

RECEIVED WITH FEE
RECEIPT # 15150787

FILED
KERN COUNTY

JUN 05 2024

NOTICE OF EXEMPTION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970- CEQA)
AIMEE X. ESPINOZA
AUDITOR-CONTROLLER-COUNTY CLERK
BY *[Signature]* DEPUTY

TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following project in the County of Kern, State of California:
 - a. Applicant or sponsoring Agency or Department: Alfonso De Alba (Original Applicant – Clarmar Enterprises by Richard Woody (PP23153));
 - b. Name of Project: Appeal No. 5, Map 102 (Conditional Use Permit No. 62, Map 102)
 - c. Street Address/Cross-Street of Project: 3600 Pegasus Drive Suite 1, or the east side of Pegasus Drive approximately 1,325 feet south of Merle Haggard Drive in the Bakersfield area (APN: 492-350-02)

Map of Project (if no street address): Attached
 - d. Description of Project: Conditional Use Permit to allow a mortuary office and crematory (Section 19.38.030.I) on a 9,000-square-foot portion of a 4.59-acre existing industrial complex. The mortuary office and crematory would occupy one (1) unit of industrial complex in the M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining)
2. Approval – Summary of Proceedings: Deny Appeal; Adopt resolution and recommended findings approving Conditional Use Permit subject to the recommended conditions of approval

Adoption date June 4, 2024, Item No. 4 2:00 p.m.

3. The Board of Supervisors has determined that, under the provisions of Section 21083.3 of the Public Resources Code and Section 15183 of the State CEQA Guidelines, the action is statutorily exempt from the requirements of CEQA and the State CEQA Guidelines concerning the evaluation of projects, further environmental review, and the preparation and review of environmental documents. Therefore, no environmental documents were required for consideration of the action taken.

Lorelei H. Oviatt, AICP, Director
Planning and Natural Resources Department
County of Kern, State of California

[Signature]

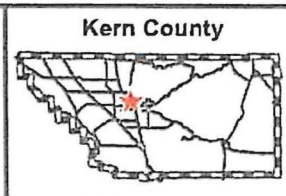
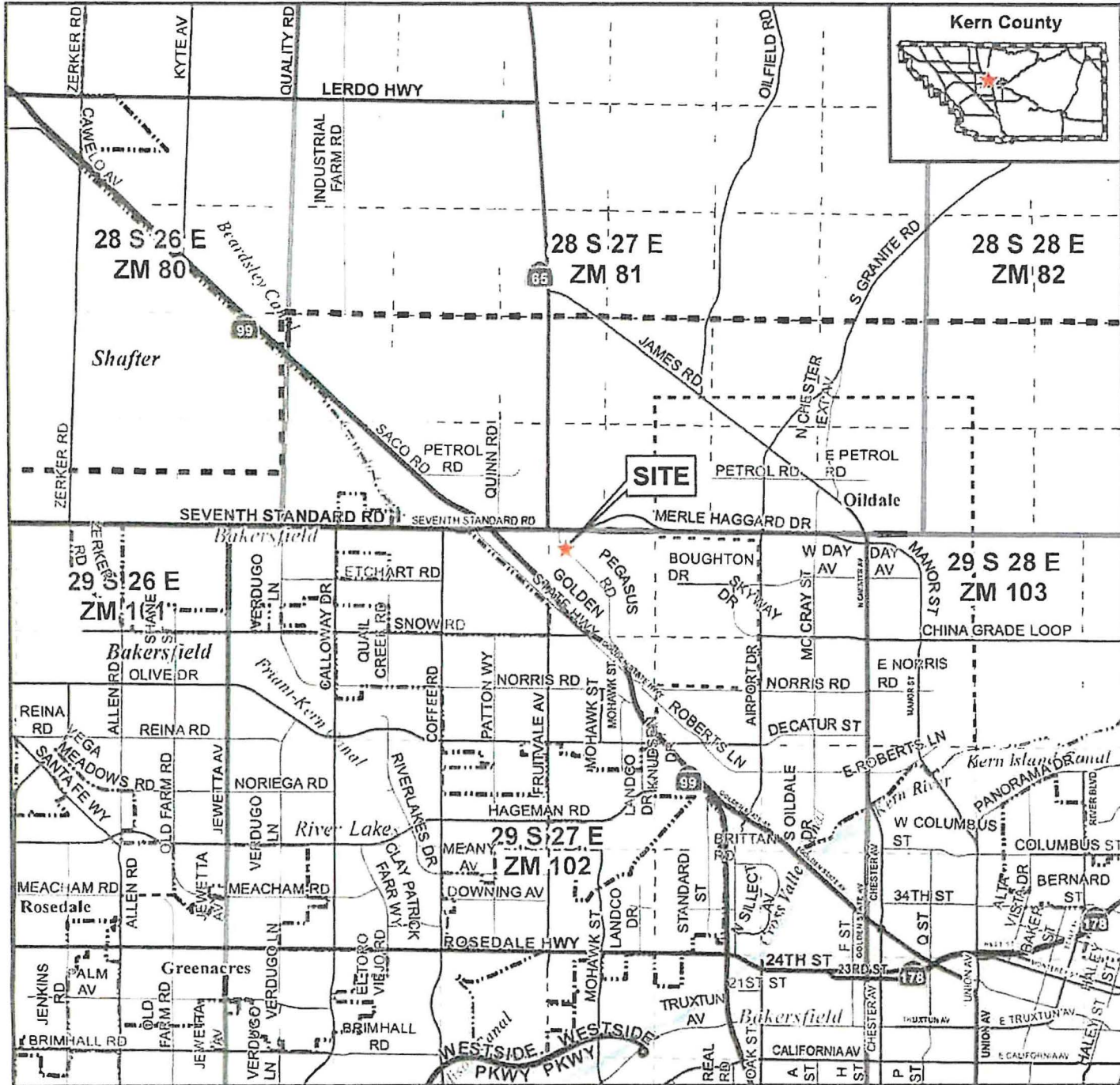
Telephone No. 862-8600

