

NOTICE OF DETERMINATION

TO: County Clerk (2)
County of Kern

FROM: Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

Applicant or Sponsoring Agency or Department: Shafter Properties LLC
by CSI Contractors, Inc (PP25169)

Project Title: Precise Development Plan No. 45, Map 79

State Clearinghouse Number (if submitted to State Clearinghouse): 2002011025

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

Telephone: (661) 862-8600

Project Location: Northwest corner of the intersection of Cherry Avenue and Seventh Standard Road in the Shafter area

Project Description: A Precise Development Plan to authorize the construction of three (3) separate contractor's storage yards with indoor and outdoor storage, each with a 7,500-square-foot building comprised of a 1,500-square-foot office and 6,000 square feet of indoor storage (Section 19.38.020.E.2), across three (3) parcels of record, ranging 1.27 to 1.92 acres in size, within an M-2 PD (Medium Industrial - Precise Development Combining) District

This is to advise that the KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT, Lead Agency/Responsible Agency, has approved the above-described project and has made the following determinations regarding the above-described project:

1. The project will not have a significant effect on the environment.
2. A previous Mitigated Negative Declaration has been utilized for this project pursuant to the provisions of the State CEQA Guidelines.

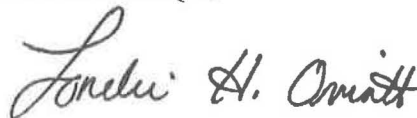
The Negative Declaration record of project approval may be examined at the Kern County Planning and Natural Resources Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

3. Mitigation measures were made a condition of the approval of the project.
4. A Statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

Receipt: #677349

Date Received for Filing:
June 19, 2025

Date of Hearing: June 5, 2025



Lorelei H. Oviatt, AICP, Director
Planning and Natural Resources Department
County of Kern, State of California

Jw
cc: Applicant
LIUNA

PD Plan No. 45 Map 79

Vicinity Map

Shafter Properties, LLC.
by CSI Contractors, Inc.

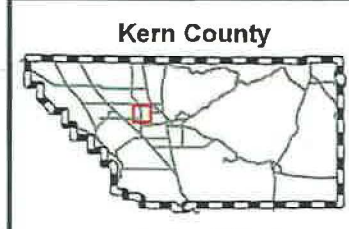
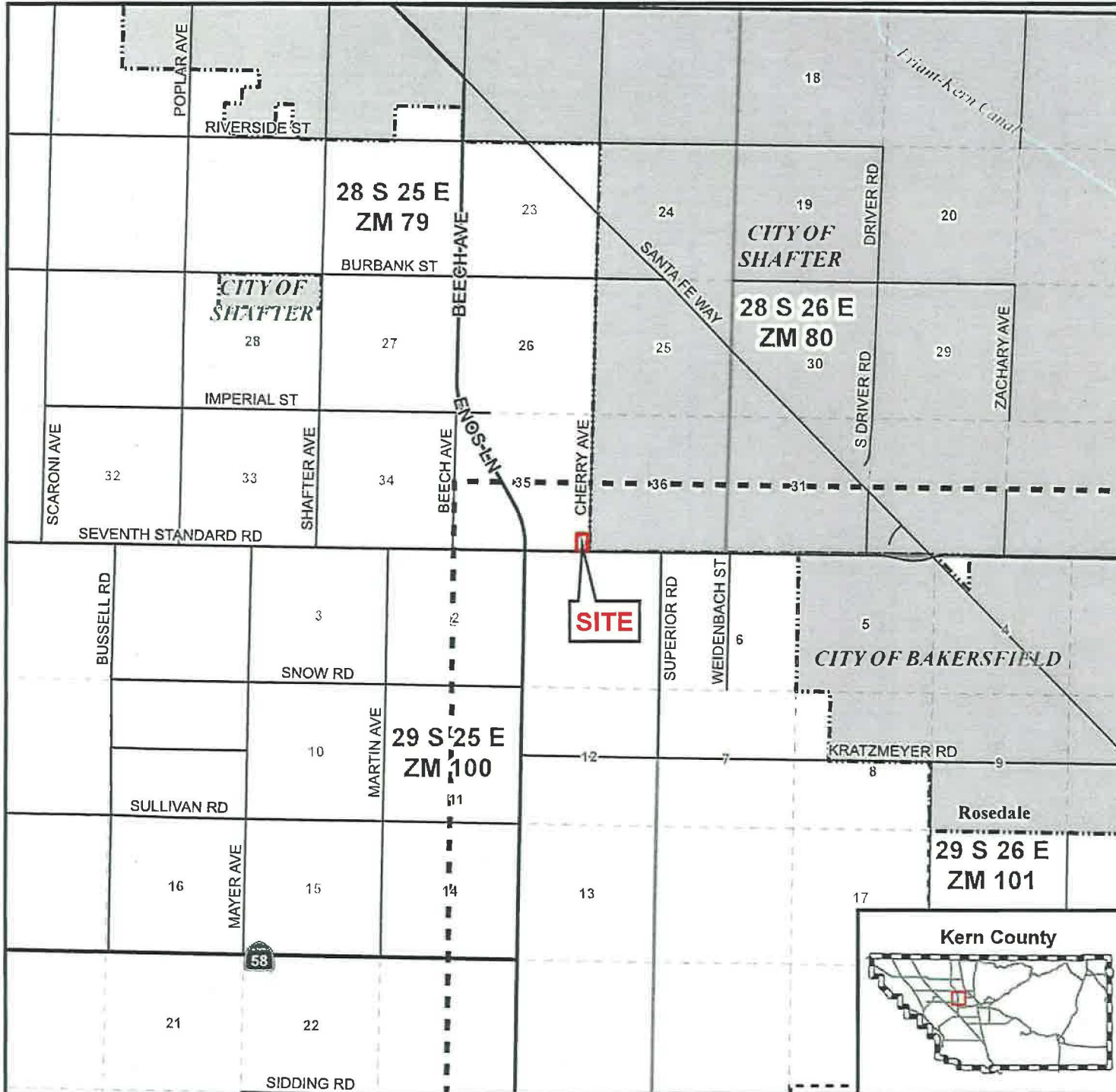
-  Site
-  Named Road
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 090-340-43, 090-340-44,
090-340-45, 090-340-46
Sec. 35 - T28S/R25E
Created on: 4/1/2025

