

**NOTICE OF EXEMPTION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970- CEQA)**

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: David Michaels by McIntosh & Associates;
 - b. Name of Project: (a) General Plan Amendment Case No. 2, Map 104-31; (b) Amendment of Zoning Map 104-31, Zone Change Case No. 29; (c) Precise Development Plan Case No. 12, Map 104-31;
 - c. Street Address/Cross-Street of Project: 301 & 321 Morning Drive, Bakersfield, CA (APN: 388-211-11 & 13)

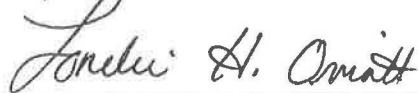
Map of Project (if no street address): Attached
 - d. Description of Project: (a) An amendment to the Metropolitan Bakerfield General Plan from Map Code SR (Suburban – less than or equal to four (4) dwelling units / net acre) to Map Code HC (Highway Commercial) on approximately 0.9 acres; (b) A change in zone classification from E (1/2) RS (Estate 1/2-acre minimum – Residential Suburban Combining) to C-2 PD (General Commercial - Precise Development Combining) or a more restrictive district on approximately 0.9 acres; (c) A Precise Development Plan to facilitate the development of a multi-purpose fueling and service station to include the following uses: one (1) fueling station; a 3,640-square-foot convenience store; and parking areas to accommodate 19 autos (Section 19.32.020.C.2 & Section 19.56.020) on approximately 0.9 acres in a C-2 PD (General Commercial – Precise Development Combining) District

2. Approval – Summary of Proceedings:

Adoption date September 10, 2024, Item No. CA-3 2:00 p.m.

3. The Board of Supervisors has determined that, under the provisions of Section 15303(c) of the State CEQA Guidelines, the action is categorically 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



Telephone No. 862-8600

By: _____

Categorical Exemption 15303(c)

JF:an

GPA 2, ZCC 29, PD 12; Map 104-31

Vicinity Map

David Michaels
by McIntosh & Associates

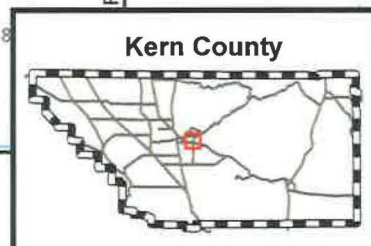
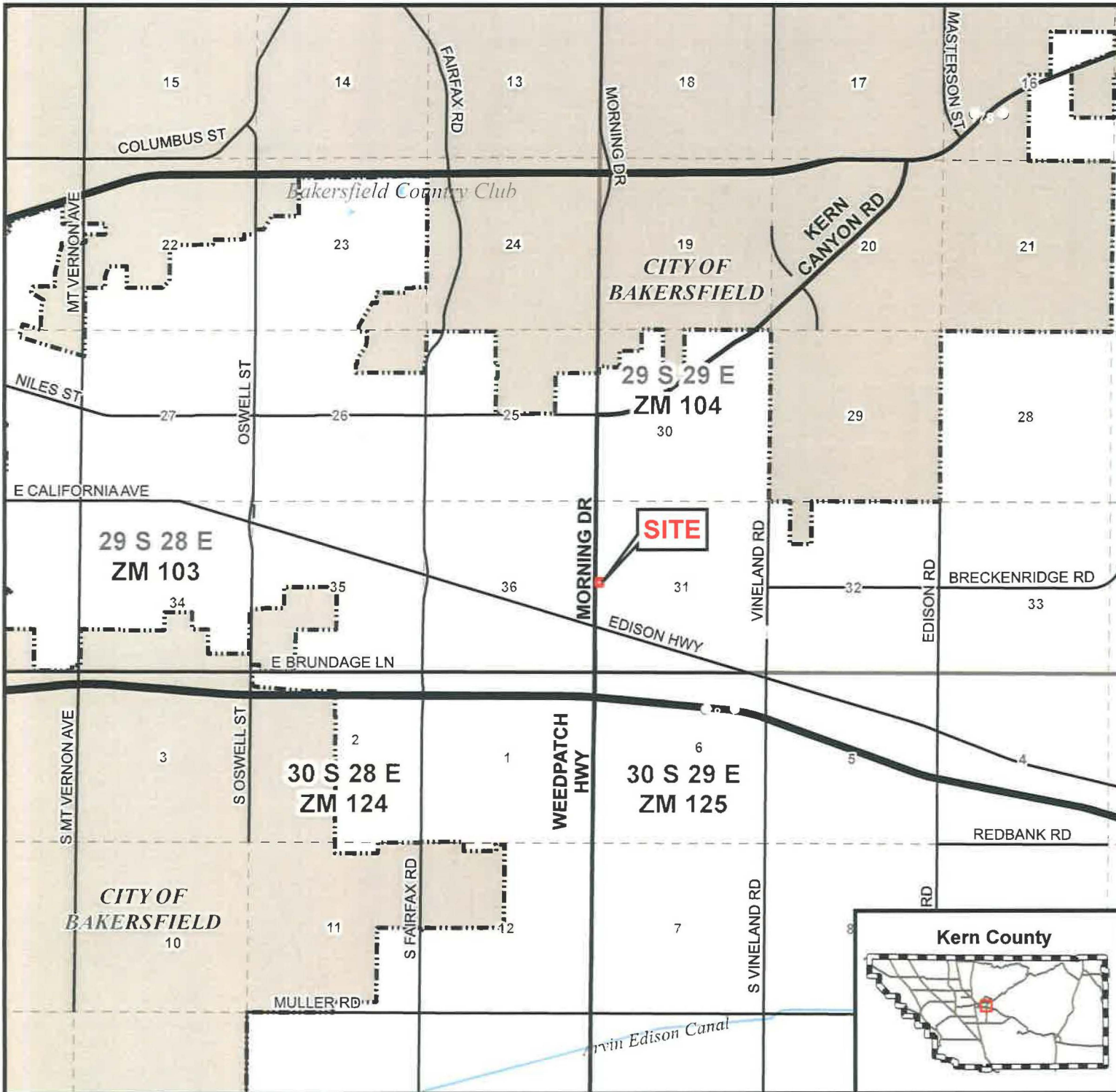
- Site
- Named Road
- State Hwy
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- Water Bodies
- Water Courses
- City Limits

