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. 64, Map 102

Project Location -- Specific: 6409 Norris Road; south side of Norris Road, east of Calloway Drive, in the Bakersfield area (APN: 494-012-06)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: A Conditional Use Permit to allow a landscape contracting business (Section 19.14.030.D.2) on an approximate 3.57-acre parcel in an A-1 (Limited Agriculture) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Ruben Oscanoa (PP26200)

Exempt Status: Special Situation, Section 15183 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 15183 of the State CEQA Guidelines.

Contact Person: Daisy Gaeta, Planner II, at (661) 862-8607 or by email at DGaeta@kerncounty.com

Receipt: # 289688

Date Received for Filing:

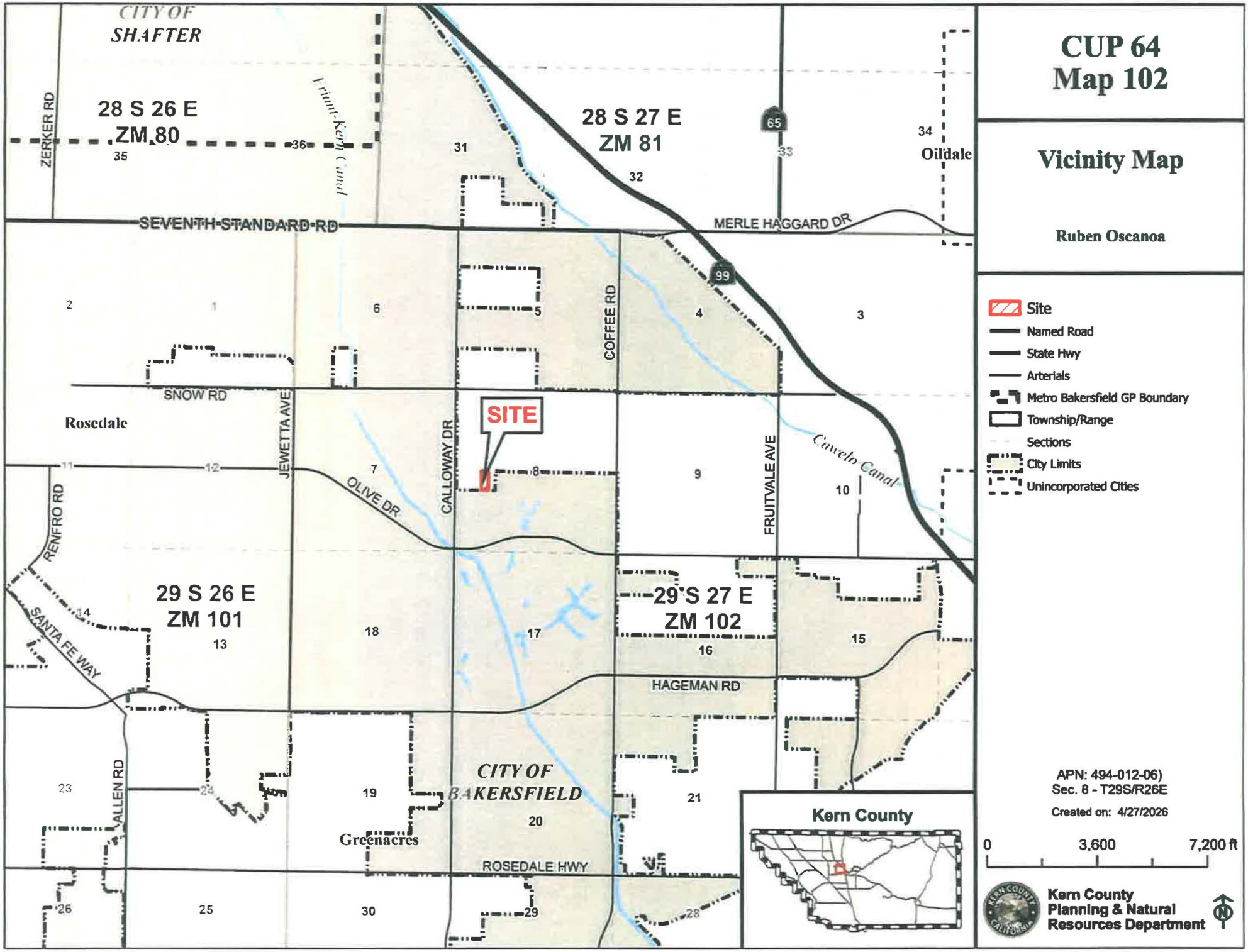
July 23, 2026

Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: July 9, 2026

jw

cc: Applicant
LiUNA



CUP 64
Map 102

Vicinity Map

Ruben Oscanoa

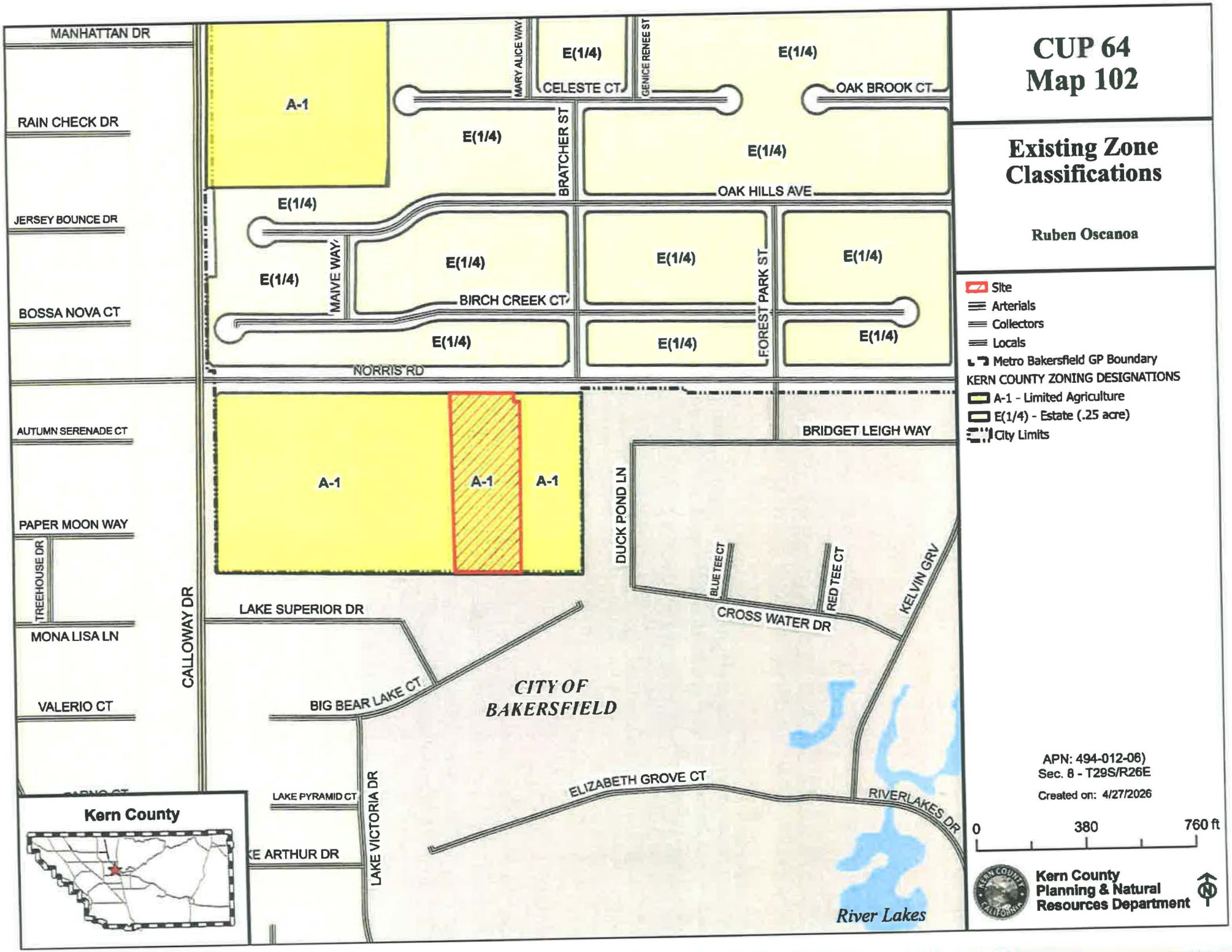
- Site
- Named Road
- State Hwy
- Arterials
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 494-012-06)
Sec. 8 - T29S/R26E

