

NOTICE OF EXEMPTION

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

Project Title: (a) Conditional Use Permit Case No. 39, Map 230; and (b) Zone Variance No. 19, Map 230

Project Location -- Specific: Northeast corner of United Street and Rosamond Boulevard in the
(APN: 471-112-06)

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: (a) A Conditional Use Permit to allow the construction of 58 duplex apartments (totaling 116 multi-family units with garages) (Section 19.32.030.A), including a leasing/recreation office and various park/play areas; and (b) a Zone Variance to allow a minimum density of approximately eight (8) dwelling units per gross acre where a minimum of 20 dwelling units per gross acre is required (Section 19.32.130.C), all on an approximate 13-acre parcel of land in the C-2 PD (General Commercial – Precise Development Combining) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: GAC Realty Advisors, LP by Russell Khouri
(PP26150)

Exempt Status: Special Situation, Section 15182 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 15182 of the State CEQA Guidelines.

Contact Person: Sara Eickenhorst, Planner III, at (661) 862-5040 or by email at EickenhorstS@kerncounty.com

Receipt: #1801BSA-20260107-19

Date Received for Filing:

March 12, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: February 26, 2026

jw

cc: Applicant
LiUNA



**Kern County Public Works
Public Services BLDG**

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

Wednesday Jan 07 2026 03:46:00 PM

PLN23-00887

490224 County Clerk CEQA Posti ng	50.00
490224 EH Land Development	595.00
490224 Legal Description Revie w	104.00
490224 Electronic Permit Maint enance Fee	350.00
490224 Electronic Permit Maint enance Fee	350.00
490224 Conditional Use Permit	1,456.00
490224 Zone Var w/CUP, PD, TM or PM	156.00
490224 Zone Var w/CUP - Prelim Review	52.00
490224 Fire Review and Consult ation	218.00
490224 Policy and Legal Confor mance Fee	192.00

Total	3,523.00
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Check 1014	3,523.00
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Thank you for your payment.
Have a great day!

