

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. 17, Zone Variance No. 8, Map 230-20

Project Location -- Specific: South side of Rosamond Boulevard, on the southeast corner of 25th Street West and Rosamond Boulevard (APN: 251-120-38)

Project Location -- City: Rosamond

Project Location -- County: Kern

Description of Project: (a) Precise Development Plan to allow for the development and construction of a truck fueling station without repair facilities (Section 19.32.020.C.5) and associated convenience store (Section 19.32.020.C.3); and (b) a Zone Variance to allow an 80-foot-tall pole sign, where 35 feet is permitted (Section 19.32.110.A.9) and exceeding sign face area proposing 267 square feet, where 240 square feet is permitted (Section 19.32.110.A.9) on the east 4.42-acre portion of an approximate 9.18-acre (gross) parcel of record in a C-2 PD (General Commercial – 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: Maverik Inc. by Langan (PP25132)

Exempt Status: Special Situation Exemption 15183 of 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: #655022

Date Received for Filing:
March 3, 2026



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

Date of Hearing: April 17, 2025

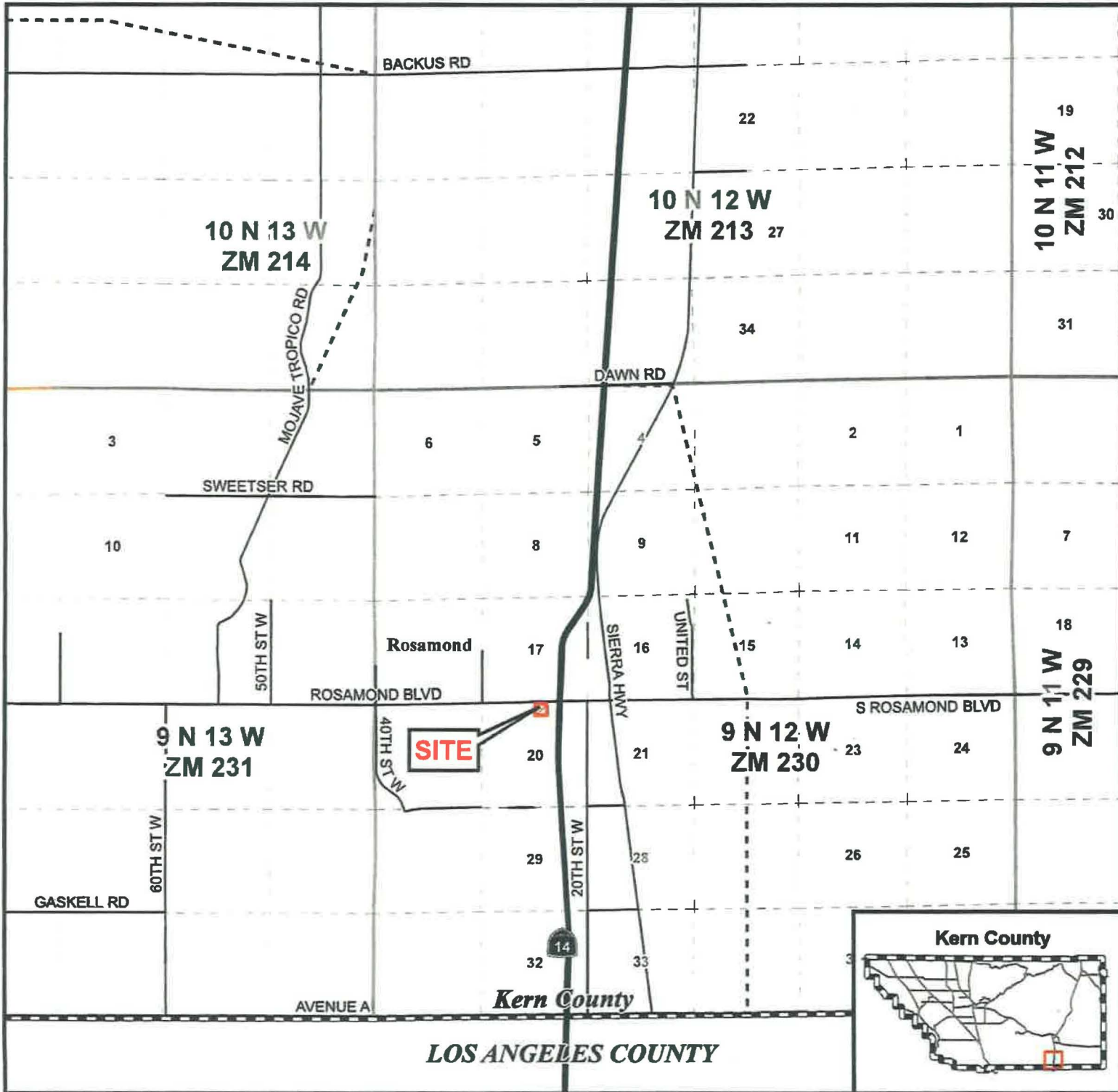
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PD 17, ZV 8 Map 230-20

