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 Vesting Tentative Tract Map 7528 (Phased): McIntosh & Associates (applicant), representing RGF Properties, Inc. (owner), is proposing a Vesting Tentative Tract Map consisting of 175 residential lots, 4 landscape lots, and 1 sump on 30.10 acres, located at the northeast corner of Snow Road and Verdugo Lane (Ward 4).

Public Review Period: The 30-day public review period for the Initial Study/MND is from November 13, 2026, to December 13, 2026.

All written comments must be received by the Bakersfield Planning Division no later than 5:00 p.m. on Monday, December 13, 2026. Written comments may be sent or emailed to:

Jose Fernandez | Associate Planner
1715 Chester Avenue, Bakersfield, CA 93301
jfernandez@bakersfield.gov

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.

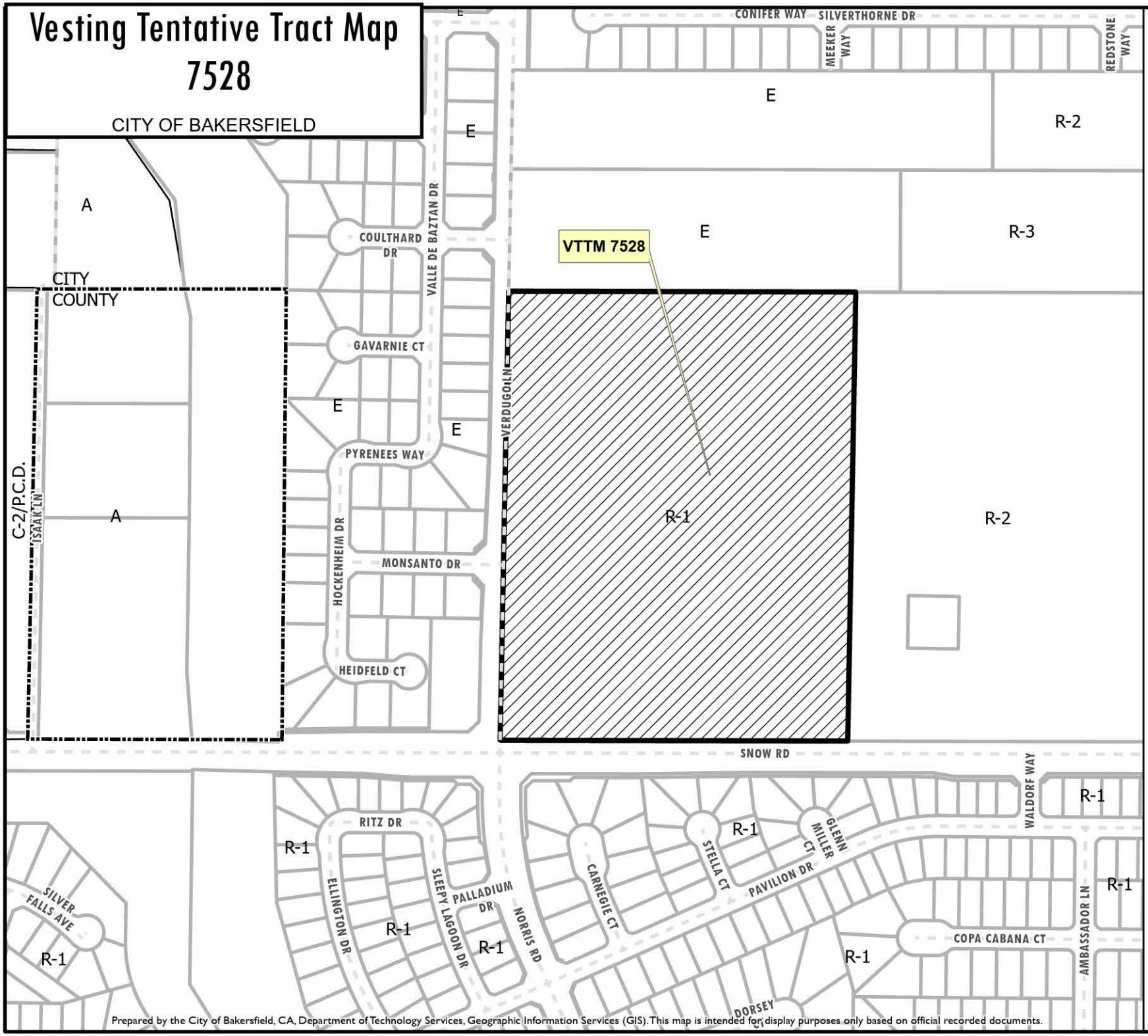
If you have any questions, please contact Jose Fernandez (Associate Planner) at 661-326-3778 (phone) or jfernandez@bakersfield.gov (email).

