City of Bakersfield Zone Classification:
R-1 (Single-Unit Dwelling)
R-2 (Small Lot Single-Unit Dwelling)
PUD (Planned Unit Development) Combining Zone
HD (Hillside Development Overlay) Combining Zone

1.5 Site Characteristics

The proposed project site contains an oil field that includes active, idle, and plugged oil wells, a gas-fired steam plant, appurtenant facilities, and a tank battery. The proposed Specific and Community Plan area is highly disturbed and contains extensive dirt road traverse paths leading to onsite facilities and oil wells. On site and surrounding land uses include mineral extraction to the north, east, and west, of the site, with agricultural uses south of the site. Agricultural development in the area generally consists of citrus orchards and table grapes. Sensitive receptors include single-family dwellings that are approximately 160 feet to 1/2 mile away from the project site with the closest sensitive receptor being a single-family dwelling located approximately 160 feet south of the project site along Pioneer Drive.

1.6 Discretionary Actions

The proposed project includes the following land-use entitlements:

(a) Rescind approximately 520 acres from the Breckenridge Hills Specific Plan - (Specific Plan Amendment No. 10, Map 104);

(b) Adopt the Las Colinas Specific and Community Plan and underlying land use designations– (Specific Plan Amendment No. 162, Map 500);

(c) Amend the Land Use, Open Space, and Conservation Element of the Metropolitan Bakersfield General Plan from Map Codes R-MP (Mineral and Petroleum) and R-EA (Extensive Agriculture) to Map Code 4.1 (Accepted County Plan Areas) on approximately 120 acres, upon approval of the Las Colinas Specific and Community Plan, the following map code(s) are to be established: Mixed-Use Residential (MUR), High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Parks and Recreation Area (PRA), GH (Geologic Hazard Combining), and FP (Floodplain Combining) – (General Plan Amendment No. 9, Map 104);

(d) Change the zone classification from A (Exclusive Agriculture) to SP (Special Planning) District on approximately 640 acres - (Zone Change Case No. 16, Map 104);

(e) Approve the Las Colinas Special Plan – (Special Plan No. 1, Map 104)

(f) Approve Conditional Use Permit for a wastewater package treatment facility – (Conditional Use Permit No. 15, Map 104);

(g) Exclude 640 acres from the boundaries of Agricultural Preserve No. 13; and

(h) Approve Vesting Tentative Tract Map No. 7537 for financing purposes.

To facilitate implementation of the Las Colinas Specific and Community Plan, the applicant is also proposing the Las Colinas Special Plan through use of the Special Planning (SP) Zone District. The SP District (Chapter 19.52 of the Kern County Zoning Ordinance) is to encourage and facilitate the creative and innovative use of land which may otherwise be limited or prohibited by the standard provisions of other parts of the title. The SP District is designed to allow diversity in the relationship between buildings and open space to create unique and interesting physical environments that maximize the usable open space and promote the public's health, safety and welfare.

1.7 Project Characteristics

As shown in **Table 3**, *Project Summary,* the proposed project includes a development cap of 4,236 residential dwelling units and 200,000 square feet of commercial space. The proposed project provides a network of pedestrian and bicycle trails allowing for public access throughout the community and connecting to adjacent existing public trails and roadways adjacent to the proposed project area.

Table 3, *Project Summary*

Land Use Type	Residential and Commercial Development	Percentage of Project Area	Acreage (Approximate)
Residential	4,236 residential units	79%	505
Commercial	200,000 square feet	3%	20
Open space, including trails & private recreation facilities	--	10%	63
Roads	--	7%	47
Wastewater treatment package facility	--	1%	5
Total		**100%**	**640**

The Las Colinas Special Plan applies unique Special Plan classifications that define the intended uses, look, and feel of a collection of planning areas. These unique classifications include:

- **Low Density Residential (LDR)**: Development in the LDR District may occur at densities between 1 and 10 dwelling units per acre, maintaining a suburban-scale character that emphasizes privacy, open space, and neighborhood cohesion. Potential residential product types within the LDR district may include but are not limited to: courtyard single family dwelling; cottage single family dwelling; front loaded conventional detached dwelling; and front-loaded estate homes.

- **Medium Density Residential (MDR):** Development in the MDR District supports a residential density between 5 and 40 dwelling units per acre, allowing flexibility in design while maintaining a comfortable residential setting. Potential residential product types within this district may include but are not limited to: triplexes; townhomes; paired homes; and cluster single family detached dwellings.

- **High Density Residential (HDR):** The HDR District supports a residential density between 10 and 60 dwelling units per acre, creating opportunities for diverse housing near the village core, transit corridors, and employment centers. Potential residential product types within this district may include but are not limited to: stacked flats; green court homes; triplexes; and townhomes.

- **Mixed-Use Residential (MUR):** Similar to the HDR District, the MUR District provides a density between 12 and 60 dwelling units per acre, but offers more flexibility in land use and building form by supporting an active residential and commercial mixed-use environment that serves as the social and economic heart of the plan area. Potential residential product types within this district may include but are not limited to: stacked flats; green court homes; shopfront mixed use residential; podium mixed used residential; wrap mixed use residential, retail, and commercial.

- **Parks and Recreation Area (PRA)**: The PRA District allows for natural green space, active and passive recreational opportunities, water storage, and utilities. This district seeks to preserve natural landforms and ecological features, while providing stormwater management functions and opportunities for passive recreation.

The following County-established combining districts shall be in addition to the regulations of the base zoning classifications.

- **Floodplain Combining District (FP):** The FP Combining District shall be applied to those areas lying within Zone A on the Flood Insurance Rate Maps (FIRM) or those areas potentially subject to flooding as designated by the Kern County Public Works Department. These areas are subject to the regulations identified in the Kern County Zoning Ordinance Chapter 19.70.

- **Geologic Hazard Combining District (GH)**: The GH Combining District shall be applied to areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other potential geologic hazards, including liquefaction, lateral spreading, and seismically induced densification and settlement by establishing restrictions on land use in such areas. These areas are subject to the regulations identified in the Kern County Zoning Ordinance Chapter 19.68

The proposed project is broken down into planning areas. Planning areas refer to geographic areas, numbered 1 through 25, as shown on **Table 4**, *Development Summary*, and identifies the Special Plan classifications, type of units, and total units for each Planning Area. Figure 13 provides a map of the Planning Areas.

Table 4, *Development Summary*

Planning Area	SP District	Single Family Detached	Multi-Family & Single Family Attached	Total Units
1	MDR	245	180	425
2	MDR	70	48	118
3	MDR	70	48	118
4	MDR	60	42	102
5	MDR	60	42	102
6	MDR	115	85	200
7	HDR	98	230	328
8	HDR	93	220	313
9	PRA	0	0	0
10	MDR	280	210	490
11	HDR	51	120	171
12	HDR	59	140	199
13	MUR	130	95	225
14	MUR	120	90	210
15	MUR	160	115	275
16	MUR	135	98	233
17	LDR	72	0	72
18	LDR	207	0	207
19	MUR	0	400	400
20	MUR	0	48	48
21	PRA	0	0	0
22	PRA	0	0	0
23	PRA	0	0	0
24	PRA	0	0	0
Total		**2,025**	**2,211**	**4,236**

1.8 Project Utilities, Construction Activities, and Operations

Implementation of the proposed project begins with the recordation of the Vesting Tentative Tract Map No. 7537 (VTTM 7537) for financing purposes only. VTTM 7537 creates planning area enclaves for the mass grading of the site, creating large lot builder pads. It also supports the construction of the backbone infrastructure of collector roads and utilities to support the planning areas. The approved Special Plan will direct development based on the total lots and mix of products for Special Planning Areas 1 through 25 which correspond to the large lot builder pads. Buildout is limited to a total of 4,236 units. The merchant builder will purchase a large lot builder pad and process a more detailed builder level Vesting Tentative Tract Map (VTTM for Planning Areas) for each of the Special Planning Areas. The VTTM for Planning Areas will detail the roadway circulation, utility layouts and individual builder lots. Upon recordation of the VTTM for Planning Areas, completion of construction and issuance of a Certificate of Occupancy (CofO), conveyance of individual lots to homebuyers can occur.