Vicinity Map

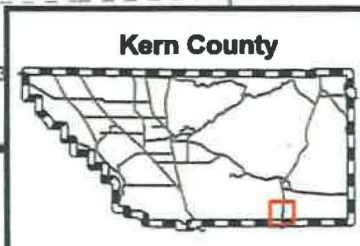
Maverik Inc.
by Langan

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



10 N 11 W
ZM 212

9 N 11 W
ZM 229



APN: 251-120-38
Sec. 20 - T9N/R12W
Created on: 3/5/2025
















Kern County
Planning & Natural
Resources Department



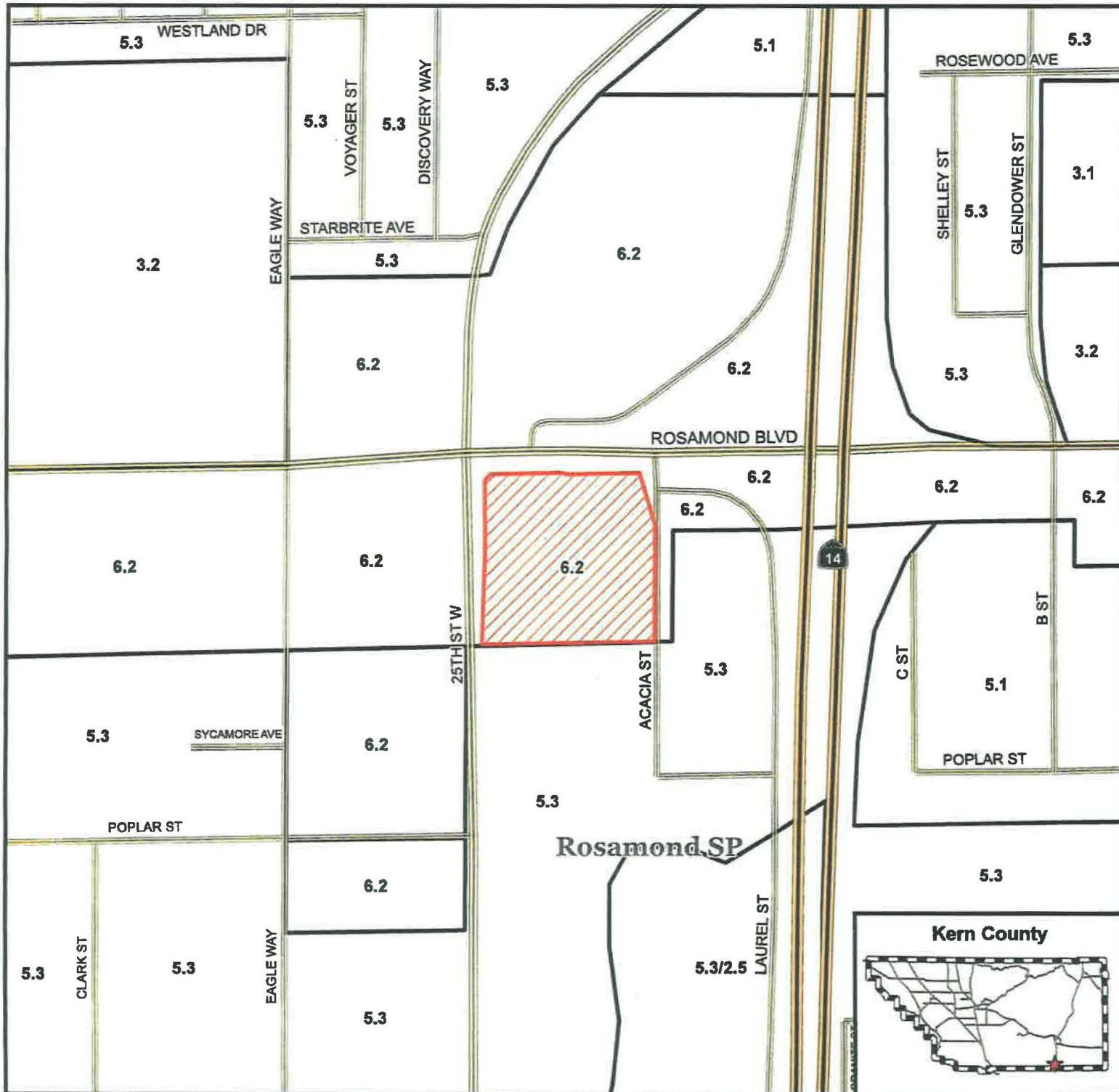
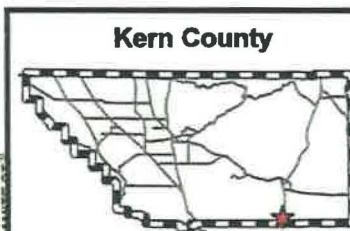
PD 17, ZV 8 Map 230-20

