

NOTICE OF EXEMPTION

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

Project Title: Modification No. 6 to Precise Development Plan No. 24, Map 125-6

Project Location -- Specific: South side of E. Brundage Lane, approximately 1,180 feet east of Weedpatch Highway (APN: 177-140-83, -15)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: Modification No. 6 to Precise Development Plan No. 24, Map 125-6 (Notice of Decision No. 12-15; approved February 19, 2015) to allow the replacement of a specialized truck driving school with a 130-room hotel (Section 19.38.020.C) on a 2.53-acre portion of two (2) parcels of record totaling 6.63 acres, in the M-2 PD (Medium Industrial - Precise Development Combining) District

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

Name of Person or Agency Carrying Out Project: Combo Hospitality Inc by Ajit Bhattal (PP26134)

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

Reasons Why Project Is Exempt: This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15183 of the State CEQA Guidelines.

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

Receipt: #275775

Date Received for Filing:
February 6, 2026



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

Date of Hearing: January 15, 2026

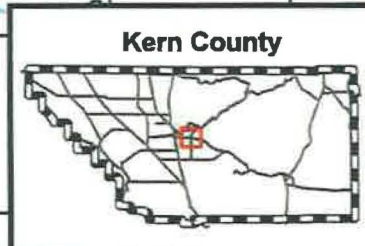
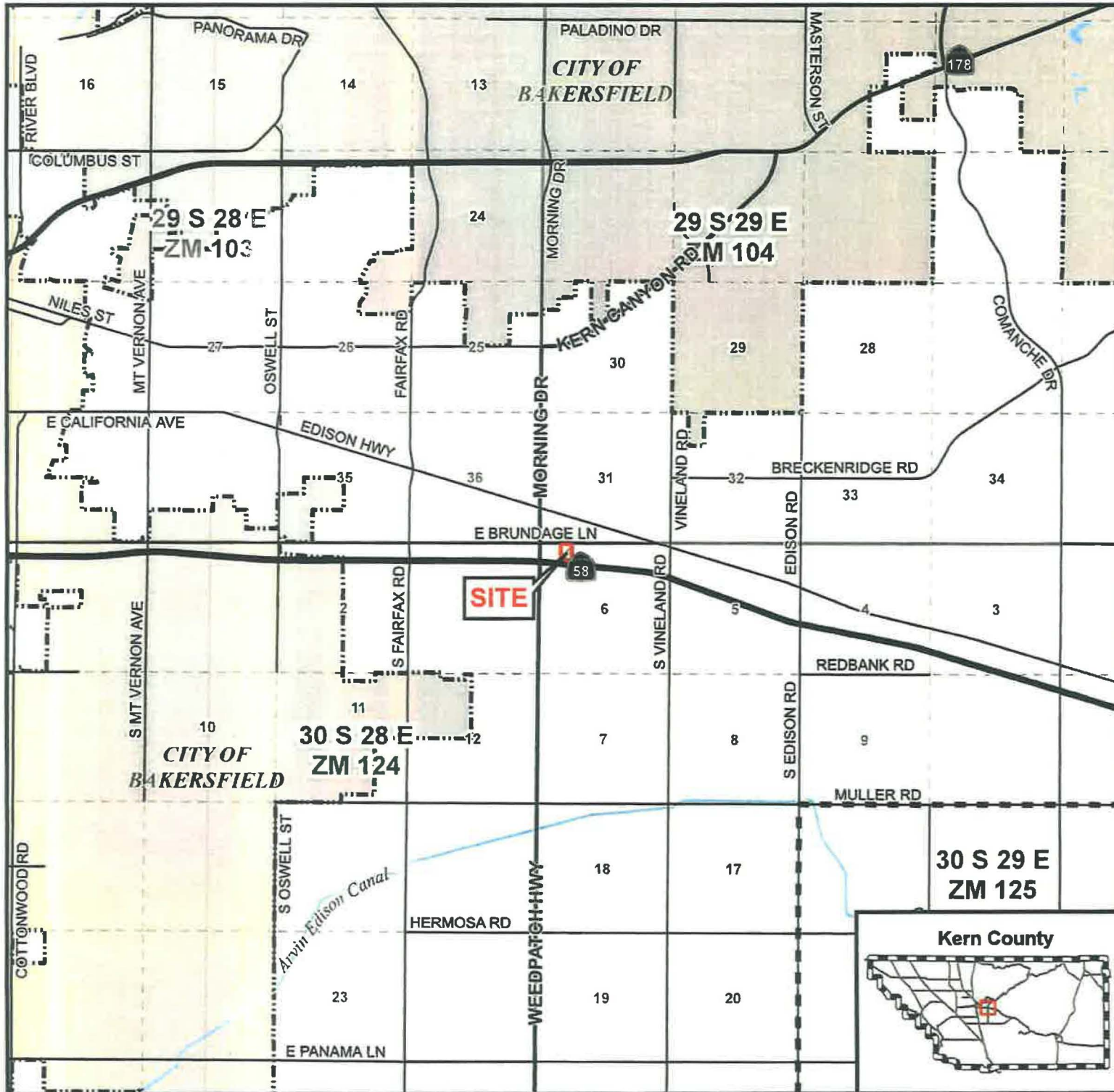
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Mod 6, PD #24 Map #125-6

