

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. 37, Map 142-1

Project Location -- Specific: Southwest corner of State Route 58 eastbound off ramp and State Route 184 (Weedpatch Highway) (APN: 173-020-63)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: A Precise Development Plan to allow the construction of a 6,500-square-foot convenience store (Section 19.32.020.C.3), with attached 1,625-square-foot restaurant (Section 19.32.020.C.4), and a 6,200-square-foot fuel auto station with 20 fuel pumps (Section 19.32.020.C.5) on a 1.55-acre in the 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: Rajesh Kumra by CSI Contractors Inc. (PP26189)

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: Angelica Benavides, Planner II, (661) 862-8638 or by email at ABenavides@kerncounty.com

Receipt: #1801RUP-20260319-21

Date Received for Filing:
July 21, 2026



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

Date of Hearing: July 2, 2026

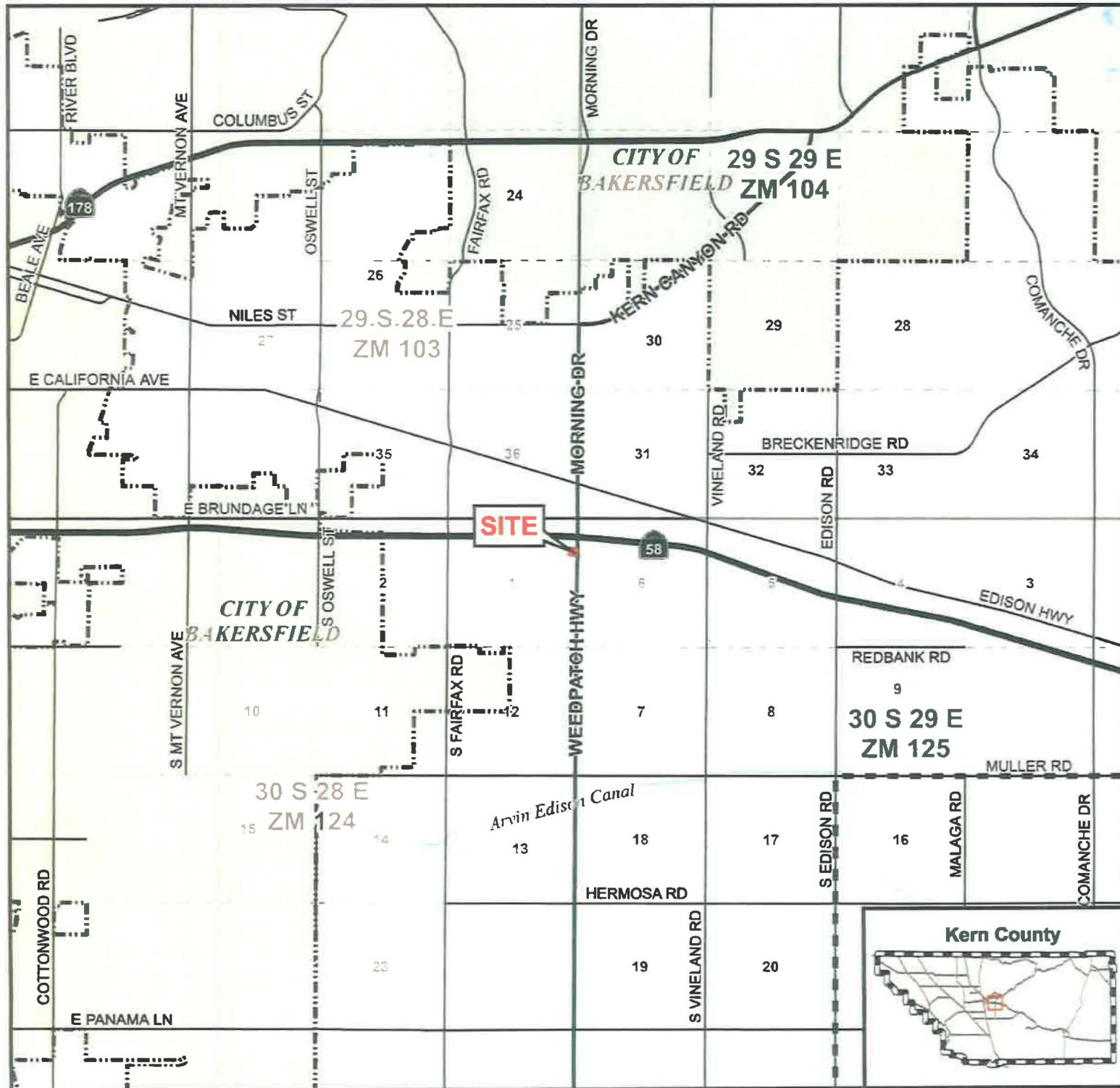
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PD No. 37
Map No. 124-1

Vicinity Map

Rajesh Kumra
by CSI Contractors Inc.

