

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. 83, Map 81

Project Location -- Specific: North side of Flyover Court, west of Highway 65 and south of Imperial Avenue (APN: 482-170-10)

Project Location -- City: Oildale area

Project Location -- County: Kern

Description of Project: A Precise Development Plan to construct four (4) 7,500-square-foot warehouse buildings with offices on an approximate 2.05-acre parcel in the M-1 PD H (Light Industrial - Precise Development Combining - Airport Approach Height Combining) District

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

Name of Person or Agency Carrying Out Project: CJOPP Holdings LLC by Kyle Neal (PP27101)

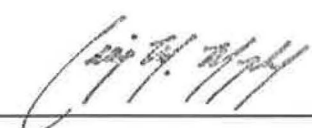
Exempt Status: Special Situation Exemption, Section 15183 of the State CEQA Guidelines

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: Daisy Gaeta, Planner II, at (661) 862-8607 or by email at DGaeta@kerncounty.com

Receipt: #296324

Date Received for Filing:
August 20, 2026



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

Date of Hearing: August 20, 2026

b1

PD 83, Map 81

Vicinity Map

CJOPP Holdings LLC
by Kyle Neal

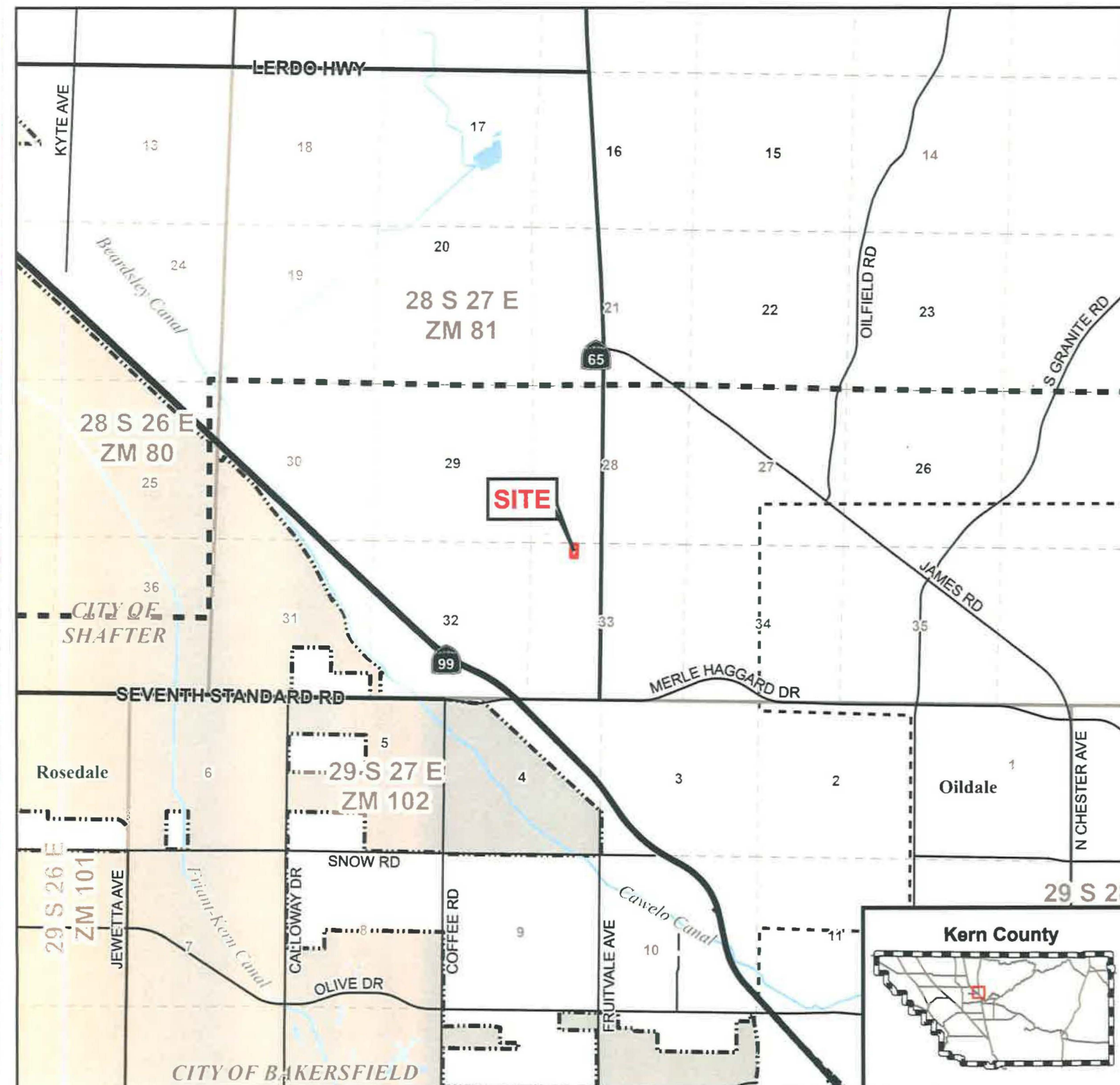
-  Site
-  Named Road
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 482-170-10
Sec. 33 - T28S/R27E
Created on: 7/9/2026

