

NOTICE OF EXEMPTION

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

Project Title: Conditional Use Permit Case No. 29, Map 41-31

Project Location -- Specific: Westside of Lake Isabella Boulevard and Turner Avenue;
6047 Lake Isabella Boulevard, in unincorporated Lake Isabella (APN: 485-043-07)

Project Location -- City: unincorporated Lake Isabella

Project Location -- County: Kern

Description of Project: A Conditional Use Permit to allow the addition of outside storage, as accessory to a previously approved mini-warehouse (approved July 16, 1998; NOD No. 33-98) (Section 19.32.030.C.1) on a 7.44-acre parcel, 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: RYLY LI, LLC by Erin Stanley (PP26163)

Exempt Status: Categorically Exempt, Section 15303 of the State CEQA Guidelines

Reasons Why Project Is Exempt: The CEQA Guidelines Section 15303 states certain classes of projects have been identified that have been determined not to have a significant effect on the environment and are therefore exempt from further environmental review. The proposed project consists of the addition of outdoor storage areas, including paving improvements and installation of a prefabricated canopy structure, accessory to an existing mini-warehouse facility. The project qualifies as a minor addition to an existing commercial facility and does not involve expansion beyond the scope contemplated under the exemption.

Contact Person: Robert Willams, Planner I, at (661) 862-5159 or by email at WillamsRo@kerncounty.com

Receipt: #283970

Date Received for Filing:

March 27, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: March 12, 2026

jw

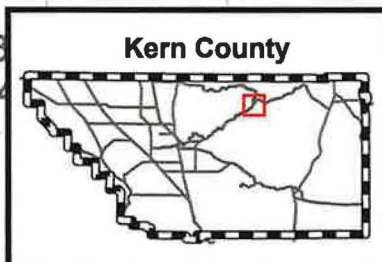
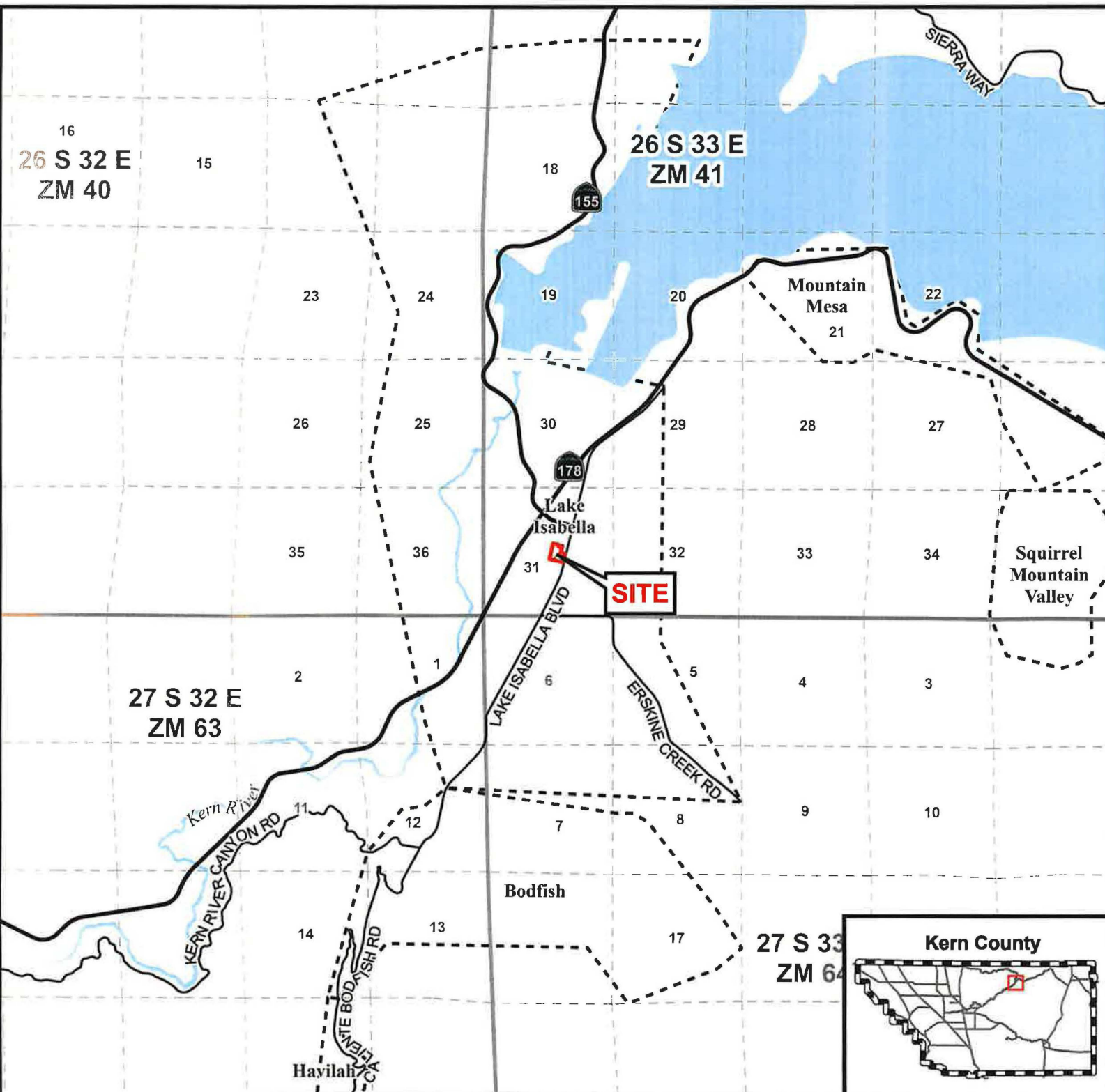
cc: Applicant
LiUNA