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



APN: 173-020-63
Sec. 1 - T30S/R28E
Created on: 3/25/2026

0 5,100 10,200 ft



Kern County
Planning & Natural
Resources Department



PD No. 37
Map No. 124-1

Existing
General Plan Map

Rajesh Kumra
by CSI Contractors Inc.

-  Site
-  Named Rd
-  State Hwy
-  Arterials
-  Collectors
-  Metro Bakersfield GP Boundary
- Specific Plans**
-  Metropolitan Bakersfield
- General Plan Boundaries**
-  Metropolitan Bakersfield General Plan
-  GC - General Commercial
-  HC - Highway Commercial
-  HMR - High Medium Density Residential
-  LI - Light Industrial
-  PT - PUBLIC TRANSPORTATION CORRIDOR
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  RR - RURAL RESIDENTIAL, MINIMUM 2.5 GROSS ACRES/ UNIT
-  SI - Service Industrial

APN: 173-020-63
Sec. 1 - T30S/R28E
Created on: 3/25/2026

0 490 980 ft

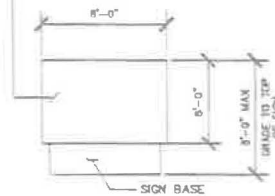


Kern County
Planning & Natural
Resources Department



SIGNS

MONUMENT SIGN
48 S.F. MAX EACH FACE FOR TWO
SIDED SIGN THAT CONTAINS IDENTICAL
COPY ON EACH SIDE



MONUMENT SIGN

POLE SIGN
240 S.F. MAX EACH FACE FOR TWO
SIDED SIGN THAT CONTAINS IDENTICAL
COPY ON EACH SIDE



POLE SIGN

LEGAL DESCRIPTION

THAT PORTION OF LOTS 12, 13, AND "B" OF PORTER PARK, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; TOGETHER WITH THAT PORTION OF COUNTY ROAD NO. D107, AS SHOWN ON SAID MAP OF PORTER PARK, AS VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF KERN COUNTY ON DECEMBER 24, 1988 AND JANUARY 9, 1989, A CERTIFIED COPY OF SAID RESOLUTION BEING RECORDED JANUARY 7 1989 IN BOOK 4231, PAGE 859 OF OFFICIAL RECORDS; AND RECORDED FEBRUARY 5, 1989 IN BOOK 4240, PAGE 539 OF OFFICIAL RECORDS; BEING A PORTION OF THE NE 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 28 EAST, M.D.B.&M., IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS.

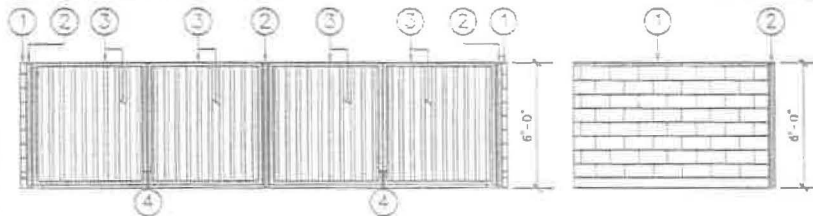
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WEEDPATCH HIGHWAY, WHICH POINT BEARS SOUTH 00°35'04" WEST, AS MEASURED ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 1, 1305.85 FEET AND NORTH 89°24'56" WEST, 30.00 FEET FROM THE NORTHEAST CORNER THEREOF; SAID POINT BEING A POINT IN THE RIGHT OF WAY OF STATE ROUTE 58-184 AND SHOWN AS ENGINEERS STATION 14+60.65 ON STATE HIGHWAY MAP 06-KER-58-185, SHEET 7 OF 211 SHEETS, APPROVED JULY 15, 1988; THENCE ALONG SAID RIGHT OF WAY, NORTH 21°58'36" WEST, 81.59 FEET; AND NORTH 89°24'56" WEST; 98.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 464 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°12'34", AN ARC DISTANCE OF 147.47 FEET; FROM WHICH POINT THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°47'38" EAST; THENCE DEPARTING FROM SAID CURVE AND STATE HIGHWAY RIGHT OF WAY, SOUTH 00°35'04" WEST, PARALLEL WITH SAID EAST LINE OF THE NE 1/4 OF SECTION 1, 298.58 FEET; THENCE SOUTH 89°24'56" EAST, 275.00 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY OF SAID WEEDPATCH HIGHWAY; THENCE NORTH 00°35'04" EAST, PARALLEL WITH AND 30.00 FEET WESTERLY OF SAID EAST LINE OF THE NE 1/4 OF SECTION 1, 200.00 FEET TO THE POINT OF THE BEGINNING.

