

**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: Nadim Sarkies by LAV//Pinnacle Engineering (PP23163);
 - b. Name of Project: (a) Amendment of Zoning Map 101, Zone Change Case No. 205; (b) Precise Development Plan No. 30, Map 101;
 - c. Street Address/Cross-Street of Project: Northeast corner of Rosedale Highway and Nord Avenue in the Rosedale area; Portion of APN: 463-170-28

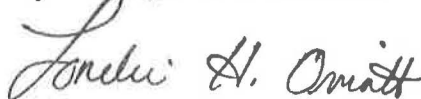
Map of Project (if no street address): Attached
 - d. Description of Project: (a) A change in zone classification from A-1 (Limited Agriculture) to C-2 PD (General Commercial - Precise Development Combining), or a more restrictive District, on an approximate 13.67-acre portion of an approximate 29-acre parcel; and (b) A Precise Development Plan for the construction of a convenience market with fuel island, fast-food and retail establishments with associated site improvements on a 5.14-acre portion of an approximate 29-acre parcel

2. Approval – Summary of Proceedings:

Adoption date January 14, 2025, Item No. 3 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 15182 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



Telephone No. 862-8600

By: _____

Special Situation Exemption 15182

NM:mr

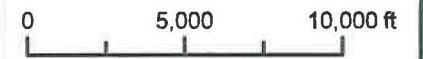
ZCC #205, Map #101
PD #30, Map #101

Vicinity Map

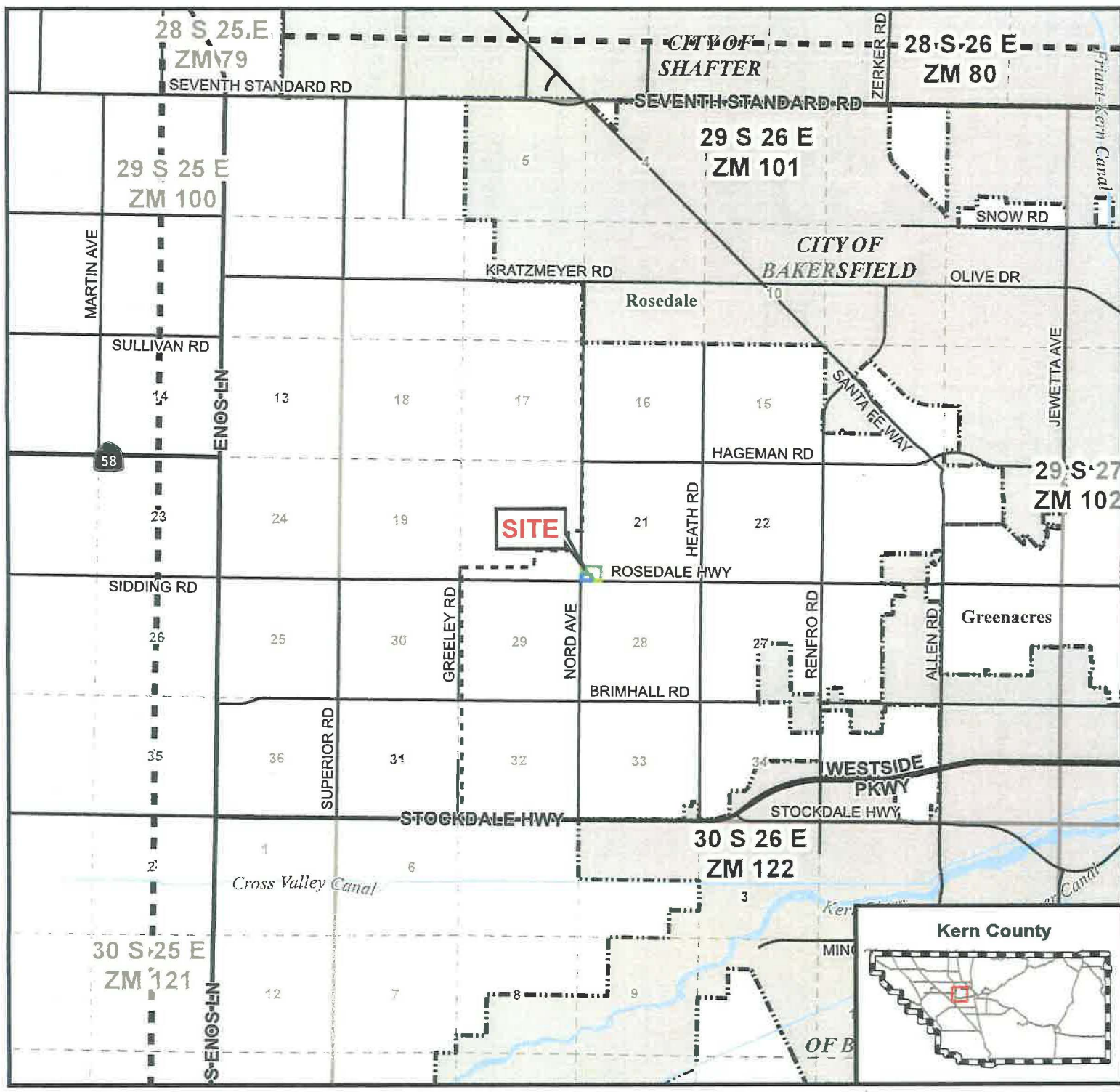
Nadim Sarkies
by LAV/Pinnacle Engineering

