

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. 31, Map 100; (b) Zone Variance Case No. 42, Map 100;
(c) Zone Variance Case No. 45, Map 100

Project Location -- Specific: Southwest corner of Enos Lane and Development Avenue
(APN: 104-420-18)

Project Location -- City: Rosedale area

Project Location -- County: Kern

Description of Project: (a) Precise Development Plan to allow a contractor storage yard with two (2) cargo containers (Section 19.38.020.E.2); (b) a Zone Variance to allow 10 parking spaces where 86 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 9.78 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.
(Development Ave) (PP27109)

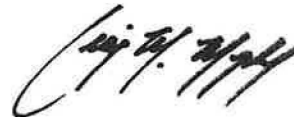
Exempt Status: Special Situation Exemption, Section 15183 of the State CEQA Guidelines

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

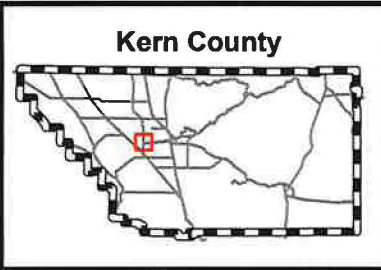
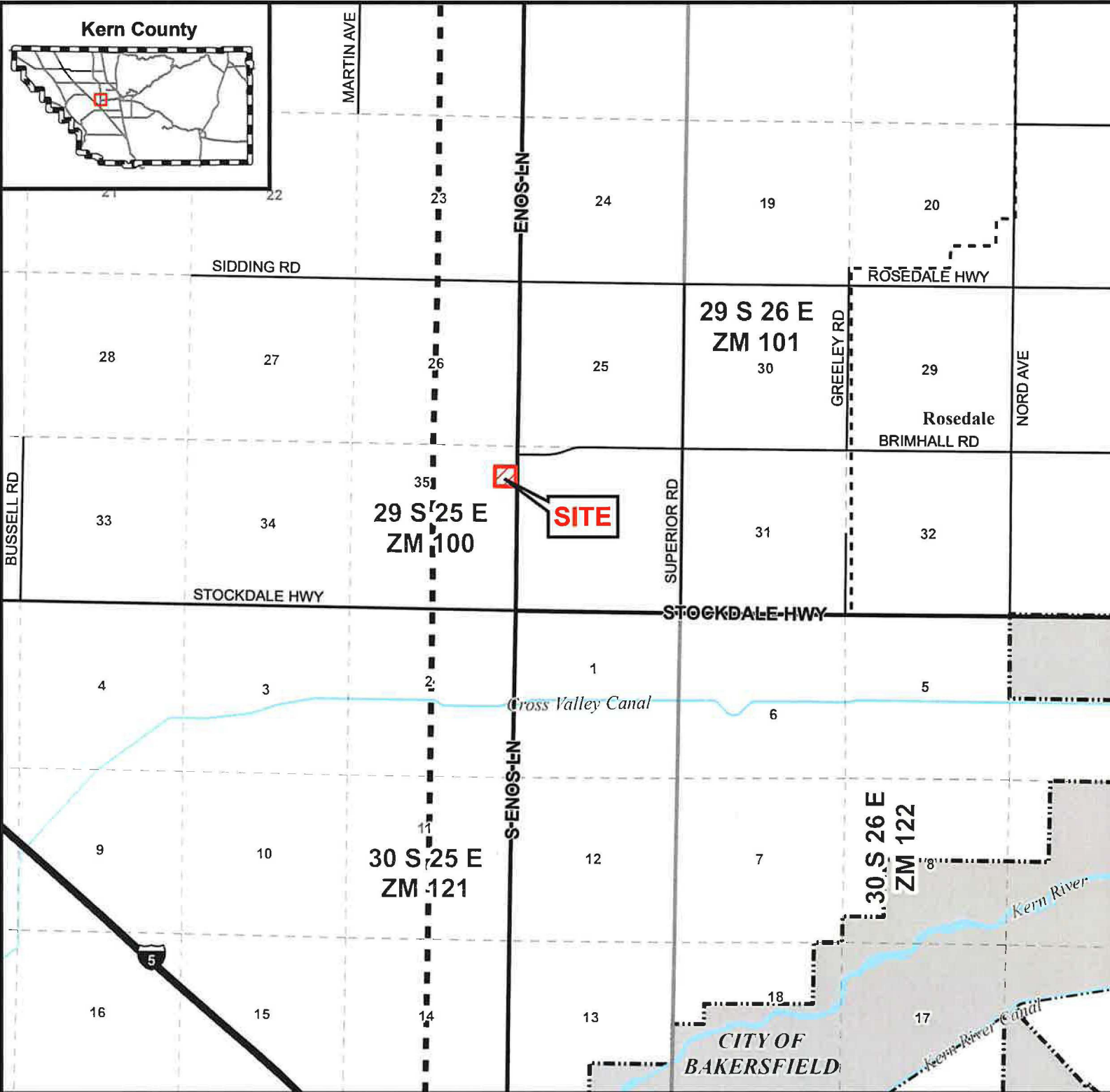
Receipt: #299560