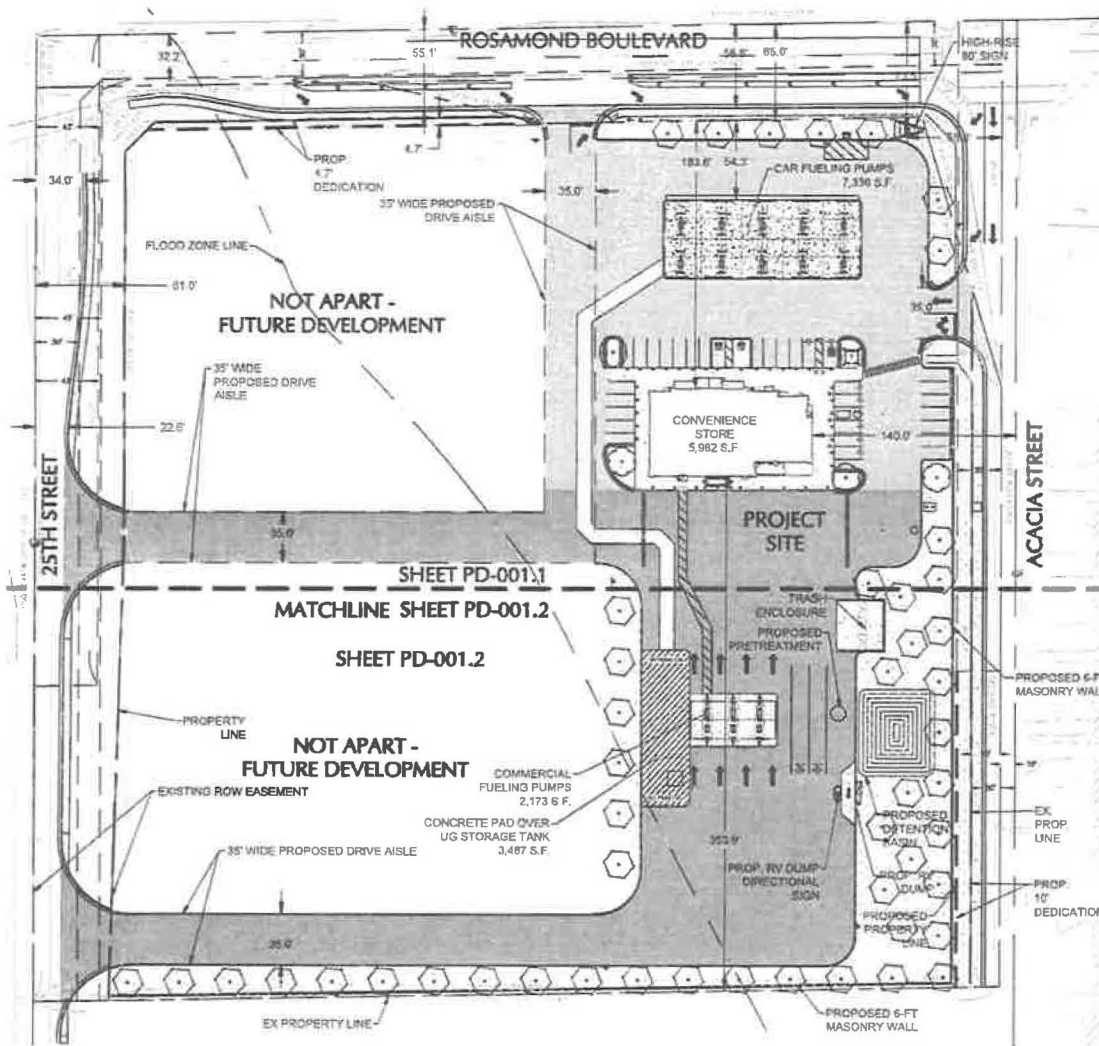
Existing Specific Plan Map

Maverik Inc.
by Langan

-  Site
-  State Hwy
-  Arterials
-  Collectors
-  Dirt Roads
- Specific Plans**
-  Rosamond
- General Plan Boundaries**
-  4.1 - Accepted County Plan Areas
-  3.1 - PARKS AND RECREATION AREAS
-  3.2 - EDUCATIONAL FACILITIES
-  5.1 - MAXIMUM 29 UNITS/NET ACRE (1502 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: 251-120-38
Sec. 20 - T9N/R12W
Created on: 3/5/2025





LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL 1 OF PARCEL MAP NO. 12348, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 62 PAGES 68 TO 71 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXISTING ASSESSOR'S PARCEL NUMBER: 251-120-01-00-8 (AFFECTS THIS AND OTHER LAND) NEW ASSESSOR'S PARCEL NUMBER: 251-120-38-00-8

STATISTICAL INFORMATION

EXISTING & PROPOSED ZONING:	C-2 PD
EXISTING USE:	VACANT
PROPOSED USE:	GAS STATION AND CONVENIENCE STORE
