

NOTICE OF EXEMPTION

From: Kern County Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Project Title: Zone Variance Case No. 12, Map 183-13

Project Location -- Specific: 18430 Branding Court (APN:318-572-32)

Project Location -- City: Tehachapi area

Project Location -- County: Kern

Description of Project: A Zone Variance to allow the construction of a 5,000-square-foot detached accessory structure in the front yard (Section 19.08.180.C) on a 1.52-acre parcel of record in the east side of Branding Court between Gold Rush Court and Man o War Drive in the E (1/4) (Estate – 1/4 acre) District (APN: 318-572-32)

Name of Public Agency Approving Project: KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Name of Person or Agency Carrying Out Project: Jeffrey Howell (PP26124)

Exempt Status: Categorically Exempt, Section 15303(e) and Common Sense, Section 15061(b)(3)

Reasons Why Project Is Exempt: This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15303(e) of the State CEQA Guidelines and Section 15061(b)(3) under the Common Sense Exemption. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment.

Contact Person: April Wentworth, Planner I, at (661) 862-5043 or by email at WentworthA@kerncounty.com

Receipt: #274855

Date Received for Filing:
January 16, 2026



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

Date of Hearing: December 4, 2025

bl

ZV 12 Map 183-13

Vicinity Map

Jeffrey Howell

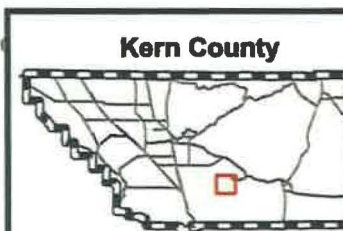
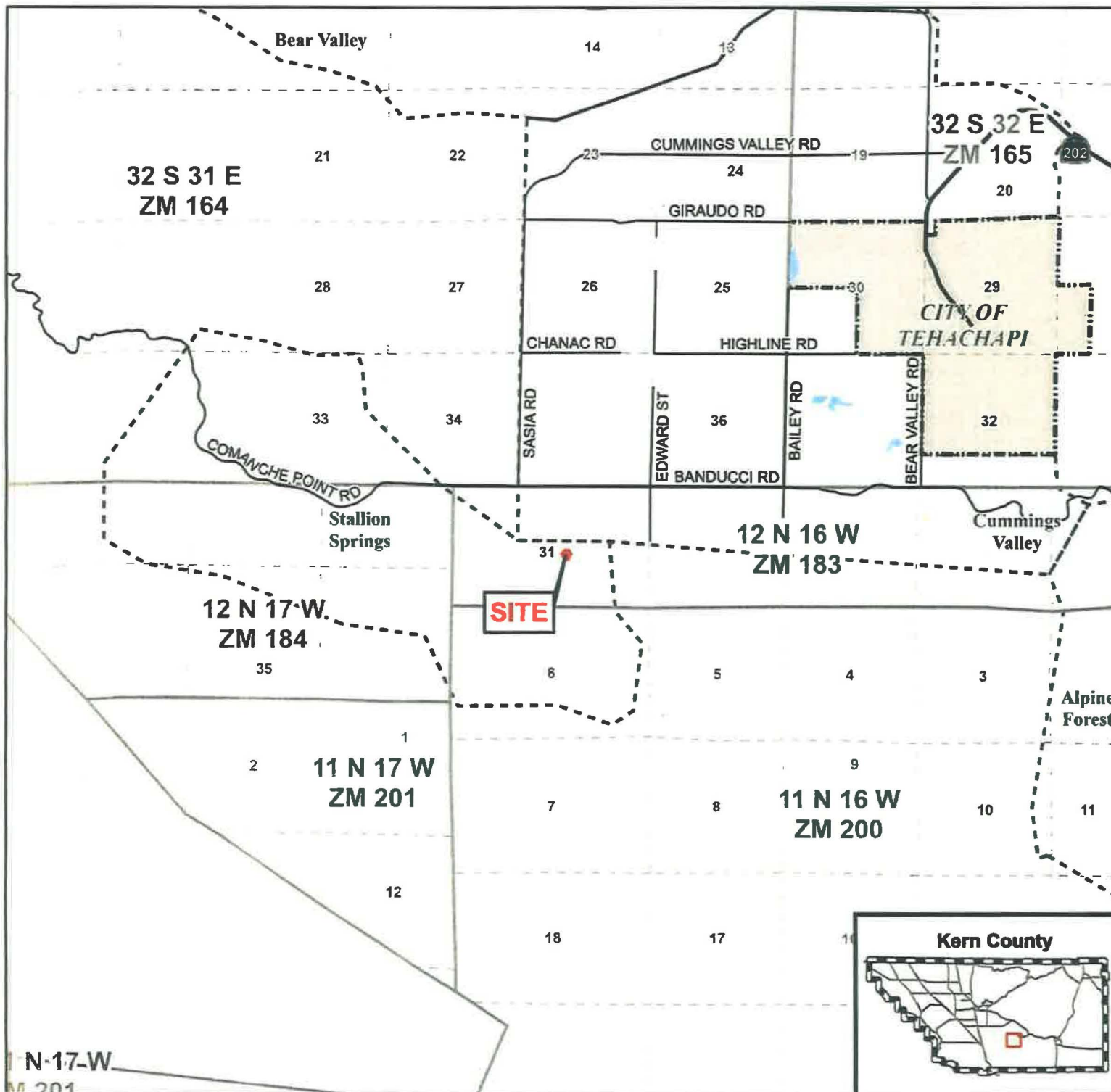
-  Site
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 318-572-32
Sec. 31 - T12N/R16W
Created on: 9/19/2025

