

NOTICE OF EXEMPTION

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

Project Title: Modification No. 1 to Precise Development Plan No. 43, Map 75-35

Project Location -- Specific: 31207 Denbeste Court, south side of Denbeste Court via Cherry Ave and Seventh Standard Road (APN:090-340-42, 090-340-43, 090-340-53)

Project Location -- City: Shafter area

Project Location -- County: Kern

Description of Project: A Modification to Precise Development Plan No. 43, Map 79-35 (Notice of Decision No. 09-23; approved April 6, 2023) to allow expansion of an existing contractors storage yard to a third parcel (Section 19.38.020.E.2) totaling 5.32 acres in an M-2 PD (Medium Industrial - Precise Development Combining) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Name of Person or Agency Carrying Out Project: Plank Family Properties by Cornerstone Engineering (PP26130)

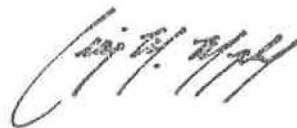
Exempt Status: Common Sense Exemption, Section 15061(b)(3)

Reasons Why Project Is Exempt: The project qualifies for the CEQA Common Sense Exemption under Section 15061(b)(3), as there is no possibility that the proposed boundary expansion would result in new or more significant environmental impacts beyond those previously analyzed.

Contact Person: April Wentworth, Planner I, at (661) 862-5043 or by email at WentworthA@kerncounty.com

Receipt: #275767

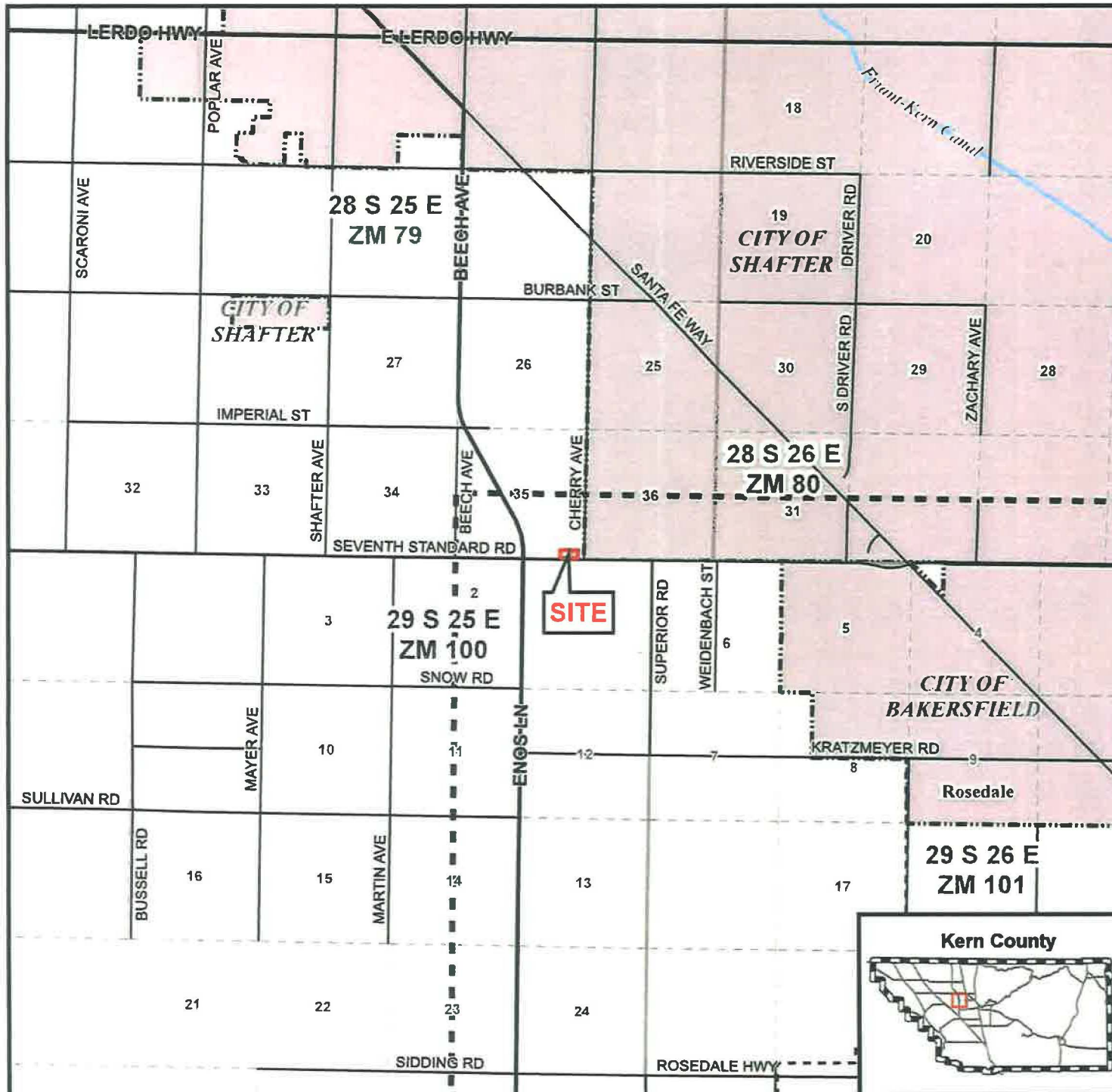
Date Received for Filing:
January 21, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department
County of Kern, State of California

