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/planning/notices-of-preparation

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~~
~~Matt Coleman, Land Mgt~~
~~1918 "H" Street~~
~~Bakersfield, CA 93301-4319~~

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

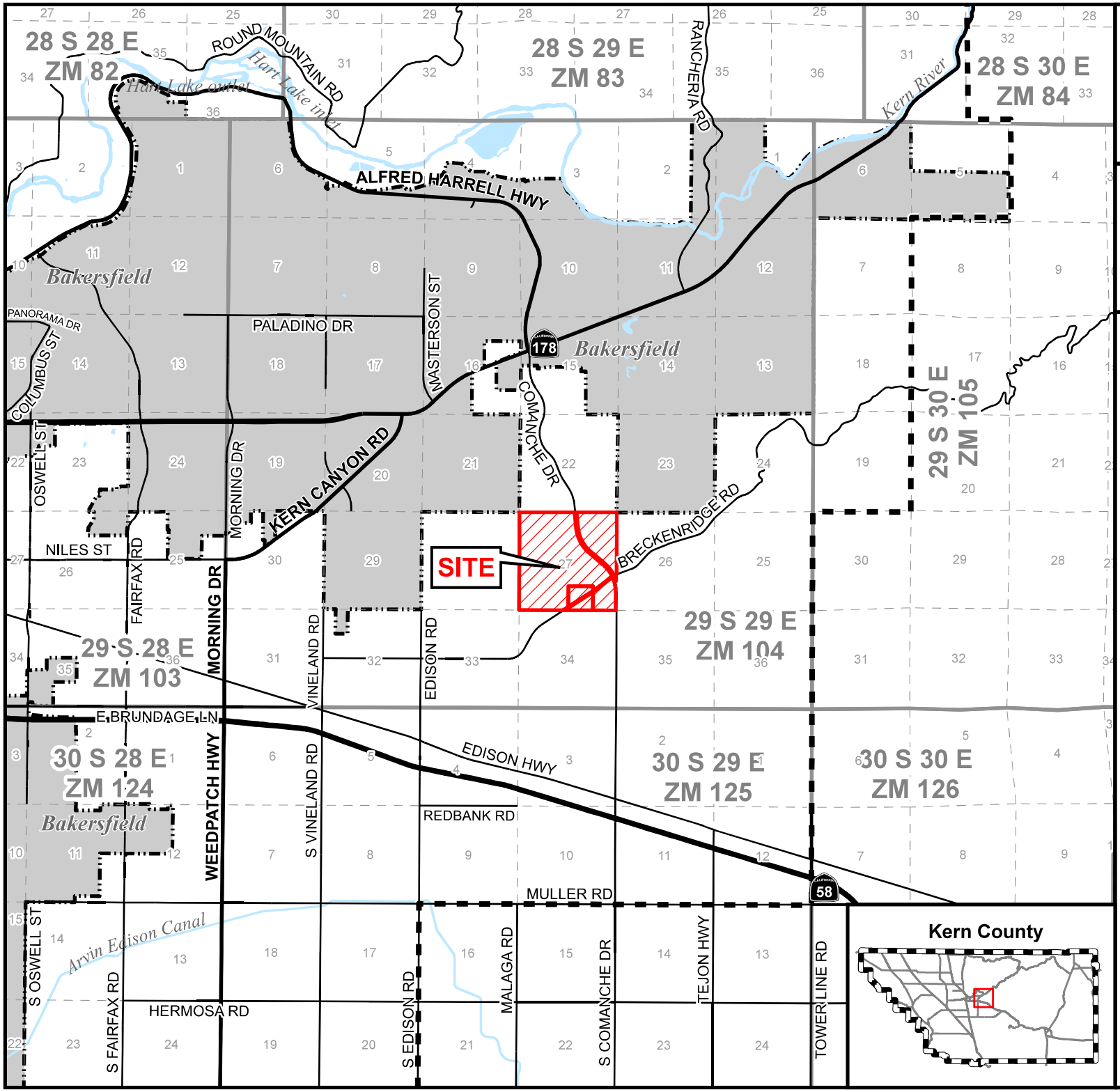
Edison School Dist
P.O. Box 368
Edison, CA 93220-0368

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



Las Colinas Specific and Community Plan

Vicinity Map

Breckenridge Management Company by RICK Engineering

- Site
- NAMED ROAD
- STATE HWY
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits

APN: 388-020-01, 388-020-02
Sec. 27 - T29S/R29E

Created on: 8/18/2026

0 6,700 13,400 ft

Kern County Planning & Natural Resources Department