By:

Special Situation Exemption 15183

NM:an

Notice of Environmental Document
Posted by County Clerk on 06/05/2024
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code



CUP 62, Map No. 102

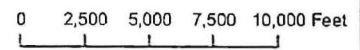
Vicinity Map

Clarmar Enterprises

- Site
- FREEWAY
- NAMED ROAD
- STATE HWY
- Arterials
- Collectors
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- Water Courses
- City Limits
- Unincorporated Cities

APN: 492-350-02
Sec. 3 - T29S/R27E

Created on: 3/7/2023








Kern County
Planning & Natural
Resources Department



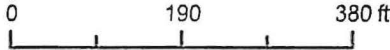
Appeal #5 Map 102

Assessor's Parcelization Map

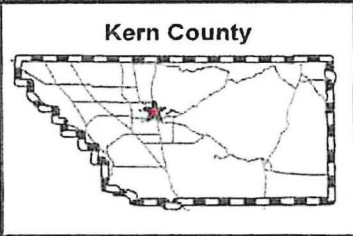
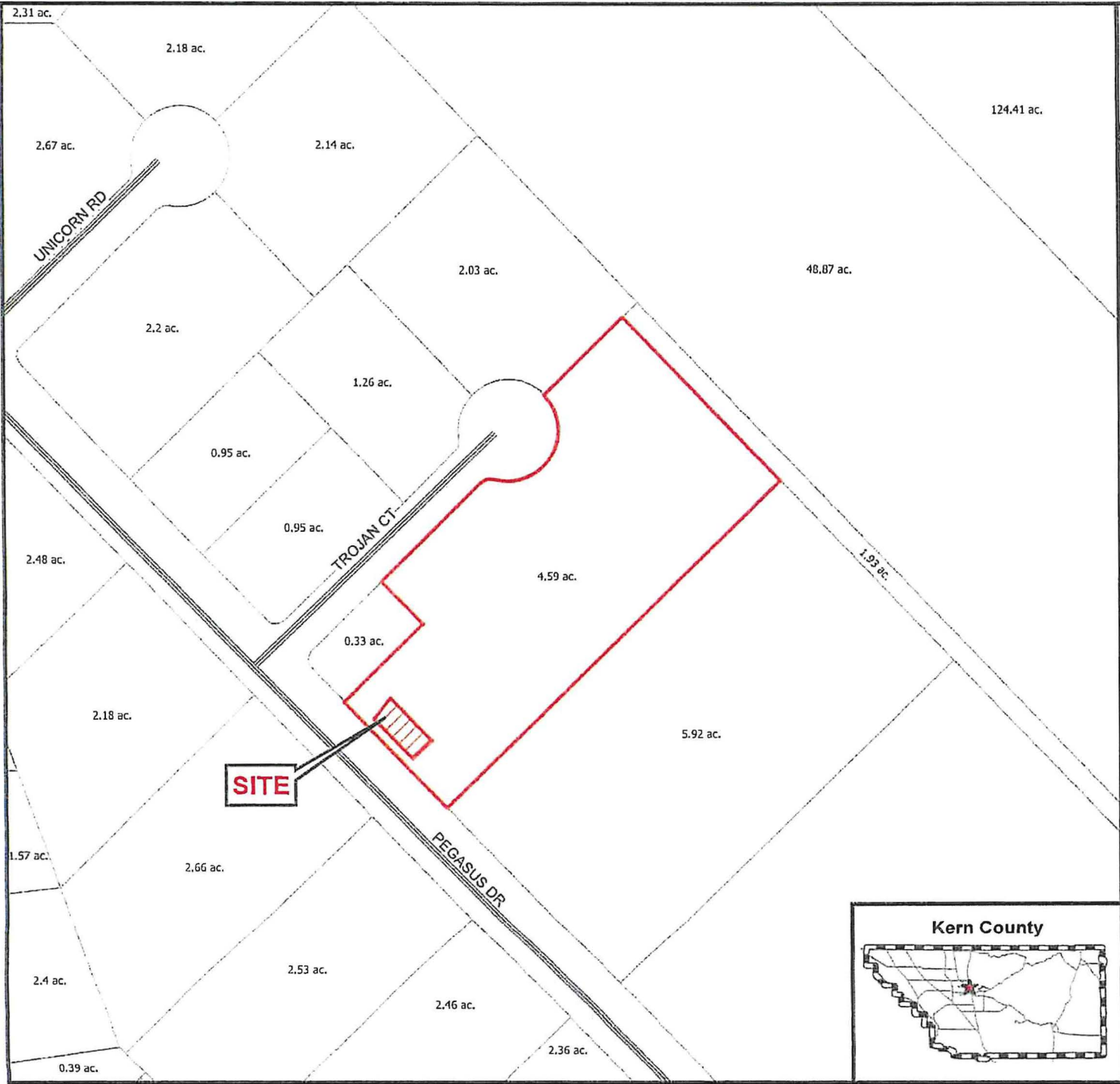
Alfonso De Alba

-  Site
-  Parcel Boundary
-  Parcel Boundaries
-  Collectors
-  Locals

APN: 492-350-02
Sec. 3- T29S/R27E
Created on: 4/24/2024



Kern County
Planning & Natural
Resources Department



PTN. PARCEL MAP 6097
 PTN. NW1/4 SEC.3 T.29S. R.27E.