Date of Hearing: December 18, 2025

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MOD 1, PD 43 Map 79-35

Vicinity Map

Plank Family Properties, LLC
by Cornerstone Engineering

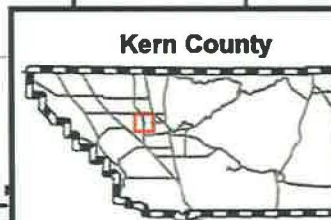
- Site
- Named Road
- State Hwy
- Arterials
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

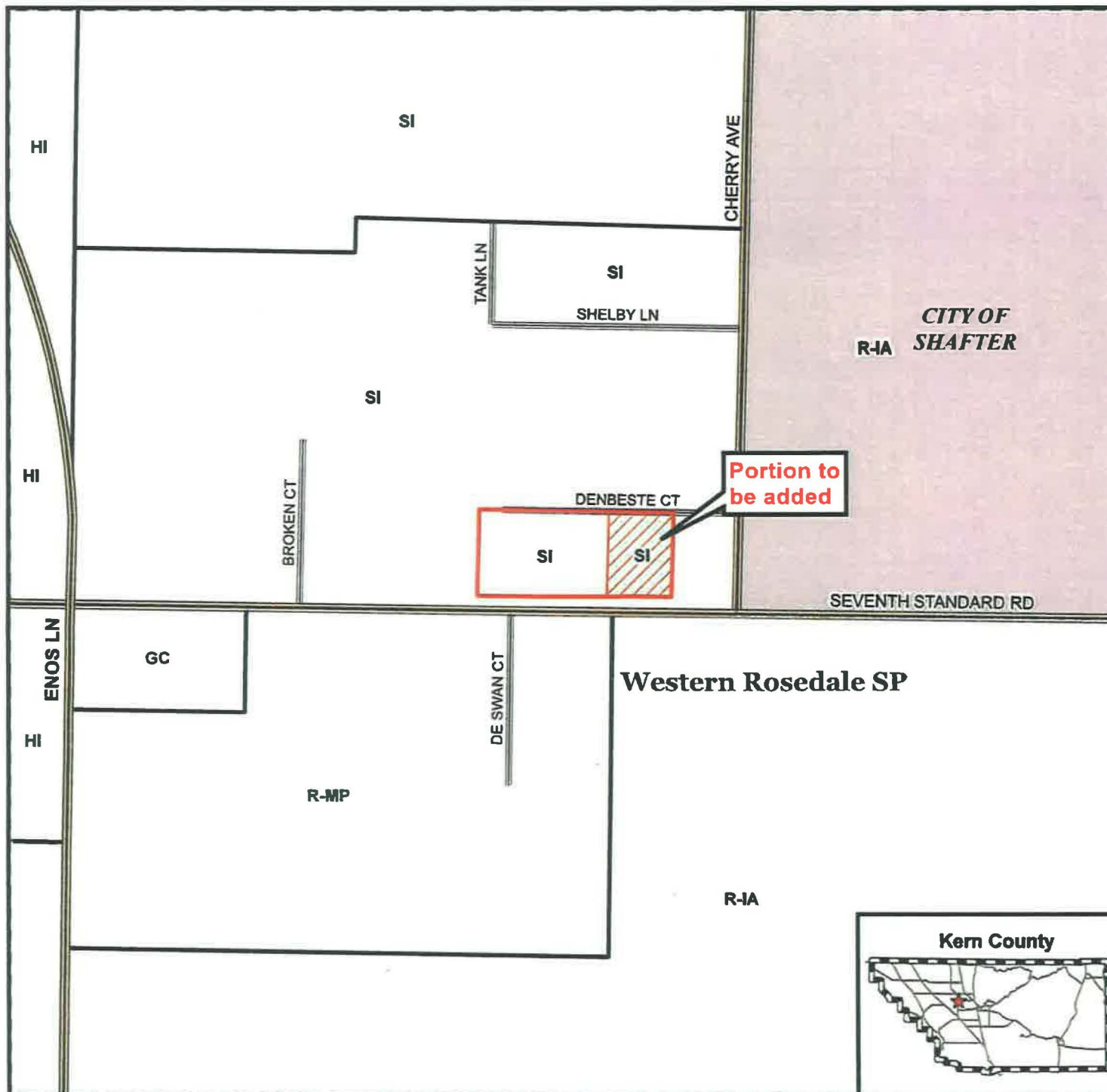
APN: 090-340-53, 090-340-42, 090-340-43
Sec. 35 - T28S/R25E
Created on: 10/30/2025