Received From: GAC REALTY ADVISORS, LP
Receipt #: 1801BSA-20260107-19

CUP 39, ZV 19 Map 230

Vicinity Map

GAC Realty Advisors, LP
by Russell Khouri

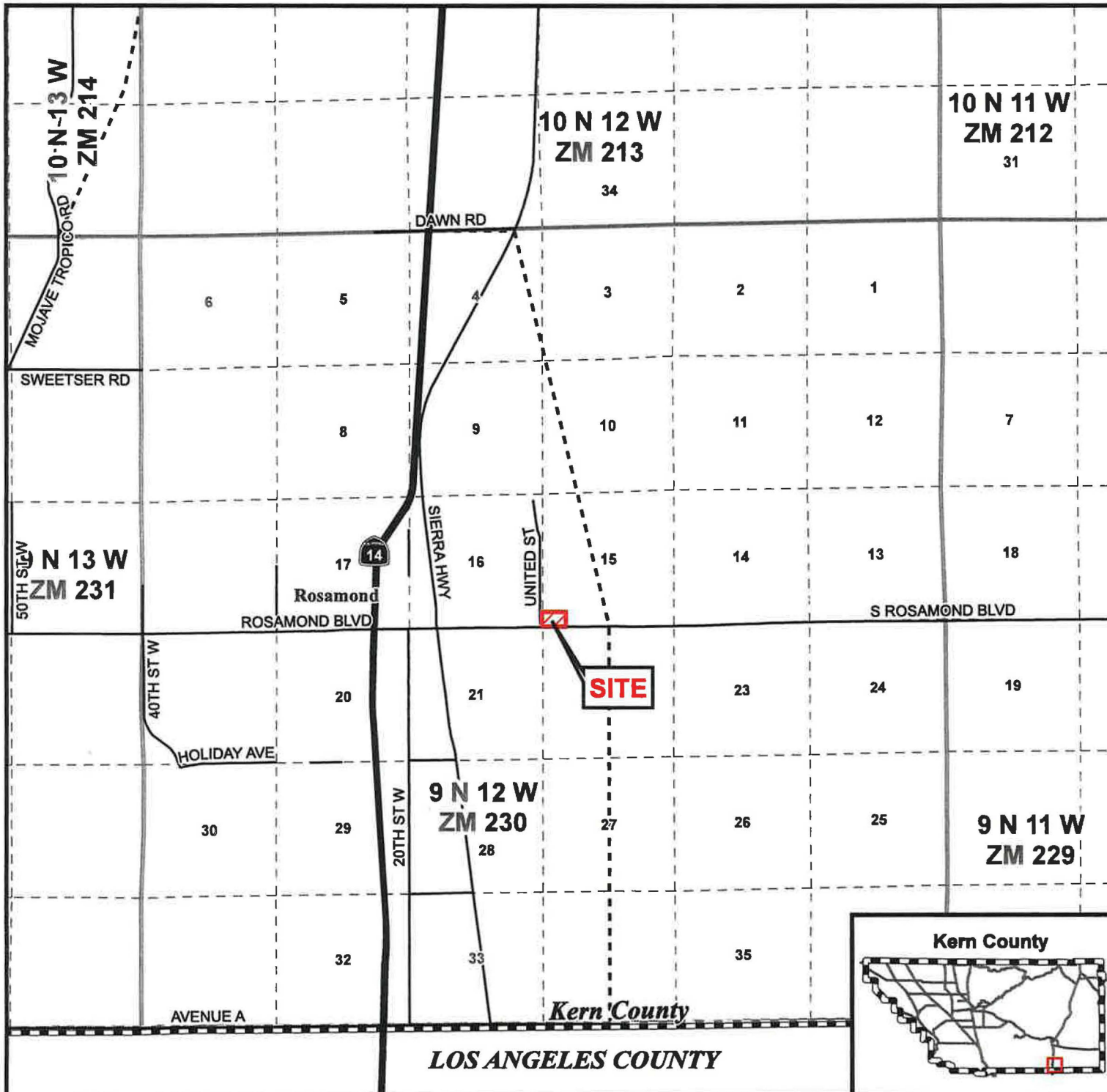
-  Site
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  Unincorporated Cities

