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. 25-0010

Lead Agency: City of Bakersfield | Contact Person: Louis Ramirez

Mailing Address: Development Services Department 1715 Chester Avenue | Phone: 661.326.3023

City: Bakersfield | Zip: 93301 | County: Kern

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

Cross Streets: Generally located at the southeast corner of Gosford Road and Panama Lane | Zip Code: 93311

Longitude/Latitude (degrees, minutes and seconds): 35 ° 17 ′ 42.83 ″ N / 119 ° 05 ′ 41.09 ″ W Total Acres: approx. 8

Assessor's Parcel No.: 539-010-53 | Section: 28 | Twp.: 30S | Range: 27E | Base: Mount Diablo Principa

Within 2 Miles: State Hwy #: 119 | Waterways: Stine Canal, Arvin-Edison Canal

Airports: | Railways: Sunset | Schools: Subaru Elementary, Lum Sing Elementary, Williams Elem

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ ■ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

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

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
■ Commercial: Sq.ft. 49,500 Acres approx. 8 Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

R-1 (Single-Unit Dwelling)/LR (Low Density Residential)

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

McIntosh and Associates(applicant) on behalf of Panama Lane Prop LLC (property owner) has requested a General Plan Amendment to change existing land use designation from LR (Low Density Residential) to GC (General Commercial) and a change in zone classification from R-1 (Single-Unit Dwelling) to C-2 (Regional Commercial) on approximately 8 acres [Assessor's Parcel Numbers (APN)539-010-53]. The project proponent intends to develop a mixed retail and commercial development consisting of multiple buildings totaling 49,500 square feet.

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	X	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 6		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
	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
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		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 October 22, 2026 Ending Date November 23, 2026

Lead Agency (Complete if applicable):

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

Applicant: McIntosh & Associates
Address: 10800 Stockdale Highway, Suite 103
City/State/Zip: Bakersfield, CA 93311
Phone: 661-834-4814 Ext. 132

Signature of Lead Agency Representative: Louis Ramirez 2026.10.20 12:02:44 -07'00' **Date:** 10/20/2026

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