

NOTICE OF EXEMPTION

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

Project Title: Tentative Parcel Map 12543

Project Location -- Specific: Northwest corner of Petrol Road and North Chester Ext. Avenue, in the Oildale area.

Project Location -- City: Oildale area

Project Location -- County: Kern

Description of Project: The request appears to be a Tentative Parcel Map, which proposes to divide an approximate 4.45-acre (gross) parcel into two (2) parcels ranging in size from 2.14 acres (gross) to 2.31 acres (gross) parcels.

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

Name of Person or Agency Carrying Out Project: Nirmal S. Gill by KSI Engineering Inc.

Exempt Status: Categorically Exempt, Section 15183 of the State CEQA Guidelines

Reasons Why Project Is Exempt: No adverse effect

Contact Person: Sean Barger, Planner II, (661) 862-5006 or BargerS@kerncounty.com

Date Received for Filing:

July 14, 2026



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

cc: Environmental Status Board
Applicant

Parcel Map 12543

Project Location: Northwest corner of Petrol Road and North Chester Ext. Avenue
Oildale area. - S.D. No. 3

CONDITIONS OF APPROVAL

(July 14, 2026)

- (1) The final map proposed to be recorded shall be in substantial conformance with the approved Tentative Map.
- (2) All parcels shall contain no less than the minimum area required by the adopted site zoning and shall comply with lot size and density requirements of the Metropolitan Bakersfield General Plan. Existing zoning is C-2 PD (General Commercial – Precise Development Combining), which requires a minimum lot size of 7,500 square feet (net).
- (3) Approval or conditional approval shall expire three (3) years from the date of approval of the Parcel Map. Extensions may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.25.090.B of the Kern County Land Division Ordinance.
- (4) Vesting shall expire one (1) year beyond the recording of the final Map. A one (1) year extension may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.40.040.C.3 of the Kern County Land Division Ordinance.
- (5) The appeal period pursuant to Section 18.25.050.E.3 of the Kern County Land Division Ordinance shall be strictly adhered to.
- (6) The following conditions shall be satisfied prior to recordation:
 - (a) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the Parcel Map shall be submitted to the Advisory Agency.
 - (b) In accordance with Sections 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the Kern County Public Works Department prior to recordation of the final Map.
 - (c) The Parcel Map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waiver of the signatures of parties owning rights-of-way, easements, or interests which cannot ripen into fee must also accompany the final Map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the Map, provided the recording information appears on the Map.
 - (d) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free and complete exercise of the right-of-way or easement within the boundaries of this development.

- (e) In accordance with Section 18.45.060 of the Kern County Land Division Ordinance, the final Parcel Map shall be based on a field survey in conformity with the Land Surveyor's Act and shall show all existing easements of record on the Map.
- (f) In accordance with Section 66434.2 of the Subdivision Map Act, information required by the conditions of approval shall be in the form of an additional map sheet.
- (g) Record an irrevocable offer of dedication to the County of Kern of all subject property for the North Chester Avenue Extension, 55 feet in width, per the Kern County Land Division Ordinance and Development Standards.
- (h) Record an irrevocable offer of dedication to the County of Kern of all subject property for Petrol Road, 45 feet in width, per the Kern County Land Division Ordinance and Development Standards.
- (i) Provide a 20-foot by 20-foot right-of-way corner cutoff at all intersections.
- (j) All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.
- (k) If dedicated by separate instrument, the access easement(s) are to be submitted to and reviewed by the County Surveyor and processed pursuant to Chapter 18.50 of the Kern County Land Division Ordinance.
- (l) Under encroachment permit, issued by the Kern County Public Works Department, construct the North Chester Avenue Extension project frontage to Type "A" Subdivision Standard, half-width Collector Street with right turn lane, per the Kern County Development Standards and the Land Division Ordinance. These improvements shall include, but are not limited to, curb, gutter, sidewalk, wheelchair ramps, drive approaches, asphalt concrete, and the necessary tie-ins.
- (m) Under encroachment permit, issued by the Kern County Public Works Department, construct the Petrol Road project frontage to Type "A" Subdivision Standard, half-width Collector Street, per the Kern County Development Standards and the Land Division Ordinance. These improvements shall include, but are not limited to, curb, gutter, sidewalk, wheelchair ramps, drive approaches, asphalt concrete, and the necessary tie-ins.
- (n) Street names approved are: Petrol Road and North Chester Avenue Extension
- (o) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Services Department/Environmental Health Division.
- (p) A letter from the Oildale Mutual Water Company or appropriate agency signifying its intent and capability to supply domestic water to Parcels 1 and 2 shall be submitted to the Kern County Public Health Services Department/Environmental Health Division.
- (q) Sewer must be connected to a regional wastewater treatment plant. A letter from the North of River Sanitary District or appropriate agency signifying its intent and capability to furnish sewerage facilities to Parcels 1 and 2 shall be submitted to the Kern County Public Health Services Department/Environmental Health Division.

