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: Gabriel Kaehler by Pedro J. Pedroza (PP26110);

   b. Name of Project: Amendment of Zoning Map 102-30, Zone Change Case No. 33;

   c. Street Address/Cross-Street of Project: South side of Shellabarger Road, approximately 620 feet west of Calloway Drive in the Bakersfield area (APN: 110-170-08)

      Map of Project (if no street address): Attached

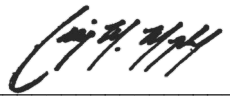
   d. Description of Project: A change in zone classification from E (2 1/2) RS (Estate – 2 1/2 acres – Residential Suburban Combining) to E (1/4) (Estate – 1/4 acre) or a more restrictive district on a 2.39-acre parcel

2. Approval – Summary of Proceedings:

   Adoption date November 18, 2025, Item No. CA-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 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.

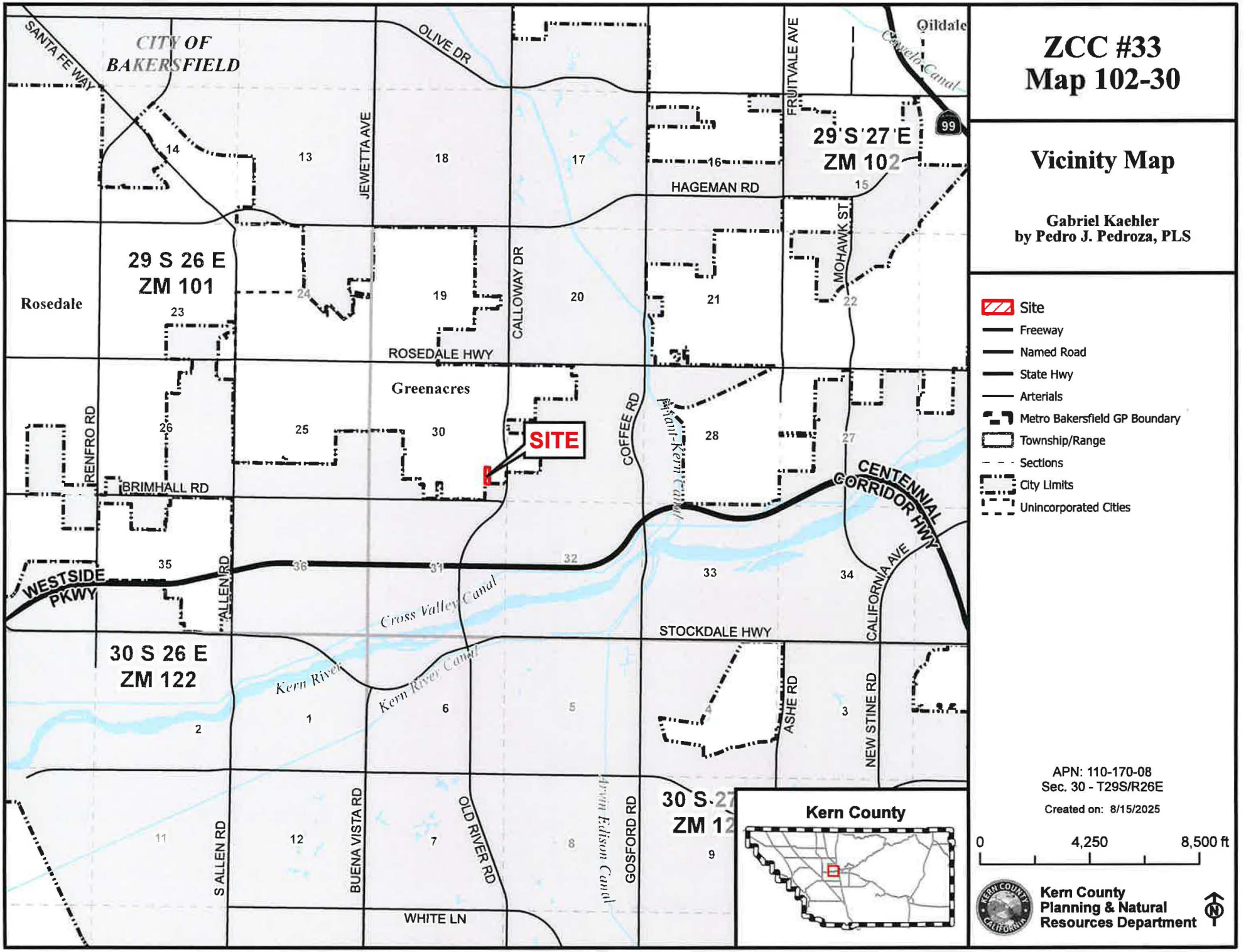
Craig M. Murphy, Interim Director
Planning and Natural Resources Department
County of Kern, State of California

