

KERN COUNTY PLANNING COMMISSION

Board of Supervisors

STAFF REPORT

Date: September 29, 2026

FILE: SPA #100, Map 101; ZCC #211, Map 101;
Ag Pres #9 - Exl, Map 101
S.D.: #1 - Peters

TITLE: (a) Specific Plan Amendment Case No. 100, Map 101; (b) Amendment of Zoning Map 101, Zone Change Case No. 211; (c) Alteration of the Boundaries of Agricultural Preserve No. 9 - Exclusion, Map 101

PROPOSAL: (a) Amend the Land Use Element of the Western Rosedale Specific Plan Map Code from R-IA (Intensive Agriculture) to LMR (Low Medium Density Residential - Less Than or Equal to 10 Dwelling Units/Net Acre), or a more restrictive map code designation; (b) A change in zone classification from A (Exclusive Agriculture) to R-1 (Low-density Residential), or a more restrictive district; and (c) An Agricultural Preserve Exclusion of 20 acres from Agricultural Preserve No. 9

APPLICANT: Floyd Hinesley by Dewalt Corporation (PP26197)

PROJECT SIZE: Approximately 20 acres

LOCATION: Approximately 700 feet east of Heath Road, north side of Hageman Road, in unincorporated Bakersfield (APN: 463-052-18)

SPECIFIC PLAN DESIGNATION/ZONE CLASSIFICATION: R-IA (Intensive Agriculture) (Western Rosedale Specific Plan) / A (Exclusive Agriculture)

SURROUNDING LAND USE/ZONING: North - Agricultural land / A (Exclusive Agriculture); East - Sump, pumping station, agricultural land / A (Exclusive Agriculture); South - Residential tract development / E (1/4) (Estate - 1/4 acre); West - Single-family dwelling, accessory structures / A (Exclusive Agriculture)

PROJECT ANALYSIS: The project is a request to amend the Land Use Element of the Western Rosedale Specific Plan land use designation, a zone classification change, and an exclusion from Agricultural Preserve No. 9 on a single 20-acre parcel. The project site is located on the north side of Hageman Road approximately 700 feet east of Heath Road.

The project site is currently vacant with a ranch rail perimeter fencing with a map code designation of R-IA (Intensive Agriculture) by the Western Rosedale Specific Plan and a zone classification of A (Exclusive Agriculture). While the site is within the boundaries of Agricultural Preserve No. 9, the site is not under an active Williamson Act contract. Access to the site is provided via Hageman Road, a county-maintained road. To the north is active agricultural land. To the east is a pump station, sump and agricultural land. To the west is a single-family home on a large parcel equipped with accessory structures while to the south is a residential tract development with single-family dwellings and accessory structures.

The following **Table** is a summary of the surrounding land uses adjacent to the parcel.

Table: Surrounding Land Uses

Location	Western Rosedale Specific Plan Map Code	Zone Classification	Land Use
Project Site	R-IA	A	Vacant, undeveloped land
North	R-IA	A	Agricultural land
East	R-IA	A	Sump, pumping station, agricultural land
South	SR	E (1/4)	Residential tract development
West	R-IA	A	Single-family dwelling, accessory structures
<u>Land Use Designation/Map Codes:</u> R-IA: Intensive Agriculture SR: Suburban Residential		<u>Zone Classifications:</u> A: Exclusive Agriculture E (1/4): Estate (1/4 acre)	

Proposed Project

The applicant requests the following:

- (a) Amendment of the Land Use Element of the Western Rosedale Specific Plan from map code designation R-IA (Intensive Agriculture) to map code designation LMR (Low Medium Density Residential – Less Than or Equal to 10 Dwelling Units per Net Acre), on an approximate 20-acre parcel;
- (b) Change in zone classification from A (Exclusive Agriculture) to R-1 (Low-density Residential), or a more restrictive district, on an approximate 20-acre parcel; and
- (c) Alteration of the boundaries of Agricultural Preserve No. 9 to exclude an approximate 20-acre parcel from agricultural preserve boundaries

The applicant's intent for processing the above requests and subsequent Vesting Tentative Tract Map 7490 (VTTM 7490) is to divide the existing 20-acre parcel into 70 individual parcels that range in size from 8,578 square feet (net) to 18,054 square feet (net) to develop the site for single-family dwellings. Additionally, the VTTM 7490 proposes a 26,042-square-foot (net) sump.

The requested map code designation and zone classification would allow for future residential development and ensure consistency between the zoning and land use designation of the site in compliance with State law. The requested Agricultural Preserve Exclusion would be consistent with the Board of Supervisor's policy to allow only properties zoned A (Exclusive Agriculture) within the administrative boundaries of an agricultural preserve and permit future residential development on the site upon recordation of the tract map.

Water supply would be provided by Vaughn Water Company. Sewage disposal would be provided by North of the River Sanitary District.

Notification and Request for Comments

During the course of processing this request, Staff notified surrounding property owners within 1,000 feet of the project site, affected agencies and County departments. As of this writing, Staff has received comment letters, including “No Comment” responses from the Kern County Public Works – Sewer and Water Division, Floodplain Management Division, and CSA Division, and California Department of Transportation (Caltrans). Copies of all correspondence received thus far is attached for reference.

- (1) **Kern County Public Works Department/Development Review Division** reviewed the project and supports the proposed project.
- (2) **Kern County Superintendent of Schools** requests all statutory school facilities fees are collected as required by law.
- (3) **North of the River Recreation & Park District (NOR)** confirms the project will not impact the District until development progresses, in which case the developer shall be required to pay a Quimby fee, join the NOR Park Maintenance District, and pay park development fees.
- (4) **California Department of Conservation – Geologic Energy Management Division (CalGEM)** confirms there is one (1) existing oil and gas well within the project boundaries and stipulates if work is to be performed on any oil, gas, or geothermal well, prior approval from CalGEM will be required.
- (5) **Kern County Public Health Department – Environmental Health Division** reviewed the project and recommends prior to approval the method of water supply and sewage disposal shall be approved by their Division.

Specific Plan Amendments, Changes in Zone Classification, and Agricultural Preserve Exclusions are not conditioned however, the applicant will be required to comply with the recommendations, specific development standards, water requirements, access requirements, and to pay other ancillary fees through essential departments and agencies during the processing of any other County requests, including building permits, as part of the Vesting Tentative Tract Map process.

Public Comments and Staff Responses

Staff received comment letters from 11 neighboring property owners. The majority of commenters cited concerns over four (4) main themes and have been summarized below with Staff responses:

- Traffic impacts and safety.
- Consistency with zoning and the Western Rosedale Specific Plan and compatibility with the surrounding neighborhood.
- The conversion of agricultural land.
- The capacity of infrastructure, utilities and community services, and (4) impacts of grading and construction including dust, lighting and noise.

Traffic and Parking Impacts and Safety

Summary of Comments

The majority of comments received noted concerns about impacts on traffic including additional vehicular trips as a strain on the existing road network, congestion, safety and noise, as well as the potential for parking availability. Many commenters requested a full traffic study to be conducted.

Staff Response

The Specific Plan Amendment and Zone Change requests would permit the future processing of VTTM 7490 which proposes 70 new single-family homes, each with individual parking capacity. The applicant is currently in the process of completing and submitting a full Traffic Impact Analysis (TIA) to the County for review as part of the requirements for VTTM 7490. The TIA will include existing and projected traffic volumes for the roadway and any affected intersections, and an analysis of how the increased traffic volume may affect the surrounding areas and wider roadway network. Kern County Public Works Department will review and provide any findings and mitigation measures to be recommended conditions of approval for VTTM 7490. Staff notes, the VTTM 7490 will be required to be considered by the Planning Commission at a later date.

The Kern County Public Works – Development Review Division stated that improvements to Hageman Road will be required when development occurs as part of VTTM 7490. It was noted that upon recordation of VTTM 7490, the applicant will be required to dedicate additional right-of-way, install a traffic median, curb, gutter, sidewalk, and other improvements associated with arterial roadways including Hageman Road. The specific design of improvements and infrastructure will be determined during the processing and consideration of VTTM 7490.

Specific Plan and Zoning Consistency, Neighborhood Compatibility

Summary of Comments

Commenters expressed concern over the compatibility of the request with the existing rural and suburban uses surrounding the project site, including the concern that the development of apartments or multi-family housing would be incompatible with the area.

Staff Response

The purpose of the requested Specific Plan Amendment and Zone Change is to permit the future processing of VTTM 7490, which proposes to divide the 20 acres into 70 individual lots for single-family homes. Lot sizes will range between approximately 8,500 square feet and 18,000 square feet as proposed with a residential density of approximately 3.5 dwelling units per acre. Additionally, the proposed land use designation and zone classification is consistent with approximately 230 acres of LMR and R-1 property located approximately 1,300 feet east of the project site. Therefore, staff have determined the proposed lot sizes will be similar in size and scale to the surrounding residential development.

The proposed Specific Plan Amendment and Zone Change have been evaluated and deemed consistent with the goals and policies of the Western Rosedale Specific Plan, which encourage a range of housing opportunities, compatibility with surrounding land uses, and the orderly expansion of urban development. The project site is located adjacent to existing residential development and within an area planned for future urban growth per the Western Rosedale Specific Plan. Approximately 1,500 feet east of the project site is Tract Map 6252, recorded in 2006, has the same LMR map code designation and R-1 zoning as this project proposes. Therefore, Staff has concluded that the request is consistent with the Western Rosedale Specific Plan and its long-range planning objectives as well as the request is compatible with the surrounding neighborhoods and existing land uses.

Conversion of Agricultural Lands

Summary of Comments

Commenters expressed concern over the loss of agricultural land and its impact on the rural character of the area.

Staff Response

The project represents the planning transition of agricultural land to residential development as anticipated by the Western Rosedale Specific Plan. Consistent with the policies of the Western Rosedale Specific Plan, the applicant has conducted an Agricultural Conversion Study as part of the preliminary review process. The study reported that no agricultural production has existed on the site within the past five (5) years, and the land has been designated as idle grazing land. Therefore, the project site is not considered prime or unique farmland, or farmland of statewide importance. Additionally, the study notes the site currently has no water wells and therefore, agricultural development of the site would require water from off-site sources or substantial investment in irrigation systems. Given the availability of municipal services, conversion to residential uses presents a more sustainable and economically beneficial long-term use of the site.

Infrastructure, Utilities, and Community Services

Summary of Comments

Comments included concerns regarding the impacts to the capacity of infrastructure, utilities, and community services including schools, emergency services, fire protection, law enforcement, electricity, domestic water, sewer, stormwater drainage. In addition, several comments noted concerns over dust and the risk of Valley Fever particularly during the construction phase of proposed development.

Staff Response

All affected agencies, departments, and special districts were notified of the requested Specific Plan Amendment, Zone Change and Agricultural Preserve Exclusion. Thus far, no agency has provided comments other than support for the project and the requirement that applicable impact fees would be required at the time a new residential building permit is issued.

During the processing and consideration of VTTM 7490, affected agencies, departments, and special districts would be notified and any comments, conditions, or requirements provided by affected entities will be incorporated and applied to the map. At the time of consideration of VTTM 7490 or at the time building permits are requested, the applicant will be required to pay school, parks, and traffic impact fees for any new construction to ensure that public facilities and services are equipped for the increase in population. Additionally, if VTTM 7490 is approved, the project must comply with all applicable County standards and permit requirements before grading or construction activities may commence.

Environmental Review

In reviewing the proposed Specific Plan Amendment and Zone Classification Change, Staff has considered the applicable provisions of the California Environmental Quality Act (CEQA), the Public Resources Code, and the State CEQA Guidelines. Staff has determined the proposed project qualifies for multiple statutory and categorical exemptions from CEQA, as discussed below.

Public Resources Code Section 21083.3 provides a statutory exemption for projects that are consistent with applicable planning documents for which environmental review has previously been completed. The proposed project is consistent with the Western Rosedale Specific Plan and the applicable land use designations, development standards, and policies governing the project site. Accordingly, the project qualifies for the streamlined environmental review authorized by this section.

Public Resources Code Section 21159.24 provides a statutory exemption for qualifying infill housing developments located within an urbanized area and in proximity to transit. The proposed residential development satisfies the applicable statutory criteria and is consistent with the intent of promoting infill residential development in areas planned for urban growth.

Public Resources Code Section 21159.25 provides a statutory exemption for qualifying residential and mixed-use residential projects that are consistent with an adopted Specific Plan. The proposed residential development is located within the Western Rosedale Specific Plan, is consistent with the land use designations and development standards established by the Plan and qualifies for this statutory exemption.

CEQA Guidelines Section 15303 (Class 3) provides a categorical exemption for the construction of a limited number of new residential units and appurtenant structures. The proposed residential development qualifies for this exemption because of the future construction of residential units similar with the criteria established under Section 15303.

CEQA Guidelines Section 15182 provides that where an Environmental Impact Report (EIR) has been certified for a community plan, general plan, or zoning action, no additional EIR or Negative Declaration is required for a project that is undertaken pursuant to and is consistent with that plan. On September 23, 1994, the Kern County Board of Supervisors adopted the Western Rosedale Specific Plan and certified the Environmental Impact Report prepared for the Plan (Resolution No. 94-456). The proposed project is undertaken pursuant to and is consistent with the Western Rosedale Specific Plan and does not propose changes to the land use designations, development standards, or policies analyzed in the certified EIR. Staff further finds the proposal will not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts. Therefore, Staff concludes the proposed Specific Plan Amendment and Zone Classification Change qualify for the above-referenced statutory and categorical exemptions, and no additional environmental documentation is required.

