

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. 87, Map 102-21

Project Location -- Specific: East of Coffee Road on the northwest corner of Downing Avenue and Bowman Court (APN: 452-170-14)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: A Precise Development Plan to allow construction of a 9,936-square-foot warehouse (Section 19.36.020.F.2) that includes a 3,312-square-foot office space in an M-1 PD (Light 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: Downing IV, LLC by Brian Alexander (PP26178) (PLN25-00260)

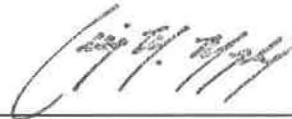
Exempt Status: Special Situations Exemption, Section 15183 of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15183 of the State CEQA Guidelines.

Contact Person: Robert Willams, Planner I, at (661) 862-5159 or by email at WillamsRo@kerncounty.com

Receipt: #285815

Date Received for Filing:
May 5, 2026



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

Date of Hearing: April 16, 2026

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PD 87 Map 102-21

Vicinity Map

Downing IV, LLC
by Brian Alexander

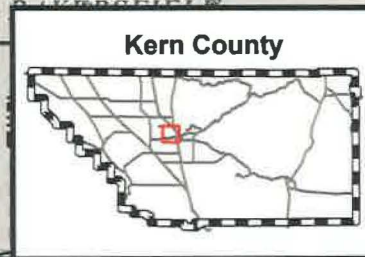
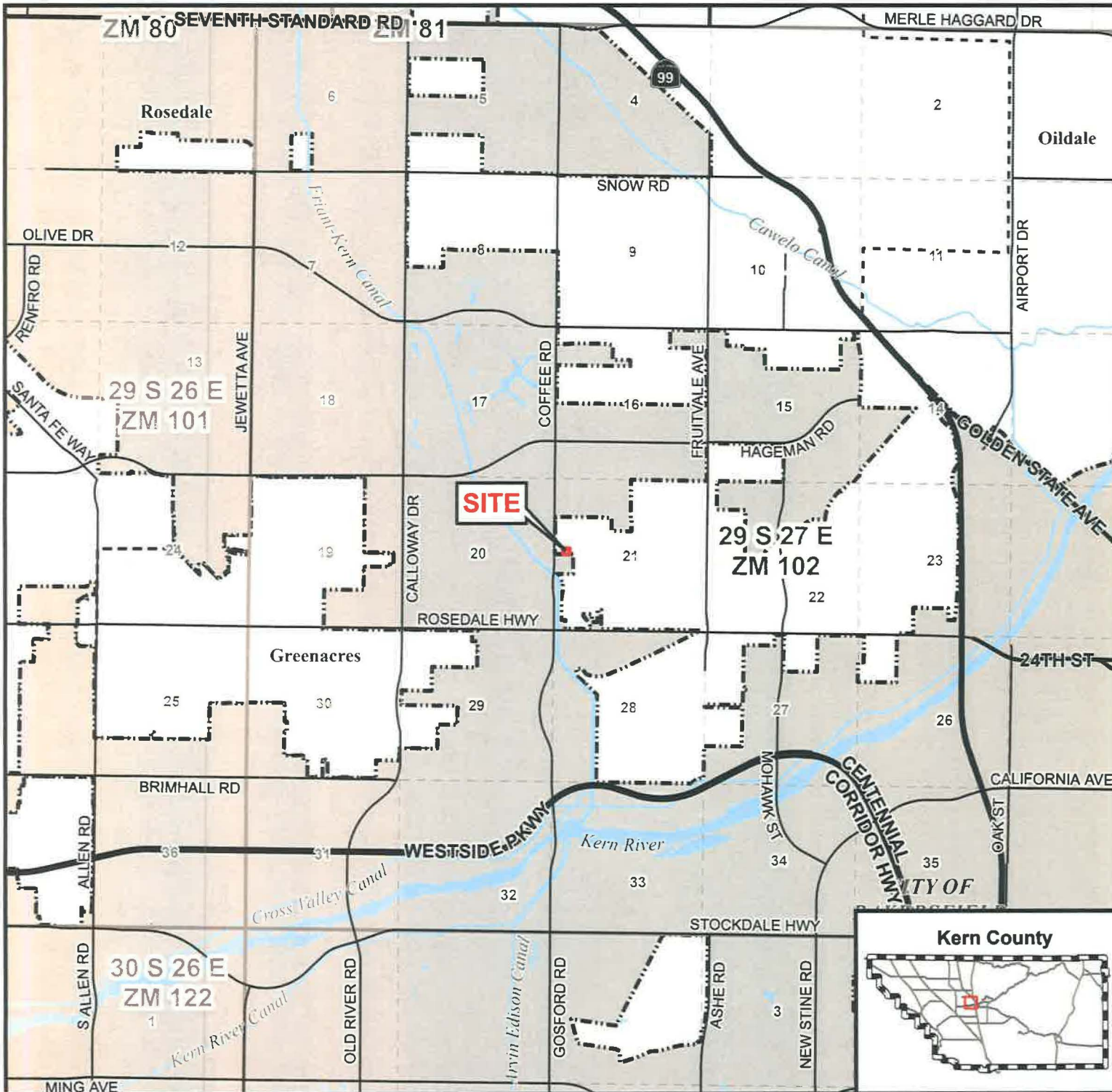
-  Site
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 452-170-14
Sec. 21 - T29S/R27E
Created on: 3/5/2026

