

NOTICE OF EXEMPTION

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

Project Title: Tentative Parcel Map 12560

Project Location -- Specific: South side of Rosamond Boulevard between 25th Street West and Acacia Street

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: Division of Parcel 1 of Parcel Map 12348, which proposes to divide an approximate 9.18-acre (gross) parcel of record into four (4) parcels ranging from 39,798 square feet (net) to 3.83 acres (gross)

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

Name of Person or Agency Carrying Out Project: Maverick Inc. by Langan Eng.

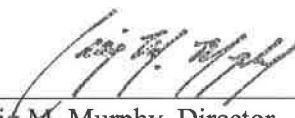
Exempt Status: Special Situation, Section 15182 of the State CEQA Guidelines

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 24, 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 12560

Project Location: South side of Rosamond Boulevard between 25th Street West and Acacia Street
Rosamond area - S.D. # 2

CONDITIONS OF APPROVAL

(July 24, 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 Rosamond Specific 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) The appeal period pursuant to Section 18.25.050.E.3 of the Kern County Land Division Ordinance shall be strictly adhered to.
- (5) 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 Rosamond Boulevard, 55 feet in width, including additional right-of-way for an expanded intersection, 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 25th Street West, 45 feet in width, including additional right-of-way for an expanded intersection, per the Kern County Land Division Ordinance and Development Standards.
- (i) Record an irrevocable offer of dedication to the County of Kern of all subject property for Acacia Street, 30 feet in width, per the Kern County Land Division Ordinance and Development Standards.
- (j) Provide a 20-foot by 20-foot right-of-way corner cutoff at all street intersections.
- (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) 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.
- (m) Pursuant to street improvement plans approved by the Kern County Public Works Department, construct Rosamond Boulevard to Type "A" Subdivision Standards, half-width Arterial Street, with right turn channelization (Plate R-35), in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements shall include, but not be limited to, curb, gutter, sidewalk, wheelchair ramps, asphalt concrete, signal modification, median, restriping, and the necessary tie-ins.
- (n) Pursuant to street improvement plans approved by the Kern County Public Works Department, construct 25th Street West to Type "A" Subdivision Standards, half-width Collector Street, with right turn channelization (Plate R-36), in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements shall include, but not be limited to, curb, gutter, sidewalk, wheelchair ramps, asphalt concrete, restriping, and the necessary tie-ins.
- (o) Pursuant to street improvement plans approved by the Kern County Public Works Department, construct Acacia Street to Type "A" Subdivision Standards, half-width local street plus 10 feet, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements shall include, but not be limited to, curb, gutter, sidewalk, wheelchair ramps, asphalt concrete, and the necessary tie-ins.
- (p) A striping plan and streetlight plan shall be included with the street improvement plans.
- (q) The applicant shall contact the California Department of Transportation (Caltrans) regarding the intersection of Rosamond Boulevard and 25th Street West for signal improvements and encroachment permits, and shall adhere to all Caltrans recommendations, as this intersection falls under Caltrans jurisdiction.

- (r) Access to the subject property shall be limited to one (1) drive approach on Rosamond Boulevard, two (2) drive approaches on 25th Street West, and one (1) drive approach on Acacia Street for ingress and egress. All drive approach locations shall conform to the Kern County Development Standards, Plate R-58.
- (s) Street names approved are: Rosamond Boulevard, 25th Street West, and Acacia Street
- (t) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Department/Environmental Health Division. The applicant shall provide/comply with the following:
 - 1. A letter from Rosamond Community Services District signifying its intent and capability to supply domestic water to Parcels 1 through 4 shall be submitted to the Kern County Public Health Department/Environmental Health Division.
 - 2. Sewer shall be connected to a regional wastewater treatment plant. A will-serve letter from Rosamond Community Services District signifying its intent and capability to furnish sewerage facilities to Parcels 1 through 4 shall be submitted to the Kern County Public Health Department/Environmental Health Division.
- (u) 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. Streetlighting is provided through the Rosamond Community Service District, not through the CSA for this location.
- (v) In accordance with Section 11.55.050.I.11, street sweeping services shall be provided and the appropriate Zone of Benefit shall be extended.
- (w) Parcel Map 12560 is within the boundary of County Service Area (CSA) 63. Therefore, the developer shall extend the following Zone(s) of Benefit:
 - 1. Zone of Benefit No. CSA 63.1– Drainage (if required)
 - 2. Zone of Benefit No. CSA 63.3 - Street Sweeping

Interior landscaping will be owned and maintained privately.

