

NOTICE OF EXEMPTION

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

Project Title: (a) Precise Development Plan No. 10, Map 103-27; (b) Zone Variance Case No. 66, Map 103-27

Project Location -- Specific: Southeast corner of Mount Vernon Avenue and Quincy Drive; 1519 Mount Vernon Avenue (APN: 136-450-02)

Project Location -- City: East Bakersfield area

Project Location -- County: Kern

Description of Project: (a) A Precise Development Plan to allow a bakery and coffee shop (Section 19.30.020.C.3) and (b) A Zone Variance to allow a reduction in required parking proposing 13 parking spaces where 28 spaces are required (Section 19.82.020.D.10) and removal of the landscape requirement to install planter buffers along abutting residentially zoned properties (Section 19.86.050.C) on a 13,210-square-foot parcel in a C-1 PD (Neighborhood 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: Rosalba & Marcial Lagunas by Tinoco Construction (PP26170) (PLN25-00235)

Exempt Status: Categorically Exempt 15303(c) of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15303(c) of the State CEQA Guidelines. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment.

Contact Person: April Wentworth, Planner I, at (661) 862-5043 or by email at WentworthA@kerncounty.com

Receipt: #284911

Date Received for Filing:
April 16, 2026



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

Date of Hearing: April 2, 2026

PD 10, ZV 66 Map 103-27

Vicinity Map

Rosalba & Marcial Lagunas
by Tinoco Construction

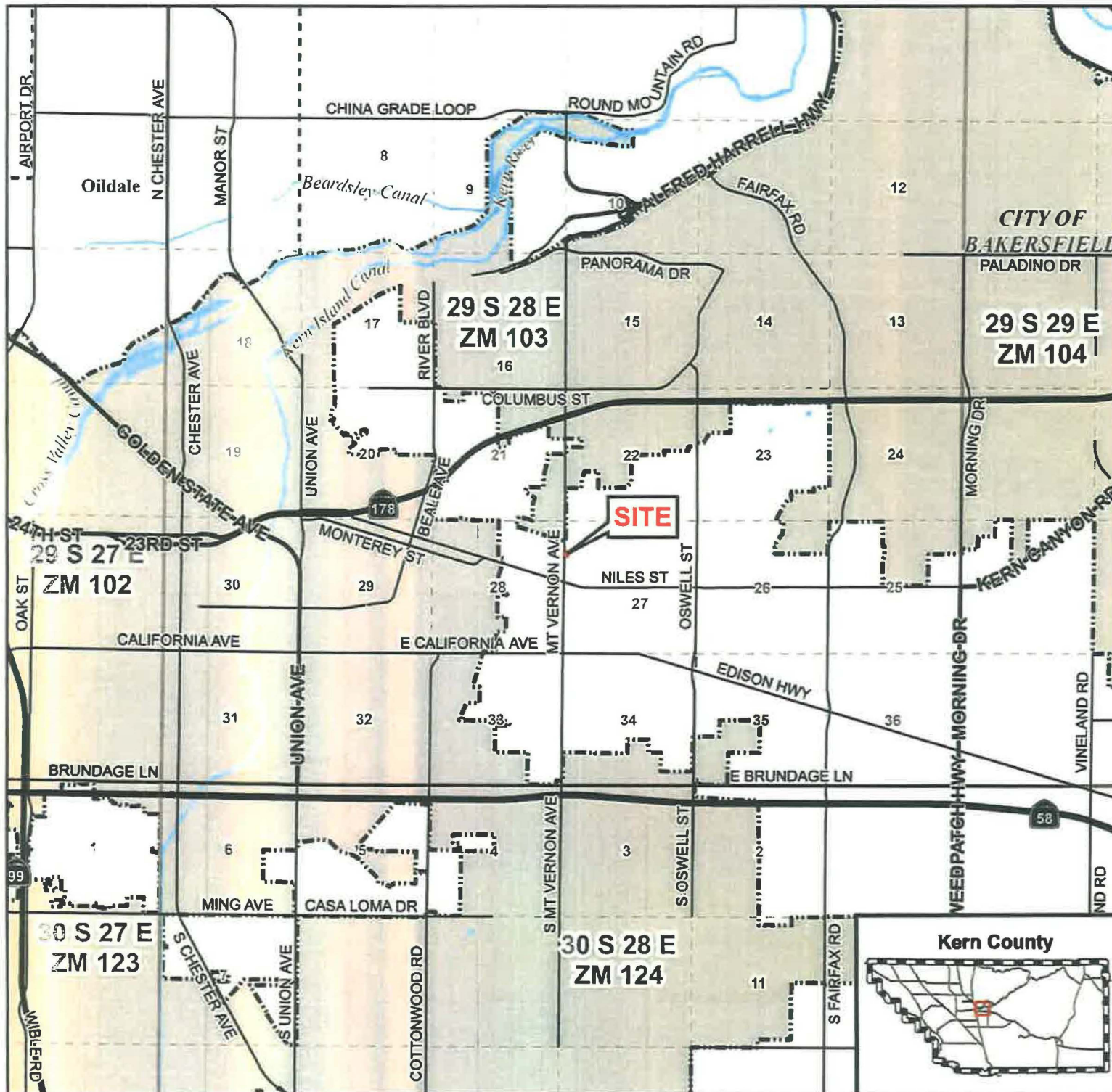
-  Site
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