- (r) In accordance with Section 18.55.050.I.10, street lighting shall be installed and maintained, and a means shall be provided for contracting for public utility services.
- (s) The project site does not lie within the boundary of an existing County Service Area (CSA). The applicant shall submit a request to annex into County Service Area No. 38 and extend benefits for the following services:
 - 1. CSA 38 – Streetlight Maintenance
 - 2. CSA 38.2 – Drainage Facilities Maintenance (if applicable)
- (t) Prior to recordation of the Map, an executed avigation easement, using a format as approved by County Counsel, shall be recorded over the project site, if not already in place. The applicant shall submit the executed document to the Kern County Planning and Natural Resources Department for processing and recordation

(7) The following requirement(s) shall appear as a note(s) on the final Map:

- (a) All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
- (b) All appropriate sewer connection fees are to be paid prior to issuance of any building permit.
- (c) The land shown hereon is encumbered by pipeline easements in favor of Standard Oil Company of California per Book 146 Page 204 of Deeds and Book 248, Page 151, O.R. Said easements cannot be located from record.
- (d) Any road or easement or right-of-way for road or highway purposes shown or referred to on this map, including, but not limited to, any dedicated or offered for dedication to the public or to the County, is not a County highway and is not subject to maintenance or improvement by the County of Kern, until and unless the County officially accepts same into the County Road System by resolution of the Board of Supervisors, excepting any expressly shown hereon as being a County highway.
- (e) Building setback: Locations of all buildings or structures are regulated by the Kern County Zoning Ordinance.
- (f) Parks and recreation fees (as required by Section 18.50.080 of the Land Division Ordinance) were not collected at the time of recordation because this Map is for commercial purposes. **If any residential construction occurs in the future, prior to issuance of any building permit**, the applicable park impact fee shall be paid to the North of the River Recreation and Park District (NOR) and the site shall join the NOR Park Maintenance District. The impact fee to be paid shall be calculated by NOR.
- (g) Developer shall comply with requirements of the Kern County Fire Department:
 - 1. All new construction shall fire water flowing a minimum 1,500 GPM for two (2) hours with 20 PSI residual.

2. Any structures that exceed 10,000 square feet will require fire sprinklers and a fire alarm to be installed.
 3. Any above-ground flammable liquid tanks in excess of 125 gallons will require permitting through the Kern County Fire Department.
- (h) Fire flows and fire protection systems shall be as required and approved by the Kern County Fire Department. **The Kern County Fire Department will accept the following statement recorded concurrently with the Parcel Map:**

Notice is hereby given that the subdivider was not required to construct emergency access or fire protection improvements. **Prior to the issuance of a building permit**, emergency and fire protection facilities shall be approved in accordance with the requirements of the Kern County Fire Department/Fire Prevention Unit. A consultation with the Fire Prevention Unit, to discuss these requirements, is recommended prior to the submittal of improvement plans, as there also may be a fee requirement.

- (i) Notice is hereby given that this Map is in the Oildale Planned Drainage Area. **No building, grading or mobilehome permit** can be issued for any parcel until \$2,540.00 per gross acre has been paid into the Oildale Planned Drainage Area Fund for the parcel involved.

