

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

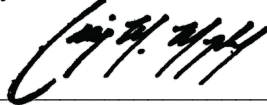
TO WHOM IT MAY CONCERN:

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: Blue Line Investments, LLC by Sam Abed (PP26132);
 - b. Name of Project: (a) Amendment of Zoning Map 103-17, Zone Change Case No. 7; (b) Modification No. 1 to Conditional Use Permit No. 18, Map 103-17; (c) Precise Development Plan No. 4, Map 103-17;
 - c. Street Address/Cross-Street of Project: Northwest corner of Columbus Street and River Boulevard (APNs: 123-090-09, -11, -12, and -18)

Map of Project (if no street address): Attached
 - d. Description of Project: (a) A Change in Zone Classification from R-2 (Medium-density Residential) and C-1 (Neighborhood Commercial) to C-1 PD (Neighborhood Commercial - Precise Development Combining); (b) A Modification to Conditional Use Permit No. 18, Map 103-17 to reduce an existing church boundary that includes a non-contiguous parking lot (approved February 22, 1990, Resolution No. 31-90); (c) A Precise Development Plan to allow construction of a 4,000-square-foot convenience store and fueling station with 16 fuel pumps (Section 19.30.020.C.5) on four (4) parcels totaling 38,768 square feet
2. Approval – Summary of Proceedings:

Adoption date January 27, 2026, Item No. CA-7 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.