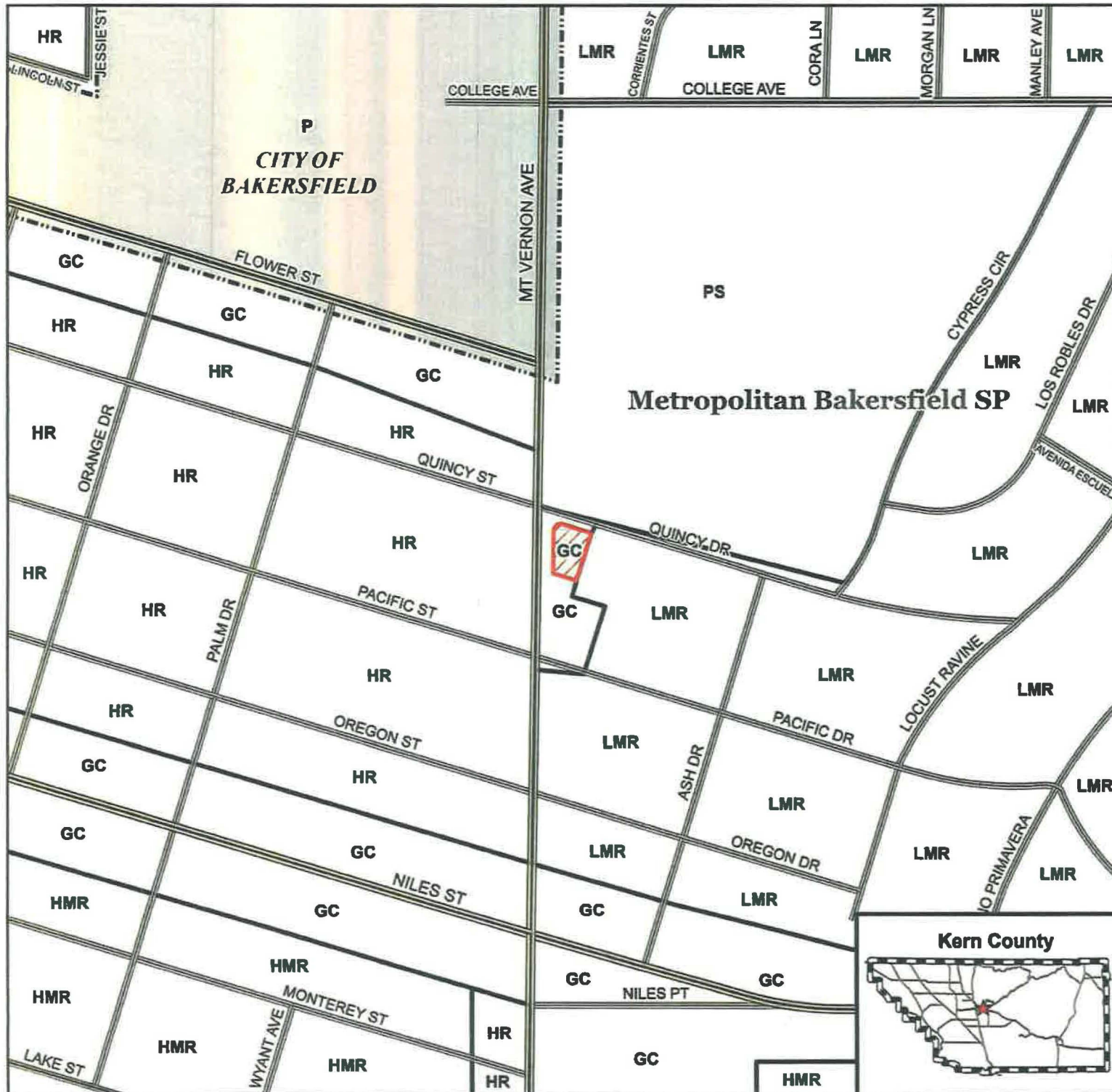
APN: 136-450-02
Sec. 27 - T29S/R28E
Created on: 2/19/2026