Dated: November 10, 2026

Jennie Eng
Assistant Planning Director

Vesting Tentative Tract Map 7528

CITY OF BAKERSFIELD



Zoning

- **R-1 Single-Unit Dwelling**
  - 6,000 sq.ft. min lot size
- **R-1-4.5 Single-Unit Dwelling**
  - 4,500 sq.ft. min lot size
- **E Estate**
  - 10,000 sq.ft. min lot size
- **R-S Residential Suburban**
  - 24,000 sq.ft./dwelling unit
- **R-S-( ) 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)
  - 2,500 sq.ft. lot area/dwelling unit
- **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**
- **DI Drilling Island**
- **PE Petroleum Extraction Combining**
- **SC Senior Citizen Overlay**
- **HD Hillside Development Combining**
- **WM- West Ming Specific Plan**

BAKERSFIELD
DEVELOPMENT SERVICES

0 200 400

US Feet

10/26/2026

Prepared by the City of Bakersfield, CA, Department of Technology Services, Geographic Information Services (GIS). This map is intended for display purposes only based on official recorded documents.

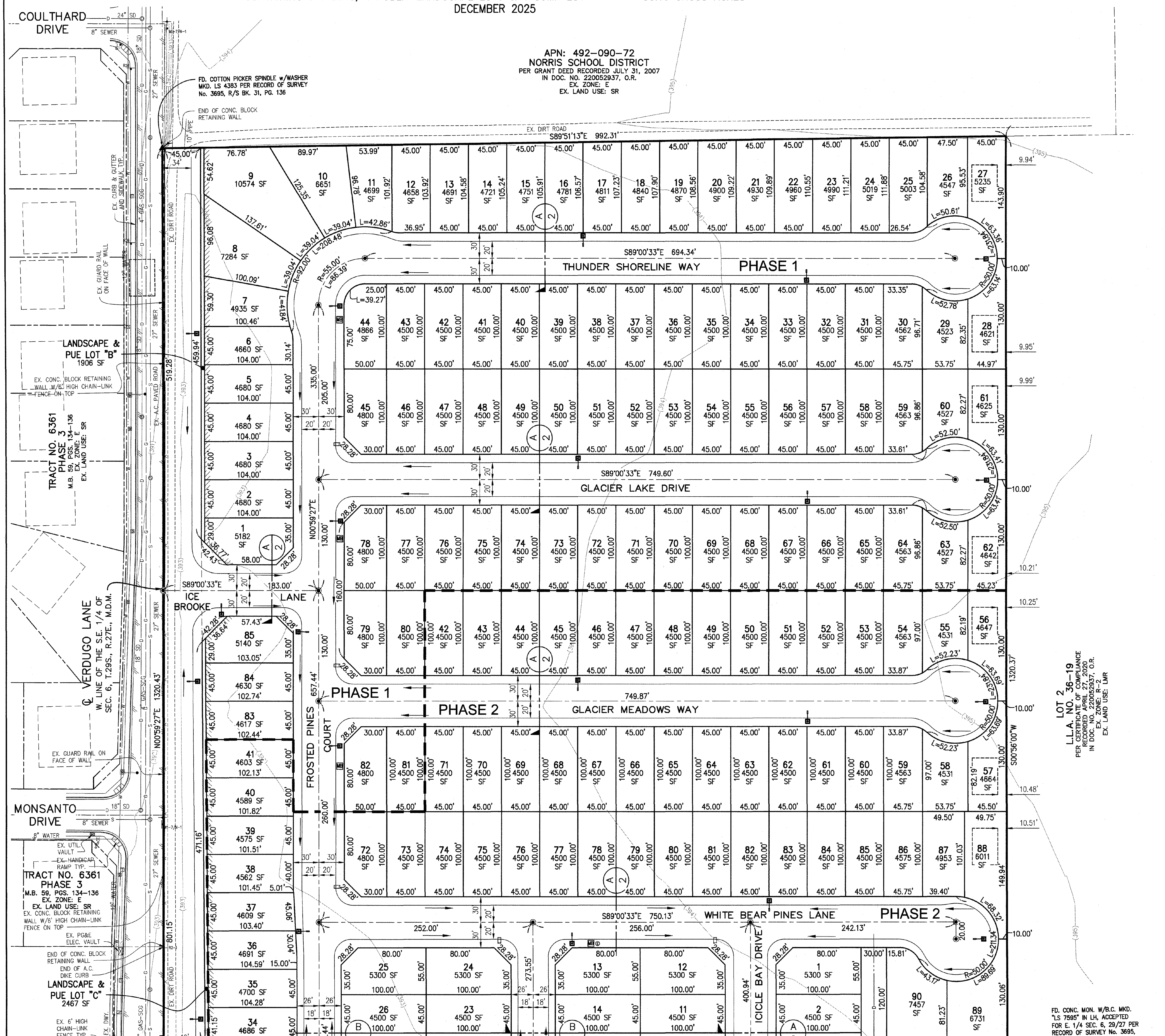
VESTING TENTATIVE TRACT No. 7528

BEING A SUBDIVISION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 36–19 PER CERTIFICATE OF COMPLIANCE RECORDED APRIL 27, 2020 IN DOCUMENT NO. 220052937 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 175 LOTS, 4 PUBLIC LANDSCAPE LOTS & 1 SUMP LOT 30.10 GROSS ACRES
DECEMBER 2025

OWNER/DEVELOPER:
GRIMM FAMILY TRUST

RGF PROPERTIES, INC.
9100 MING AVENUE, STE. 120
BAKERSFIELD, CA 93311
CONTACT: TOM DEE
PHONE: (661) 335–6104

PREPARED BY:
McINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP
10800 STOCKDALE HIGHWAY, STE. 103
BAKERSFIELD, CA 93311
CONTACT: SAM WALKER