Senate Bill 18 – Tribal Consultation

In accordance with State planning law and the California Tribal Consultation Guidelines in accordance with Senate Bill 18, cities and counties are required to consult with California Native American tribes during the local planning process to protect traditional tribal cultural places and resources.

Staff consulted with the State of California's Native American Heritage Commission (NAHC), which resulted in a Sacred Lands file search within the area of potential effects. The NAHC study did not identify any Native American cultural resources or sacred places in the project area. However, the NAHC provided a list of contact information for the tribes who may have interest in the project area and requested further information on the project to be provided to these tribes. A total of ten (10) tribal contacts were provided by the NAHC. As of this writing, Tejon Indian Tribe and Table Mountain Rancheria responded with no comment and no concerns at this time. Copies of correspondence received thus far are attached to this report for reference.

Planning Commission Hearing – August 13, 2026

This request was considered by the Planning Commission on August 13, 2026, agenda. There being no one wishing to speak on the matter, the Planning Commission adopted Resolution No(s). 154-26, 155-26 and 156-26 by a vote of 3-0, with Commissioners Ashley and Dunbar absent. Commissioner Brooks made the motion to approve and seconded by Commissioner Skidmore recommending your Board approve the Specific Plan Amendment, Zone Change Classification, and Agricultural Preserve Exclusion as requested.

Specific Plan and Zoning Consistency

Proposed Map Code Designation: LMR (Low Medium Density Residential)

The proposed project is located within the boundaries of the Western Rosedale Specific Plan. The planning area has a mix of rural and suburban residential uses including tract developments with the smallest parcels less than one-quarter (1/4) acre in size, estate-zoned residential parcels up to 2.5 acres each, and large swaths of agricultural or undeveloped land on minimum 20-acre lots.

The purpose of the LMR (Low Medium Density Residential) map code designation is an urban designation for single-family detached housing typical of tract developments that require a full array of urban services. The residential density permitted in the LMR designation is less than or equal to 10 dwelling units per net acre.

The following are goals and policies from the Western Rosedale Specific Plan that support the processing of the request:

- *General Goal No. 3* – Provide a range of housing alternatives within the Western Rosedale Specific Plan Area (Page I-7).
- *Land Use Element Goal No. 2* – Develop future residential, commercial, and industrial areas that are compatible with existing uses (Page I-8).
- *Land Use Element Policy No. 4* – Provide for an orderly outward expansion of new “urban” development (any commercial, industrial, and residential development having a density greater than one unit per acre) so that it maintains continuity of existing development, allows for the incremental expansion of infrastructure and public service, minimizes impacts on natural environmental resources, and provides a high quality environment for living and business (Page I-9).

The proposed specific plan amendment is consistent with the goals and policies of the Western Rosedale Specific Plan. The LMR map code designation is consistent with the proposed R-1 (Low-density Residential) zone classification and is compatible with the existing residential development and densities in the surrounding area. For example, Tract Maps 6252-A, -B, -C, -D, and -E, approximately 1,500 feet east of the project site, have the same LMR map code designation and zoning.

The requested Specific Plan Amendment, Zone Change, and Agricultural Preserve Exclusion are needed for the applicant to seek approval of VTTM 7490 which will develop the site with individual lots suited for single-family housing. Additionally, the requests and the subsequent processing of VTTM 7490 will create a net increase in the availability of housing while remaining consistent with the goals and policies of the Western Rosedale Specific Plan and compatible with development in the surrounding area.

Proposed Zoning: R-1 (Low-density Residential)

The purpose of the R-1 (Low-density Residential) District is to designate areas suitable for traditional smaller lot, single-family homes and compatible uses. The maximum density permitted in the R-1 District is limited to 10 dwelling units per net acre. The R-1 District is characterized by the typical single-family subdivision.

The proposed R-1 zoning is consistent with the proposed LMR map code designation and will enable the applicant to subdivide and develop the project site with single-family dwellings similar in scale and density to the surrounding area. Approval of the request will allow the applicant to optimize the residential potential of the site, create a net increase in housing availability and maintain consistency with the goals of the Kern County Housing Element and the Western Rosedale Specific Plan.

Affirmatively Furthering Fair Housing (AFFH) Analysis

The goal of Affirmatively Furthering Fair Housing is to combat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and lift barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.

Based on Staff's review of California Assembly Bill 686 and the Kern County Housing Element regulations, and in alignment with the County's goals to Affirmatively Further Fair Housing, Staff finds the proposed Specific Plan Amendment from R-IA (Intensive Agriculture) to LMR (Low Medium Density Residential) and Zone Change from A (Exclusive Agriculture) to R-1 (Low-density Residential) supports the goals of Affirmatively Furthering Fair Housing by expanding opportunities for homeownership and stable housing in an area that was previously limited to non-residential uses. The proposed land use change will increase the availability of safe, high-quality housing in areas with access to schools, services, and employment. Encouraging residential development on formerly underutilized agricultural land supports the County's broader efforts to increase housing choice and community development.

Exclusion from Agricultural Preserve No. 9

The California Land Conservation Program, also known as the Williamson Act, was established to prevent unnecessary and premature conversion of agricultural and open space lands to urban uses in order to conserve the State's economic resources and the agricultural industry. Local jurisdictions define and amend the administrative boundaries of agricultural preserves, and landowners within a designated agricultural preserve can enter a Williamson Act contract with the jurisdiction to voluntarily limit the permitted uses of the land to either agricultural or open space for a reduced property tax liability. All policies and procedures for administering the Williamson Act are initiated, developed and amended by the Board of Supervisors upon recommendation by the Director of the Kern County Planning and Natural Resources Department.

The project site is not currently under a Williamson Act contract and is designated grazing land by the California Department of Conservation's Division of Land Resource Protection. Based on Staff's review of historic satellite imagery, the project site has not been used for growing crops in over ten (10) years and has been intermittently used for grazing. Therefore, the project site is not considered prime or unique farmland, or farmland of statewide importance.

It is Staff's conclusion that the project site can be excluded from the boundaries of Agricultural Preserve No. 9 at the request of the property owner without significantly impacting Statewide agricultural and economic resources, and the exclusion of the project site from the boundaries of Agricultural Preserve No. 9 would be consistent with the Board of Supervisor's policy to permit only properties zoned A (Exclusive Agriculture) within the administrative boundaries of an agricultural preserve.

Staff Recommendation

Staff believes the proposed Specific Plan Amendment, Zone Change, and Agricultural Preserve Exclusion are consistent with the goals and policies of the Western Rosedale Specific Plan. The requested map code designation and proposed zoning will be compatible with the existing development in the surrounding area and consistent with the purpose, goals and policies of the Western Rosedale Specific Plan.

As previously stated, the applicant intends to seek approval for Vesting Tentative Tract Map 7490 subsequent to the approval of the Specific Plan Amendment, Zone Change, and Agricultural Preserve Exclusion. The future parcels would meet the density requirements of the proposed R-1 District and LMR map code designation and support future residential development that will be in compliance with County development standards while creating a net increase in housing availability, consistent with the policies and goals of the Kern County Housing Element.

If approved, future infrastructure improvements may be implemented, and any new development and lot separation on-site will be subject to all Kern County Development Standards per Chapter 19.80 of the Kern County Zoning Ordinance and the Kern County Land Division Ordinance. Any future development proposals will be subject to all Kern County Public Works and Kern County Environmental Health standards for safe residential living environments.

Therefore, based on the above review, Staff recommends your the Board of Supervisors concur with the Planning Commission and approve the Specific Plan Amendment as requested; approve the Zone Change as requested; and approve the Agricultural Preserve Exclusion as requested.

PUBLIC INQUIRY OR CORRESPONDENCE: Kern County Public Works – Development Review Division, Kern County Public Works – Sewer and Water Division, Kern County Public Works - Floodplain Management Division, and Kern County Public Works – CSA Division, North of the River Recreation and Park District, Kern County Superintendent of Schools, California Department of Transportation (Caltrans), Kern County Public Health Department, Janaye Joyner, Lisa Murphy, Rachel Bono, Matthew Joyner, Joel and Latoya Guron, Katelyn Bassignani-Cooper, Kirstina Calton, Karlene Bonds, Aaron Mykytiuk, Ariana Martinez, Dede Asuncion, Carol Bender, California Department of Conservation – Geologic Energy Management Division

CEQA ACTION: Environmental Review: Public Resources Code Section 21083.3, Public Resources Code 21559.24, Public Resources Code 21559.25, Categorical Exemption, Exemption 15303 (Class 3), and Special Situations, Exemption 15182 of the State CEQA Guidelines

PLANNING COMMISSION RECOMMENDATION: Adopt resolution and recommended findings approving Amendment of the Land Use Element of the Western Rosedale Specific Plan as requested; adopt resolution, recommended findings, and enact ordinance approving Zone Change as requested; and adopt resolution and recommended findings approving Agricultural Preserve Exclusion as requested

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR SPECIFIC PLAN AMENDMENT NO. 100, MAP 101:

- (1) This Board has determined that pursuant to Public Resources Code Section 21083.3, and Section 15182 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Specific Plan Amendment No. 100, Map 101. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Specific Plan Amendment No. 100, Map 101 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - There is no new information of substantial importance that was not known or could not have been known at the time the Western Rosedale Specific Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Western Rosedale Specific Plan Final Environmental Impact Report.
 - The requested actions initiate the implementation of a project addressed in the Western Rosedale Specific Plan and previously analyzed in the Western Rosedale Specific Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
 - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Specific Plan Amendment qualifies under Section 15303 (Class 3) as the amendment will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
- (3) The Specific Plan Amendment is consistent with the applicable provisions of the Western Rosedale Specific Plan and is consistent with the existing rural and suburban residential designations seen in the surrounding area. The LMR (Low Medium Density Residential) map code designation would support continued residential development in the area while maintaining consistency.
- (4) Approval of the requested Specific Plan Amendment will facilitate the development of residential housing that is compatible with the surrounding area and consistent with the goals of the Western Rosedale Specific Plan by increasing housing opportunities while maintaining continuity with existing residential neighborhoods and infrastructure.

- (5) The Specific Plan Amendment is consistent with the goals and provisions of the Western Rosedale Specific Plan which encourages a variety of housing opportunities, orderly expansion of urban development, and residential neighborhoods that are compatible with surrounding land uses.
- (6) As a result of the Specific Plan Amendment, future development of the property will remain subject to review through the Vesting Tentative Tract Map process, applicable improvement plans, and building permit review, and shall comply with all applicable Kern County Development Standards, conditions of approval, and requirements of the Land Division Ordinance prior to development.
- (7) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed;
- (8) Approval of the Specific Plan Amendment will permit future development of the site that is consistent with land uses in the vicinity. The area to the south contains a tract development with single-family dwellings consistent with the proposed future development of the site, and tracts to the east are developed with single-family dwellings with the LMR map code designation. The proposed residential uses and designations are consistent with the existing surrounding designations and with the Western Rosedale Specific Plan.
- (9) The Specific Plan Amendment is appropriate and will implement residential use on the project site that supports Housing Element goals in Kern County.
- (10) The Specific Plan Amendment is consistent with the goals and provisions of the Kern County Housing Element which encourages adequate sites be designated for single-family housing.
- (11) The Specific Plan Amendment, Zone Change, and Agricultural Preserve exclusion to permit future residential development supports the goals of Affirmatively Furthering Fair Housing. The site is located within an agriculturally zoned area which has not been used for agricultural operations and is not under an agricultural protection contract. As such, re-zoning will support residential development on site that is consistent with residential development in the area.
- (12) The proposed project directly supports the goals of Affirmatively Furthering Fair Housing by expanding opportunities for homeownership and stable housing in areas that were previously limited to non-residential uses.
- (13) The proposed land use change will increase the availability of safe, high-quality housing in areas with access to schools, services, and employment.
- (14) Encouraging residential development on formerly underutilized agricultural land supports the County's broader efforts to increase housing choice and community development.
- (15) The proposed project supports the development of a range of housing types, including single-family homes, which contributes to meeting the diverse needs of County residents across income levels, ages, and household sizes.

- (16) By facilitating homeownership, the proposed project supports long-term residential stability and wealth-building for households.
- (17) The project leverages existing infrastructure and public services to accommodate new housing efficiently and equitably.
- (18) The introduction of single-family housing in this location complements surrounding land uses and supports the County's goals of fostering cohesive and diverse communities.

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR ZONE CHANGE NO. 211, MAP 101:

- (1) This Board has determined that pursuant to Public Resources Code Section 21083.3, and Section 15182 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Zone Change Case No. 211, Map 101. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15182, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Zone Change Case No. 211, Map 101 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
- As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
- There is no new information of substantial importance that was not known or could not have been known at the time the Western Rosedale Specific Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.
- The requested actions initiate the implementation of a project addressed in the Western Rosedale Specific Plan and previously analyzed in the Western Rosedale Specific Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.

