

NOTICE OF EXEMPTION

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

Project Title: (a) Zone Variance Case No. 35; (b) Lot Line Adjustment No. 18-25, Map 144

Project Location -- Specific: West side of South Edison Road, approximately 300 feet north of DiGiorgio Road (APNs: 189-030-77, 189-040-01)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: (a) A Zone Variance to authorize a minimum lot size of a 1.59-acre (net) parcel where 20 acres (gross) is required (Section 19.12.050); and (b) A Lot Line Adjustment proposing an adjustment of lot lines between two (2) parcels resulting in a 1.59-acre (net) parcel and a 35.37-acre (gross) parcel in an A (Exclusive Agriculture) District

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

Name of Person or Agency Carrying Out Project: Sierra Farms, Inc. by Porter and Associates, Inc. (PP26149) (PLN25-00180; PLD25-00055)

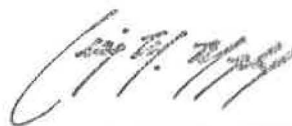
Exempt Status: Common Sense Exemption 15061(b)(3) and Categorically Exempt 15305

Reasons Why Project Is Exempt: This project has been found to be Common Sense from the requirement for preparation of environmental documents pursuant Section 15061(b)(3) of the State CEQA Guidelines for the Zone Variance, and Section 15305 for Lot Line Adjustment under the Categorically Exempt. 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 of the State CEQA Guidelines.

Contact Person: Sandy Rodriguez, Planner II, at (661) 862-8997 or by email at RodriguezSa@kerncounty.com

Receipt: #1801BSA-20260303-2

Date Received for Filing:
May 5, 2026



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




Date of Hearing: April 16, 2026

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ZV #35, Map 144 LLA 18-25

Vicinity Map

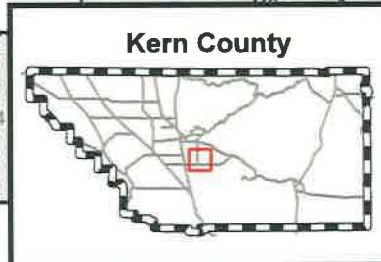
Sierra Farms Inc
by Porter & Assoc

-  Site
-  Named Road
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 189-030-77; 189-040-01
Sec. 5 - T31S/R29E
Created on: 12/18/2025







**Kern County
Planning & Natural
Resources Department**



ZV #35, Map 144 LLA 18-25

Existing General Plan Map







Sierra Farms Inc
by Porter & Assoc

-  Site
-  Arterials
-  Collectors
-  Metro Bakersfield GP Boundary

Specific Plans

-  Metropolitan Bakersfield

General Plan Boundaries

-  8.1 - Intensive Agriculture (Min. 20-acre parcel size)
-  8.4 - Mineral and Petroleum (Min. 5-acre parcel size)
-  Metropolitan Bakersfield General Plan
-  R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
-  R-MP - MINERAL AND PETROLEUM, MIN. 6 ACRE PARCEL SIZE
-  2.5 - Flood Hazard

APN: 189-030-77; 189-040-01
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Created on: 12/18/2025

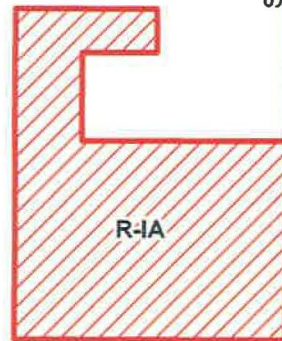
0 890 1,780 ft



Kern County
Planning & Natural
Resources Department



Metropolitan Bakersfield SP



R-IA

DI GIORGIO RD

R-IA

R-MP

S EDISON RD

DUNCAN ST

8.4/2.5

8.1/2.5

8.1

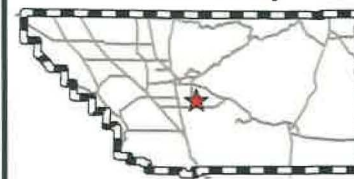
8.4

8.4

8.4

8.1

Kern County



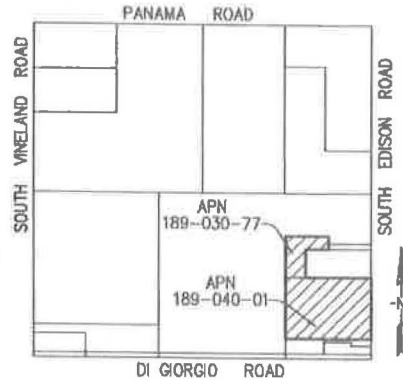
"EXHIBIT B"