APN: 471-112-06
Sec. 15 - T9N/R12W
Created on: 1/12/2026

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department



Existing Zone Classifications

 **Site**

 **Arterials**

 **Locals**

 **Dirt Roads**

KERN COUNTY ZONING DESIGNATIONS

 **A-1 - Limited Agriculture**

 **C-2 - General Commercial**

 **M-1 - Light Industrial**

 **R-1 - Low Density Residential**

 **R-2 - Medium Density Residential**

 **R-3 - High Density Residential**

 **FPS - Floodplain Secondary
Combining**

 **GH - Geologic Hazard Combining**

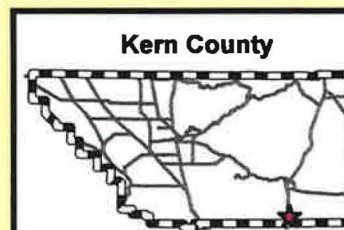
 **PD - Precise Development Combining**

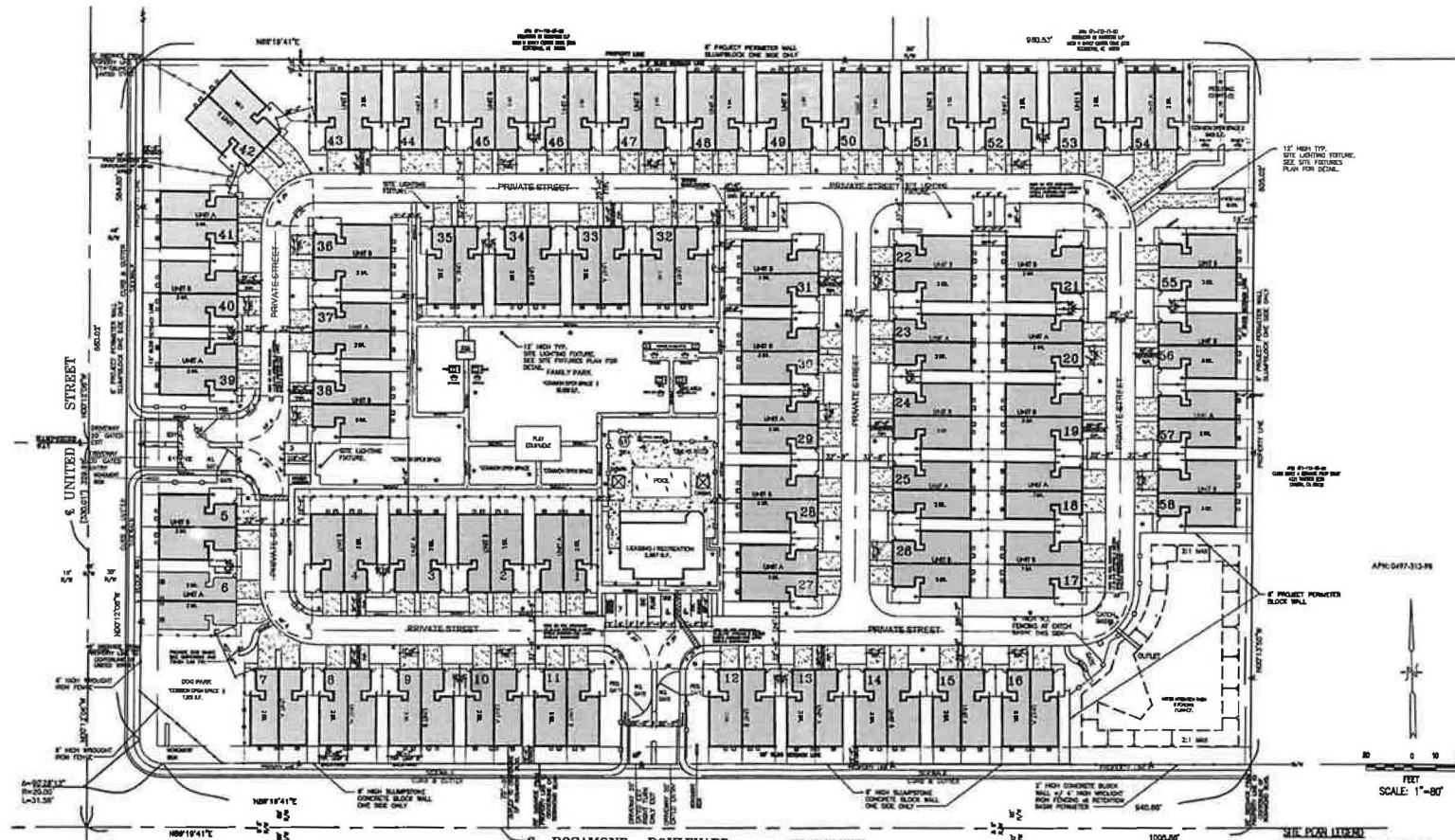
 **FPS - Floodplain Secondary
Combining**

A horizontal scale bar with three major tick marks labeled 0, 390, and 780 ft. The bar is divided into four equal segments by these marks.



**Kern County
Planning & Natural
Resources Department**





SITE PLAN

ROSAMOND 116

GAC REALTY ADVISORS L.P. 1667 E. LINCOLN ORANGE, CA. 92865

SITE PLAN NOTES

1. ALL PARKING SPACES ARE TO BE LOCATED WITHIN THE PROPERTY LINE, MINIMUM 10' FROM THE PROPERTY LINE. ALL PARKING SPACES ARE TO BE LOCATED WITHIN THE PROPERTY LINE, MINIMUM 10' FROM THE PROPERTY LINE.
2. ALL GARAGES IN UNITS WILL HAVE PROVISIONS FOR PARKING ELECTRICAL, VEHICLE CHARGING (EV), SEE THE PLAN FOR PROVISIONS BY PUBLIC ACCESS. FUTURE CHARGING PARKING SPOT, (2) PROPOSED.
3. PROVIDE 6'-0" WIDE, FENCING AT PARKS AND BACKYARDS TYP. PROVIDE 6'-0" WIDE AT ALL PARKS THAT FACE THE STREET WITH A 4'-0" HIGH ENTRY GATE TYP.
4. WATER RETENTION DRAIN IS THE ONLY SWAP AREA.