0 4,000 8,000 ft



Kern County
Planning & Natural
Resources Department



28 S 25 E
ZM 79

CITY OF
SHAFTER

28 S 26 E
ZM 80

CITY OF BAKERSFIELD

29 S 25 E
ZM 100

Rosedale
29 S 26 E
ZM 101

SITE

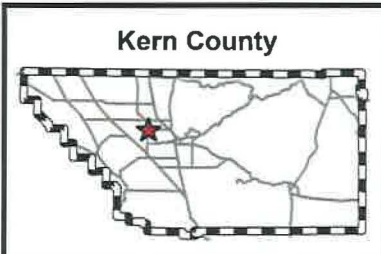
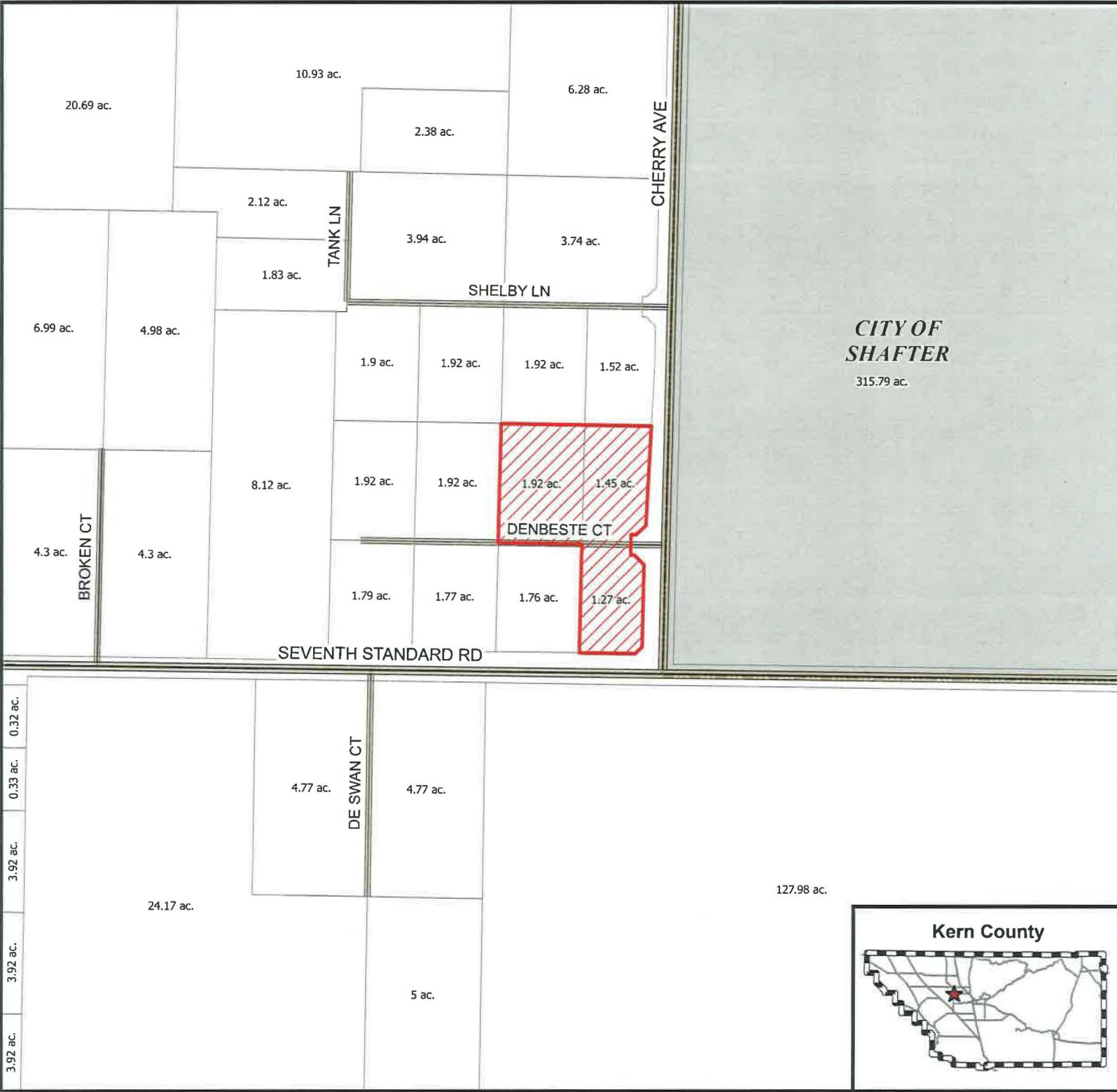
58

PD Plan No. 45 Map 79

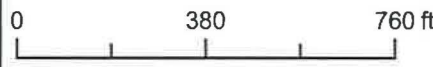
Assessor's Parcelization Map

Shafter Properties, LLC.
by CSI Contractors, Inc.

-  Site
-  Parcel Boundaries
-  Arterials
-  Locals
-  City Limits



APN: 090-340-44,
090-340-45, 090-340-46
Sec. 35 - T28S/R25E
Created on: 6/10/2025



Kern County
Planning & Natural
Resources Department

PD PLAN #43, MAP 79-35
 PM NO. 11389
 P.M. BK. 58, PG. 80
 PARCEL 2

PM NO. 11389
 P.M. BK. 58, PG. 80
 PARCEL 3

SEE SHEET 3

DENBESTE COURT
 (PRIVATE ROAD)

EXISTING PAVEMENT

18" DEEP DRAINAGE BASIN

OFFICE
 1,500 SF

6,000 SF
