

NOTICE OF EXEMPTION

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

Project Title: (a) Precise Development Plan No. 30, Map 100; (b) Zone Variance Case No. 41, Map 100;
(c) Zone Variance Case No. 44, Map 100

Project Location -- Specific: 1,500 feet west of the Enos Lane and Development Avenue, at the terminus
of Hazelwood Court (APN: 104-420-05)

Project Location -- City: Rosedale area

Project Location -- County: Kern

Description of Project: (a) Precise Development Plan to allow a contractor storage yard with three (3)
cargo containers (Section 19.38.020.E.2); (b) a Zone Variance to allow 10 parking spaces where
92 spaces are required (Section 19.82.020.F.1); and (c) a Zone Variance to authorize decomposed
granite for maneuvering areas where asphaltic concrete paving is required (Section 19.80.030.D)
on a parcel of record totaling 10.45 acres in an M-2 PD (Medium Industrial – Precise Development
Combining) District

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

Name of Person or Agency Carrying Out Project: Braly Properties, LLC by DPSI, Inc.
(Hazelwood Court) (PP27108)

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 for the Precise Development Plan and Section 15061(b)(3) for both Zone Variances
under the Common Sense Exemption. The Kern County Planning and Natural Resources
Department has reviewed the subject project and has found that there is no possibility that the
activity in question may have a significant effect on the environment of the State CEQA Guidelines.

Contact Person: April Wentworth, Planner II, at (661) 862-5043 or by email at
WentworthA@kerncounty.com