FOR ALL MULTIFAMILY DEVELOPMENTS WITH PPE (5) OR MORE DWELLING UNITS, A MINIMUM OF 1% (2) PERCENT OF THE NET LOT AREA SHALL BE DEVELOPED AND MAINTAINED AS COMMON USABLE OPEN SPACE. THIS REQUIREMENT MAY BE REDUCED TO 1% AND ONE-HALF (2) PERCENT WHEN RECREATIONAL BUILDINGS, IMPROVED PLAY LOTS, SWIMMING POOLS, AND/OR ON-SITE CHILD CARE FACILITIES WILL ALSO BE PROVIDED. THE REQUIRED COMMON USABLE OPEN SPACE MAY BE SPLIT INTO MORE THAN 1 LOCATION, PROVIDED THAT NO SINGLE LOCATION SHALL CONTAIN LESS THAN FOUR PASSENGER (400) SQUARE FEET. NO BUILDINGS OR STRUCTURES SHALL OCCUPY MORE THAN 50% OF THE COMMON USABLE OPEN SPACE. THE REQUIRED COMMON USABLE OPEN SPACE SHALL BE DEVELOPED AND MAINTAINED AS COMMON USABLE OPEN SPACE.

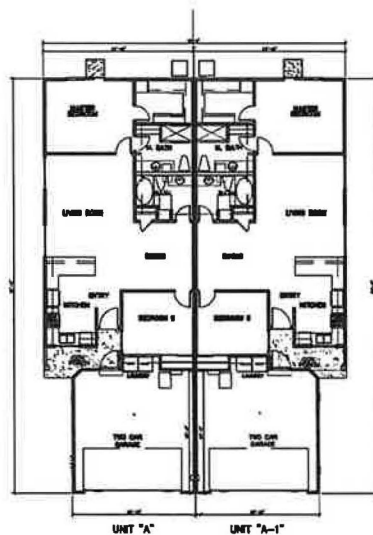
APR 0497-313-98



FOR LOT COVERED

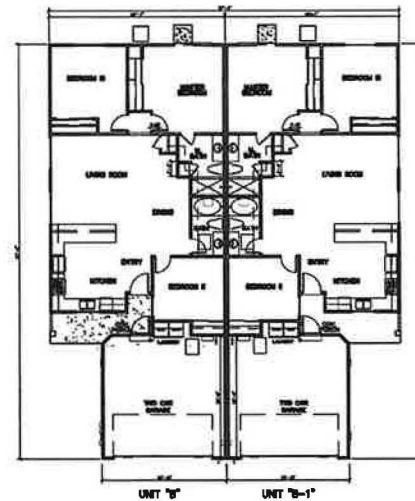
DANIEL BEAUCHAMP
ARCHITECT

DATE: 10/1/2025



UNIT A 2BR + 2BA

SQUARE FOOTAGE	
UNIT 'A'	1,106
COVERED ENTRY	58
GARAGE	420
TOTAL UNIT 'A'	1,584
UNIT 'A-1'	1,106
COVERED ENTRY	58
GARAGE	420
TOTAL UNIT 'A-1'	1,584



UNIT B 3BR + 2BA

SQUARE FOOTAGE	
UNIT 'B'	1,275
COVERED ENTRY	82
GARAGE	420
TOTAL UNIT 'B'	1,777
UNIT 'B-1'	1,275
COVERED ENTRY	82
GARAGE	420
TOTAL UNIT 'B-1'	1,777

FLOOR PLAN NOTES

1. EACH UNIT HAS A LAUNDRY (WASHER / DRYER) HOOK-UPS IN THE GARAGES TYP.

ROSAMOND 116

DUPLEX FLOOR PLANS

SCALE: 1/16" = 1'-0"

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DANIEL BEAUCHAMP
ARCHITECT
DATE: 10/1/2025

