

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. 46, Map103-28; (b) Zone Modification Case No.11, Map 103-28

Project Location -- Specific: Northeast corner of Niles Street and Orange Drive; 1910 Niles Street, in the Bakersfield area (APNs: 138-152-14, -15, -16, & -19)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: (a) Conditional Use Permit to allow the construction of a private park/soccer field with an associated concession stand and restroom (Sections 19.30.030.B and 19.32.030.B); and (b) a Zone Modification to allow the reduction in required parking spaces to 18 parking spaces where 20 parking spaces is required (Section 19.82.020.B.13), on four (4) parcels of record totaling 1.3 acres, in a C-1 (Neighborhood Commercial) and 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: Clinica Sierra Vista by Perspective Design Architects, Inc (PP26181)

Exempt Status: Categorically Exempt, Section 15332 of the State CEQA Guidelines of the State CEQA Guidelines

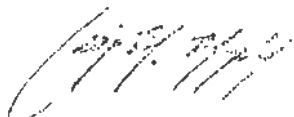
Reasons Why Project Is Exempt: This project has been found to be categorically exempt from the requirement for preparation of environmental documents pursuant to Section 15332 of the State CEQA Guidelines.

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

Receipt: #

Date Received for Filing:

June 9m, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: May 14, 2026

jw

cc: Applicant
LiUNA

CUP 74, ZM 15 Map 103-28

Vicinity Map

Clintea Sierra Vista
by Perspective Design Architects, Inc.

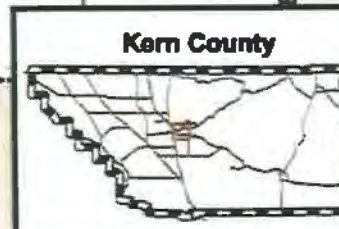
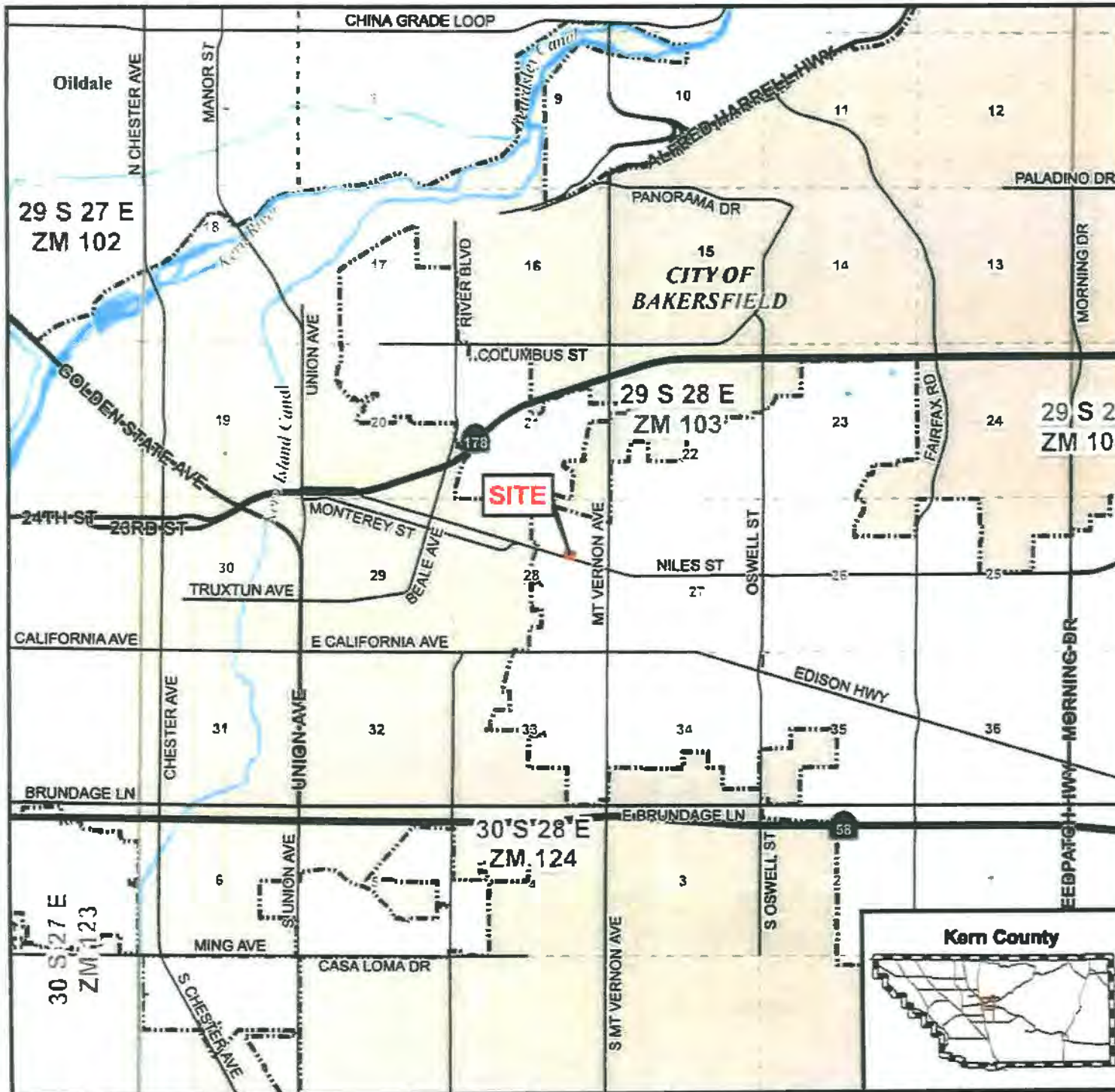
-  Site
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