ACREAGE:	EXISTING GROSS ACREAGE - 9.18 ACRE TOTAL PROPOSED DEVELOPED AREA - 4.42 ACRE
PROPOSED BUILDING:	SINGLE STORY 29'-1"
HEIGHT:	FUELING STATIONS- 9,509 S.F.
GROUND FLOOR:	CONVENIENCE STORE- 5,982 S.F.
BUILDING COVERAGE:	0.01% (5982 SF OUT OF 8 ACRE)
LANDSCAPE AREA:	37,608 S.F.
PARKING SPACES REQUIRED:	20 STANDARD 8 EV- 1 ADA VAN READY; 1 READY, 6 CAPABLE 2 ADA - 1 VAN; 1 STANDARD 30 TOTAL
PARKING SPACES PROVIDED:	24 STANDARD 8 EV- 1 ADA VAN READY; 1 READY, 6 CAPABLE 2 ADA - 1 VAN; 1 STANDARD 2 TRAILER PARKING 36 TOTAL
FUEL PUMPS PROVIDED:	10 CAR PUMP 3 TRAILER PUMP 13 TOTAL
SEWAGE DISPOSAL:	ROSAMOND COMMUNITY SERVICES DISTRICT (RCS/D)
WATER SUPPLY:	ANTELOPE VALLEY EAST KERN WATER AGENCY (AVEK)
FLOOD CONTROL:	REROUTE EXISTING 24" SD DISCHARGE ALONG EDGE OF PROPERTY, PROPOSED DRAINAGE TO OVERFLOW IN SE CORNER OF THE PROPERTY INTO ACACIA ST. RAISING THE NATURAL GRADE BY 2'-FT WHERE NECESSARY.

