NOTICE OF EXEMPTION

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

Project Title: (a) Zone Modification Case No. 1, Map 254; (b) Tentative Parcel Map 12458

Project Location -- Specific: North and south of Mountain View Road, west of Hayride Road (APN:255-640-12)

Project Location -- City: Lebec area

Project Location -- County: Kern

Description of Project: (a) Zone Modification to authorize an 18.02-acre (gross) parcel where 20 acres (gross) is required (Section 19.12.050) in the A GH (Exclusive Agriculture – Geologic Hazard Combining) District; and (b) Tentative Parcel Map 12458 proposing to divide a 78.39-acre (gross) site into three (3) parcels with a designated remainder to consist of a 20.12-acre (gross) parcel, two (2) 20.13 acres (gross) parcels, and an 18.02-acre (gross) designated remainder; Development Variations to the Land Division Ordinance to authorize a 30-foot-wide private on-site access easement and a 30-foot-wide off-site private access easement where a 60-foot-wide public on-site access easement and a 40-foot-wide public off-site easement is required (Sections 18.55.030.A.5.f, h, & i) and to authorize a 15-foot-wide minimum graded road width where a minimum width of 20-feet is required (Section 18.55.030.A.1.h.(3)(b)(i))

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

Name of Person or Agency Carrying Out Project: PBL Engineering Inc by French & Associates (PP26142)

Exempt Status: Common Sense Exemption, Section 15061(b)(3)

Reasons Why Project Is Exempt: Under Common Sense Exemption, Section 15061(b)(3) of the State CEQA Guidelines, 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: Sean Barger, Planner II, (661) 862-5006 or BargerS@kerncounty.com