CUP 2 Map 41

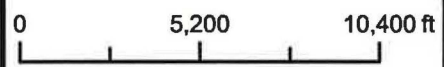
Vicinity Map

RYLY LI, LLC
by Erin Stanley

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



APN: 485-043-07
Sec. 31 - T26S/R33E
Created on: 1/29/2026





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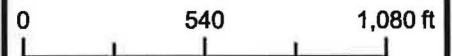
CUP 2 Map 41

Existing Zone Classifications

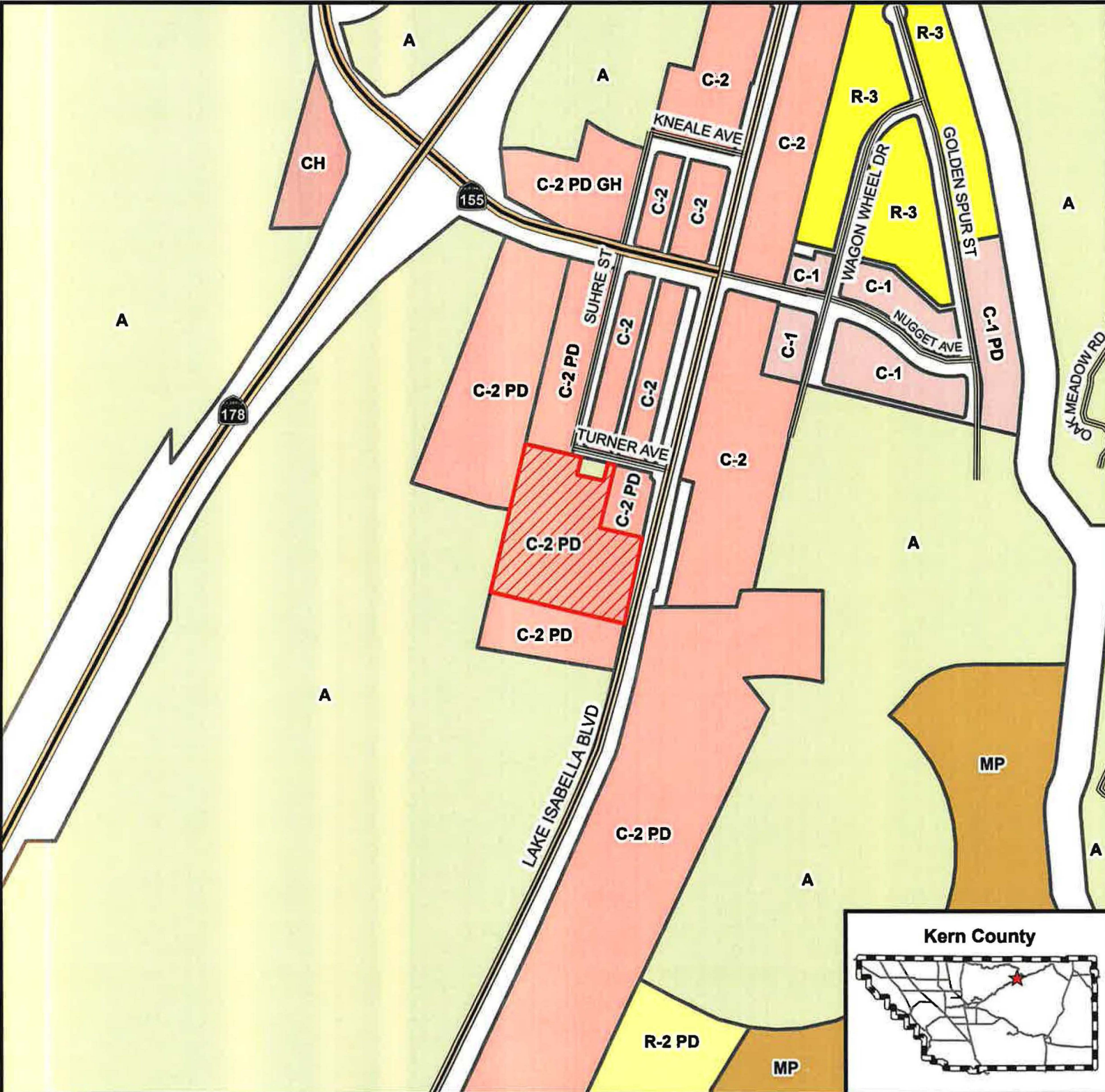
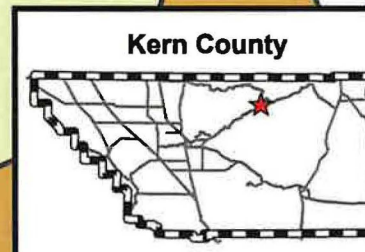
RYLY LI, LLC
by Erin Stanley

