NOTICE OF EXEMPTION

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

Project Title: Vesting Tentative Parcel Map 12660

Project Location -- Specific: Southeast corner of Rosamond Boulevard and 28th Street West.

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: Division of a 15.13-acre (gross) parcel into 10 commercial parcels ranging in size from 32,696 square feet (net) to 2.32 acres (net), and a 35,721-square-foot (net) sump parcel; a Limited Design Variation to the Land Division Ordinance to authorize key (reverse corner) lots (Section 18.55.050.F.6); Development Variations to the Land Division Ordinance to authorize a 30-foot-wide private access easement where a 60-foot-wide public access easement is required (Sections 18.55.030.A.5.f & 18.55.030.A.5.h) and deletion of Type "A" improvements for the private access easement (Sections 18.55.030.A.1.h.(1)(a)(ii) & 18.55.030.A.1.h.(4)(d))

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

Name of Person or Agency Carrying Out Project: Dr. Dilip Tapadiya by Cornerstone Engineering, Inc.

Exempt Status: Categorically Exempt, Section 15382 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:

August 17, 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 12660
Project Location: Southeast corner of Rosamond Boulevard and 28th Street West
Rosamond area – S.D. # 2

CONDITIONS OF APPROVAL
(August 17, 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) Vesting shall expire one year (12 months) 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 through the Kern County Public Works Department, an irrevocable offer of dedication to the County of Kern of all subject property for Rosamond Boulevard, 55 feet in width, and additional right-of-way for right turn channelization, per the Kern County Development Standards and the Land Division Ordinance.

(h) Record through the Kern County Public Works Department, an irrevocable offer of dedication to the County of Kern of all subject property for 28th Street West, 30 feet in width, per the Kern County Development Standards and the Land Division Ordinance.

(i) Provide a 20-foot by 20-foot right of way corner cutoff at all intersections.

(j) Access shall be limited from Rosamond Boulevard by providing a shared access drive approach between Parcels 2 and 3, and a second Drive approach through Parcel 4.

(k) **Prior to or concurrently with recordation of the final Map**, the applicant shall record an easement document for the proposed 30-foot-wide private access easement. Form and content of the easement document to be approved by the County Surveyor.

(l) 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.

(m) Under street improvement plans approved by the Kern County Public Works Department, construct Rosamond Boulevard project frontage to Type "A" Subdivision Standard, half-width Arterial Street, per the Kern County Development Standards and the Land Division Ordinance. These improvements shall be, but not limited to, curb, gutter, sidewalk, median, wheelchair ramps, asphalt concrete, right turn lane (Plate R-40), and the necessary tie-ins.

(n) Under street improvement plans approved by the Kern County Public Works Department, construct 28th Street West project frontage to Type "A" Subdivision Standard, half-width Local Street, per the Kern County Development Standards and the Land Division Ordinance. These improvements shall be, but not limited to, curb, gutter, sidewalk, wheelchair ramps, asphalt concrete, and the necessary tie-ins.

(o) Under street improvement plans approved by the Kern County Public Works Department, construct Type "C" Commercial Drive Approaches at private access easements on Rosamond Boulevard and 28th Street West, per the Kern County Development Standards and the Land Division Ordinance.

(p) A striping plan and streetlight plan shall be included with the street improvement plans.

(q) If the subdivision is to be phased, additional improvements for circulation shall be provided as required by the Director of the Kern County Public Works Department.

(r) Prior to submittal of the final Map, final approval of full street names (including prefix and suffix) from the Kern County Planning and Natural Resources Department/Graphics Unit shall be obtained. Verification of the street name approval shall be submitted to the Kern County Public Works Department.

(s) Street names approved are: 28th Street West, 25th Street West, Orange Street, and Rosamond Boulevard

(t) Street signs shall be provided in accordance with the Kern County Development Standards. Verification shall be submitted to the Kern County Public Works Department prior to recordation.