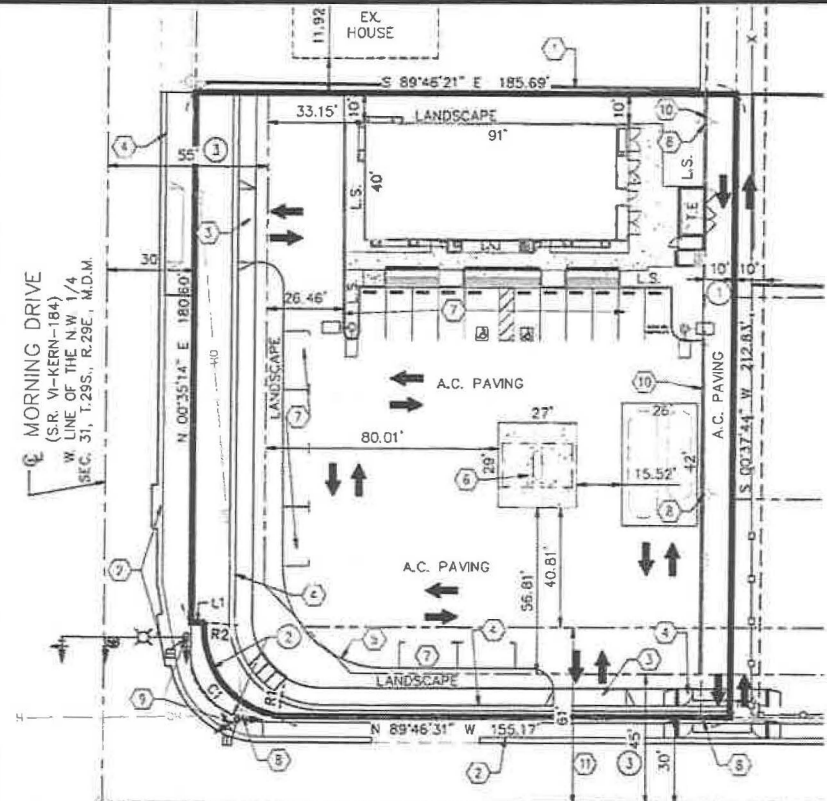
APN: 388-211-11, 388-211-13
Sec. 31- T29S/R29E
Created on: 8/19/2024

0 3,000 6,000 ft



Kern County
Planning & Natural
Resources Department





W. 1/4 COR. SEC. 31, T.29S., R.29E., M.D.M.
 2" I.P. W/B.C. "LS 1911"
 PER R/S NO. 3291, R/S BK. 29, PGS. 123-124

BRECKENRIDGE ROAD
 (CO. RD. NO. 148)
 S. LINE OF THE N.W. 1/4 SEC. 31, T.29S., R.29E., M.D.M.

DEVELOPMENT LEGEND:

- (1) EXISTING 6" HIGH WALL - TO REMAIN/UPGRADED TO KERN COUNTY STANDARDS
- (2) EXISTING CATCH BASIN - TO BE RELOCATED
- (3) PROPOSED COMMERCIAL DRIVEWAY PER KERN COUNTY STANDARDS
- (4) PROPOSED CURB, GUTTER, HANDICAP & SIDEWALK PER KERN COUNTY STANDARDS
- (5) STANDARD 6" CONCRETE CURB
- (6) AUTOMOTIVE FUEL ISLAND - 1 PUMP
- (7) STANDARD PARKING - 9' x 20'
- (8) EXISTING POWER POLE TO BE RELOCATED BY OTHERS
- (9) SIGNAL MODIFICATION WILL BE NEEDED PER CALTRANS
- (10) PROPOSED 6' HIGH BLOCK WALL PER KERN COUNTY STANDARDS
- (11) DEDICATE R/W FOR FUTURE EXPANDED INTERSECTION PER K.C.S. PLATE NO. R-36.