Receipt: #299557

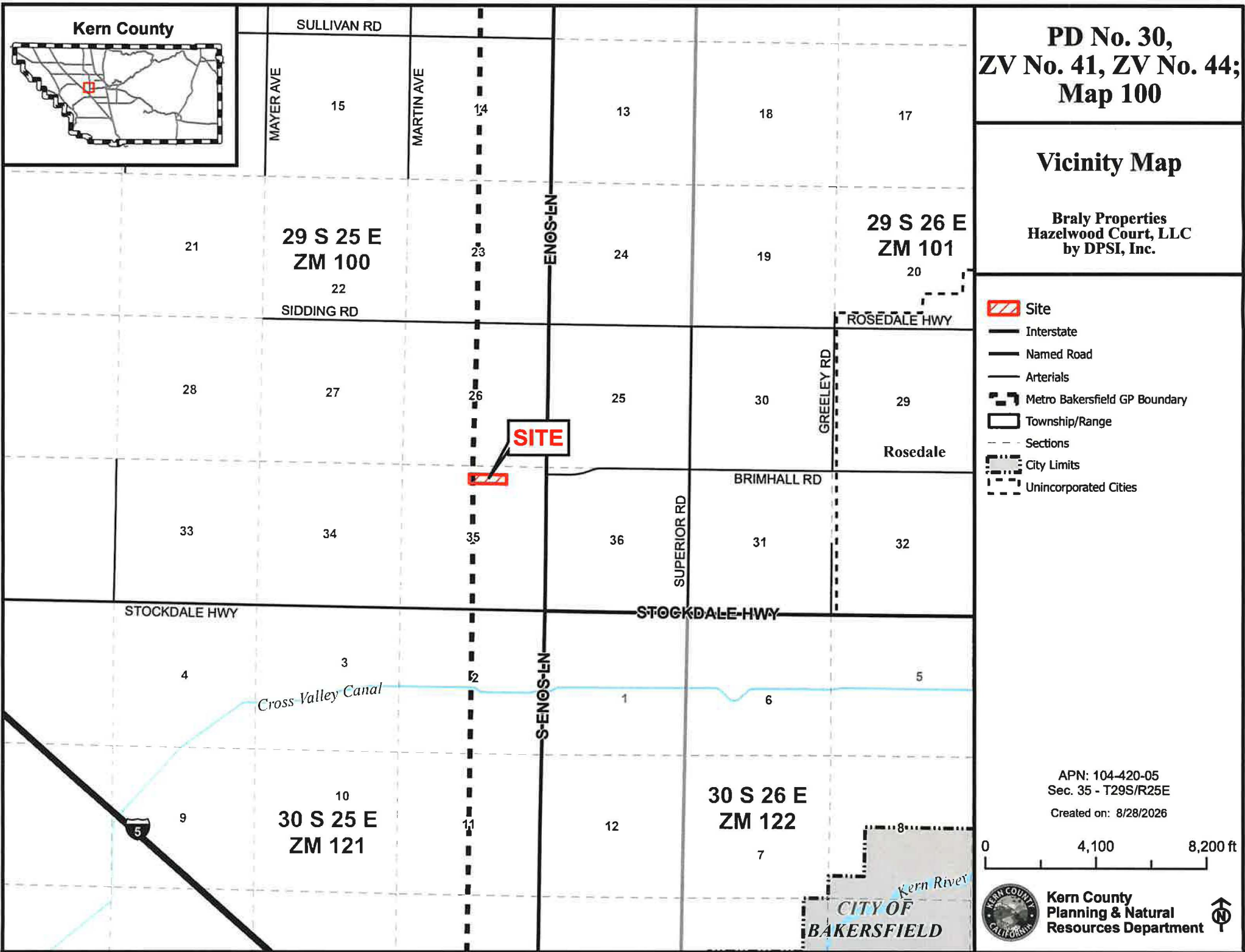
Date Received for Filing:
10/1/26



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

Date of Hearing: October 1, 2026

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**PD No. 30,
ZV No. 41, ZV No. 44;
Map 100**

**Existing
Specific Plan Map**

**Braly Properties
Hazelwood Court, LLC
by DPSI, Inc.**

-  Site
-  Named Rd
-  Arterials
-  Metro Bakersfield GP Boundary

Specific Plans

-  Western Rosedale

General Plan Boundaries

-  4.1 - Accepted County Plan Areas
-  8.1 - Intensive Agriculture (Min. 20-acre parcel size)
-  OS - Includes Resource Management Areas, Agriculture,
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  SI - Service Industrial