 CONTRACTOR
 STORAGE

PARCEL 4
 2.08 AC GR.
 1.17 AC NET

OUTDOOR STORAGE

OUTDOOR STORAGE

18" DEEP DRAINAGE BASIN

SEVENTH STANDARD ROAD
 (CO. RD. NO. 151)

RETENTION BASIN EASEMENT
 FOR SEVENTH STANDARD
 ROAD

CHERRY AVENUE
 (CO. RD. NO. 574)

CONSTRUCT SIDEWALK AS
 REQUIRED UNDER
 ENCROACHMENT PERMIT

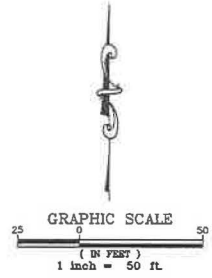
EXISTING CURB & GUTTER

UTILITY EASEMENT
 RESERVATION PER PM 11389

RETENTION BASIN AND
 EASEMENT FOR CHERRY
 AVENUE

CONSTRUCT SIDEWALK PER
 COUNTY STANDARD
 EXISTING CURB & GUTTER

- LEGEND**
- INGRESS AND EGRESS DIRECTION
 - ① PARKING SPACE NUMBER
 - STD. STREET LIGHT (EXISTING)
 - PROPERTY BOUNDARY
 - x- FENCE OR WALL (6' CHAIN LINK MIN.)
 - EDGE OF PAVEMENT
 - - - FLOWLINE
 - ⊗ TREE
 - T TRASH ENCLOSURE W/ RECYCLE BIN
SEE PLAN ON SHEET 2
 - ⊕ FIRE HYDRANT
 - CITY OF SHAFTER LIMITS
 - M MONUMENT SIGN

