

NOTICE OF EXEMPTION

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

Project Title: Precise Development Plan No. 2, Map 104-31

Project Location -- Specific: South side Skycrest Avenue, 750 feet east of Skycrest Avenue terminus
(APN: 388-750-16)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: A Precise Development Plan to allow the construction of a 9,578-square-foot, two-(2-)story warehouse with office space and a 1,555-square-foot exterior canopy area (Section 19.38.020.E.2) on a 1.31-acre parcel in the 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: Elias Garcia by Ethosphere Studio (PP26166)
(PLN25-00211)

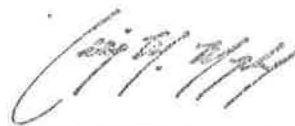
Exempt Status: Categorically Exempt 15303(c) of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15303(c) of the State CEQA Guidelines. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment.

Contact Person: Angelica Benavides, Planner II, (661) 862-8638 or by email at
ABenavides@kerncounty.com

Receipt: #284832

Date Received for Filing:
April 16, 2026



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

Date of Hearing: April 2, 2026

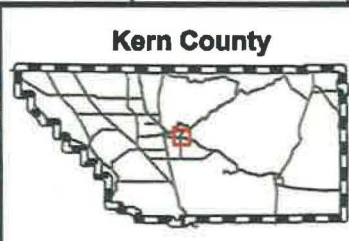
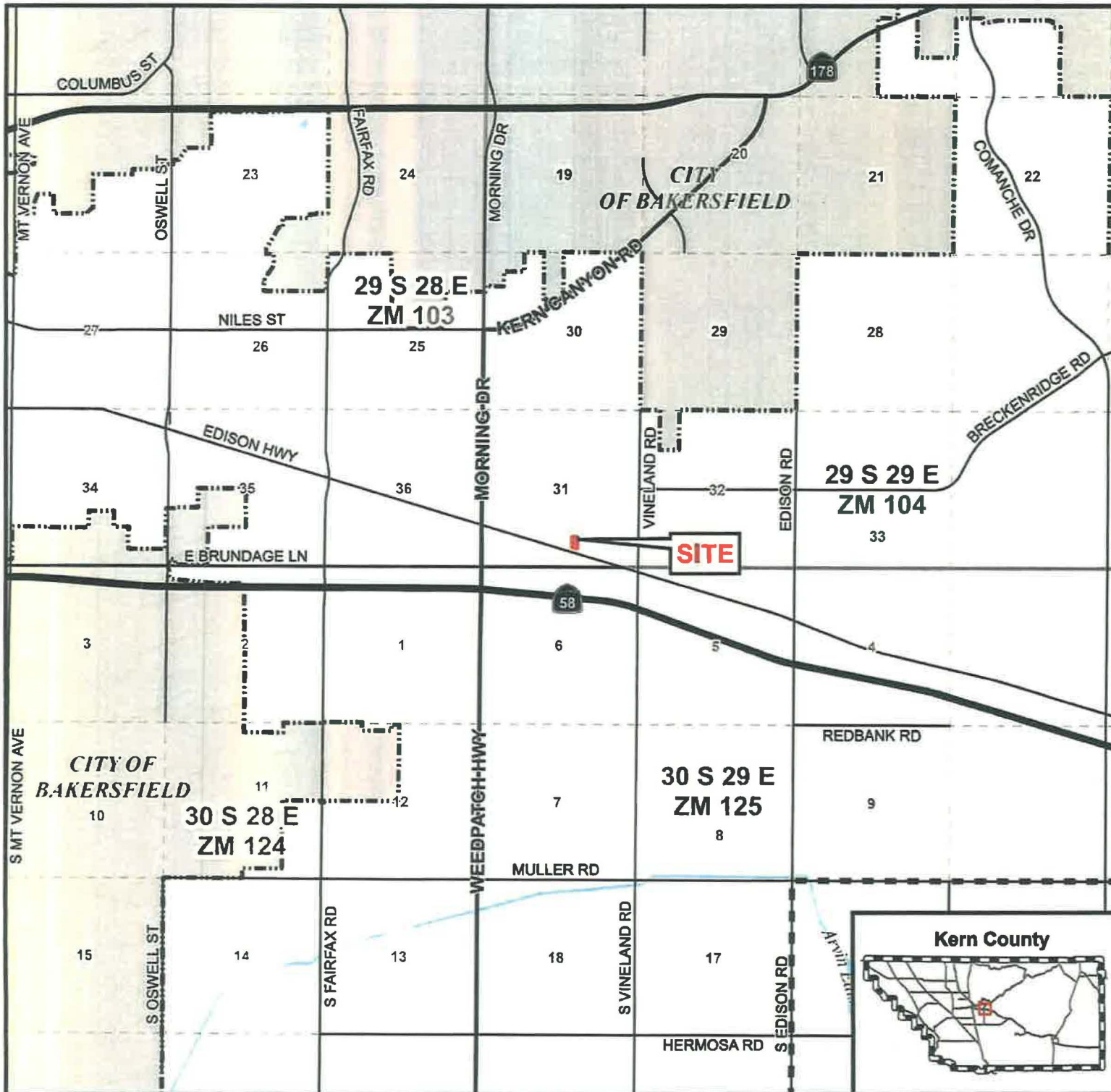
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PD No. 2 Map No. 104-31