1.8.1 Project Utilities

Water

The proposed project area is to be served by the California Water Service, Bakersfield District (Cal Water). New water facilities to serve the proposed project area may include two (2) 5-million-gallon reservoirs, linked by a hydraulic system to serve any portion of the proposed project area using a gravity system.

Wastewater

The proposed project area is anticipated to be served by a private wastewater treatment package facility. The on-site sewer systems would collect and convey wastewater flows, respecting the natural topography, grading restrictions, and available points of connections, using gravity lines.

Dry Utilities

Telecommunications service to the proposed project area would be provided by AT&T with all on-site facilities placed underground. Spectrum Cable would provide cable television services in the proposed project area.

Gas and Electricity

Kinder Morgan currently provides natural gas service to the proposed project area. In addition, Pacific Gas and Electric Company (PG&E) is the record service provider of natural gas and electricity to the proposed project area. Planned on-site facilities are required to be placed underground.

Solid Waste

Solid waste disposal services are provided to the proposed project area by Kern County Sanitation Authority and by private service providers. As part of the project implementation, a contract with a private service provider will be necessary to service to the Las Colinas community.

1.8.2 Construction Activities

Construction of the proposed project is expected to be phased over the span of 10 to 15 years and would proceed following receipt of all required permits and agency approvals. Construction for the proposed project within planning areas would begin with initial site preparation including removal of the existing on-site vegetation and grading within the proposed disturbance areas. Grading operations would require a number of temporary interim drainage and erosion control measures to manage storm runoff prior to the completion of the storm drain facilities in the other phases. There would also be temporary, interim grading required at the interface of grading phases within various planning areas, which would be reflected on the grading plans. The proposed project would be graded to enhance slope stability and ensure compliance with grading codes and standards. All applicable local, state, and federal requirements and best management practices (BMPs) would be incorporated into site preparation and construction activities at the project site, including the guidelines provided in the California Stormwater Quality Association's Construction Best Management Practice Handbook, and the San Joaquin Valley Air Pollution Control District regulations for dust control.

Construction within the planning areas would be initiated following site preparation. The development of planning areas will be driven primarily by market demand. Development of planning areas would be performed sequentially (pending market demand).

Construction access would be via Comanche Drive and Breckenridge Road. Construction staging would occur on-site within temporary staging areas which would be determined based upon construction needs.

Construction Equipment

Trucks and other machinery would be necessary during the construction period (for each phase) for delivery of materials and earthwork requirements. Standard construction equipment would be used: graders, tractors/loaders/backhoes, water trucks, scrapers, excavators, paving equipment related (cement/mortar mixers/pavers/rollers). Construction would occur during regular working hours, with certain equipment maintenance activities occurring after regular working hours.

Grading Quantities

The proposed VTTM 7537 allows for the mass grading of the site, creating large lot builder pads that align with the planning areas. The cut to fill ratio is 1:1, is balanced at approximately 4.9M cubic yards surface to surface. It is anticipated that no soil would be imported or exported from the project site to implement the proposed project.

1.8.3 Operations

The proposed project would be maintained by the entities provided in **Table 5**, *Maintenance Responsibilities*.

Table 5, *Maintenance Responsibilities*

Operational Project Component	Maintenance Responsibility
Private streets	Master Homeowner Association (HOA)
Wastewater treatment package plant	Master HOA or utility or County Service Area
Detention basins	County Service Area
Landscaping and open space	Master HOA
Street lighting	Master HOA or County Service Area

1.9 Required Entitlements

The Kern County Planning and Natural Resources Department as the CEQA Lead Agency (per CEQA Guidelines Section 15052) has discretionary responsibility for the Las Colinas Specific and Community Plan. Implementation of this project may require the project proponent to obtain discretionary and ministerial permits/approvals. These discretionary and ministerial permits/approvals may include but not limited to:

Federal

- National Pollutant Discharge Elimination System
  - Construction General Permit
- U.S. Fish and Wildlife Service
  - Incidental Take Permit and Habitat Conservation Plan

State

- California Department of Fish and Wildlife
  - Streambed Alteration Agreement
  - Section 2081 Permit – Incidental Take Permit – State listed endangered species
- Central Valley Regional Water Control District (RWQCB)
  - Waste Discharge Permit and Water Quality Certification
  - General Construction Stormwater Permit (Preparation of a SWPPP)

Local

- Kern County
  - Certification of a Final Environmental Impact Report
  - Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
  - Adoption of Mitigation Monitoring and Reporting Program
  - Recission on a portion of the Breckenridge Hills Specific Plan
  - Adoption of the Las Colinas Specific and Community Plan
  - Amendment of the Land Use Element of the Metropolitan Bakersfield General Plan
  - Approval of Zone Change Case
  - Adoption of the Las Colinas Special Plan
  - Approval of a Conditional Use Permit
  - Approval of Exclusion from Agricultural Preserve
  - Approval of Vesting Tentative Tract Map for Financing Purposes
  - Approval of Development Agreement
  - Approval of Grading and Building Permits
  - Approval of Encroachment Permits (if required)
  - Approval of Fire Safety Plan
  - Approval of Hazardous Materials Business Plan
- San Joaquin Valley Air Pollution Control District
  - Authority to Construct (ATC)
  - Approval of Fugitive Dust Control Plan
  - Permit to Operate (PTO)
- California Water Service
  - Will-Serve Letter and Service Connection Permit
  - Water System Improvement Plan
  - Water Main Extension Agreement

The preceding discretionary actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approvals required. Other additional permits or approvals from responsible agencies may be required for the proposed project.