-  Zone Change
-  PD Plan
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Kern County Boundary
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 463-170-28
 Sec. 21 - T29S/R26E
 Created on: 10/8/2024














Kern County
Planning & Natural
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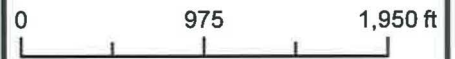
ZCC #205, Map #101 PD #30, Map #101

Existing Zone Classifications

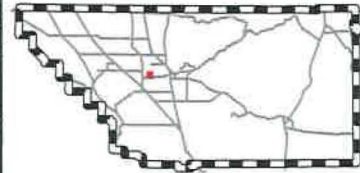
Nadim Sarkies
by LAV/Pinnacle Engineering

-  Zone Change
-  PD Plan
-  Parcel Boundary
-  Arterials
-  Collectors
-  Locals
-  Metro Bakersfield GP Boundary
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  C-1 - Neighborhood Commercial
-  C-2 - General Commercial
-  DI - Drilling Island
-  E(1) - Estate (1 acre)
-  E(1/2) - Estate (.5 acre)
-  E(1/4) - Estate (.25 acre)
-  E(2 1/2) - Estate (2.5 acres)
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  CL - Cluster Combining
-  E(2 1/2) - Estate (2.5 acres)
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining
-  PE - Petroleum Extraction Combining
-  RS - Residential Suburban Combining