- The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Zone Change qualifies under Section 15303 (Class 3) of the State CEQA Guidelines as the change in zoning will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
 - (3) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed.
 - (4) The proposed change in zone classification is consistent with the Western Rosedale Specific Plan and will implement the proposed land use designation while remaining compatible with surrounding residential development.
 - (5) Approval of the requested Zone Change will allow development of residential lots that are compatible with surrounding residential uses, provide additional housing opportunities, and implement the residential development anticipated by the Western Rosedale Specific Plan.
 - (6) The proposed zone classifications are appropriate for the site because they implement the proposed Specific Plan land use designation, are consistent with the character of the surrounding area, and support orderly residential development consistent with County planning policies.
 - (7) The Zone Change is consistent with the applicable provisions and policies of the Western Rosedale Specific Plan and is consistent with the mix of rural and suburban residential designations in the plan area.
 - (8) Approval of the Zone Change will permit future development that is consistent and complementary to surrounding land uses and that will add additional potential residential uses in the area.
 - (9) The R-1 Zone Change is appropriate for the proposed suburban residential development that optimizes the site's development potential by providing for separate lots to be created in the future that are proposed to be developed with new housing on a currently vacant parcel.
 - (10) As a result of the Zone Change, any development on site will be subject to a site plan review that will meet all Kern County Development Standards for residential development per Chapter 19.80 of the Kern County Zoning Ordinance.
 - (11) The Zone Change shall only become effective upon the recordation of the final map.
 - (12) The Specific Plan Amendment, Zone Change, and Agricultural Preserve exclusion to permit future residential development supports the goals of Affirmatively Furthering Fair Housing. The site is located within an agriculturally zoned area which has not been used for agricultural operations and is not under an agricultural protection contract. As such, re-zoning will support residential development on site that is consistent with residential development in the area.

- (13) The proposed project directly supports the goals of Affirmatively Furthering Fair Housing by expanding opportunities for homeownership and stable housing in areas that were previously limited to non-residential uses.
- (14) The proposed land use change will increase the availability of safe, high-quality housing in areas with access to schools, services, and employment.
- (15) Encouraging residential development on formerly underutilized agricultural land supports the County's broader efforts to increase housing choice and community development.
- (16) The proposed project supports the development of a range of housing types, including single-family homes, which contributes to meeting the diverse needs of County residents across income levels, ages, and household sizes.
- (17) By facilitating homeownership, the proposed project supports long-term residential stability and wealth-building for households.
- (18) The project leverages existing infrastructure and public services to accommodate new housing efficiently and equitably.
- (19) The introduction of single-family housing in this location complements surrounding land uses and supports the County's goals of fostering cohesive and diverse communities.

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR ALTERATION OF BOUNDARIES OF AGRICULTURAL PRESERVE NO. 9 – EXCLUSION:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is categorically exempt under Section 15303 of the State CEQA Guidelines.
- (3) The effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.
- (4) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 9 for the purposes of residential use is suitable to infill the vacant lot.
- (5) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 9 for the purposes of residential use is suitable to infill the vacant lot.
- (6) County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Alteration of the Boundaries of Agricultural Preserve No. 9 - Exclusion project. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the

Implementation of CEQA, Public Resources Code Section 21083.3, Public Resources Code 21559.24, Public Resources Code 21559.25, Categorical Exemption, Exemption 15303 (Class 3), and Special Situations, Exemption 15182 of the State CEQA Guidelines after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Alteration of the Boundaries of Agricultural Preserve No. 9 - Exclusion project do not require the preparation of subsequent environmental documentation.

DM:AC:jw

Attachment

Maps

Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

Vicinity Map

Floyd Hinesley
by Dewalt Corporation

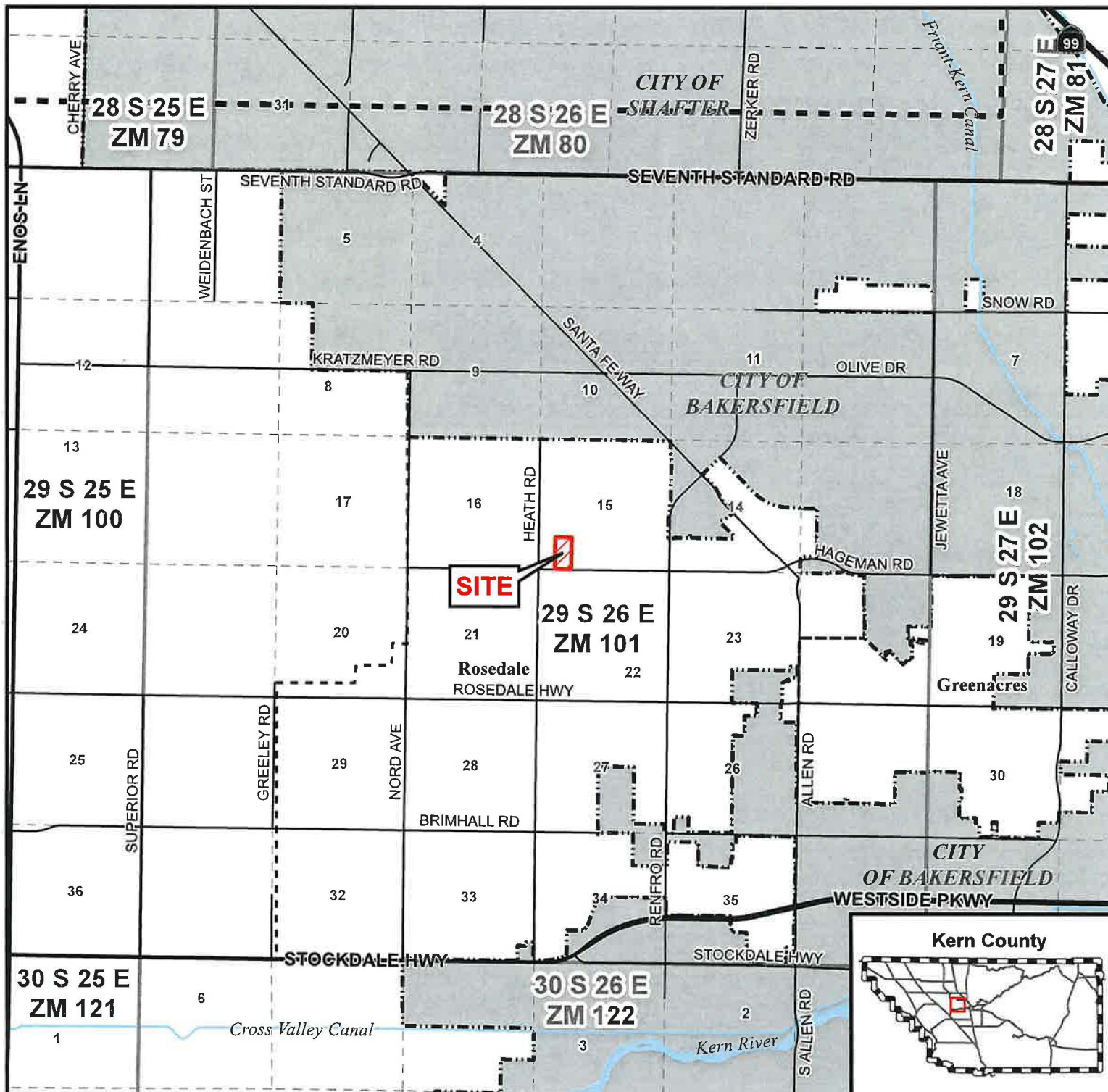
-  Site
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 463-052-18
Sec. 15 - T29S/R26E
Created on: 6/15/2026

0 5,000 10,000 ft



**Kern County
Planning & Natural
Resources Department**

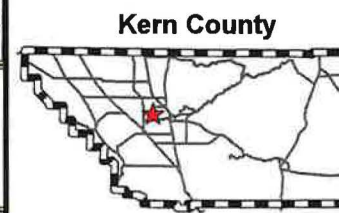


Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

Existing Specific Plan Map

Floyd Hinesley
by Dewalt Corporation

-  Site
-  Arterials
-  Collectors
-  Metro Bakersfield GP Boundary
- Specific Plans**
 -  Western Rosedale
- General Plan Boundaries**
 -  4.1 - Accepted County Plan Areas
 -  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
 -  SR - SUBURBAN RESIDENTIAL, ≤ 4 D.U./NET ACRE
 -  UER - URBAN ESTATE RESIDENTIAL



APN: 463-052-18
Sec. 15 - T29S/R26E
Created on: 6/15/2026

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Kern County
Planning & Natural
Resources Department

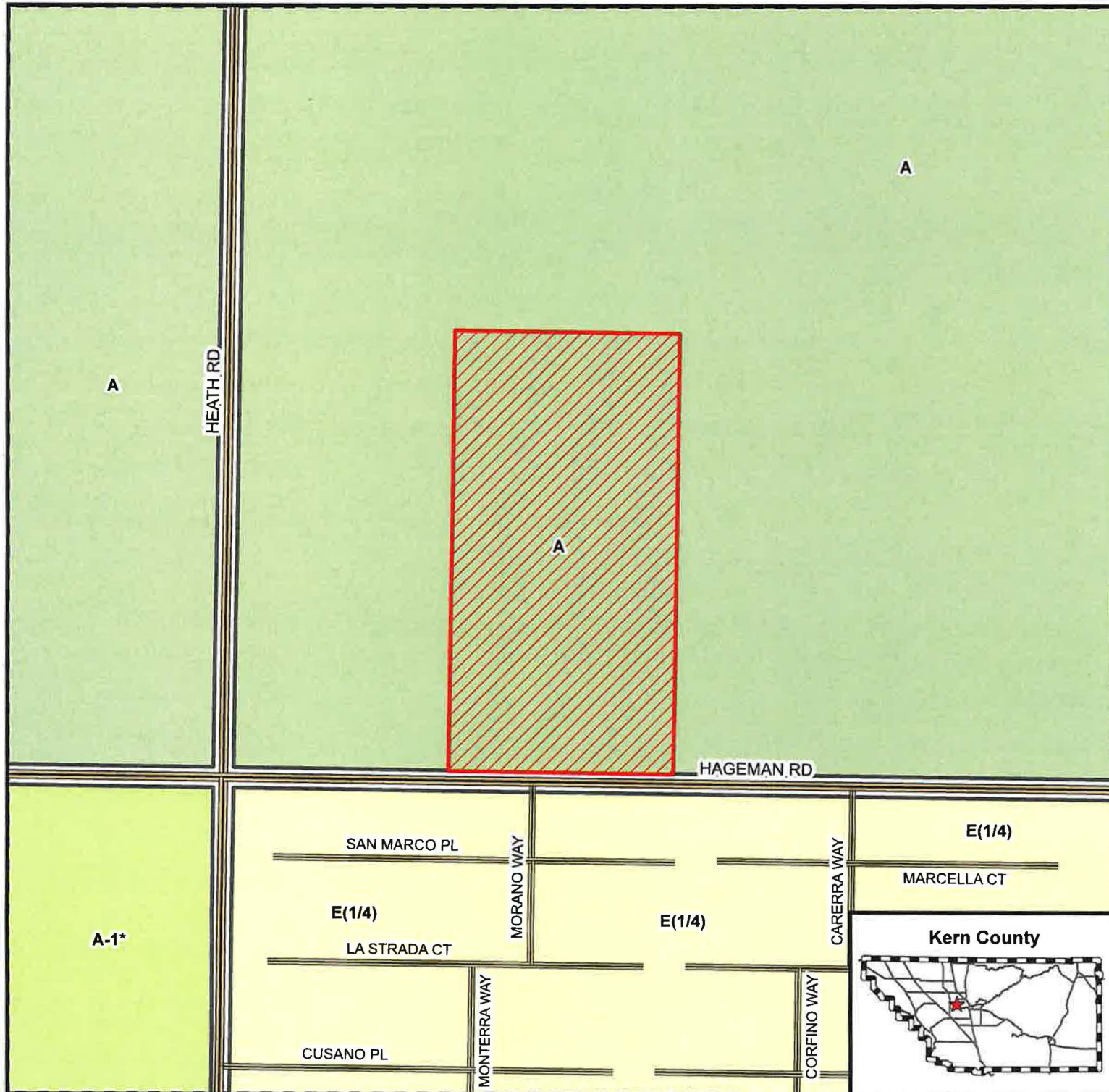


Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

Existing Zone Classifications

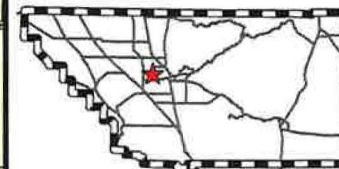
Floyd Hinesley
by Dewalt Corporation

-  Site
-  Arterials
-  Collectors
-  Locals
-  Metro Bakersfield GP Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  E(1/4) - Estate (.25 acre)