Created on: 4/27/2026

0 3,600 7,200 ft

Kern County Planning & Natural Resources Department



CUP 64
Map 102

Existing Zone Classifications

Ruben Oscanoa

- Site
- Arterials
- Collectors
- Locals
- Metro Bakersfield GP Boundary

KERN COUNTY ZONING DESIGNATIONS

- A-1 - Limited Agriculture
- E(1/4) - Estate (.25 acre)
- City Limits

APN: 494-012-06)
Sec. 8 - T29S/R26E

Created on: 4/27/2026

0 380 760 ft

Kern County Planning & Natural Resources Department

CUP FOR DIRT PARKING AREA

Ruben Oscanoa
9409 Norris Rd.
BAKERSFIELD, CA 93312

SCOPE OF WORK

application for Conditional Use Permit Adding 50'X50' dirt parking Area

SQUARE FOOTAGE

AREA OF (P) DIRT PARKING : 2500 SF

Lot Length = 619 ft
Lot Width = 211.6 ft
Lot Area = 130,257 sf = 3.57 acres

lot coverage : 18790 sf / 130257 sf = 0.09%

ABBREVIATIONS

CONSTRUCTION NOTES

STREET ADDRESS

SHEET INDEX

SYMBOLS

JOB LOCATION:

9404 Norris Road 93312 BAKERSFIELD, CA

STATISTICAL INFORMATION:

-EXISTING R1 LAND, SFR, BARN, AND ACCESORY STRUCTURE, POOL.
(P) DIRT PARKING AREA FOR GARDENING TRUCKS

-ACREAGE; 3.57

- HEIGHTS:(E) SFR 10FT. AREA: 2646 SF,
(E) METAL BARN 17FT. AREA: 3844 SF,
(E) ACCESORY STRUCTURE 8FT. AREA: 1800 SF
(E) POOL AREA: 700 SF
(P) DIRT PARKING AREA: 2500 SF "NO HEIGHT"

-BUILDING COVERAGE: 8%

-4 PARKING SPACES 24% OF 2646SF SFR

-LANDSCAPE 21%

-SEWAGE: NORTH OF THE RIVER SANITARY

-WATER SUPPLY: KERN COUNTY WATER AGENCY

-DRAINAGE DIRECT TO STREET

- METHODS OF FLOOD CONTROL: KERN COUNTY UNINCORPORATED AREAS 060075 ZONED X- 06029C1825F

GENERAL INFORMATION

TYPE OF CONSTRUCTION: V-B (NON RATED)

