

NOTICE OF EXEMPTION

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

Project Title: (a) Tentative Tract Map 7455 and Zone Variance 10, Map 161

Project Location -- Specific: South side of Millux Road from Wheeler Ridge Road, at the terminus of Emerald Bay Drive and Diamond Bay Drive, south of the Bakersfield/Arvin area (APN: 445-011-55)

Project Location -- City: Bakersfield/Arvin area

Project Location -- County: Kern

Description of Project: (a) Tentative Tract Map 7455 proposing the division of an approximate 21.93-acre (gross) parcel into a 2.65-acre (gross) lot and a 3.10-acre (gross) lot for residential use, and three (3) common area lots ranging in size from 1.52 acres (net) to 12.53 acres (gross); Development Variations to the Land Division Ordinance to authorize 20-foot-wide private access easements where 60-foot-wide public access easements are required (Section 18.55.050.B1.c and f); and (b) A Zone Variance to authorize a 1.52-acre (net) lot and a 1.72-acre (net) lot where 2.5 acres (gross) is required (Section 19.16.050 and 19.54.050.A.4) in the E (2 1/2) (Estate - 2 1/2 acres) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Paradise Lakes Homeowners Association by LAV//Pinnacle Consulting & Engineering Inc (PP26167) (PLD23-00071; PLN24-00094)

Exempt Status: Special Situation exemption of the State CEQA Guidelines, Section 15183 of the State CEQA Guidelines

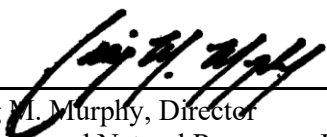
Reasons Why Project Is Exempt: This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15183 of the State CEQA Guidelines.

Contact Person: Sean Barger, Planner II, (661) 862-5006 or BargerS@kerncounty.com

Receipt: #

Date Received for Filing:

July 25, 2026

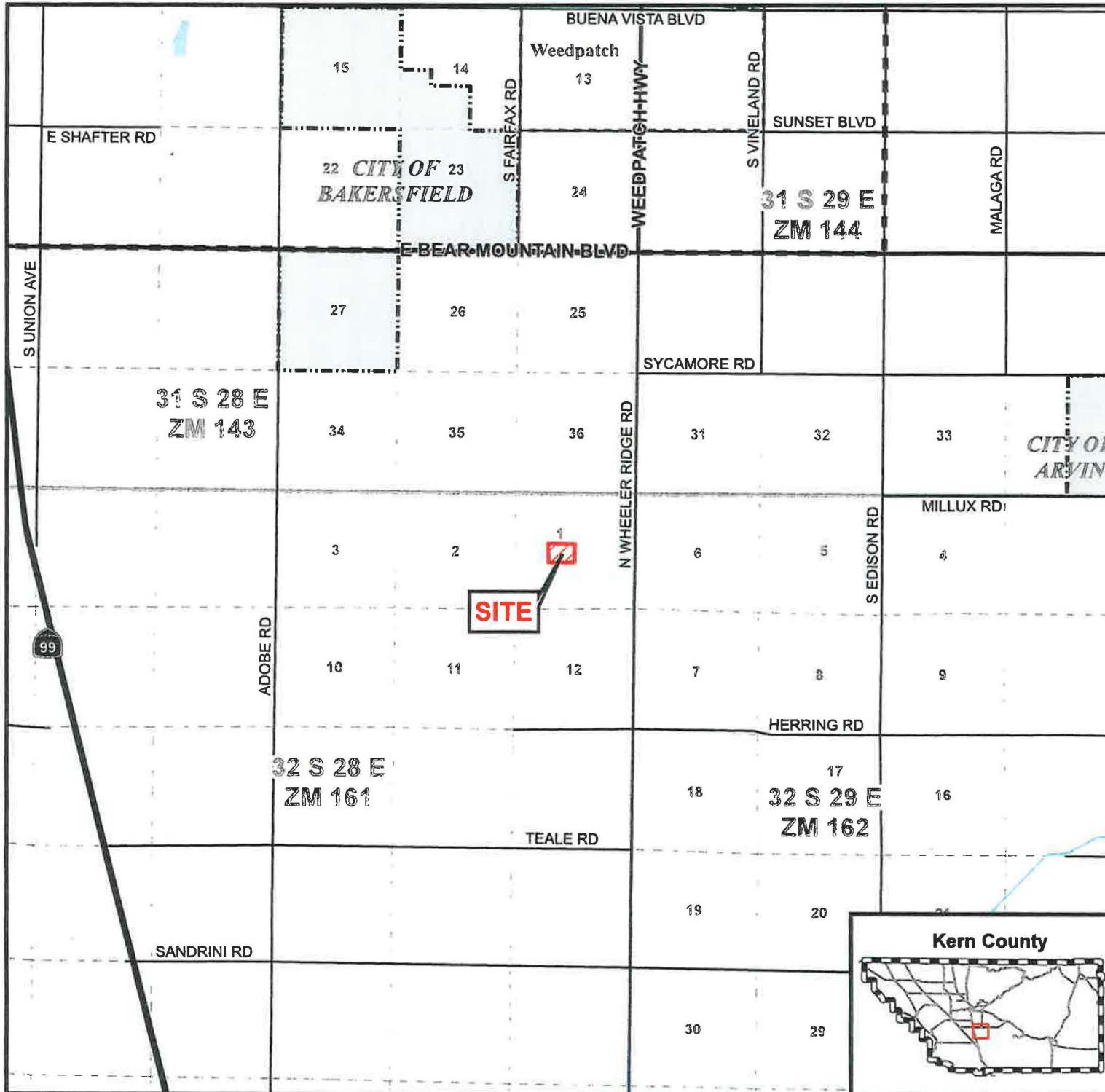


Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: May 28, 2026

jw

cc: Applicant
LiUNA



TRM 7455

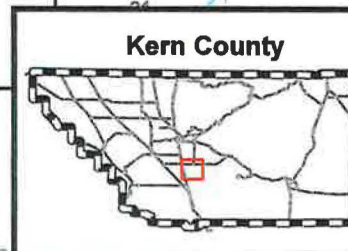
Vicinity Map

Paradise Lakes Homeowners Association
by LAV Consulting & Engineering Inc.

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

APN: 445-011-55
Sec. 1 - T32S/R28E
Created on: 2/18/2026

0 5,500 11,000 ft



Kern County
Planning & Natural
Resources Department





8.1/2.5

TRM 7455

Existing General Plan Map

Paradise Lakes Homeowners Association
by LAV Consulting & Engineering Inc.

8.3/2.5

Site

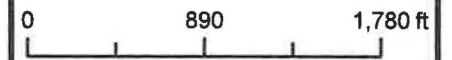
Arterials

General Plan Boundaries

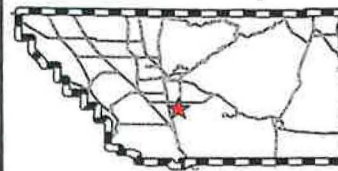
- 5.6 - Minimum 2.5 gross acres/unit
- 7.1 - Light Industrial
- 8.1 - Intensive Agriculture (Min. 20-acre parcel size)
- 8.3 - Extensive Agriculture (Min. 20- or 80-acre parcel size)
- 2.5 - Flood Hazard

8.1

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Kern County



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Resources Department

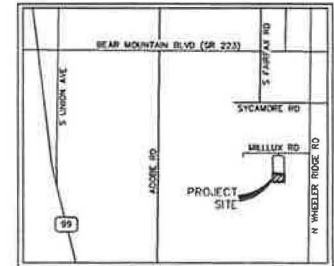


TENTATIVE TRACT MAP NO. 7455

BEING A DIVISION OF A PORTION OF LAND DESCRIBED IN LOT LINE ADJUSTMENT NO. 126-91 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED JANUARY 16, 1992, IN BOOK 6619, PAGE 2182, OF OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDARIES OF TRACT NO. 5451 RECORDED JULY 11, 1997, IN BOOK 43, OF MAPS PAGES 44 THROUGH 46, IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING LOCATED IN THE WEST HALF OF SECTION 1 T.32S., R.28E., M.D.B.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

CONSISTING OF 5 LOTS - CONTAINING 21.94 ACRES (GROSS)

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.