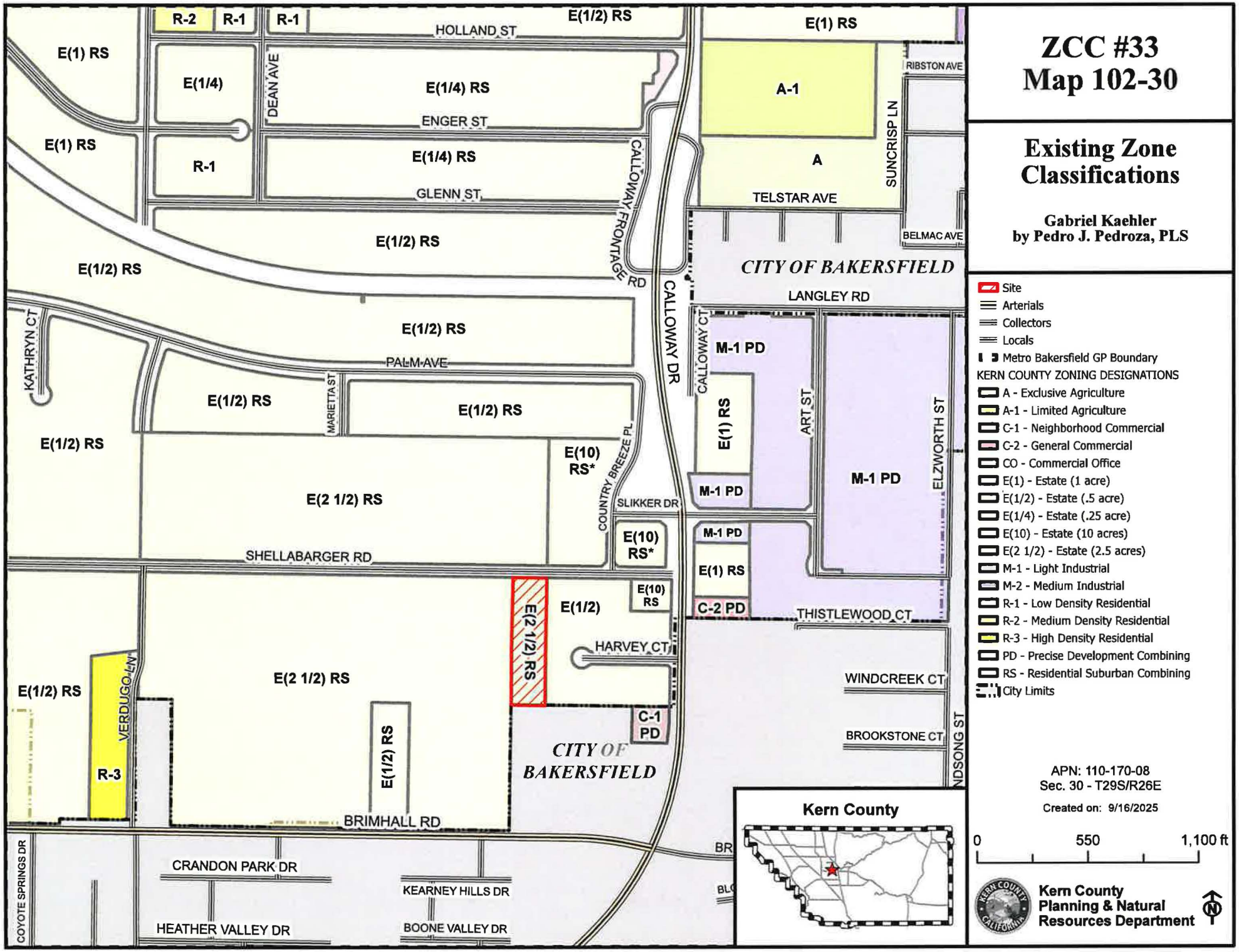


Contact: Sandy Rodriguez, Planner II
Telephone No. 862-8600

Special Situation Exemption 15183

SR:mr


ZCC #33
Map 102-30
Vicinity Map
Gabriel Kaehler
by Pedro J. Pedroza, PLS
Site
Freeway
Named Road
State Hwy
Arterials
Metro Bakersfield GP Boundary
Township/Range
Sections
City Limits
Unincorporated Cities
APN: 110-170-08
Sec. 30 - T29S/R26E
Created on: 8/15/2025
0
4,250
8,500 ft
Kern County
Planning & Natural
Resources Department
CITY OF BAKERSFIELD
Rosedale
Greenacres
Oildale
SITE
29 S 26 E
ZM 101
29 S 27 E
ZM 102
30 S 26 E
ZM 122
SANTA FE WAY
OLIVE DR
JEWETTA AVE
FRUITVALE AVE
HAGEMAN RD
MOHAWK ST
CALLOWAY DR
ROSEDALE HWY
RENFRO RD
BRIMHALL RD
COFFEE RD
Friant-Kern Canal
CENTENNIAL CORRIDOR HWY
WESTSIDE PKWY
ALLEN RD
Cross Valley Canal
STOCKDALE HWY
CALIFORNIA AVE
Kern River
Kern River Canal
ASHE RD
NEW STINE RD
S ALLEN RD
BUENA VISTA RD
OLD RIVER RD
Arvin Edison Canal
GOSFORD RD
WHITE LN
Kern County



ZCC #33
Map 102-30

Existing Zone Classifications

Gabriel Kaehler