Vicinity Map

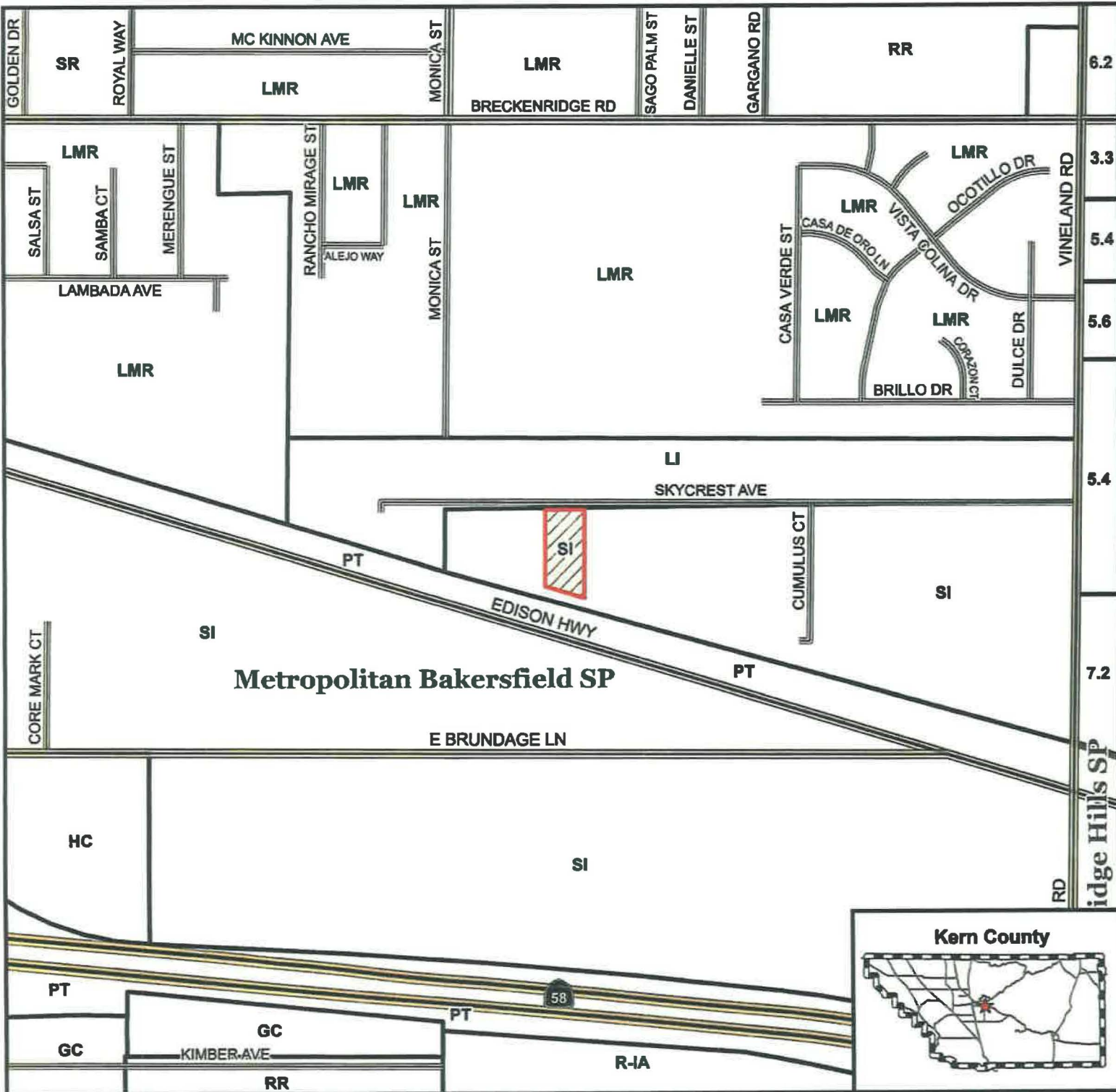
Elias Garcia
by Ethosphere Studio

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



APN: 388-750-16
Sec. 31 - T29S/R29E
Created on: 2/6/2026





PD No. 2 Map No. 104-31

Existing General Plan Map

Elias Garcia
by Ethosphere Studio

- Site
- State Hwy
- Arterials
- Collectors
- Metro Bakersfield GP Boundary
- Specific Plans**
- Breckenridge Hills
- Metropolitan Bakersfield
- General Plan Boundaries**
- 4.1 - Accepted County Plan Areas
- Metropolitan Bakersfield General Plan
- 3.3 - OTHER FACILITIES
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 5.5 - Minimum 2.5 gross acres/unit
- 6.2 - General Commercial