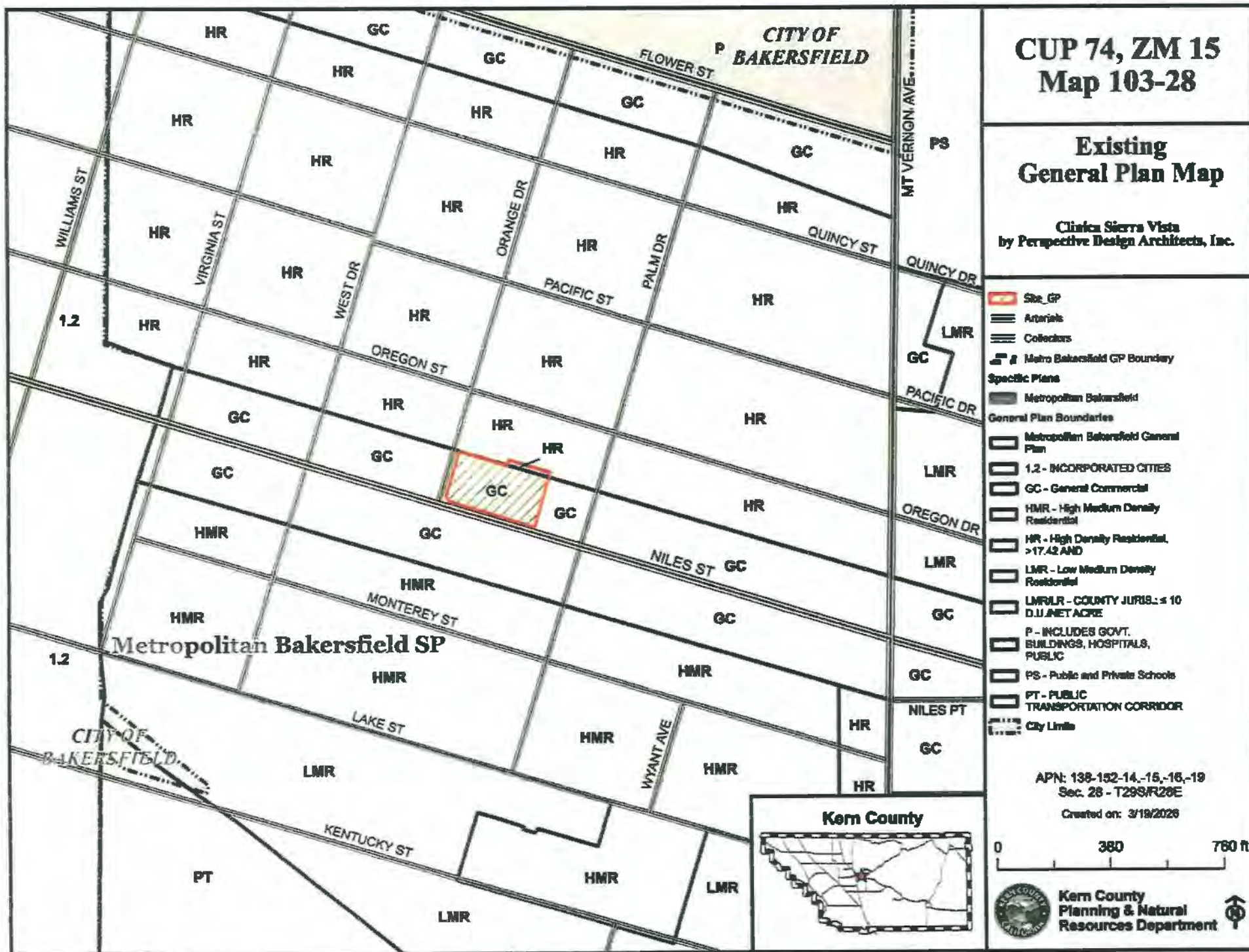
APN: 138-152-14, -15, -16, -19
Sec. 28 - T29S/R28E
Created on: 3/19/2026

