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-25-0010: McIntosh & Associates (applicant), on behalf of Panama Lane Property, LLC (property owner), has requested a General Plan Amendment to change existing land use designations from LR (Low Density Residential) to GC (General Commercial); and a zone change from R-1 (Single-Unit Dwelling) to C-2 (Regional Commercial) on approximately 8 acres, located generally on the southeast corner of Panama Lane and Gosford Road (Ward 7).

Public Review Period: The 30-day public review period for the Initial Study/MND is from October 22, 2026, to November 23, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Friday, November 20, 2026. Written comments may be sent or emailed to:

Louis Ramirez | Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
LRamirez@bakersfieldcity.us

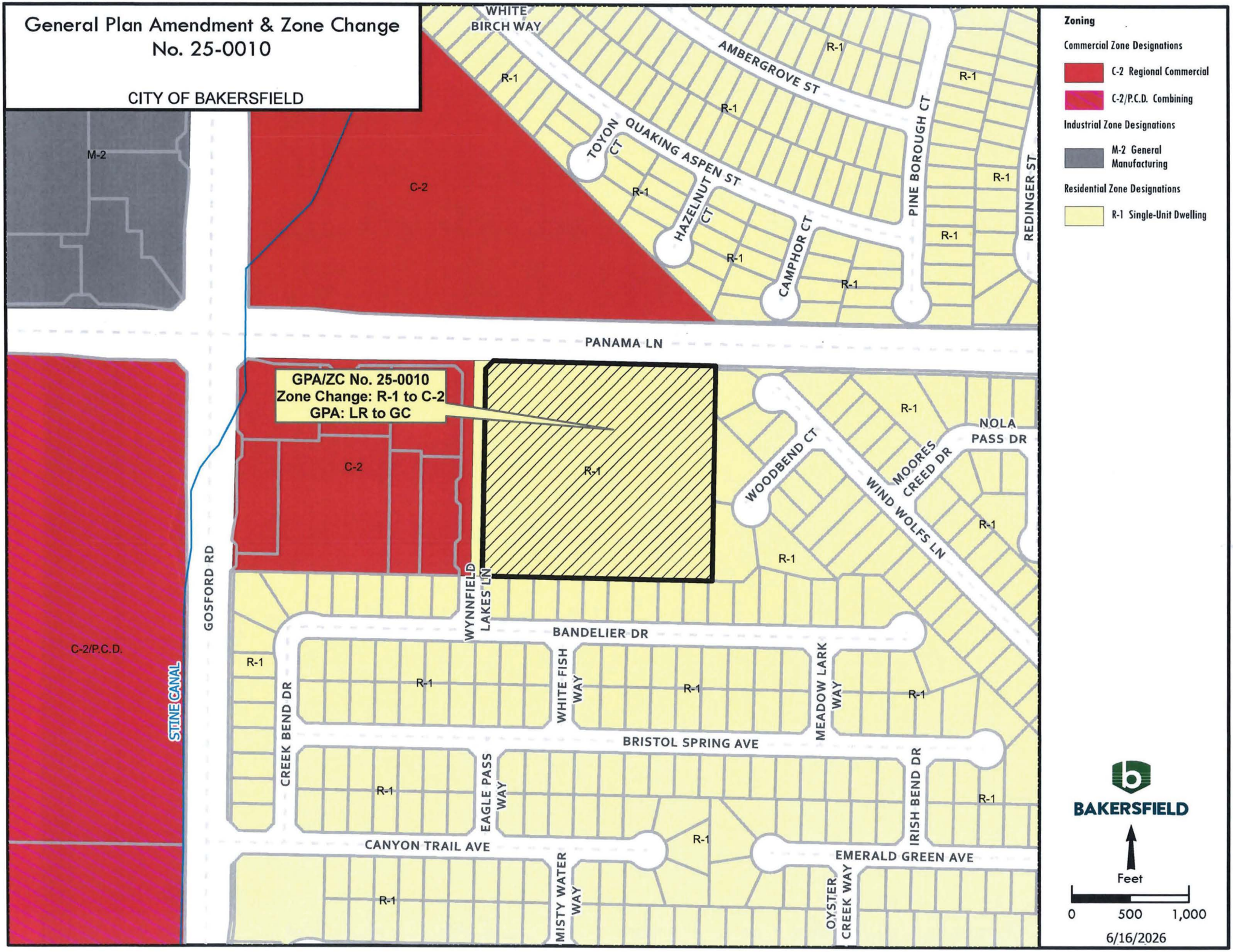
Document Availability: You may review and/or obtain copies of all public documents at the Development Services Department. The proposed Mitigated Negative Declaration is also available at the following website:

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 Louis Ramirez (Associate Planner) at 661-326-3023 (phone) or LRamirez@bakersfieldcity.us (email).

Roque Nino
Principal Planner


General Plan Amendment & Zone Change
No. 25-0010
CITY OF BAKERSFIELD
GPA/ZC No. 25-0010
Zone Change: R-1 to C-2
GPA: LR to GC
WHITE BIRCH WAY
AMBERGROVE ST
TOYON CT
QUAKING ASPEN ST
HAZELNUT CT
CAMPHOR CT
PINE BOROUGH CT
REDINGER ST
PANAMA LN
GOSFORD RD
WOODBEND CT
MOORES CREED DR
NOLA PASS DR
WIND WOLFS LN
WYNNFIELD LAKES LN
BANDELIER DR
CREEK BEND DR
WHITE FISH WAY
MEADOW LARK WAY
BRISTOL SPRING AVE
EAGLE PASS WAY
IRISH BEND DR
CANYON TRAIL AVE
EMERALD GREEN AVE
MISTY WATER WAY
OYSTER CREEK WAY
STINE CANAL
M-2
C-2
C-2/P.C.D.
R-1
Zoning
Commercial Zone Designations
C-2 Regional Commercial
C-2/P.C.D. Combining
Industrial Zone Designations
M-2 General Manufacturing
Residential Zone Designations
R-1 Single-Unit Dwelling
BAKERSFIELD
Feet
0
500
1,000
6/16/2026

General Plan Amendment & Zone Change No. 25-0010

CITY OF BAKERSFIELD

AERIAL

BAKERSFIELD

Feet

0 500 1,000

6/16/2026