0 4,400 8,800 ft



Kern County
Planning & Natural
Resources Department



Kern County





PD 87 Map 102-21

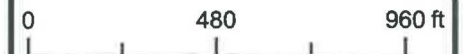
Existing General Plan Map

Downing IV, LLC
by Brian Alexander

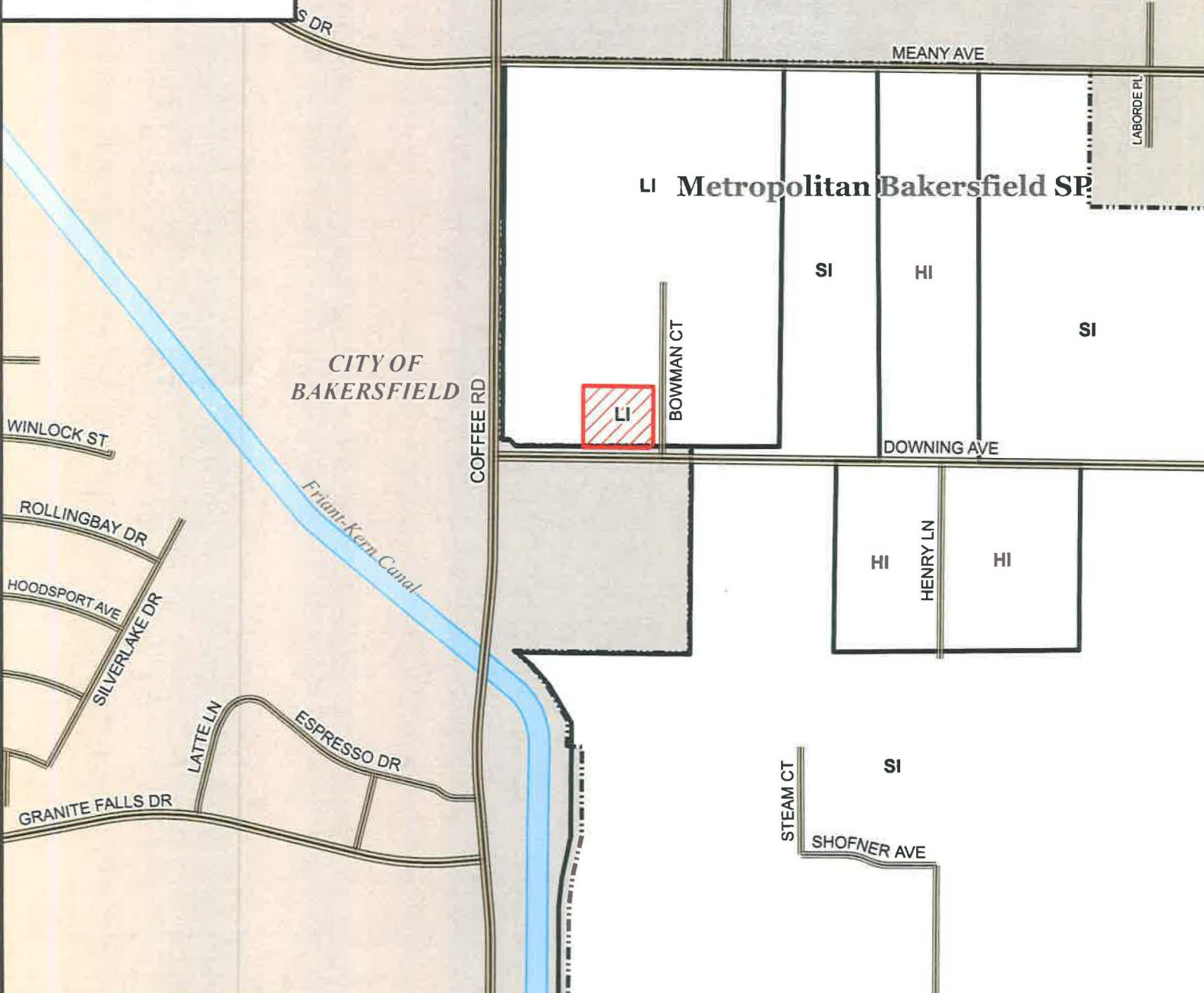
LI Metropolitan Bakersfield SP

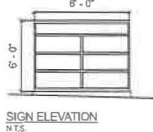
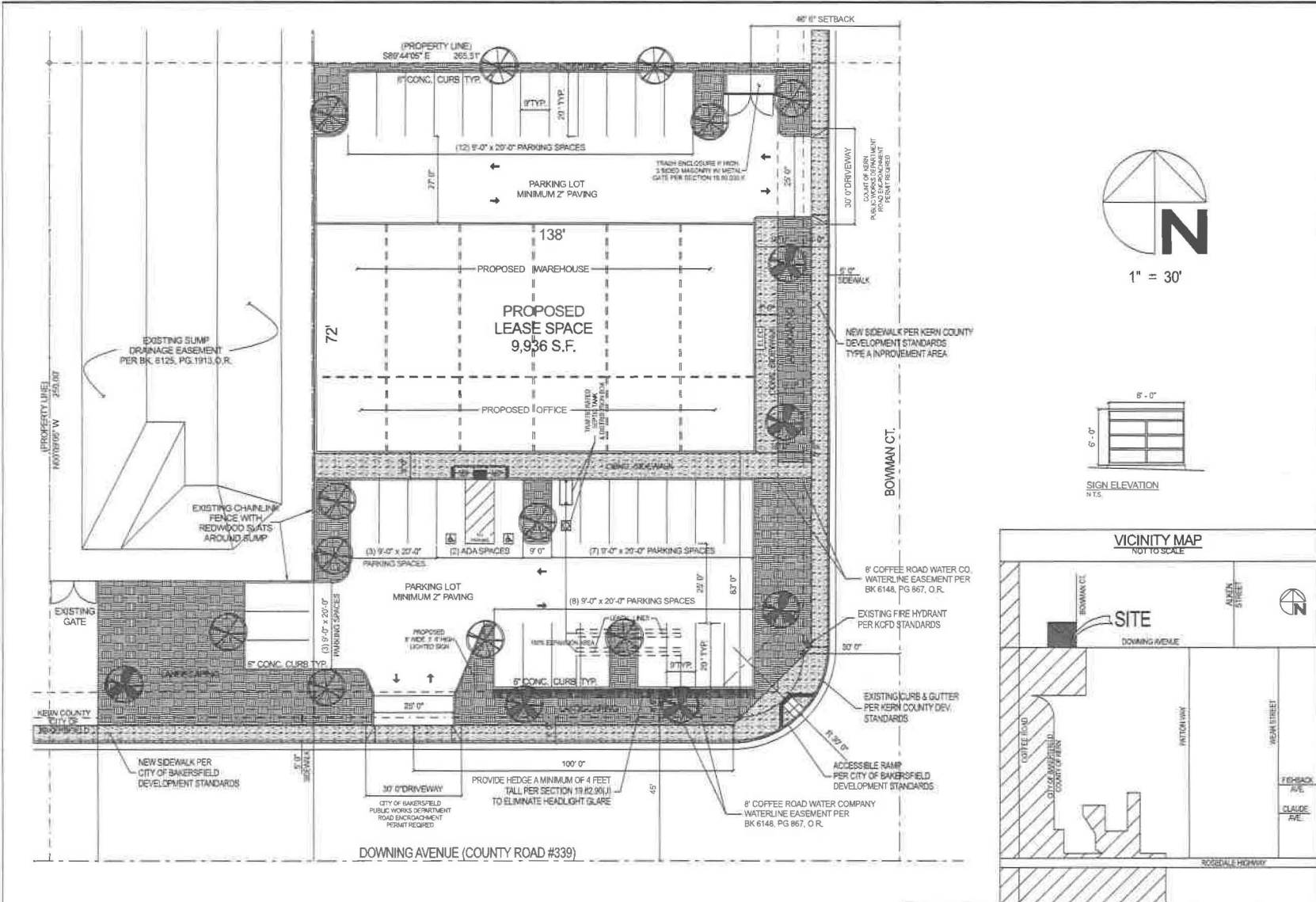
-  Site
-  Arterials
-  Collectors
-  Metro Bakersfield GP Boundary
- Specific Plans**
-  Metropolitan Bakersfield
- General Plan Boundaries**
-  1.2 - Incorporated Cities
-  Metropolitan Bakersfield General Plan
-  HI - Heavy Industrial
-  LI - Light Industrial
-  SI - Service Industrial
-  City Limits

APN: 452-170-14
Sec. 21 - T29S/R27E
Created on: 3/5/2026



Kern County
Planning & Natural
Resources Department





LEGAL DESCRIPTION
 BEING PARCEL 7 OF PARCEL MAP NO. 8337 PHASE 1
 RECORDED IN BK. 37 OF PARCEL MAPS AT PG. 81 IN
 THE OFFICE OF THE COUNTY RECORDER, SECTION 21,
 T. 29 S. R. 27 E, M.D.M. COUNTY OF KERN, STATE
 OF CALIFORNIA.