- 7.2 - SERVICE INDUSTRIAL
- GC - General Commercial
- HC - Highway Commercial
- LI - Light Industrial
- LMR - Low Medium Density Residential
- LMR/LR - COUNTY JURIS.: ≤ 10 D.U./NET ACRE
- PT - PUBLIC TRANSPORTATION CORRIDOR
- R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
- RR - RURAL RESIDENTIAL, MINIMUM 2.5 GROSS ACRES/UNIT
- SI - Service Industrial
- SR/LR - COUNTY JURIS.: ≤ 4 D.U./NET ACRE

idge Hills SP

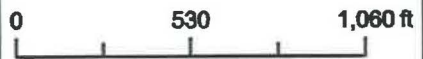
Metropolitan Bakersfield SP

Kern County



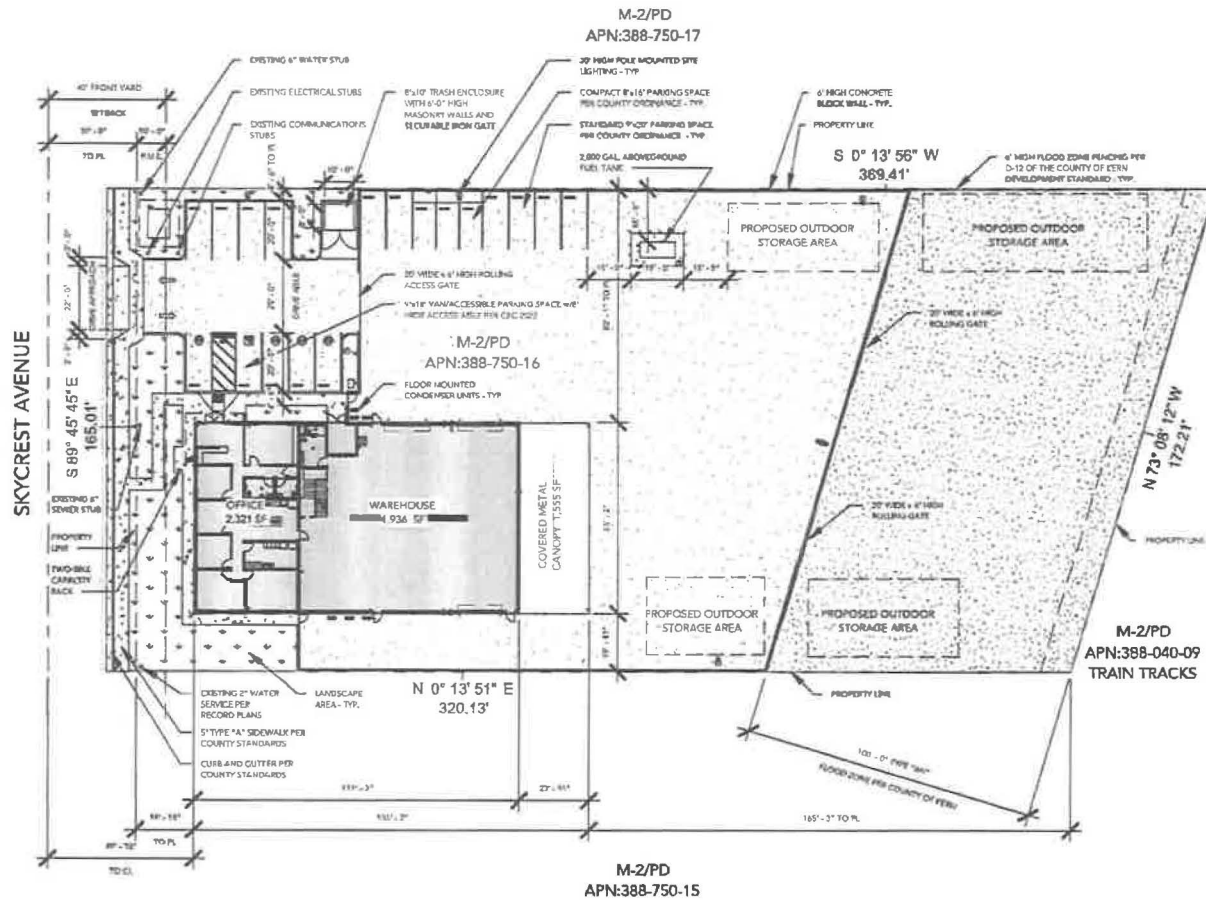
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**Kern County
Planning & Natural
Resources Department**