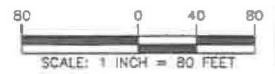
LEGEND

	STREET CENTER LINE		LANDSCAPED AREA
	PROPERTY LINE		MODERATE DUTY ASPHALT PAVEMENT
	EASEMENT		HEAVY DUTY ASPHALT PAVEMENT
	FLOOD ZONE LINE		CONCRETE AREA

SHEET 1 OF 3

LANGAN
 Langan Engineering and
 Environmental Services, Inc.
 11400 Moorpark Street
 Van Nuys, CA 91411

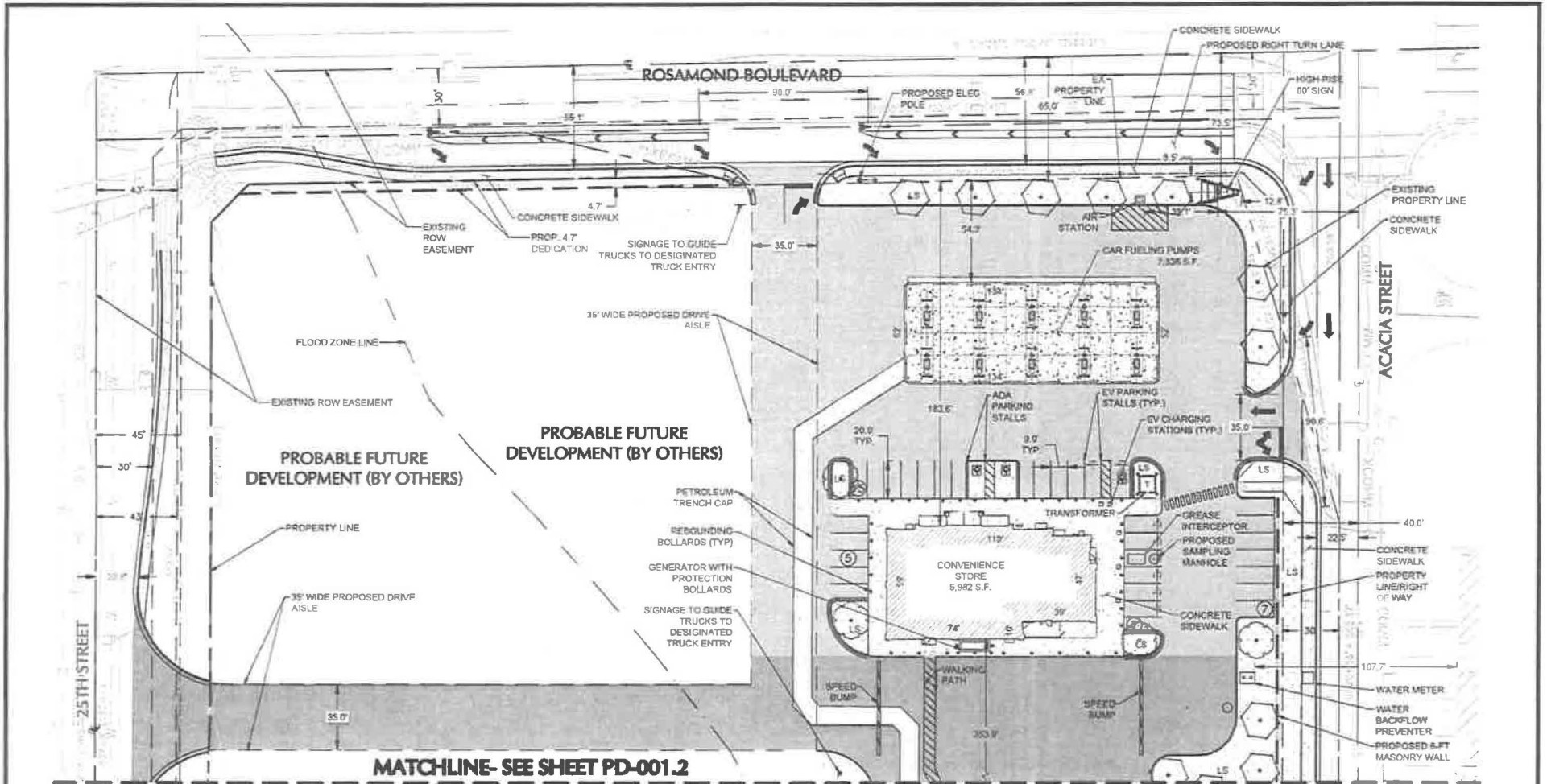
KEYMAP
 SCALE: 1" = 80'



