NOTICE OF EXEMPTION

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

Project Title: Modification No. 3 to Conditional Use Permit Case No. 12, Map 165-25

Project Location -- Specific: 20915 Schout Road, Tehachapi, CA, northeast of Schout Road and Highway 202 (APN: 377-170-43)

Project Location -- City: Tehachapi

Project Location -- County: Kern

Description of Project: Modification No. 3 to Conditional Use Permit No. 12, Map 165-25 (approved December 14, 1989, Resolution No. 190-89, for a phased church/private school development) to allow a 4,630-square-foot administration office (Section 19.16.030.J), 6,200-square-foot ministry building for school operations (Section 19.16.030.K), an increase of school enrollment from 150 students to a maximum of 200 students (Section 19.16.030.K) and the relocation of two (2) existing cargo containers (Section 19.08.180.F) on a parcel record totaling an approximate 9.75 acres in an E (5) RS (Estate - 5 acres - Residential Suburban Combining) and OS (Open Space) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Country Oaks Baptist Church by Anthony Ursua (PP25193)

Exempt Status: Categorically Exempt, Section 15303

Reasons Why Project Is Exempt: Section 15303 of the State CEQA Guidelines

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

Receipt: #1801BSA-20250625-27

Date Received for Filing:

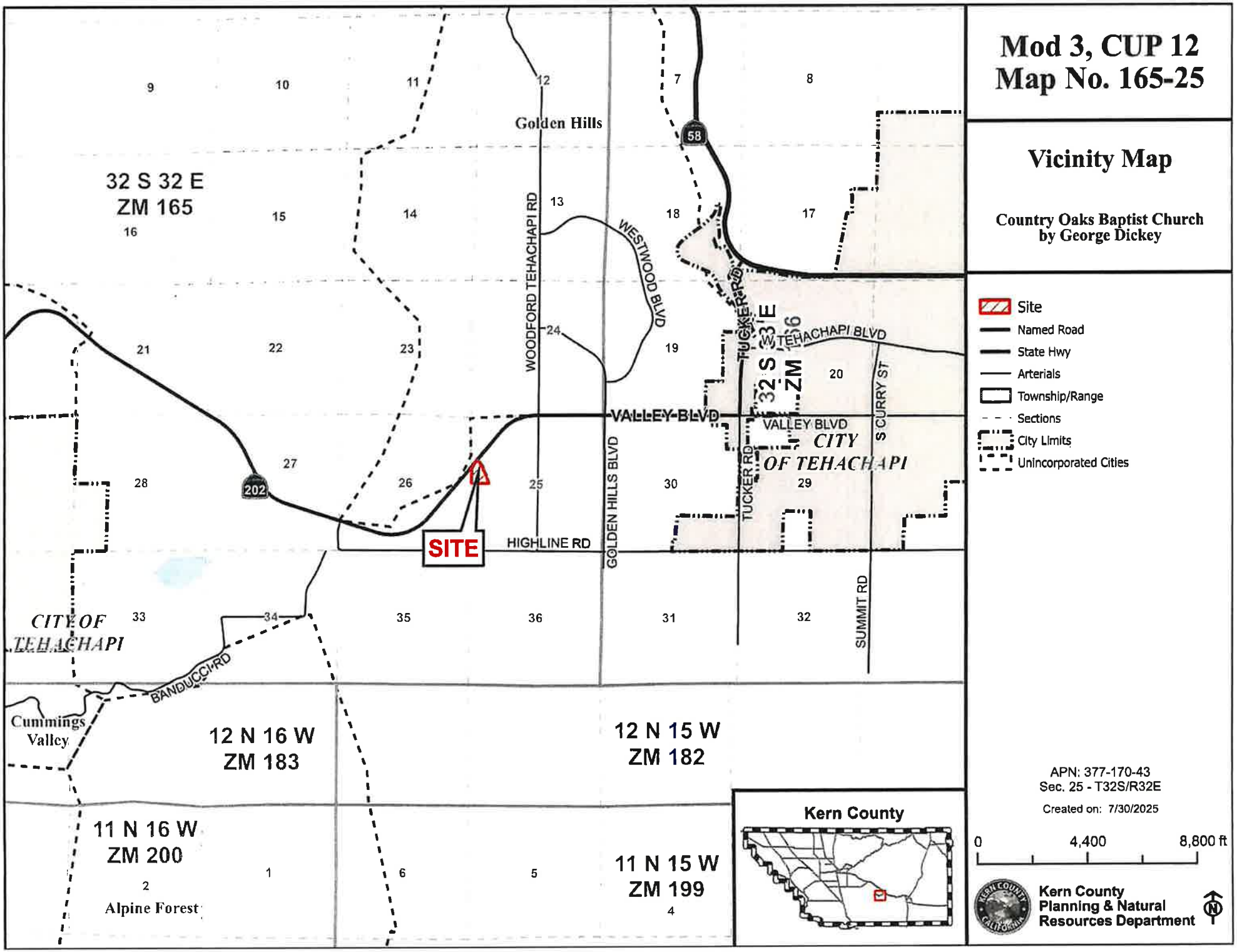
October 10, 2025

Craig M. Murphy, Interim Director
Planning and Natural Resources Department

Date of Hearing: September 25, 2025

an

cc: Applicant
LiUNA



Mod 3, CUP 12
Map No. 165-25

Vicinity Map

Country Oaks Baptist Church
by George Dickey

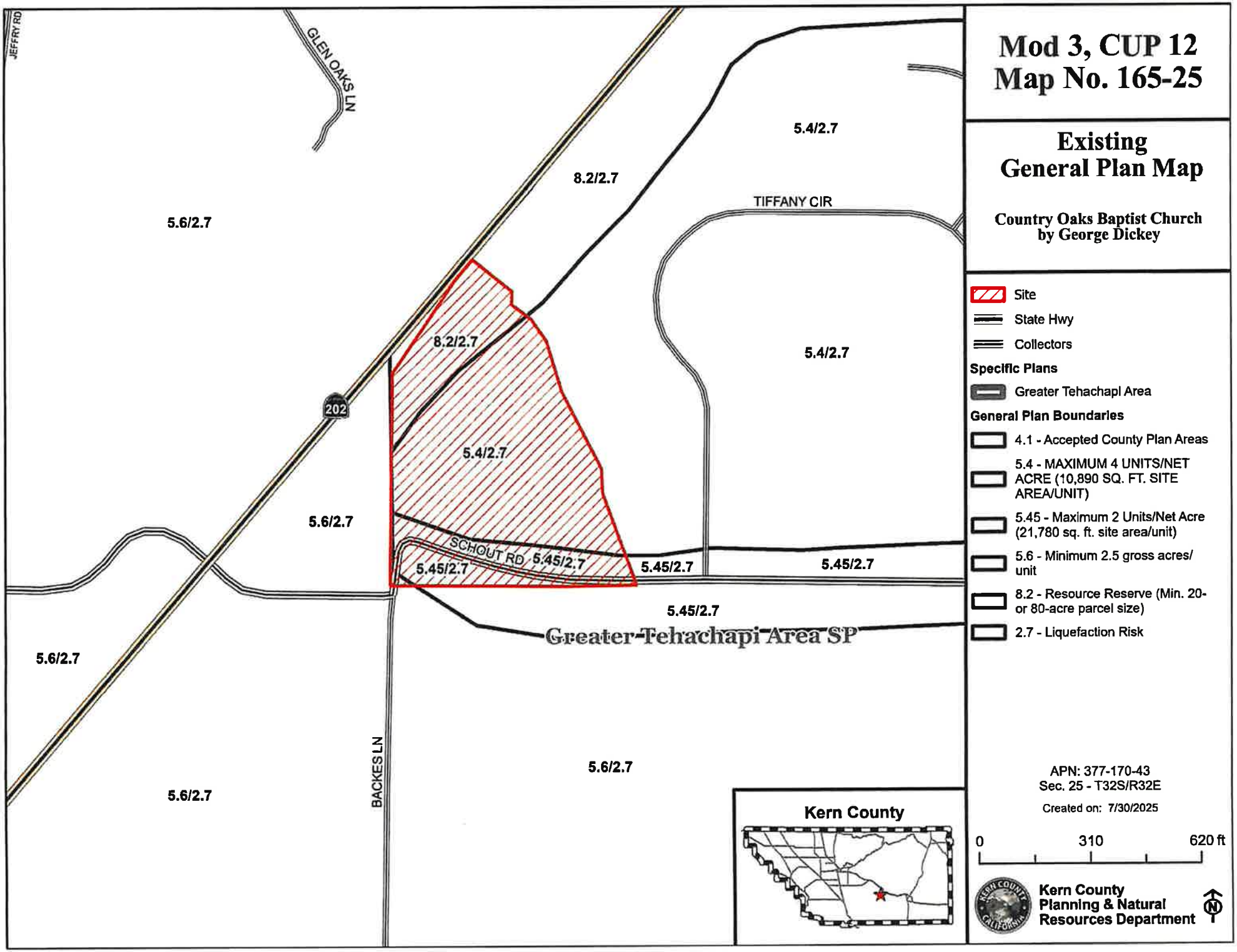
- Site
- Named Road
- State Hwy
- Arterials
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 377-170-43
Sec. 25 - T32S/R32E