STATISTICAL INFORMATION

SCOPE OF WORK
 THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW INDUSTRIAL OFFICE/WAREHOUSE FACILITY FOR SW CONSTRUCTION THE BUILDING WILL BE A PRE-FABRICATED METAL STRUCTURE WITH A TOTAL AREA OF 11,123 SQ. FT. THE SCOPE INCLUDES A 2,321 SQ. FT. GROUND-LEVEL OFFICE, A 3,201 SQ. FT. SECOND LEVEL FOR FUTURE STORAGE, A 4,936 SQ. FT. WAREHOUSE AREA, AND A 1,555 SQ. FT. OPEN CANOPY AREA.

AUTORITY: COUNTY OF KERN
APN: 388-750-16
LEGAL: LOT 32 OF PM 11273
ZONING: M-2/PD
CURRENT USE: VACANT LOT
PROPOSED OCCUPANCY: SFC (BUSINESS/CONSTRUCTION & AGRICULTURE MACHINERY)

GENERAL PLAN DESIGNATION: (I) (SERVICE INDUSTRIAL)
CONSTRUCTION TYPE: V/B
SPRINKLES: NO
NUMBER OF STORES: 2
LOT SIZE: 45,121 ACRES
PROPOSED BUILDING AREA:
 LEVEL 1: 8,207 SF
 LEVEL 2: 2,321 SF
 CANOPY: 1,555 SF
TOTAL: 12,083 SF

PROPOSED BUILDING HEIGHT: 24'-0"
BUILDING COVERAGE: 15.4%
LANDSCAPE AREA RATIO: 77.9%
LANDSCAPE AREA RATIO: (3,514 SF) / (4,504 SF) = 77.9%
SEWER: CONNECT TO EXISTING SEWER EAST PLUS COMMUNITY SERVICE DISTRICT;
WATER SUPPLY: CONNECT TO EXISTING WATER EAST PLUS COMMUNITY SERVICE DISTRICT;
STORM DRAIN: DRAIN TO EXISTING SO MAIN ALONG SOUTH TO EXISTING OFF-SITE RETENTION BASIN TO THE WEST.

PARKING CALCULATIONS:

PARKING REQUIRED:	
OFFICE (2,321 SF / 250 SF)	10
WAREHOUSE (7,257 SF / 1,000 SF)	8
TOTAL:	18
COMPACT SPACES: (17.5 SPACES x 20%)	4*
CALGREEN STANDARDS: SHORT-TERM BICYCLE PARKING (17 SPACES x 5%)	1
EV CAPABLE SPACES (CGBC TABLE S.106.5.3.1)	4
PARKING PROVIDED:	0
STANDARD:	0
COMPACT:	3
VAN/ACCESSIBLE:	1
EV CAPABLE SPACES:	4**
TOTAL:	18 PARKING SPACES

