

NOTICE OF EXEMPTION

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

Project Title: Tentative Parcel Map 12505

Project Location -- Specific: 17097 Rowlee Road; approximately 0.25-mile north of the intersection of Rowlee Road and Merced Avenue (APN: 069-340-50)

Project Location -- City: Wasco area

Project Location -- County: Kern

Description of Project: Division of an approximately 80.33-acre (gross) parcel into four (4) parcels, consisting of two (2) approximately 20.08-acre (gross) parcels and two (2) approximately 20.09-acre (gross) parcels; beneficiaries are owners.

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

Name of Person or Agency Carrying Out Project: Jesus Orozco by Powell Surveying, Inc.

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

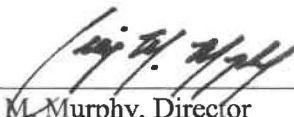
Reasons Why Project Is Exempt: No adverse effect

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

Receipt: #1801RUP-20260813-10

Date Received for Filing:

September 18, 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 12505

Project Location: West side of Rowlee Road, approximately 1/4-mile north of Merced Avenue, southwest of the Wasco area (APN 069-340-50)

Wasco Area – S.D. # 4

CONDITIONS OF APPROVAL

September 18, 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 Kern County General Plan. Existing zoning is A (Exclusive Agriculture), which requires a minimum lot size of 20 acres (gross).
- (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, 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 properties for Rowlee Road, 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 properties along the northerly property line, 45 feet in width, 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 properties along the westerly property line, 45 feet in width, per the Kern County Land Division Ordinance and Development Standards.
- (j) 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.
- (k) In accordance with Chapter 18.55 of the Kern County Land Division Ordinance:
 - (1.) 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.) Confirmation of travers ability and maximum grade shall be provided by the Engineer/Surveyor.
- (l) Under an encroachment permit issued by the Kern County Public Works Department, construct an asphalt concrete paved road approach along Rowlee Road, per the Kern County Development Standards and the Kern County Land Division Ordinance.
- (m) All utility poles within the property frontage shall be relocated outside of the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
- (n) 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.
- (o) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Department/Environmental Health Division.
- (p) Prior to approval of Tentative Parcel Map 12505, a water supply certificate on Parcel A must be completed, or the existing well on Parcel A must be destroyed, as required by the Kern County Public Health Department/Environmental Health Division.
- (q) Prior to issuance of building permits, the method of water supply and sewage disposal shall be approved by the Kern County Public Health Department/Environmental Health Division.

(6) **The following requirement(s) shall appear as a note(s) on the final map:**

- (a) Building Setback: Locations of all buildings or structures are regulated by the Kern County Zoning Ordinance
- (b) 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.
- (c) 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.
- (d) Land covered by this Parcel Map is restricted by a Williamson Act Land Use Contract executed by S. A. and Helen M. Helster on February 19, 1970, and recorded in Book 4372, pages 52 to 62, inclusive, of the Kern County Official Records. During the term of this contract, or any renewals thereof, the herein described land shall not be used for any purpose other than agricultural uses and those uses compatible with agricultural uses. No structures shall be erected upon said land except such structures as may be directly related to agricultural uses, pursuant to the terms of the contract.
- (e) 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 Kern County Public Works Department, shall be formed prior to issuance of the development permit.
- (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 agricultural purposes. **Prior to the issuance of any permit for residential use**, the applicable park fee shall be paid, to the Kern County Parks and Recreation Department, for the parcel being developed. **However, no fee is due if the permit is issued more than four years after recordation of this map.** The amount to be paid shall be calculated by the applicable recreation district.
- (g) Neighboring Business Activity Statement: The County of Kern encourages operation of properly conducted businesses in agriculture, oil, mining, manufacturing, and other nonresidential operations within the County. If the property you are purchasing is located near these businesses, you may be subject to inconveniences or discomforts arising from such operation to the extent allowed by law. This notice does not waive your legal rights.

- (7) 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.

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

- (a) No building permits shall be issued until adequate access and adequate water supply for fire protection purposes is provided, as approved by the Kern County Fire Department.
- (b) 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
- (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) 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.
- (e) 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.
- (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 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.
- (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) 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.
- (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.
- (d) 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.
- (e) Any structures that exceed 10,000 square feet will require fire sprinklers and a fire alarm to be installed.
- (f) Any aboveground flammable liquid tanks in excess of 125 gallons will require permitting through Kern County Fire Department.
- (g) Developer shall comply with requirements of the Kern County Fire Department regarding fire hydrants, fire flows, and hydrant maintenance.
 - (1.) The minimum required flow is 1,500 gpm at 20 psi residual for two (2) hours.
 - (2.) All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

FINDINGS: TENTATIVE PARCEL MAP 12505
(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. This parcel is subject to a Williamson Act Agricultural Preserve Land Use Contract, and
 - 1. Each parcel contains at least 20 acres within a prime agricultural land area.
- 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.
- k. 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.
- l. 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 18th day of September 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 Aug 13 2026 11:04:44 AM

PLD23-00081

511395 County Clerk CEQA Posti	50.00
ng	
511395 EH Land Development	615.00
511395 Electronic Permit Maint	350.00
enance Fee	
511395 Parcel Map Checking	2,780.00
511395 Parcel Map Checking Per	300.00
Lot	
511395 Development Variation w	270.00
/Tent Parcel Map or Parcel Map Waiver	
511395 Tentative Parcel Map	1,513.00

Total	5,878.00
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Check 3199	70.00
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Check 6234407052	5,808.00
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Thank you for your payment.
Have a great day!

Received From: POWELL SURVEYING, INC. / J & J
DAIRY MAINTENANCE
Receipt #: 1801RUP-20260813-10