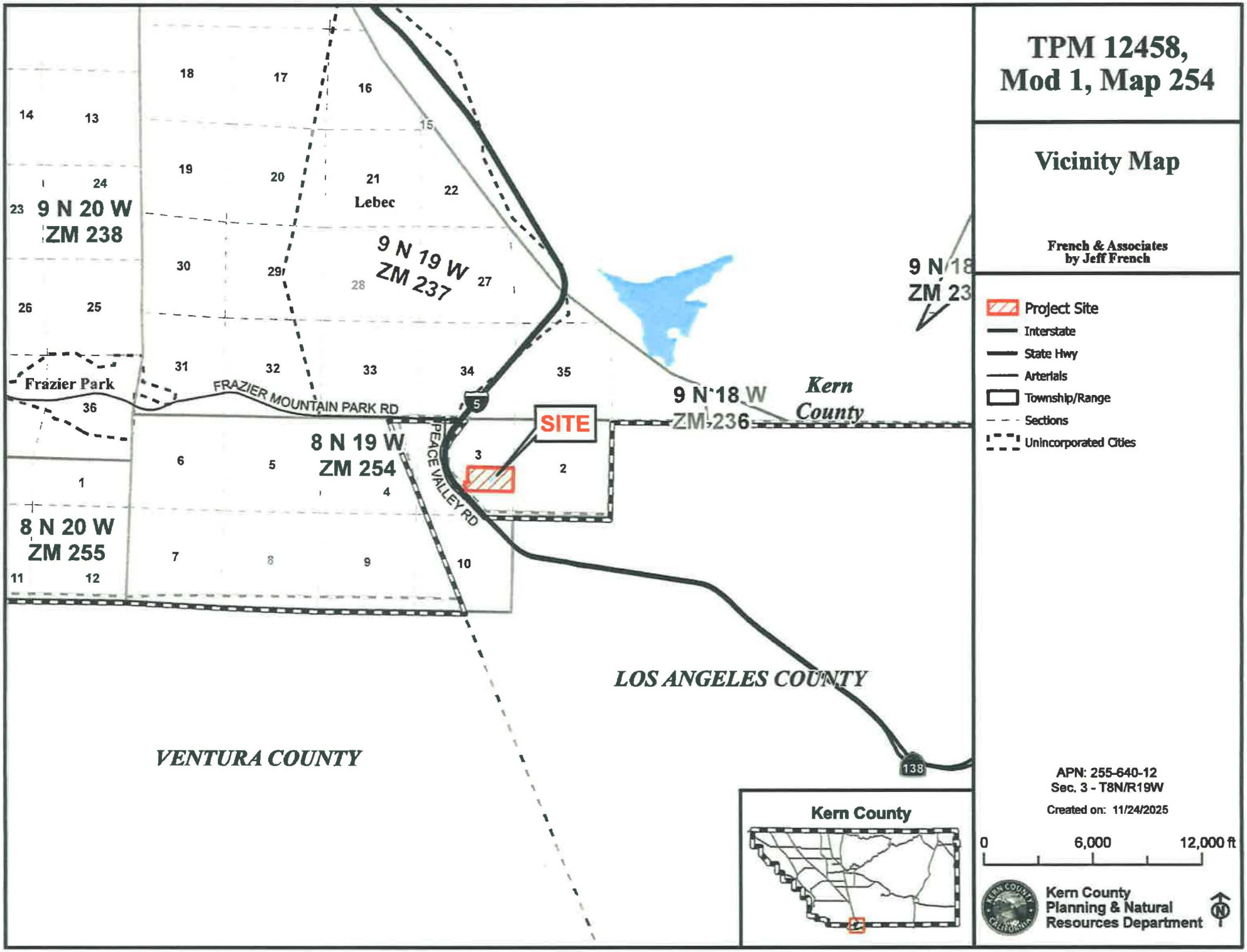
Receipt: #1801BSA-20250807-21

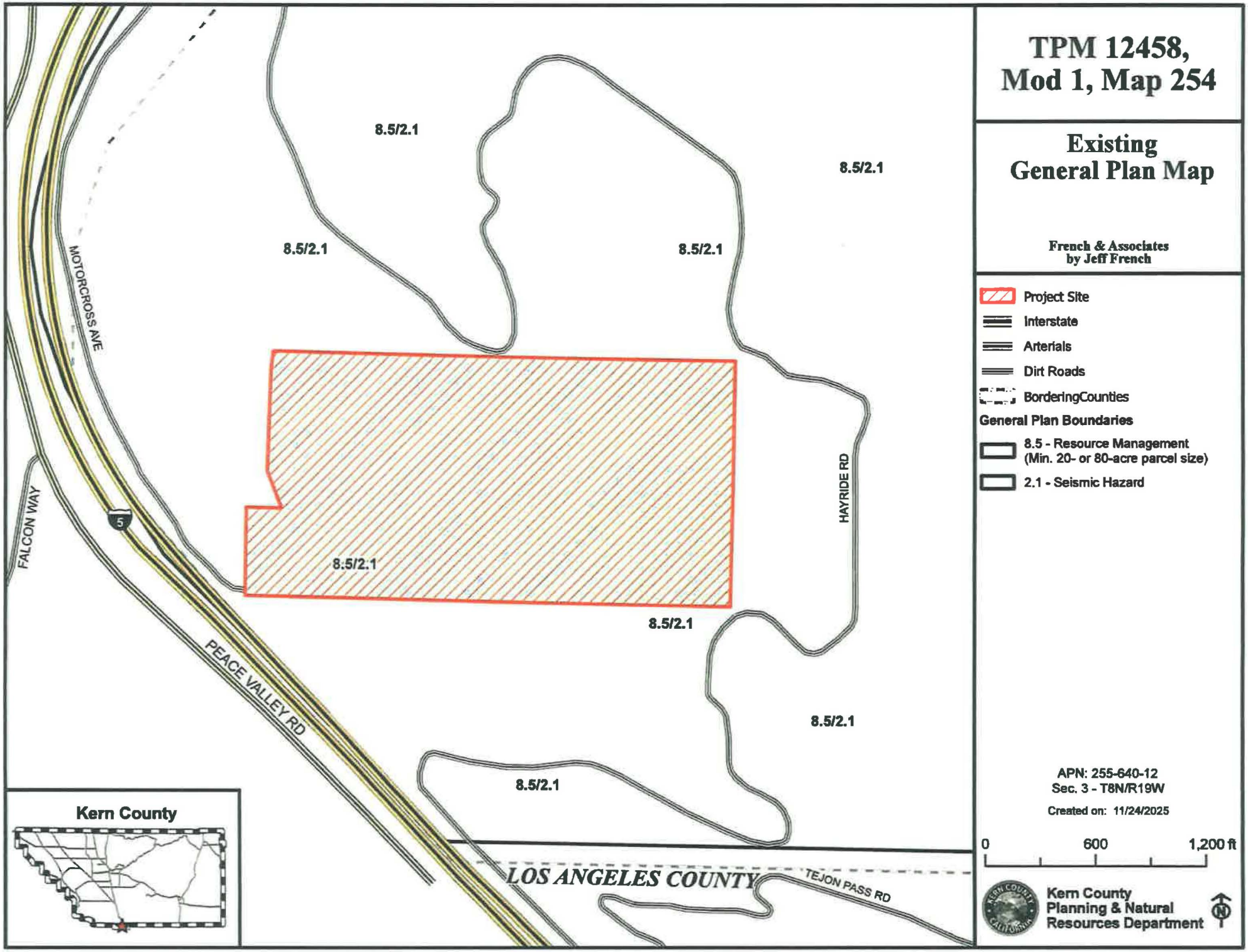
Date Received for Filing:
February 2, 2026