*UP TO TWENTY PERCENT (20%) OF THE SPACES IN A PARKING FACILITY WITH TEN (10) OR MORE SPACES MAY BE DESIGNED AND DESIGNATED FOR COMPACT CARS PER COUNTY ORDINANCE 19.82.040.
 **EV CAPABLE SPACES SHALL COUNT AS AT LEAST ONE STANDARD AUTOMOBILE PARKING SPACE PER CGBC S.106.5.3.1

VICINITY MAP



TANK DISTANCES:

AFPA 30 TABLE 22.4.1.1(a) MINIMUM DISTANCE FROM PROPERTY LINE OF PROPERTY WHICH IS OR CAN BE BUILT UPON, INCLUDING THE OPPOSITE SIDE OF PUBLIC WAY:

TANK CAPACITY (GALS)	DISTANCE
275 OR LESS	5 FT
275-500	10 FT
751-12,000	15 FT
GREATER THAN 12,001 GALS - REFER TO TABLE	

MINIMUM DISTANCE FROM NEAREST SIDE OF ANY PUBLIC RIGHT OF WAY OR FROM NEAREST IMPORTANT BUILDING ON THE SAME PROPERTY:

TANK CAPACITY (GALS)	DISTANCE
275 OR LESS	5 FT
275-500	8 FT
751-12,000	8 FT
GREATER THAN 12,001 GALS - REFER TO TABLE	

LEGEND

- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING TOP OF LINES
- EXISTING WATER LINE
- NEW ASPHALT
- NEW CONCRETE
- NEW LANDSCAPE AREA
- NEW ASPHALT GRINDING

ethosphere studio

ARCHITECTURE | PLANNING | COMMUNITY DESIGN

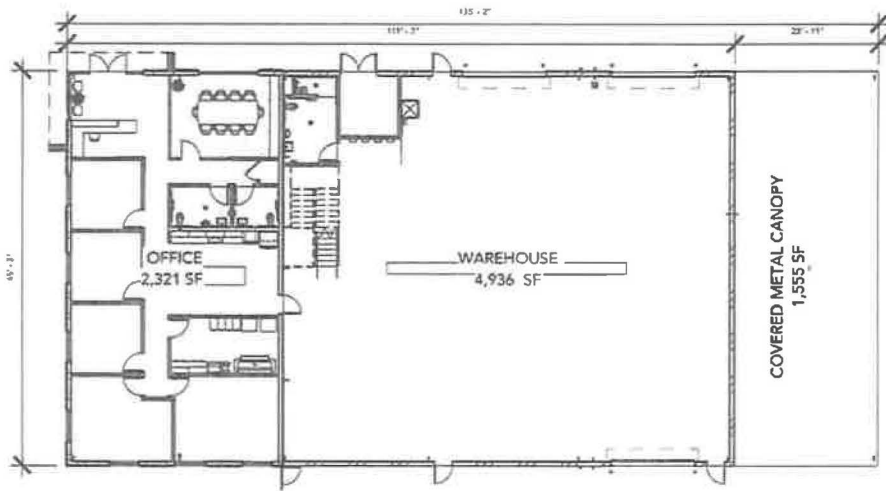
1000 W. 15th St., Suite 100, Bakersfield, CA 93311
 (805) 426-9712 | www.ethospherestudio.com