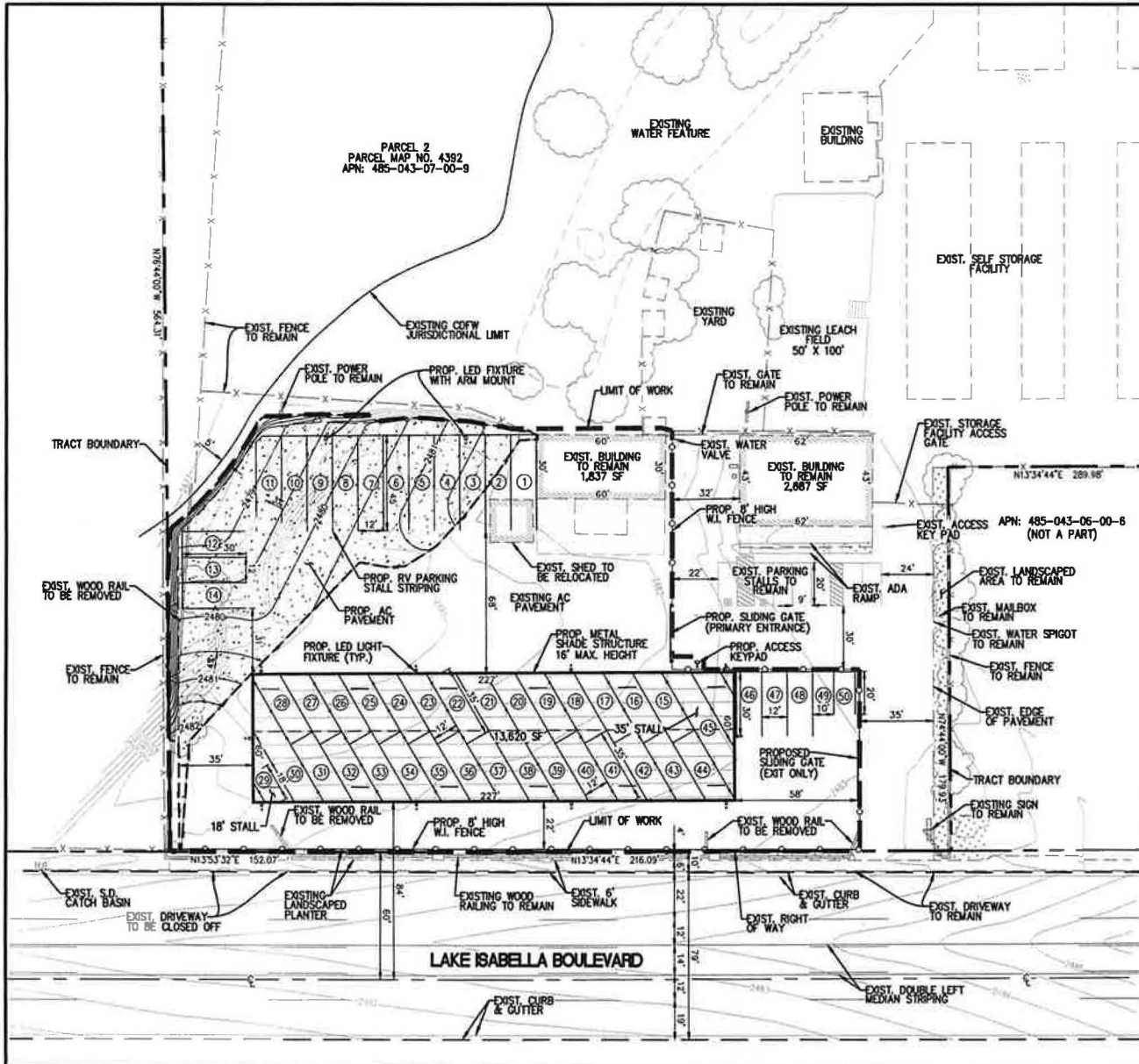
-  Site
 -  State Hwy
 -  Arterials
 -  Locals
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
 -  C-1 - Neighborhood Commercial
 -  C-2 - General Commercial
 -  CH - Highway Commercial
 -  E(2 1/2) - Estate (2.5 acres)
 -  MP - Mobilehome Park
 -  P - Interim
 -  R-2 - Medium Density Residential
 -  R-3 - High Density Residential
 -  PD - Precise Development Combining
 -  GH - Geologic Hazard Combining