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



**PD No. 31,
ZV No. 42, ZV No. 45;
Map 100**

Vicinity Map

**Brady Properties
Development Avenue, LLC
by DPSI, Inc.**

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

APN: 104-420-18
Sec. 35 - T29S/R25E
Created on: 8/28/2026

0 4,100 8,200 ft

**Kern County
Planning & Natural
Resources Department**

**PD No. 31,
ZV No. 42, ZV No. 45;
Map 100**

**Existing
Specific Plan Map**

**Braly Properties
Development Avenue, LLC
by DPSI, Inc.**

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

Specific Plans

-  Western Rosedale

General Plan Boundaries

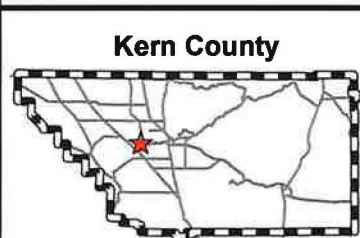
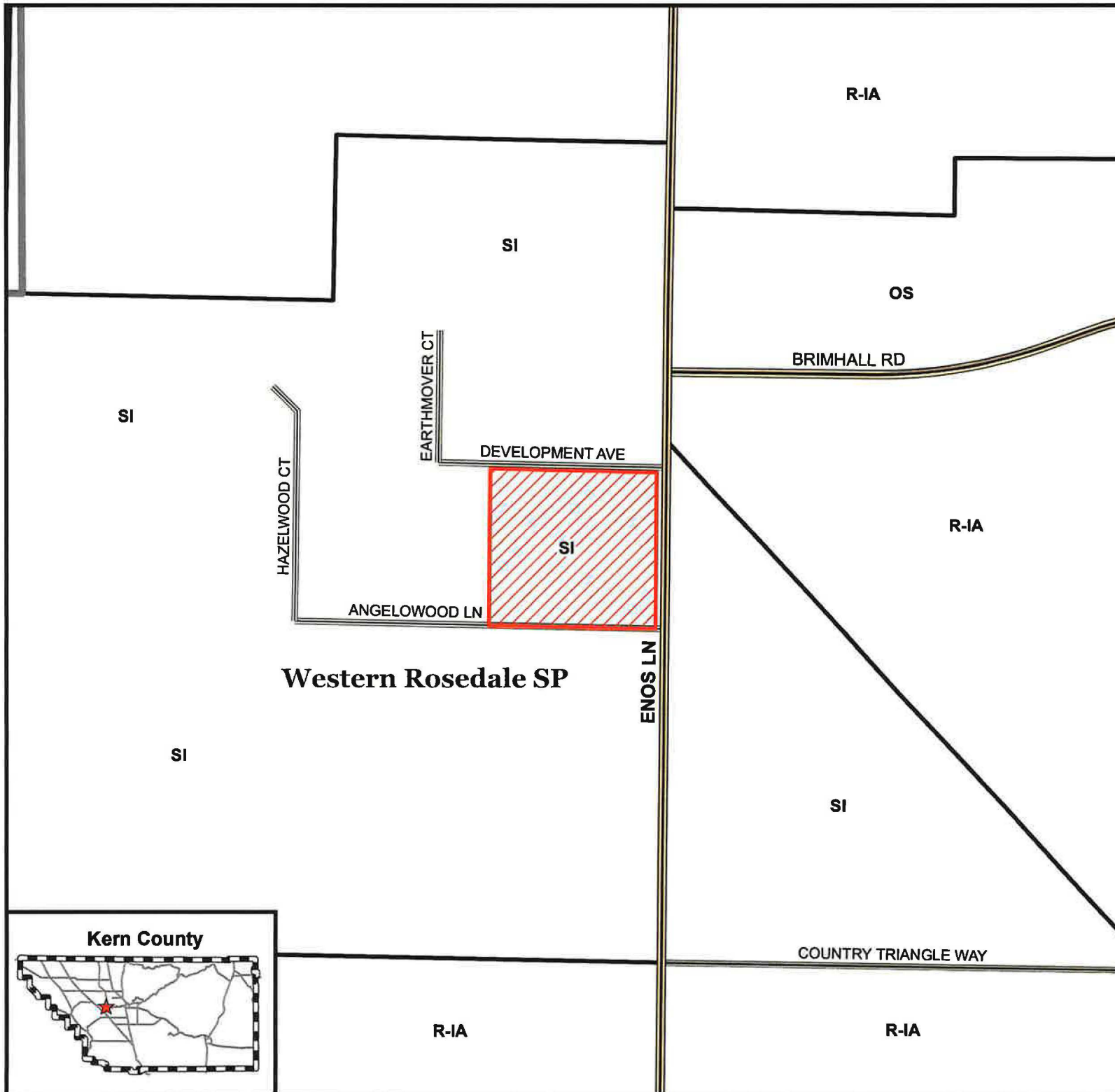
-  4.1 - Accepted County Plan Areas
-  8.1 - Intensive Agriculture (Min. 20-acre parcel size)
-  OS - Includes Resource Management Areas, Agriculture,
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  SI - Service Industrial