APN: 104-420-05
Sec. 35 - T29S/R25E
Created on: 8/28/2026

0 510 1,020 ft



**Kern County
Planning & Natural
Resources Department**



8.1

R-IA

SI

Western Rosedale SP

SI

EARTHMOVER CT

DEVELOPMENT AVE

ENOS LN

SI

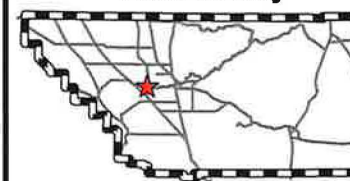
HAZELWOOD CT

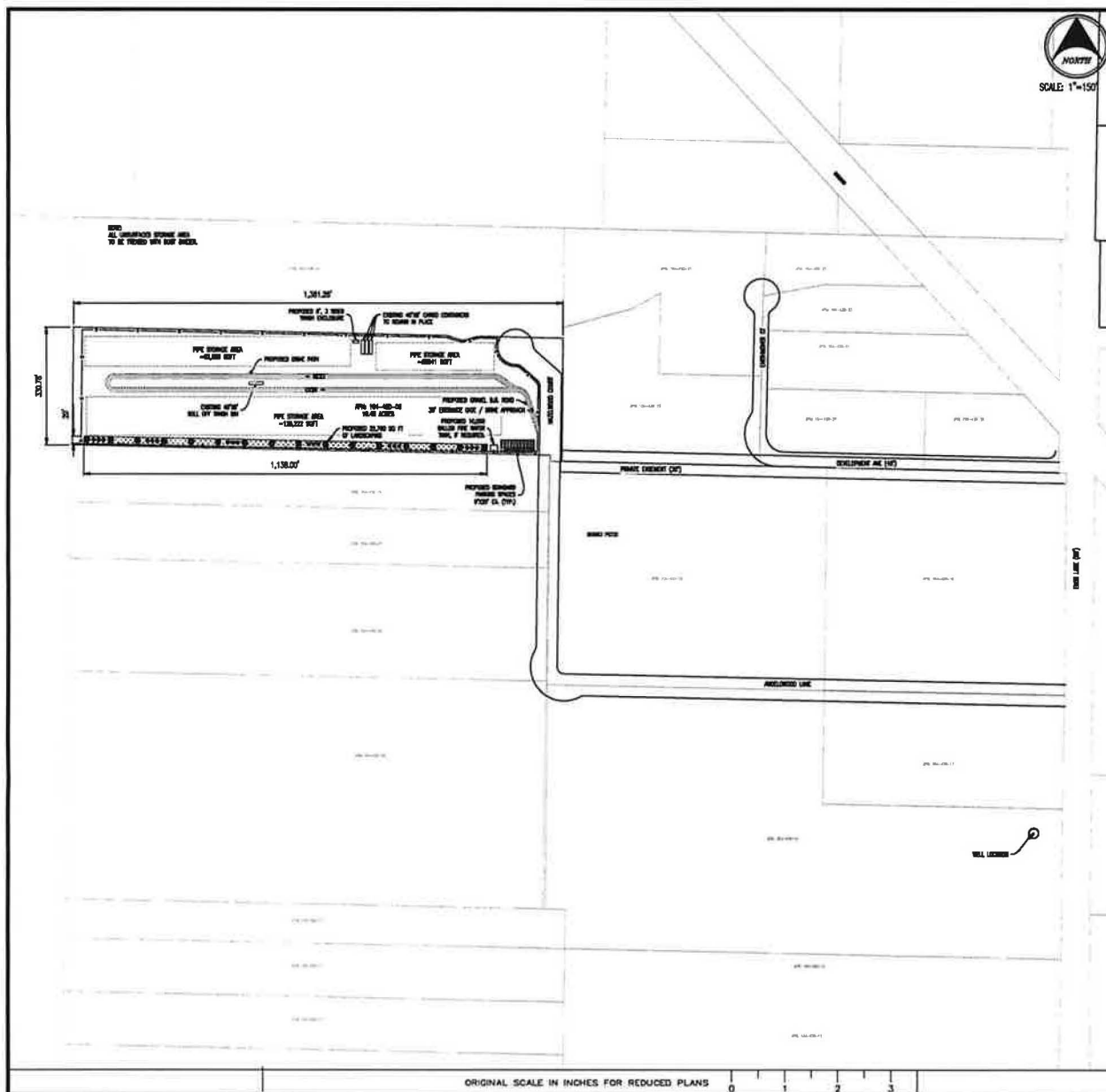
ANGELOWOOD LN

SI

8.1

Kern County





NOTE:
ALL UNSURFACED STORAGE AREA
TO BE TREATED WITH DUST BINDER.



APN: 104-420-04

1,381.76'

PROPOSED 6', 3 SIDED
TRASH ENCLOSURE

EXISTING 40'X8' CARGO CONTAINERS
TO REMAIN IN PLACE

PIPE STORAGE AREA
~62,596 SQFT

PROPOSED DRIVE PATH

PIPE STORAGE AREA
~25,941 SQFT

EXISTING 40'X8'
ROLL OFF TRASH BIN

PIPE STORAGE AREA
~125,222 SQFT

APN: 104-420-05
10.45 ACRES

PROPOSED GRAVEL D.G. ROAD
30' ENTRANCE GATE / DRIVE APPROACH

PROPOSED 10,000
GALLON FIRE WATER
TANK, IF REQUIRED.

PROPOSED 22,760 SQ FT
OF LANDSCAPING

1,138.00'

APN: 104-420-06

PROPOSED STANDARD
PARKING SPACES
9'X20' EA. (TYP.)

HAZELWOOD COURT

60'
PUBLIC
EASEMENT

30'
PRIVATE ACCESS
EASEMENT

LEGEND

	DRIVE PATH		TREE
	PROPERTY LINE / PD PLAN BOUNDARIES (SAME LINE)		BUSH
	ROAD CENTERLINE		
	STORAGE AREA BOUNDARIES		
	6' CHAIN LINK FENCE		
	LANDSCAPING		
	GRAVEL		