PD PLAN, MAP 230-20

**MAVERIK FUELING STATION
 AND CONVENIENCE STORE**

SEC. 20 T.9N., R12W., COUNTY OF KERN

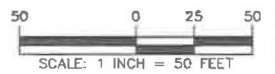


MATCHLINE- SEE SHEET PD-001.2

LEGEND

- CENTERLINE
- PROPERTY LINE
- - - EASEMENT
- - - FLOOD ZONE LINE

- LS LANDSCAPED AREA
- MODERATE DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE AREA
- (X) NO. OF PARKING SPACES



PD PLAN, MAP 230-20

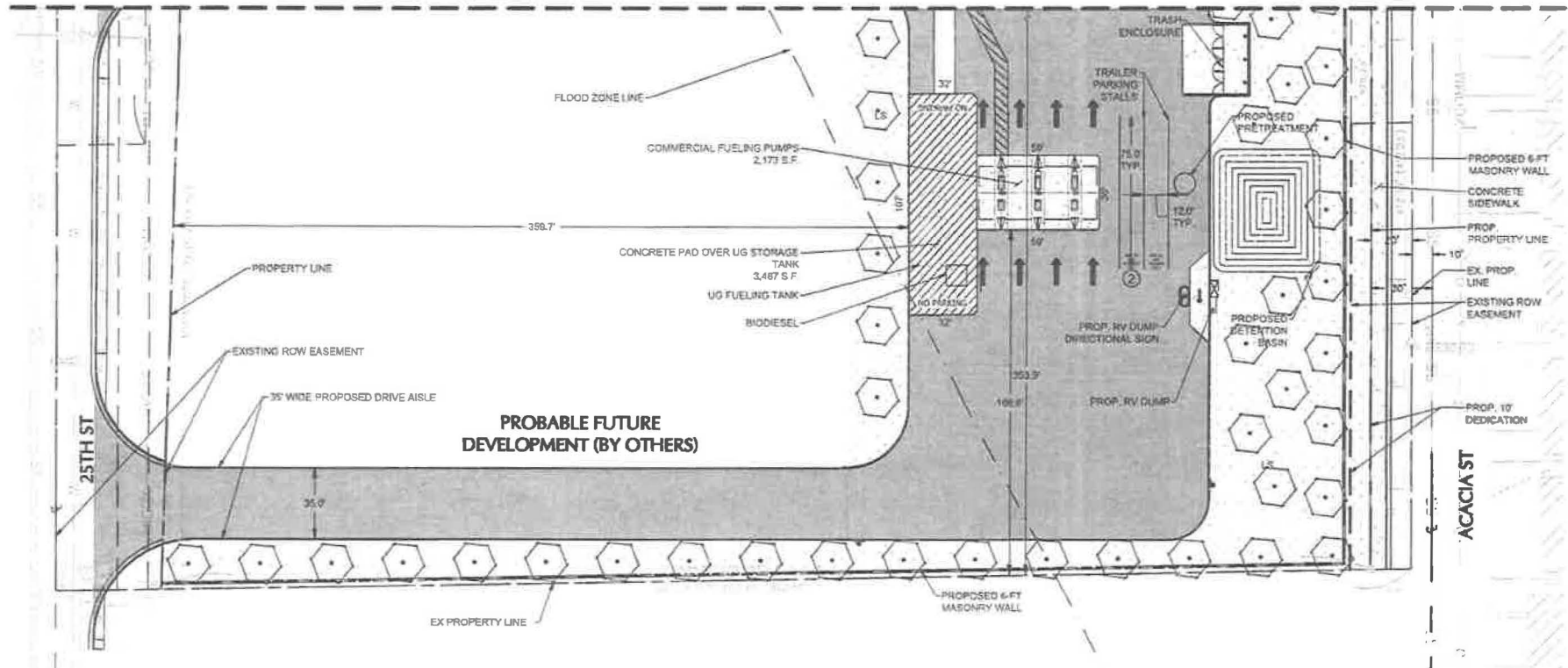
**MAVERIK FUELING STATION
AND CONVENIENCE STORE**