PHONE: (661) 834–4814



BASIS OF BEARINGS:

THE BEARING OF N 00°52'25" E SHOWN FOR THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6 T. 29 S., R. 27 E., M.D.M., AS SHOWN ON RECORD OF SURVEY No 3695 R.S. BK. 31, PG. 136 WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

BENCHMARK:

TOP OF TOP OF CONC. MON. MKD. "LS 5565" IN LAMPHOLE AT CENTERLINE ETCHART ROAD AND VERDUGO LANE, 4.94 FEET EAST OF THE NORTH-SOUTH MID-SECTION LINE.

ELEVATION = 394.04

TRACT NO. 7258 – SUMMARY			
PHASE	LOTS	L.S. LOTS	SUMP LOT
1	85	2	0
2	90	2	1
TOTAL	175	4	1

LEGAL DESCRIPTION

LOT 1 OF LOT LINE ADJUSTMENT NO. 36–19 PER CERTIFICATE OF COMPLIANCE RECORDED APRIL 27, 2020 IN DOCUMENT NO. 220052937 OF OFFICIAL RECORDS, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

FLOOD ZONE LEGEND:

ZONE X — FLOOD ZONE DESIGNATION PER FIRM MAP No. 06029C1825F, DATED OCTOBER 21, 2021. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STATISTICS

APN: 492–090–72
ACREAGE: 30.10 GR AC
NET ACREAGE FOR RESIDENTIAL: 29.27 ACRES
NET DENSITY: 5.98 D.U./NET AC.
NUMBER OF LOTS: 175 LOTS
EXISTING USE: AGRICULTURE
PROPOSED USE: RESIDENTIAL
EXISTING LAND USE DESIGNATION: LR
EXISTING ZONING: R–1
WATER: CAL WATER COMPANY
SEWER: NORTH OF THE RIVER SANITATION DISTRICT
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY
CABLE: SPECTRUM
PHONE: AT&T
SCHOOL DISTRICTS: NORRIS SCHOOL DISTRICT AND KERN UNION HIGH SCHOOL DISTRICT
SCHOOLS: ELEMENTARY – NORRIS ELEMENTARY
MIDDLE SCHOOL – NORRIS MIDDLE SCHOOL
HIGH SCHOOL – CENTENNIAL HIGH SCHOOL

GENERAL NOTES:

SEE SHEET 2

LEGEND:

SEE SHEET 2

SCALE: 1" = 60'

Know what's below. Call before you dig.