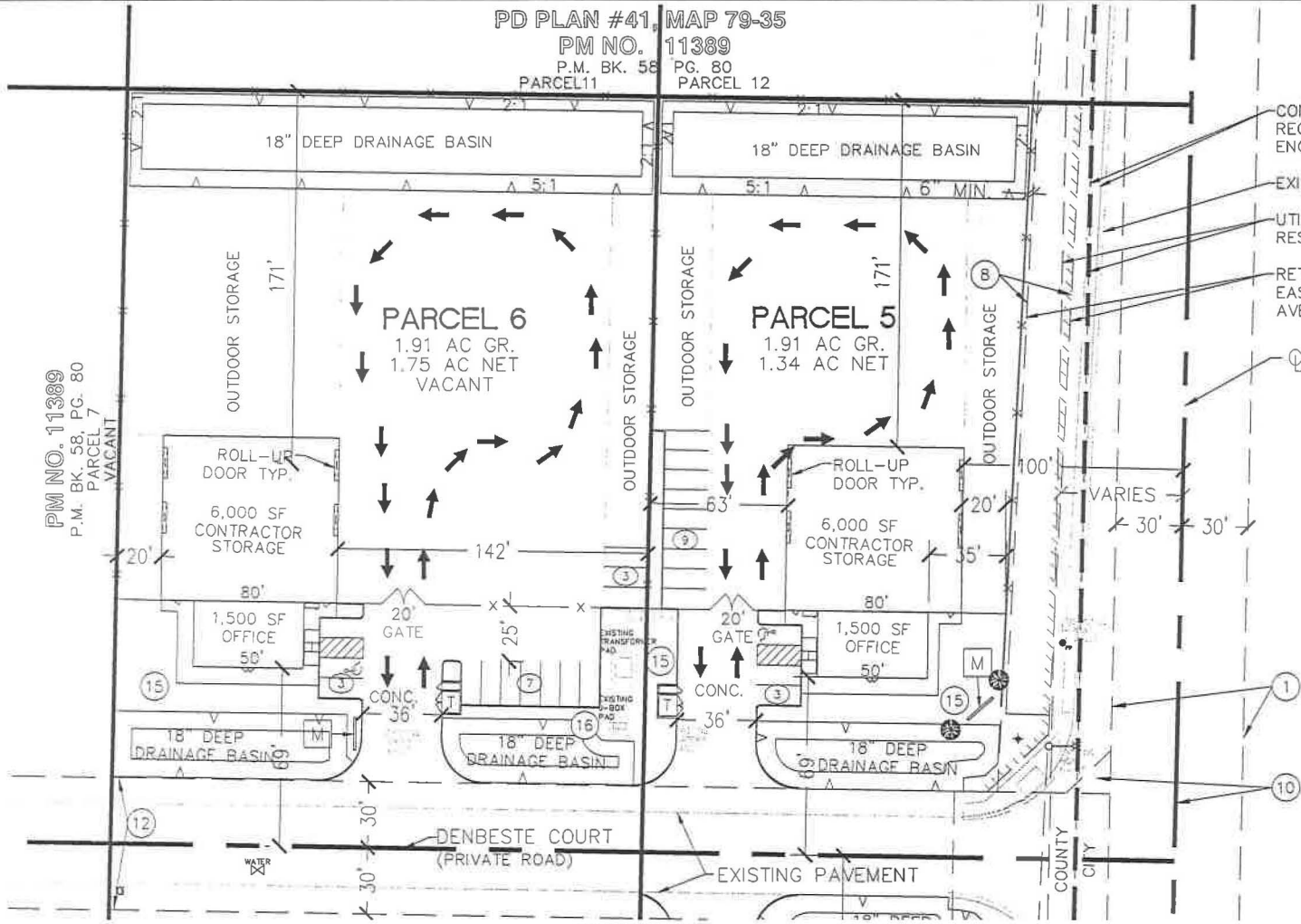


06/05/25

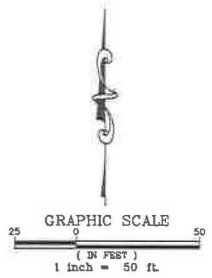
PHASE 2
 PARCEL 4

SHEET 4 OF 10
 SECTION 35, T28S, R25E,
 COUNTY OF KERN
 PD PLAN 45, MAP NO. 79

PD PLAN #41, MAP 79-35
 PM NO. 11389
 P.M. BK. 58 PG. 80
 PARCEL 11 PARCEL 12



- CONSTRUCT SIDEWALK AS REQUIRED UNDER ENCROACHMENT PERMIT
- EXISTING CURB & GUTTER
- UTILITY EASEMENT RESERVATION PER PM 11389
- RETENTION BASIN AND EASEMENT FOR CHERRY AVENUE