PRECISE DEVELOPMENT PLAN

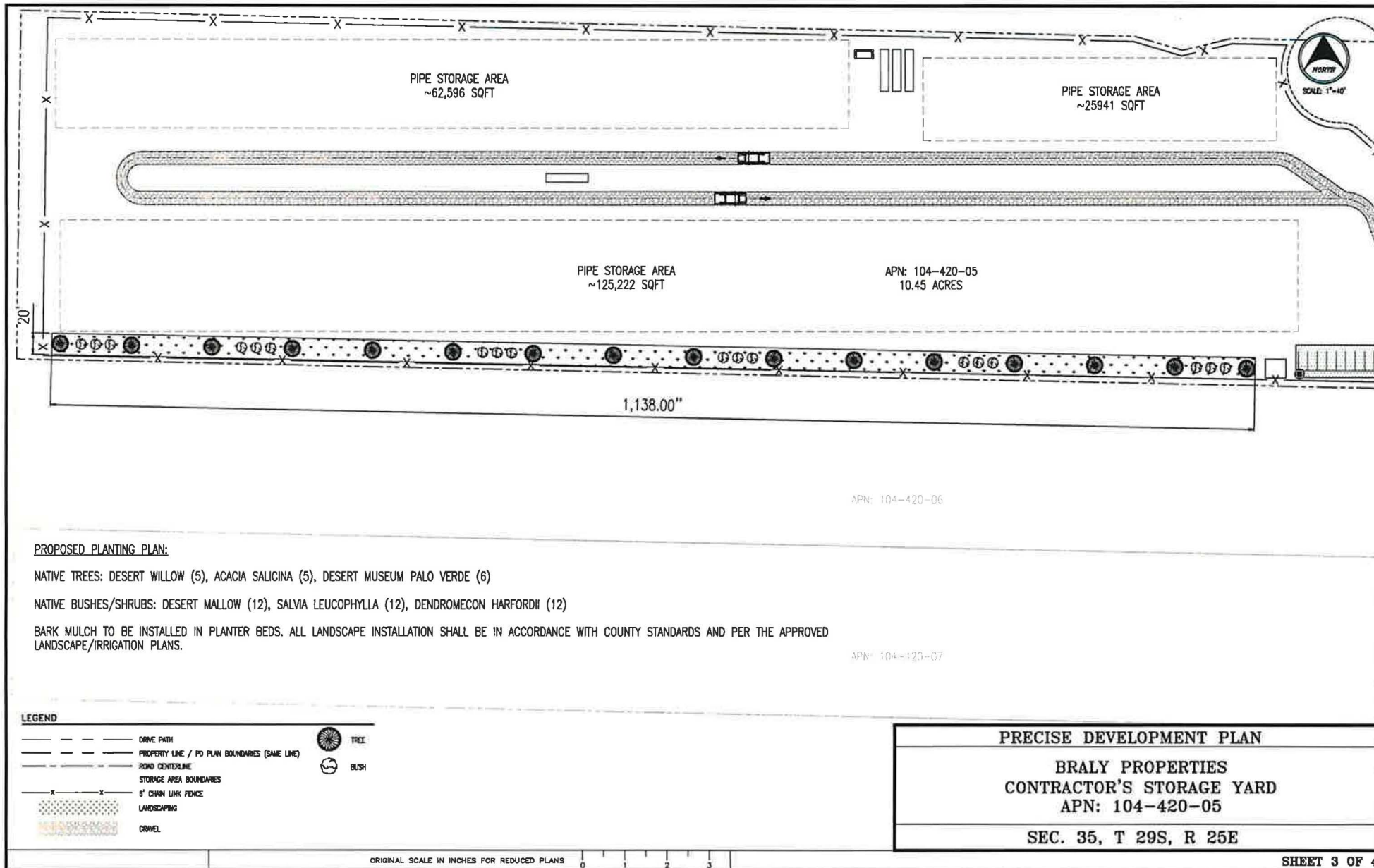
BRALY PROPERTIES
CONTRACTOR'S STORAGE YARD
APN: 104-420-05