LEGAL DESCRIPTION:

**EXHIBIT "A"
 CONDITIONAL USE PERMIT
 LEGAL DESCRIPTION**

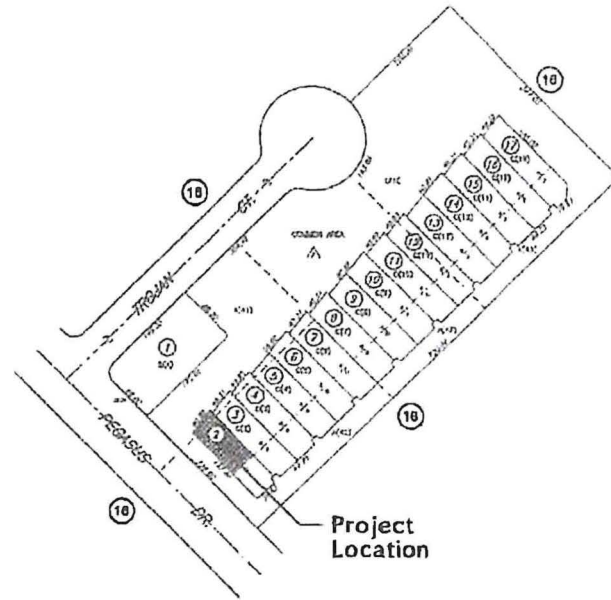
BEING A PORTION OF PARCEL "B" OF PARCEL MAP WAIVER NO. 22-08 IN THE COUNTY OF KERN, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED JUNE 27, 2007 AS INSTRUMENT NO. 0207135181 OF OFFICIAL RECORDS IN THE OFFICE OF THE KERN COUNTY RECORDER, DESCRIBED AS FOLLOWS:

ALL OF UNIT 1 AS SHOWN ON THE CONDOMINIUM PLAN FOR PEGASUS BUSINESS CENTRE, RECORDED JUNE 27, 2007, AS DOCUMENT NO. 0207135576 OF OFFICIAL RECORDS IN THE OFFICE OF THE KERN COUNTY RECORDER.



1/5/23

LEGEND	
DRAWN	June 2, 2013
JURISDICTION	COUNTY
SUBD. KEY	NO. DATE
A. PARCEL MAP	
B. PARCEL WAIVER	
C. PARCEL MAP	
SEE EXHIBITING	IN INSTRUMENT
NOTES	
20' Setbacks from	see 0207135576
DISCLAIMER	
This map is for	
informational purposes	
only. It is not to be	
relied upon for any	
legal or financial purposes.	
DATE: 06/27/07	
BY: LARRY GLEN CANTELERO	
LICENSED LAND SURVEYOR	
STATE OF CALIFORNIA	
LICENSE NO. LS 8776	