SHEET 1 OF 2 SHEETS

JEFFREY A. MEGER
A PORTION OF THE S.E. 1/4 OF SEC. 6, T.29S., R.27E., M.D.M.
VESTING TENTATIVE TRACT NO. 7528
AutoCAD FILE: 25038TT01

DATE	REVISIONS	BY

PROFESSIONAL LAND SURVEYOR SAMUEL M. WALKER JR. No. 7558 STATE OF CALIFORNIA
DATE: 16 JUN 2026

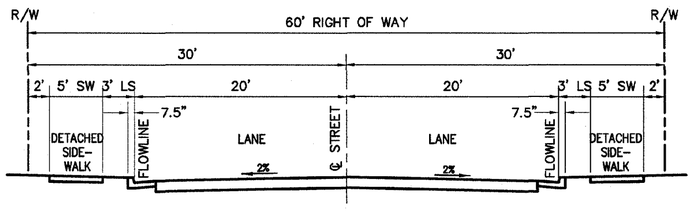
10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CALIFORNIA 93311
(661) 834 – 4814 © 2026

DRAWN BY: EBT | JOB NO: 25–038
ISSUED FOR: | DATE: 6/10/26

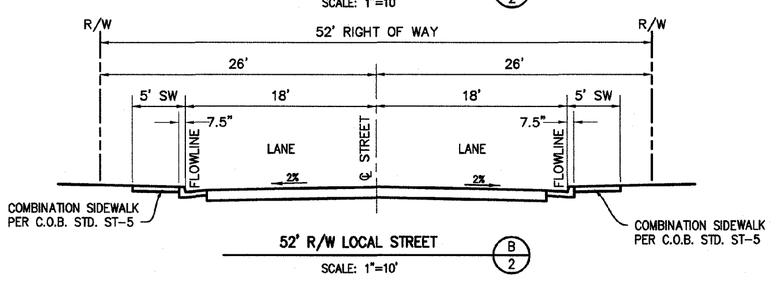
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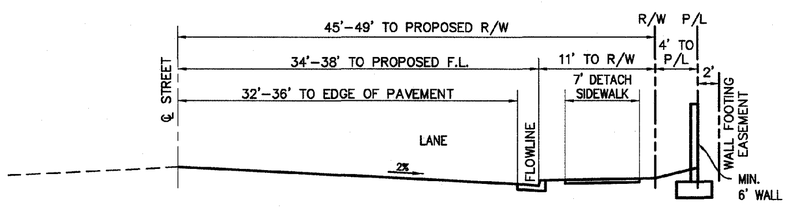
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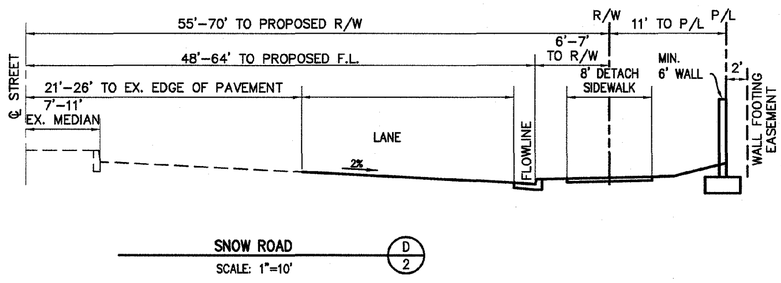
60' R/W LOCAL STREET (A/2)
SCALE: 1"=10'



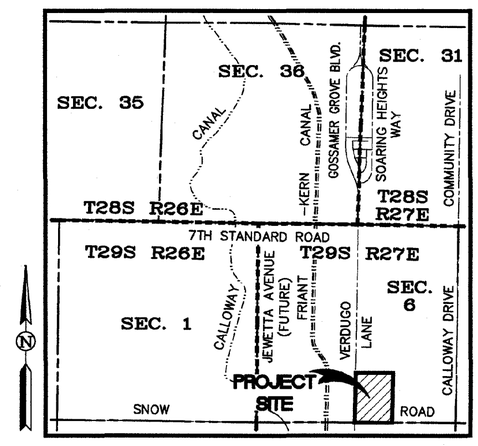
52' R/W LOCAL STREET (B/2)
SCALE: 1"=10'



VERDUGO LANE (C/2)
SCALE: 1"=10'



SNOW ROAD (D/2)
SCALE: 1"=10'



VICINITY MAP
NO SCALE

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.

IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.030(O) OF THE MUNICIPAL CODE.

THIS TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108–2023.

ALL STREETS SHALL BE PUBLIC.

STREET NAME SIGNS SHALL BE INSTALLED PER C.O.B. STD. T–1.

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO INTERNAL STREETS.

ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL–DE–SACS & KNUCKLE RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

ALL CUL–DE–SACS ARE 50' RADIUS UNLESS OTHERWISE NOTED.

ALL KNUCKLES ARE 92' RADIUS UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARY OF THIS MAP.

ALL STREET GRADES ARE 0.25% UNLESS OTHERWISE NOTED.

AS OF 12/10/25, THERE ARE NO OIL WELLS LOCATED WITHIN THE BOUNDARY OF THIS MAP PER CalGEMS ONLINE WELL FINDER.

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

1. FROZEN BAY COURT
2. ICICLE CIRCLE DRIVE
3. GREEN MEADOWS COURT

PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 2 PHASES.

LEGEND:

	MONUMENTS TO BE SET PER FINAL MAP
	FOUND MONUMENT AS DESCRIBED
	EXISTING POWER POLE
	EXISTING STREET LIGHT
D	EXISTING STREET LIGHT PULL BOX
R1	EXISTING TRAFFIC SIGN
	EXISTING STREET NAME SIGN
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING TELEPHONE PEDESTAL OR BOX
T	EXISTING TELEPHONE MANHOLE
TS	EXISTING TRAFFIC SIGNAL PULL BOX
S	EXISTING SEWER MANHOLE
D	EXISTING STORM DRAIN MANHOLE
× 394.21	SURVEY ELEVATION
	EXISTING U.S.A. MARK PER UTILITY COMPANY
S	EXISTING SEWER LINE
D	EXISTING STORM DRAIN LINE
W	EXISTING WATER LINE
T	EXISTING U.G. TELEPHONE LINE(S)
G	EXISTING GAS LINE
OH	EXISTING O.H. ELECTRICAL LINE(S)
TS	EXISTING TRAFFIC SIGNAL LINE(S)
	EXISTING EDGE OF PAVEMENT
X	EXISTING CHAIN LINK FENCE
(394)	EXISTING GROUND CONTOUR
FLOWLINE / LIP	EXISTING CURB AND GUTTER
	PARCEL LINE
	A.L.T.A. BOUNDARY
D	PROPOSED STORM DRAIN
	PHASE LINE
0.25% (MIN)	DIRECTION DRAINAGE AND APPROXIMATE GRADE
	WAIVER OF DIRECT ACCESS DEDICATED PER FINAL MAP
	PROPOSED CATCH BASIN
D	PROPOSED DRAIN MANHOLE
MB	PROPOSED MAILBOX CLUSTER LOCATION
	PROPOSED STREET LIGHT LOCATION

ABBREVIATIONS

EX.	EXISTING
TYP.	TYPICAL
FD.	FOUND
℄	CENTERLINE
CONC.	CONCRETE
A.C.	ASPHALT CONCRETE
DWY.	CONCRETE DRIVEWAY
O.H.	OVERHEAD
U.G.	UNDERGROUND
GR.	GROSS
AC.	ACRES
MON.	MONUMENT
DOC.	DOCUMENT
BK.	BOOK
PG.	PAGE
O.R.	OFFICIAL RECORDS
L.L.A.	LOT LINE ADJUSTMENT
SCG	SOUTHERN CALIFORNIA GAS CO.
U.S.A.	UNDERGROUND SERVICE ALERT
No.	NUMBER
R/S	RECORD OF SURVEY
SD	STORM DRAIN
W/	WITH
MKD.	MARKED
COR.	CORNER
SEC.	SECTION

Know what's below. Call before you dig. 811

SHEET 2 OF 2 SHEETS

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PROFESSIONAL LAND SURVEYOR — SAMUEL M. WALKER JR. — No. 7558 — STATE OF CALIFORNIA
DATE: 16 Jun 2026

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