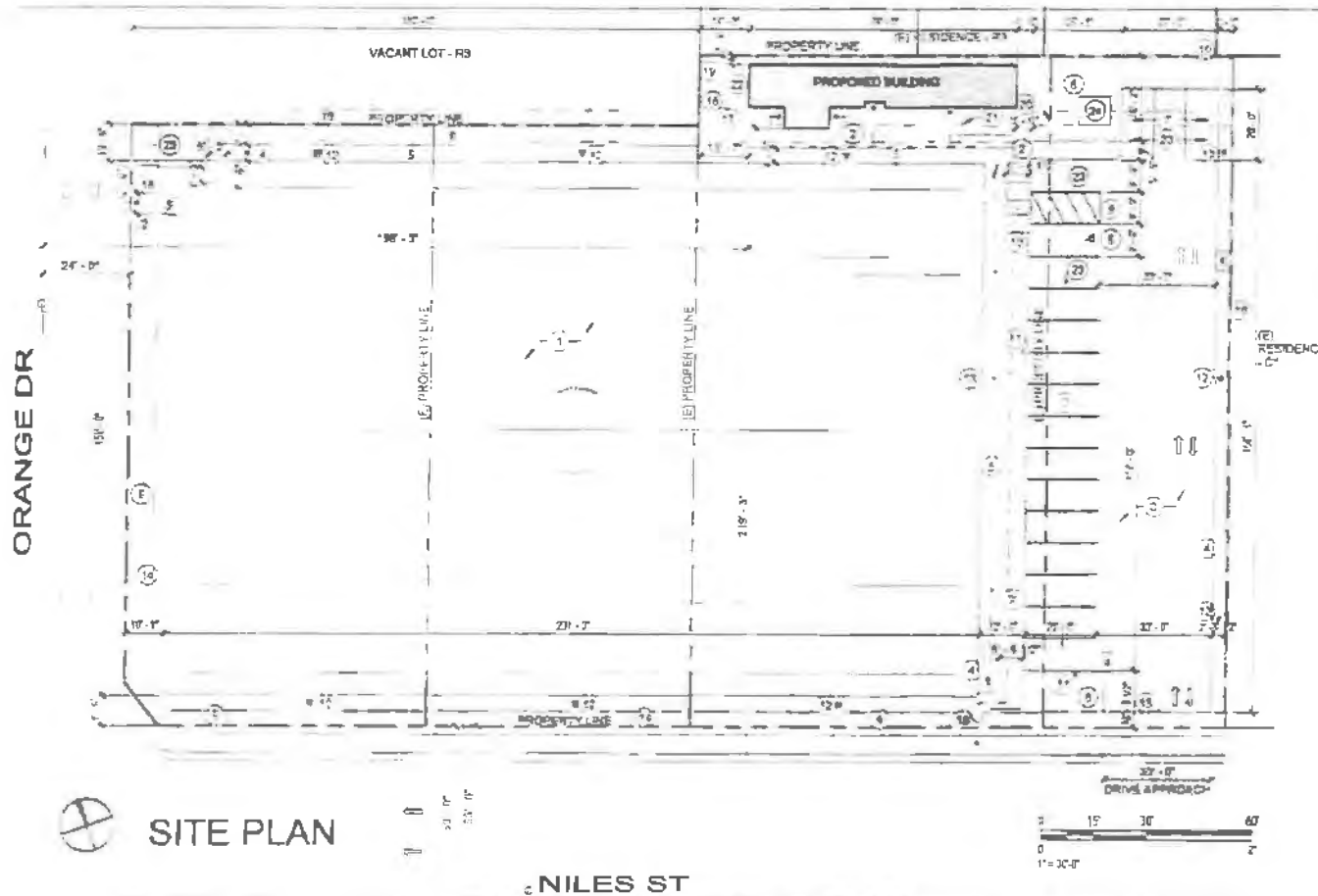
0 4,400 8,800 ft



Kern County
Planning & Natural
Resources Department







SITE PLAN

NILES ST

- 1 SOCCER FIELD - EXISTING ASTROTURF FROM ADJACENT PROPERTY. PREPARE SUBSTRATE AND PLACE TURF.
- 2 CONCRETE WALK WITH SLOPE NOT TO EXCEED 1/4" IN PATH OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1/4" 1/2" ASPHALT PAVING.
- 3 6" CONCRETE CURB.
- 4 DECOMPOSED GRANITE - COMPACTED OVER NATURAL SOIL.
- 5 LANDSCAPE AREA.
- 6 3'-0" X 20'-0" PARKING STALL.
- 7 5'-0" X 20'-0" PARKING STALL WITH 5'-0" X 20'-0" PAINTED STALL SIGN AND 75 IN. POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$350.00" - 80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS.

- 8 MINIMUM 5'-0" WIDE ACCESS AISLE WITH THE WORDS "NO PARKING" BY 12" HIGH CONTRASTING LETTERS. SLOPE NOT TO EXCEED 1/4" 1/2".
- 9 CURB RAMP WITH 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PATH OF TRAVEL TO AND FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING STALLS AND AISLE.