APN: 463-052-18
Sec. 15 - T29S/R26E
Created on: 6/15/2026

Kern County



0 380 760 ft



Kern County
Planning & Natural
Resources Department



Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

Assessor's Parcelization Map

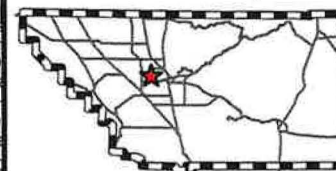
Floyd Hinesley
by Dewalt Corporation

-  Site
-  Parcel Boundaries
-  Arterials
-  Collectors
-  Locals



APN: 463-052-18
Sec. 15 - T29S/R26E
Created on: 6/15/2026

Kern County



Kern County
Planning & Natural
Resources Department



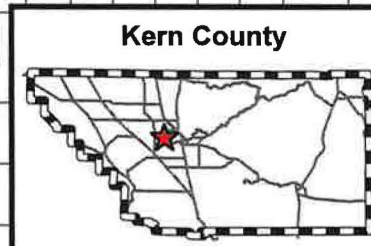
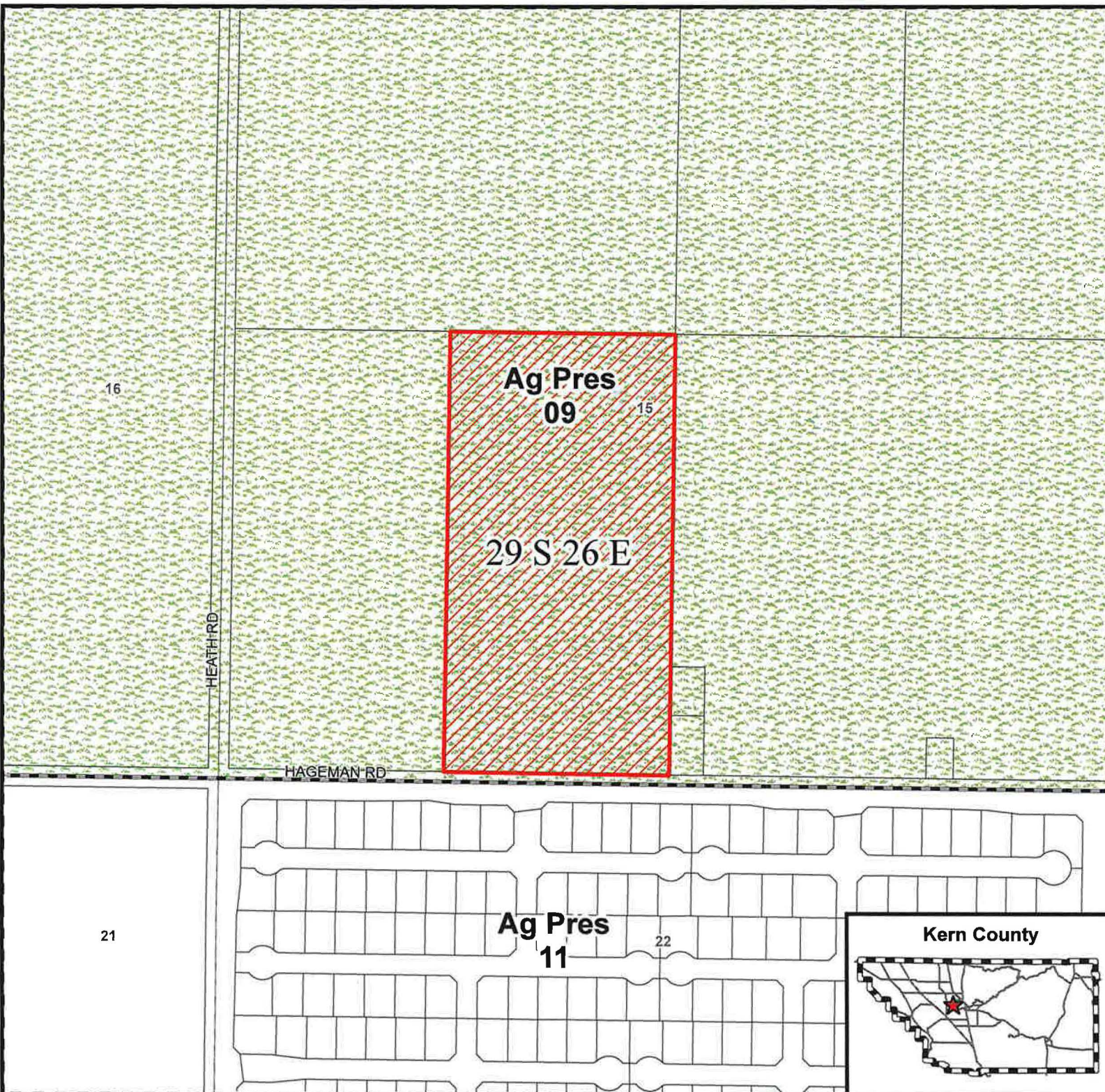
Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

**Preliminary
Agricultural
Preserve Map**
Floyd Hinesley
by Dewalt Corporation

-  Site
-  Arterials
-  Collectors
-  Parcels
-  Ag Preserve Boundary
-  Ag Preserve Included
-  Township/Range
-  Sections

APN: 463-052-18
Sec. 15 - T29S/R26E
Created on: 7/21/2026

0 380 760 ft



Map 101: SPA 100, ZCC 211, Ag Ex Pres. 9

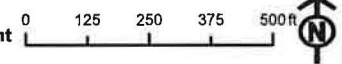
-  Site
-  Arterials
-  Locals

Aerial Map
Floyd Hinesley
by Dewalt Corporation

APN: 463-052-18
Sec. 15 - T29S/R26E



Kern County
Planning & Natural
Resources Department



HEATH RD

SITE

HAGEMAN RD

SAN MARCO PL

MARCELLA CT

LA STRADA CT

MONTALONE PL

Site Plan

Map showing the proposed site location (SITE) and surrounding streets (STREET) and landmarks (LANDMARK).

VESTING
TENTATIVE
TRACT NO. 7490
CONSISTING OF ONE SHEET

BEING A DIVISION OF LOT 28 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST, MOUNT Diablo BASE AND MERIDIAN, PER KERN COUNTY SALES MAP OF SAID SECTION, FILED IN THE OFFICE OF THE KERN COUNTY RECORDER ON DECEMBER 29, 1960, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

23.01 ACRES 71 LOTS

WESTERN UNION

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2. ALL ELECTRICAL LEADS MUST BE INSULATED TO PREVENT SHORTS AND TO PREVENT DAMAGE TO THE SAMPLE.
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1 inch = 50 ft

ZONE A, CPA-17-1  
LASTING FAMILIARITY  
POW. COPS

VÄRGIN NÄST  
FACULTY

VESTING  
TENTATIVE TRACT NO. 7490  
T 26, SECTION 15, T.29S., R.26E.  
NTY OF KERN, STATE OF CALIFORNIA

JOHN A. GPO. 5-14  
EXTENSIBLE FARMHAND  
DICKENS



**DEWALT**  
Corporation

• BUSINESS • PLANNING • BUSINESS • LAW DEVELOPMENT • CONSTRUCTION MANAGEMENT

1650 Santa Anita Street, BAYCARE, CA, 93301  
 Tel: (651) 222-1800 FAX: (641) 323-4974

1  
of

## Comments

**Office Memorandum**

To: Craig Murphy, Director  
Planning and Natural Resources Department  
Attn: Asha Chandy, Supervising Planner

From: Cesar Ayon, Engineering Manager   
Public Works Department/Development

Subject: SPA 100, Map 101; ZCC 211, Map 101; Ag Pres 9 – EXL, Map 101  
Location: Approximately 700' feet east of Heath Road, northside of Hageman Road, in  
unincorporated Bakersfield (APN 463-052-18)

July 24, 2026

Development Review Division

This Division has reviewed the subject project and recommends the following:

1. Support to amend the Land Use Element of the Western Rosedale Specific Plan from Map Code R-IA to LMR.
2. Support to change in Zone Classification from A to R-1.
3. Support the Agricultural Preserve Exclusion of 20 acres from Agricultural Preserve No. 9.

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Rodd Parke of this Division at (661) 862-8848.

Sewer and Water Division

This Division has reviewed the subject project and has no comments:

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Kyle Perez of this Division at (661) 862-8852.

Floodplain Management Division

From the information supplied with the Notice of Public Hearing, we have no comments or recommendations regarding the project.

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Ravidu Wijesekare of this Division at (661) 862-8937.

**GROUNDLED  BOUNDLESS**

**CSA Division**

**This Division has reviewed the subject project and has no comments:**

**Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Miguel Munoz of this Division at (661) 862-8908.**



RECEIVED

JUL 28 2026

Kern County Planning &  
Natural Resources Dept.

July 24, 2026

Our File No.: CO26-0116

Kern County Planning Department  
Attn: Asha Chandy, Supervising Planner  
2700 M Street, Suite 100  
Bakersfield, CA 93301

**RE: DEVELOPER FEES FOR: SPA No. 100; ZCC No. 211; Ag Pres No. 9 Exl; Map No. 101-15**  
(East of Heath Rd, on the north side of Hageman Rd)

Dear Ms. Chandy,

This office represents the Rosedale Union Elementary and Kern High School Districts with regard to the imposition of school impact fees and appreciates the opportunity to respond on behalf of the districts regarding the proposed project. This letter is limited to addressing the possible effects which the project might have on school facilities created by students attributable to the project. It is not intended to address other possible environmental concerns which might be identified by the district(s) after reviewing it.

It is our determination that the above-mentioned project proposing to (a) Amend the Land Use Element of the Western Rosedale Specific Plan Map Code from R-IA (Intensive Agriculture) to LMR (Low Medium Density Residential - Less than or Equal to 10 Dwelling Units/Net Acre); (b) a change in zone classification from A (Exclusive Agriculture) to R-1 (Low Density Residential) and (c) an Agricultural Preserve Exclusion of 20-acres from Agriculture Preserve No. 9 may have effects on either of these district's facilities so long as statutory school facilities fees are collected as required by law and that no further mitigation measures regarding school facilities are necessary. Currently, these fees are set at \$5.38 per square foot, an amount subject to COLA adjustment every two years. However, the Rosedale Union School District has adopted the alternative fees authorized by Government Code Sections 65995.5 and/or 65995.7. The current fee of \$7.34 per square foot will be levied on all new residential building permits. (This alternative fee under Government Code Section 65995.5 is nominally 50 percent of construction cost, while that under Government Code Section 65995.7--which can be levied when the State's school facilities program runs out of money--is nominally 100 percent of construction cost.)

Thank you for the opportunity to comment on the project. Should you have any questions, or if we can be of any further assistance in this matter, please contact me at 636-4599, or through e-mail at [anwatson@kern.org](mailto:anwatson@kern.org).

Sincerely,

Andrea Watson, Specialist  
School District Facility Services

Cc: Districts



July 28, 2026

Asha Chandy, Supervising Planner  
Kern County Planning and  
Natural Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, California 93301

Subject: SPA #100, Map 101; ZCC #211, Map 101; Ag Pres #9-Exl, Map 101

Dear Ms. Chandy,

The referenced project proposes to amend the Land Use Element of the Western Rosedale Specific Plan map designation from R-IA Residential to LMR Residential or a more restrictive map code designation; a change in zone classification from A Exclusive Agricultural to R-1 Low Density Residential or a more restrictive district, and An Agricultural Preserve Exclusion of 20 acres from Agricultural Preserve No. 9. The project will impact North of the River Recreation and Park District's (NOR) services and facilities.

The subdivider shall be required to pay a Quimby fee based on park land dedication requirement of 2.5 acres per 1,000 population in accordance with Chapter 18.96 of the County of Kern Land Division Ordinance. The subdivider shall also join the NOR Park Maintenance District and pay park development fees for each residential structure at the time of permit to assist in mitigating the impact to park and recreation services. Monitoring of this condition will be assisted by NOR.

A copy of the requested conditions is enclosed. Should there be questions please contact me. Thank you for the opportunity to review this project.

Sincerely,

Steph Thisius, PLA, ASLA  
Director of Planning & Construction

SMT: cvw

**NORTH OF THE RIVER RECREATION AND PARK DISTRICT  
CONDITIONS OF APPROVAL**

***Condition for Quimby fees only.***



Prior to recordation of a final map, the subdivider shall pay a Quimby fee based on a park land dedication requirement of 2.5 acres per 1000 population in accordance with Chapter 18.96 of the County of Kern Land Division Ordinance. If the number of dwelling units increases or decreases upon recordation of a final map(s), the park land requirement will change accordingly. Refer to County of Kern Land Division Ordinance 18.50.080, 18.96 and the Planning Information Sheet regarding calculation and payment of Quimby fee. This subdivision is located within the boundaries of the North of the River Recreation and Park District. In accordance with Government Code Section 66020(d), you are hereby notified that the 90-day period in which you may protest the imposition of this fee has begun.

*County of Kern Land Division Ordinance 18.50.080 & 18.96 requires the Planning Commission to determine if a subdivider is to dedicate park land, pay a Quimby fee, reserve park land or a combination of these in order to satisfy the City's park land ordinance for North of the River Recreation and Park District. Staff is recommending this condition in accordance with County of Kern Land Division Ordinance 18.50.080 & 18.96.*

***Condition for dedication, payment of Quimby fees, reservation and/or combination.***



Prior to recordation of a final map, the subdivider shall dedicate land with free and clear title to North of the River Recreation and Park District based on a park land dedication requirement of 2.5 acres per 1,000 population in accordance with Chapters 18.50.080 & 18.96 of the Count of Kern Land Division Ordinance. If the number of dwelling units increases or decreases upon recordation of a final map(s), the park land requirement will change accordingly. Prior to recordation of a final map, the subdivider shall enter into an agreement with North of the River Recreation and Park District to implement and satisfy this condition. This subdivision is located within the boundaries of North of the River Recreation and Park District. In accordance with Government Code Section 66020(d), you are hereby notified that the 90-day period in which you may protest the imposition of the fee has begun.