by Pedro J. Pedroza, PLS

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

KERN COUNTY ZONING DESIGNATIONS

- A - Exclusive Agriculture
- A-1 - Limited Agriculture
- C-1 - Neighborhood Commercial
- C-2 - General Commercial
- CO - Commercial Office
- E(1) - Estate (1 acre)
- E(1/2) - Estate (.5 acre)
- E(1/4) - Estate (.25 acre)
- E(10) - Estate (10 acres)
- E(2 1/2) - Estate (2.5 acres)
- M-1 - Light Industrial
- M-2 - Medium Industrial
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- PD - Precise Development Combining
- RS - Residential Suburban Combining
- City Limits

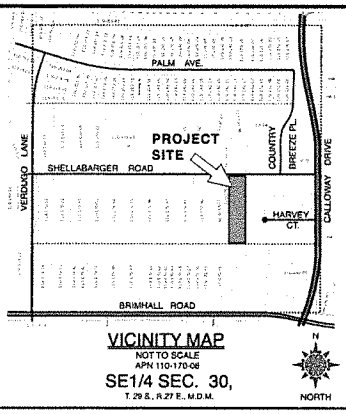
APN: 110-170-08
Sec. 30 - T29S/R26E

Created on: 9/16/2025

0 550 1,100 ft

Kern County Planning & Natural Resources Department

ZONING PLOT PLAN



VICINITY MAP
NOT TO SCALE
APN 110-170-08
SE1/4 SEC. 30,
T. 29 S., R. 27 E., M.D.M.

LEGAL DESCRIPTION:
THE EAST 330 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE NORTHERLY 30 FEET. ALSO EXCEPTING THEREFROM THE WEST HALF THEREOF.