(8) The following note(s) shall appear on the final map and all grading plans:

- (a) If, during development activities, any plugged, abandoned, or unrecorded well(s) are uncovered or damaged that were not part of the initial review, the property owner is expected to immediately notify the Department of Conservation/Geologic Energy Management Division's (CalGEM) construction site well review engineer in the Inland district office, and comply with all requirements of the Department of Conservation/Geologic Energy Management Division (CalGEM).
- (b) If any previously unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archaeologist contracted to evaluate the find. A copy of the archaeologist's evaluation shall be submitted to the Kern County Planning and Natural Resources Department upon its issuance and any measures recommended by the archaeologist shall be implemented prior to resumption of work in the area of discovery.
- (c) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5). The Kern County Planning and Natural Resources Department shall be notified immediately following Coroner notification.
- (d) If any abandoned water well(s) are located within the development or discovered during excavation or grading, the Kern County Public Health Services Department/Environmental Health Division must be contacted to obtain information for the proper permitting and destruction procedures.
- (e) This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

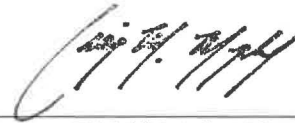
- (f) During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM₁₀ (particulate) emissions. Spraying should be sufficient to ensure that soil remains damp, with the frequency of spraying dependent on weather conditions.
- (g) During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- (h) Construction speed limits will be posted at 15 mph. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.

(9) The following note(s) shall appear on the final Map and all grading and construction plans:

- (a) It is unlawful for any person to do, or cause to be done, any of the following acts within the unincorporated areas of the County:

To create noise from construction, between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. and 8:00 a.m. on weekends, which is audible to a person with average hearing faculties or capacity at a distance of 150 feet from the construction site, if the construction site is within 1,000 feet of an occupied residential dwelling except where the Director of the Planning and Natural Resources Department or his/her designated representative may for good cause exempt some construction work for a limited time.

- (b) Prior to grading and development, the applicant shall comply with the requirements of the applicable utility service provider(s) to ensure safety and prevent conflict with existing utility facilities.
- (c) Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.



ADVISORY AGENCY
CRAIG M. MURPHY, Director
Planning and Natural Resources Department

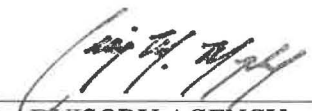
FINDINGS: TENTATIVE PARCEL MAP 12543

**(Sections 65567, 66473.5, & 66474, Government Code)
(Section 18.25.060, Kern County Land Division Ordinance)
(Section 710, et seq., Fish and Game Code)
(Section 21000 et seq., Public Resources Code)**

- a. The proposed subdivision is consistent with the Open Space and Conservation Elements of the General Plan.
- b. The proposed map is consistent with applicable General and Specific Plans.
- c. The design or improvements of the proposed subdivision are consistent with applicable General and Specific Plans.
- d. The site is physically suitable for the type of development proposed.
- e. The site is physically suitable for the proposed density of development.
- f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- g. The design of the proposed subdivision or the type of proposed improvements is not likely to cause serious public health problems.
- h. The design of the proposed subdivision or the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
- i. In accordance with Section 18.55.020, the construction of on-site and/or off-site improvements is a necessary prerequisite to the orderly development of the surrounding area.
- j. The requirement for road improvements is necessary for the protection of the public safety and welfare and is in compliance with Section 65909 of the California Government Code, inasmuch as the proposed development will generate more traffic in the immediate vicinity.
- k. 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

The above findings are made and adopted this 14th day of July 2026.

The Tentative Map is approved.



ADVISORY AGENCY
CRAIG M. MURPHY, Director
Planning and Natural Resources Department



**Kern County Public Works
Public Services BLDG**

2700 M Street
Bakersfield, CA 93301
Phone: 661-862-8648

Thursday Jul 09 2026 03:51:30 PM

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Have a great day!

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