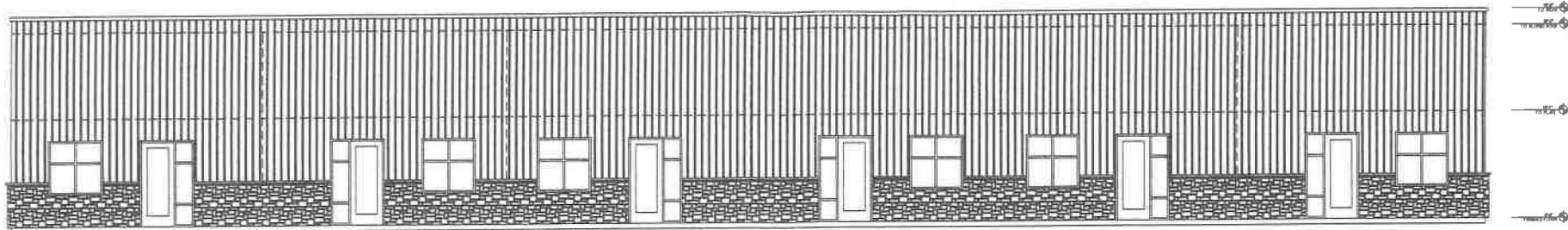
STATISTICS

OWNER
 DOWNING IV LLC
 4825 CALLOWAY DRIVE #102
 BAKERSFIELD, CA 93312
SITE ADDRESS
 DOWING AVENUE
 BAKERSFIELD, CA 93308
ASSESSORS PARCEL NUMBER
 452-170-14
SERVICES
 WATER: CAL WATER
 SEWER PRIVATE SEPTIC SYSTEM
 ELECTRICITY: PG&E
 PHONE: ATT
 GAS: SO CAL GAS
 ZONING DESIGNATION
 M-1 PD
GENERAL PLAN DESIGNATION
 LI
EXISTING USE
 VACANT WITH STREET IMPROVEMENTS
PROPOSED USE
 LEASE SPACE
PROPOSED ACCESS
 DOWING AVENUE & BOWMAN COURT
GROSS LOT AREA
 1.52 ACRES
NET LOT AREA
 1.11 ACRES
BUILDING AREAS
 9,936 S.F. 21% OF NET ACREAGE
BUILDING USE
 OFFICE / WAREHOUSE MULTI - TENANT
LEASE SPACE
BUILDING HEIGHT
 HEIGHT: SINGLE STORY MAX. 20 FT.
PARKING CALCULATIONS
REQUIRED:
 3312 S.F. OFFICE SPACE / 250 =
 13.25 SPACES REQUIRED
 6624 S.F. WAREHOUSE SPACE / 1000 =
 6.62 SPACES REQUIRED
 TOTAL REQUIRED = 21
PROVIDED: 35 SPACES
LANDSCAPE CALCULATIONS
 1.11 AC x 5% = 2417.58 S.F. REQ.
 7,7355.32 S.F. LANDSCAPE PROVIDED (15%)
SITE DRAINAGE
 PER PARCEL MAP 8337
FIRE REQUIREMENTS
 EXISTING KCFD HYDRANT AS SHOWN

THIS WILL NOT BE A PHASED
 DEVELOPMENT

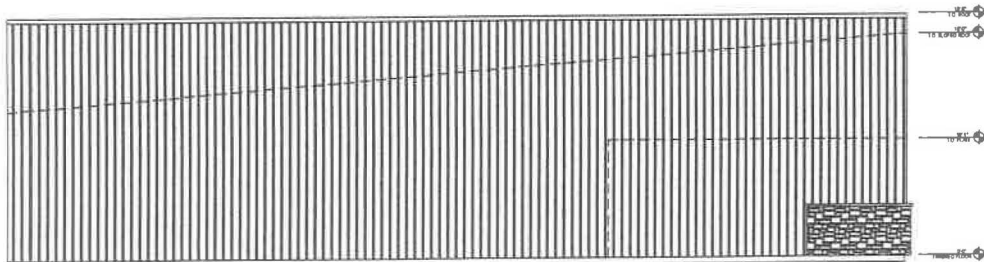
SEC. 21, T29S, R27E
 COUNTY OF KERN

PD PLAN _____, MAP NO. 102-21



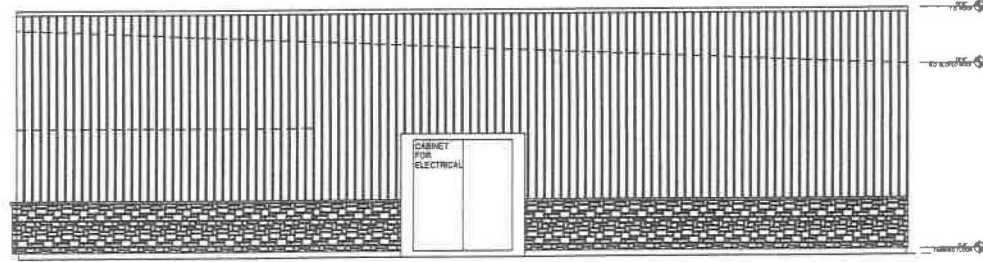
FRONT ELEVATION

FACING SOUTH SCALE: 1' = 10' 0"