BEING A DIVISION OF 2.39 GROSS ACRES (2.39 NET ACRES) INTO 4 PARCELS AND A DESIGNATED REMAINDER

OWNER - DEVELOPER:
GABRIEL KAEHLER
2416 N STREET
BAKERSFIELD, CA 93301
P. 661-900-6175
E. GABRIELKAEHLER@ICLOUD.COM

PROJECT SURVEYOR:
PEDRO J. PEDROZA, PLS
425 19TH STREET.
BAKERSFIELD, CA 93301
661-578-1357
pjpedroza@gmail.com

SITE ADDRESS:
9921 SHELLABARGER ROAD

FLOOD ZONE
X

UTILITY COMPANIES INFO:
ELECTRIC/GAS: PACIFIC GAS & ELECTRIC
PHONE: AT&T
CABLE TV: SPECTRUM NETWORKS
WATER: VAUGHN WATER COMPANY
SEWER: SEPTIC SYSTEM

LEGAL DESCRIPTION:
SEE ABOVE

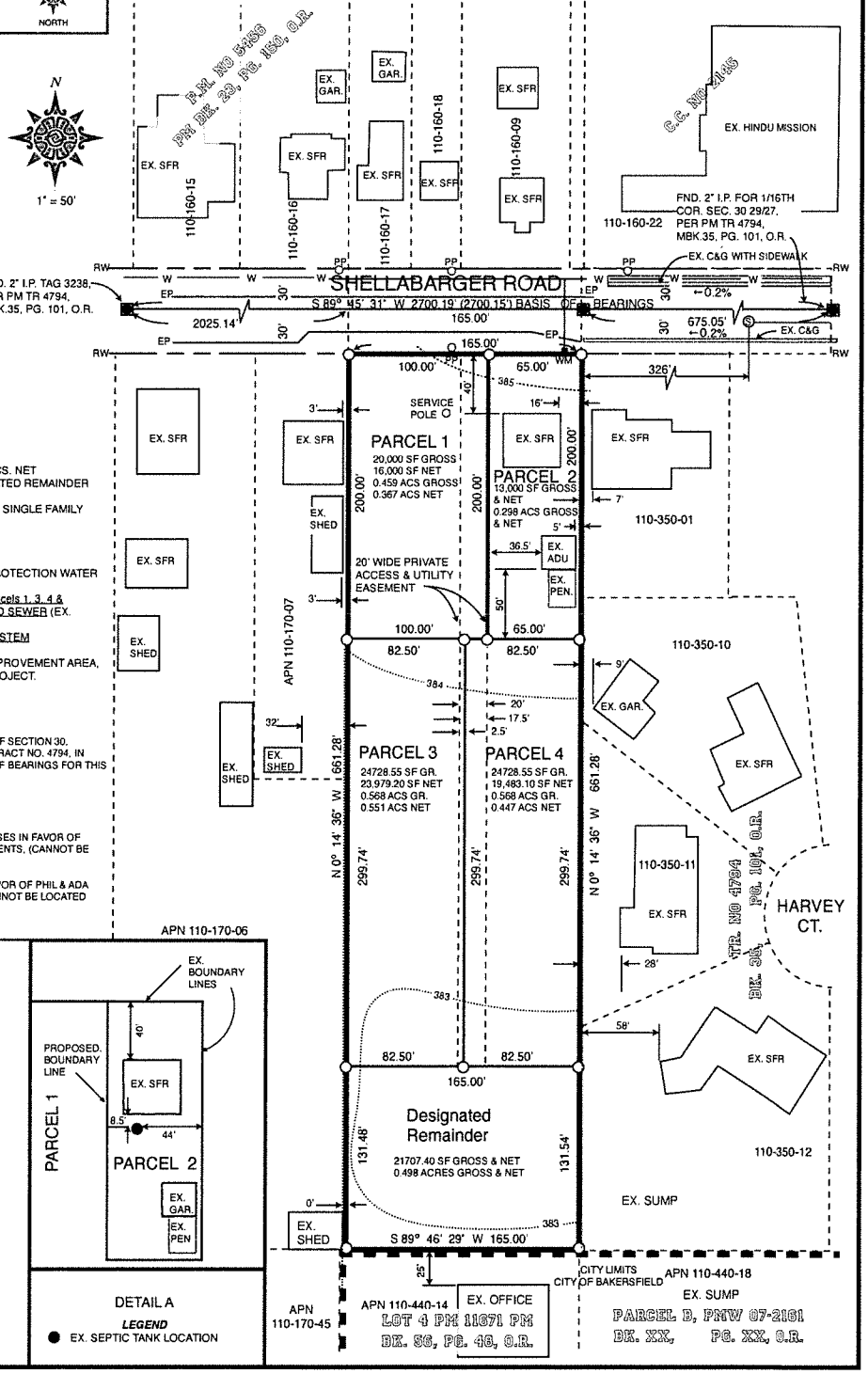
PROJECT DESCRIPTION:
TOTAL PROJECT AREA: 2.39 ACS. GROSS, 2.39 ACS. NET
NUMBER OF LOTS PROPOSED: 4 AND A DESIGNATED REMAINDER
EXISTING LAND USE: RESIDENTIAL.
PROPOSED LAND USE: RESIDENTIAL SUBURBAN SINGLE FAMILY RESIDENCES.
EXISTING & ZONE: E-2-1/2 RS
PROPOSED ZONE: E-1/4
CURRENT GENERAL PLAN DESIGNATION: SR
PROPOSED SOURCE OF DOMESTIC AND FIRE PROTECTION WATER SUPPLY: VAUGHN WATER COMPANY
PROPOSED METHOD OF SEWAGE DISPOSAL: Parcels 1, 3, 4 & DESIGNATED REMAINDER: CITY OF BAKERSFIELD SEWER (EX. RESIDENCE HAS APPROVED SEPTIC SYSTEM)
EXISTING RESIDENCE TO REMAIN ON SEPTIC SYSTEM (SEE DETAIL "A")
TYPE OF REQUIRED IMPROVEMENTS: TYPE A IMPROVEMENT AREA, A DEVELOPMENT VARIATION IS PART OF THIS PROJECT.
CURRENT APN: 110-170-08

