

**NOTICE OF EXEMPTION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970- CEQA)**

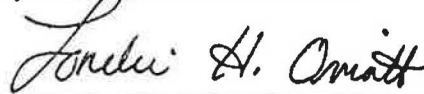
TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following project in the County of Kern, State of California:
 - a. Applicant or sponsoring Agency or Department: Sukhvinder & Jaswinder Ghuman by LAV/Pinnacle Engineering, Inc. (PP24141);
 - b. Name of Project: (a) General Plan Amendment Case No. 2, Map 123-36; (b) Amendment of Zoning Map 123-36, Zone Change Case No. 17; (c) Precise Development Plan No. 8, Map 123-36;
 - c. Street Address/Cross-Street of Project: North side of Taft Highway, 1,700 feet west of Highway 99 in the Bakersfield area (APN: 514-060-11)

Map of Project (if no street address): Attached
 - d. Description of Project: (a) Amend the Land Use Element of the Metropolitan Bakersfield General Plan from Map Code(s) ER (Estate Residential) and SR (Suburban Residential) to Map Code(s) GC (General Commercial); (b) A change in zone classification from A-1 (Limited Agricultural) to C-2 PD (General Commercial – Precise Development Combining) or a more restrictive district; and (c) A Precise Development Plan to authorize the development of a mini-warehouse storage facility without outside storage (Section 19.32.020.C.5) including an office/caretakers quarters; on an approximate 6.76-acre parcel.
2. Approval – Summary of Proceedings:

Adoption date June 25, 2024, Item No. CA 5 2:00 p.m.
3. The Board of Supervisors has determined that, under the provisions of Section 21083.3 of the Public Resources Code and Section 15183 of the State CEQA Guidelines, the action is statutorily exempt from the requirements of CEQA and the State CEQA Guidelines concerning the evaluation of projects, further environmental review, and the preparation and review of environmental documents. Therefore, no environmental documents were required for consideration of the action taken.

Lorelei H. Oviatt, AICP, Director
Planning and Natural Resources Department
County of Kern, State of California



Telephone No. 862-8600

By: _____

Special Situation Exemption 15183

SE:an

GPA 2, ZCC 17, PD Plan 8, Map 123-36

Vicinity Map

Sukhvinder and Jaswinder Ghuman
by LAV/Pinnacle Engineering

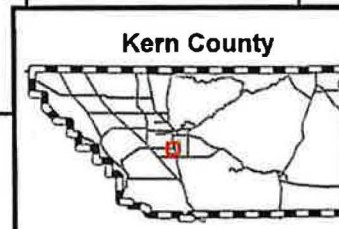
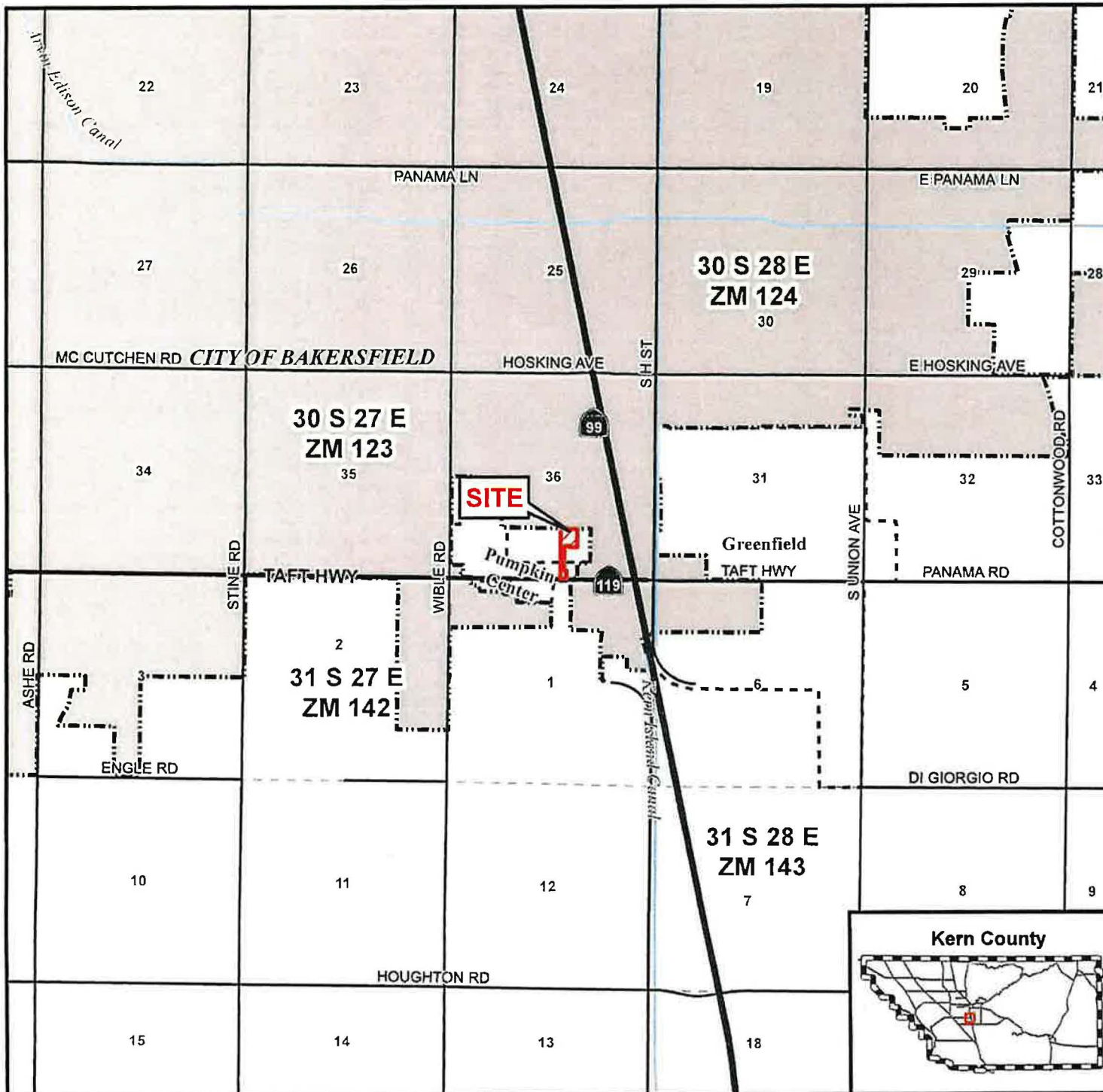
-  Site
-  Named Road
-  State Hwy
-  Arterials
-  Kern County Boundary
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  Water Bodies
-  Water Courses
-  City Limits
-  Unincorporated Cities