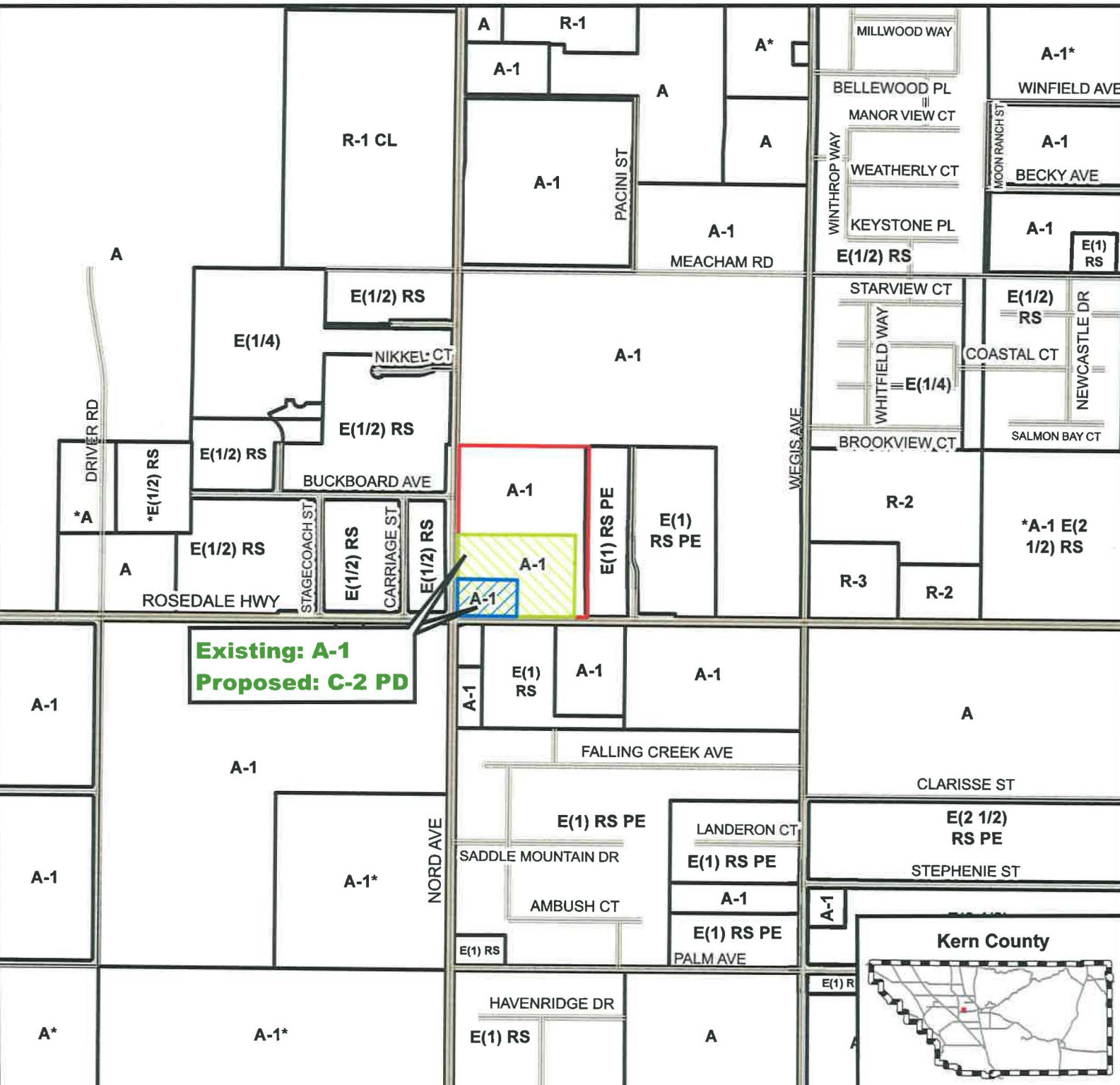
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Sec. 21 - T29S/R26E
Created on: 1/16/2025