- 10 15'-0" TALL LIGHT POLE - SEE DETAIL.
- 11 30'-0" TALL LIGHT POLE WITH HIGH INTENSITY LIGHT - SEE DETAIL.
- 12 12'-0" TALL POLE TO SUPPORT NETTING - TYPICAL OF 6.
- 13 12'-0" TALL WROUGHT IRON FENCE.
- 14 VEHICLE ACCESS - 12'-0" TALL WROUGHT IRON ROLLING GATE.
- 15 5'-0" TALL WROUGHT IRON FENCE.
- 16 5'-0" X 3'-0" WROUGHT IRON GATE WITH LATCH.

- 17 PEDESTRAIN ACCESS - 8'-0" X 3'-0" WROUGHT IRON GATE WITH LOCK SET ON EXTERIOR AND PANIC DEVICE ON THE INTERIOR WITH CLOSER. PROVIDE WIRE MESH ON THE GATE AND 3'-0" ON THE FENCE EITHER SIDE OF THE GATE.
- 18 12'-0" TALL 5' CMU WALL.
- 19 (E) POWER POLE TO REMAIN.
- 20 (E) POWER LINE ABOVE.
- 21 CONDENSING UNIT MOUNTED ON HOUSE KEEPING PAD.
- 22 FUTURE EVSE PARKING AREA - PROVIDE CONDUIT ONLY TO EACH LOCATION.
- 23 PROPOSED TRANSFORMER LOCATION - CONFIRM SIZE AND LOCATION WITH UTILITY COMPANY.
- 24 PROPOSED TRASH ENCLOSURE LOCATION - SEE DETAILS FOR DIMENSIONS.

