

## NOTICE OF EXEMPTION

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

**Project Title:** Precise Development Plan No. 21, Map 230

**Project Location -- Specific:** Southwest corner of Rosamond Boulevard and 30th Street  
(APN: 472-100-15)

**Project Location -- City:** Rosamond area

**Project Location -- County:** Kern

**Description of Project:** A Precise Development Plan to allow a commercial development to include 36,905 square feet of general retail spaces (Section 19.32.020.C.2), a 3,092-square-foot convenience store (Section 19.32.020.C.3) with 10 fuel pumps (Section 19.32.020.C.5), a 2,062-square-foot fast-food restaurant with drive-through, and a 1,337-square-foot fast-food restaurant with drive-through (Section 19.32.020.C.4) on a 5.44-acre parcel of record in the C-2 PD H (General Commercial - Precise Development Combining - Airport Approach Height Combining) District

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

**Name of Person or Agency Carrying Out Project:** Tina Lai by Max Bacerra (PP26137)

**Exempt Status:** Special Situations, Section 15182

**Reasons Why Project Is Exempt:** This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines.

**Contact Person:** Kathy Barker, Supervising Planner, at (661) 862-5044 or by email at [BarkerK@kerncounty.com](mailto:BarkerK@kerncounty.com)

**Receipt:** #276931

**Date Received for Filing:**  
January 16, 2026



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

Date of Hearing: December 4, 2025

bl

10 N 13 W  
ZM 214

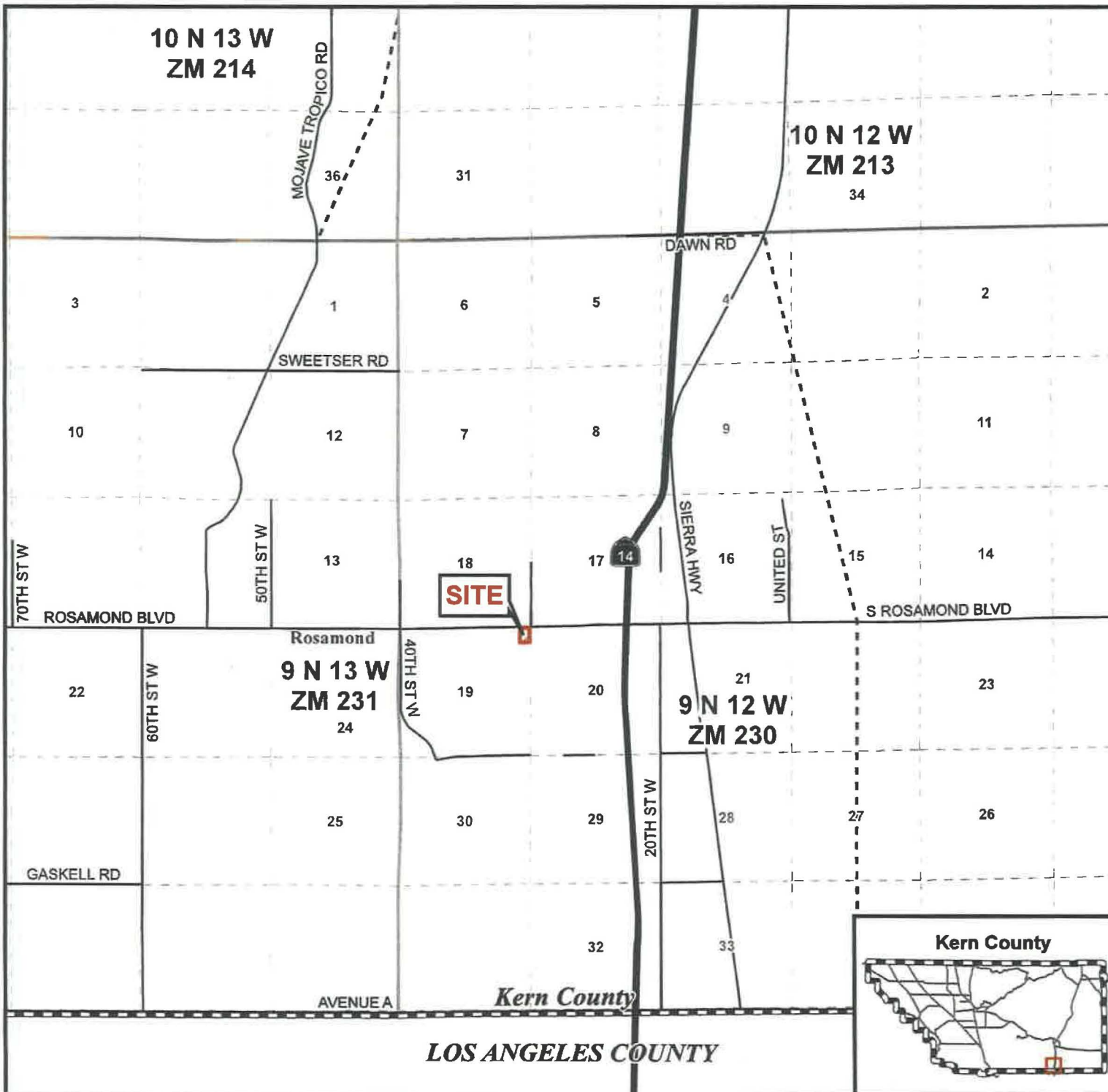
10 N 12 W  
ZM 213

# PD No. 21 Map 230

## Vicinity Map

Tina Lai  
by Max Bacerra

-  Site
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  Unincorporated Cities