OCCUPANCY: SINGLE RESIDENCE

ZONED : R1

FIRE SPRINKLERS:N/A

LEGAL DESCRIPTION: PARCEL MAP 3249 LOT 2

GC Design

RUBEN OSCANOA
9409 Norris Rd.
BAKERSFIELD CA, 93312
PARCEL NUMBER:
494-012-06-5

.T1

Site Plan Legend

—PL— (E) Property Line

(E) METAL BLDG

(E) CONCRETE

(E) PARKING SPACES

(E) LANDSCAPING

(P) DIRT PARKING AREA

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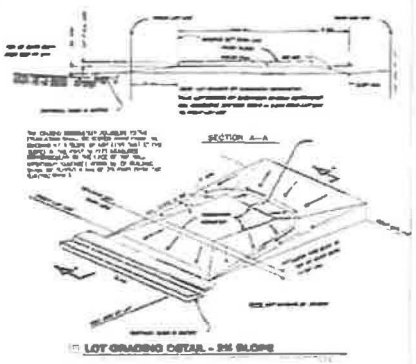
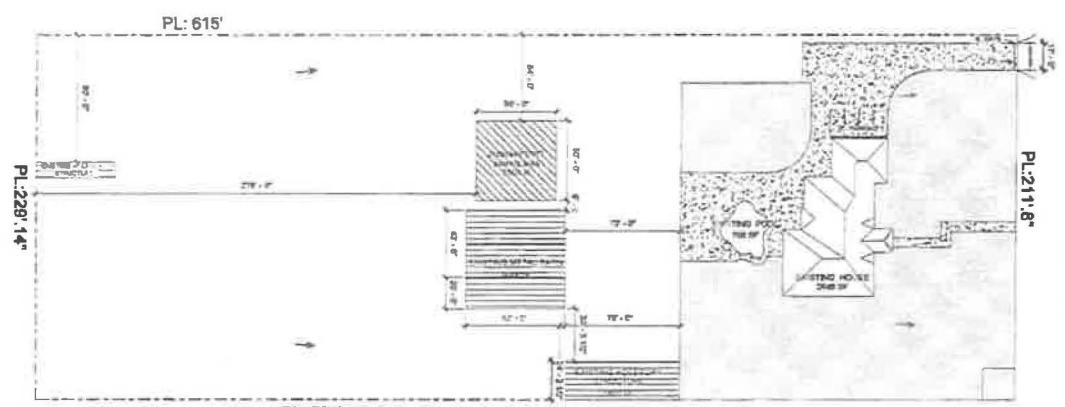
NOTE
All setbacks are existing and the existing perimeter footing shall remain unaltered.



LOT GRADING DETAIL - 2% SLOPE

Sitework

1. Projects which disturb less than one acre of soil and are not part of a large common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction in accordance with the California Green Building Code.
2. Buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) in height with a stroke width of not less than 0.5 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
3. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches (152 mm) within the first 10 feet (3048 mm).
   Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.
4. All parking lots, driveways, drive aisles, loading areas, and alley vehicular access ways shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Building Department code & regulations.
5. All on-site areas required to be paved (i.e., parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete or other paved street material approved by the Building Department Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material, if concrete is used, it shall be a minimum thickness of 4 inches.



SITE PLAN

1" = 30'-0"

GC Design

RUBEN OSCANOA
9409 Norris Rd.
BAKERSFIELD CA, 93312
PARCEL NUMBER:
494-012-08-5

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KERN COUNTY
PLANNING AND NATURAL RESOURCES

2700 M Street
Bakersfield, CA 93301

Date: 4/20/2026

RECEIPT

Permit Number: PLN25-00052
Permit Type: Planning Project
Description: CUP for landscape contractor

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
289688	4/7/2026	Ruben Oscanoa	Cash	2965.00	perezrub@kernco unty.com
			TOTAL PAID:	**2965.00**	

Invoice	Fees	Fee Amount	Paid
496734	Fire Review and Consultation 1024RC|1017FD|1011AC|1686CC	218.00	218.00
496734	Conditional Use Permit 1036RC|1000FD|1022AC|1155CC	1456.00	1456.00
496734	Electronic Permit Maintenance Fee 1069RC|1000FD|1022AC|1155CC	350.00	350.00
496734	Policy and Legal Conformance Fee 1327RC|1000FD|1003AC|1012CC	192.00	192.00
496734	Legal Description Review 1372RC|1224FD|1021AC|1770CC	104.00	104.00
496734	EH Land Development 1389RC|1094FD|1013AC|1744CC	595.00	595.00
496734	County Clerk CEQA Posting 1575RC|1081FD|1009AC|3264CC	50.00	50.00
		2965.00	2965.00