STATISTICS

OWNER
RAJESH & VEENA KUMRA
11615 HARRINGTON STREET
BAKERSFIELD, CA 93311
SITE ADDRESS
WEEDPATCH HIGHWAY (S.R. 184)
BAKERSFIELD, CA 93306
ASSESSORS PARCEL NUMBER
173-020-63
SERVICES
WATER: EAST NILES COMM. SERV. DIST.
SEWER: EAST NILES COMM. SERV. DIST.
ELECTRICITY: PG&E
PHONE: AT&T
GAS: SO CAL GAS
ZONING
C-2 PD
EXISTING GENERAL PLAN DESIGNATION
S
PROPOSED USE
CONVENIENCE STORE, RESTAURANT, &
FUEL PUMPS
PROPOSED ACCESS
WEEDPATCH HIGHWAY STATE ROUTE 184
LOT AREA
1.55 ACRES
BUILDING AREA
8,125 S.F.
BUILDING USES
CONVENIENCE STORE & FAST FOOD REST.
PARKING CALCULATIONS
C-STORE BUILDING
6,500 S.F. C-STORE / 200 = 33
1,625 S.F. RESTAURANT / 100 = 17
TOTAL SPACES REQUIRED = 50 SPACES
TOTAL PARKING CREDIT = (20)
TOTAL PROVIDED = 30
LANDSCAPING CALCULATIONS
1.55 AC x 5% = 3,376 S.F. REQ.
5,462 S.F. L/5 PROVIDED (9.57%)
SITE DRAINAGE
TO ONSITE SUMP AS SHOWN
FIRE REQUIREMENTS
(E) KCDF HYDRANTS AS SHOWN

*THIS WILL NOT BE A PHASED DEVELOPMENT

TRASH ENCLOSURE



FRONT ELEVATION

SIDE ELEVATION

TRASH ENCLOSURE KEYNOTES

- 6" CONCRETE BLOCK
- MINIMUM 3" SQUARE METAL TUBE SET IN CONCRETE (NOT ATTACHED TO BLOCK)
- METAL TUBE FRAME WITH METAL DECKING FOR ENCLOSURE METAL DOORS
- PROVIDE CAME BOLT TO HOLD GATE OPEN AT 90° ANGLE MIN.

VICINITY MAP - NTS



SITE LIGHTING

ALL SITE LIGHTING WILL BE PROVIDED BY WALL PACKS/FLOOD LIGHTS MOUNTED TO BUILDING STRUCTURES WITH CUTOFFS TO PROHIBIT ANY LIGHT POLLUTION TO NEIGHBORING PROPERTIES

SHEET 1

SECTION 1, T30S, R28E,
COUNTY OF KERN

PD PLAN NO. 37, MAP NO. 124-01



LANDSCAPE SCHEDULE

	SYM	BOTANICAL NAME (SUGGESTED)	COMMON NAME (SUGGESTED)	SIZE
TREES		BETULA PENDULA	EUROPEAN WHITE BIRCH	24 BOX
		PLATANUS HISPANICA	LONDON PLANETREE	24 BOX
		CERIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.
SHRUBS		ROSMARINUS OFFICINALIS	UPRIGHT ROSEMARY	1 GAL.
		FICUS NITIDA	INDIAN LAUREL TREE	5 GAL.
GROUND COVER		-	2" TO 3" GRAVEL OR BARK	-