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department



Kern County

N-17-W
M 201

ZV 12 Map 183-13

Existing General Plan Map

Jeffrey Howell



- Site
- Specific Plans**
- Greater Tehachapi Area
- General Plan Boundaries**
- 4.1 - Accepted County Plan Areas
- 5.1 - MAXIMUM 29 UNITS/NET ACRE (1502 SQ. FT. SITE AREA/UNIT)
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 6.2 - General Commercial
- 8.1 - Intensive Agriculture (Min. 20-acre parcel size)
- 8.2 - Resource Reserve (Min. 20- or 80-acre parcel size)
- 2.7 - Liquefaction Risk



APN: 318-572-32
Sec. 31 - T12N/R16W
Created on: 9/19/2025

0 340 680 ft



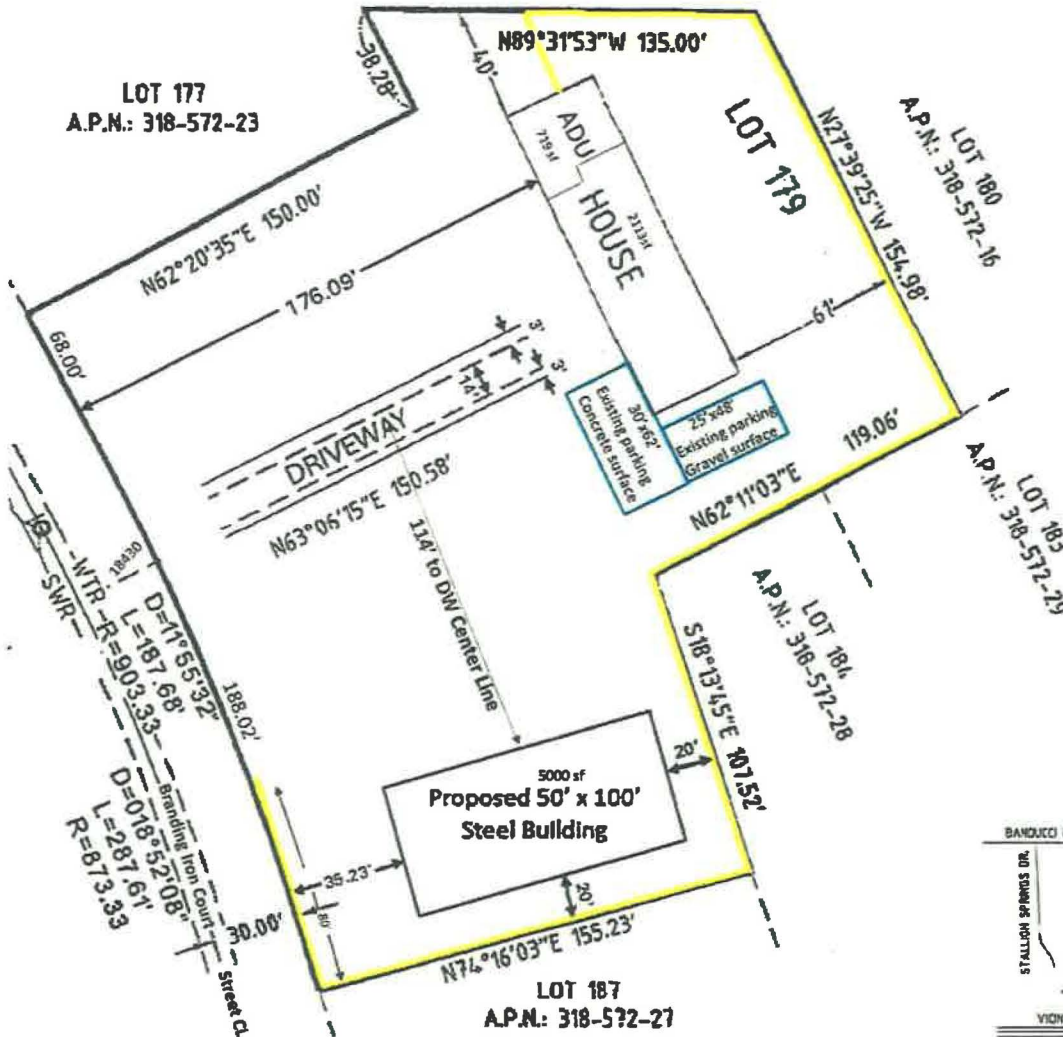
**Kern County
Planning & Natural
Resources Department**



Revised

SITE PLAN AND SETBACKS

Jeffrey S. Howell
18430 Branding Iron Ct.
Tehachapi, Ca: 93561
APN# 318-572-32
Zoning Classification E (1/4)
Lot Size 1.46 Acre Parcel



NOTES

- Existing dwelling peak height 17.80'
- Proposed building peak height 25'
- Setbacks depicted on sketch
- Setback from the CL of Branding iron to proposed structure is 65.23'
- Fence line is depicted in **yellow**
- Fence is 6' in height (privacy fence wood slats)
- Driveway dimensions depicted on sketch driveway surface is concrete
- No water or sewer in proposed building
- Building will be a personal shop and will not be used to conduct a business
- Existing parking is annotated in the two blue boxes
- Existing driveway can be used as parking area as well

Sheet 2 of 7

APN: 318-572-32

Proposed Metal Building / Shop
50' X 100'

COUNTY OF KERN



KERN COUNTY
PLANNING AND NATURAL RESOURCES

Date: 9/15/2025

2700 M Street
Bakersfield, CA 93301

TO BE PAID

Permit Number: PLN25-00107
Permit Type: Planning Project
Description: Zone Variance for accessory building in front yard

Access Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
274855	9/15/2025		Check	2539.00	PUBLICUSER27895
			TOTAL PAID:	2539.00	

Invoice	Fees	Fee Amount	Paid
480227	Zone Variance 1037RC 1000FD 1022AC 1155CC	1352.00	1352.00
480227	Electronic Permit Maintenance Fee 1069RC 1173FD 1022AC 1721CC	350.00	350.00
480227	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
480227	EH Land Development 1389RC 1094FD 1013AC 1744CC	595.00	595.00
480227	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		2539.00	2539.00