ASSESSOR'S MAP

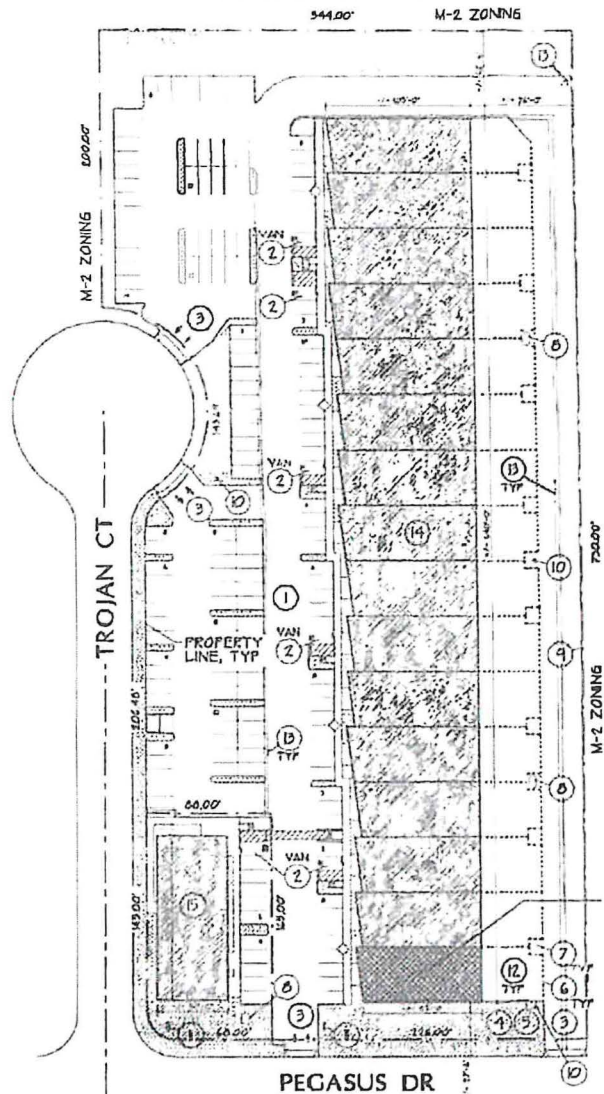
NTS

SHEET 1 OF 4

5600 PEGASUS DR, UNIT 1, BAK, CA 93308
 PROPOSED TENANT USE OF CREMATORY
 WITHIN EXISTING MULTI-TENANT BUILDING
 SEC. 3, T. 29, R. 27 NW, COUNTY OF KERN

SITE KEYNOTES

- ① EXISTING AC PAVED PARKING SERVING COMPLEX PER COUNTY OF KERN ZONING ORDINANCE, TYP
- ② EXISTING ACCESSIBLE PARKING STALL WITH ACCESSIBLE AND ACCESSIBLE CURB FAULT W/ TRIANGLED DOMES, VAN SPACE WHERE NOTED
- ③ EXISTING DRIVE BREAK, CURB AND BUTTER
- ④ EXISTING LANDSCAPED AREA PER COUNTY OF KERN ZONING ORDINANCE, TYP
- ⑤ EXISTING BLOCK WALL
- ⑥ EXISTING CHAINLINK FENCE AND GATE
- ⑦ EXISTING LOCATION OF TRASH ENCLOSURE
- ⑧ EXISTING LOCATION OF TRANSFORMER
- ⑨ EXISTING FENCING ALONG PROPERTY LINE
- ⑩ EXISTING LOCATION OF FIRE HYDRANT
- ⑪ EXISTING MONUMENT SIGN
- ⑫ EXISTING ENCLOSED AC PAVED STORAGE YARD, TYP
- Ⓛ EXISTING DRAINAGE SWALE
- ⑭ EXISTING MULTI-TENANT BUILDING UNITS #1 - #14, SEE BUILDING STATISTICS
- Ⓟ EXISTING MULTI-TENANT BUILDING ON ADJACENT PROPERTY, BUILDING ADDRESS NUMBER 3636, USE LIGHT MANUFACTURING, SINGLE STORY, +/- 17'5" HEIGHT, +/- 2,000 SF, BLOCK WALL CONSTRUCTION.