APN: 104-420-18
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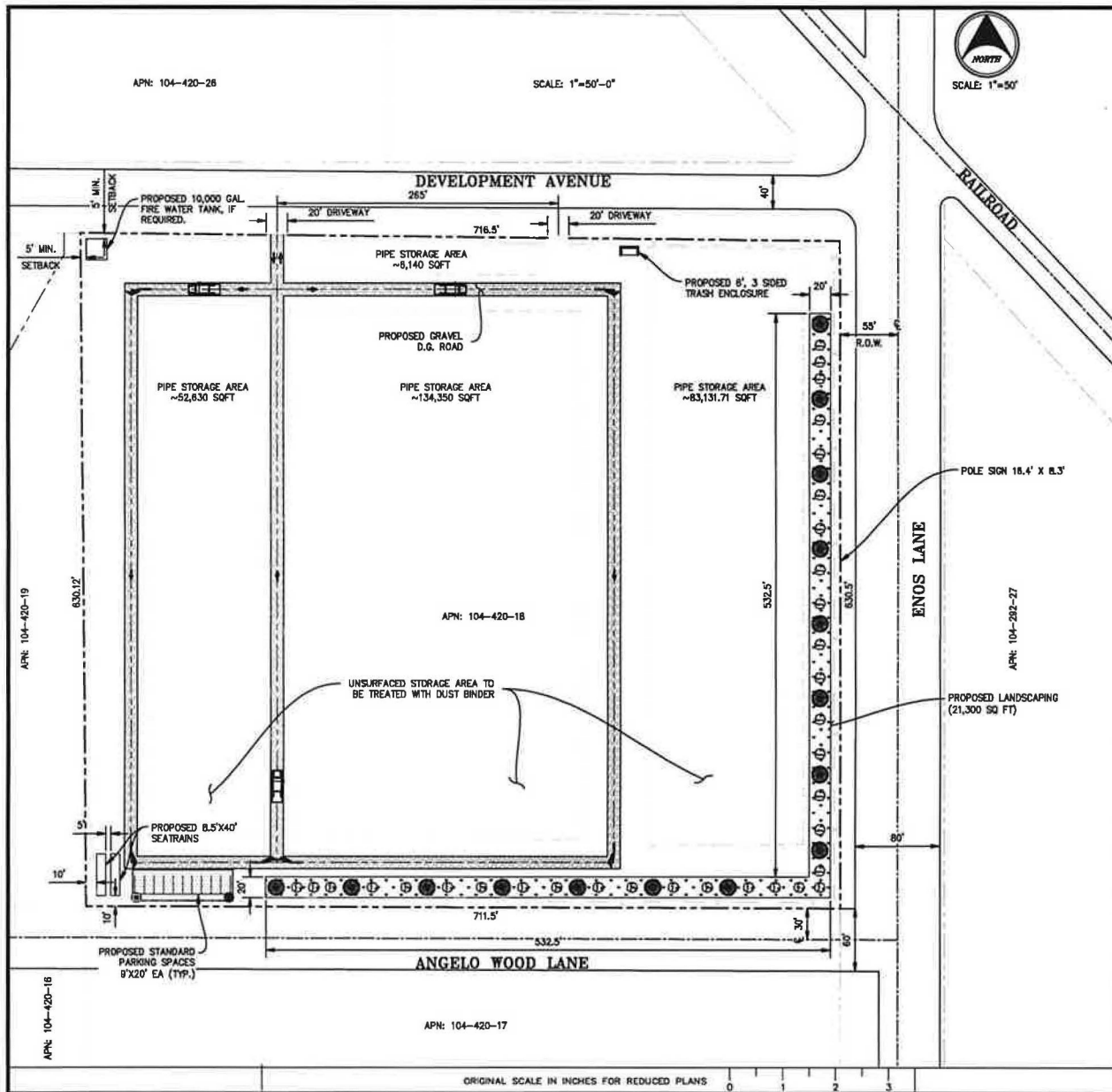
0 510 1,020 ft