(u) Sewer must be connected to a regional wastewater treatment plant. 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. The applicant shall provide the following:

1. A letter from the appropriate agency or individual signifying its intent and capability to supply domestic water to Parcels 1 through 10 shall be submitted to the Kern County Public Health Services Department/Environmental Health Division.

2. A letter from the appropriate agency or individual signifying its intent and capability to furnish sewerage facilities to Parcels 1 through 10 shall be submitted to the Kern County Public Health Services Department/Environmental Health Division.

(v) Parcel Map (PM) 12660 lies within the boundary of County Service Area (CSA) 63 for the benefit of Fire Hydrant Maintenance. The applicant must request to extend benefits for the following services:

1. CSA 63.1 - Drainage Facility Maintenance (if required)

2. CSA 63.3 - Street Sweeping (only perimeter)

3. CSA 63.5 - Westpark Recreation Center

Applicant must reach out to the Kern County Public Works Department/County Service Area (CSA) Division at PW-CSA@kerncounty.com to begin the CSA process.

All CSA fees must be paid to begin the process.

(w) No drainage waters to flow into County roads unless authorized by the Kern County Public Works Department. A plan for the disposal of drainage waters originating from the Type "A" improvements and from adjacent road rights-of-way (if required) shall be approved by the Kern County Public Works Department. Easements and/or Grant Deeds shall be given to the County of Kern for drainage purposes or access thereto as necessary.

(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) 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) 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.

(d) All or part of the parcels shown on this Parcel Map may be subject to flooding; therefore, the following notes shall be placed on the Map:

Development within the limits of this Parcel Map shall comply with the Kern County Floodplain Management Ordinance and the latest revisions thereof.

(e) App appropriate sewer connection fees are to be paid prior to the issuance of any building permit.

(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 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 Services 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 PM_{10} (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.

(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) Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commending any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

(c) 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.

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

FINDINGS: VESTING TENTATIVE PARCEL MAP 12660

(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. A Limited Design Variation to Section 18.55.050.F.6 of the Land Division Ordinance has been approved to allow key (reverse corner) lots on the basis that:

   1. Approval of the limited design variation is justified based on the design, location, circulation patterns affecting the proposed subdivision and future development based on the fact that the key (reverse corner) lots do not impact the future development of the site as a commercial development and the development will have sufficient street access and traffic circulation from within the subdivision. Access will be provided though a shared parking lot.
   2. The granting of the development variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity, based on the fact that although the parcels front Rosamond Boulevard and 28th Street, access and internal circulation will be provided through the future on-site parking lot. Direct access will not be provided from the external streets.

l. A development variation to Section 18.55.030.A.5.f & h of the Land Division Ordinance has been approved to authorize a 30-foot-wide private access easement where a 60-foot-wide public access easement is required. on the basis that:

   1. Special circumstances exist with respect to the property or the proposed subdivision design that warrants the requested development variation based on the fact that the design of the site will be for commercial purposes and access/maneuvering areas will be via drive isles within parking areas. The private easement will provide access to parcels not abutting the public street and the 30-foot width will be sufficient as the dive isles will be designed around the private access easements.
   2. The granting of the development variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity, based on the fact that sufficient internal access will be provided to all parcels via the 30-foot-wide private access easement which will correspond to portions of the parking and maneuvering areas of the commercial development.

m. A development variation to Section 18.55.030.A.5.f & h of the Land Division Ordinance has been approved to authorize the deletion of Type "A" improvements for the private access easement. on the basis that:

1. Special circumstances exist with respect to the property or the proposed subdivision design that warrants the requested development variation based on the fact that the private easement will only serve the parcel within the site and will be designed and developed with parking and maneuvering area through approval of a Precise Development Plan.
2. The granting of the development variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity, based on the fact that the request for the private access easement will materially detrimental as the parking and maneuvering area will be designed to incorporate the proposed easement and Type "A" improvements will create obstacles for circulation within the development.

n. 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 17th day of August 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

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