- Subdivider shall dedicate \_\_\_ acres;
- and pay Quimby fees on the remaining portion of the park land requirement. Refer to County of Kern Land Division Ordinance Chapters 18.50.080, 18.96 and Planning Information Sheet regarding calculation and payment of Quimby fee.
- In addition to the dedication of land, the subdivider shall reserve \_\_\_\_\_ acres of additional land within the boundaries of the tract for the park.

*County of Kern Land Division Ordinance 18.50.080 & 18.96 requires the Planning Commission to determine if a subdivider is to dedicate park land, pay a Quimby fee, reserve park land or a combination of these in order to satisfy the City's park land ordinance for North of the River Recreation and Park District. Staff is recommending this condition in accordance with County of Kern Land Division Ordinance Chapter 18.50.080 & 18.96.*

**NORTH OF THE RIVER RECREATION AND PARK DISTRICT  
CONDITIONS OF APPROVAL (Continued)**

- ☐ Prior to recordation of any final map, the subdivider shall record a covenant on the property disclosing the requirement to dedicate/reserve a public park pursuant to a park agreement with the North of the River Recreation and Park District. Covenant shall be reviewed for approval by the North of the River Recreation and Park District prior to recordation.

*North of the River Recreation and Park District requested condition for orderly development.*

- ☐ Prior to recordation of any final map, the subdivider shall record a covenant on all lots of the subdivision disclosing the potential for light, glare, traffic and noise disturbances associated with the operations of existing park site. Covenant shall be reviewed for approval by North of the River Recreation and Park District and submitted to Planning Department prior to recordation.

*North of the River Recreation and Park District requested condition for orderly development.*

***Condition of requirement to join the North of the River Park Maintenance District.***

- ☒ It is required that this development joins the North of the River Park Maintenance District. Monitoring of this condition will be assisted by North of the River Recreation and Park District (NOR). The developer is required to provide NOR with a listing of all parcels/lots and the number of residential units being created. A printed copy of the map shall also be submitted that shows all parcels/lots. A written request to join the maintenance district and waive Proposition 218 voting rights regarding the fee should also be submitted (NOR will provide a form to be completed and signed). These will be reviewed by NOR and, when determined acceptable for billing purposes, a certificate will be provided to the developer. The certificate will verify that the provisions of this condition have been met. This condition should be met before the tract is allowed to record and, preferably, concurrently with the application process. Prior to recordation of a final map, the subdivider shall provide the Planning Department written proof/verification from North of the River Recreation and Park District that said project is within the NOR Park Maintenance District.

*North of the River Recreation and Park District requested condition for orderly development.*

***Condition of fee for park development and improvement.***

- ☒ All residential development within the North of the River Recreation and Park District jurisdiction shall pay a park development fee to help provide park facilities within the District area. This is in accordance with Chapter 17.70 of the County of Kern Ordinance Code. Fees are paid directly to Kern County and set up as a separate account for NOR park development. All fees must be paid at the time of building permit issuance. Fees required shall be the applicable amount in effect at the time a building permit is obtained.

*North of the River Recreation and Park District requested condition for orderly development.*

- ☐ Subdivider shall be responsible for improving streets adjacent to the park site to County & Greater Bakersfield Metropolitan Plan standards.

*Orderly development.*



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KER-58\_Map #101 SPA #100 ZCC#211

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**From** Isla, Nicholas@DOT <Nicholas.Isla@dot.ca.gov>

**Date** Thu 9/10/2026 12:37 PM

**To** Asha Chandy <chandyas@kerncounty.com>

**Cc** Huff, David@DOT <David.Huff@dot.ca.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Hello Asha,

We've reviewed the above-mentioned map and because this will have minimal impact to the State Highway System, we have no comment.

Thank you,

Nicholas Isla  
Associate Transportation Planner  
Regional and Community Planning Branch  
California Department of Transportation  
1352 West Olive Avenue  
(559) 981-7373

**BE WORK ZONE ALERT**

## INTEROFFICE MEMORANDUM

---

To: Asha Chandy, Supervising Planner  
From: Emily Manriquez, EHT  
Subject: SPA No. 100, Map 101; ZCC No. 211; Ag Ex Pres. 9  
APN(s): 463-052-18

---

Date: September 9, 2026

The Kern County Environmental Health Division has reviewed the above referenced project. This Division has the local regulatory authority to enforce state regulations and local codes as they relate to waste discharge, water supply requirements, and other items that may affect the health and safety of the public or that may be detrimental to the environment.

Prior to approval the method of water supply and sewage disposal for the proposed project shall be approved by Kern County Environmental Health Division.

*Grounded in Health*

2700 M St., Suite 300, Bakersfield, CA. 93301 | 661.862.8740 | [www.kernpublichealth.com](http://www.kernpublichealth.com)

# **Public Comments**

Re: SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9

From Janaye Joyner <j.michellephotography@yahoo.com>

Date Tue 7/28/2026 6:05 PM

To Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear Planning Commissioners,

I am writing to express my concerns regarding the proposed rezoning of approximately 20 acres on the north side of Hageman Road for higher-density residential development.

My greatest concern is the significant amount of dust that would be generated during grading and construction. As Kern County residents know, Valley fever is a serious public health concern, and disturbing large amounts of soil has the potential to increase airborne fungal spores. This project is located near existing neighborhoods where families, children, seniors, and individuals with compromised immune systems could be exposed.

I would also like to share a personal perspective. In October 2025, our 15-year-old son was diagnosed with Valley fever. During that time, there was significant home construction occurring across from Frontier High School, where he attended. While I cannot say with certainty that the construction caused his illness, our family's experience has made us acutely aware of the serious health risks associated with airborne dust in Kern County.

Valley fever is not just a statistic for our family—it has affected our son's health, education, and ability to participate in the sports he loves. Watching him go through that experience has been incredibly difficult, and it has left us deeply concerned about projects that involve disturbing large amounts of soil near existing neighborhoods.

I respectfully request that the Planning Commission carefully consider the potential public health impacts of this project. Specifically, I ask that the County require stringent dust-control measures, including continuous watering, dust monitoring, restrictions on grading during high winds, covered haul trucks, and any other measures necessary to minimize airborne dust and protect nearby residents.

I am also concerned about the increased traffic on Hageman Road, construction noise, additional demands on infrastructure and water resources, and the permanent loss of open agricultural land that has long been part of the character of our community.

Finally, I understand that this project has been determined to be exempt from further environmental review. Given Kern County's exceptionally high rates of Valley fever and the potential health impacts associated with disturbing approximately 20 acres of soil, I respectfully ask the Commission to reconsider whether additional environmental review or health impact analysis is warranted before approving this rezoning request.

Growth is inevitable, but it should never come at the expense of the health and safety of the families who already live here. I respectfully ask the Planning Commission to carefully consider these concerns before approving this project.

Thank you for your time, consideration, and service to our community.

Sincerely,

**Janaye Joyner**  
Bakersfield, CA

661-632-6457

---

SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9

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From Lisa Murphy <lmurphy93314@gmail.com>  
Date Tue 7/28/2026 6:14 PM  
To Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

To: Kern County Planning Commission / Bakersfield City Planning Department(Please update with the exact governing body handling this proposal)

Subject: Formal Opposition to the Proposed Rezoning of 20 Acres (North Side of Hageman Road, East of Heath Road) from R-1A to LMR

Dear Members of the Planning Commission,

I am writing to formally submit my strong opposition to the proposal to rezone approximately 20 acres on the north side of Hageman Road, east of Heath Road, from Agricultural (R-1A) to Low Medium Density Residential (LMR).

While I understand the ongoing need for regional development, introducing higher-density housing like apartments into this specific location is fundamentally flawed and presents significant infrastructure, environmental, and community challenges.

This proposal represents an incompatible land-use shift that disrupts the established character of the area. Converting dedicated agricultural land (R-1A) directly into multi-family housing undermines local zoning logic and creates severe logistical burdens for the immediate neighborhood.

My opposition is rooted in several critical areas of concern:

**Traffic Congestion and Safety:** Hageman and Heath Roads already experience heavy traffic. Adding a high-density complex will introduce hundreds of additional daily vehicular trips. This will severely degrade local traffic flow and increase safety hazards at nearby intersections.

**Infrastructure Strain:** Our current infrastructure is not equipped to handle a sudden population surge. The local sewage, water systems, and electrical grid will face immediate strain. Furthermore, neighboring schools and emergency services are already operating at or near capacity.

**Loss of Agricultural Buffer:** The R-1A zoning serves as a vital buffer and preserves the community's rural heritage. Eliminating this 20-acre parcel permanently damages the local eco-system and diminishes property values for existing single-family homeowners.

For these reasons, I urge the Planning Commission to reject this rezoning request. Sound urban planning requires sustainable growth that respects existing neighborhoods, rather than high-density developments forced into areas lacking the infrastructure to support them.

Thank you for your time, consideration, and service to our community. I request that this letter be entered into the official public record for this proposal.

Sincerely,  
Lisa Murphy  
3724 Positano Place  
(661)549-2712

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**Zoning Proposal 93314 Heath and Hageman**

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**From** rachel bono <rachelbono81@gmail.com>  
**Date** Tue 7/28/2026 6:12 PM  
**To** Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear County Officials,

I am writing to express my concern regarding the proposed apartment buildings planned adjacent to existing farmland in our community.

Our agricultural land is an important part of the county's economy, history, and identity. Converting or developing areas immediately next to active farmland can create long-term conflicts between residential neighborhoods and agricultural operations while reducing the availability of productive farmland for future generations.

In addition, I am concerned about the increased traffic this development will bring. The existing roads already experience congestion, and adding a large residential complex could create safety issues, longer commute times, and increased strain on local infrastructure. Before moving forward, I respectfully request that the County conduct a thorough traffic impact analysis and carefully evaluate whether the current road network can safely accommodate this growth.

I respectfully ask the County to reconsider approving this project and explore alternatives that better protect our farmland, preserve our rural character, and address transportation concerns before any decisions are made.

Thank you for your time and consideration. I appreciate your commitment to making decisions that serve the long-term interests of our community. I look forward to your response.

Sincerely ,  
Rachel Bono

Sent from my iPhone

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**Concerns Regarding Proposed Apartment Development Across from Tallus Ranch**

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**From** Matthew Joyner <matthewjjoyner@gmail.com>

**Date** Tue 7/28/2026 6:24 PM

**To** Asha Chandy <chandyas@kerncounty.com>

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear Members of the Kern County Planning Commission,

My name is Matthew Joyner, and I am a homeowner in the Tallus Ranch community. My family and I live directly across from the approximately 20-acre parcel where a two-story apartment complex has been proposed. I understand that Kern County continues to grow and that additional housing is needed, but I have serious concerns about whether this particular project is the right fit for this location.

One of my biggest concerns is traffic. Our community already has a single main entrance, and adding what could potentially be hundreds of apartments would significantly increase the number of vehicles entering and leaving the area every day. I am concerned about increased congestion, longer wait times, and a greater risk of accidents near the entrance to our neighborhood. I would like to know whether a current traffic impact study has been completed and whether the existing roadways are truly capable of handling that level of additional traffic.

I am also concerned about the impact on local schools. A development of this size could bring many new families into the area. Are our schools equipped to absorb that increase in enrollment, or will this create overcrowding and place additional strain on school resources?

Another important issue is emergency services. More residents mean additional demand on our Sheriff's Office, fire department, and emergency medical services. I would like to know whether these agencies have determined they have the staffing and resources necessary to serve a development of this size without negatively affecting response times for existing residents.

Infrastructure is another major concern. Has the County confirmed that our existing water supply, sewer system, storm drainage, electrical infrastructure, and other utilities have sufficient capacity to support this project? With California's ongoing water challenges, I believe this deserves careful consideration.

I also believe the proposed apartment complex is not compatible with the character of the surrounding area. Tallus Ranch is a community of single-family homes with a lower-density design that reflects the area's agricultural roots. For many of us, one of the reasons we chose to live here was because of the open space and the quieter, less dense environment. Replacing that open land with a large apartment complex would permanently change the character of the neighborhood and eliminate an important buffer between existing homes and future development.

Beyond the long-term impacts, construction itself would likely bring years of heavy truck traffic, noise, dust, and disruption for nearby residents. After construction, additional lighting, noise, and activity would continue to affect the surrounding neighborhoods.

I also hope the County carefully considers the impact this project could have on local wildlife and open space. Although the area has grown considerably over the years, this parcel still serves as habitat and a natural transition between developed neighborhoods and the remaining agricultural land.

Another issue that deserves attention is emergency evacuation. As California continues to experience increasingly severe wildfire seasons and other emergencies, I hope the County carefully evaluates whether the surrounding road network can safely accommodate a large increase in residents during an evacuation.