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

Date of Hearing: January 15, 2026

bl


TPM 12458,
Mod 1, Map 254
Vicinity Map
French & Associates
by Jeff French
Project Site
Interstate
State Hwy
Arterials
Township/Range
Sections
Unincorporated Cities
9 N 20 W
ZM 238
9 N 19 W
ZM 237
9 N 18 W
ZM 236
8 N 19 W
ZM 254
8 N 20 W
ZM 255
Lebec
Frazier Park
FRAZIER MOUNTAIN PARK RD
PEACE VALLEY RD
SITE
Kern
County
LOS ANGELES COUNTY
VENTURA COUNTY
Kern County
APN: 255-640-12
Sec. 3 - T8N/R19W
Created on: 11/24/2025
0
6,000
12,000 ft
Kern County
Planning & Natural
Resources Department



TPM 12458, Mod 1, Map 254

Existing General Plan Map

French & Associates
by Jeff French

- Project Site
- Interstate
- Arterials
- Dirt Roads
- BorderingCounties

General Plan Boundaries

- 8.5 - Resource Management (Min. 20- or 80-acre parcel size)
- 2.1 - Seismic Hazard

APN: 255-640-12
Sec. 3 - T8N/R19W

Created on: 11/24/2025

0 600 1,200 ft

Kern County
Planning & Natural
Resources Department

"TENTATIVE"

PARCEL MAP NO. 12458

IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA,
BEING A DIVISION OF A PORTION OF THE N 1/2 OF THE SE 1/4 OF
OF SECTION 3, T.8 N., R. 19 W., S.B.M.

BEING A SUBDIVISION OF 78.39 ACRES INTO 3 PARCELS
AND A DESIGNATED REMAINDER

NOTES

USE – EXISTING & PROPOSED: RESIDENTIAL
GENERAL PLAN DESIGNATION: R-5/2.1
ZONING: A-2H (EXCLUSIVE AGRICULTURE)
WATER SUPPLY: INDIVIDUAL WELLS
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANK–LEACH LINE SYSTEMS
ROAD IMPROVEMENTS: TYPE "D" (EXISTING)
STRUCTURES: THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP
ASSESSOR'S PARCEL NUMBERS: 285-640-12
ZONE MODIFICATION REQUEST: PARCEL AREA REDUCTION OF 15%
DEVELOPMENT VARIATIONS REQUESTED: SEC. 18.55.050.A.3.b.i – 15 FT. MIN. GRADED ROAD WIDTH
SEC. 18.55.050.A.5.f – PRIVATE ACCESS ROADS
SEC. 18.55.030.A.5.h – 30 FT. WIDE ON-SITE ACCESS EASEMENT
SEC. 18.55.030.B.1.i – 30 FT. WIDE OFF-SITE ACCESS EASEMENT