The developer shall contact the CSA Division to begin the application process and pay all associated fees. The process of extending benefits to the Tentative Parcel Map may take up to 6 months. Reach out to the CSA Section at PW-CSA@kerncounty.com to begin the process and minimize delays in Final Map recordation.

- (x) The drainage basin shown on the tentative map is for all parcels and will not be maintained by the County. The applicant shall record Covenants, Conditions and Restrictions (CC&Rs) indicating that the drainage basin is for all parcels of Parcel Map 12560 and is privately maintained, establish a maintenance schedule, and identify the method by which each parcel owner shall be responsible for and contribute to the ongoing maintenance costs of the drainage basin.
- (y) Prior to recordation, the applicant shall modify any applicable Precise Development Plan(s) affecting the site to reflect the approved Parcel Map.

(6) **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) 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.
- (c) All appropriate sewer connection fees are to be paid prior to issuance of any building permit.
- (d) Prior to issuance of building permits, the applicant shall demonstrate that all new construction is provided with a fire flow of not less than 1,500 gallons per minute (GPM) for a minimum duration of two (2) hours at 20 pounds per square inch (PSI) residual pressure, as required by the Kern County Fire Department.
- (e) Any structure exceeding 10,000 square feet in area shall be equipped with an automatic fire sprinkler system and fire alarm system in accordance with Kern County Fire Department requirements.
- (f) Any aboveground flammable liquid storage tank with a capacity greater than 125 gallons shall obtain the necessary permits from the Kern County Fire Department prior to installation.
- (g) 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.

- (h) All or part of the parcels shown on this parcel map may be subject to flooding; therefore, **the following notes shall be recorded with the map:**
 - 1. Development within the limits of this parcel map shall comply with Kern County Floodplain Management Ordinances and the latest revisions thereof.

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

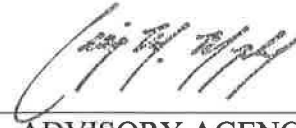
- (a) If, during development activities, any plugged, abandoned, or unrecorded well(s) are uncovered or damaged that were not part of the initial review, the property owner is expected to immediately notify the Department of Conservation/Geologic Energy Management Division's construction site well review engineer in the Inland district office, and comply with all requirements of the Department of Conservation/Geologic Energy Management (CalGEM) Division
- (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 Department/Environmental Health Division must be contacted to obtain information for the proper permitting and destruction procedures.
- (e) 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 soils remain damp, with the frequency of spraying dependent on weather conditions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- (f) 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.
- (g) 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.

(8) 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

(Revised 11/25/2025)

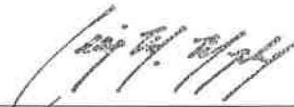
FINDINGS: TENTATIVE PARCEL MAP 12560

**(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.
- j. 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.
- l. 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.
- m. This project qualifies as a Special Situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines.

The above findings are made and adopted this 24th day of July, 2026.

The Tentative Map is approved.



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



**Kern County Public Works
Kern Co Engineering Survey Services**

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

Tuesday Jul 21 2026 12:55:34 PM

PLD24-00004

510287 County Clerk CEQA Posti ng	50.00
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Subtotal	50.00
Service Fees	2.00
Total	52.00

Credit	52.00
Service Fee: 2.00	

Thank you for your payment.
Have a great day!

Received From: KEVIN DEIS
Receipt #: 1770BSA-20260721-11

Invoice Detail

Permit ID #: PLD24-00004

Invoice #: 510287

Invoice Date: 07/20/2026 17:07:01

Period	Fee Item
FINAL	County Clerk CEQA Posting

Qty	Fee
1	\$50.00

Total Fee: \$50.00

 Kevin Deis, Maverik

801-634-3210