LOT LINE ADJUSTMENT NO. 18-25

BEING AN ADJUSTMENT OF GRANT DEED RECORDED NOVEMBER 9, 2017 AS DOCUMENT NO. 217153520 AND GRANT DEED RECORDED NOVEMBER 9, 2017 AS DOCUMENT NO. 217153521 BOTH OF OFFICIAL RECORDS AND PARCEL 2 OF LOT LINE ADJUSTMENT NO. 136-05 AS PER CERTIFICATE OF COMPLIANCE FILED MARCH 14, 2007 AS DOCUMENT NO. 0207057529 OF OFFICIAL RECORDS, ALSO BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 31 SOUTH, RANGE 29 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA



Fred W. Porter
 FRED W. PORTER DATE 2/12/26



VICINITY MAP
NO SCALE

PROPERTY OWNER/SUBDIVIDER:
 SIERRA FARMS, INC. A CALIFORNIA CORPORATION
 5500 MING AVENUE, SUITE 350
 BAKERSFIELD, CA. 93309

BASIS OF BEARING:
 THE BEARING SOUTH 89°48'03" EAST AS SHOWN FOR THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, 31/29 ON FILED MAP 7-1 BK. 6, PG. 95 IN THE OFFICE OF THE KERN COUNTY SURVEYOR WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PREPARED BY:
 PORTER & ASSOCIATES, INC.
 4733 CENTENNIAL PLAZA WAY, SUITE A
 BAKERSFIELD, CALIFORNIA 93312
 (661) 327-0362

ABBREVIATIONS:
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 SEC. SECTION
 COR. CORNER
 BK. BOOK
 PG. PAGE
 M.D.M. MOUNT DIABLO MERIDIAN
 P.M. PARCEL MAP
 O.R. OFFICIAL RECORD
 C.O.C. CERTIFICATE OF COMPLIANCE

STATISTICS:
 A.P.N.: 189-030-77 AND 189-040-01
 WATER: PRIVATE WATER WELL
 SEWER: SEPTIC SYSTEM
 EX. ZONING: A (EXCLUSIVE AGRICULTURE)
 EX. GENERAL PLAN: R-1A (INTENSIVE AGRICULTURE)
 LOTS ADJUSTED: TWO
 TOTAL SITE AREA: 37.21 GROSS ACRES
 EXISTING USE: AGRICULTURE
 PROPOSED USE: AGRICULTURE

EASEMENT DESCRIPTION TABLE

- (A) CROSSARMS, WIRES AND CABLES EASEMENT PER BK. 3546, PG. 780 O.R.
- (B) RIGHT-OF-WAY EASEMENT FOR COUNTY ROADS PER BK. 271, PG. 1 OF DEEDS (CANNOT BE PLOTTED FROM RECORD INFORMATION)
- (C) PUBLIC UTILITIES EASEMENT PER BK. 3560, PG. 445 O.R.
- (D) CROSSARMS, WIRES AND CABLES EASEMENT PER BK. 3602, PG. 555 O.R.
- (E) CROSSARMS, WIRES AND CABLES EASEMENT PER BK. 5442, PG. 1311 O.R.
- (F) 60' PUBLIC ACCESS EASEMENT (CO. RD. NO. 129)

FOUND MONUMENT DESCRIPTION TABLE

- (A) NORTHEAST CORNER OF SECTION 5, 31/29
 FD CONCRETE MONUMENT IN LAMPHOLE WITH BRASS CAP MARKED "KCS 10-25-23 REPLACED"
- (B) SOUTHEAST CORNER OF SECTION 5, 31/29
 FD CONCRETE MONUMENT IN LAMPHOLE WITH BRASS CAP MARKED "S 1-4 COR KCS"
- (C) SOUTH QUARTER CORNER OF SECTION 5, 31/29
 FD CONCRETE MONUMENT IN LAMPHOLE WITH BRASS CAP MARKED "S 1-4 COR KCS"
- (D) CENTER OF SECTION 5, 31/29
 FD 2" IRON PIPE WITH WOOD HUB AND NAIL HOLE,
 NO TAG