0 5,100 10,200 ft



Kern County
Planning & Natural
Resources Department





MOD 1, PD 43
Map 79-35

Existing
General Plan Map

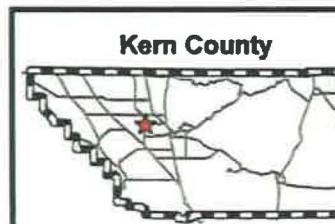
Plank Family Properties, LLC
by Cornerstone Engineering

-  Portion to be added
-  Site
-  Named Rd
-  Arterials
-  Metro Bakersfield GP Boundary
- Specific Plans**
 -  Western Rosedale
- General Plan Boundaries**
 -  4.1 - Accepted County Plan Areas
 -  GC - General Commercial
 -  HI - Heavy Industrial
 -  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
 -  R-MP - MINERAL AND PETROLEUM, MIN. 6 ACRE PARCEL SIZE
 -  SI - Service Industrial
 -  City Limits

APN: 090-340-53, 090-340-42, 090-340-43
Sec. 35 - T28S/R25E

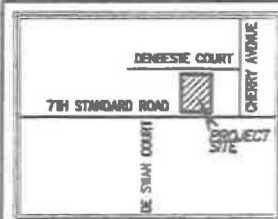
Created on: 11/7/2025

0 490 980 ft



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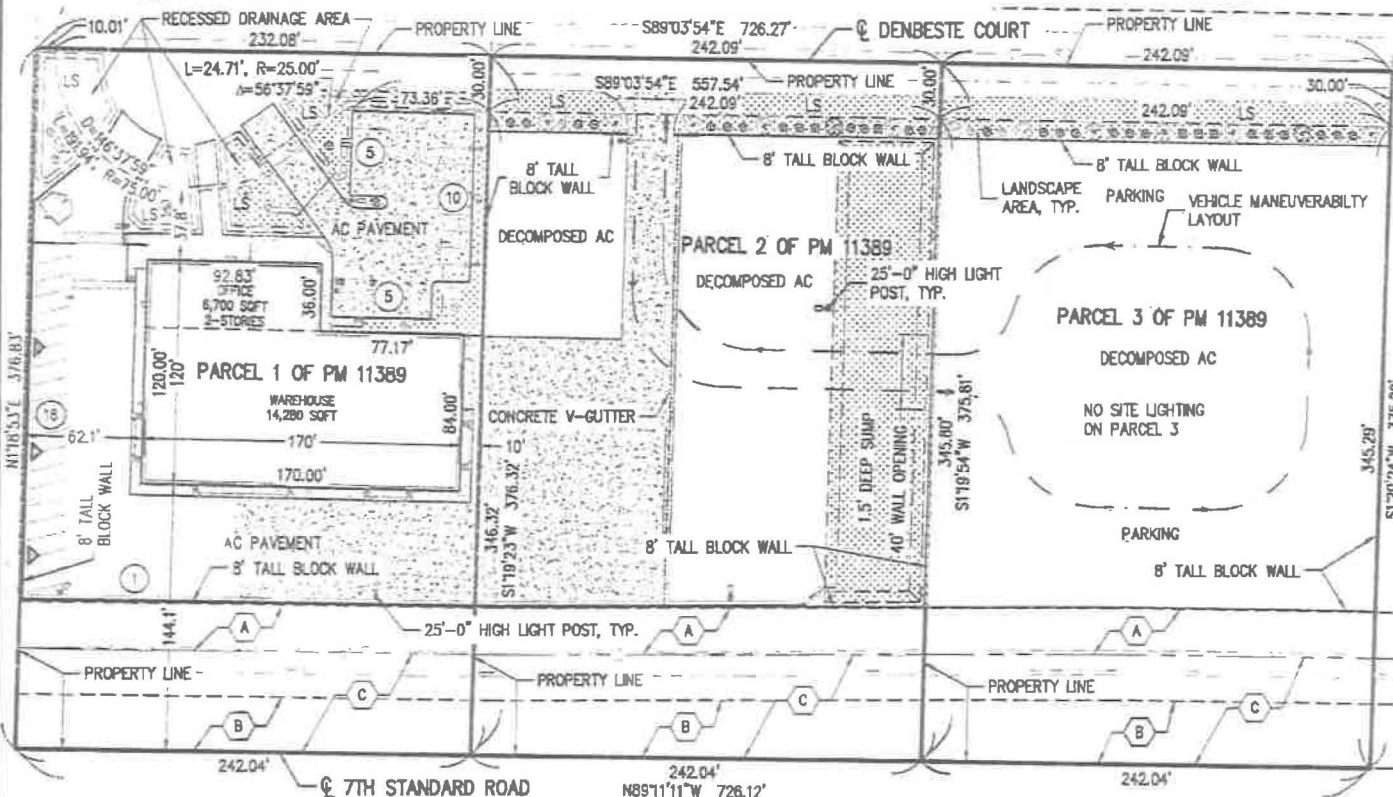