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department





PD 10, ZV 66 Map 103-27

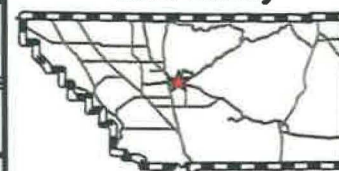
Existing General Plan Map

Rosalba & Marcial Lagunas
by Tinoco Construction

-  Site
-  Arterials
-  Collectors
-  Metro Bakersfield GP Boundary
- Specific Plans**
-  Metropolitan Bakersfield
- General Plan Boundaries**
-  Metropolitan Bakersfield General Plan
-  GC - General Commercial
-  HMR - High Medium Density Residential
-  HR - High Density Residential, >17.42 AND
-  LMR - Low Medium Density Residential
-  LMR/LR - COUNTY JURIS.: ≤ 10 D.U./NET ACRE
-  P - INCLUDES GOVT. BUILDINGS, HOSPITALS, PUBLIC
-  PS - Public and Private Schools
-  City Limits

APN: 136-450-02
Sec. 27 - T29S/R28E
Created on: 2/19/2028

0 380 760 ft



**Kern County
Planning & Natural
Resources Department**



LEGAL DESCRIPTION
 LOT 22 OF MAP PRIMAVERA PARK BLOCK 14, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING THE NW 1/4 OF SECTION 27 T.29S. R.28E., M.D.M.

APR 13-150-02
 ADDRESS 1519 MOUNT VERNON AVE., BAKERSFIELD, CA 93308

STATISTICAL INFORMATION
 C-1 PD NEIGHBORHOOD COMMERCIAL
 PRECISE DEVELOPMENT CONVEYING
 ZONING MAP 100-27

GENERAL PLAN
 CC (GENERAL COMMERCIAL)
EXISTING USE:
 STORAGE BUILDING
PROPOSED USE:
 BAKERY
ACREAGE:
 0.3 ACRES (12,600± SQ.FT.)

PROPOSED BUILDING
 HEIGHT:
 SINGLE STORY MAX 14' HIGH EXTERIOR
 9.5' HIGH INTERIOR
 2,723 SQ.FT.

GROUND FLOOR:
 27R

BUILDING COVERAGE:
 700 SQ.FT. (60)