LEGEND

P.M. = PARCEL MAP
O.R. = OFFICIAL RECORDS
R.S. = RECORD OF SURVEY
= DISTINCTIVE BORDER
= EXISTING DIRT ROADS
= EXISTING WATER SUPPLY WELL
D = POSSIBLE DWELLING SITE (10,000 SQ. FT.)
= GROUND SLOPE 30% OR GREATER

ENGINEER

FRENCH AND ASSOCIATES
3110 LINDEN AVENUE
BAKERSFIELD, CA 93305
PHONE: (661) 619-4433
EMail: jfrench@jf-ca.com

SUBDIVIDER

MICHAEL LABDON
c/o
PBL ENGINEERING, INC.
4590 MACARTHUR BLVD., SUITE 500
NEWPORT BEACH, CA 92660
PHONE: (714) 920-9656
EMAIL: mlabdon@pblengineering.com

OWNER

STEVEN RANDALL
21312 LEBEC ROAD, #942
LEBEC, CA 93243
PHONE: (661) 219-3339
EMAIL: steverandall1950@gmail.com

EASEMENTS

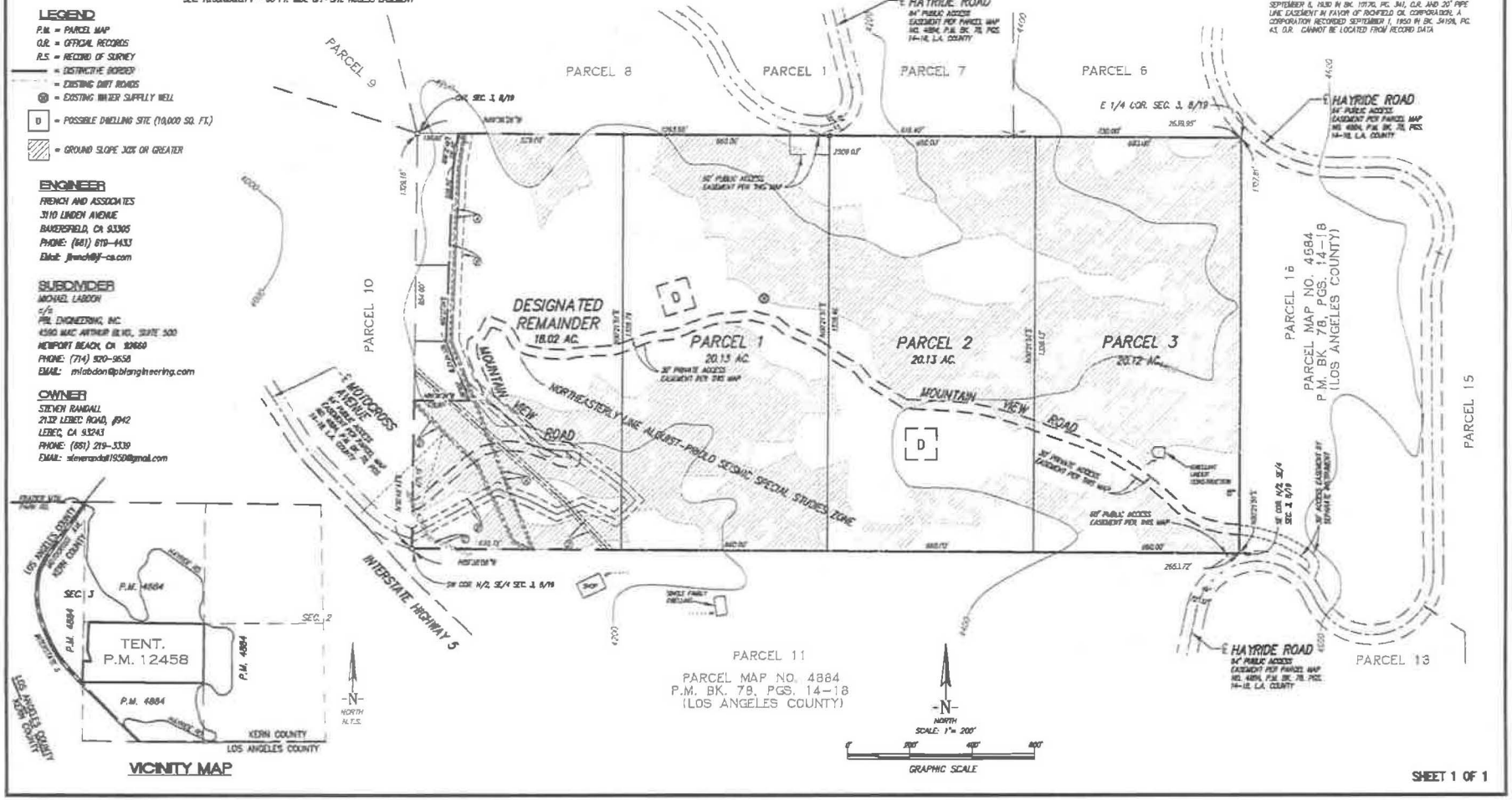
(A) 10' PIPE LINE EASEMENT IN FAVOR OF LOS ANGELES MIDWAY PIPELINE COMPANY, A CORPORATION PER DOCUMENT RECORDED FEB. 19, 1925 IN BK. 3888, PG. 198, O.R. AND MODIFIED PER DOCUMENT RECORDED DEC. 3, 1952 IN BK. 1980, PG. 272, O.R.

