

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. 4, Map 52-2; (b) Zone Modification Case No.1, Map 52-2

Project Location -- Specific: Southeast corner of Inyo Street and Woodward Avenue (APN: 069-071-01)

Project Location -- City: Lost Hills

Project Location -- County: Kern

Description of Project: (a) A Zone Variance for the reduction of the side-yard setback to eight (8) inches where 10 feet is required (Section 19.18.070.B) for the construction of a 1,230-square-foot single-family dwelling and (b) a Zone Modification for the reduction of the front-yard setback to 67 feet where 80 feet is required (Section 19.18.070.A.3), for the construction of 1,200-square-foot Accessory Dwelling Unit on an approximate 8,400-square-foot parcel in an R-1 (Low-density Residential) District

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

Name of Person or Agency Carrying Out Project: Fernando Nieto (PP26175)

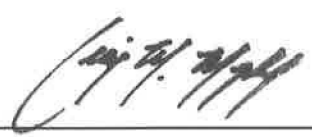
Exempt Status: Common Sense 15061(b)(3) of the State CEQA Guidelines

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: Mayra Martinez, Planner II, (661) 862-8626 or MartinezMay@kerncounty.com

Receipt: #1801-RUP-20260310-15

Date Received for Filing:
6/10/26



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

Date of Hearing: May 21, 2026

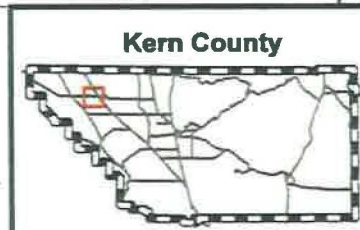
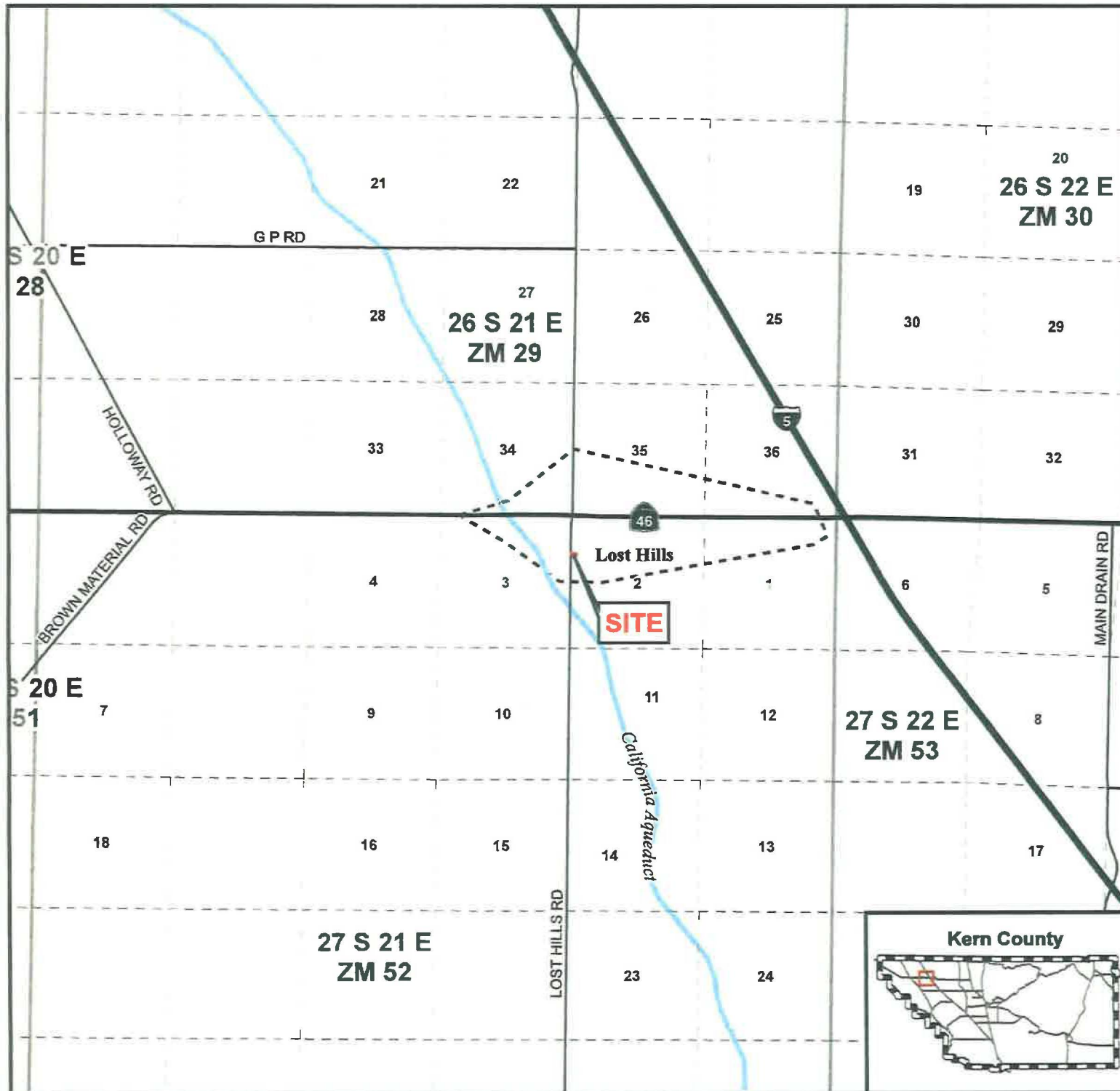
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**ZV No. 4, Map 52-2
ZM No. 1, Map 52-2**