BUILDING INFORMATION:

EXISTING BUILDING:
 LIQUOR STORE: 3,500 SF, SINGLE STORY

LANDSCAPING:

PROJECT SITE: 39,170 SF
 REQUIRED LANDSCAPE AREA: 1,958.5 SF (5%)
 PROVIDED LANDSCAPE AREA: 4,371.4 SF (11%)

PARKING DATA:

CONVENIENCE STORE
 PARKING REQUIRED:
 BLDG: 1/200 SF @ 3800 SF = 19

 TOTAL REQUIRED PARKING: 19

PARKING PROVIDED:
 STANDARD PARKING: = 17
 FUEL ISLAND CREDITS: = 2

 TOTAL PARKING PROVIDED: = 19
 (INCLUDES 2 ADA VAN ACCESSIBLE STALLS)

NOTES:

- NO UNDERGROUND UTILITIES OR FACILITIES WERE LOCATED BY THIS SURVEY AND THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT SHOWN OR FOR INFORMATION DERIVED FROM ANY OUTSIDE SOURCES.
- AT&T UNDERGROUND LINES ARE NOT SHOWN SINCE MAPS WERE NOT PROVIDED.
- ALL EASEMENT INFORMATION SHOWN HEREON IS BASED ON TCDR TITLE COMPANY PRELIMINARY TITLE REPORT NO. FTKE-30121D5064C, DATED DECEMBER 22, 2021 & PRELIMINARY TITLE REPORT NO. FTKE-30121050665C, DATED DECEMBER 22, 2021.
- ALL EXISTING TOPOGRAPHY OR STRUCTURES SHOWN HEREON IS BASED ON GOOGLE EARTH. NO SURVEY WAS DONE.

DEVELOPMENT NOTES:

- 1. ALL OFFSITE IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH ENCROACHMENT EASEMENT PERMIT WITH CALTRANS.
- 2. ALL ONSITE IMPROVEMENTS TO BE DONE IN ACCORDANCE WITH KERN COUNTY DEVELOPMENT STANDARDS AS ADOPTED AT THE TIME OF ACCEPTANCE OF THIS PRECISE DEVELOPMENT PLAN. ANY FUTURE MODIFICATIONS TO THIS PLAN SHALL MEET THE CURRENT COUNTY STANDARDS AT THE TIME OF THE MODIFICATION.

LEGAL DESCRIPTION:

BEING ALL OF LOTS 91, 92 & 93 OF TRACT NO. 1445 AS FILED FEBRUARY 8, 1949 IN MAP BOOK 6, PAGES 182 & 183, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 SOUTH, RANGE 29 EAST, M.D.B. & M.

EXCEPTING THAT PORTION DEEDED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION PER GRANT DEED RECORDED DECEMBER 3, 2021 AS DOCUMENT NO. 221226741, Q.R.

STATISTICAL INFORMATION:

A.P.N.: 388-211-11 & 13
 SITE ACREAGE: 39,170 SF (GR & NET)
 BUILDING COVERAGE: (3640 SF) 9.29%

ZONING:

EXISTING: E (1/2) RS
 PROPOSED: C-2 PD

GENERAL PLAN DESIGNATION:

EXISTING: SR
 PROPOSED: HC

EXISTING LAND USE: LIQUOR STORE / UNOCCUPIED RESIDENTIAL
 PROPOSED LAND USE: C-STORE GAS STATION

FLOOD ZONE: NONE
 EARTHQUAKE FAULT ZONE: NONE

WATER: EAST NILES COMMUNITY SERVICES DISTRICT
 SEWER: EAST NILES COMMUNITY SERVICES DISTRICT
 ELECTRIC: P.G.&E.
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: A.T.&T.

TYPE "A" IMPROVEMENTS

EASEMENT LEGEND:

- (1) AN EASEMENT FOR PUBLIC UTILITY AND ALLEY PURPOSES RECORDED FEBRUARY 8, 1949 IN MAP BOOK 6, PAGES 182 & 183, IN THE OFFICE OF THE KERN COUNTY RECORDER.
- (2) A PARCEL OF LAND GRANTED TO THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES RECORDED DECEMBER 3, 2021 IN GRANT DEED DOCUMENT NO. 221226741, O.R.
- (3) RESERVATIONS TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°59'44" W	4.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	30.48'	45.27'	27.98'	085°05'44"

RADIAL TABLE	
RADIAL	BEARING
R1	N 9°11'01" E
R2	N 85°43'15" W

03/06/24
 SHEET 1 OF 1

PD PLAN NO. 12 MAP 104-31

CONVENIENCE STORE

A PORTION OF THE N.W. 1/4 OF SEC. 31, T.29S, R.29E., M.D.M.