VICINITY MAP
N.T.S.

EASEMENTS

- (A) FLOWAGE EASEMENT TO THE COUNTY OF KERN PER DOCUMENT NO. 210151124, O.R.
- (B) PUBLIC ACCESS EASEMENT TO THE COUNTY OF KERN PER DOCUMENT NO. 210151125, O.R.
- (C) REVOCABLE OFFER OF DEDICATION TO THE COUNTY OF KERN PER DOCUMENT NO. 210151124, O.R.



SITE PLAN

Scale: 1"=60'

LEGAL DESCRIPTION:

PARCEL 1, PARCEL 2, AND PARCEL 3 OF PARCEL MAP 11389.

STATISTICAL INFORMATION:

ZONING: M-2 PD
GENERAL PLAN: SI (SERVICE INDUSTRIAL)
APN: 090-340-53, 090-340-42, AND 090-340-43
PROPOSED USE: OFFICE/WAREHOUSE
STORIES: 2
BUILDING HEIGHT: 30'-0"
SEWER: NORTH OF THE RIVER SANITATION DISTRICT
WATER: SUPERIOR MUTUAL WATER COMPANY
ELECTRIC: PACIFIC GAS & ELECTRIC
GAS: PACIFIC GAS & ELECTRIC
DRAINAGE: RETENTION BASINS

SITE COVERAGE

TOTAL SITE AREA: 247,171 SQFT (NET)
BUILDING AREA: 17,630 SQFT
SITE COVERAGE: 7.13%

LANDSCAPE

LANDSCAPE AREA: 33,366 SQFT

PARKING REQUIREMENTS

OFFICE: 3,350 SQFT x 2-FLOORS = 6,700 SQFT
PARKING RATIO: 1:250 (26.8)

WAREHOUSE: 14,280 SQFT
PARKING RATIO: 1:1000 (10) + 1:3000 (1.4) = 11.4

TOTAL PARKING REQUIRED: 11.4 + 26.8 = 38.2 = 38 SPACES
TOTAL PARKING PROVIDED: (38) 8'x20' SPACES

MODIFICATION NO. 1 OF 79-35:

THIS PLAN IS HEREBY MODIFIED TO INCLUDE PARCEL 3 OF PM 11389, CONSTRUCT AN 8' TALL BLOCK WALL AROUND PARCEL 3, MODIFIED SLUMP LOCATION, ADDED RECESSED DRAINAGE AREAS, LANDSCAPE ALONG DENBESTE CT FOR PARCEL 3 TO MATCH LANDSCAPE OF PARCELS 1 AND 2 AND PLACE DECOMPOSED AC ON PARCEL 3.

PD PLAN NO. 43, MAP NO. 79-35

PLANK FAMILY PROPERTIES LLC

APN: 090-340-42, 43, 53

POR. SEC. 35, T.28S., R.25E. COUNTY OF KERN

08/27/2025 1099-01-00 SHEET 1 OF 1



KERN COUNTY
PLANNING AND NATURAL RESOURCES

Date: 9/26/2025

2700 M Street
Bakersfield, CA 93301

TO BE PAID

Permit Number: PLN25-00102

Permit Type: Planning Project

Description: Modification of PD 43 Map 79-35 to add 090-340-43 to the existing PD Plan

Accele Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
275767	9/26/2025	Jason Marriott	Credit	1596.00	angulob@kerncou nty.com
TOTAL PAID:				1596.00	

Invoice	Fees	Fee Amount	Paid
481662	Modify/Delete conditions of Cond. Use Permit/ PD 1039RC 1000FD 1022AC 1155CC	1196.00	1196.00
481662	Electronic Permit Maintenance Fee 1069RC 1173FD 1022AC 1721CC	350.00	350.00
481662	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		1596.00	1596.00