Vicinity Map

Fernando Nieto

-  **Site**
-  **Interstate**
-  **State Hwy**
-  **Arterials**
-  **Township/Range**
-  **Sections**
-  **Unincorporated Cities**



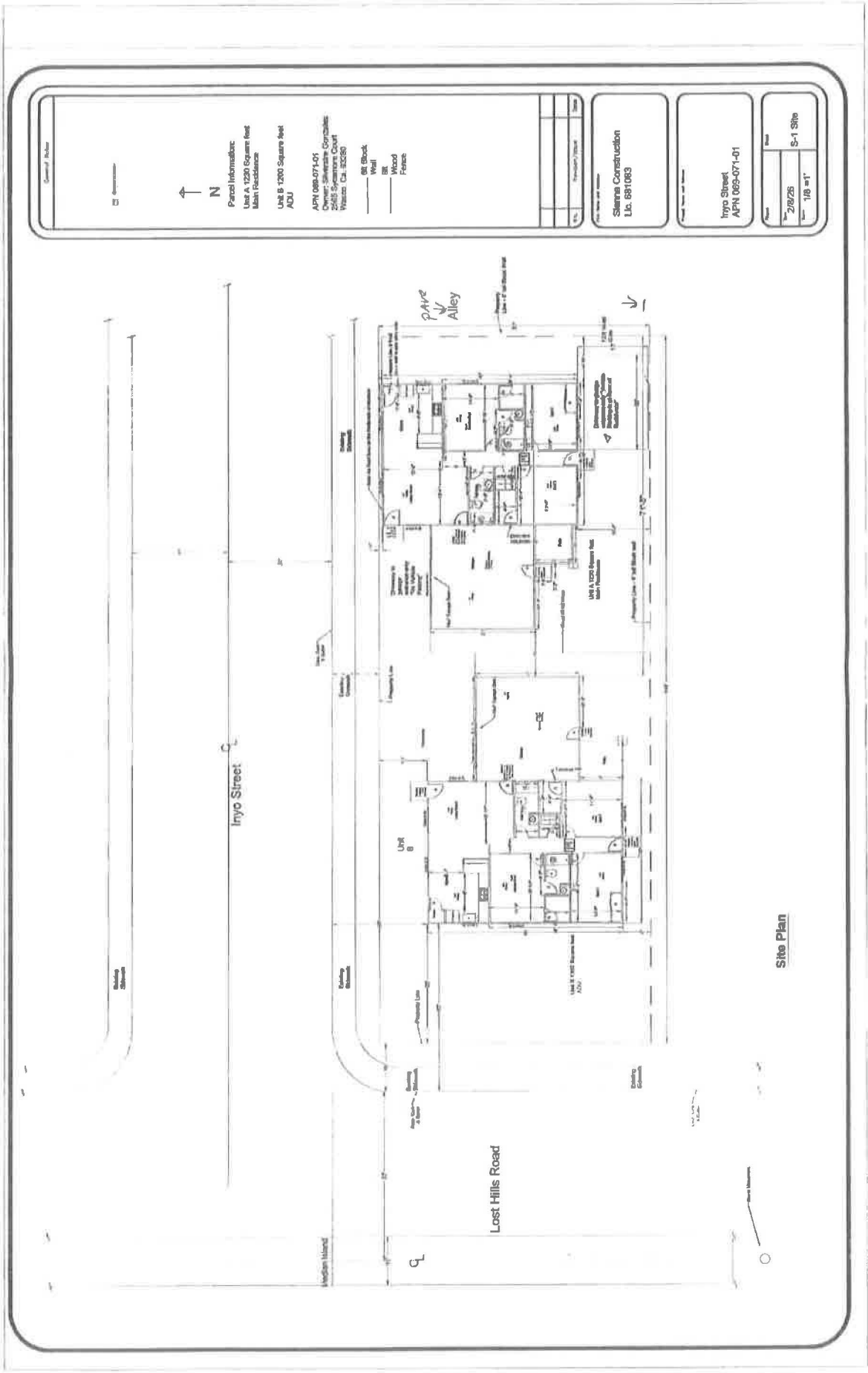
APN: 069-071-01
Sec. 2 - T27S/R21E
Created on: 3/17/2026