Figure 1: Regional Location Map

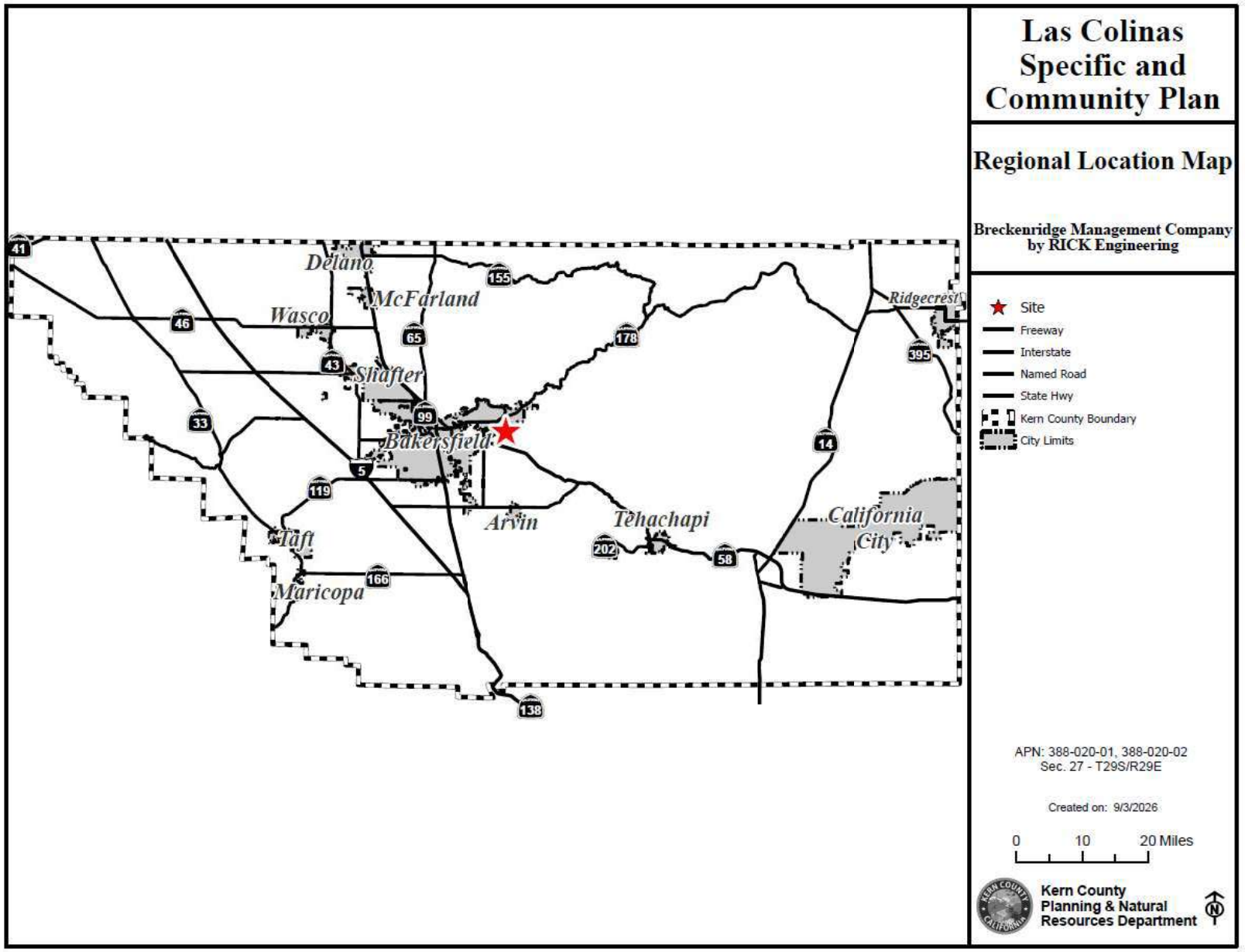


Figure 2: Vicinity Map

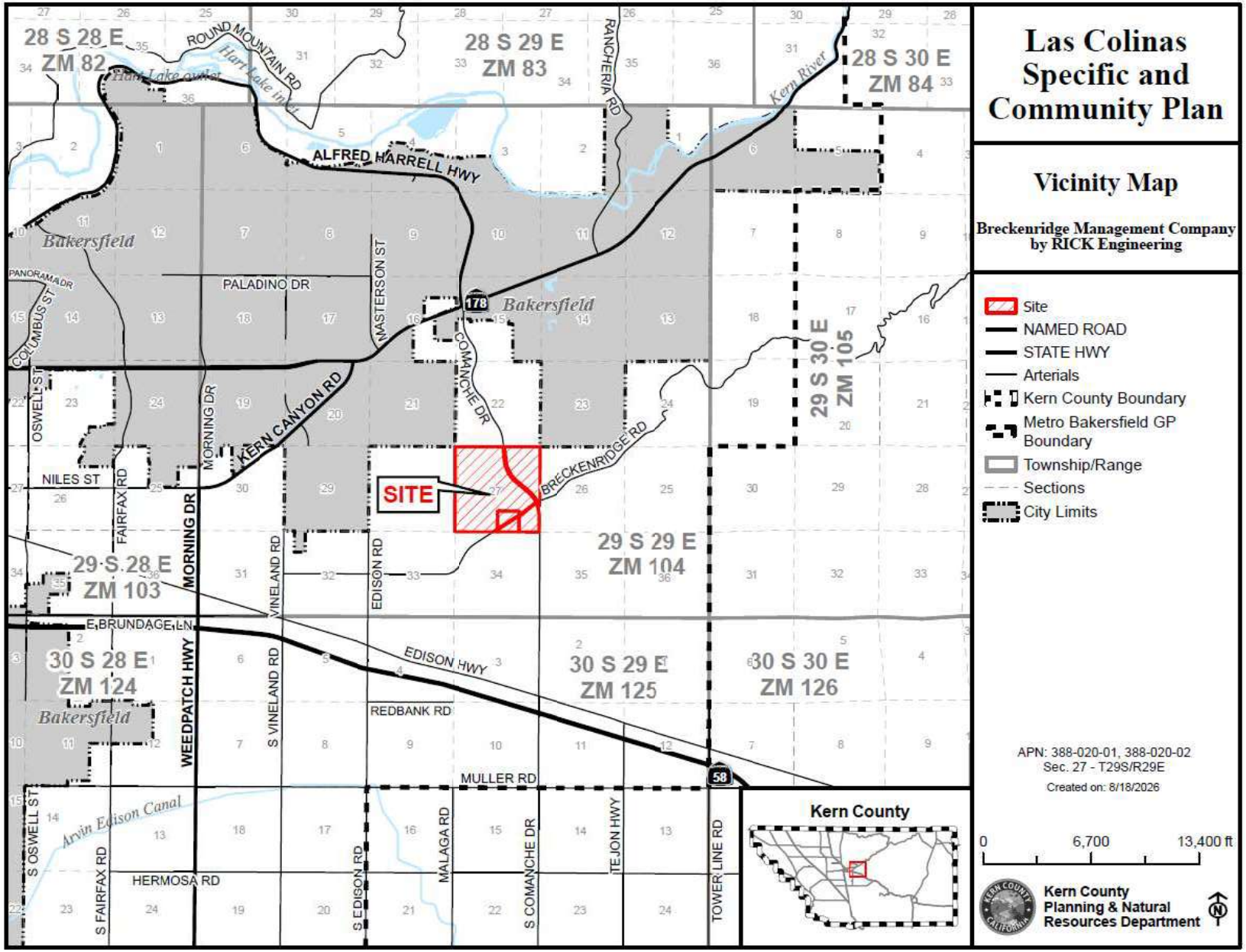


Figure 3: Aerial Map

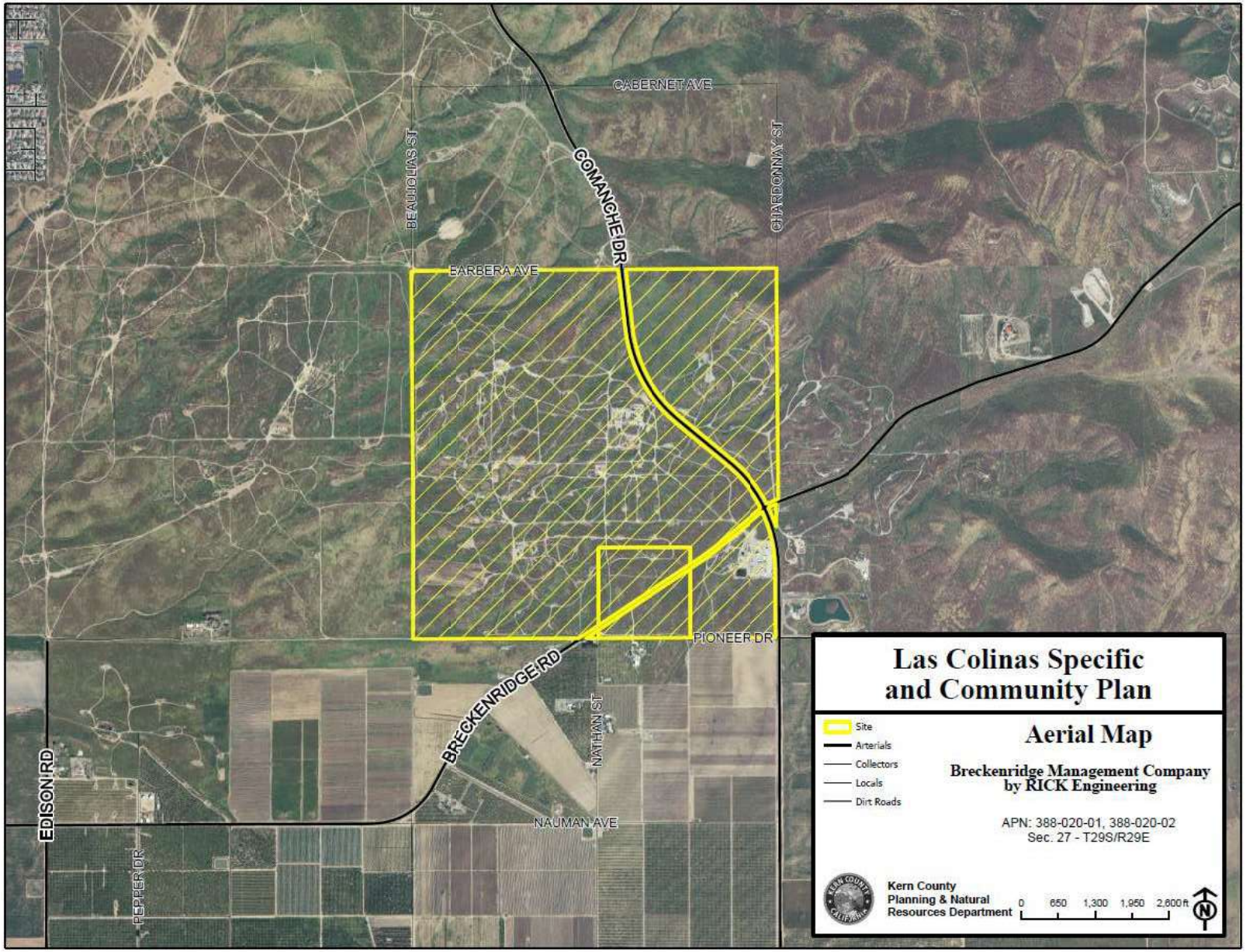


Figure 4: Assessor's Parcelization Map

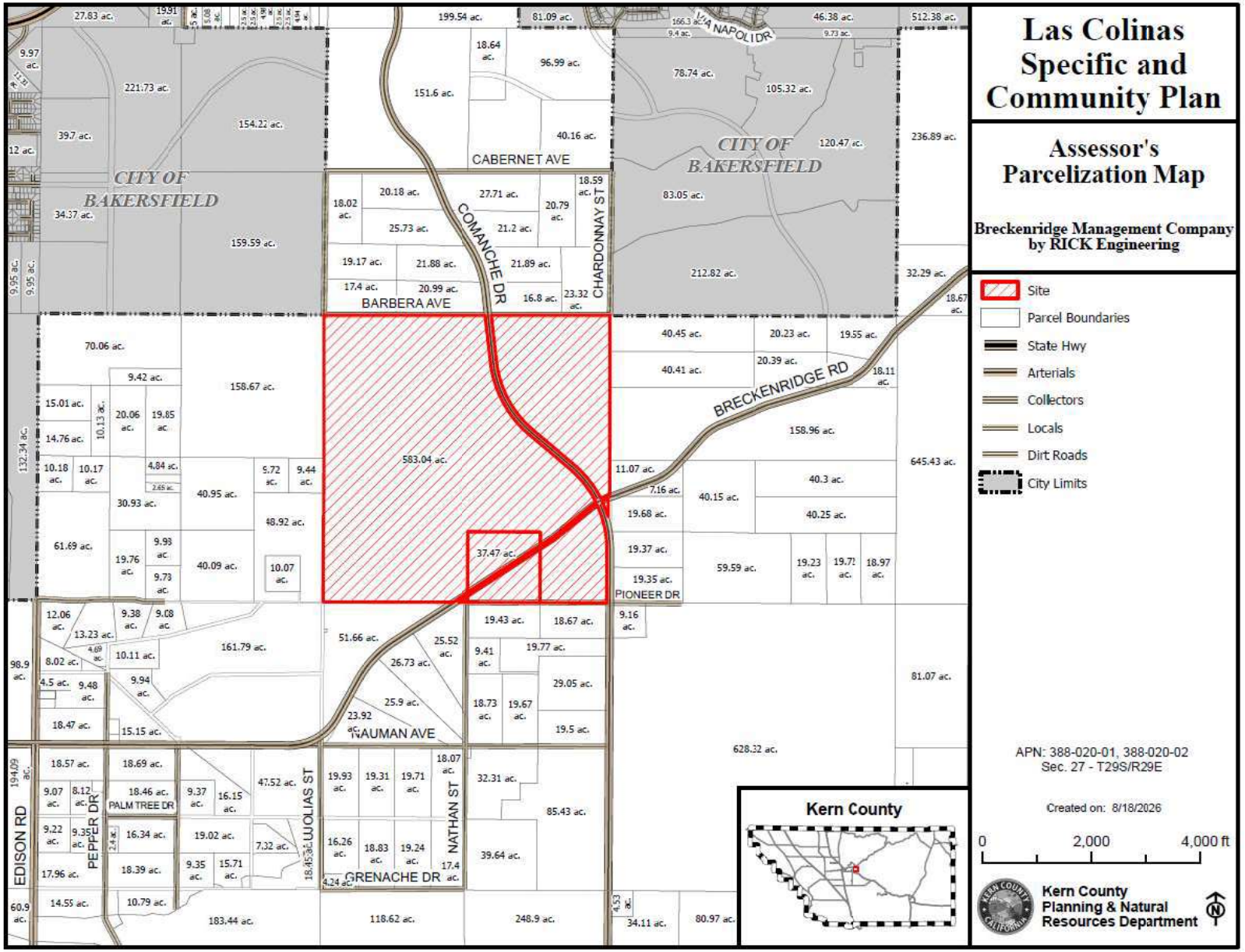


Figure 5: Existing General Plan Designations Map