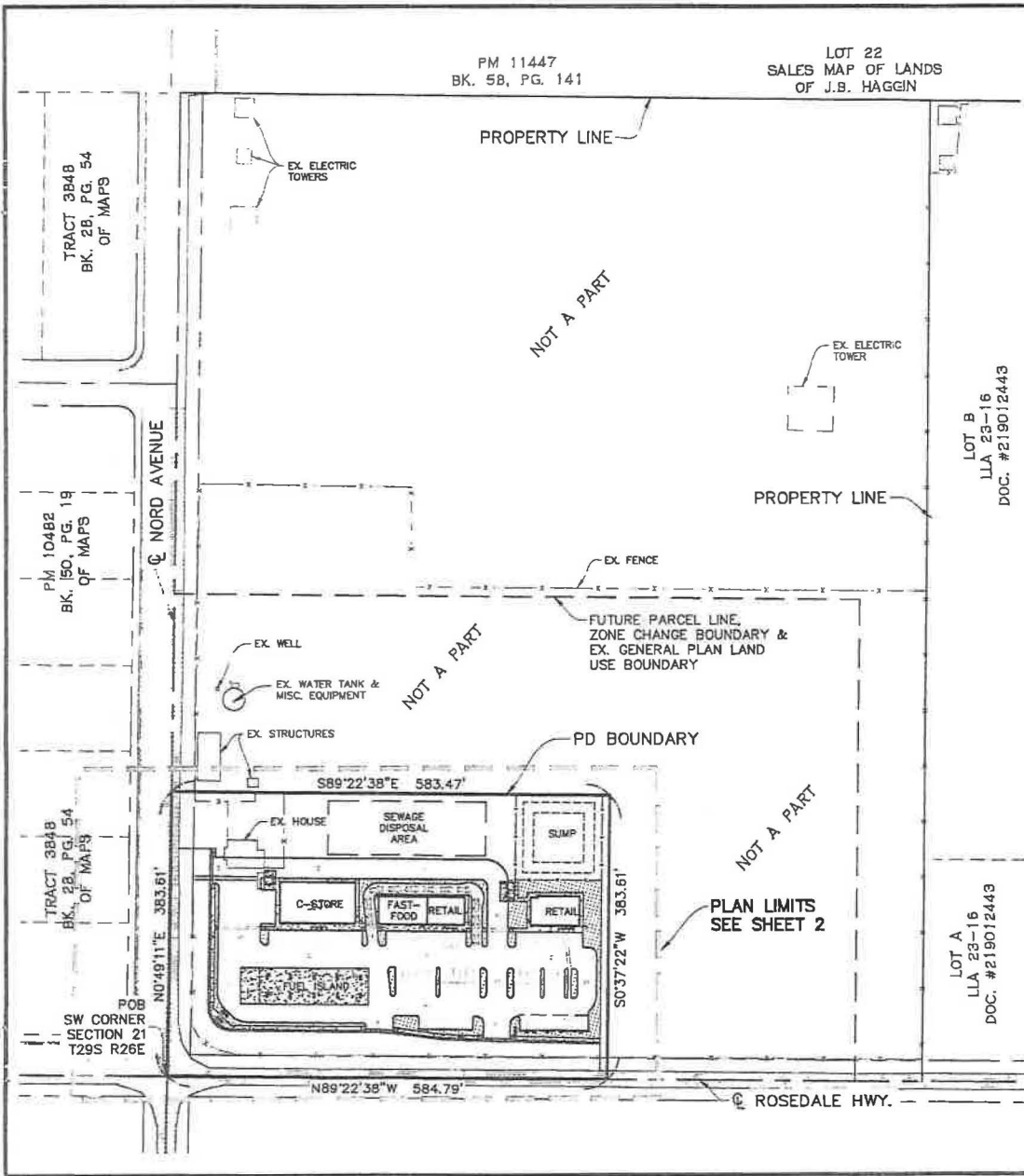


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**Existing: A-1
Proposed: C-2 PD**





LEGAL DESCRIPTION:

LOT 25 AND THE WEST 10 ACRES OF LOT 26 OF SALES MAP OF LANDS OF J.B. HAGGIN RECORDED AUGUST 20, 1890, LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF KERN, STATE OF CALIFORNIA.

APPLICANT:

NADIM SARKIES
2001 "F" STREET
BAKERSFIELD, CA 93301

ENGINEER:

LAV//PINNACLE ENGINEERING
12416 ROSEDALE HWY., SUITE B
BAKERSFIELD, CALIFORNIA 93312

MAILING ADDRESS:
13061 ROSEDALE HWY., SUITE G199
BAKERSFIELD, CA 93314

STATISTICAL INFORMATION

ASSESSOR'S NO:	463-170-28
ADDRESS:	2654 NORD AVENUE
PARCEL SIZE:	30.63 ACRES
DEVELOPED AREA:	5.14 ACRES
EXISTING ZONING:	A-1
PROPOSED ZONING:	C-2 PD
GEN. PLAN LAND USE:	GC & ER
EXISTING USE:	SINGLE-FAMILY RESIDENCE (WITHIN PD BOUNDARY) TO BE REMOVED
PROPOSED USE:	C-STORE, GAS STATION, RETAIL, & FAST-FOOD
BUILDING SUMMARY	CONVENIENCE STORE - 5,500 SF FAST FOOD w/DRIVE THROUGH - 2,580 SF (POTENTIAL MEXICAN/TACO) RETAIL PAD 1 - 2,000 SF (POTENTIAL NAIL SALON & ICE CREAM) RETAIL PAD 2 - 2,580 SF (POTENTIAL BANK)
TOTAL BUILDING AREA:	12,660 SF
BUILDING HEIGHTS:	SINGLE STORY - 35' MAX. HEIGHT
BUILDING COVERAGE:	5.7% OF DEVELOPED AREA
LANDSCAPING:	224,078 x 5% = 11,204 REQUIRED 13,652 PROVIDED - LANDSCAPING WILL BE DROUGHT-TOLERANT
SEWAGE DISPOSAL:	PRIVATE ON-SITE SYSTEM
WATER:	VAUGHN WATER
FIRE:	COUNTY OF KERN
SITE DRAINAGE:	ON-SITE PRIVATE SUMP
PHASING:	NONE
IMPROVEMENTS	TYPE "A" SUBDIVISION IMPROVEMENTS

