

NOTICE OF EXEMPTION

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

Project Title: (a) Zone Modification No.3; (b) Tentative Parcel Map 12650

Project Location -- Specific: Southeast corner of Stradley Avenue and Peterson Road (APN: 060-011-05)

Project Location -- City: Delano area

Project Location -- County: Kern

Description of Project: (a) A Zone Modification to authorize an 18.02-acre (gross) Designated Remainder where 20 acres (gross) is required (Section 19.12.050) in the A (Exclusive Agriculture) District; and (b) Vesting Tentative Parcel Map 12650 proposing to divide a 78.02-acre parcel into three (3) 20-acre (gross) parcels and an 18.02-acre (gross) Designated Remainder; a Development Variation to the Land Division Ordinance to authorize deletion of public access (Section 18.55.050.C.1) along the south map boundary and to authorize deletion of additional dedications (Section 18.55.050.B.1) along section and midsection lines

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

Name of Person or Agency Carrying Out Project: Carlos Sanchez, Socios Unidos, LLC by McIntosh and Associates (PP26186) (PLD25-0065, PLN25-00255)

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

Reasons Why Project Is Exempt: This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15061(b)(3) of the State CEQA Guidelines for the Zone Variance and Vesting Tentative Parcel Map. 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: Kyle Thompson, Planner II, at (661) 862-5061 or by email at ThompsonKy@kerncounty.com

Receipt: #1801BSA-20260317-17

Date Received for Filing:
June 16, 2026



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

Date of Hearing: May 7, 2026

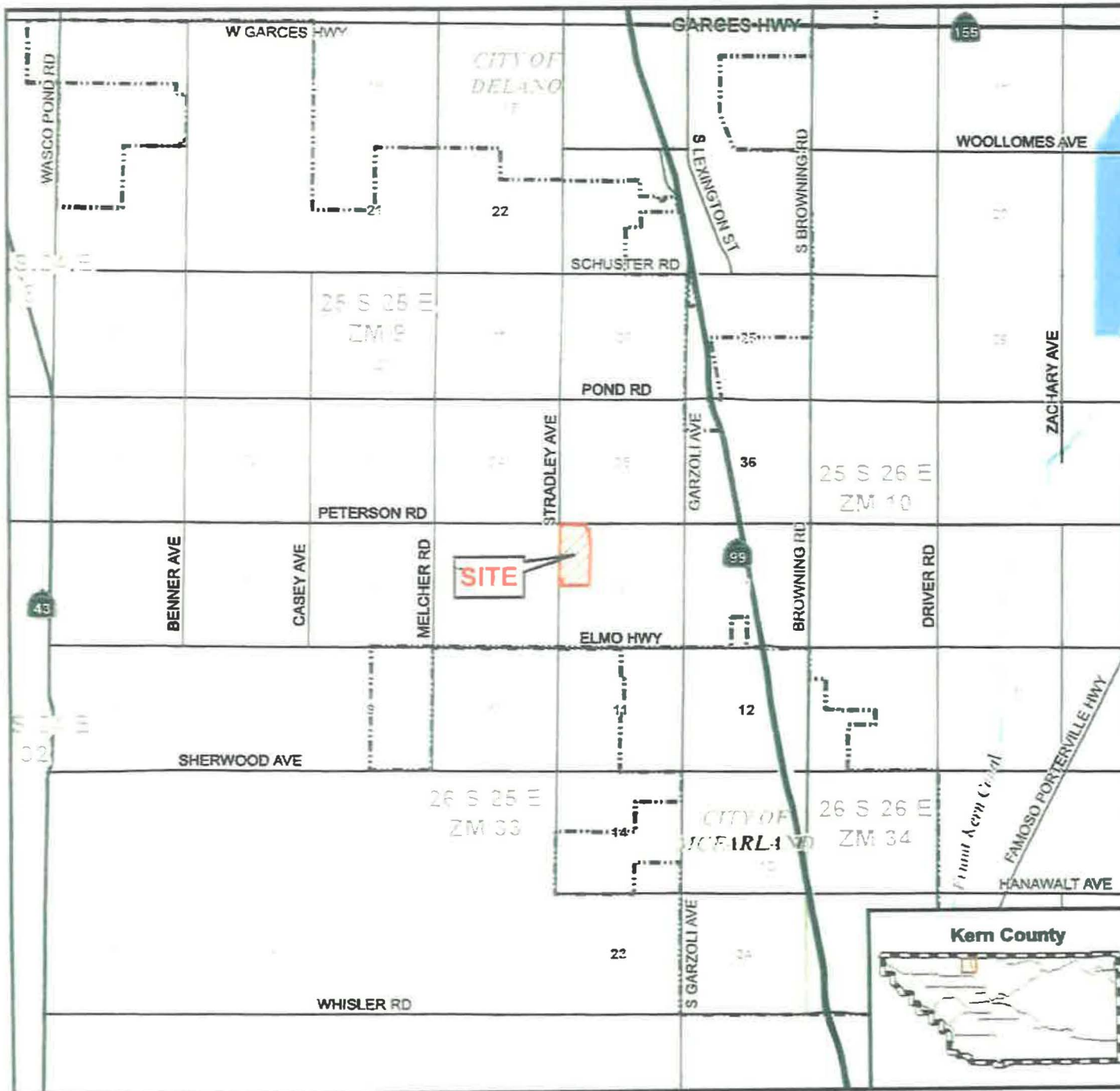
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VTPM 12650 MOD 3, Map 33

Vicinity Map

Carlos Sanchez, Socios Unidos, LLC
by McIntosh and Associates

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



APN: 060-011-05
Sec. 2 - T26S/R25E
Created on: 3/20/2026

0 5,300 10,600 ft



Kern County
Planning & Natural
Resources Department



**VTPM 12650
MOD 3, Map 33**

**Existing
General Plan Map**

**Carlos Sanchez, Socios Unidos, LLC
by McIntosh and Associates**

 Site

 Arterials

General Plan Boundaries

 8.1 - Intensive Agriculture (Min.
20-acre parcel size)

APN: 060-011-05
Sec. 2 - T26S/R25E
Created on: 3/20/2026

0 675 1,350 ft



**Kern County
Planning & Natural
Resources Department**

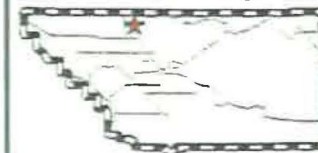


Kern County General Plan

PETERSON RD

STRADLEY AVE

Kern County





**Kern County Public Works
Public Services BLDG**

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

Tuesday Mar 17 2026 01:33:12 PM

PLN25-00255

497933 County Clerk CEQA Posti ng	50.00
497933 Zone Mod w/CUP, PD, TM or PM	156.00
497933 Zone Var w/CUP, PD, TM or PM	156.00
497933 Policy and Legal Confor mance Fee	384.00

PLD25-00065

497932 EH Land Development	595.00
497932 Electronic Permit Maint enance Fee	350.00
497932 Parcel Map Checking	2,780.00
497932 Parcel Map Checking Per Lot	300.00
497932 Development Variation w /Tent Parcel Map or Parcel Map Waiver	270.00
497932 Tentative Parcel Map	1,513.00

Total	6,554.00
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Check 1010	6,554.00
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Thank you for your payment.
Have a great day!

Received From: SOCIOS UNIDOS LLC
Receipt #: 1801BSA-20260317-17