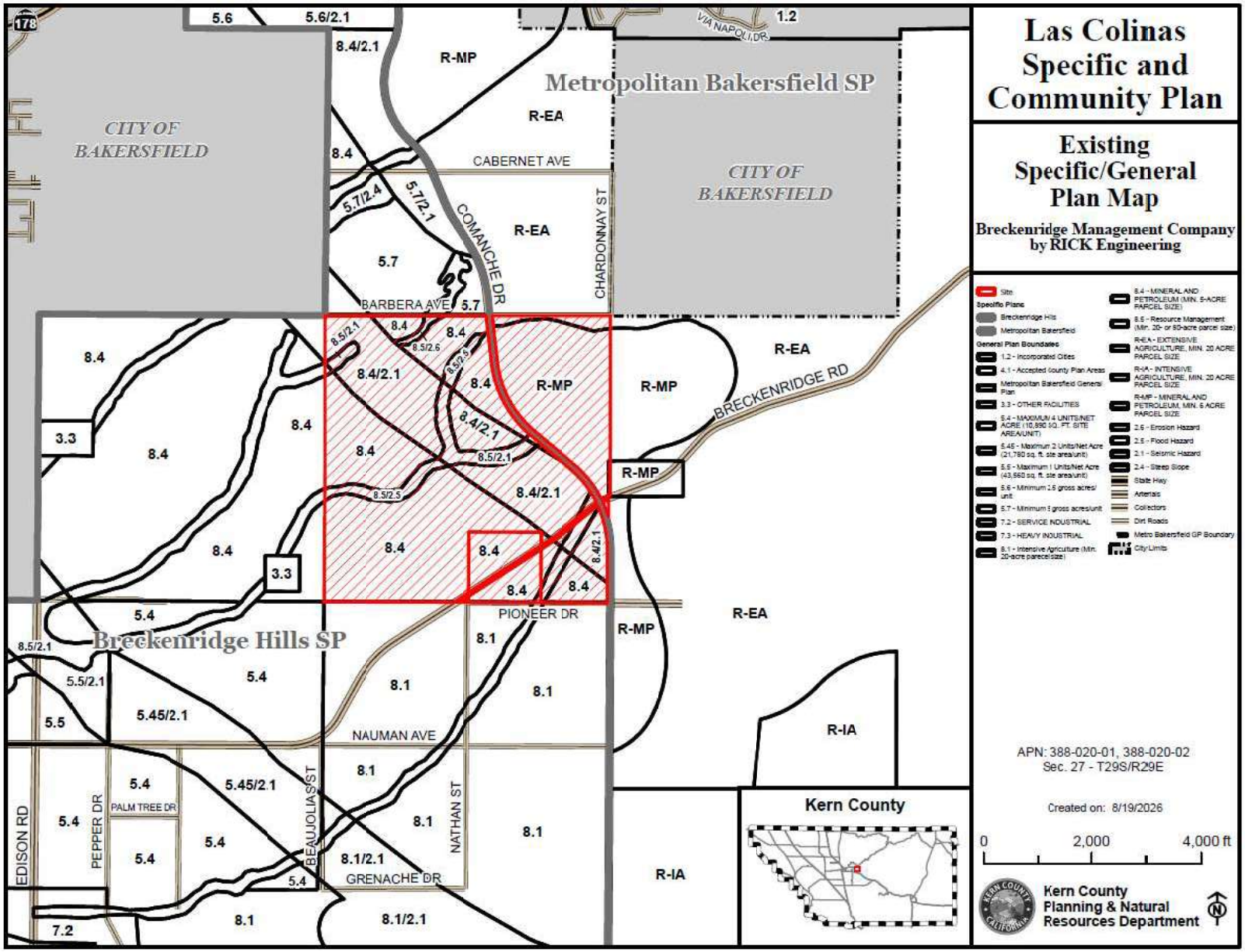


Figure 6: Proposed General Plan Designations Map

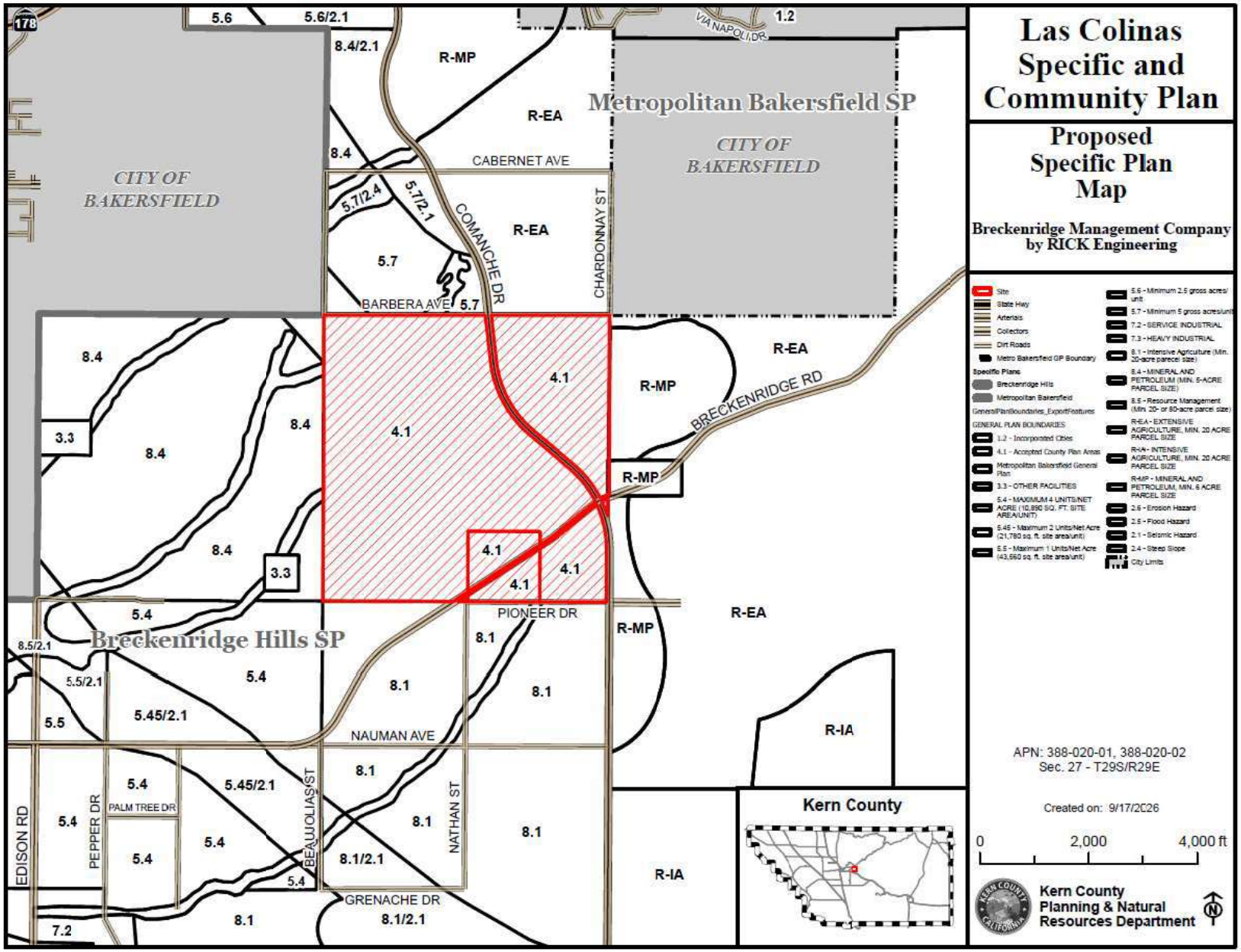


Figure 7: Existing Zone Classification Map

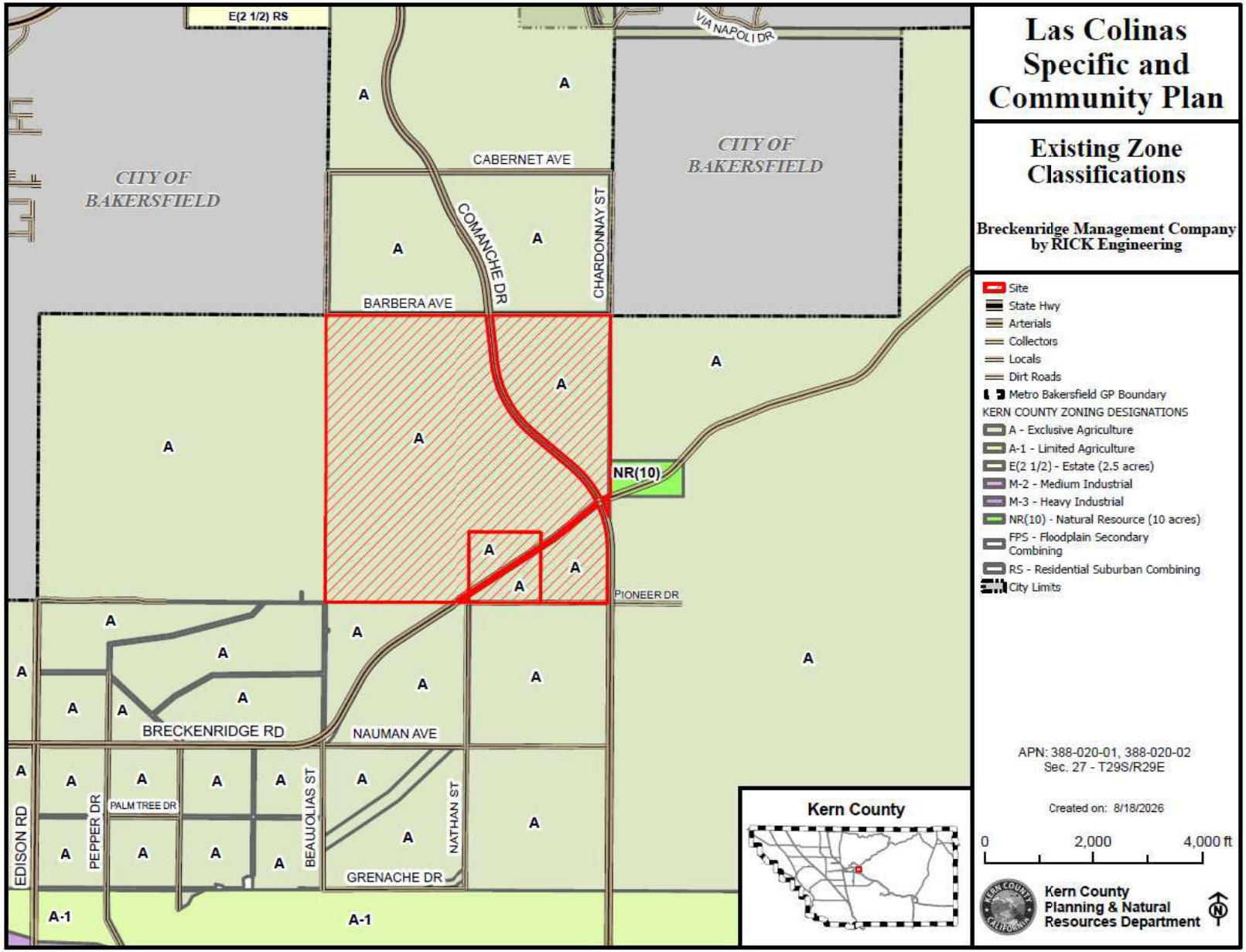


Figure 8: Proposed Zone Classification Map

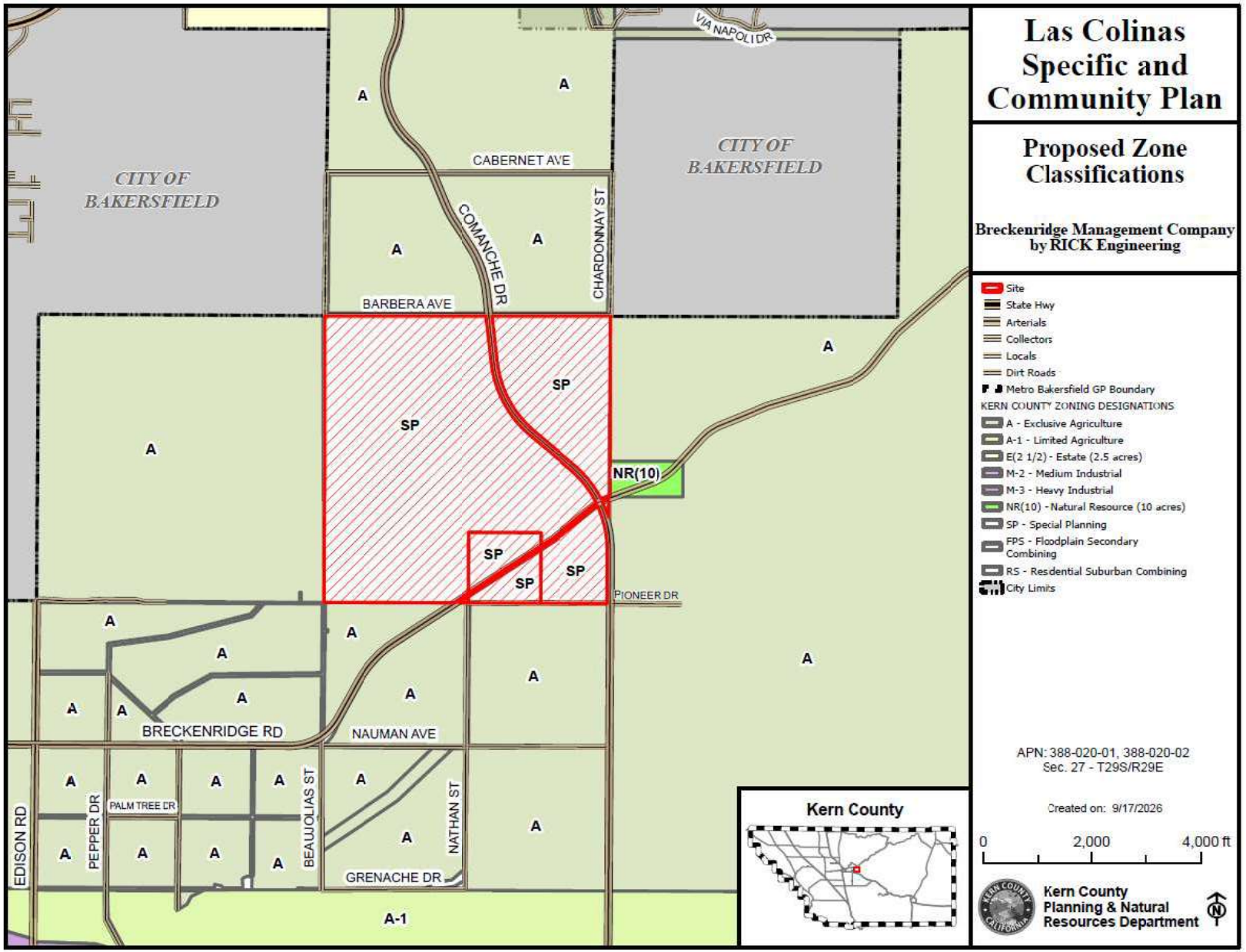


Figure 9: Agriculture Exclusion Map