Rather than approving a high-density apartment complex, I encourage the County to consider alternatives that are more consistent with the surrounding community, such as lower-density single-family homes, open space, or a neighborhood park. Growth is inevitable, but I believe it should be planned in a way that respects the character of existing neighborhoods while ensuring that infrastructure and public services can adequately support it.

I respectfully ask that the Planning Commission carefully review all traffic, environmental, infrastructure, emergency service, and compatibility studies before making a decision on this proposal. I believe the long-term impacts on our community deserve thoughtful consideration, and I hope the voices of the residents who already call this area home will be given significant weight throughout this process.

Thank you for your time, your service to our community, and your consideration of these concerns.

Sincerely,

Matthew Joyner  
Tallus Ranch Resident

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On Tuesday, July 28, 2026, 7:01 PM, Latoya Guron <latoya.guron@yahoo.com> wrote:

**July 28, 2026**

**Kern County Planning and Natural Resources Department**  
**Attn: Kern County Planning Commission**  
2700 M Street, Suite 100  
Bakersfield, CA 93301

**RE: Opposition to SPA #100 (Map 101), ZCC #211 (Map 101), and Agricultural Preserve #9 Exclusion**

Dear Chairperson and Honorable Members of the Planning Commission,

We are homeowners and residents of the neighboring gated community (Saddleback at Tallus Ranch) and respectfully submit this letter in opposition to the proposed amendments to the Western Rosedale Specific Plan, the requested rezoning, and the associated Agricultural Preserve #9 Exclusion for the property located on the north side of Hageman Road, approximately 700 feet east of Heath Road.

We recognize that Kern County continues to grow and that additional housing is needed. However, we believe this proposal is not appropriate for this location and is inconsistent with the long-term vision established for the Western Rosedale Specific Plan. Our concerns are not about growth itself, but about ensuring that growth occurs in a manner that protects existing neighborhoods, public health, public safety, and the integrity of the County's long-range planning.

## **Consistency with the Western Rosedale Specific Plan**

The Western Rosedale Specific Plan was carefully developed to promote orderly growth while preserving the character and compatibility of surrounding neighborhoods. Families invested in this community with the expectation that future development would generally follow the adopted land use plan.

The proposed amendment from **R-IA (Intensive Agriculture)** to **LMR (Low Medium Density Residential)** and the associated rezoning represent a significant departure from that vision. Approving these changes would weaken the predictability that Specific Plans are intended to provide and could create a precedent for future amendments that gradually change the character of Western Rosedale.

We respectfully ask the Commission to preserve the integrity of the Western Rosedale Specific Plan and the expectations it created for homeowners.

## **Neighborhood Compatibility**

The surrounding area consists primarily of established single-family neighborhoods. A higher-density residential development adjacent to these homes would not be compatible with the existing character of the community and would create an abrupt transition in land use.

Responsible planning should encourage development that complements surrounding neighborhoods rather than fundamentally changing them.

## **Traffic and Public Safety**

Hageman Road already experiences significant congestion during peak commuting hours. Additional residential density will increase vehicle trips, making it more difficult for residents to safely enter and exit nearby neighborhoods while increasing congestion along an already heavily traveled roadway.

We are also concerned for the safety of pedestrians, bicyclists, and children who regularly travel through this corridor.

We respectfully request that a comprehensive traffic impact study be completed and made available for public review before any approvals are considered.

## **Parking Overflow**

Apartment communities frequently experience parking demands that exceed the spaces provided on-site. Overflow parking can spill onto surrounding streets, creating congestion, reducing visibility for drivers, limiting emergency vehicle access, and negatively impacting neighboring residential communities.

These impacts should be fully evaluated before any zoning changes are approved.

## **Valley Fever and Air Quality Concerns**

Kern County has one of the highest rates of **Valley Fever (Coccidioidomycosis)** in the nation. This disease is caused by fungal spores that naturally exist in our soil and can become airborne when the ground is disturbed.

The proposed development would require extensive grading, excavation, and construction activities that could generate significant amounts of dust over an extended period. Given Kern County's well-documented history with Valley Fever, we believe this is an important public health consideration that deserves careful attention.

This concern is especially personal to our family because my husband has been diagnosed with Valley Fever. We have experienced firsthand the physical, emotional, and financial toll this illness can take. While we understand that construction projects cannot eliminate all dust, we are deeply concerned about unnecessary exposure for nearby residents, especially children, older adults, individuals with respiratory conditions, and those with compromised immune systems.

We respectfully request that the County require comprehensive dust-control measures throughout every phase of construction, including continuous dust suppression, stabilization of disturbed soils, compliance with all San Joaquin Valley Air Pollution Control District requirements, and ongoing monitoring to minimize airborne dust and protect the health of surrounding residents.

## **Privacy, Security, and Quality of Life**

Residents chose this neighborhood because of its peaceful environment, low-density character, and sense of privacy and security. Increased residential density adjacent to our community would significantly increase traffic, pedestrian activity, exterior lighting, and noise, diminishing the quality of life that current homeowners have enjoyed for years.

## **Infrastructure and Public Services**

Before approving additional residential density, we respectfully request that the County thoroughly evaluate whether existing infrastructure can adequately support this development, including:

- Road capacity
- Water and sewer services
- Storm drainage
- Schools
- Police protection
- Fire protection
- Emergency medical services

Growth should occur only when the necessary infrastructure is available to support it without reducing the level of service provided to existing residents.

## **Protecting Homeowners' Expectations**

For many families, purchasing a home is one of the largest investments they will ever make. Existing homeowners relied upon the County's adopted planning documents when choosing to live in Western Rosedale.

While growth is both expected and necessary, significant amendments to an adopted Specific Plan should occur only when there is a demonstrated public benefit and when the proposed changes remain compatible with surrounding neighborhoods. We respectfully believe those findings have not been demonstrated for this proposal.

## **Our Request**

For these reasons, we respectfully request that the Planning Commission:

- Deny **SPA #100 (Map 101)**.
- Deny **ZCC #211 (Map 101)**.
- Preserve the existing land use designations established under the Western Rosedale Specific Plan.
- Protect the character and compatibility of the surrounding single-family neighborhoods.

If the Commission determines that residential development should proceed, we respectfully request that any future proposal be limited to development that is compatible with the surrounding community and that it include:

- Significant landscaped setbacks and buffers.
- Comprehensive traffic mitigation.
- Adequate on-site parking to prevent overflow into neighboring streets.
- Enhanced dust-control measures to reduce airborne dust and help protect residents from Valley Fever-related risks.
- Continued public involvement before future approvals are granted.

We support responsible growth and recognize the importance of expanding housing opportunities within Kern County. Our opposition is not to housing itself, but to the proposed location and the requested amendments to the Western Rosedale Specific Plan. We respectfully ask the Commission to preserve the thoughtful planning that has made Western Rosedale a desirable place to live while directing higher-density development to locations better suited for that type of growth.

Thank you for your time, your service to Kern County, and your thoughtful consideration of the concerns of the residents most directly affected by this proposal. We respectfully request that this letter be entered into the official public record for the **August 13, 2026, Planning Commission hearing**.

Respectfully,

Joel and Latoya Guron  
16008 La Strada Ct.  
Bakersfield, CA 93314

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SPA #100/ ZCC #211 / Map 101 Agriculture Preserve Exclusion #9

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From Katelyn Bassignani <bassignanikn@yahoo.com>

Date Tue 7/28/2026 7:34 PM

To Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Good evening,

I am writing to express my concern and disagreement with the proposed land use change of the above mentioned parcel of land from Intensive Agriculture to Low Medium Density Residential.

I am a homeowner in the Tallus Ranch community across Hageman from this location. We are a medium sized community in a quiet part of town, which we would like to keep that way. Building apartments in this area will not only bring unwanted traffic to a roadway and area that already suffers from less than desirable road conditions, but also brings an increase in noise. We moved to this area in part due to it being away from the hustle & bustle of town, where the worst thing to contend with is occasional tractor noise from the farmlands surrounding us.

This is a peaceful area untouched by normal traffic and population density increases. This is not an area that is appropriate for an apartment complex, nor is one wanted here. There is other land in the area with neighborhoods and construction already being planned and built that would be better suited for an apartment complex, given that they are already actively building homes in these areas. Squeezing an apartment complex onto a property amongst farmland and quite HOA neighborhoods is not in the best interest of those of ya already living here.

I respectfully ask that you consider the above points while making a decision on this matter.

Thank you,

Katelyn Bassignani-Cooper

Resident of 15617 Montalone Place in Tallus Ranch

[Yahoo Mail: Search, Organize, Conquer](#)

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**SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9**

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From: Kirstina Calton <teamcalton@aol.com>  
Date: Tue 7/28/2026 8:18 PM  
To: Asha Chandy <chandyas@kerncounty.com>

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

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

RE: Opposition to SPA #100 (Map 101), ZCC #211 (Map 101), and Agricultural Preserve #9 Exclusion

Dear Chairperson and Honorable Members of the Planning Commission,

We are homeowners and residents of the neighboring gated community (Saddleback at Tallus Ranch) and respectfully submit this letter in opposition to the proposed amendments to the Western Rosedale Specific Plan, the requested rezoning, and the associated Agricultural Preserve #9 Exclusion for the property located on the north side of Hageman Road, approximately 700 feet east of Heath Road.

We recognize that Kern County continues to grow and that additional housing is needed. However, we believe this proposal is not appropriate for this location and is inconsistent with the long-term vision established for the Western Rosedale Specific Plan. Our concerns are not about growth itself, but about ensuring that growth occurs in a manner that protects existing neighborhoods, public health, public safety, and the integrity of the County's long-range planning.

#### Consistency with the Western Rosedale Specific Plan

The Western Rosedale Specific Plan was carefully developed to promote orderly growth while preserving the character and compatibility of surrounding neighborhoods. Families invested in this community with the expectation that future development would generally follow the adopted land use plan.

The proposed amendment from R-1A (Intensive Agriculture) to LMR (Low Medium Density Residential) and the associated rezoning represent a significant departure from that vision. Approving these changes would weaken the predictability that Specific Plans are intended to provide and could create a precedent for future amendments that gradually change the character of Western Rosedale.

We respectfully ask the Commission to preserve the integrity of the Western Rosedale Specific Plan and the expectations it created for homeowners.

#### Neighborhood Compatibility

The surrounding area consists primarily of established single-family neighborhoods. A higher-density residential development adjacent to these homes would not be compatible with the existing character of the community and would create an abrupt transition in land use.

Responsible planning should encourage development that complements surrounding neighborhoods rather than fundamentally changing them.

#### Traffic and Public Safety

Hageman Road already experiences significant congestion during peak commuting hours. Additional residential density will increase vehicle trips, making it more difficult for residents to safely enter and exit nearby neighborhoods while increasing congestion along an already heavily traveled roadway.

We are also concerned for the safety of pedestrians, bicyclists, and children who regularly travel through this corridor.

We respectfully request that a comprehensive traffic impact study be completed and made available for public review before any approvals are considered.

#### Parking Overflow

Apartment communities frequently experience parking demands that exceed the spaces provided on-site. Overflow parking can spill onto surrounding streets, creating congestion, reducing visibility for drivers, limiting emergency vehicle access, and negatively impacting neighboring residential communities.

These impacts should be fully evaluated before any zoning changes are approved.

#### Privacy, Security, and Quality of Life

Residents chose this neighborhood because of its peaceful environment, low-density character, and sense of privacy and security. Increased residential density adjacent to our community would significantly increase traffic, pedestrian activity, exterior lighting, and noise, diminishing the quality of life that current homeowners have enjoyed for years.

#### Infrastructure and Public Services

Before approving additional residential density, we respectfully request that the County thoroughly evaluate whether existing infrastructure can adequately support this development, including:

Road capacity  
Water and sewer services  
Storm drainage  
Schools  
Police protection  
Fire protection  
Emergency medical services

Growth should occur only when the necessary infrastructure is available to support it without reducing the level of service provided to existing residents.

#### Protecting Homeowners' Expectations

For many families, purchasing a home is one of the largest investments they will ever make. Existing homeowners relied upon the County's adopted planning documents when choosing to live in Western Rosedale.

While growth is both expected and necessary, significant amendments to an adopted Specific Plan should occur only when there is a demonstrated public benefit and when the proposed changes remain compatible with surrounding neighborhoods. We respectfully believe those findings have not been demonstrated for this proposal.

#### Our Request

For these reasons, we respectfully request that the Planning Commission:

Deny SPA #100 (Map 101).

Deny ZCC #211 (Map 101).

Preserve the existing land use designations established under the Western Rosedale Specific Plan.

Protect the character and compatibility of the surrounding single-family neighborhoods.

If the Commission determines that residential development should proceed, we respectfully request that any future proposal be limited to development that is compatible with the surrounding community and that it include:

Significant landscaped setbacks and buffers.

Comprehensive traffic mitigation.

Adequate on-site parking to prevent overflow into neighboring streets.

Enhanced dust-control measures to reduce airborne dust and help protect residents from Valley Fever-related risks.

Continued public involvement before future approvals are granted.

We support responsible growth and recognize the importance of expanding housing opportunities within Kern County. Our opposition is not to housing itself, but to the proposed location and the requested amendments to the Western Rosedale Specific Plan. We respectfully ask the Commission to preserve the thoughtful planning that has made Western Rosedale a desirable place to live while directing higher-density development to locations better suited for that type of growth.