CA24-1041_SW CONSTRUCTION NEW OFFICE BUILDING

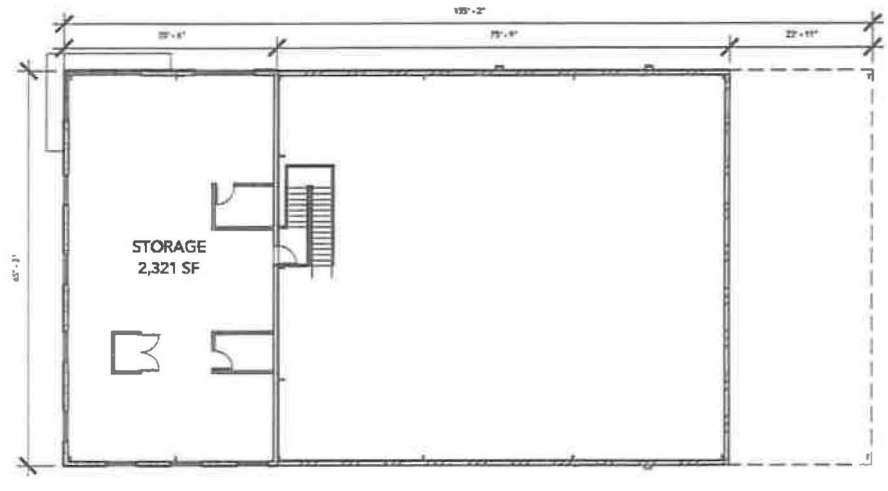
LOT 32 OF PM 11273, COUNTY OF KERN

SITE PLAN - SHEET 1 OF 6

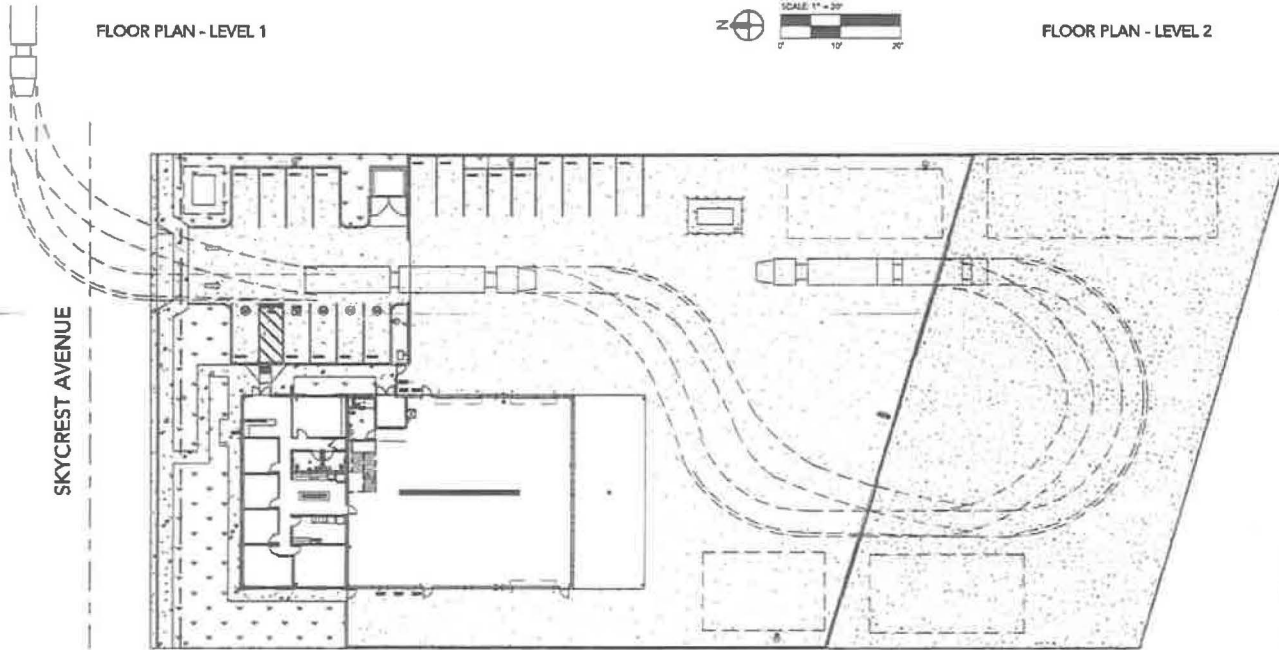




FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



TRUCK MANEUVERING PLAN

ethosphere studio
 ARCHITECTURE | PLANNING | COMMUNITY DESIGN
 1800 21ST ST, SUITE B BAKERSFIELD, CA 93301
 (561) 487-5775 | www.ethospherestudio.com

CA24-1041_SW CONSTRUCTION NEW OFFICE BUILDING

LOT 32 OF PM 11273, COUNTY OF KERN FLOOR PLANS - SHEET 2 OF 6



**KERN COUNTY
PLANNING AND NATURAL RESOURCES**

Date: 2/9/2026

2700 M Street
Bakersfield, CA 93301

TO BE PAID

Permit Number: PLN25-00211
Permit Type: Planning Project
Description: PD for an office and warehouse facility

Accele Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
284832	2/4/2026	SW CONSTRUCTION	Check	3491.00	angulob@kerncounty.com
TOTAL PAID:				3491.00	

Invoice	Fees	Fee Amount	Paid
493517	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
493517	Electronic Permit Maintenance Fee 1069RC 1173FD 1022AC 1721CC	350.00	350.00
493517	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
493517	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
493517	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		3491.00	3491.00