0 5,000 10,000 ft





5/22/25	5/22/25
5/22/25	5/22/25



General Notes

1. All dimensions are in feet and inches.

2. All work shall be in accordance with the latest edition of the Uniform Building Code (UBC).

3. All materials shall be of the highest quality and shall be approved by the local building department.

4. All work shall be completed within the specified time frame.

5. All work shall be done in accordance with the latest edition of the International Building Code (IBC).

6. All work shall be done in accordance with the latest edition of the International Fire Code (IFC).

7. All work shall be done in accordance with the latest edition of the International Mechanical Code (IMC).

8. All work shall be done in accordance with the latest edition of the International Plumbing Code (IPC).

9. All work shall be done in accordance with the latest edition of the International Electrical Code (IEC).

10. All work shall be done in accordance with the latest edition of the International Fire and Safety Code (IFSC).

North Arrow

Parcel Information:

Unit A: 1200 Square Feet
Main Residence

Unit B: 1200 Square Feet
ADU

APN 089-071-01
Owner: Silverstone Corporation
2555 Silverstone Court
Van Nuys, CA 91411

08: Back
Wall

08: Wood
Fence

Item	Description	Quantity	Unit
1	Foundation	1	Sq. Ft.
2	Framing	1	Sq. Ft.
3	Roofing	1	Sq. Ft.
4	Exterior Siding	1	Sq. Ft.
5	Interior Siding	1	Sq. Ft.
6	Flooring	1	Sq. Ft.
7	Ceiling	1	Sq. Ft.
8	Windows	1	Sq. Ft.
9	Doors	1	Sq. Ft.
10	Stairs	1	Sq. Ft.
11	Basement	1	Sq. Ft.
12	Attic	1	Sq. Ft.
13	Garage	1	Sq. Ft.
14	Porch	1	Sq. Ft.
15	Deck	1	Sq. Ft.
16	Pool	1	Sq. Ft.
17	Spa	1	Sq. Ft.
18	Hot Tub	1	Sq. Ft.
19	Shed	1	Sq. Ft.
20	Storage	1	Sq. Ft.

Sierra Construction
Lic. 681063

Inyo Street
APN 089-071-01

Item	Description	Quantity	Unit
1	Foundation	1	Sq. Ft.
2	Framing	1	Sq. Ft.
3	Roofing	1	Sq. Ft.
4	Exterior Siding	1	Sq. Ft.
5	Interior Siding	1	Sq. Ft.
6	Flooring	1	Sq. Ft.
7	Ceiling	1	Sq. Ft.
8	Windows	1	Sq. Ft.
9	Doors	1	Sq. Ft.
10	Stairs	1	Sq. Ft.
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15	Deck	1	Sq. Ft.
16	Pool	1	Sq. Ft.
17	Spa	1	Sq. Ft.
18	Hot Tub	1	Sq. Ft.
19	Shed	1	Sq. Ft.
20	Storage	1	Sq. Ft.

Site Plan



**Kern County Public Works
Public Services BLDG**

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

Tuesday Mar 10 2026 02:53:11 PM

PLN25-00247

496104 County Clerk CEQA Posti ng	100.00
496104 EH Land Development	595.00
496104 Legal Description Revie w	104.00
496104 Electronic Permit Maint enance Fee	350.00
496104 Zone Modification	915.00
496104 Zone Variance	1,352.00
496104 Penalties-Zoning Violat ions	1,133.50
496104 Policy and Legal Confor mance Fee	384.00

Total	4,933.50
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Check 8820	4,933.50
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Thank you for your payment.
Have a great day!

Received From: SIENNA CONSTRUCTION
Receipt #: 1801RUP-20260310-15