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LEGAL DESCRIPTION:

PARCEL TWO:
 PARCEL 2 OF PARCEL MAP NO. 4392, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 16, 1977 IN BOOK 19, PAGE 141 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 APN: 485-043-07-00

STATISTICAL INFORMATION:

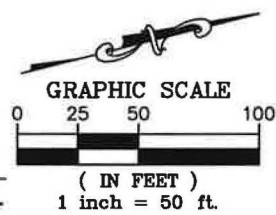
EXISTING & PROPOSED ZONING:	C-2 PD
EXISTING USE:	MINI-STORAGE & AUTO SALES
PROPOSED USE:	RV PARKING/STORAGE
ACREAGE:	1.2 NET AC (LIMIT OF WORK)
PROPOSED BUILDING:	16' HIGH METAL SHADE STRUCTURE
HEIGHT:	13,620 SF
GROUND FLOOR:	13,620 SF (25% OF LIMIT OF WORK)
BUILDING COVERAGE:	REQ. 8,956 SF/PROVIDED 40,635 SF
LANDSCAPE AREA:	N/A
PARKING SPACES REQUIRED:	(11) 45' LONG RV STALLS (30) 35' LONG RV STALLS (6) 30' LONG RV STALLS (2) 20' LONG SMALL VEHICLE STALLS (1) 18' LONG SMALL VEHICLE STALL
PARKING PROVIDED:	TOTAL: 50 STALLS

SEWAGE DISPOSAL:	EXISTING ONSITE SEPTIC SYSTEM
WATER SUPPLY:	LAKE ISABELLA C.S.D.
DRAINAGE:	SHEET FLOW TO SOUTHWEST CORNER OF PROJECT TO EXISTING DRAINAGE CHANNEL

THIS WILL NOT BE A PHASED DEVELOPMENT

LEGEND:

- ⑤ NO. OF PARKING SPACES
- ▭ PROPOSED AC PAVING MIN. 2" ASPHALT CONCRETE OR EQUAL
- ▭ > 24.6'L x 10.4"W x 6.3"H LED AREA FIXTURE LED MODULES WITH T4 OPTICS
- ▭ > 24.6'L x 10.4"W x 6.3"H LED AREA FIXTURE W/ ARM MOUNT W/ Visor LED MODULES WITH T4 OPTICS



SHEET 1 OF 2

**LAKE ISABELLA STORAGE
 RV PARKING/STORAGE
 SITE PLAN**

SEC. 31, T.26S. R.33E, COUNTY OF KERN