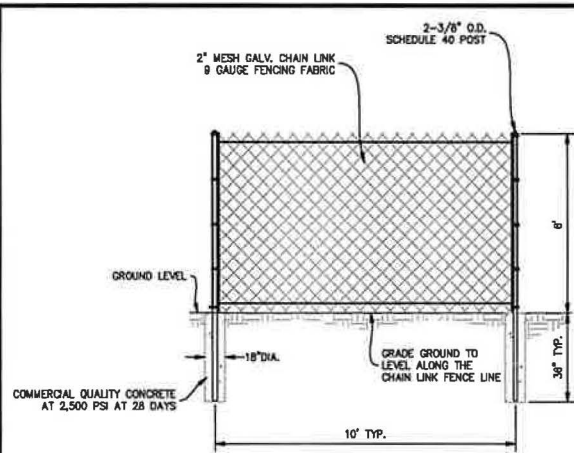
SEC. 35, T 29S, R 25E

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

0 1 2 3

SHEET 2 OF 4



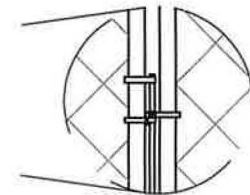
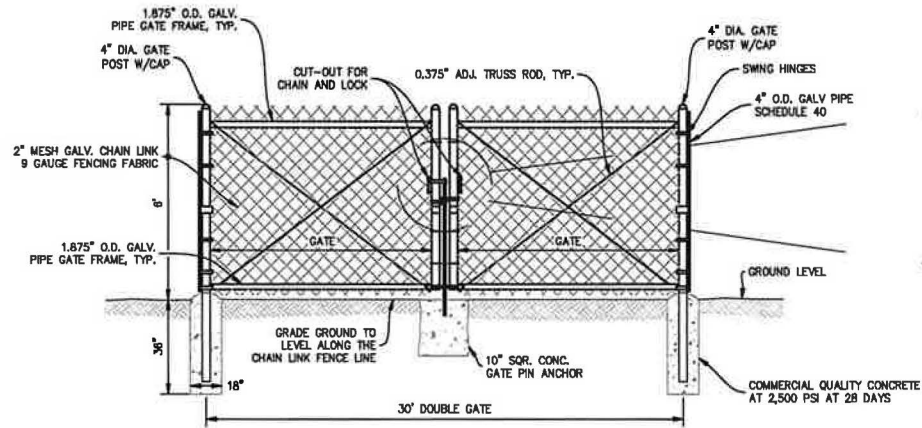


NOTE:
IF THE GROUND ALONG THE CHAIN LINK FENCE LINE IS NOT LEVELED,
CONTRACTOR MUST GRADE THE GROUND TO LEVEL PRIOR TO
INSTALLING CHAIN LINK FENCE.

1 CHAINLINK FENCE DETAIL (TYP.)

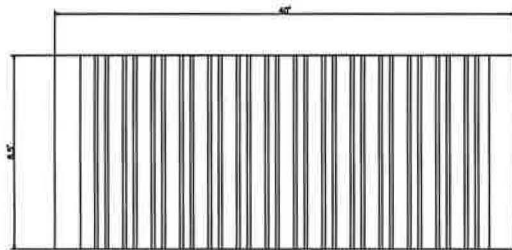
N.T.S

2 CHAINLINK GATE



DROP LATCH DETAIL

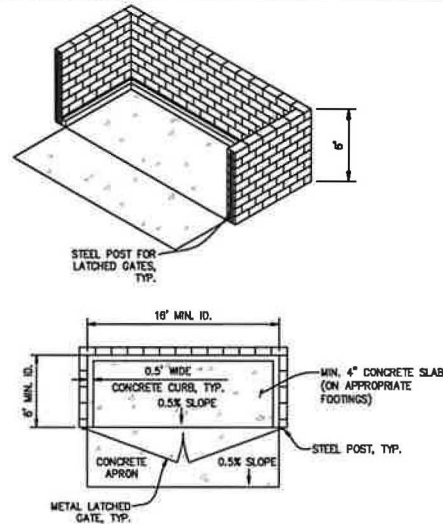
N.T.S



3 EXISTING CARGO CONTAINERS

N.T.S

3 CINDER BLOCK TRASH ENCLOSURE



N.T.S

PRECISE DEVELOPMENT PLAN

BRALY PROPERTIES
CONTRACTOR'S STORAGE
YARDAPN: 104-420-05

SEC. 35, T 29S, R 25E

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

0 1 2 3

SHEET 4 OF 4



KERN COUNTY PLANNING AND NATURAL RESOURCES

Date: 9/30/2026

2700 M Street
Bakersfield, CA 93301

RECEIPT

Permit Number: PLN26-00059
Permit Type: Planning Project
Description: PD plan for contractor's storage yard

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
<u>299557</u>	8/13/2026	Braly Properties (Hazelwood Court), LLC	Check	4053.00	perezrub@kernco unty.com
TOTAL PAID:				4053.00	

Invoice	Fees	Fee Amount	Paid
511280	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
511280	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	700.00	700.00
511280	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
511280	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
511281	EH Land Development 1389RC 1094FD 1013AC 1744CC	615.00	615.00
511280	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		4053.00	4053.00