**Kern County
Planning & Natural
Resources Department**



Kern County



STATISTICAL INFORMATION:

APN:	140-420-18
EXISTING & PROPOSED ZONING:	M-2 PD
EXISTING USE:	CONTRACTOR'S STORAGE YARD / PIPE STORAGE YARD
PROPOSED USE:	CONTRACTOR'S STORAGE YARD / PIPE STORAGE YARD
ACREAGE:	9.78 AC (428,016.8 SQ FT)
BUILDING COVERAGE:	2 CARGO CONTAINERS
LANDSCAPE AREA:	5% (21,300.84 SQ FT)
PARKING SPACES PROVIDED:	10 STANDARD SPACES
SEWAGE DISPOSAL:	NONE - NO OCCUPANCY PROPOSED
WATER SUPPLY:	SHARED WELL (NON-POTABLE IRRIGATION ONLY)
DRAINAGE:	RETAINED ONSITE

LEGAL DESCRIPTION:

PARCEL A OF LOT LINE ADJUSTMENT NO. 95-91 AS PER CERTIFICATE OF COMPLIANCE RECORDED APRIL 27, 1994 IN BOOK 7026, PAGE 43 OF OFFICIAL RECORDS, BEING ALL THAT PORTION OF PARCEL 3 OF LOT LINE ADJUSTMENT NO. 53-90 RECORDED NOVEMBER 12, 1990 IN BOOK 6453, PAGE 1568 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER, BEING A PORTION OF THE NE 1/4 OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, M.D.M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA.