0 4,300 8,600 ft



Kern County
Planning & Natural
Resources Department



PD 83, Map 81

Existing General Plan Map

CJOPP Holdings LLC
by Kyle Neal

-  Site
-  State Hwy
-  Collectors
-  Metro Bakersfield GP Boundary

Specific Plans

-  Metropolitan Bakersfield

General Plan Boundaries

-  Metropolitan Bakersfield General Plan
-  GC - General Commercial
-  LI - Light Industrial
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  R-MP - MINERAL AND PETROLEUM, MIN. 6 ACRE PARCEL SIZE
-  SI - Service Industrial

APN: 482-170-10
Sec. 33 - T28S/R27E

Created on: 7/9/2026

0 380 760 ft



Kern County
Planning & Natural
Resources Department



Metropolitan Bakersfield SP

IMPERIAL AVE

FLYOVER CT

FLIGHTPATH WAY

QUINN RD

R-MP

R-MP

R-IA

R-IA

LI

LI

R-IA

SI

GC

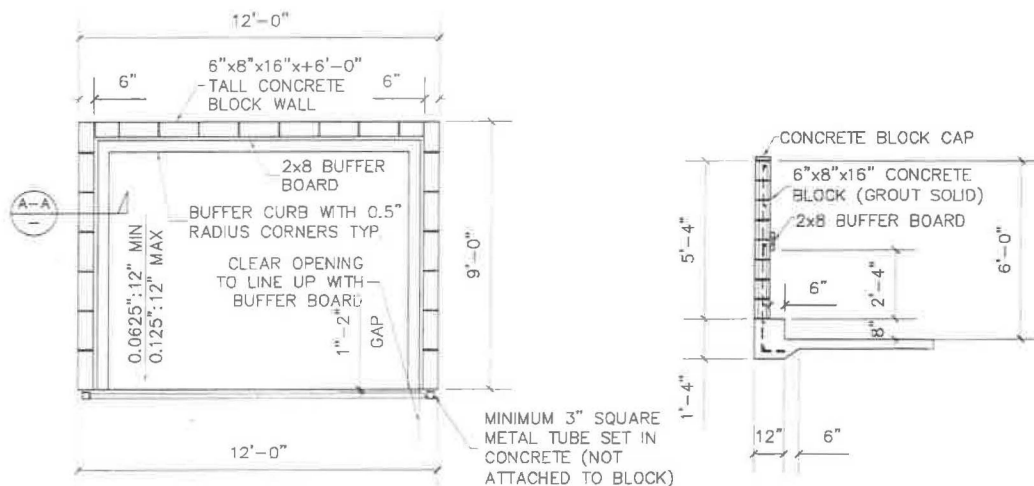
Kern County



KEYNOTES

- ① RIGHT OF WAY EASEMENT PER PARCEL MAP NO. 11596 DOCUMENT NO. 207251847, OF OFFICIAL RECORDS.
- ② PUBLIC UTILITY EASEMENT PER PARCEL MAP NO. 11596 DOCUMENT NO. 207251847, OF OFFICIAL RECORDS.
- ③ NEW DRIVE APPROACH PER KERN COUNTY DEVELOPMENT STANDARDS PLATE NO. R-55, ENCROACHMENT PERMIT REQUIRED
- ④ NEW SIDEWALK PER KERN COUNTY DEVELOPMENT STANDARDS, ENCROACHMENT PERMIT REQUIRED.
- ⑤ EXISTING CURB & GUTTER PER KERN COUNTY DEVELOPMENT STANDARDS PLATE NO. R-52.
- ⑥ LANDSCAPE AREA COMPLYING WITH KERN COUNTY ZONING ORDINANCE AND CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
- ⑦ 4" MIN. PORTLAND CONCRETE
- ⑧ TRASH ENCLOSURE PER KERN COUNTY DEVELOPMENT STANDARDS, SEE DETAIL ON SHEET 1 OF 5.