APN: 514-060-11
Sec. 36 - T30S/R27E
Created on: 2/26/2024

0 3,000 6,000 ft



Kern County
Planning & Natural
Resources Department



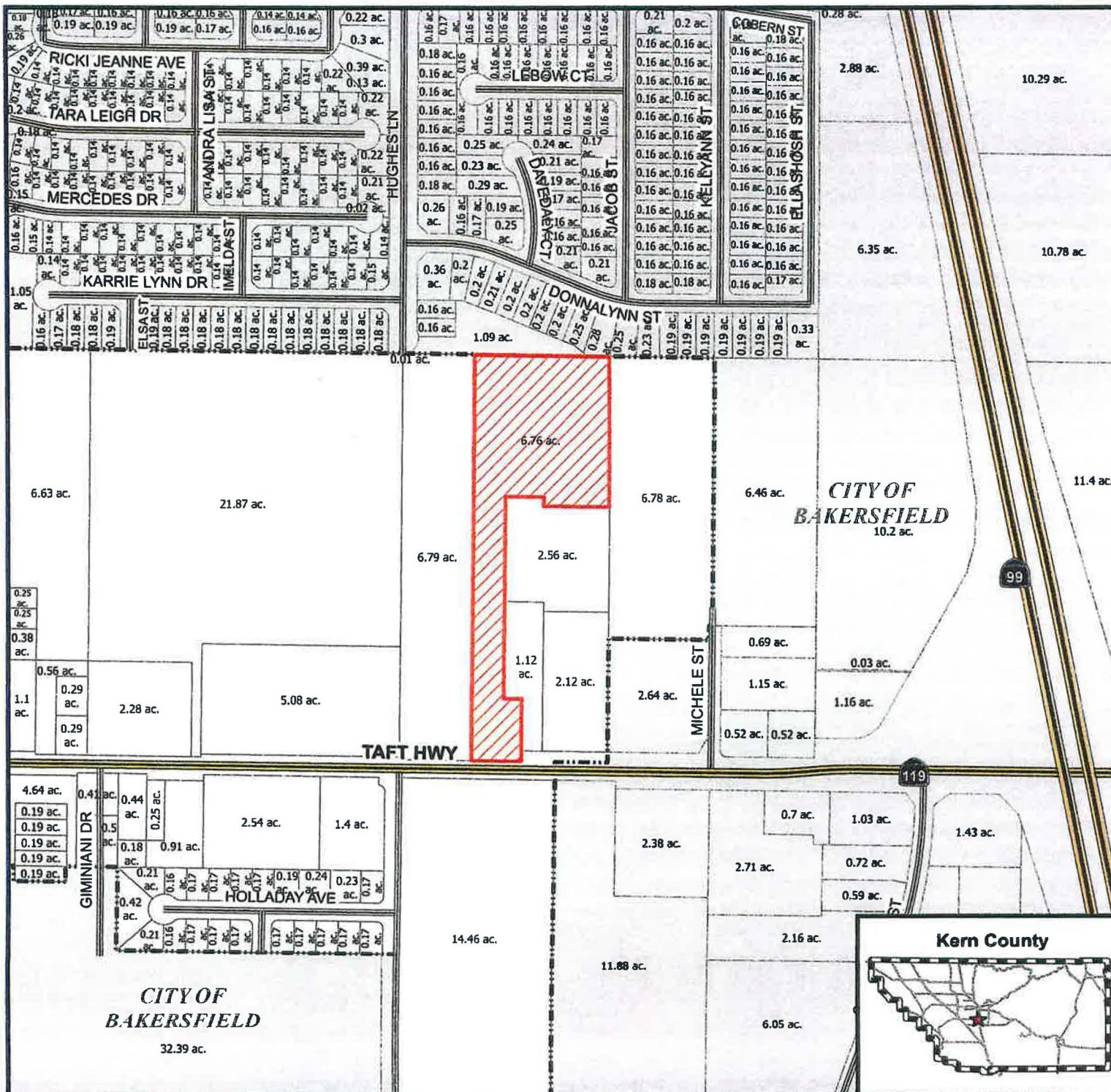
Sukhvinder and Jaswinder Ghuman
by LAV/Pinnacle Engineering