STATISTICAL INFORMATION:

EXISTING USE:	VACANT LOT / RETAIL
BUILDING PROPOSED USE:	CONCESSION STAND AND PRIVATE SOCCER FIELD
APN:	138-152-19, 138-152-16, 138-152-15, 138-152-14
ZONE:	C-1, C-2, PD
GENERAL PLAN:	GC (GENERAL COMMERCIAL)
AREA OF SITE:	
138-152-19:	41,14,293 SF
138-152-16:	41,12,750 SF
138-152-15:	41,18,082 SF
138-152-14:	41,19,874 SF

TOTAL SITE AREA: 41,15,099 SF (41.26 ACRES)

SITE SUMMARY:

TOTAL SITE AREA:	55,099 SF
BUILDING AREA:	879 SF (1.40%)
PAVING:	8,657,68 SF (15.8%)
SOCCER FIELD:	34,500 SF (62.6%)
LANDSCAPE AREA:	5,501.06 SF (10%)
SIDEWALK/COMPACT OG:	5,821.28 (10.2%)

PROPOSED BUILDING AREA:

RESTROOMS AND CONCESSION: 819 SF

PARKING ANALYSIS:

TOTAL PARKING REQUIRED	20 PARKING SPACES
SOCCER FIELD (PER FIELD)	
TOTAL PARKING PROVIDED	
STANDARD:	17 SPACES
ACCESSIBLE (VAN):	1 SPACES
TOTAL PARKING PROVIDED	18 SPACES

EV CAPABLE PARKING REQUIRED:	4
EV CAPABLE PARKING PROVIDED:	4
EVEB INSTALLED:	0

UTILITIES:

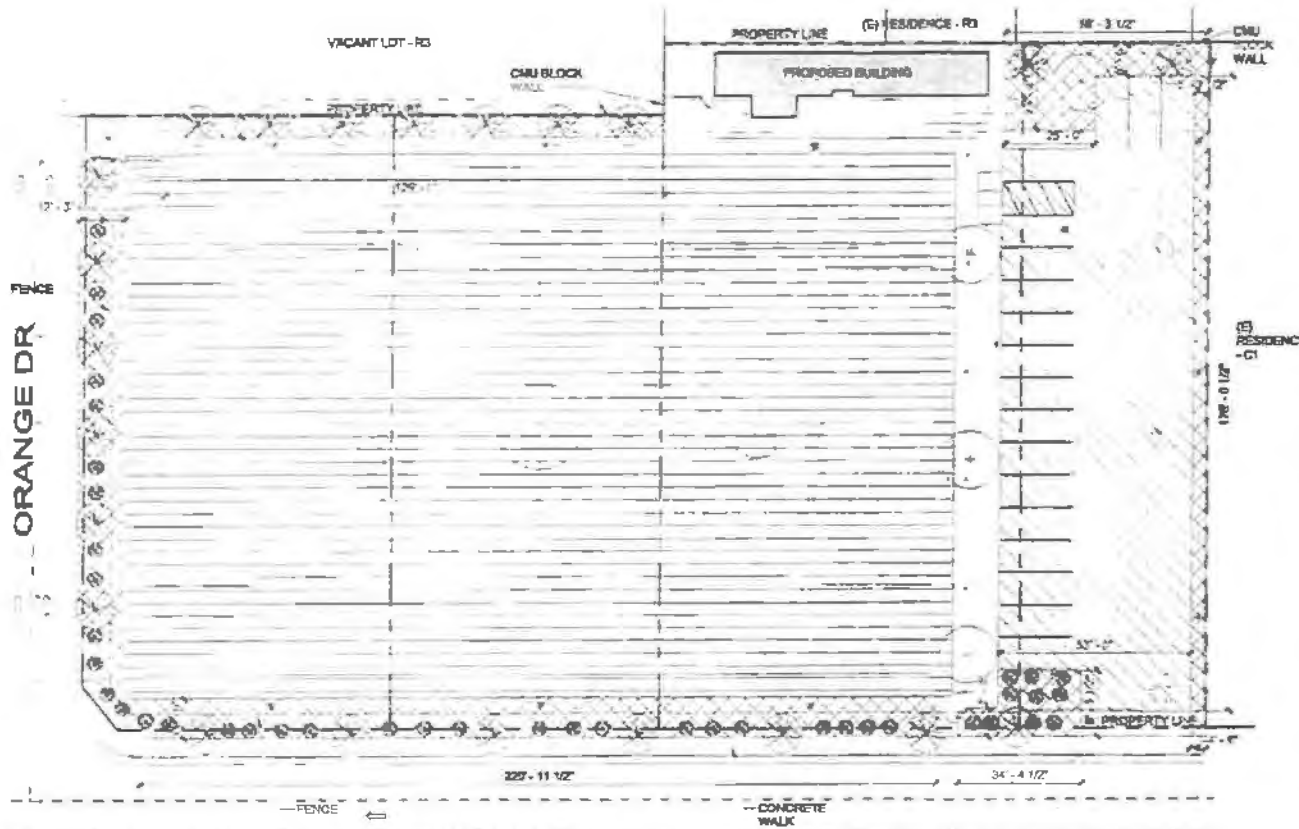
SEWER SYSTEM:	KERN SANITATION AUTHORITY
WATER SYSTEM:	CALIFORNIA WATER SERVICE AGENCY BAKERSFIELD
	KERN COUNTY WATER AGENCY
STORM WATER SYSTEM:	KERN COUNTY SURFACE DRAINAGE TO STREET