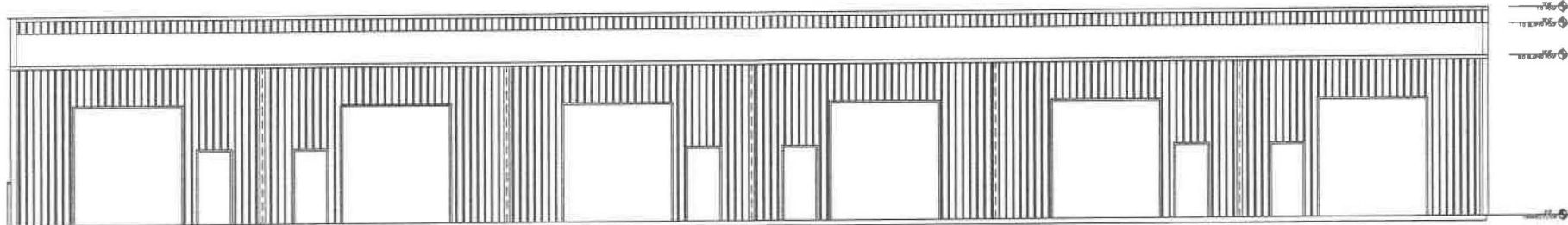
LEFT SIDE ELEVATION

FACING WEST SCALE: 1' = 10' 0"



RIGHT SIDE ELEVATION

FACING EAST SCALE: 1' = 10' 0"