Created on: 7/30/2025

0 4,400 8,800 ft

Kern County
Planning & Natural
Resources Department



Mod 3, CUP 12
Map No. 165-25

Existing General Plan Map

Country Oaks Baptist Church
by George Dickey

- Site
- State Hwy
- Collectors

Specific Plans

- Greater Tehachapi Area

General Plan Boundaries

- 4.1 - Accepted County Plan Areas
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 5.45 - Maximum 2 Units/Net Acre (21,780 sq. ft. site area/unit)
- 5.6 - Minimum 2.5 gross acres/ unit
- 8.2 - Resource Reserve (Min. 20- or 80-acre parcel size)
- 2.7 - Liquefaction Risk

APN: 377-170-43
Sec. 25 - T32S/R32E

Created on: 7/30/2025

0 310 620 ft

Kern County Planning & Natural Resources Department

MODIFICATION OF CUP #12 MAP #165-25

SITE PLAN

COUNTRY OAKS BAPTIST CHURCH
20915 SCHOUT RD.
TEHACHAPI, CA. 93561

APN 377-170-43

NEW TREE
NEW LANDSCAPE AREA
EXISTING LIGHT POLE AT PARKING LOT
EXISTING TREE OR SHRUB

1. ADD ADMIN OFFICE SPACE TO EXIST CHURCH 4630 SQ FT
2. ADD NEW MINISTRY BUILDING 6200 SQ FT
3. RELOCATE 2 STORAGE CONTAINERS

NO SPORTS FIELDS ARE BEING PROPOSED

PARKING SPACE SIZES
STANDARD 9'X20'
COMPACT 8'X16'
HC 9'X20' PLUS 5' SIDE ACCESS ISLE PER ADA
HC VAN 9'X20' PLUS 8' SIDE ACCESS ISLE PER ADA

NOTE:
24 EXISTING PARKING SPACES WILL BE REMOVED DUE TO CONSTRUCTION AND RELOCATED ON SITE. ALL RELOCATED SPACES ARE INCLUDED WITHIN THE 131 EXISTING SPACES IN THE PARKING ANALISYS