Thank you for your time, your service to Kern County, and your thoughtful consideration of the concerns of the residents most directly affected by this proposal. We respectfully request that this letter be entered into the official public record for the August 13, 2026, Planning Commission hearing.

Respectfully,

Kirstina Calton & Family  
15519 Quintero Pl  
Bakersfield, CA  
93314

661.302.0490

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**SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9**

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**From** Karlene Favors <kfavors22@yahoo.com>  
**Date** Tue 7/28/2026 9:46 PM  
**To** Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

**To the Kern County Planning Commission,**

I am writing to express my opposition to the proposed land use amendment, zone change, and removal of approximately 20 acres from Agricultural Preserve No. 9 along Hageman Road.

I have lived in this area of town for most of my life, and it's the area my husband and I intentionally chose to raise our family. One of the things we love most about northwest Bakersfield is the balance it offers. Our children have the opportunity to grow up in a neighborhood while still being surrounded by open land, agriculture, and the space that makes this community feel different from so many others. That balance is becoming harder and harder to find.

I understand that Bakersfield is growing, and I recognize that additional housing is needed. My concern isn't with growth itself—it's with the continued loss of agricultural land that makes this area special. Once farmland is converted into residential development, it is gone forever. It seems that every year another piece of open land is rezoned, and little by little the character of our community changes.

I'm also concerned about the long-term impacts this development will have on our infrastructure. Hageman Road is already heavily traveled, especially during school hours and peak commute times. Additional homes will increase traffic, create more safety concerns for families, and place greater demands on roads, schools, emergency services, and utilities.

I am especially concerned that this proposal includes removing land from an Agricultural Preserve while also relying on exemptions from additional environmental review. Decisions like these deserve careful consideration because their impacts will last for generations. Once this land is developed, there is no opportunity to restore what has been lost.

My husband and I chose to plant our roots here because of what this community offered our family. We want our children to experience the same connection to open space, agriculture, and the unique character of northwest Bakersfield that so many of us have enjoyed for years. I hope future generations will have that same opportunity.

Growth is important, but so is protecting the things that make people want to live here in the first place. I hope you'll consider not just what our community needs today, but what we want it to look like for our children tomorrow.

For these reasons, I respectfully ask the Planning Commission to deny this request or require a more comprehensive review of its long-term impacts before moving forward.

Thank you for your time and consideration.

Karley Bonds  
Kern County resident

Sent from my iPhone

## **Statement of Opposition to the Proposed Apartment Building at Heath and Hageman**

I write to formally oppose the proposed apartment building at the intersection of Heath and Hageman. This project represents an inappropriate and incompatible use of the site that would impose lasting negative consequences on the surrounding neighborhood, local infrastructure, and the natural environment. The following points summarize the principal reasons for this opposition.

### **Zoning Incompatibility**

The property at Heath and Hageman was not originally zoned for multi-family residential development of this scale. The existing zoning designation was established to maintain a lower-intensity land use pattern consistent with the character of the surrounding area. Approving an apartment building here would require a rezoning or variance that effectively overrides the carefully considered planning framework put in place to protect neighborhood stability, property values, and the quality of life for current residents. Such a change sets a troubling precedent for future spot rezoning that undermines the integrity of the local comprehensive plan.

### **Traffic Impacts and Infrastructure Limitations**

The area around Heath and Hageman is simply not suitable for the volume of traffic an apartment building of this nature would generate. Multi-family housing introduces a significantly higher number of daily vehicle trips—residents commuting to work, visitors, delivery services, and service vehicles—than the current or historically planned uses of the site. The existing roadways and intersections in the vicinity already experience congestion during peak hours. Additional traffic would exacerbate delays, increase the risk of collisions, and strain intersection capacity that was never designed to accommodate dense residential development.

Other traffic concerns include limited sight distances at key access points, inadequate provisions for safe pedestrian and bicycle movement, and the potential for cut-through traffic on nearby residential streets as drivers seek to avoid congested intersections. Parking overflow onto adjacent streets is also likely if on-site parking proves insufficient, further reducing safety and livability for existing homes.

### **Environmental Concerns**

The proposed change would create several environmental impacts. Increased impervious surface from buildings, parking areas, and driveways would accelerate stormwater runoff, elevating the risk of localized flooding and reducing groundwater recharge. Construction and ongoing occupancy would contribute to higher levels of noise, light pollution, and air emissions from additional vehicle traffic. Any loss of existing vegetation or open space would diminish habitat value and the aesthetic buffering that currently softens the urban edge. These cumulative effects conflict with responsible environmental stewardship and the community's interest in preserving a healthier, more sustainable local environment.

For these reasons—zoning inconsistency, unsuitable traffic capacity, broader roadway safety issues, and adverse environmental effects—I respectfully urge decision-makers to reject the proposed apartment building at Heath and Hageman and to uphold the existing land-use framework that better protects the neighborhood and its residents.

Respectfully submitted,

Aaron Mykytiuk  
Concerned Resident

---

**Public Comment Opposing SPA #100 / ZCC #211 / Ag Pres #9 Exclusion**

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**From** Ariana Martinez <amartinez1716@gmail.com>

**Date** Wed 7/29/2026 7:15 AM

**To** Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear Ms. Chandy,

I am writing to express my opposition to the proposed project identified as **SPA #100, Map 101; ZCC #211, Map 101; Ag Pres #9 - Exclusion** regarding the property located east of Heath Road on Hageman Road.

As a nearby resident, I have several concerns about this proposal and respectfully ask that they be considered before any approval is granted.

My primary concern is the increased dust that would likely result from construction and future development. Dust is a serious issue in Kern County because it can spread the spores that cause Valley Fever. Many residents, including children, older adults, and those with weakened immune systems, are at risk of becoming seriously ill. I believe this potential health impact deserves careful consideration.

I am also concerned about the increase in traffic that this development would bring. More homes will likely mean more vehicles using Hageman Road and the surrounding roads. Increased traffic can lead to congestion, longer commute times, more accidents, increased noise, and reduced safety for families, pedestrians, and cyclists in the area.

Additionally, I am concerned about the loss of agricultural land and the impact that continued residential expansion may have on the rural character of our community. Once farmland is converted to residential use, it cannot easily be restored.

I respectfully request that the Planning Commission carefully evaluate the long-term health, safety, and environmental impacts of this proposal before making a decision. At a minimum, I ask that strong measures be required to control dust, protect residents from Valley Fever risks, and address traffic impacts through a comprehensive traffic study.

Thank you for your time and consideration of my comments. Please include this email in the public record for this project.

Sincerely,

Ariana Romero

15742 San Marco Place

Bakersfield, CA, 93314

amartinez1716@gmail.com

SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9.

From D. Martinez <dedetinez@yahoo.com>

Date Wed 7/29/2026 3:02 PM

To Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Dear Planning Staff,

I am writing to formally oppose the proposed project associated with **SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9**.

As a nearby resident, I have significant concerns about the impacts this project could have on our community. While I understand the importance of responsible growth, I believe this proposal raises several issues that deserve careful consideration before any approvals are granted.

My concerns include:

- Increased traffic and congestion on already heavily traveled local roads.
- Additional strain on public infrastructure and community services.
- Increased noise, light pollution, and overall impacts on the quality of life for surrounding neighborhoods.
- Potential environmental impacts, including the loss of agricultural land and open space.
- Questions regarding whether the project is compatible with the existing character of the surrounding area.

I respectfully request that Kern County carefully evaluate these concerns and require a thorough review of all environmental, traffic, and community impacts before moving forward. I also ask that my comments be included in the official record for this project.

Thank you for your time and consideration, and for ensuring that the voices of nearby residents are taken into account during the decision-making process.

Sincerely,

Dede Asuncion

Tallus Ranch Resident

Bakersfield, CA

Re: SPA #100 / ZCC #211 / Agricultural Preserve Exclusion #9.

From D. Martinez <dedetinez@yahoo.com>

Date Wed 7/29/2026 5:25 PM

To Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

In addition, I am deeply concerned about the potential impacts this proposed development may have on the sensitive wildlife and endangered species that inhabit our area. Continued urban expansion fragments natural habitat, disrupts wildlife movement corridors, increases noise and light pollution, and places additional pressure on species that are already struggling to survive. Kern County is home to several protected species, and once habitat is lost or degraded, it is often impossible to restore. Any project of this magnitude should prioritize preservation of these unique environmental resources rather than contribute to their decline.

You could also add a stronger closing statement:

I respectfully request that Kern County carefully consider the long-term environmental consequences of this proposal, including its effects on protected wildlife, agricultural land, traffic, infrastructure, and the quality of life of existing residents. Growth should not come at the expense of our community's natural resources and agricultural heritage. I urge you to oppose this project or require a far more rigorous environmental review before any approvals are considered.

# **Tribal Consultation**



Outlook

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**Re: SB 18 Tribal Consultation – Floyd Hinesley by Dewalt Corporation (APN: 463-052-18)**

---

**From** Curtis Alcantar <calcantar@TEJONINDIANTRIBE-NSN.GOV>

**Date** Fri 4/24/2026 1:15 PM

**To** Asha Chandy <chandyas@kerncounty.com>

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Hey Asha,

We have no concerns with this project and recommend the project proceeds as planned.

Best,

**Curtis Alcantar, B.A. (Kitanemuk)**

Tribal Historic Preservation Officer, Natural Resources Manager

M: 661.699.5138 | P: 661.834.8566 | [www.tejonindiantribe.com](http://www.tejonindiantribe.com)



---

**From:** Asha Chandy <chandyas@kerncounty.com>

**Sent:** Wednesday, April 22, 2026 3:51 PM

**Subject:** SB 18 Tribal Consultation – Floyd Hinesley by Dewalt Corporation (APN: 463-052-18)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The Kern County Planning and Natural Resources Department is in receipt of a request to amend the Land Use Element of the Western Rosedale Specific Plan Map Code Designation from R-IA (Resource – Intensive Agriculture) to SR (Suburban Residential), a change in Zone Classification from A (Exclusive Agriculture) to R-1 (Low-Density Residential), and an Exclusion from Agricultural Preserve No. 9 for the purpose of a concurrent land division action to split an approximately 20-acre parcel located on the north side of Hageman Road approximately 700 feet east of the intersection of Heath Road and Hageman Road (APN: 463-052-18). The site is located in Section 15 of Township 29 S and Range 26 E, M.D.B.&M.



# TABLE MOUNTAIN RANCHERIA

## TRIBAL GOVERNMENT OFFICE

April 28, 2026

**RECEIVED**

**MAY 05 2026**

**Kern County Planning &  
Natural Resources Dept.**

Kern County  
Asha Chandy, Supervising Planner  
2700 M Street, Suite 100  
Bakersfield, Ca. 93301

Michelle Heredia-Cordova  
Tribal Chairperson

RE: Floyd Hinesley by Dewalt Corporation

Richard L. Jones  
Tribal Vice-Chairperson

To: Asha Chandy,

Jenna Gosselaar  
Tribal Secretary/Treasurer

This is in response to your letter dated April 22, 2026, regarding Floyd Hinesley by Dewalt Corporation, Kern County, California.

Samantha Toles-Rodriguez  
Tribal Council Member-At-Large

We appreciate receiving notice; however, this project site is beyond our area of interest.

Mark Martinez  
Tribal Council Member-At-Large

Sincerely,

Maymanah Farhat  
Cultural Resources Manager

23736

Sky Harbour Road

Post Office

Box 410

Friant

California

93626

(559) 822-2587

Fax

(559) 822-2693

**PLANNING COMMISSION  
RESOLUTIONS**

**BEFORE THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

---

In the matter of:

**RESOLUTION NO. 154-26**

**APPLICATION FOR SPECIFIC PLAN AMENDMENT CASE NO. 100, MAP 101**

Approximately 700 feet east of Heath Road, north side of Hageman Road, in unincorporated Bakersfield (APN: 463-052-18)  
Floyd Hinesley by Dewalt Corporation (PP26197)

**FINDINGS AND DETERMINATION**

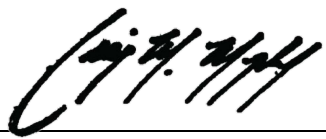
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

**AYES:** Brooks, Oliver, Skidmore

**NOES:** None

**ABSTAINED:** None

**ABSENT:** Ashley, Dunbar

  
\_\_\_\_\_  
**SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

---

**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) Pursuant to the California Government Code, Title 7, Sections 65354 and 65453 (known as the Planning and Zoning Law), the Kern County Planning Commission considers proposed amendments to the County's General and Specific Plans and must provide a recommendation on all such proposed amendments to the Kern County Board of Supervisors; and

(b) Pursuant to said Sections 65354 and 65453, such advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(d) Said parcel of real property is described as follows:

APN: 463-052-18

Section 15, Township 29 South, Range 26 East M.D.B. & M., County of Kern, State of California (A complete legal description is on file with the Kern County Planning and Natural Resources Department); and

(e) Said application has been made in accordance with requirements of the Planning and Natural Resources Department, and requests an amendment the Land Use Element of the Western Rosedale Specific Plan Map Code from R-IA (Intensive Agriculture) to LMR (Low Medium Density Residential - Less Than or Equal to 10 Dwelling Units/Net Acre), or a more restrictive map code designation; and

(f) The Planning and Natural Resources Department has reviewed the matter and prepared a report containing detailed description and analysis of the proposed amendment to the General Plan, (copy of the report is on file with the Planning and Natural Resources Department and incorporated herein by this reference as if set forth in full); and

(g) Said application has been made in the form and in the manner prescribed by the Planning and Natural Resources Department and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect

on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Public Records Resources Code 21083.3, Public Resources Code 21159.25, Public Resources Code 21159.24, Categorical Exemption, Section 15303 (Class 3) and Special Situations, Section 15182 of the State CEQA Guidelines, is exempt from the provisions of the California Environmental Quality Act; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(k) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(l) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **APPROVAL**, as recommended by Staff, by the Board of Supervisors, in accordance with the findings contained in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) This Planning Commission has determined that pursuant to Public Resources Code Section 21083.3, and Section 15182 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Specific Plan Amendment No. 100, Map 101. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Specific Plan Amendment No. 100, Map 101 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a

substantial increase in the severity of previously identified effects.