LANDSCAPING CALCULATIONS:

GROSS DEVELOPED AREA = 1.55 ACRES
 REQUIRED LANDSCAPING = 1.55 AC x 5% = 3,375 S.F.
 PROVIDED LANDSCAPING = 6,482 S.F. (1.57%)

LANDSCAPING LEGEND:

- AUTOMATIC SPRINKLER TIMER CLOCK
- BACKFLOW PREVENTER
- SPRINKLER VALVE BOX, LOCKING
- WATER METER
- WEATHER SENSOR

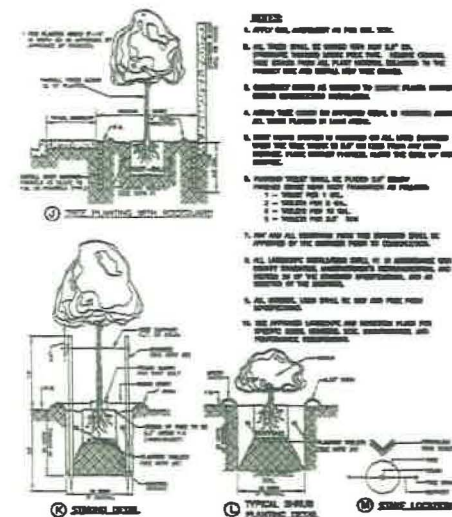
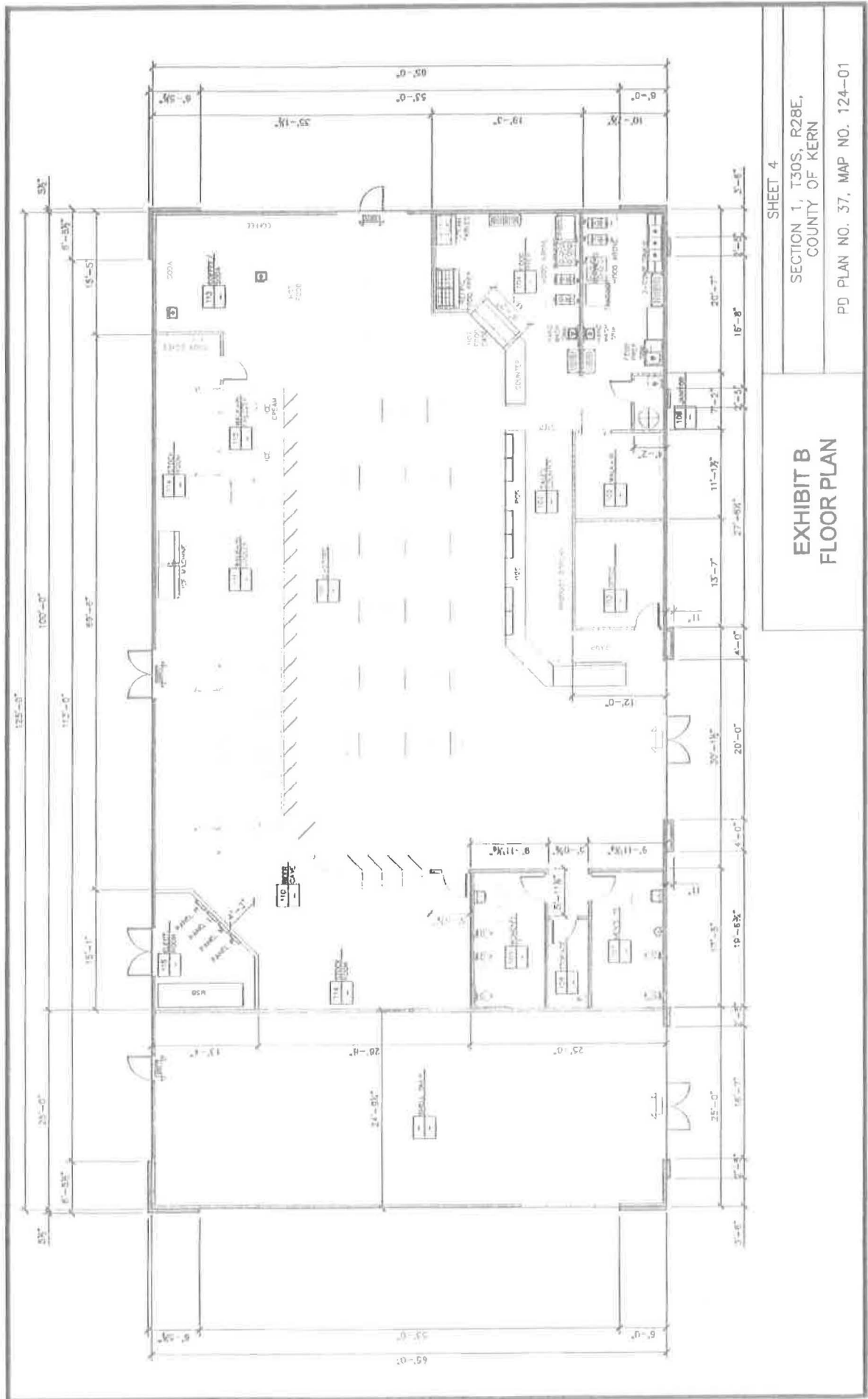