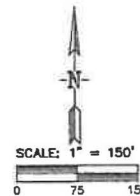
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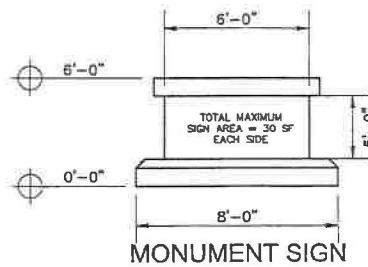
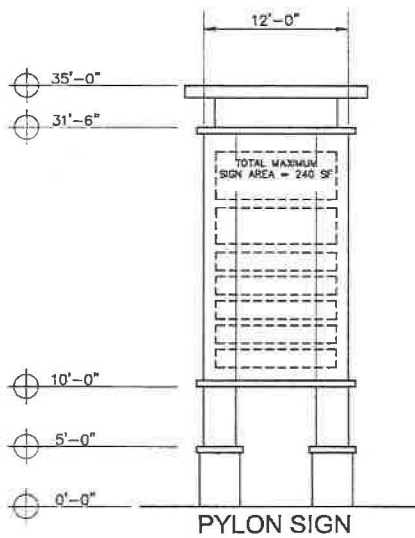
SHT 1 OF 3

PRECISE DEVELOPMENT PLAN NO.30, MAP NO. 101

**COMMERCIAL SITE
ROSEDALE HWY. & NORD AVE.**

SEC. 26, T.29S., R.26E., COUNTY OF KERN





PARKING REQUIRED

BUILDING USE & SIZE	PARKING REQUIREMENTS	TOTAL REQUIRED SPACES
C-STORE w/ 10 FUEL ISLANDS - 5,500 SF	1 PER 200 SF OF GROSS AREA	28
FAST-FOOD w/DRIVE THRU - 2,580 SF	1 PER 75 SF OF GROSS AREA	35
GENERAL RETAIL - 4,580 SF	1 PER 250 SF OF GROSS AREA	19

SUBTOTAL: 82

FUEL PUMP CREDITS-10 FUEL ISLANDS: -20

DRIVE THRU CREDITS: -2

TOTAL SPACES REQUIRED: 60

PARKING PROVIDED

PASSENGER VEHICLES	
TOTAL STANDARD SPACES PROVIDED	84
TOTAL VAN/ACCESSIBLE SPACES PROVIDED	6
TOTAL ELECTRIC VEHICLE SPACES PROVIDED	9
TOTAL SPACES PROVIDED	93