- As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
  - There is no new information of substantial importance that was not known or could not have been known at the time the Western Rosedale Specific Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Western Rosedale Specific Plan Final Environmental Impact Report.
  - The requested actions initiate the implementation of a project addressed in the Western Rosedale Specific Plan and previously analyzed in the Western Rosedale Specific Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
  - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Specific Plan Amendment qualifies under Section 15303 (Class 3) as the amendment will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
  - (3) The Specific Plan Amendment is consistent with the applicable provisions of the Western Rosedale Specific Plan and is consistent with the existing rural and suburban residential designations seen in the surrounding area. The LMR (Low Medium Density Residential) map code designation would support continued residential development in the area while maintaining consistency.
  - (4) Approval of the requested Specific Plan Amendment will facilitate the development of residential housing that is compatible with the surrounding area and consistent with the goals of the Western Rosedale Specific Plan by increasing housing opportunities while maintaining continuity with existing residential neighborhoods and infrastructure.
  - (5) The Specific Plan Amendment is consistent with the goals and provisions of the Western Rosedale Specific Plan which encourages a variety of housing opportunities, orderly expansion of urban development, and residential neighborhoods that are compatible with surrounding land uses.
  - (6) As a result of the Specific Plan Amendment, future development of the property will remain subject to review through the Vesting Tentative Tract Map process, applicable improvement plans, and building permit review, and shall comply with all applicable Kern County Development Standards, conditions of approval, and requirements of the Land Division Ordinance prior to development.
  - (7) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed;
  - (8) Approval of the Specific Plan Amendment will permit future development of the site that is consistent with land uses in the vicinity. The area to the south contains a tract development with

single-family dwellings consistent with the proposed future development of the site, and tracts to the east are developed with single-family dwellings with the LMR map code designation. The proposed residential uses and designations are consistent with the existing surrounding designations and with the Western Rosedale Specific Plan.

- (9) The Specific Plan Amendment is appropriate and will implement residential use on the project site that supports Housing Element goals in Kern County.
  - (10) The Specific Plan Amendment is consistent with the goals and provisions of the Kern County Housing Element which encourages adequate sites be designated for single-family housing.
  - (11) The Specific Plan Amendment, Zone Change, and Agricultural Preserve exclusion to permit future residential development supports the goals of Affirmatively Furthering Fair Housing. The site is located within an agriculturally zoned area which has not been used for agricultural operations and is not under an agricultural protection contract. As such, re-zoning will support residential development on site that is consistent with residential development in the area.
  - (12) The proposed project directly supports the goals of Affirmatively Furthering Fair Housing by expanding opportunities for homeownership and stable housing in areas that were previously limited to non-residential uses.
  - (13) The proposed land use change will increase the availability of safe, high-quality housing in areas with access to schools, services, and employment.
  - (14) Encouraging residential development on formerly underutilized agricultural land supports the County's broader efforts to increase housing choice and community development.
  - (15) The proposed project supports the development of a range of housing types, including single-family homes, which contributes to meeting the diverse needs of County residents across income levels, ages, and household sizes.
  - (16) By facilitating homeownership, the proposed project supports long-term residential stability and wealth-building for households.
  - (17) The project leverages existing infrastructure and public services to accommodate new housing efficiently and equitably.
  - (18) The introduction of single-family housing in this location complements surrounding land uses and supports the County's goals of fostering cohesive and diverse communities; and
- (d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Floyd Hinesley (1)  
Dewalt Corporation (1)  
LiUNA (1)  
File (3)

jw

**BEFORE THE PLANNING COMMISSION**  
**COUNTY OF KERN, STATE OF CALIFORNIA**

---

In the matter of:

**RESOLUTION NO. 155-26**

**APPLICATION FOR ZONE CHANGE CASE NO. 211 , MAP 101**

Approximately 700 feet east of Heath Road, north side of Hageman Road, in unincorporated Bakersfield (APN: 463-052-18)  
Floyd Hinesley by Dewalt Corporation (PP26197)

**FINDINGS AND DETERMINATION**

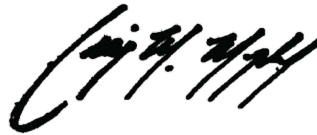
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

**AYES:** Brooks, Oliver, Skidmore

**NOES:** None

**ABSTAINED:** None

**ABSENT:** Ashley, Dunbar



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**SECRETARY OF THE PLANNING COMMISSION**  
**COUNTY OF KERN, STATE OF CALIFORNIA**

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**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) Pursuant to the California Government Code, Title 7, Section 65000, et seq. (known as the Planning and Zoning Law), the Kern County Board of Supervisors has adopted the Official Land Use and Zoning Ordinance for the County of Kern (Ordinance Code of Kern County, Chapter 19.02, et seq.), herein called the Zoning Ordinance; and

(b) The Zoning Ordinance establishes various classes of zones, prescribes land uses and regulations for the various zones, and adopts zoning maps for the purposes of dividing the County into zones and showing the zone boundaries; and

(c) The Zoning Ordinance regulates the use of buildings, structures, and land, as between agriculture, industry, business, residence, and other purposes, and other uses more specifically set forth in Section 65850 of said Government Code; and

(d) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(e) Said parcel of real property is described as follows:

APN: 463-052-18

Section 15, Township 29 South, Range 26 East M.D.B. & M., County of Kern, State of California (A complete legal description is on file with the Kern County Planning and Natural Resources Department); and

(f) Said application has been made pursuant to provisions of Chapter 19.112 of said Ordinance Code, and requests a zone change insofar as said requirements are applicable to the aforescribed parcel of real property, and more particularly a change in zone classification from A (Exclusive Agriculture) to R-1 (Low-density Residential), or a more restrictive district; and

(g) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Public

Records Resources Code 21083.3, Public Resources Code 21159.25, Public Resources Code 21159.24, Categorical Exemption, Section 15303 (Class 3) and Special Situations, Section 15182 of the State CEQA Guidelines, is exempt from the provisions of the California Environmental Quality Act; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(k) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(l) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **APPROVAL**, as recommended by Staff, by the Board of Supervisors, for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) This Planning Commission has determined that pursuant to Public Resources Code Section 21083.3, and Section 15182 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Zone Change Case No. 211, Map 101. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15182, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Zone Change Case No. 211, Map 101 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

- As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Western Rosedale Specific Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
  - There is no new information of substantial importance that was not known or could not have been known at the time the Western Rosedale Specific Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.
  - The requested actions initiate the implementation of a project addressed in the Western Rosedale Specific Plan and previously analyzed in the Western Rosedale Specific Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
  - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Zone Change qualifies under Section 15303 (Class 3) of the State CEQA Guidelines as the change in zoning will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
  - (3) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed.
  - (4) The proposed change in zone classification is consistent with the Western Rosedale Specific Plan and will implement the proposed land use designation while remaining compatible with surrounding residential development.
  - (6) Approval of the requested Zone Change will allow development of residential lots that are compatible with surrounding residential uses, provide additional housing opportunities, and implement the residential development anticipated by the Western Rosedale Specific Plan.
  - (7) The proposed zone classifications are appropriate for the site because they implement the proposed Specific Plan land use designation, are consistent with the character of the surrounding area, and support orderly residential development consistent with County planning policies.
  - (8) The Zone Change is consistent with the applicable provisions and policies of the Western Rosedale Specific Plan and is consistent with the mix of rural and suburban residential designations in the plan area.
  - (9) Approval of the Zone Change will permit future development that is consistent and complementary to surrounding land uses and that will add additional potential residential uses in the area.
  - (10) The R-1 Zone Change is appropriate for the proposed suburban residential development that optimizes the site's development potential by providing for separate lots to be created in the future that are proposed to be developed with new housing on a currently vacant parcel.

- (11) As a result of the Zone Change, any development on site will be subject to a site plan review that will meet all Kern County Development Standards for residential development per Chapter 19.80 of the Kern County Zoning Ordinance.
- (12) The Zone Change shall only become effective upon the recordation of the final map.
- (13) The Specific Plan Amendment, Zone Change, and Agricultural Preserve exclusion to permit future residential development supports the goals of Affirmatively Furthering Fair Housing. The site is located within an agriculturally zoned area which has not been used for agricultural operations and is not under an agricultural protection contract. As such, re-zoning will support residential development on site that is consistent with residential development in the area.
- (14) The proposed project directly supports the goals of Affirmatively Furthering Fair Housing by expanding opportunities for homeownership and stable housing in areas that were previously limited to non-residential uses.
- (15) The proposed land use change will increase the availability of safe, high-quality housing in areas with access to schools, services, and employment.
- (16) Encouraging residential development on formerly underutilized agricultural land supports the County's broader efforts to increase housing choice and community development.
- (17) The proposed project supports the development of a range of housing types, including single-family homes, which contributes to meeting the diverse needs of County residents across income levels, ages, and household sizes.
- (18) By facilitating homeownership, the proposed project supports long-term residential stability and wealth-building for households.
- (19) The project leverages existing infrastructure and public services to accommodate new housing efficiently and equitably.
- (20) The introduction of single-family housing in this location complements surrounding land uses and supports the County's goals of fostering cohesive and diverse communities.

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Floyd Hinesley (1)  
Dewalt Corporation (1)  
LiUNA (1)  
File (3)

jw

**BEFORE THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

**RESOLUTION NO. 155-26**

**APPLICATION FOR ALTERATION OF BOUNDARIES OF  
AGRICULTURAL PRESERVE NO. 9 – EXCLUSION**

Approximately 700 feet east of Heath Road, north side of Hageman Road, in unincorporated Bakersfield  
(APN: 463-052-18)  
Floyd Hinesley by Dewalt Corporation (PP26197)

**FINDINGS AND DETERMINATION**

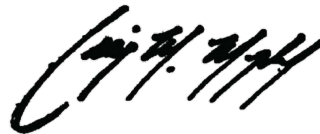
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

**AYES:** Brooks, Oliver, Skidmore

**NOES:** None

**ABSTAINED:** None

**ABSENT:** Ashley, Dunbar



---

**SECRETARY OF THE PLANNING COMMISSION  
COUNTY OF KERN, STATE OF CALIFORNIA**

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**R E S O L U T I O N**

**SECTION 1. WHEREAS:**

(a) The Agricultural Preserve herein mentioned was established in the County of Kern pursuant to the California Land Conservation Act of 1965 and it has been proposed that the boundaries of said Agricultural Preserve be altered; and

(b) Pursuant to the Zoning Ordinance, Section 19.102.135, advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(d) Said parcel of real property is described as follows:

APN: 463-052-18

Section 15, Township 29 South, Range 26 East M.D.B. & M., County of Kern, State of California (A complete legal description is on file with the Kern County Planning and Natural Resources Department); and

(e) Said application has been made pursuant to provisions of Chapter 19.102 of said Ordinance Code, and requests that the boundaries of said Agricultural Preserve be altered as said requirements are applicable to the aforescribed parcel of real property, and more particularly an Agricultural Preserve Exclusion of 20 acres from Agricultural Preserve No. 9; and

(f) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(g) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(h) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Public Records Resources Code 21083.3, Public Resources Code 21159.25, Public Resources Code 21159.24, Categorical Exemption, Section 15303 (Class 3) and Special Situations, Section 15182 of the State CEQA Guidelines, is

exempt from the provisions of the California Environmental Quality Act; and

(i) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(j) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(k) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

**SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **APPROVAL**, as recommended by Staff, by the Board of Supervisors, for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is categorically exempt under Section 15303 of the State CEQA Guidelines.
- (3) The effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.
- (4) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 9 for the purposes of residential use is suitable to infill the vacant lot.
- (5) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 9 for the purposes of residential use is suitable to infill the vacant lot.

- (6) County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Alteration of the Boundaries of Agricultural Preserve No. 9 - Exclusion project. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Public Resources Code Section 21083.3, Public Resources Code 21559.24, Public Resources Code 21559.25, Categorical Exemption, Exemption 15303 (Class 3), and Special Situations, Exemption 15182 of the State CEQA Guidelines after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Alteration of the Boundaries of Agricultural Preserve No. 9 - Exclusion project do not require the preparation of subsequent environmental documentation; and

- (d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Floyd Hinesley (1)  
Dewalt Corporation (1)  
LiUNA (1)  
File (3)

jw