EXHIBIT A LANDSCAPING PLAN

SHEET 3

SECTION 1, T30S, R28E,
COUNTY OF KERN

PD PLAN NO. 37, MAP NO. 124-01



SHEET 4

SECTION 1, T30S, R28E,
COUNTY OF KERN

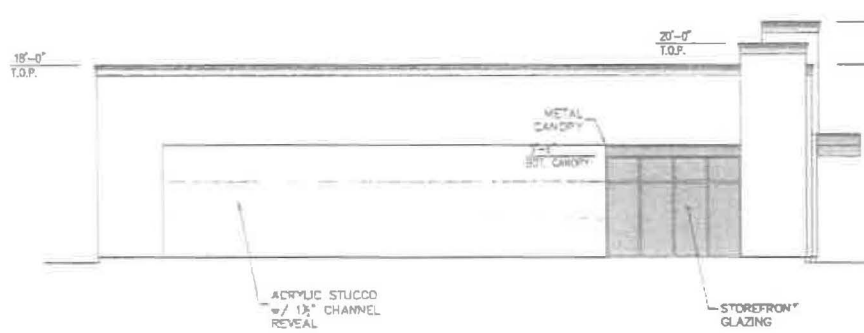
PD PLAN NO. 37, MAP NO. 124-01

EXHIBIT B
FLOOR PLAN



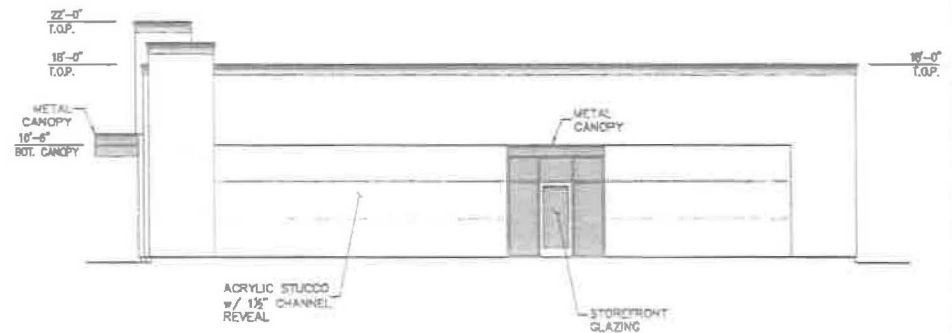
EAST EXTERIOR ELEVATION

3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"



NORTH EXTERIOR ELEVATION

3/32" = 1'-0"

**EXHIBIT C
EXTERIOR ELEVATIONS**

SHEET 5

**SECTION 1, T30S, R28E,
COUNTY OF KERN**

PD PLAN NO. 37, MAP NO. 124-01



**Kern County Public Works
Public Services BLDG**

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

Thursday Mar 19 2026 02:02:18 PM

PLN24-00168

497944 County Clerk CEQA Posti ng	50.00
497944 EH Land Development	595.00
497944 Legal Description Revie w	104.00
497944 Electronic Permit Maint enance Fee	350.00
497944 Precise Development Pla n	2,392.00

Total	3,491.00
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Check 1014	3,491.00
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Thank you for your payment.
Have a great day!

Received From: WEEDPATCH CHEVRON LLC
Receipt #: 1801RUP-20260319-21