

NOTICE OF EXEMPTION

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

Project Title: Lot Line Adjustment No. 9-26

Project Location -- Specific: East side of Enos Lane; approximately 730 feet north of Country Triangle Way

Project Location -- City: Bakersfield

Project Location -- County: Kern

Description of Project: A Lot Line Adjustment between adjacent parcels.

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

Name of Person or Agency Carrying Out Project: Enos Lane Properties LLC
by McIntosh & Associates

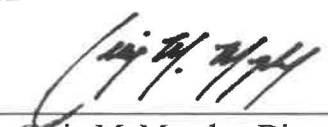
Exempt Status: Categorically Exempt, Section 15305, of the State CEQA Guidelines

Reasons Why Project Is Exempt: A minor Lot Line Adjustment that does not result in the creation of any additional parcels.

Contact Person: Brandy Acosta, Planner I, (661) 862-5012

Date Received for Filing:

September 8, 2026



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

cc: Environmental Status Board
Applicant

LLA # 9-26

Location: East side of Enos Lane, approximately 730 feet north of Country Triangle Way
Bakersfield Area – S.D. No. 1

CONDITIONS OF APPROVAL
(September 8, 2026)

- (1) The final Lot Line Adjustment shall be in substantial conformance with the approved illustration.
- (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 Western Rosedale Specific Plan. Existing zoning is M-2 PD (Medium Industrial – Precise Development), which has no minimum lot size requirement.
- (3) Approval or conditional approval shall expire one year from the date of approval of the Lot Line Adjustment. Extensions may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.35.050.F.2 of the Kern County Land Division Ordinance.
- (4) The appeal period pursuant to Section 18.35.050.D of the Kern County Land Division Ordinance shall be strictly adhered to.
- (5) Prior to recordation of the Certificate of Compliance, the following requirements shall be complied with:
 - (a) The applicant, or the applicant's title company or agent, shall submit grant deed or deeds for the land proposed to be conveyed for the Lot Line Adjustment, in recordable form, and the Director of the Planning and Natural Resources Department has determined that the grant deed or deeds are in substantial compliance with the approved Lot Line Adjustment map, and that said grant deed or deeds contain the words "FOR PURPOSES OF LOT LINE ADJUSTMENT." In lieu of submitting the grant deed or deeds, the applicant's title company may issue a "Letter of Intent" to arrange simultaneous recording of deeds with the map.
 - (b) In cases where deeds of trust are affected by the adjustment, the applicant's title company shall prepare partial reconveyances and supplemental deeds of trust in substantial compliance with the approved Lot Line Adjustment and shall arrange for their concurrent recording with the Certificate of Compliance.
 - (c) The grant deed or deeds, partial reconveyances, and supplementary deeds of trust shall be recorded concurrently and shall constitute constructive notice of the adjustment.
 - (d) A guarantee of title, or a preliminary title report dated 10 or less days prior to concurrent recording of deeds and Certificate of Compliance, has been issued by a title company authorized to do business in California, showing that all parties having any record title interest in the land to be subdivided, or any part thereof, including, but not limited to, leaseholders, lienholders, and owners of rights-of-way, showing the nature of each respective interest and reference thereto in the Official Records, by book and page, as of the date the Lot Line Adjustment is filed with the County for recording. In addition, the liability of such guarantee shall not be less than \$1,000.

- (e) Provide a Lot Line Adjustment map, prepared by a licensed surveyor or a registered civil engineer authorized to perform land surveying, legibly drawn in ink and accurately to scale on one sheet of reproducible paper or polyester base film 8 1/2 by 11 inches in size and including all of the following information:
1. Lot lines, dimensions, bearings and distances (if not an aliquot division), and areas of the original parcel(s) and proposed parcels.
 2. Names, locations, and widths of all existing streets and roads on or bounding the original parcel and of all new access routes being proposed.
 3. Scale of map (standard engineering scale), north arrow, and vicinity map.
 4. The following statement shall appear on all maps to be recorded with the Certificate of Compliance:

"This map is provided for illustrative purposes only."
- (f) Provide public on-site and off-site access to all parcels.
- (g) All access roads shall be traversable by a standard passenger car with maximum grade of 15%. (Grading is not required, except as necessary to make roads traversable as aforementioned. Plans and profiles are not required.)
- (h) Obtain written approval of street names from the Kern County Planning and Natural Resources Department.
- (6) The following note(s) shall appear on the Certificate of Compliance:
- (a) 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.
 - (b) Notice is hereby given that the subdivider was not required to provide emergency access or construct any fire protection improvements. No building permit can be issued for any lot until such improvements are installed in accordance with the requirements of the Kern County Fire Department.
 - (c) 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.

- (d) Prior to issuance of any development permit (including grading), the applicant will be required to provide a plan for the disposal of drainage water originating on site, including adjacent road right-of-way. If drainage sumps are required, the sump shall be located no closer than 100 feet from any existing or proposed water well. If the proposed drainage facilities are intended or required to be publicly maintained, an entity with taxing powers, subject to approval by the Director of the Public Works Department, shall be formed prior to issuance of the development permit.
- (e) NOTICE: A development variation has been granted to defer improvements until such time as the property is developed. The following requirements shall be satisfied prior to approval of occupancy of the site:
 - 1. Under permit issued by CALTRANS, improve Enos Lane (State Route 43) frontage, including street lighting, as required by CALTRANS.

Property owner shall provide the Kern County Public Works Department/Building Inspection with verification of compliance with the above requirements.

- (f) No building permit shall be issued until adequate access and adequate water supply for fire protection purposes is provided, as approved by the Kern County Fire Department..
- (g) 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 with this mitigation measure of the Western Rosedale Specific Plan will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- (h) During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance with this mitigation measure will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- (i) 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.
- (j) 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.

- (k) All new utility services shall be placed underground. Underground utility construction shall be in accordance with the provisions of Public Utility Commission General Order 95. Any above-ground cabinets or facilities shall be screened in a manner approved by the Director of the Kern County Planning and Natural Resources Department. Any above-ground cabinets or facilities located within the road right-of-way shall be permitted only upon approval by the Director of the Kern County Public Works Department. Compliance with this requirement may result in the need to create public utility easements outside of the right-of-way.
- (l) 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.



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

HVN:NTG:bma



**Kern County Public Works
Public Services BLDG**

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

Monday Aug 17 2026 03:29:44 PM

PLD26-00027

513177 County Clerk CEQA Posti ng	50.00
513177 Legal Description Check	416.00
513177 Electronic Permit Maint enance Fee	350.00
513177 Lot Line Adjustment	832.00

Total	1,648.00
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Check 2446	1,648.00
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Thank you for your payment.
Have a great day!

Received From: ENOS LANE PROPERTIES LLC
Receipt #: 1801RUP-20260817-22