TRASH ENCLOSURE



PLAN

SECTION A-A

LEGAL DESCRIPTION

PARCEL 23 OF PARCEL MAP NO. 11596 IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN BEING A MERGER AND RE-SUBDIVISION OF A PORTION OF LOTS 5, 37, 41, 42, 43, AND 44, ALL OF LOTS 6, 7, 8, 9, 24, 25, 38, 39, 40, PORTIONS OF THOSE LOTS SHOWN AS ROADS "G", "N", "O", AND "P" PER THE MAP OF LERDO SUBDIVISION "B" FILED FOR RECORD DECEMBER 9, 1912 IN BOOK 2, PAGE 53 OF MAPS AND PARCELS 1 THROUGH 4 OF LOT LINE ADJUSTMENT NO. 110-03, AS EVIDENCED BY THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED AUGUST 5, 2005, AS DOCUMENT NO. 0205208373, OFFICIAL RECORDS, BOTH IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., COUNTY OF KERN, STATE OF CALIFORNIA.

SITE LIGHTING

ALL SITE LIGHTING WILL BE PROVIDED BY WALL PACKS/ FLOOD LIGHTS MOUNTED TO BUILDING STRUCTURES WITH CUTOFFS TO PROHIBIT ANY LIGHT POLLUTION TO NEIGHBORING PROPERTIES

STATISTICS

OWNER
CUOPP HOLDINGS LLC
17315 LANDERON COURT
BAKERSFIELD, CA 93314
SITE ADDRESS
FLYOVER COURT
BAKERSFIELD, CA 93308
ASSESSORS PARCEL NUMBER
482-170-10
SERVICES
WATER: OILDALE MUTUAL WATER CO.
SEWER: NORSD
ELECTRICITY: PG&E
PHONE: AT&T
GAS: SO CAL GAS
ZONING
M-1 PD H
EXISTING GENERAL PLAN DESIGNATION
U
PROPOSED USE
OFFICE & CONTRACTOR STORAGE
PROPOSED ACCESS
FLYOVER COURT & IMPERIAL STREET
LOT AREA
2.05 ACRES
BUILDING AREAS & (HEIGHT)
30,000 S.F. (+35' MAX HEIGHT)
BUILDING USES
OFFICE & CONTRACTOR STORAGE
PARKING CALCULATIONS (EACH BUILDING)
OFFICE
1,250 S.F. / 250 = 5 SPACES REQUIRED
CONTRACTOR STORAGE
6,250 S.F. / 1,000 = 7 SPACES
TOTAL SPACES REQUIRED = 12
TOTAL SPACES PROVIDED = 14
LANDSCAPING CALCULATIONS
2.05 AC x 5% = 4,465 S.F. REQ.
5,337 S.F. L/S PROVIDED
SITE DRAINAGE
TO OFFSITE SUMP PER PM 11596
FIRE REQUIREMENTS
(E) KCFD HYDRANTS AS SHOWN
***THIS WILL NOT BE A PHASED DEVELOPMENT**

VICINITY MAP - NTS



LEGEND

- LS LANDSCAPING AREA
- EV ELECTRIC VEHICLE CHARGING SPACE
- STREET CENTERLINE
- PROPERTY LINE
- EASEMENT
- x- CHAIN LINK FENCE (+6')