 Site
 Parcel Boundaries
 Named Rd
 State Hwy
 Collectors
 Locals
 City Limits

APN: 514-060-11
Sec. 36 - T30S/R27E
Created on: 2/26/2024



**Kern County
Planning & Natural
Resources Department**



LEGAL DESCRIPTION:

ALL THOSE PORTIONS OF PARCEL 8 OF LOT LINE ADJUSTMENT NO. 13-96 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED JULY 31, 1996 AS DOCUMENT NO. 0196097399, OFFICIAL RECORDS, BEING A PORTION OF LOT 29 IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 27 EAST, M.D.M., COUNTY OF KERN, STATE OF CALIFORNIA AS SHOWN ON KERN COUNTY SALES MAP NO. 1 OF THE LANDS OF J.B. HAGGIN, FILED MAY 3, 1989 IN THE OFFICE OF THE KERN COUNTY RECORDER.

APPLICANT:

SUKHVINDER S. & JASWINDER K. GHUMAN
2201 UNION AVENUE
BAKERSFIELD, CA 93307

ENGINEER:

LAV/Pinnacle Engineering
12418 ROSEDALE HWY., SUITE B
BAKERSFIELD, CALIFORNIA 93312

MAILING ADDRESS:

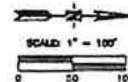
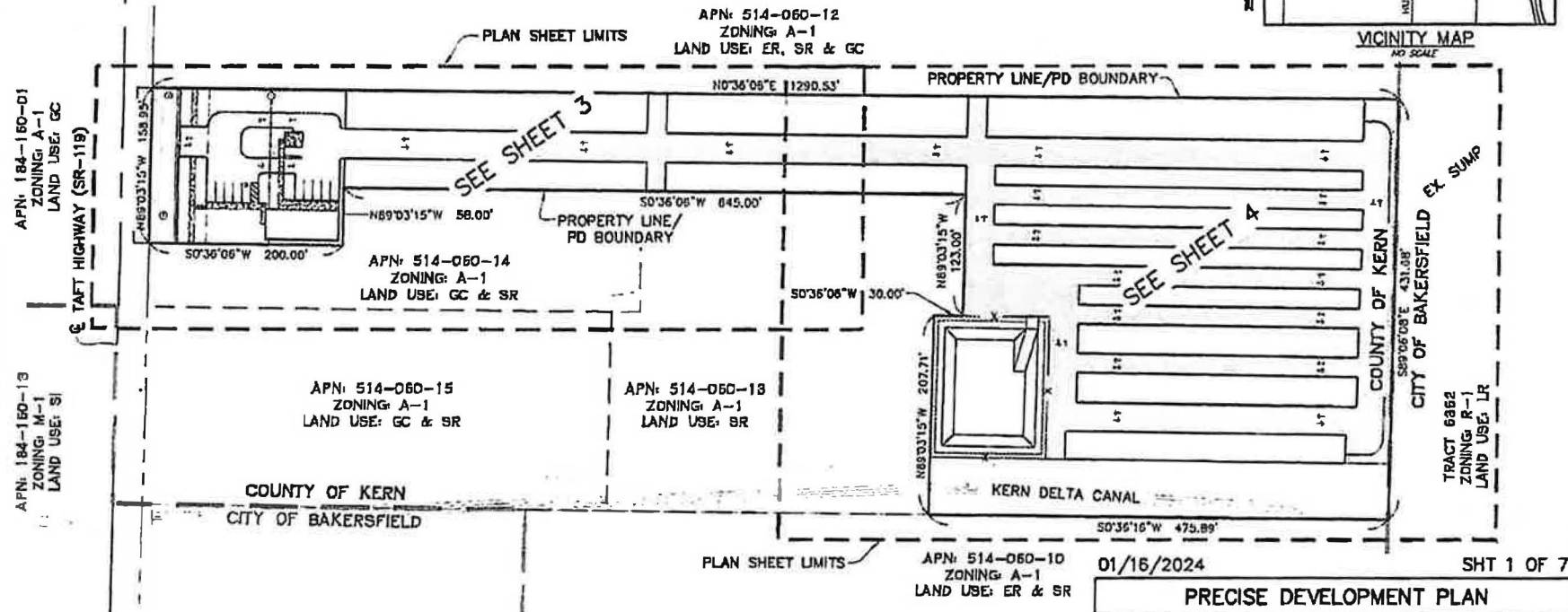
13051 ROSEDALE HWY., SUITE 0190
BAKERSFIELD, CA 93314