- CHERRY AVENUE (CO. RD. NO. 574)



- LEGEND
- INGRESS AND EGRESS DIRECTION
 - ① PARKING SPACE NUMBER
 - STD. STREET LIGHT (EXISTING)
 - PROPERTY BOUNDARY
 - x — FENCE OR WALL (6' CHAIN LINK MIN.)
 - EDGE OF PAVEMENT
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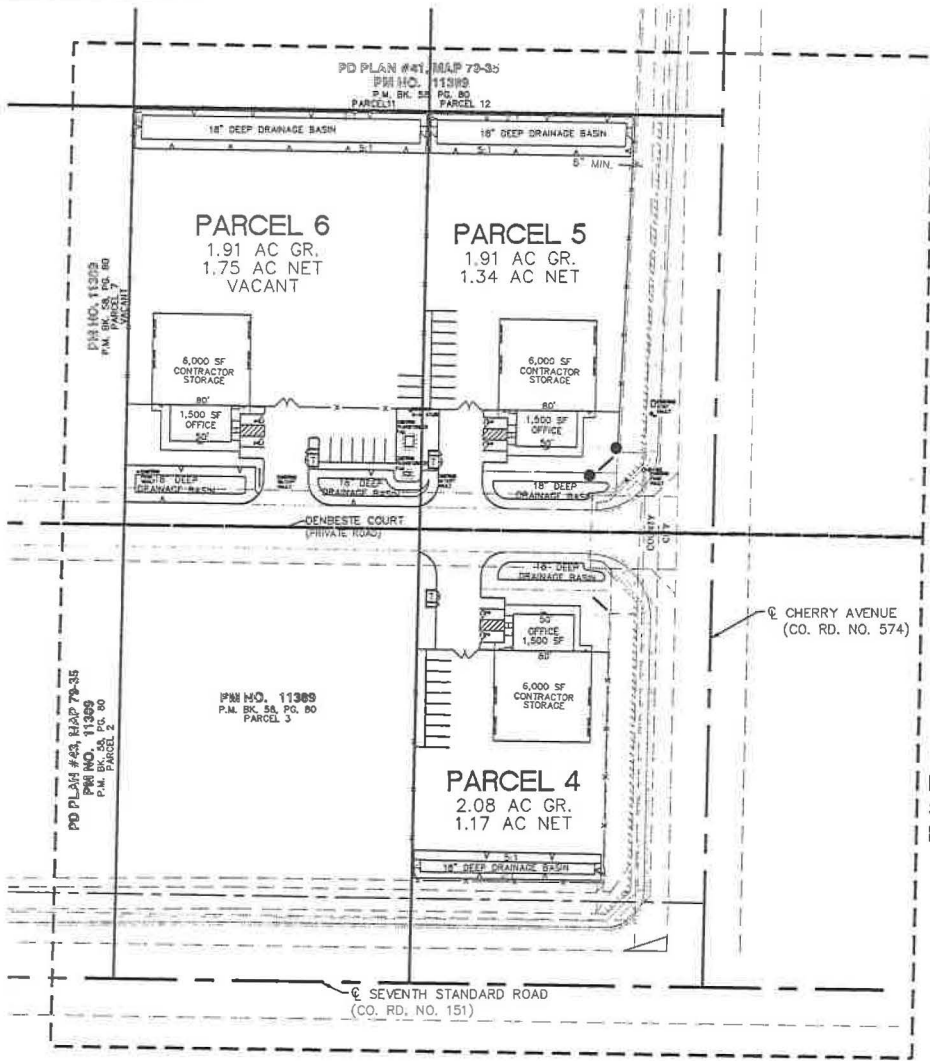
- LEGEND
- ⊙ TREE
 - ⊕ TRASH ENCLOSURE W/ RECYCLE BIN SEE PLAN ON SHEET 2
 - ⊕ FIRE HYDRANT
 - CITY OF SHAFTER LIMITS
 - M MONUMENT SIGN