STATISTICS

- ASSESSOR'S PARCEL NUMBER: 440-011-55
- SITE ACREAGE: 21.94 ACRES
- EXISTING NUMBER OF PARCELS: 1
- PROPOSED NUMBER OF PARCELS: 2 LOTS & COMMON AREAS A, B, & C
- EXISTING ZONING / PROPOSED ZONING: E (2 1/2) (ESTATE - 2 1/2 ACRES)
- EXISTING GENERAL PLAN / PROPOSED GENERAL PLAN: 36 RESIDENTIAL
- EXISTING USE: SKI LAKE
- PROPOSED USE: LOTS 1 & 2: SINGLE FAMILY RESIDENTIAL; COMMON AREA "A": SKI LAKE; COMMON AREA "B": RETENTION BASIN; COMMON AREA "C": SOLAR PANELS
- WATER SERVICE: KERN DELTA WATER
- ELECTRIC & GAS: PACIFIC GAS & ELECTRIC CO.
- SEWAGE DISPOSAL: ON-SITE PRIVATE SEPTIC SYSTEM
- MAP PHASING: NONE
- IMPROVEMENTS: TYPE C STREET IMPROVEMENTS, AREA = 38,119.50 FEET, ON 0.08 ACRES

OWNER/SUBDIVIDER
GARY KARLIN MICHELSON

LEGEND

TRACT MAP BOUNDARY	AC OR/NET	ADRES CROSS/NET
EASEMENT LINES	APN	ASSESSOR'S PARCEL NUMBER
PROPOSED EASEMENT LINES	BK / PG.	BOOK/PAGE
STREET RIGHT-OF-WAY	CL	CENTER LINE
STREET CENTERLINE	DOC.	DOCUMENT
EXISTING LOT/PARCEL LINE	CSMT	EASEMENT
EX. OVERHEAD ELECTRICAL	EX.	EXISTING
EX. FENCE	R.O.S.	RECORD OF SURVEY
EXISTING GROUND CONTOURS	RS	RESIDENTIAL SUBDIVISION
EXISTING UTILITY POLE	C.A.	CORNER SUBDIVISION
EXISTING ASPHALT	O.R.	OFFICIAL RECORDS
FOUND MONUMENT AS DESCRIBED	P.M.	PARCEL MAP
RECORD PER TRACT 5451 BK. 43, PG. 44-46	P.M.W.	PARCEL MAP WAVEY
RECORD PER PM NO. 8881, BK. 36, OF PARCEL MAPS PG. 113	R/W	RIGHT-OF-WAY
RECORD PER LIA NO. 126-91, BK. 6619, PG. 2182	TYP.	TYPICAL
	U.E.	URBAN ESTATE RESIDENTIAL
	N/S/E/W	NORTH/SOUTH/EAST/WEST

BASIS OF BEARINGS

THE BEARING OF N00°31'25"E SHOWN FOR THE EAST LINE OF THE NORTH WEST QUARTER, SECTION 1 TOWNSHIP 32 SOUTH RANGE 28 EAST, MEDIAN FOR TRACT NO. 5451, RECORDED IN BOOK 43, PAGES 44-46 OF MAPS, BY THE OFFICE OF THE KERN COUNTY RECORDER, WAS USED AS A BASIS OF BEARINGS SHOWN ON THIS MAP.

BENCHMARK

NORTH 1/4 CORNER SECTION 1
ELEVATION = 2121.12' (NAVD 88)

LAV// PINNACLE

Consulting & Engineering Services
Planning • Engineering • Surveying • Project Management
12418 Rosedale Hwy., Suite 8, Bakersfield, CA 93312
Phone: (661) 659-0384 //LAV@lavpinnacle.com



JOB NO. 150457 (SHEET NO. 1) DATE: 04/06/2023

SHEET 1 OF 1



KERN COUNTY PLANNING AND NATURAL RESOURCES

Date: 6/25/2026

2700 M Street
Bakersfield, CA 93301

RECEIPT

Permit Number: PLD23-00071

Permit Type: Tract Map

Description: TTR 7455 proposing the division of a 21.93 ac parcel into a 2.65 ac lot, a 3.10 ac lot and three common area lots ranging in size from 1.72 ac to 12.53 ac

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
284563	2/2/2026	PARADISE LAKES HOA	Check	4455.00	angulob@kerncou nty.com

TOTAL PAID: 4455.00

Invoice	Fees	Fee Amount	Paid
493513	Zone Var w/CUP, PD, TM or PM 1032RC 1000FD 1022AC 1155CC	156.00	156.00
493513	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
493513	Tentative Tract Map - (not) on public sewer 1318RC 1000FD 1022AC 1155CC	125.00	125.00
493513	Tentative Tract Map - (not) on public sewer 1318RC 1000FD 1022AC 1155CC	1144.00	1144.00
493513	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
493513	Variation Only (with hearing) 1327RC 1000FD 1022AC 1155CC	624.00	624.00
493513	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
493513	Subdivision Non-Public Sewer 1389RC 1094FD 1013AC 1744CC	1710.00	1710.00
493513	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		4455.00	4455.00