SHEET No. INDEX

- ① COVER SHEET
- ② SITE INFORMATION, PARKING SUMMARY, DETAILS
- ③ PRECISE DEVELOPMENT PLAN - SOUTH AREA
- ④ PRECISE DEVELOPMENT PLAN - NORTH AREA
- ⑤ CONCEPTUAL LANDSCAPE PLAN - SOUTH AREA ENTRANCE
- ⑥ CONCEPTUAL LANDSCAPE PLAN - NORTH AREA SUMP
- ⑦ CONCEPTUAL LANDSCAPE PLAN - NORTH AREA BOUNDARY

**VICINITY MAP**

NO SCALE



01/16/2024

SHT 1 OF 7

PRECISE DEVELOPMENT PLAN

**MINI-STORAGE FACILITY
TAFT HIGHWAY (SR-119)**

SEC. 36, T.30S., R.27E., COUNTY OF KERN

STATISTICAL INFORMATION

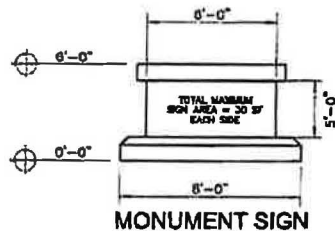
ASSESSOR'S NO:	514-060-11
ADDRESS:	N/A
PARCEL SIZE:	6.78 ACRES
DEVELOPED AREA:	6.78 ACRES
EXISTING ZONING:	A-1
PROPOSED ZONING:	C-2 PD
GEN. PLAN LAND USE:	GC, SR & ER
EXISTING USE:	VACANT LAND
PROPOSED USE:	MINI-STORAGE FACILITY
BUILDING SUMMARY	OFFICE/CARETAKER'S RESIDENCE: 2,250 SF STORAGE UNITS:
TOTAL BUILDING AREA:	116,230 SF
BUILDING HEIGHTS:	SINGLE & TWO-STORY - 35' MAX. HEIGHT
BUILDING COVERAGE:	39% OF DEVELOPED AREA
LANDSCAPING:	6.78 AC $\times$ 5% = 14,767 SF REQUIRED 18,211 SF PROVIDED (DROUGHT-TOLERANT)
SEWAGE DISPOSAL:	PRIVATE ON-SITE SYSTEM
WATER:	CALIFORNIA WATER SERVICE
FIRE:	COUNTY OF KERN
SITE DRAINAGE:	ON-SITE PRIVATE SUMP
PHASING:	NONE
IMPROVEMENTS	TYPE "A" SUBDIVISION IMPROVEMENTS

PARKING REQUIRED

BUILDING USE & SIZE	PARKING REQUIREMENTS	TOTAL REQUIRED SPACES
STORAGE UNITS - 594 UNITS	(3) PLUS ONE (1) FOR EACH (200) UNITS OR PORTION THEREOF	6
MANAGERS RESIDENCE - 1,500 SF	2 PER RESIDENCE	2
OFFICE - 750 SF	1 PER 250 SF OF GROSS AREA	3
TOTAL SPACES REQUIRED:		11