**SITE**

Kern County



APN: 472-100-15  
Sec. 19 - T9N/R12W  
Created on: 10/24/2025

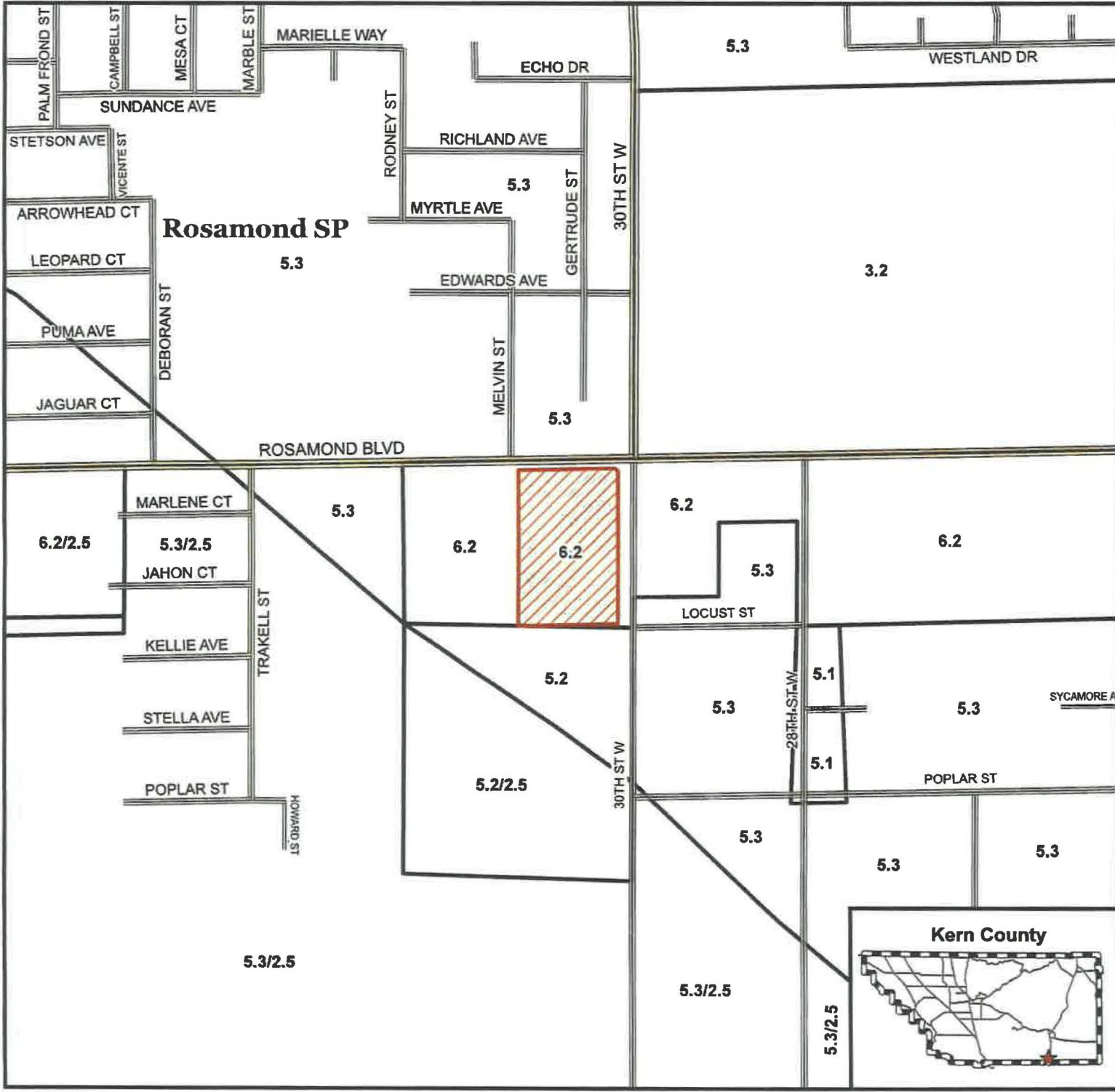
0 5,100 10,200 ft



Kern County  
Planning & Natural  
Resources Department



LOS ANGELES COUNTY



**Rosamond SP**

**PD No. 21  
Map 230**

**Existing  
General Plan Map**

**Tina Lai  
by Max Bacerra**

- Site
- Arterials
- Dirt Roads

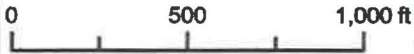
**Specific Plans**

- Rosamond

**General Plan Boundaries**

- 4.1 - Accepted County Plan Areas
- 3.2 - EDUCATIONAL FACILITIES
- 5.1 - MAXIMUM 29 UNITS/NET ACRE (1502 SQ. FT. SITE AREA/UNIT)
- 5.2 - MAXIMUM 16 UNITS/NET ACRE (2722 SQ. FT. SITE AREA/UNIT)
- 5.3 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)
- 6.2 - General Commercial
- 2.5 - Flood Hazard

APN: 472-100-15  
Sec. 19 - T9N/R12W  
Created on: 10/24/2025







**KERN COUNTY**  
**PLANNING AND NATURAL RESOURCES**

Date: 10/22/2025

2700 M Street  
Bakersfield, CA 93301

**TO BE PAID**

**Permit Number:** PLN22-00146

**Permit Type:** Planning Project

**Description:** Map 230, PD - Commercial Development

| Accele<br>Receipt # | Payment Date | Payer                            | Payment Method | Amount         | Accepted By                |
|---------------------|--------------|----------------------------------|----------------|----------------|----------------------------|
| <b>276931</b>       | 10/15/2025   | SUNRISE GLOBAL<br>INVESTMENT LLC | Check          | 3491.00        | angulob@kerncou<br>nty.com |
| <b>TOTAL PAID:</b>  |              |                                  |                | <b>3491.00</b> |                            |

| Invoice | Fees                                                             | Fee Amount | Paid    |
|---------|------------------------------------------------------------------|------------|---------|
| 483325  | Precise Development Plan<br>1038RC 1000FD 1022AC 1155CC          | 2392.00    | 2392.00 |
| 483325  | Electronic Permit Maintenance Fee<br>1069RC 1173FD 1022AC 1721CC | 350.00     | 350.00  |
| 483325  | Legal Description Review<br>1372RC 1224FD 1021AC 1770CC          | 104.00     | 104.00  |
| 483325  | EH Land Development<br>1389RC 1094FD 1013AC 1744CC               | 595.00     | 595.00  |
| 483325  | County Clerk CEQA Posting<br>1575RC 1081FD 1009AC 3264CC         | 50.00      | 50.00   |
|         |                                                                  | 3491.00    | 3491.00 |