SECTION 33, T28S, R27E,
COUNTY OF KERN

PD PLAN ____, MAP NO. 81

SHEET 1 OF 5

PARCEL 22, PM 11596

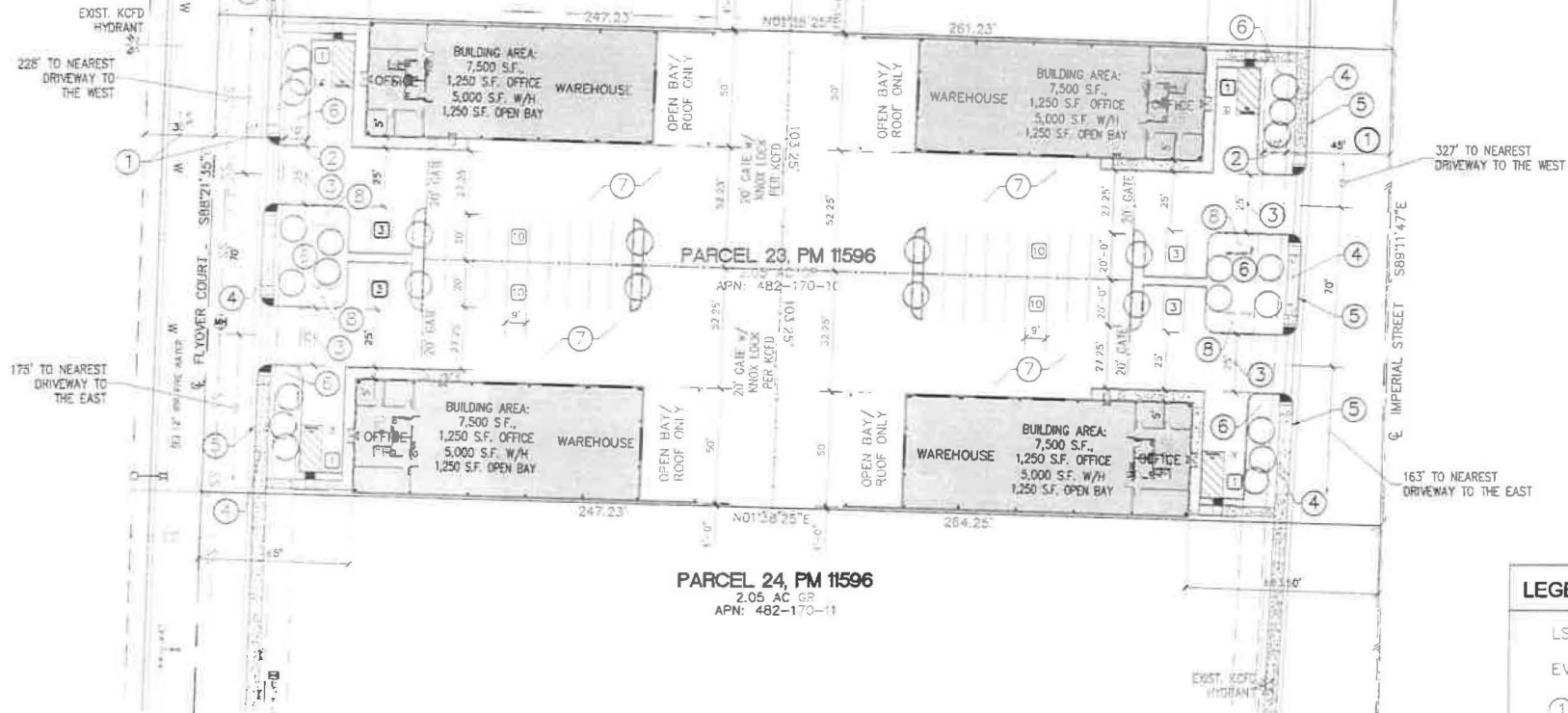
2.05 AC GR
APN: 482-170-09

PARCEL 23, PM 11596

APN: 482-170-10

PARCEL 24, PM 11596

2.05 AC GR
APN: 482-170-11



LEGEND

- LS LANDSCAPING AREA
- EV ELECTRIC VEHICLE CHARGING SPACE
- ① KEYNOTE, REFER TO SHEET 1
- ③ NO. OF PARKING SPACES
- STREET CENTERLINE
- PROPERTY LINE
- EASEMENT
- x- CHAIN LINK FENCE (+6")



