

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. 95, Map No. 101 and (b) Tentative Tract 7504

Project Location -- Specific: Southeast corner of Brimhall Road and Wegis Avenue, in the Western Rosedale area (APN: 408-070-01 & -31)

Project Location -- City: Western Rosedale area

Project Location -- County: Kern

Description of Project: (a) Vesting Tentative Tract Map 7504 proposing the merger and re-subdivision of Parcel 1 of Parcel Map 2333 and the north half of the northwest quarter of the northeast quarter of Section 33, Township 29 South, Range 26 East, excepting the easterly 132 feet, into 27 residential lots ranging in size from 1.00-acre (net) to 1.11-acres (net), and a 31,104-square-foot (net) sump lot; with Limited Design Variations to the Land Division Ordinance to authorize blocks less than two (2) tiers of lots wide (Section 18.55.050.D.2), double-frontage lots (Section 18.55.050.F.4), and key (reverse corner) lots (Section 18.55.050.F.6); and (b) Zone Variance to authorize a minimum lot size of 31,104 square feet (net) lot (sump), where one (1) acre (net) is required (Sections 19.16.050 and 19.54.050) in an E (1) RS (Estate - 1 acre - Residential Suburban Combining) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Danny Shaffer by McIntosh & Associates (PP26183)

Exempt Status: Common Sense, Section 15061 and Special Situation, Section 15182 of the State CEQA Guidelines of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project's Zone Variance falls under Common Sense, Section 15061(b)(3) of the State CEQA Guidelines and the Tract Map qualifies as a special situation pursuant to Section 15182 of the State CEQA Guidelines and therefore, does not require preparation of further environmental documents.

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

Receipt: # 1801RUP-20260413-17

Date Received for Filing:

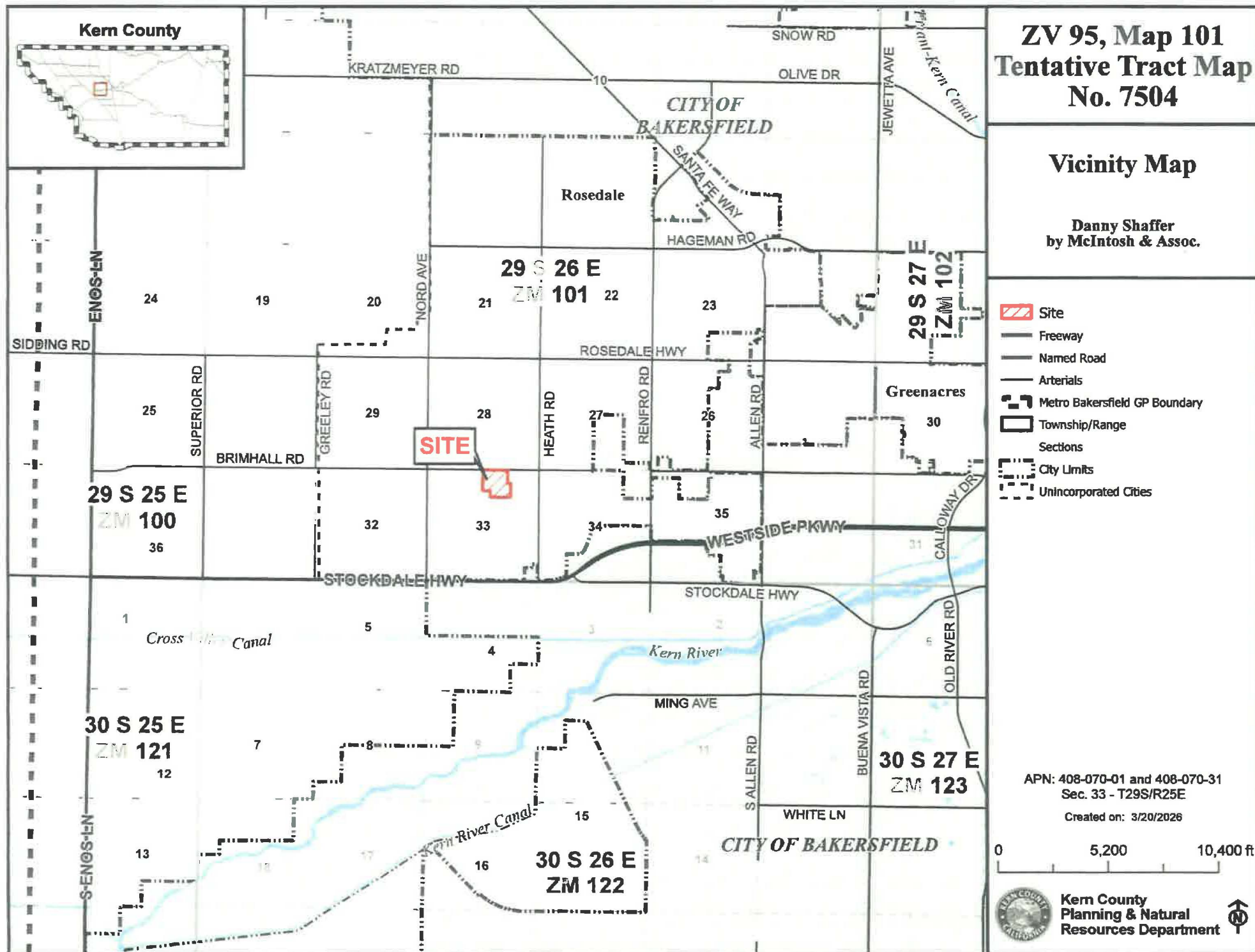
July 23, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: July 9, 2026

jw
cc: Applicant
LiUNA



Existing Zone Classifications

Danny Shaffer
by McIntosh & Assoc.

Danny Shaffer
by McIntosh & Assoc.

-  Site
-  Arterials
-  Collectors
-  Locals
-  Metro Bakersfield GP Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  C-1 - Neighborhood Commercial
-  DI - Drilling Island
-  E(1) - Estate (1 acre)
-  E(1/2) - Estate (.5 acre)
-  E(1/4) - Estate (.25 acre)
-  E(2 1/2) - Estate (2.5 acres)
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining

APN: 408-070-01 and 408-070-31
Sec. 33 - T29S/R25E
Created on: 3/20/2026

0 550 1,100 ft



**Kern County
Planning & Natural
Resources Department**





**Kern County Public Works
Public Services BLDG**

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

Monday Apr 13 2026 04:44:44 PM

PLD25-00021

500782 Subdivision Non-Public Sewer	1,710.00
500782 County Clerk CEQA Posti ng	50.00
500782 Legal Description Revie w	104.00
500782 Electronic Permit Maint enance Fee	350.00
500782 Tentative Tract Map - (not) on public sewer	1,144.00
500782 Tentative Tract Map - (not) on public sewer	700.00
500782 Variation Only (with he aring)	624.00
500782 Zone Var w/CUP, PD, TM or PM	156.00
500782 Policy and Legal Confor mance Fee	192.00

Total **5,030.00**

Check 01938 5,030.00

Thank you for your payment.
Have a great day!

Received From: -D RANCH, LLC FARMING DIVISION
Receipt #: 1801RUP-20260413-17