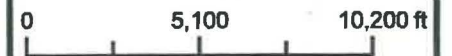
Vicinity Map

Combo Hospitality Inc.
by Ajit Bhattal

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



APN: 177-140-83, -15
Sec. 6 - T30S/R29E
Created on: 12/3/2025



Kern County
Planning & Natural
Resources Department



















Mod 6, PD #24 Map #125-6

Existing General Plan Map

Combo Hospitality Inc.
by Ajit Bhattal

Metropolitan Bakersfield SP

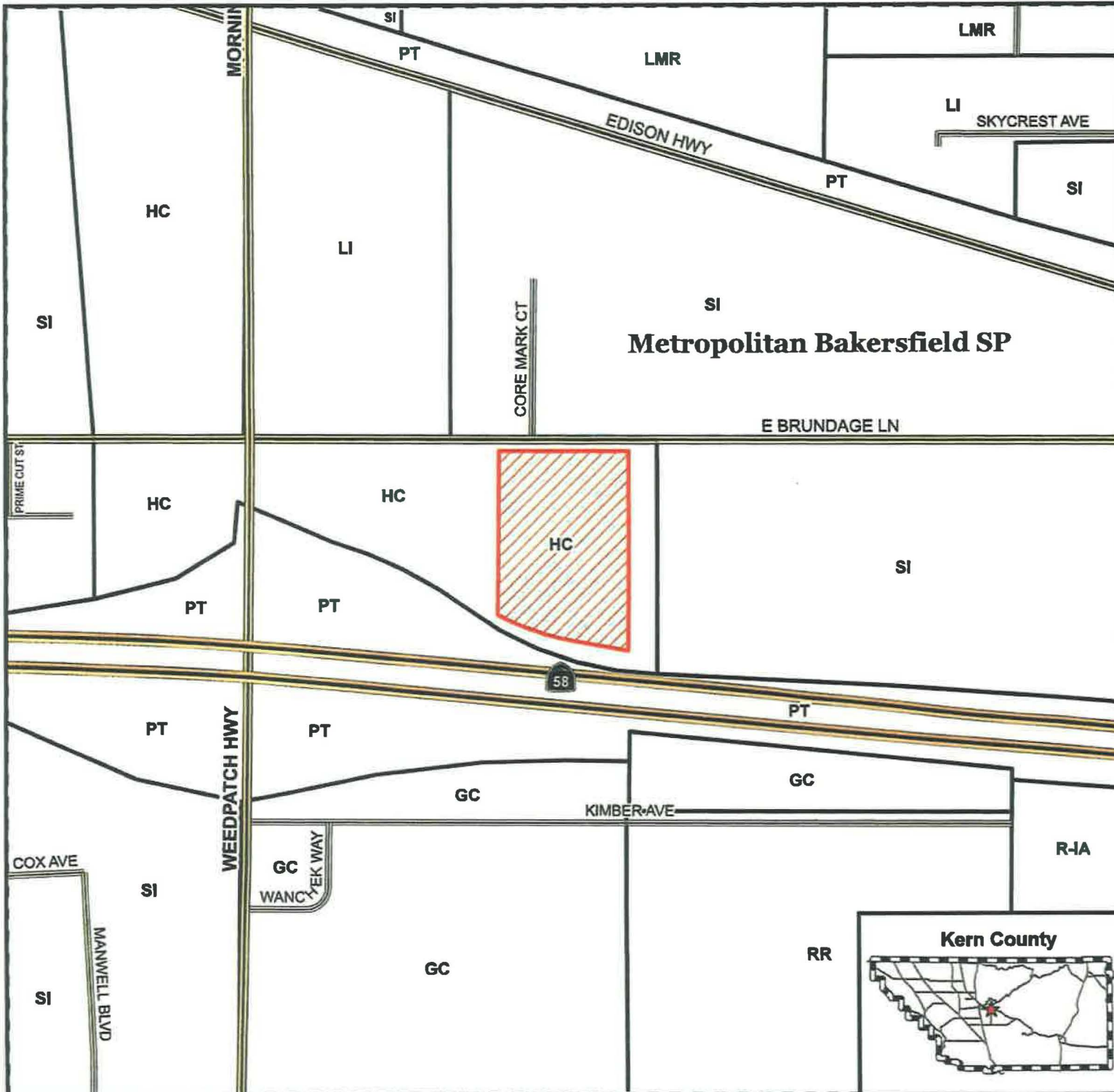
-  Site
-  Named Rd
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
- Specific Plans**
-  Metropolitan Bakersfield
- General Plan Boundaries**
-  Metropolitan Bakersfield General Plan
-  GC - General Commercial
-  HC - Highway Commercial
-  LI - Light Industrial
-  LMR - Low Medium Density Residential
-  LMR/LR - COUNTY JURIS.: ≤ 10 D.U./NET ACRE
-  PT - PUBLIC TRANSPORTATION CORRIDOR
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  RR - RURAL RESIDENTIAL, MINIMUM 2.5 GROSS ACRES/ UNIT
-  SI - Service Industrial

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**Kern County
Planning & Natural
Resources Department**





**KERN COUNTY
PLANNING AND NATURAL RESOURCES**

Date: 10/2/2025

2700 M Street
Bakersfield, CA 93301

TO BE PAID

Permit Number: PLN24-00082
Permit Type: Planning Project
Description: PD Modification for 130 room hotel

Accele Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
275775	9/26/2025	Ajit Bhattal	Check	3516.00	angulob@kerncou nty.com
TOTAL PAID:				3516.00	

Invoice	Fees	Fee Amount	Paid
481720	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	25.00	25.00
481720	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
481720	Electronic Permit Maintenance Fee 1069RC 1173FD 1022AC 1721CC	350.00	350.00
481720	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
481720	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
481720	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		3516.00	3516.00