BASIS OF BEARINGS
THE NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.M. PER TRACT NO. 4794, IN MAP BK. 35, PG. 101, O.R. WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EASEMENTS AFFECTING PROPERTY (NUMBERS PER TITLE REPORT)

(7) A RIGHT OF WAY FOR DITCH OR CANAL PURPOSES IN FAVOR OF THE UNITED STATES PER BK. 5, PG. 425 OF PATENTS, (CANNOT BE LOCATED FROM PUBLIC RECORDS).

(8) AN EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF PHIL & ADA SHELLABARGER, PER BK 726, PG 284, O.R. (CANNOT BE LOCATED FROM PUBLIC RECORDS).



LEGEND

■	MONUMENT AS DESCRIBED
○	SET PLASTIC CAP MARKED L.S. 5494 ON 3/4" X 18" REBAR AT POSITION SHOWN.
( )	RECORD PER TR 4794, MBK. 35, PG. 101, O.R.
W	EXIST. WATER MAIN
■	EXIST. WATER METER
Ⓢ	EXIST. SEWER MANHOLE
EP	EXIST. EDGE OF PAVEMENT
WM	EXIST. WATER METER
PP	EXIST. POWER POLE
EX. SFR	EXIST. SINGLE FAMILY RESIDENCE
385	GROUND CONTOUR ELEVATION
.....	EXIST. FENCE
C&G	EX. CURB & GUTTER
RW	RIGHT-OF-WAY
PARCEL X	PROPOSED PARCEL PER TPM NO. 12512

DETAIL A

LEGEND

● EX. SEPTIC TANK LOCATION