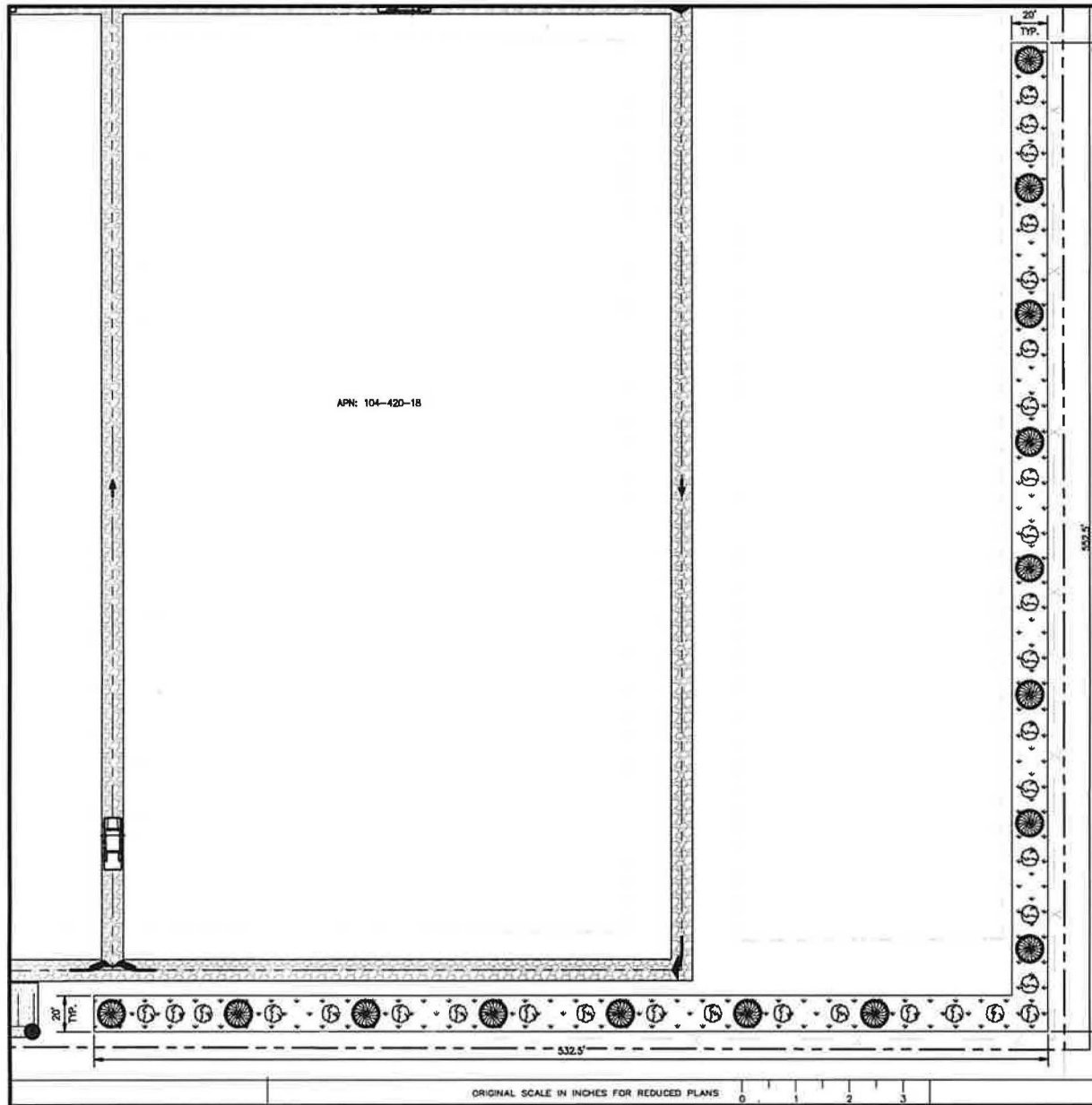
LEGEND

	DRIVE PATH
	PROPERTY LINE / EXISTING FENCE LINE / PD PLAN BOUNDARIES (SAME LINE)
	ROAD CENTERLINE
	STORAGE AREA BOUNDARIES
	8' CHAIN LINK FENCE LINE
	LANDSCAPING
	GRAVEL / D.G.
	TREE
	BUSH

PRECISE DEVELOPMENT PLAN

BRALY PROPERTIES
CONTRACTOR'S STORAGE YARD
APN: 104-420-18

SEC. 35, T 29S, R 25E



SCALE: 1"=30'

LEGEND

	DRIVE PATH
	PROPERTY LINE / EXISTING FENCE LINE / PD PLAN BOUNDARIES (SAME LINE)
	ROAD CENTERLINE
	STORAGE AREA BOUNDARIES
	6" CHAIN LINK FENCE LINE
	LANDSCAPING
	GRAVEL / D.G.
	TREE
	BUSH

PROPOSED PLANTING PLAN:

NATIVE TREES (15):

DESERT WILLOW
SIZE: 15 GALLON
QUANTITY: 5

ACACIA SALICINA
SIZE: 15 GALLON
QUANTITY: 5

DESERT MUSEUM PALO VERDE
SIZE: 15 GALLON
QUANTITY: 5

NATIVE BUSHES (33):

DESERT MALLOW
SIZE: 5 GALLON
QUANTITY: 11

SALVIA LEUCOPHYLLA
SIZE: 5 GALLON
QUANTITY: 11

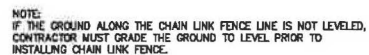
DENDROMECON BARFORDII
SIZE: 5 GALLON
QUANTITY: 11

BARK MULCH TO BE INSTALLED IN BEDS. ALL LANDSCAPING INSTALLATION SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS AND PER THE APPROVED LANDSCAPING/IRRIGATION PLANS.

PRECISE DEVELOPMENT PLAN

BRALY PROPERTIES
CONTRACTOR'S STORAGE YARD
APN: 104-420-18

SEC. 35, T 29S, R 25E



1 CHAINLINK FENCE DETAIL (TYP.)

N.T.S



N.T.S



N.T.S



N.T.S

SEC. 35, T 29S, R 25E

SHEET 3 OF 3



KERN COUNTY

Date: 9/30/2026

PLANNING AND NATURAL RESOURCES

2700 M Street

Bakersfield, CA 93301

RECEIPT

Permit Number: PLN25-00006

Permit Type: Planning Project

Description: PD Plan for pipe storage facility
Zone Variance for landscaping requirement exemption

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
<u>299560</u>	8/13/2026	Braly Properties (Development Ave) LLC	Check	4053.00	perezrub@kernco unty.com
TOTAL PAID:				4053.00	

Invoice	Fees	Fee Amount	Paid
511278	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
511278	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
511278	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
511278	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
511278	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
511278	EH Land Development 1389RC 1094FD 1013AC 1744CC	615.00	615.00
511278	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		4053.00	4053.00