CALCULATED CORNER POSITION TABLE

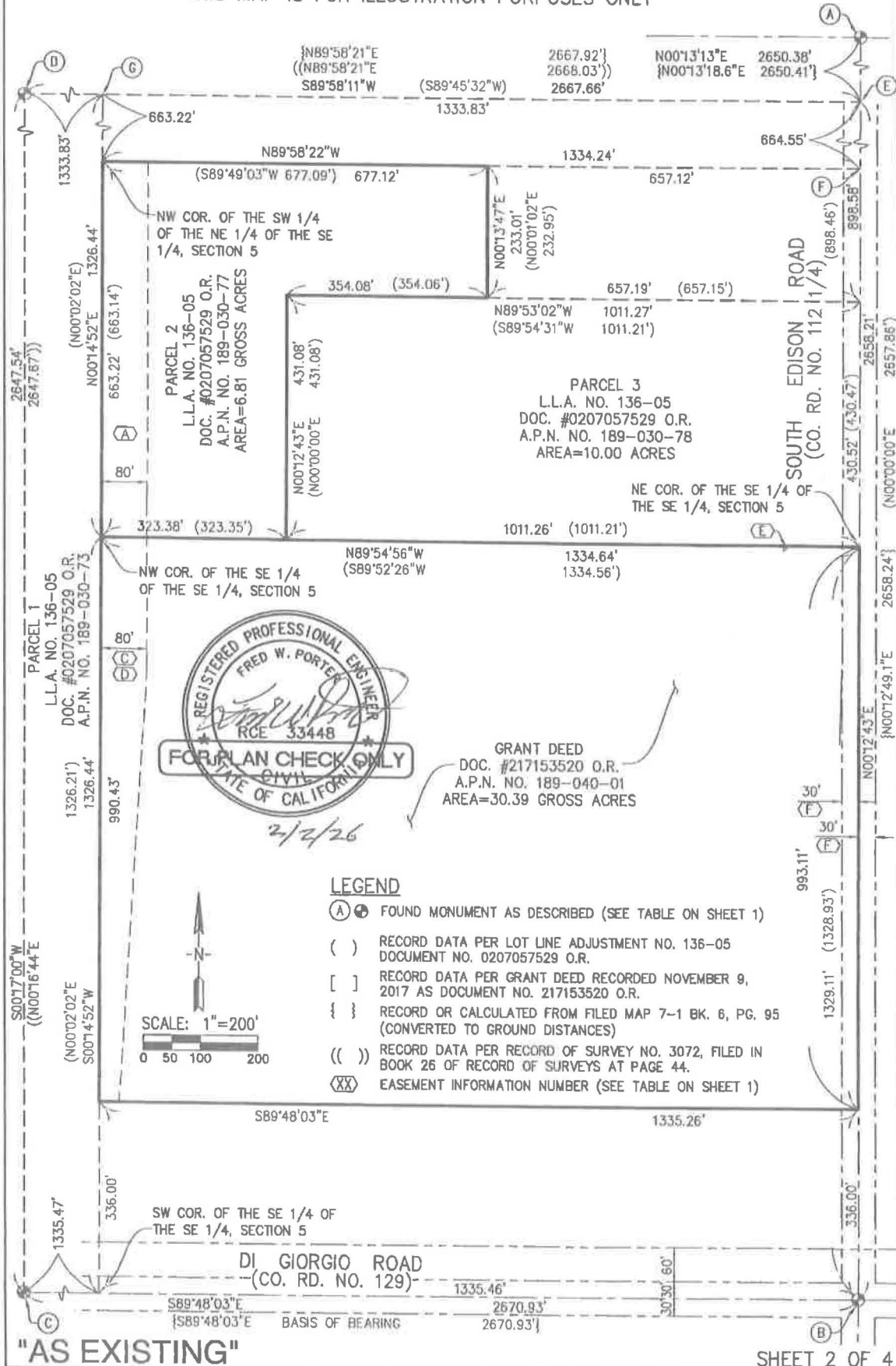
- (E) EAST QUARTER CORNER OF SECTION 5, 31/29
 SEARCHED FOR MONUMENT, NOTHING FOUND OR SET. CALCULATED POSITION
- (F) NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5. CALCULATED POSITION
- (G) NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 5. CALCULATED POSITION

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"THIS MAP IS FOR ILLUSTRATION PURPOSES ONLY"