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



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

Special Situation Exemption 15183

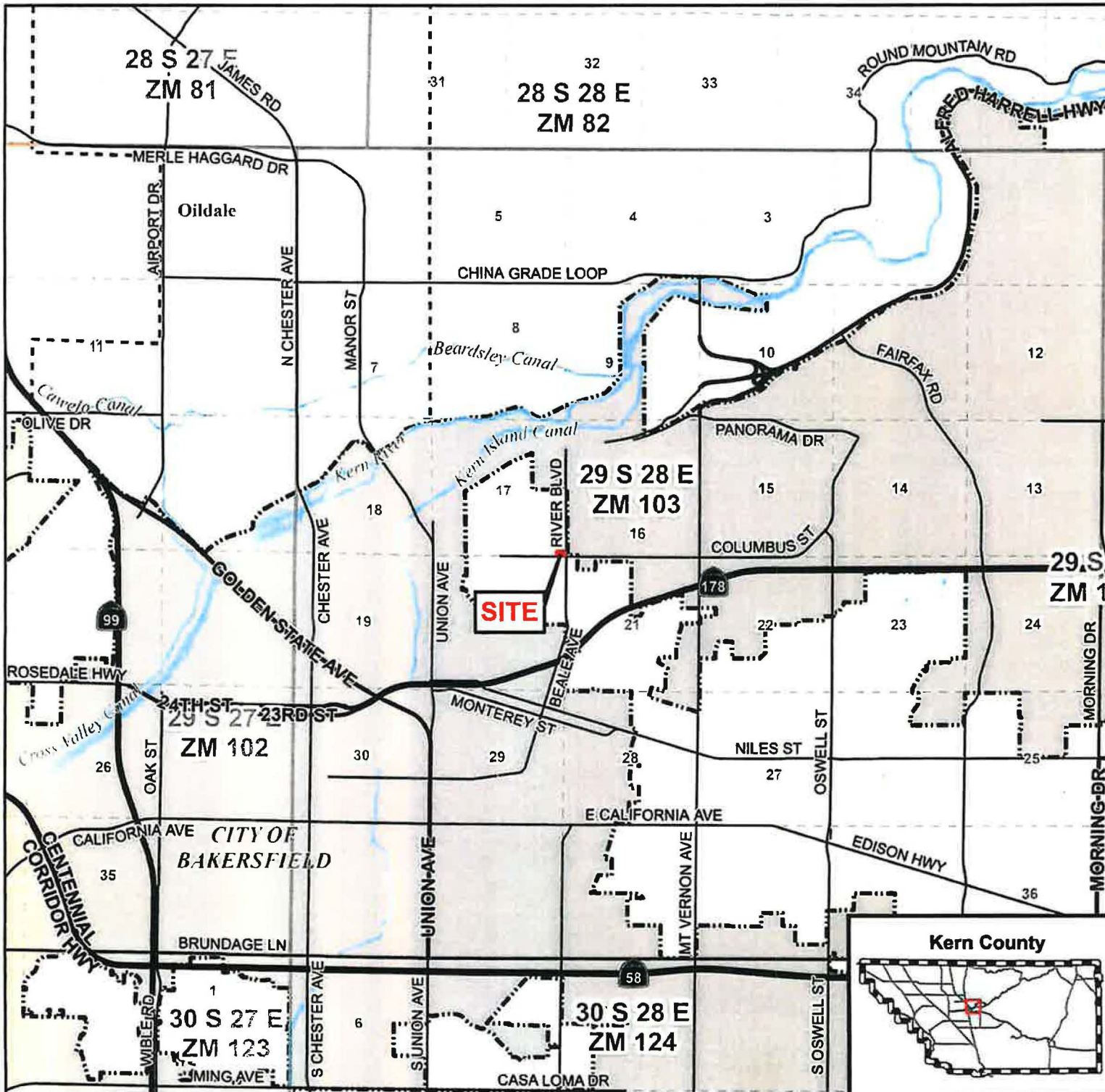
KB:an

ZCC 7, MOD 1, CUP 18, PD 4, Map 103-17

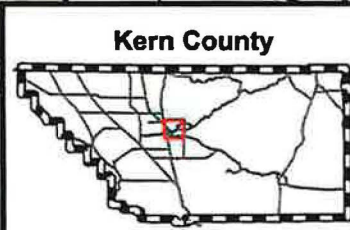
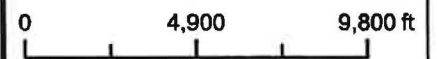
Vicinity Map