SITE STATISTICS:

APN: 492-350-02
 ZONING: M-2 PD H
 (MEDIUM INDUSTRIAL - PRECISE DEVELOPMENT COMBINING - AIRPORT HEIGHT COMBINING)

EXISTING SITE CONTEXT: THE ENTIRE PROJECT PARCEL IS DEVELOPED WITH AN INDUSTRIAL COMPLEX AND ASSOCIATED PARKING AND IMPROVEMENTS

ACREAGE: 4.59 AC.
 EXISTING LANDSCAPE AREA: +/- 36,574 S.F. (80.3 %)
 EXISTING BUILDING COVERAGE: +/- 29.6 %

BUILDING STATISTICS:

EXISTING BUILDING AREA (UNITS 1 THROUGH 16): +/- 59,200 S.F.
 EXISTING BUILDING HEIGHT: SINGLE STORY, +/- 20'
 EXISTING BUILDING USE: MEDIUM INDUSTRIAL

EXISTING PARKING: 167 SPACES
 (INCLUDES 6 ACCESSIBLE W/ 5 BENG VANI)

PROJECT TENANT AREA (UNIT #1): +/- 3,400 S.F.
 - ASSEMBLY AREA WITHIN TENANT SPACE: +/- 240 S.F.
 - PARKING REQ'D. @ 1/40 SF OF ASSEMBLY AREA: 6 SPACES
 - OFFICE AREA WITHIN TENANT SPACE: +/- 500 S.F.
 - PARKING REQ'D. @ 1/250 SF OF OFFICE AREA: 2 SPACES
 - WAREHOUSE AREA WITHIN TENANT SPACE: +/- 1,090 S.F.
 - PARKING REQ'D. @ 1/1,000 SF OF WAREHOUSE AREA: 2 SPACES
 - TOTAL PARKING REQ'D. SPACES: 10 SPACES