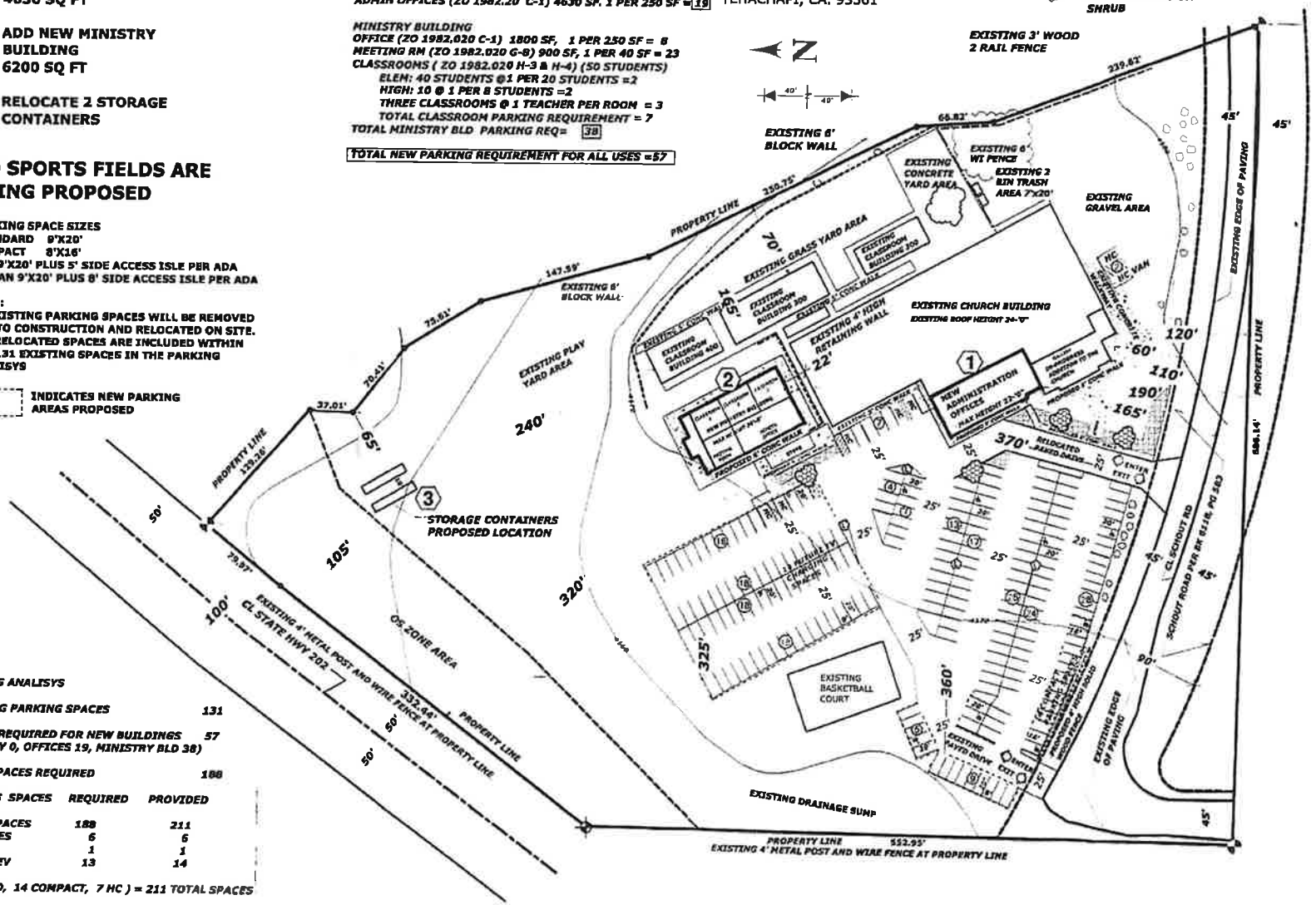
INDICATES NEW PARKING AREAS PROPOSED

ADDITIONAL PARKING REQUIRED.

ADMIN OFFICES (ZO 1982.20 C-1) 4630 SF. 1 PER 250 SF = 19

MINISTRY BUILDING
OFFICE (ZO 1982,020 C-1) 1800 SF, 1 PER 250 SF = 8
MEETING RM (ZO 1982.020 G-8) 900 SF, 1 PER 40 SF = 23
CLASSROOMS (ZO 1982.020 H-3 & H-4) (50 STUDENTS)
ELEM: 40 STUDENTS @1 PER 20 STUDENTS =2
HIGH: 10 @ 1 PER 8 STUDENTS =2
THREE CLASSROOMS @ 1 TEACHER PER ROOM = 3
TOTAL CLASSROOM PARKING REQUIREMENT = 7
TOTAL MINISTRY BLD PARKING REQ= 38