ZONE MAP: MAP 103-28

CHURCH SOCCER FIELD W/ CONCESSION STAND

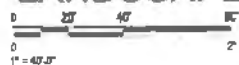
CITY PLND, BLOCK 391, LOT P



NILES ST



LANDSCAPE PLAN



LANDSCAPE LEGEND



LANDSCAPE AREA: 9,901.07 SF



ASTROTURF AREA: 34,600 SF



PAVING AREA: 9,657.98 SF



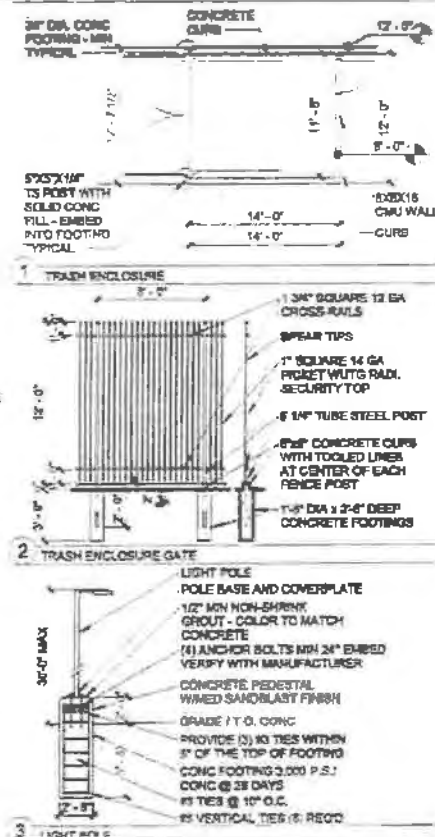
LAGERSTROEMIA INDICA
CRAPE MYRTLE - 15 GALLON



KOEBERLINIA PANICULATA
GOLDEN RAIN
CRAPE MYRTLE - 24" BOX



TRACHELOSPERMUM JASMINOIDES -
STAR JASMINE -
1 GALLON CONTAINER
AT 12" O.C.



ZONE MAP: MAP 103-28

CHURCH SOCCER FIELD W/ CONCESSION STAND

CITY PLND, BLOCK 391, LOT P



**Kern County Public Works
Public Services BLDG**

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

Tuesday Mar 03 2026 08:36:39 AM

PLN25-00087

493796 County Clerk CEQA Posti ng	50.00
493796 EH Land Development	595.00
493796 Legal Description Revie w	104.00
493796 Electronic Permit Maint enance Fee	700.00
493796 Conditional Use Permit	1,456.00
493796 Conditional Use Permit	75.00
493796 Zone Var w/CUP, PD, TM or PM	156.00
493796 Zone Var w/CUP - Prelim Review	52.00
493796 Fire Review and Consult ation	218.00
493797 Policy and Legal Confor mance Fee	192.00

Total	3,598.00
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Check 1077543	3,598.00
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Thank you for your payment.
Have a great day!

Received From: CLINICA SIERRA VISTA
Receipt #: 1801BSA-20260303-3

PAID 2/27/26