SEE SHEET 4

PHASE 1
 PARCELS 5 & 6

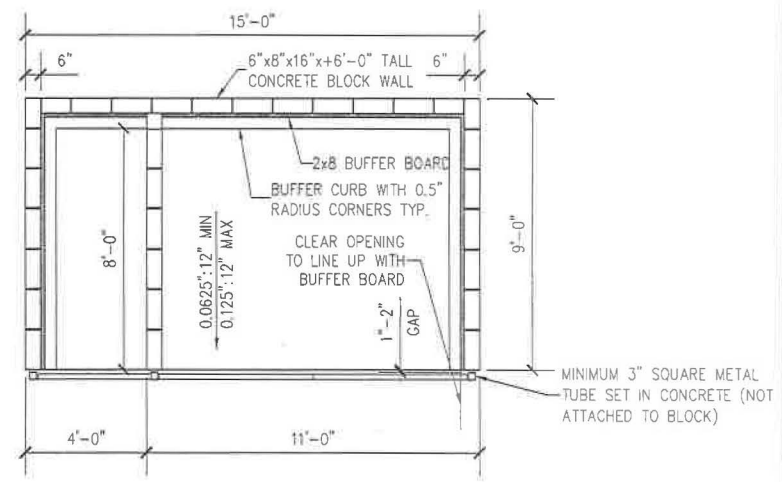
SHEET 3 OF 10
 SECTION 35, T28S, R25E,
 COUNTY OF KERN
 PD PLAN 45, MAP NO. 79

06/05/25

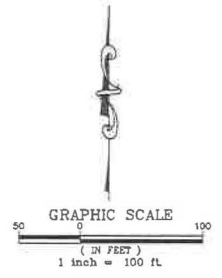


PHASE 1
 SEE SHEET 3 FOR
 PARCELS 5 & 6

PHASE 2
 SEE SHEET 4 FOR
 PARCEL 4



TRASH ENCLOSURE PLAN 1/4" = 1'-0"



06/05/25

OVERALL DEVELOPMENT PARCELS 4, 5, & 6	SHEET 2 OF 10
	SECTION 35, T28S, R25E, COUNTY OF KERN
	PD PLAN 45, MAP NO. 79

Kern County
 Planning Department
 2700 "M" Street
 Bakersfield, CA 93301
 Phone (661) 862-8822
 Fax (661) 862-8601

Payment of fees may be subject to:
 California Government Code Section 66020 (d)(1)

Customer Name: SHAGTER PROPERTIES LLC

Document Number: PP25169 / INV PD 45 , MAP 79, SE

5730 TRUST FUND - OTHER

CCF002T County Clerk Fee

CCF002T - County Clerk CEQA Posting

1 @

\$50.000

\$50.00

4122 - ENVIRONMENTAL HEALTH

EHS090 Land Development

EHS090 - Land Development

1 @

\$580.000

\$580.00

1905 - MAPS

LDR Legal Description Review

Legal Description Review

1 @

\$104.000

\$104.00

3325 PRECISE DEVELOPMENT PLAN

PIM005 Precise Development Plan

PIM005 - Precise Development Plan

1 @

\$2,392.000

\$2,392.00

PIML05 Precise Development Plan - \$25 per lot

PIML05 - Precise Development Plan - \$25
 per lot

3 @

\$25.000

\$75.00

PIMP05 Precise Development Plan Prelim Review

PIMP05 - Precise Development Plan Prelim
 Review

1 @

\$624.000

\$624.00

OIL & GAS

POG003 Electronic Permitting Maintenance

POG003 - Electronic Permitting Maintenance

1 @

\$350.000

\$350.00

Order Total

\$4,175.00

Check #1171

\$4,175.00

Change

\$0.00

677349 Walk-In 4/2/2025 4:16:03 PM BRYAN ANGULO FLORES 1