EXISTING TENANT USE: VACANT TENANT SPACE - MEDIUM INDUSTRIAL
 PROPOSED TENANT USE: INSTITUTIONAL
 - CREMATORY, WHEN IN CONJUNCTION WITH A CEMETERY, MAUSOLEUM, COLUMBARIUM, OR MORTUARY AS PERMITTED WITH CUP UNDER M-2 SECTION 19.30.030 FOR 'INSTITUTIONAL USES'

UTILITY AND MISC. INFORMATION:

WATER SERVICE: NORTH OF THE RIVER MUNICIPAL WATER DISTRICT
 SEWER SERVICE: NORTH OF THE RIVER SANITARY DISTRICT
 POWER & GAS: PACIFIC GAS AND ELECTRIC
 DRAINAGE: DIRECTED TO STREET TO OFF SITE STORM DRAIN SYSTEM

 **SITE PLAN**

Project Location

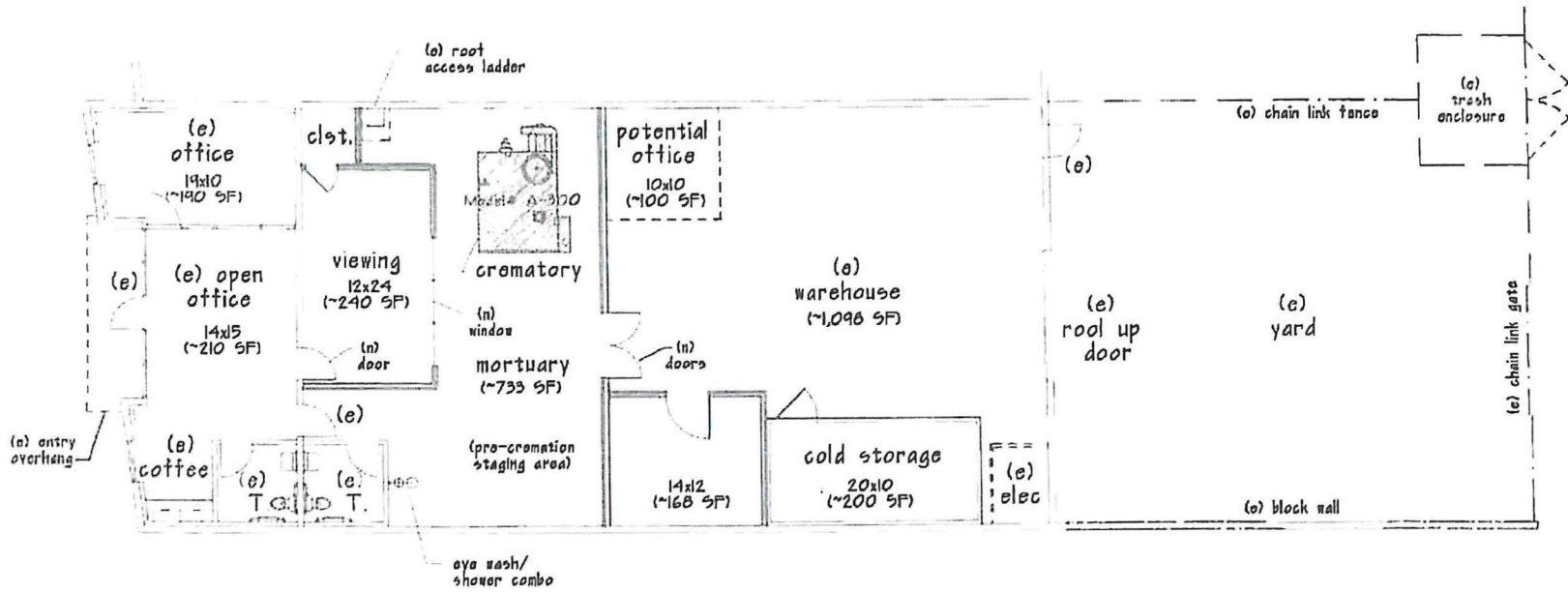


SHEET 2 OF 4

3600 PEGASUS DR, UNIT 1, BAK, CA 93308

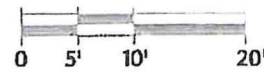
PROPOSED TENANT USE OF CREMATORY WITHIN EXISTING MULTI-TENANT BUILDING

SEC. 9, T. 29, R. 27 NW, COUNTY OF KERN.

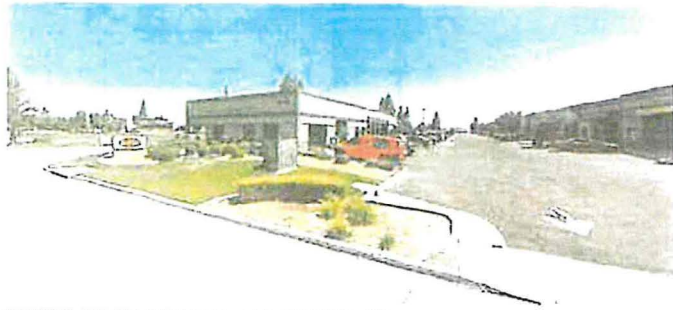


SHEET 3 OF 4

 FLOOR PLAN



5600 PEGASUS DR, UNIT 1, DAK, CA 95308
 PROPOSED TENANT USE OF CREMATORY
 WITHIN EXISTING MULTI-TENANT BUILDING
 SEC. 5, T. 24, E. 27 NW, COUNTY OF KERN



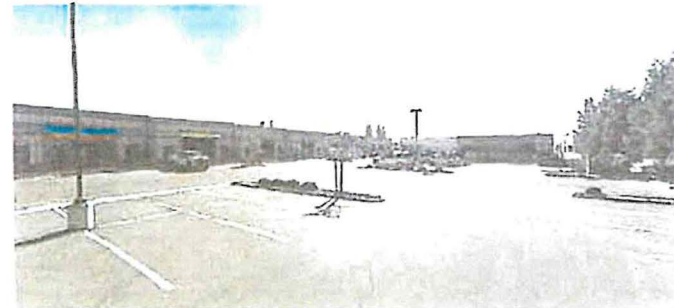