Blue Line Investments, LLC
by Sam Abed

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



APNs: 123-090-09, -11, -12, -18
Sec. 17 - T29S/R28E
Created on: 10/29/2025

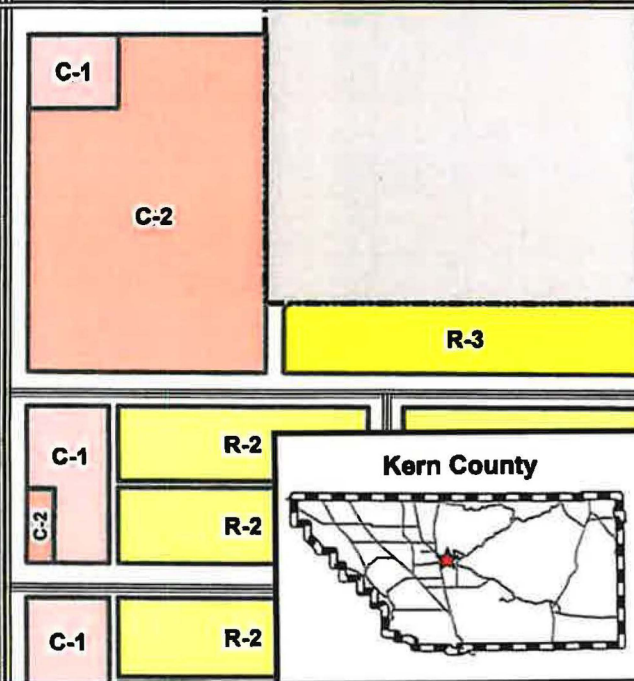
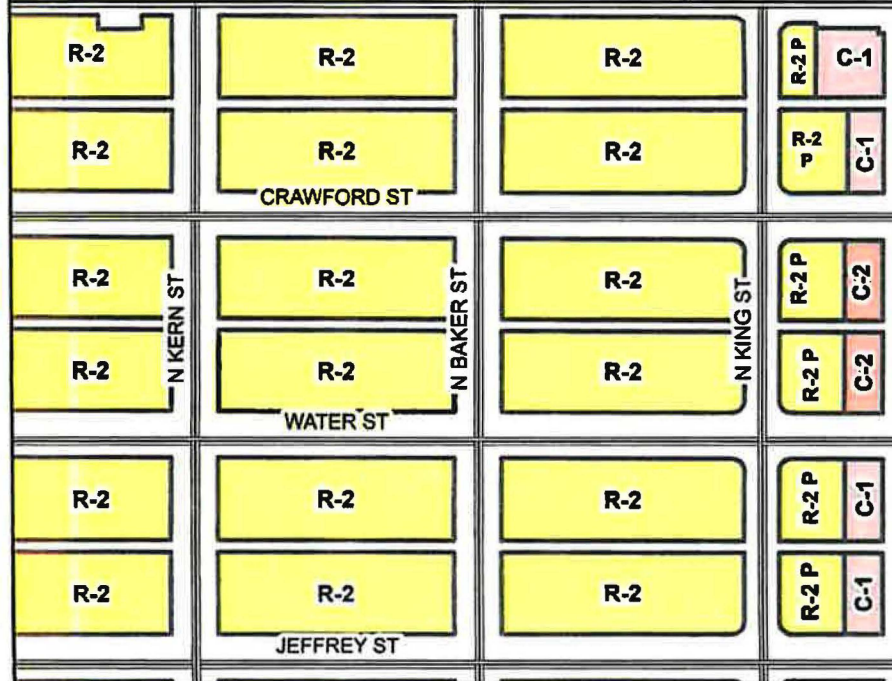
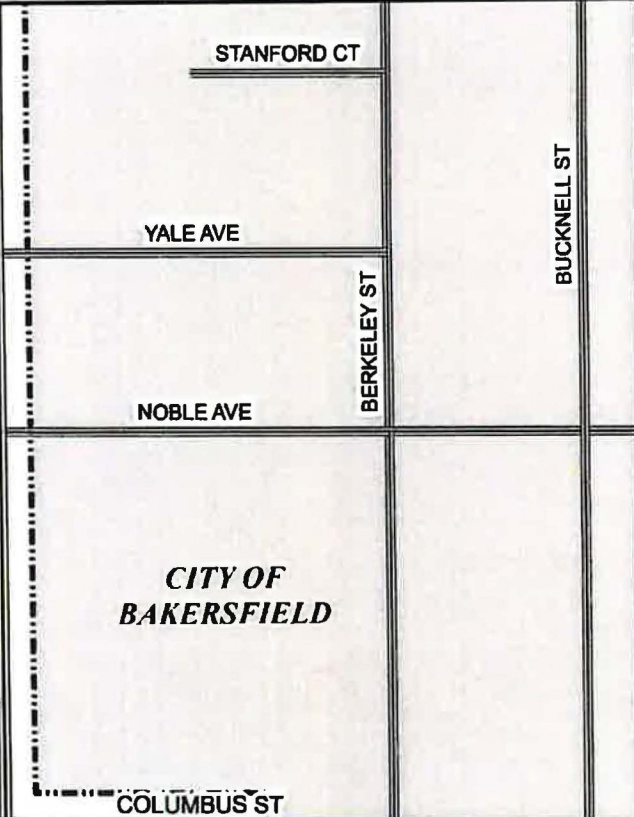
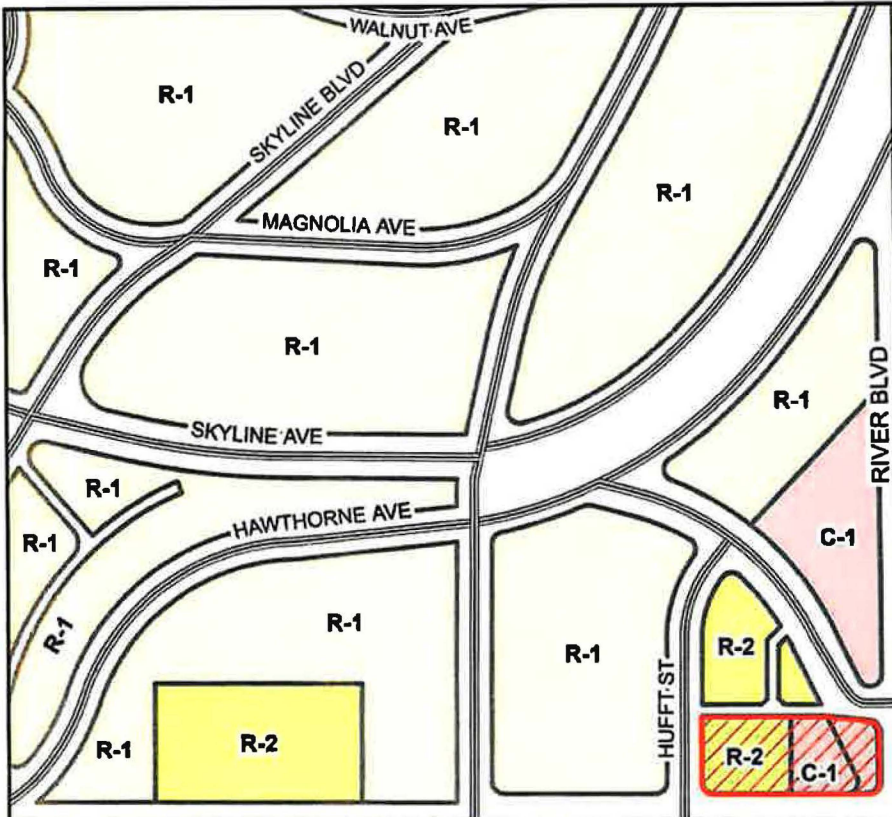