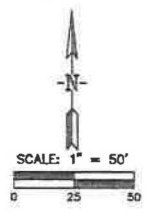
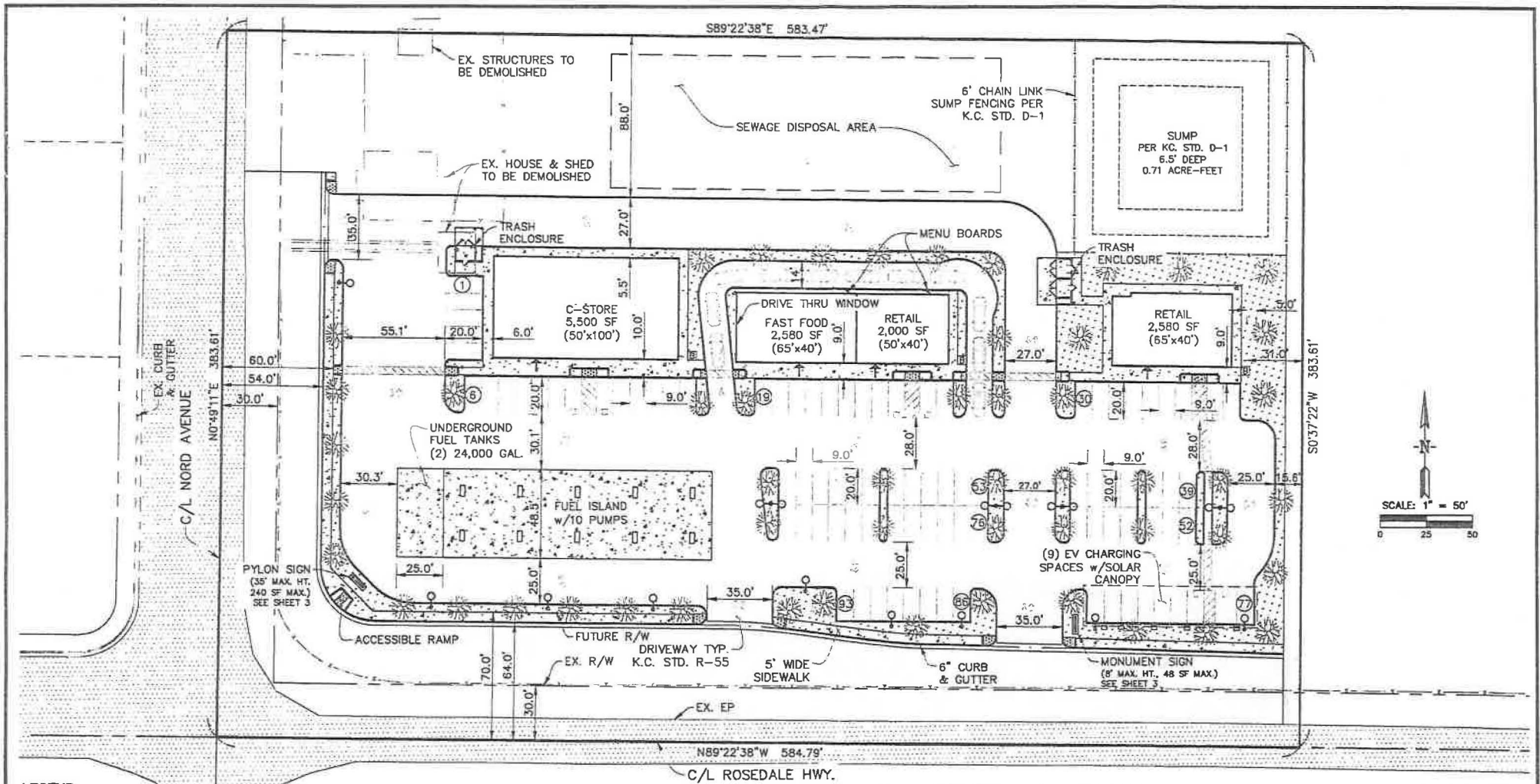
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SHT 2 OF 3

PRECISE DEVELOPMENT PLAN NO. ____, MAP NO. 101

**COMMERCIAL SITE
ROSEDALE HWY. & NORD AVE.**

SEC. 26, T.29S., R.26E., COUNTY OF KERN



LEGEND

- | | | | | | |
|--|--|--|---|--|------------------------------|
| | PD PLAN BOUNDARY | | EXISTING AC PAVEMENT | | PARKING LOT LIGHTING |
| | STREET CENTERLINE | | PROPOSED TREE | | SUMP FENCE PER K.C. STD. D-1 |
| | STREET RIGHT OF WAY (PROPOSED) | | NUMBER OF STANDARD PARKING SPACES (9'x20' TYP.) | | EXISTING FENCE |
| | PROPOSED LANDSCAPE AREA | | ACCESSIBLE PARKING | | EDGE OF PAVEMENT |
| | MIN. 2" AC OVER 4" CL II AB COMPACTED TO 95% MAX DENSITY | | TRAFFIC CIRCULATION | | STREET RIGHT-OF-WAY |
| | PORTLAND CEMENT CONCRETE FLATWORK/SIDEWALK | | | | PROPOSED BUILDING ENTRANCE |
| | | | | | PROPOSED BIKE RACK LOCATION |

01/19/24 SHT 3 OF 3

PRECISE DEVELOPMENT PLAN NO. ____, MAP NO. 101

**COMMERCIAL SITE
ROSEDALE HWY. & NORD AVE.**

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