TOTAL NEW PARKING REQUIREMENT FOR ALL USES =57



PARKING ANALISYS

EXISTING PARKING SPACES	131
SPACES REQUIRED FOR NEW BUILDINGS (GALLERY 0, OFFICES 19, MINISTRY BLD 38)	57
TOTAL SPACES REQUIRED	188

PARKING SPACES	REQUIRED	PROVIDED
TOTAL SPACES	188	211
HC SPACES	6	6
HC VAN	1	1
FUTURE EV	13	14

(190 STD, 14 COMPACT, 7 HC) = 211 TOTAL SPACES

NO	DESCRIPTION	BY	DATE
1	REV PER FIRST REVIEW	BW	12-06-24
2	REV. PER FIRST REVIEW	BW	1-20-25
3	REV. per 2 ND REVIEW	BW	4-10-25

SHEET TITLE: SITE PLAN

PROJECT DESCRIPTION:
COUNTRY OAKS BAPTIST
CHURCH CUP 12 MOD
MAP 165-25
CONC CUP

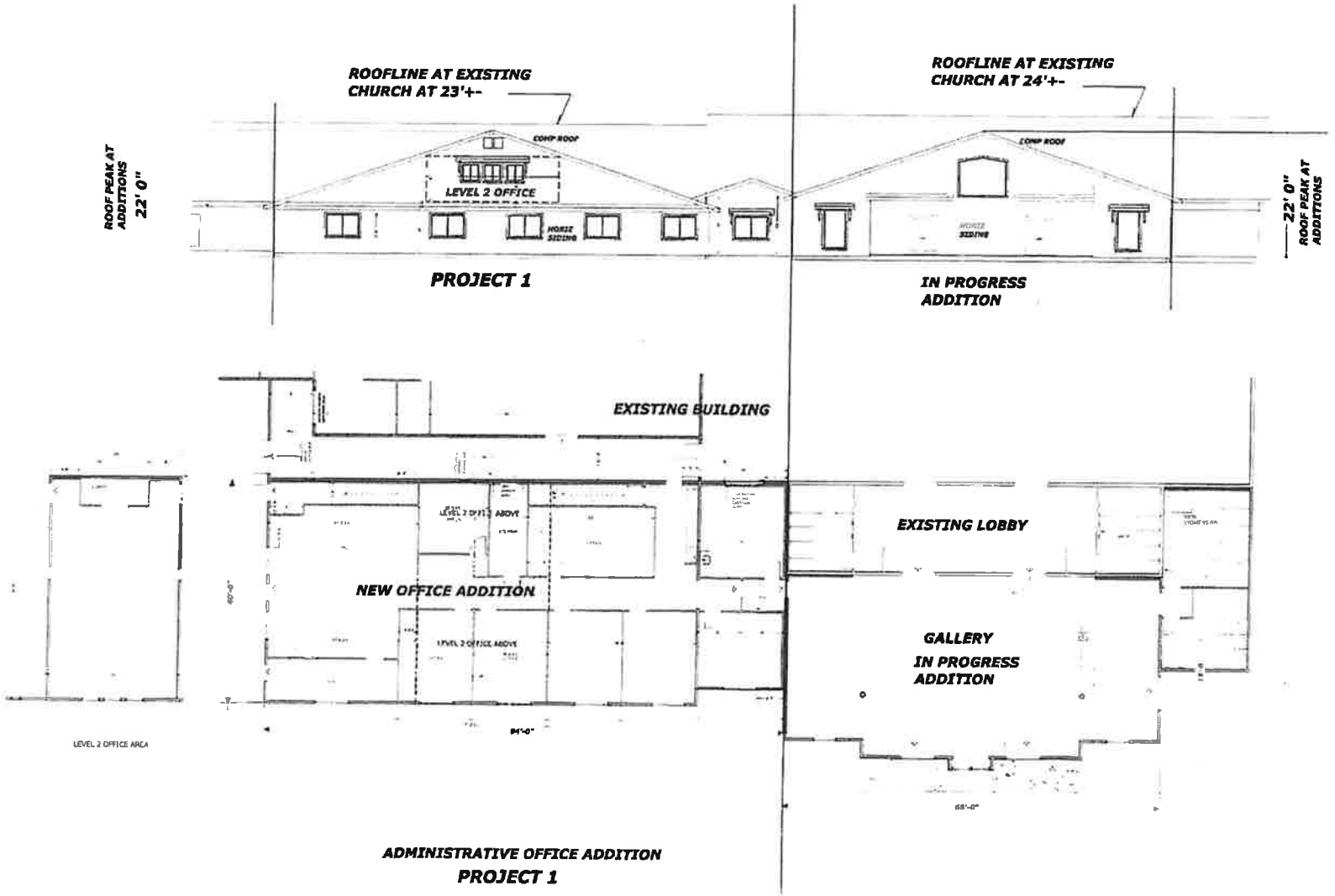
DRAWINGS PROVIDED BY:
Wagnon and Assoc
26701 Skyline Dr.
Tehachapi, Ca 93561
661-331-7250 bwagnon53@att.net