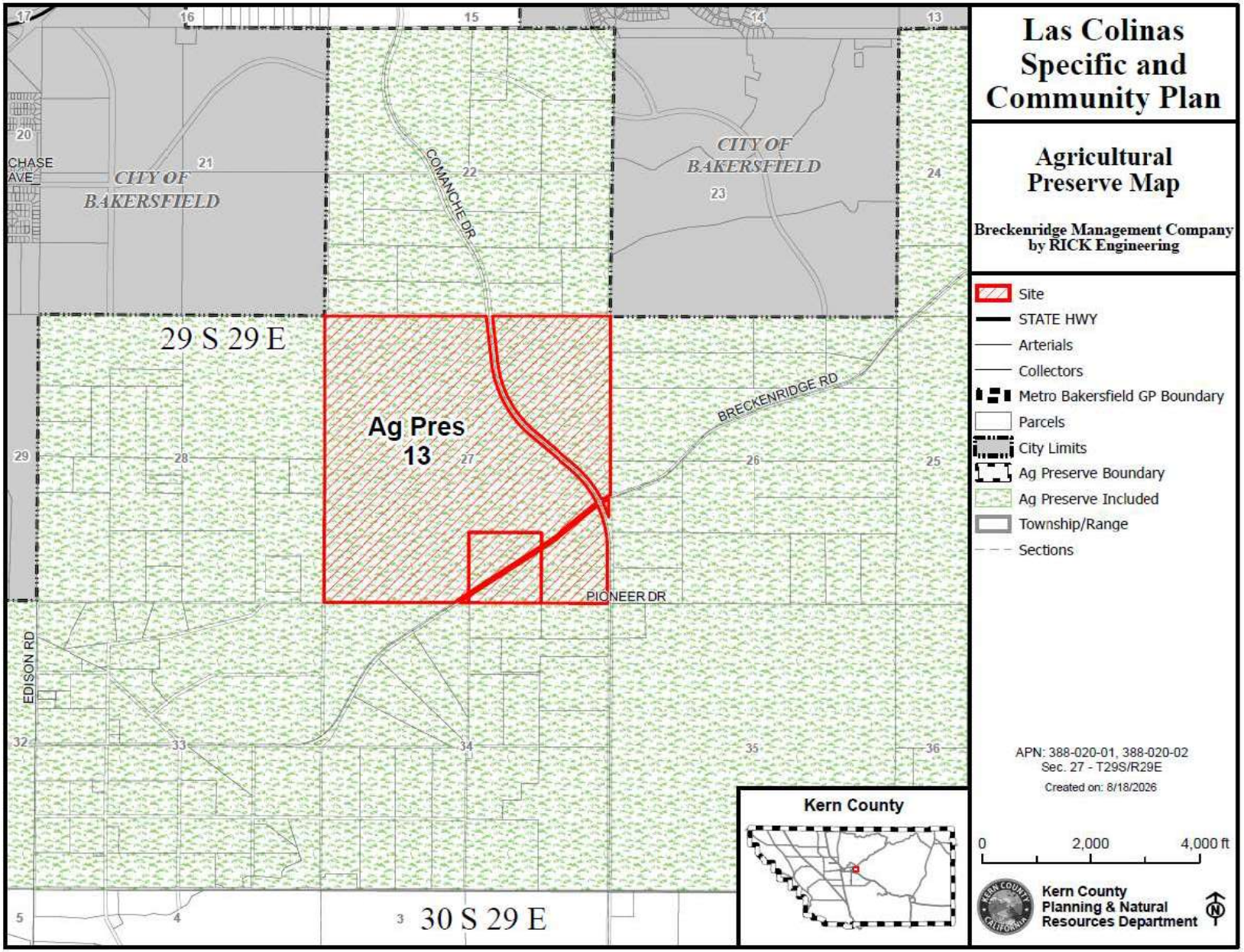


Figure 10: Planning Areas

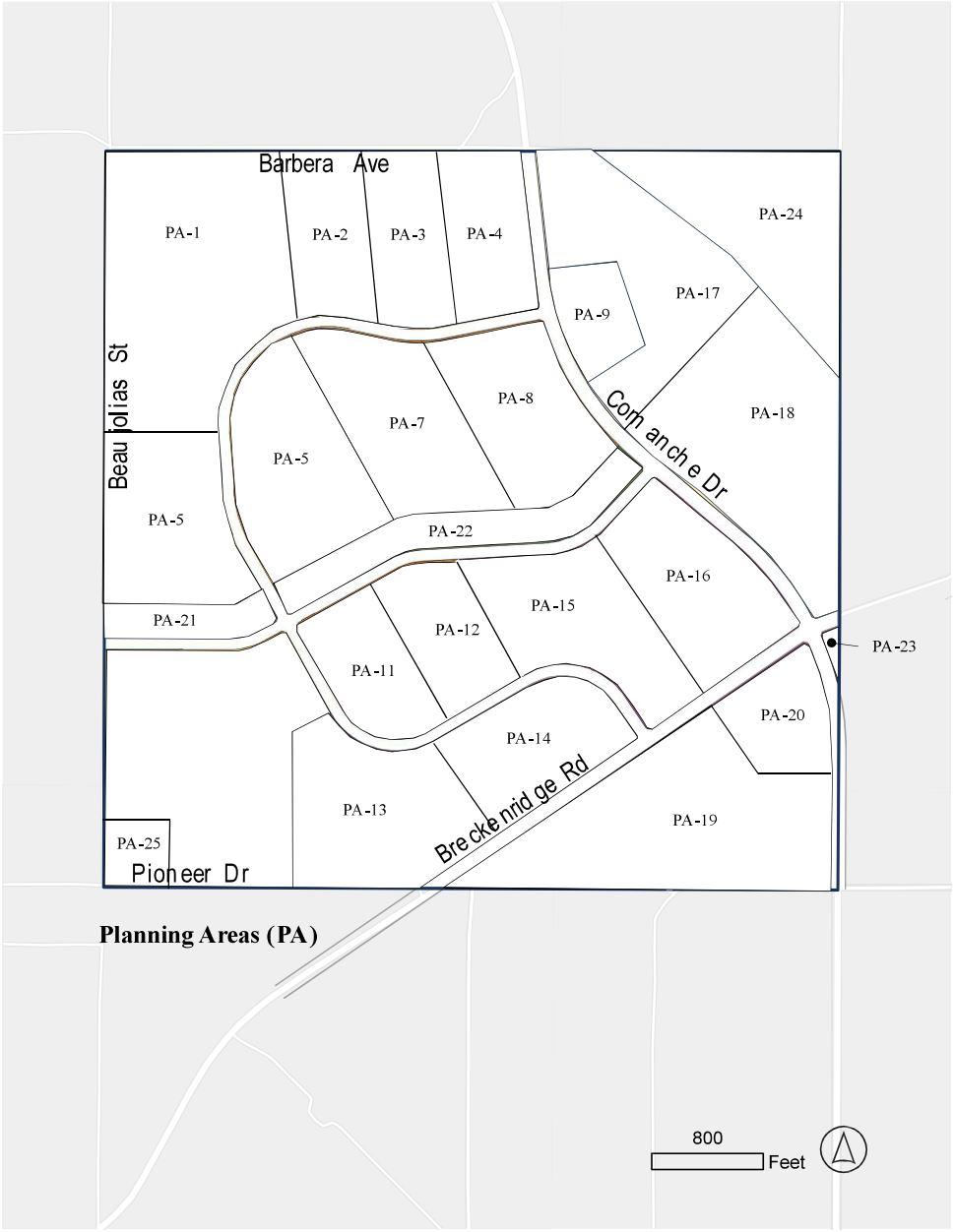


Figure 11: Planning Sub Areas

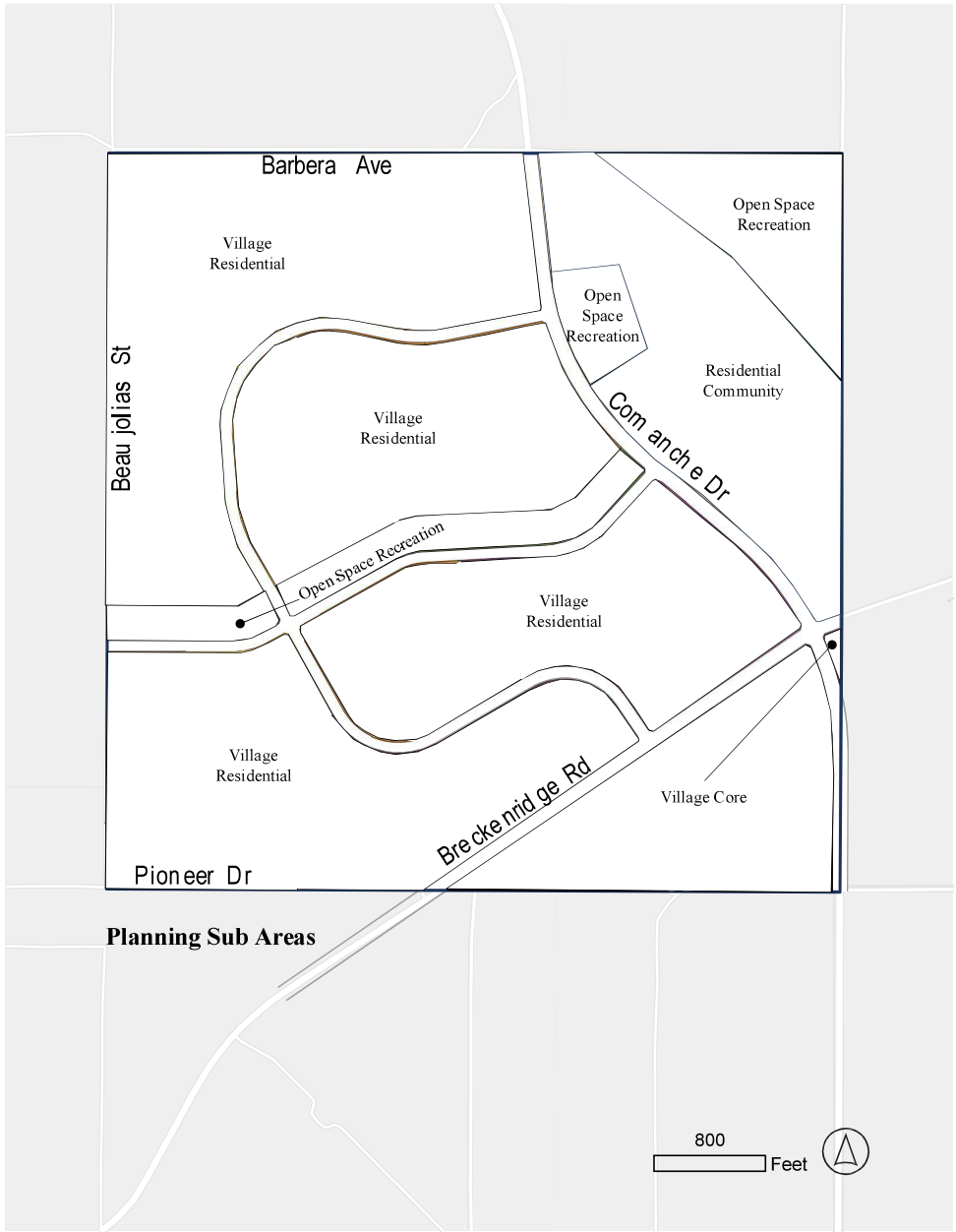
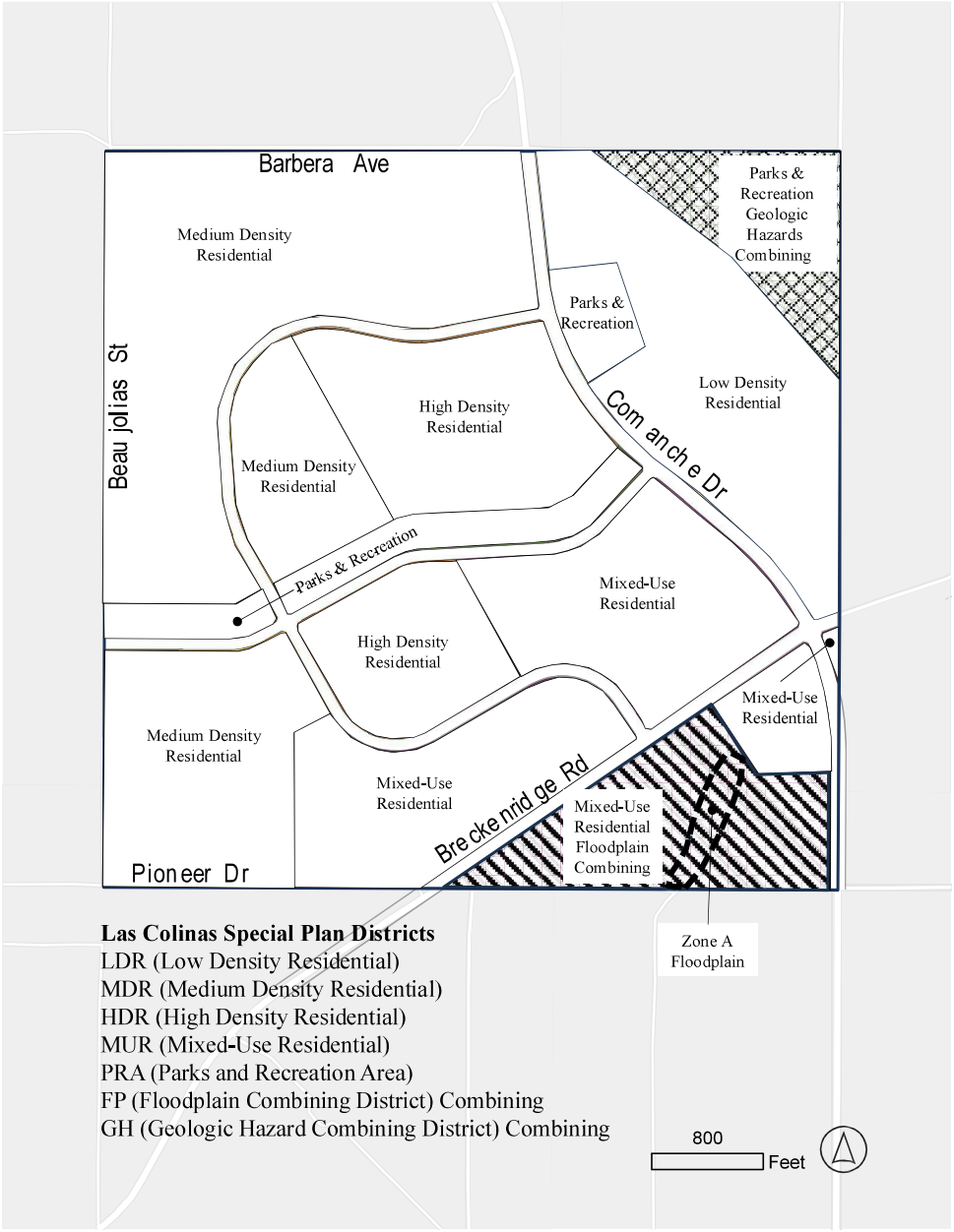


Figure 12: Special Plan Districts



2. Kern County Environmental Checklist Form

2.1 Environmental Factors Potentially Affected

In accordance with CEQA and the CEQA Guidelines, the County intends to prepare an Environmental Impact Report (EIR) to evaluate potential environmental effects, including the cumulative impacts, of the project and to propose mitigation measures to reduce any significant effects identified.

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "potentially significant impact." As such, the analysis contained within the EIR will focus on these issue areas.

☒Aesthetics	☒Agricultural and Forestry Resources	☒Air Quality
☒ Biological Resources	☒Cultural resources	☒Energy
☒Geology and Soils	☒Greenhouse Gas Emission	☒Hazards and Hazardous Materials
☒Hydrology and Water Quality	☒Land Use and Planning	☒Mineral Resources
☒Noise	☒Population and Housing	☒Public Services
☒Recreation	☒Transportation and Traffic	☒Tribal Cultural Resources
☒Utilities/Service Systems	☒Wildfire	☒Mandatory Findings of Significance

2.2 Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:	**Date:**
Sara Eickenhorst	September 25, 2026
Printed Name:	**Title:**
Sara Eickenhorst	Planner III