CORNER OF PEGASUS DR AND TROJAN CT



DRIVE ENTRANCE OFF OF PEGASUS DR



PARKING LOT LOOKING EAST



PARKING LOT LOOKING SOUTH



ACCESSIBLE PARKING



ACCESSIBLE CURB RAMP



BUILDING ENTRANCE



BACK OF BUILDING

SITE CONTEXT PICTURES

5600 PEGASUS DR, UNIT 1, BAK, CA 93508

PROPOSED TENANT USE OF CREMATORY
WITHIN EXISTING MULTI-TENANT BUILDING

SEG. 9, T. 29, R. 27 NW, COUNTY OF KERN.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 15 — 06052024 — 15150787
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT	LEAD AGENCY EMAIL	DATE 6/5/2024
COUNTY/STATE AGENCY OF FILING Kern	DOCUMENT NUMBER 24958	

PROJECT TITLE
 PP23153 - CLARMAR ENTERPRISES, APPEAL NO. 5, MAP 102 (CUP NO. 62, MAP 102)

PROJECT APPLICANT NAME CLARMAR ENTERPRISES BY RICHARD WOODY	PROJECT APPLICANT EMAIL	PHONE NUMBER (661) 331-5789
PROJECT APPLICANT ADDRESS 1401 7TH STREET	CITY WASCO	STATE CA
		ZIP CODE 93280

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE M. CEDENO, KERN COUNTY CLERK, FST
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