ZCC 7, MOD 1, CUP 18, PD 4, Map 103-17

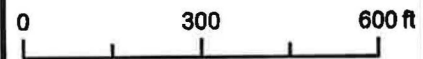
Existing Zone Classifications

Blue Line Investments, LLC
by Sam Abed

-  Site
-  Arterials
-  Locals
-  Metro Bakersfield GP Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  C-1 - Neighborhood Commercial
-  C-2 - General Commercial
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  P - Interim
-  City Limits



APNs: 123-090-09, -11, -12, -18
Sec. 17 - T29S/R28E
Created on: 10/29/2025



STATISTICAL INFORMATION:

SITE ADDRESS: 800, 802, 804, & 812 COLUMBUS STREET, BAKERSFIELD, CA 93314

APN No.: 123-090-12, 123-090-11, 123-090-09, & 123-090-18

AREA: 0.73 ACRES

EXISTING ZONING: R-2 & C-1

EXISTING GENERAL PLAN: GC (GENERAL COMMERCIAL)

EXISTING USE: PARKING LOT

PROPOSED USE: CONVENIENCE STORE

BUILDING COVERAGE: 12.87%

LANDSCAPE AREA: 24.81%

PARKING SPACES REQUIRED: 20 SPACES

PARKING SPACES PROVIDED: 33 SPACES

SEWAGE: KERN SANITATION AUTHORITY

WATER: CALWATER






DRAINAGE: DIRECTED TO STREET CATCH BASIN TO OFF SITE SLUMP.

SCALE: 1" = 40'

LEGAL DESCRIPTION:

BEING THAT PORTION OF BLOCK 4 OF SKYLINE PARK SUBDIVISION NO. 1, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED JULY 18, 1993 IN BOOK 3 PAGES 88 AND 87 OF MAPS, AND CERTIFICATE OF CORRECTION RECORDED AUGUST 25, 2000 AS DOCUMENT 0200198008, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.B. 64M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA

LEGEND:

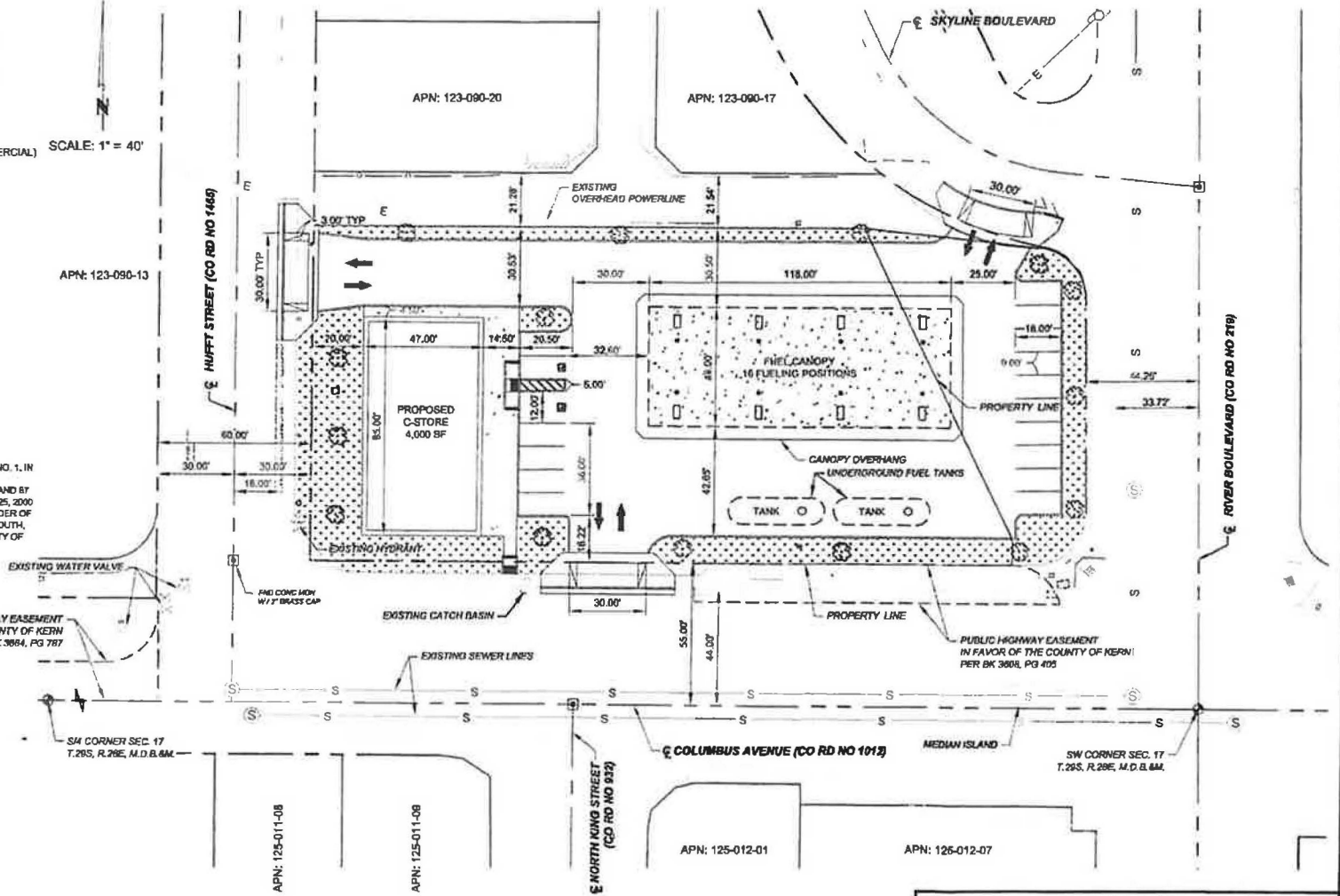
-  ASPHALT PAVING
-  CONCRETE
-  LANDSCAPE
-  SECTION CORNER MONUMENT
-  CENTERLINE MONUMENT

PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE COUNTY OF KERN PER BK 3633, PG 802 & BK 3684, PG 787

PUBLIC HIGHWAY EASEMENT IN FAVOR OF THE COUNTY OF KERN PER BK 3686, PG 403

SW CORNER SEC. 17 T.28S, R.26E, M.D.B. 64M.

SW CORNER SEC. 17 T.28S, R.26E, M.D.B. 64M.



PD PLAN

PROPOSED CONVENIENCE STORE
 APN: 123-090-12, 123-090-11, 123-090-09 & 123-090-18
 800, 802, 804, & 812 COLUMBUS STREET, BAKERSFIELD CA 93305

KERN COUNTY		CALIFORNIA	
SCALE: 1"=40'	DATE: 06/11/2024	MAP SHEET	
DRAWN: JPO	SHEET: 1 of 1		
		REV: 0	



**Kern County Public Works
Public Services BLDG**

2700 M Street
Bakersfield, CA 93301
Phone: 661-862-8648

Monday Sep 29 2025 03:36:50 PM

PLN24-00177

481529 Notice to Process	125.00
481529 County Clerk CEQA Posti ng	50.00
481529 EH Land Development	595.00
481529 Legal Description Revie w	104.00
481529 Electronic Permit Maint enance Fee	1,050.00
481529 Conditional Use Permit	75.00
481529 Cond. Use Permit Prelim Review	541.00
481529 Modify/Delete condition s of Cond. Use Permit/ PD	728.00
481529 Precise Development Pla n	2,392.00
481529 Precise Development Pla n	75.00
481529 Zone Change	2,080.00
481529 Zone Change	75.00
481529 Zone Change Preliminary Review	270.00
481529 Fire Review and Consult ation	218.00
481529 Policy and Legal Confor mance Fee	192.00

Total 8,570.00

Check 03783 8,570.00

Thank you for your payment.
Have a great day!

Received From: MICHAEL DAUSTER
Receipt #: 1801BSA-20250929-5