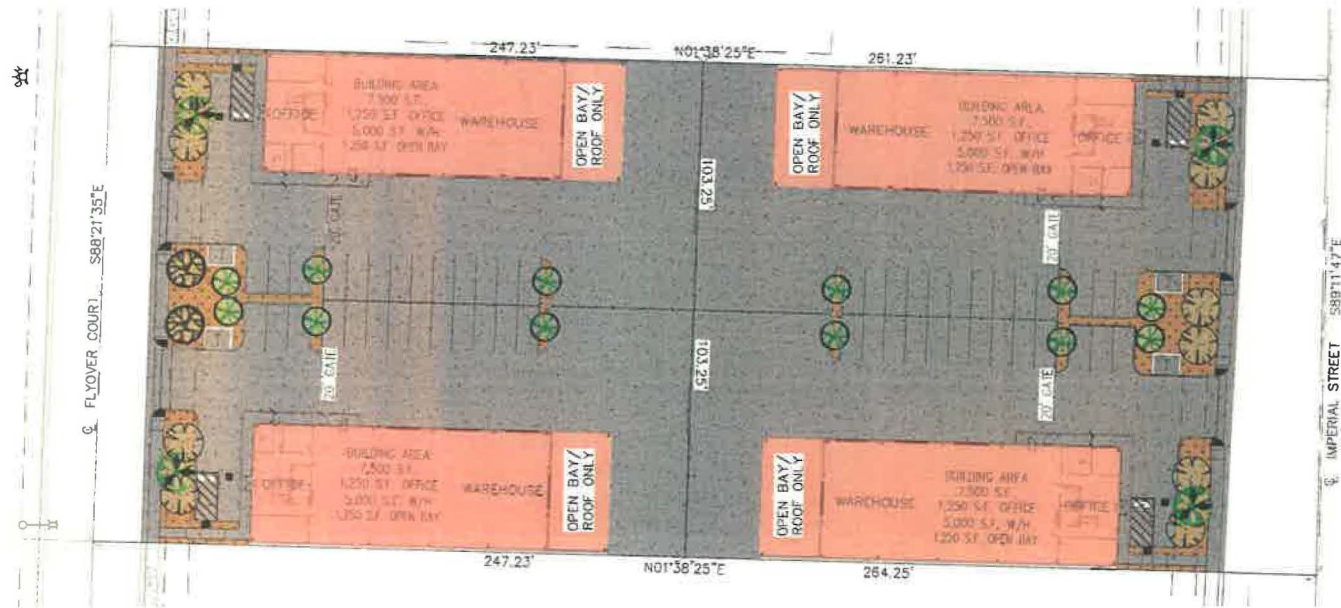
SCALE: 1" = 50'

SITE PLAN

SECTION 33, T28S, R27E,
COUNTY OF KERN

PD PLAN ____, MAP NO. 81

SHEET 2 OF 5



SCALE: 1" = 50'

LANDSCAPE SCHEDULE

	SYM	BOTANICAL NAME (SUGGESTED)	COMMON NAME (SUGGESTED)	SIZE
TREES		BETULA PENDULA	EUROPEAN WHITE BIRCH	24 BOX
		PLATANUS HISPANICA	LONDON PLANETREE	24 BOX
		CERIS OCCIDENTALS	WESTERN REDBUD	15 GAL.
		OLEA EUROPAEA	OLIVE TREE	
SHRUBS		ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY	1 GAL.
		PAVONIA LASIOPETALA	ROCK ROSE	5 GAL.
GROUND COVER			2" TO 3" GRAVEL OR BARK	

LANDSCAPING CALCULATIONS:

GROSS DEVELOPED AREA = 2.05 ACRES
 REQUIRED LANDSCAPING = 2.05 AC x 5% = 4,465 S.F.
 PROVIDED LANDSCAPING = 5,337 S.F.

LANDSCAPING LEGEND:

- AUTOMATIC SPRINKLER TIMER CLOCK
- BACKFLOW PREVENTER
- SPRINKLER VALVE BOX, LOCKING
- WATER METER
- WEATHER SENSOR

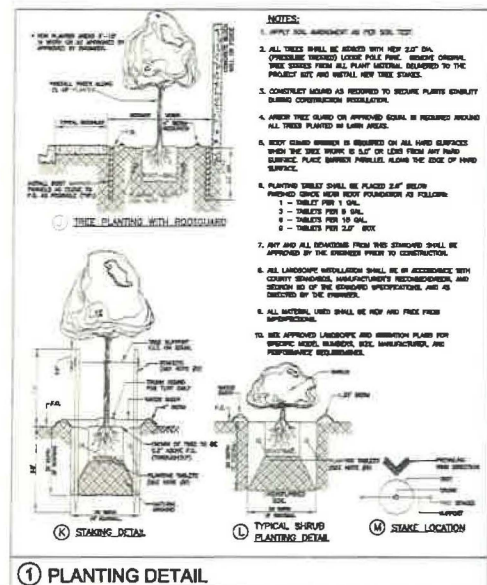
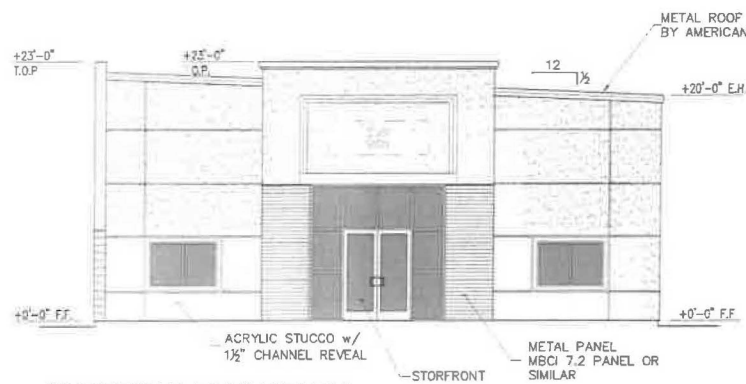
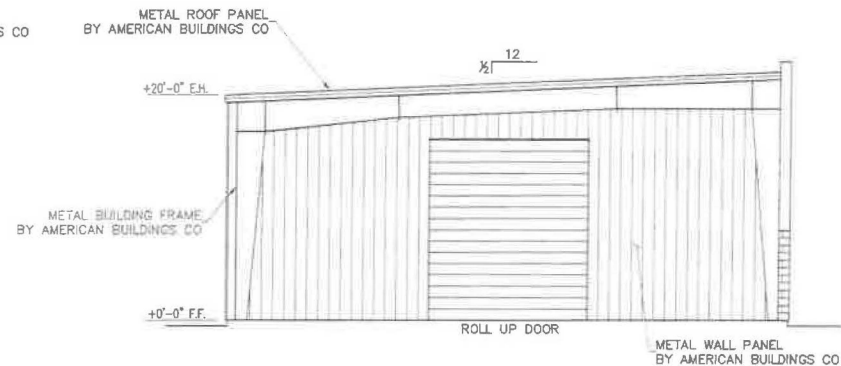


EXHIBIT A LANDSCAPING PLAN

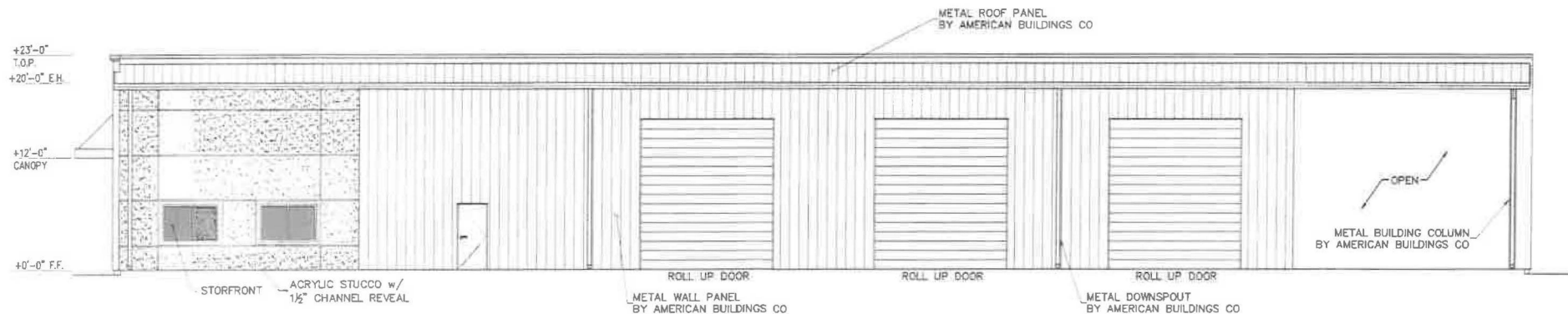
SECTION 33, T28S, R27E,
 COUNTY OF KERN
 PD PLAN ___, MAP NO. 81
 SHEET 3 OF 5



EXTERIOR ELEVATION



EXTERIOR ELEVATION



EXTERIOR ELEVATION

**EXHIBIT C
EXTERIOR
ELEVATIONS**

SECTION 33, T28S, R27E,
COUNTY OF KERN

PD PLAN _____, MAP NO. 81

SHEET 5 OF 5



KERN COUNTY PLANNING AND NATURAL RESOURCES

Date: 8/19/2026

2700 M Street
Bakersfield, CA 93301

RECEIPT

Permit Number: PLN25-00188

Permit Type: Planning Project

Description: Precise Development Plan for the construction of (4) 7,500 S.F. lease buildings with 1,250 S.F. office space, 5,000 S.F. warehouse space and 1,250 S.F. open bay in each building..

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
296324	7/1/2026	CSI Contractors Inc	Check	3491.00	perezrub@kernco unty.com

TOTAL PAID: 3491.00

Invoice	Fees	Fee Amount	Paid
506289	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
506289	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
506289	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
506289	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
506289	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		3491.00	3491.00