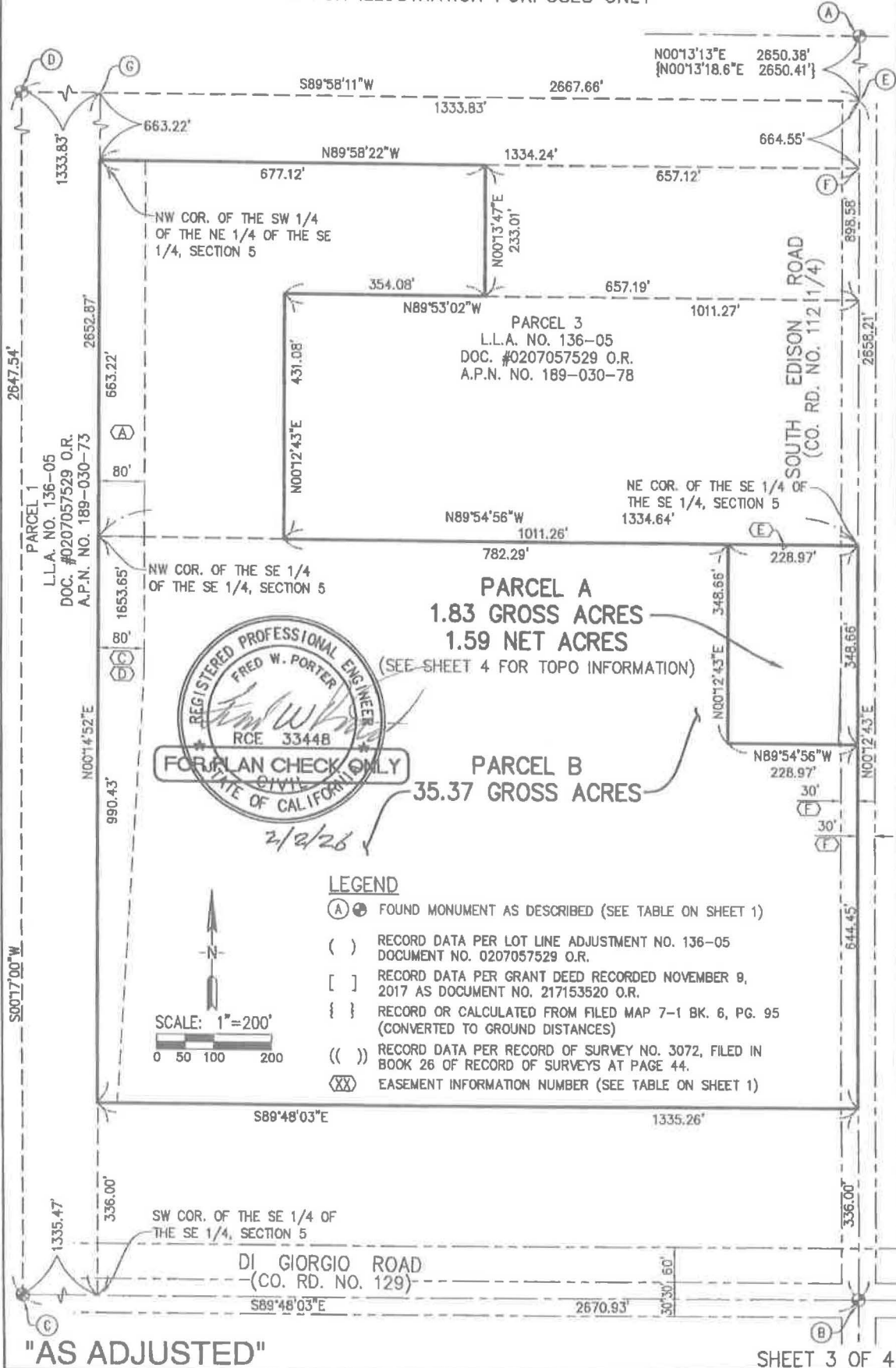


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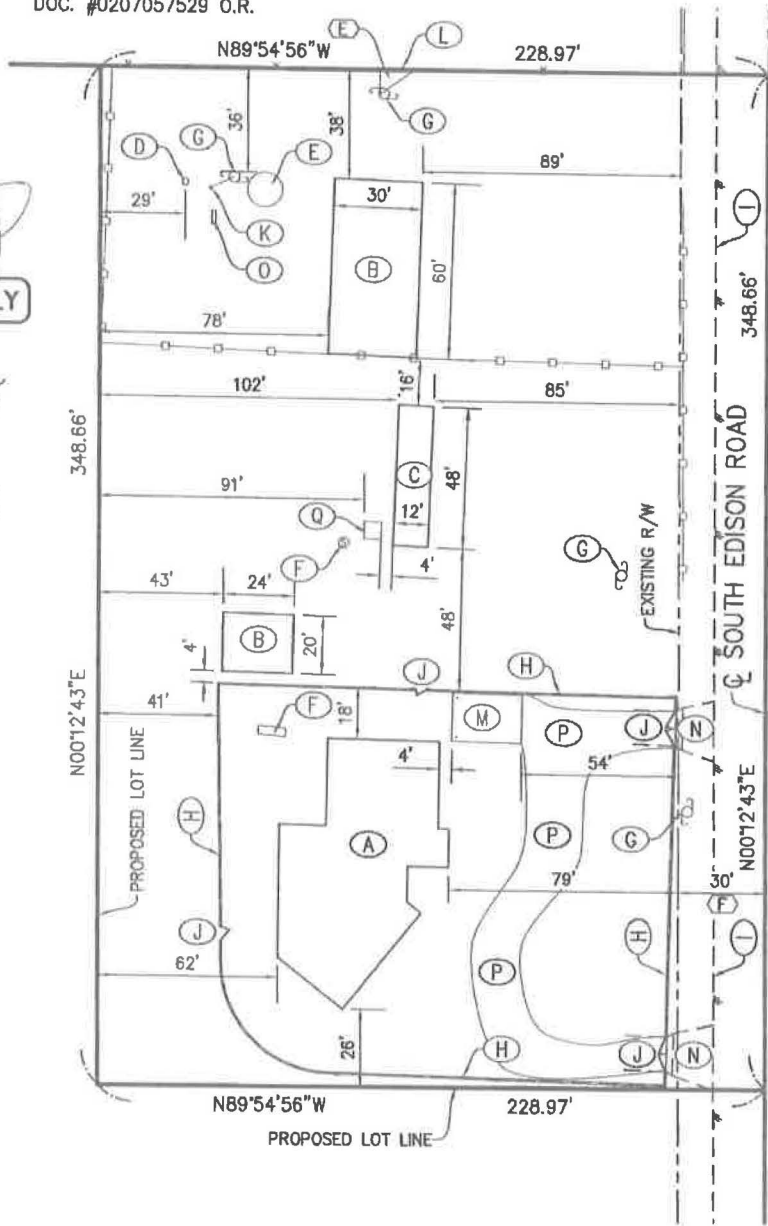
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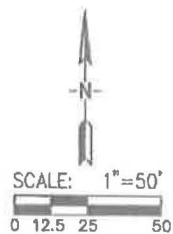
PARCEL 3
L.L.A. NO. 136-05
DOC. #0207057529 O.R.



EXISTING TOPO LEGEND

- (A) SINGLE FAMILY RESIDENCE
- (B) ACCESSORY BUILDING
- (C) MOBILE HOME
- (D) WATER WELL
- (E) WATER STORAGE TANK
- (F) SEPTIC TANK
- (G) POWER POLE
- (H) BLOCK WALL
- (I) EDGE OF PAVEMENT
- (J) GATE
- (K) DOWN GUY
- (L) CHAIN-LINK FENCE
- (M) CARPORT
- (N) DRIVEWAY
- (O) WATER PUMP
- (P) CONCRETE DRIVEWAY AND PARKING AREA
- (Q) SHED 50 SF±

**PARCEL A
EXISTING TOPOGRAPHIC INFORMATION**





**Kern County Public Works
Public Services BLDG**

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

Tuesday Mar 03 2026 08:09:00 AM

PLD25-00055

496286 County Clerk CEQA Posti ng	50.00
496286 EH Land Development	595.00
496286 Legal Description Check	416.00
496286 Electronic Permit Maint enance Fee	350.00
496286 Electronic Permit Maint enance Fee	350.00
496286 Lot Line Adjustment	832.00
496286 Zone Variance	1,352.00
496286 Zone Variance	25.00
496286 Policy and Legal Confor mance Fee	192.00

Total **4,162.00**

Check 008072 4,162.00

Thank you for your payment.
Have a great day!

Received From: SIERRA FARMS INC
Receipt #: 1801BSA-20260303-2