SEC. 20 T.9N., R12W., COUNTY OF KERN

LANGAN
Langan Engineering and
Environmental Services, Inc.
1400 North Glass
Boulevard, CA 97203

T 903.718.5200

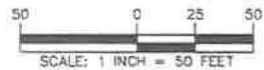
MATCHLINE- SEE SHEET PD-001.1



LEGEND

- CENTERLINE
- PROPERTY LINE
- - - EASEMENT
- - - FLOOD ZONE LINE

- LS LANDSCAPED AREA
- [Pattern] MODERATE DUTY ASPHALT PAVEMENT
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT
- [Pattern] CONCRETE AREA
- (X) NO. OF PARKING SPACES



SHEET 3 OF 3

PD PLAN, MAP 230-20

**MAVERIK FUELING STATION
AND CONVENIENCE STORE**

SEC. 20 T.9N., R12W., COUNTY OF KERN

LANGAN

Langan Engineering and
Environmental Services, Inc.

11801 Parkside
Rosemead, CA 91769

1 956.710.2000

Kern County
Planning Department
 2700 "M" Street
 Bakersfield, CA 93301
 Phone (661) 862-8822
 Fax (661) 862-8601

Payment of fees may be subject to:
 California Government Code Section 66020 (d)(1)

Customer Name: MAVERIK INC

Document Number: PD NO 17 MAP 230-20 : ZV8, MAP
 230-20: ZV9, MAP 230-20 / PP25732 / CLAIRDAY.L

5730 TRUST FUND - OTHER			
CCF002T County Clerk Fee			
CCF002T - County Clerk CEQA Posting	1 @	\$50.000	\$50.00
4122 - ENVIRONMENTAL HEALTH			
EHS090 Land Development			
EHS090 - Land Development	1 @	\$580.000	\$580.00
1905 - MAPS			
LDR Legal Description Review			
Legal Description Review	1 @	\$104.000	\$104.00
3325 PRECISE DEVELOPMENT PLAN			
PIM005 Precise Development Plan			
PIM005 - Precise Development Plan	1 @	\$2,392.000	\$2,392.00
3315 VARIANCE			
PIMP03 Zone Var Prelim Review			
PIMP03 - Zone Var Prelim Review	1 @	\$540.000	\$540.00
3289 CONDITIONAL USE-W/DISCRETIONARY PERMIT			
PIMW03 Zone Var w/CUP, PD, TM or PM			
PIMW03 - Zone Var w/CUP, PD, TM or PM	1 @	\$312.000	\$312.00
OIL & GAS			
POG003 Electronic Permitting Maintenance			
POG003 - Electronic Permitting Maintenance	1 @	\$350.000	\$350.00
POG003 Electronic Permitting Maintenance #2			
POG003 - Electronic Permitting Maintenance	1 @	\$700.000	\$700.00
Order Total			\$5,028.00
Check #0336976			\$5,028.00
Change			\$0.00