(B) 40' EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES IN FAVOR OF FLOYD V. AND LEANORE I. WINDHAM RECORDED NOV. 10, 1964 AS INSTRUMENT NO. 4731, O.R.

(C) 12' COMMUNICATION EASEMENT IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION PER DOCUMENT RECORDED MARCH 10, 1924 AS INSTRUMENT NO. 3558, O.R.

(D) PIPE LINE AND COMMUNICATIONS EASEMENTS IN FAVOR OF THE STATE OF CALIFORNIA RECORDED OCT. 25, 1965 AS INSTRUMENT NO. 672, O.R.

(E) 20' PIPE LINE EASEMENT IN FAVOR OF GENERAL PIPELINE COMPANY OF CALIFORNIA, A CORPORATION RECORDED SEPTEMBER 15, 1930 IN BK. 1170, PG. 341, O.R. AND 20' PIPE LINE EASEMENT IN FAVOR OF RICHFIELD OIL CORPORATION, A CORPORATION RECORDED SEPTEMBER 1, 1950 IN BK. 3498, PG. 43, O.R. CANNOT BE LOCATED FROM RECORD DATA



VICINITY MAP

SHEET 1 OF 1

Kern County Public Works
Public Services BLDG

2700 M Street
Bakersfield, CA 93301
Phone: 661-862-8648

Thursday Aug 07 2025 04:38:50 PM

PLD22-00028

477286	County Clerk CEQA Posting	50.00
477286	EH Land Development	595.00
477286	Electronic Permit Maintenance Fee	350.00
477286	Parcel Map Checking	2,780.00
477286	Parcel Map Checking Per Lot	225.00
477286	Development Variation w/Tent Parcel Map or Parcel Map Waiver	270.00
477286	Tentative Parcel Map	1,513.00
477286	Zone Mod w/CUP, PD, TM or PM	156.00
477286	Policy and Legal Conformance Fee	192.00

Total **6,131.00**

Check 4081 6,116.00

Check 013696 15.00

Thank you for your payment.
Have a great day!

Receipt #: 1801BSA-20250807-21