LANDSCAPE AREA:
 27 SPACES (1 PER 100 GROSS SQ.FT.)
 1 A.D.A. ACCESSIBLE PARKING SPACE

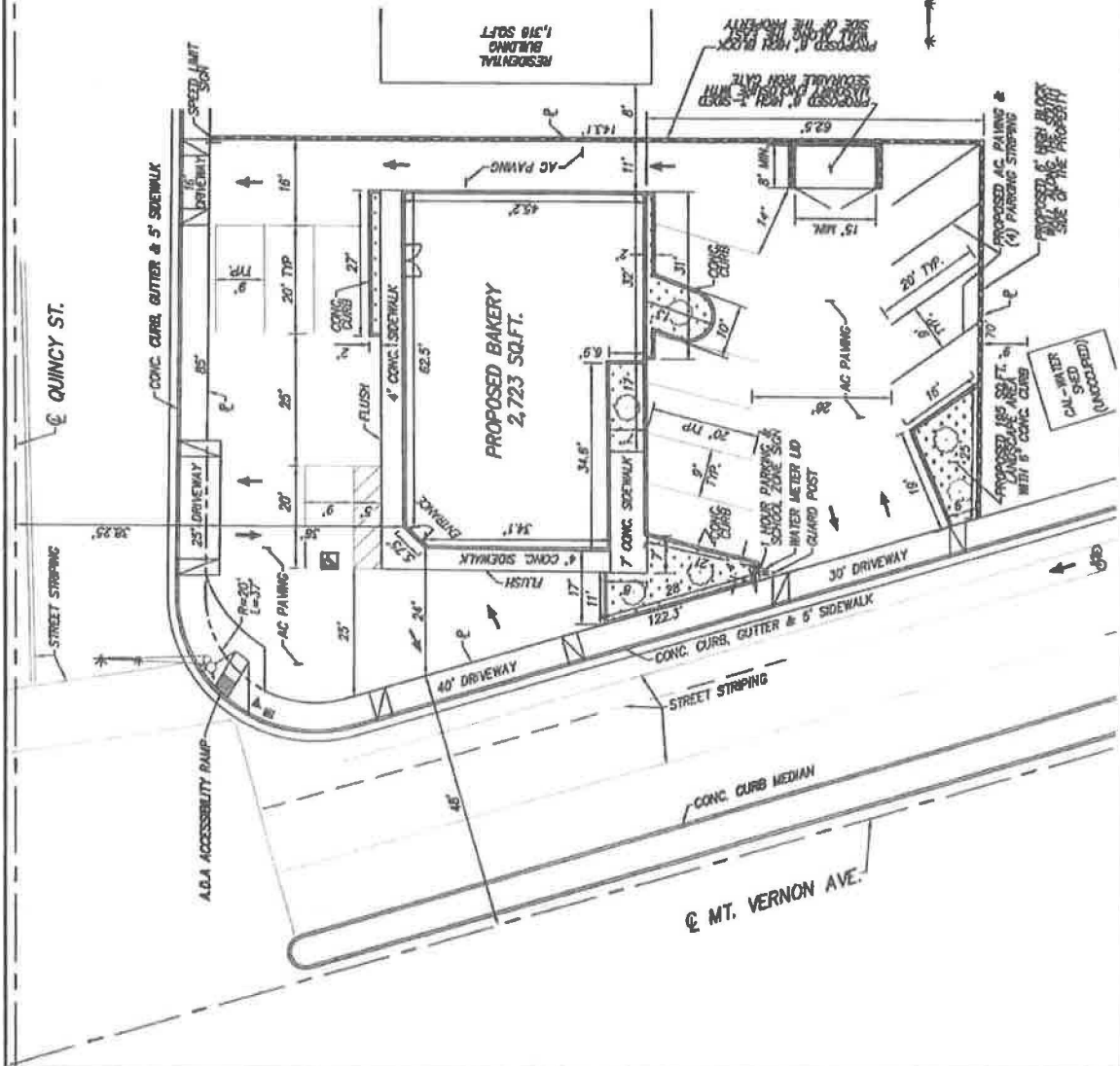
PARKING SPACE REQUIRED:
 12 SPACES
 1 A.D.A. ACCESSIBLE PARKING SPACE

PARKING SPACE PROVIDED:
 KERN SANITATION AUTHORITY
 CALIFORNIA WATER SERVICE COMPANY

SEWAGE DISPOSAL:
 CALIFORNIA WATER SERVICE COMPANY
 DIRECTED TO THE STREET TO OFF SITE SLUMP

WATER SUPPLY:
 DRAINAGE:
NOTES
 1. THIS WILL NOT BE A PHASE DEVELOPMENT.
 2. NO PROPOSED LIGHTING TO BE INSTALLED OR CONSTRUCTED EXCEPT DIRECTLY ON THE PROPOSED BUILDING
 3. NO PROPOSED SIGNAGE TO BE INSTALLED OR CONSTRUCTED EXCEPT DIRECTLY ON THE PROPOSED BUILDING.

LEGEND
 STREET CENTER LINE
 RIGHT-OF-WAY LINE/PROPERTY LINE
 BLOCK WALL
 OVERHEAD TRAFFIC SIGNAL LIGHT
 POLL TRAFFIC SIGNAL LIGHT
 FIRE HYDRANT
 STREET SIGNS
 TRAFFIC SIGNAL LD
 WATER METER LD
 FIRE
 LANDSCAPING AREA
 PROPERTY LINE





KERN COUNTY
PLANNING AND NATURAL RESOURCES

Date: 2/11/2026

2700 M Street
Bakersfield, CA 93301

TO BE PAID

Permit Number: PLN25-00235
Permit Type: Planning Project
Description: Proposed PD Plan to authorize a 2,723 square foot bakery. (19.30.020.3) - Bakery, small.

Accele Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
<u>284911</u>	2/5/2026	MARCIAL LAGUNAS	Check	4189.00	angulob@kerncou nty.com
TOTAL PAID:				4189.00	

Invoice	Fees	Fee Amount	Paid
492880	Zone Var w/CUP, PD, TM or PM 1032RC 1000FD 1022AC 1155CC	156.00	156.00
492880	Precise Development Plan 1038RC 1000FD 1022AC 1155CC	2392.00	2392.00
492880	Electronic Permit Maintenance Fee 1069RC 1173FD 1022AC 1721CC	700.00	700.00
492880	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
492880	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
492880	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
492880	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		4189.00	4189.00