DATE:
4/14/2025

SCALE:
1"=40'

SHEET:
CUP MOD
1 OF 3

APN 377-170-43



NO DESCRIPTION BY DATE
1 CITY PLN FIRST REVIEW BW 12-6-24
2 BW 4-10-25

SHEET TITLE:
FLOOR PLANS AND ELEVATIONS PROJECT 1

PROJECT DESCRIPTION:
COUNTRY OAKS BAPTIST CHURCH CUP 12 MOD MAP 165-25

CUP 12-700 MOD

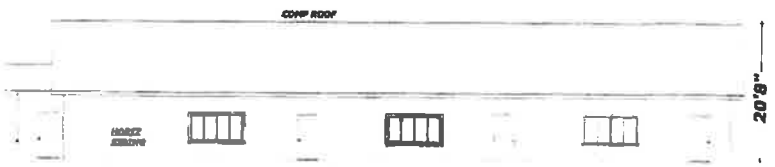
DRAWINGS PROVIDED BY:
Wagnon and Assoc
25081 Skyline Dr
Tehachapi, Ca 93561
661-331-2750 -

DATE:
4/10/2025

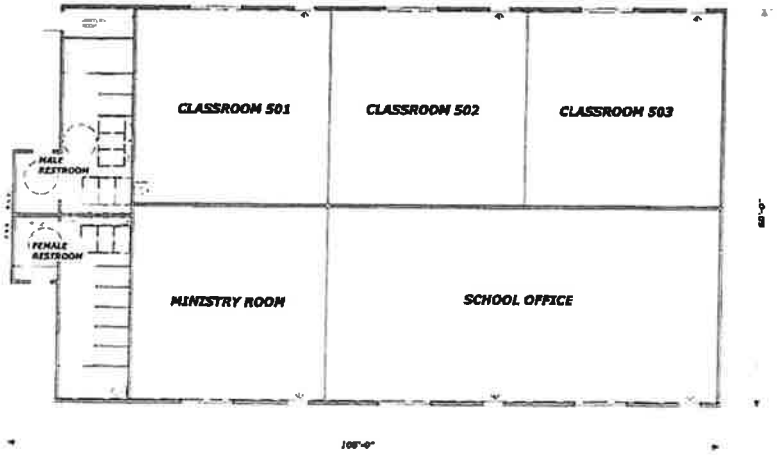
SCALE:
1/8"=1'

SHEET:
CUP MOD 2 OF 3

APN 377-170-43



WEST ELEVATION



MINISTRY BUILDING FLOOR PLAN

PROJECT 2

NO.	DESCRIPTION	BY	DATE
1			
2			

SHEET TITLE:
FLOOR PLAN AND ELEVATION PROJECT 2

PROJECT DESCRIPTION:
COUNTRY OAKS BAPTIST CHURCH CUP 12 MOD MAP 165-25

CONC SITE PLANS ARE

DRAWINGS PROVIDED BY:
Wagnon and Assoc
25201 Skyline Dr.
Tehachapi, CA. 93561
661-331-9750 -
bwagnon53@att.net

DATE:
4/10/2025

SCALE:
1/8"=1'

SHEET:
CUP MOD 3 OF 3