PARKING PROVIDED

TOTAL STANDARD SPACES PROVIDED	10
TOTAL VAN/ACCESSIBLE SPACES PROVIDED	1
TOTAL SPACES PROVIDED	11

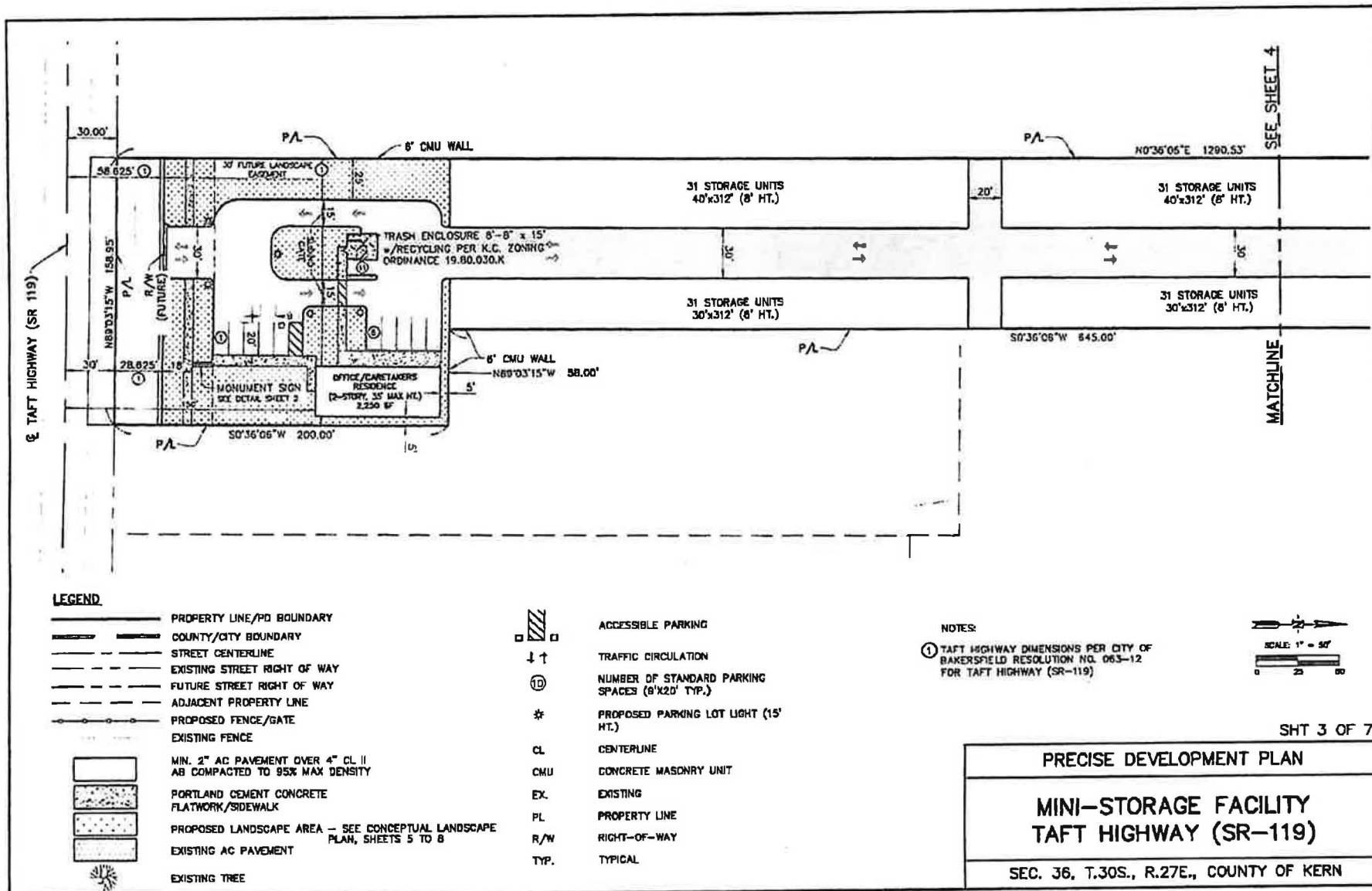