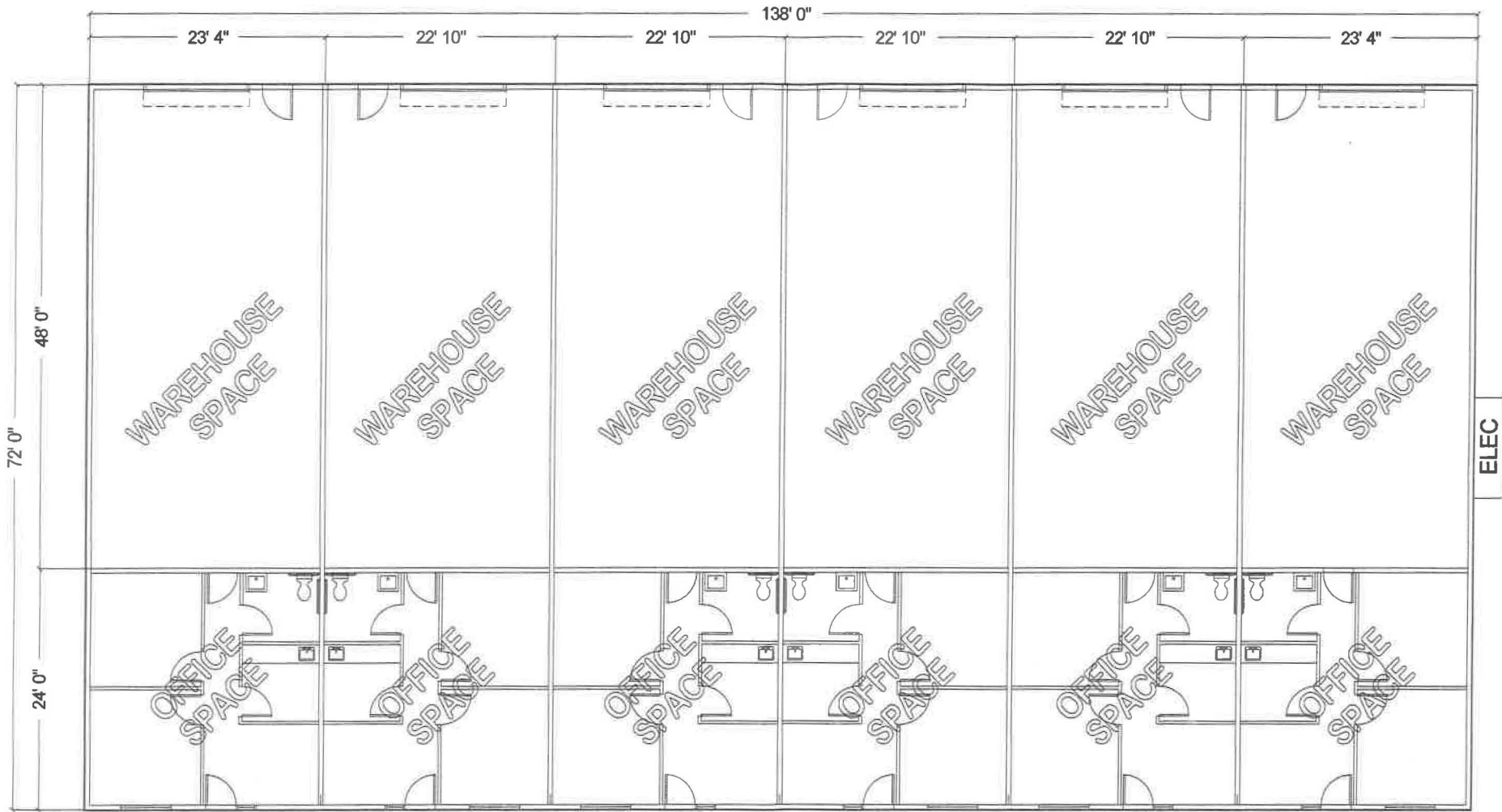
REAR ELEVATION

FACING SOUTH SCALE: 1' = 10' 0"

PROPOSED BUILDING

EXTERIOR NOTES:
 TYPICAL EXTERIOR FINISH SHALL BE 26 GAUGE METAL PAINTED PBR WALLS WITH 4 FOOT HIGH MASONRY TRIM ALONG FRONT AND RIGHT SIDE ELEVATION WITH AN 8" RETURN ON LEFT SIDE ELEVATION
 ROOF TO BE 24 GAUGE METAL, PAINTED STANDING SEAM
 REAR ELEVATION SHALL CONSIST OF (6) 10' X 11' INSULATED ROLL-UP DOORS & (6) 2X7' INSULATED WALK DOORS
 FRONT ELEVATION SHALL CONSIST OF (6) 5X5' ALUMINUM STOREFRONT WINDOWS & (8) 5X8' ALUMINUM STOREFRONT 2' DOOR & SIDELIGHT COMBINATION

SEC. 21, T29S, R27E
 COUNTY OF KERN
 PD PLAN _____, MAP NO. 102-21
 PAGE 4 OF 4



FLOOR PLAN



PROPOSED LEASE SPACE 9,936 S.F.
 NUMBER OF SPACES: 6
 TOTAL AMOUNT OF OFFICE SPACE 3,312 S.F.
 TOTAL AMOUNT OF WHAREHOUSE SPACE 6,624 S.F.

SEC. 21 , T29S, R27E
 COUNTY OF KERN
 PD PLAN _____, MAP NO. 102-21
 PAGE 3 OF 4

PROPOSED BUILDING



KERN COUNTY
PLANNING AND NATURAL RESOURCES

Date: 5/5/2026

2700 M Street
 Bakersfield, CA 93301

RECEIPT

Permit Number: PLN25-00260
Permit Type: Planning Project
Description: PD Plan for a 9,936 sf office/warehouse building consisting of 3,312 of Office Space and 6,624 sf of Warehouse Space

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
<u>285815</u>	2/18/2026	Downing IV, LLC	Check	3491.00	perezrub@kerncounty.com
TOTAL PAID:				3491.00	

Invoice	Fees	Fee Amount	Paid
495099	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
495099	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
495099	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
495099	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
495099	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		3491.00	3491.00