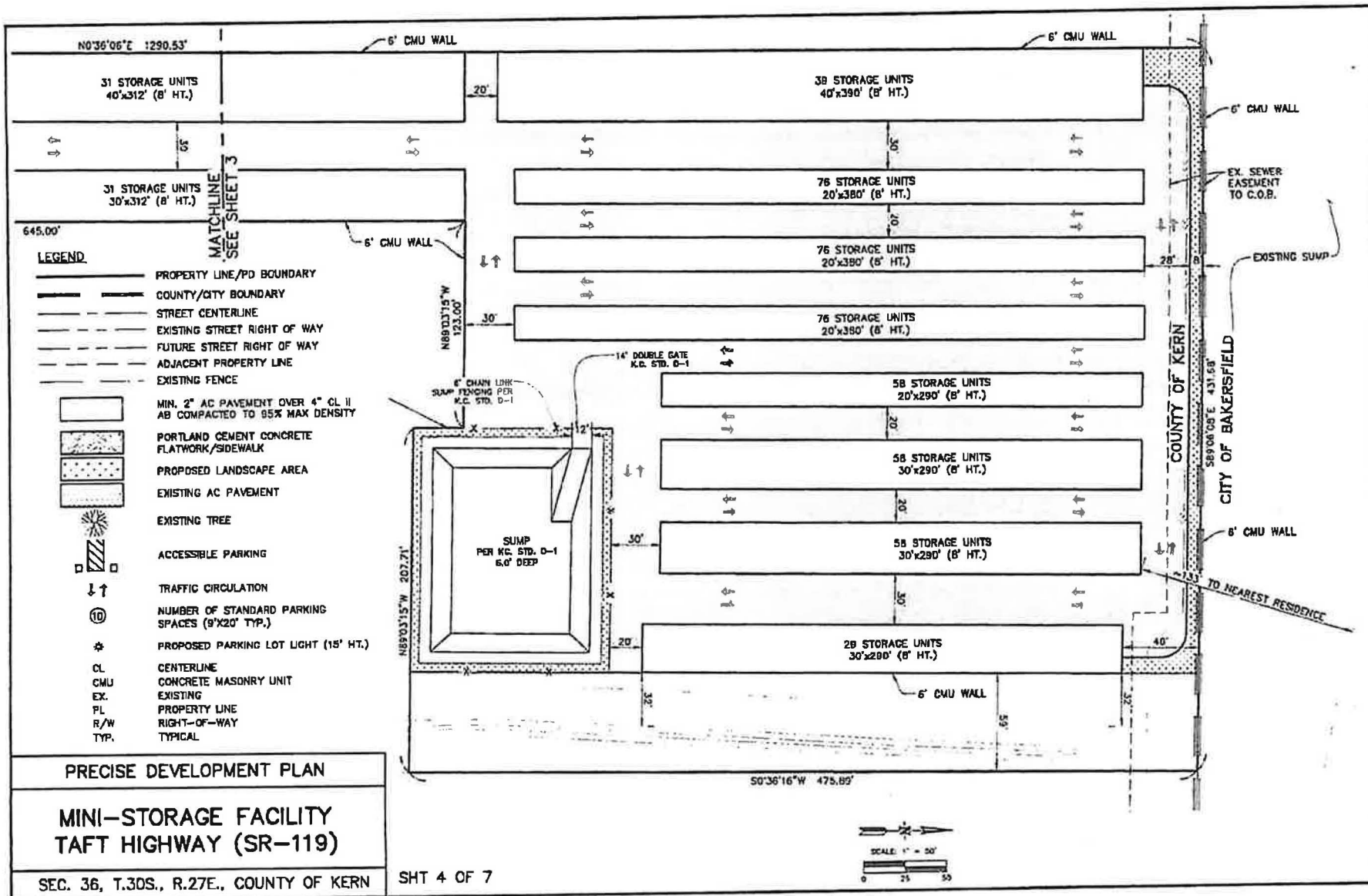
SHT 2 OF 7

PRECISE DEVELOPMENT PLAN

MINI-STORAGE FACILITY
TAFT HIGHWAY (SR-119)

SEC. 36, T.30S., R.27E., COUNTY OF KERN





LEGEND:



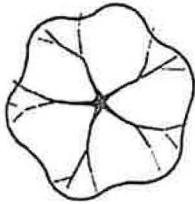
PROPOSED LANDSCAPE AREA



TREE D CONIFER/SCREENING



TREE B MEDIUM



TREE C LARGE



TREE A SMALL



SHRUB HEDGE LARGE



SHRUB LARGE GROUNDCOVER



SHRUB MEDIUM



SHRUB SMALL FLOWERING



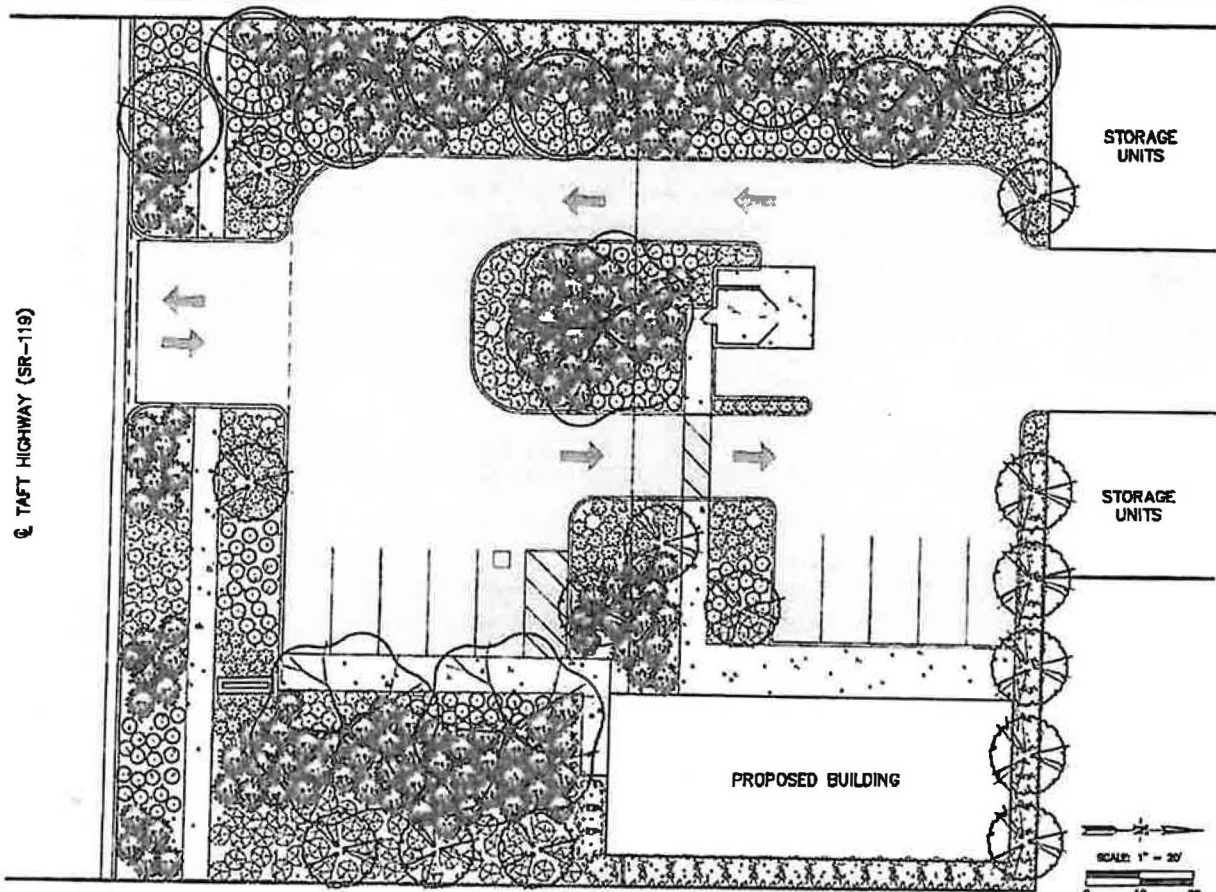
SHRUB SMALL GRASS



SHRUB SMALL



PROPOSED PARKING LOT LIGHT (15' HT.)



CONCEPTUAL LANDSCAPE PLAN SOUTH
END OF PROPERTY @ ENTRANCE

SHT 5 OF 7

PRECISE DEVELOPMENT PLAN

MINI-STORAGE FACILITY
TAFTH HIGHWAY (SR-119)

SEC. 36, T.30S., R.27E., COUNTY OF KERN

LEGEND:



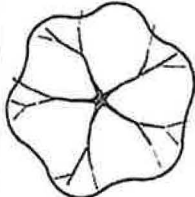
PROPOSED LANDSCAPE AREA



TREE D CONIFER/SCREENING



TREE B MEDIUM



TREE C LARGE



TREE A SMALL



SHRUB HEDGE LARGE



SHRUB LARGE GROUNDCOVER



SHRUB MEDIUM



SHRUB SMALL FLOWERING



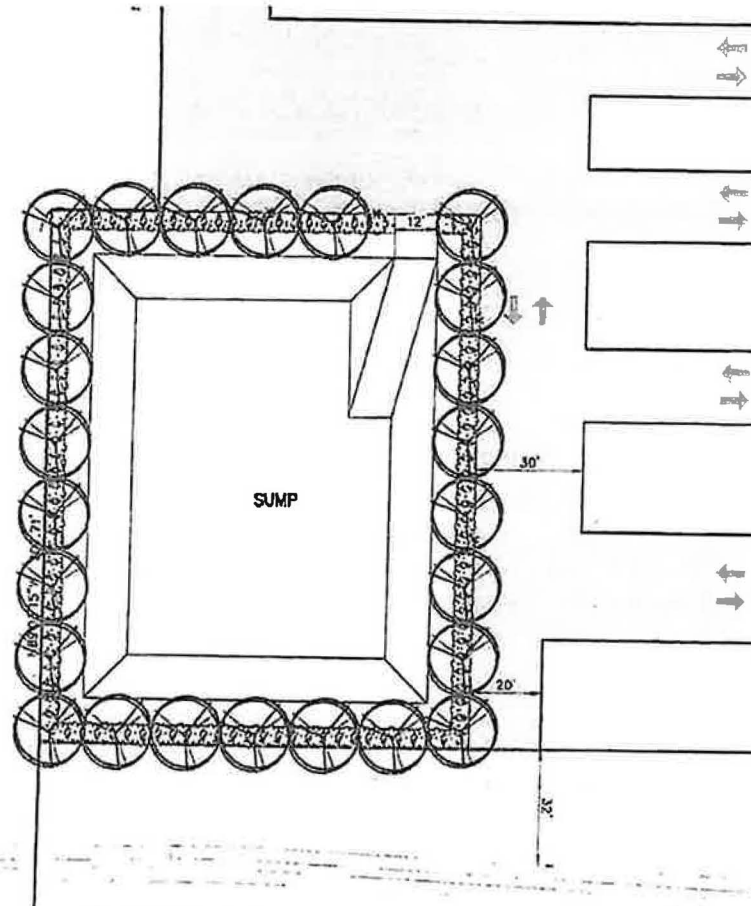
SHRUB SMALL GRASS



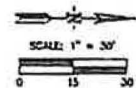
SHRUB SMALL



PROPOSED PARKING LOT LIGHT (15' HT.)



CONCEPTUAL LANDSCAPE PLAN
NORTH END OF PROPERTY @ SUMP

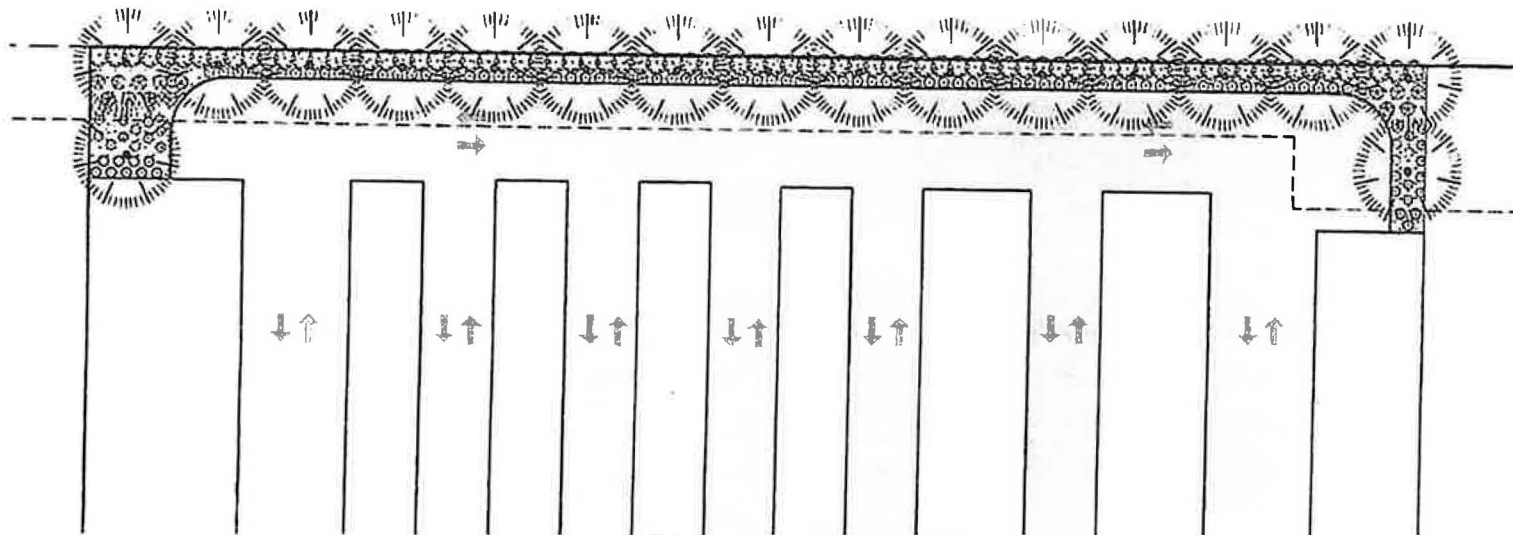


SHT 6 OF 7

PRECISE DEVELOPMENT PLAN

MINI-STORAGE FACILITY
TAFT HIGHWAY (SR-119)

SEC. 36, T.30S., R.27E., COUNTY OF KERN



LEGEND



PROPOSED LANDSCAPE AREA



TREE D CONIFER/SCREENING



TREE B MEDIUM



TREE C LARGE



TREE A SMALL



SHRUB HEDGE LARGE



SHRUB LARGE GROUNDCOVER



SHRUB MEDIUM



SHRUB SMALL FLOWERING



SHRUB SMALL GRASS



SHRUB SMALL



PROPOSED PARKING LOT LIGHT (15' HT.)



SCALE: 1" = 30'

SHT 7 OF 7

PRECISE DEVELOPMENT PLAN

MINI-STORAGE FACILITY
TAFT HIGHWAY (SR-119)

SEC. 36, T.30S., R.27E., COUNTY OF KERN