

NOTICE OF EXEMPTION

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

Project Title: Conditional Use Permit Case No. 4, Map 152-28; Zone Modification No. 1, Map 152-28

Project Location -- Specific: East side of Tuolumne Street, approximately 700 feet south of Yuma Avenue
(APN: 470-201-16)

Project Location -- City: California City area

Project Location -- County: Kern

Description of Project: (a) A Conditional Use Permit to allow a mobilehome exceeding the maximum 30-year age limit (Section 19.62.030.A); and (b) a Zone Modification to allow the retention of a six-(6)-foot-high fence within the front-yard setback where four (4) feet is the maximum height permitted (Section 19.08.210.B) on an approximate 22,000-square-foot parcel in an E (1/4) RS MH (Estate - 1/4 acre - Residential Suburban Combining - Mobilehome Combining) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Jose G. Corvera De Santiago by Palmira Wong & John Wong (PP26210)

Exempt Status: Special Situation, Sections 15303(a) and 15303(e) 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 Sections 15303(a) and 15303 (e) of the State CEQA Guidelines.

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

Receipt: #

Date Received for Filing:

August 18, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: August 13, 2026

jw

cc: Applicant
LiUNA

CUP No. 4 ZM No. 1 Map 152-28

Vicinity Map

Jose G. Corvera De Santiago
by Palmira & John Wong

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

31 S 36.5 E
ZM 152

31 S 37 E
ZM 152

31 S 38
ZM 153

CITY OF
CALIFORNIA
CITY

32 S 36 E
ZM 169

32 S 37 E
ZM 170

Kern County

APN: 470-201-16
Sec. 28 - T31S/R37E

Created on: 6/10/2026

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department



CUP No. 4 ZM No. 1 Map 152-28

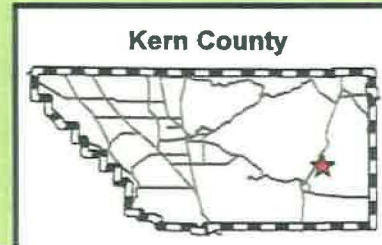
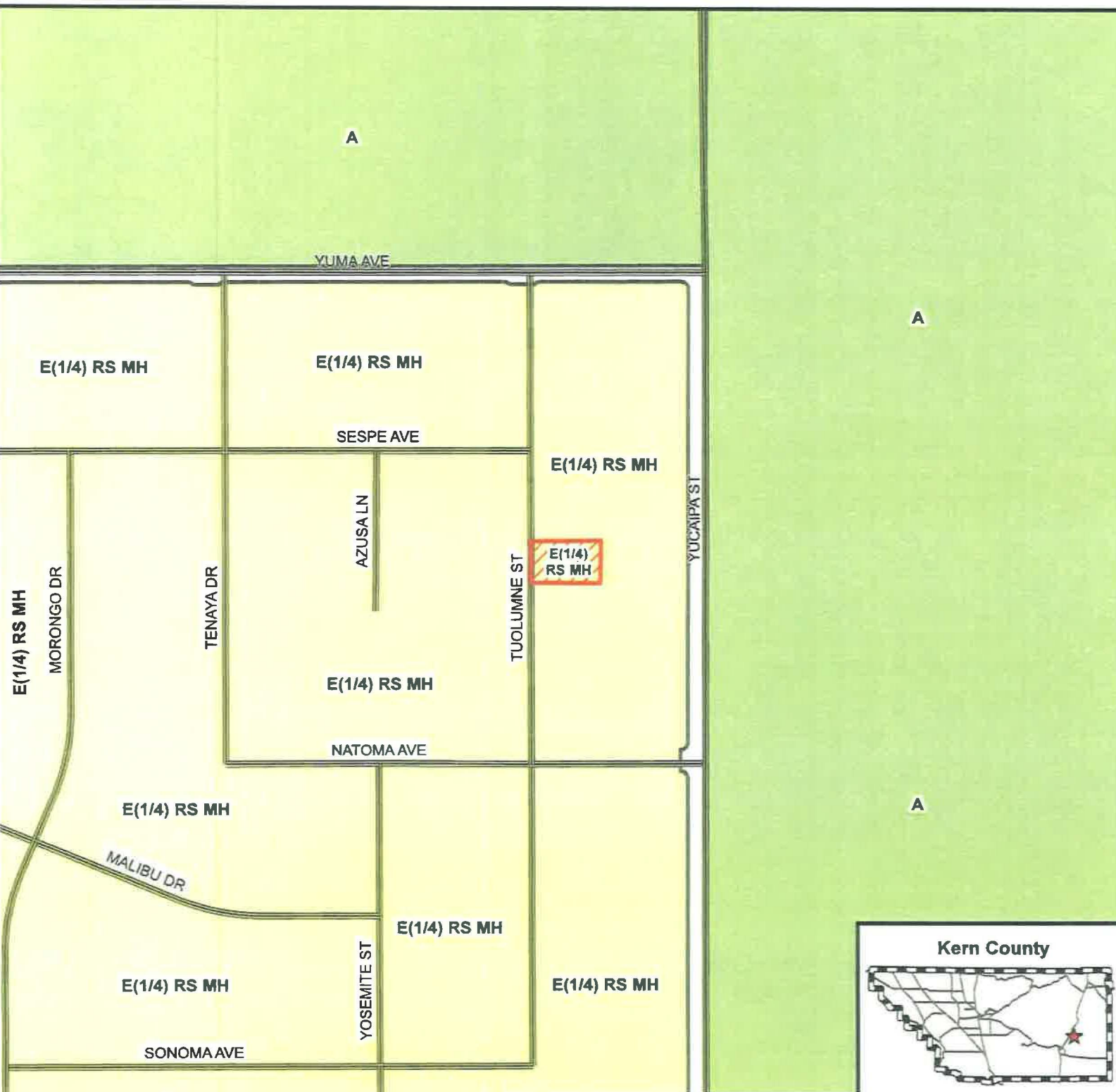
Existing Zone Classifications

Jose G. Corvera De Santiago
by Palmira & John Wong

-  Site
-  Collectors
-  Locals

KERN COUNTY ZONING DESIGNATIONS

-  A - Exclusive Agriculture
-  E(1/4) - Estate (.25 acre)
-  RS - Residential Suburban Combining
-  MH - Mobilehome Combining

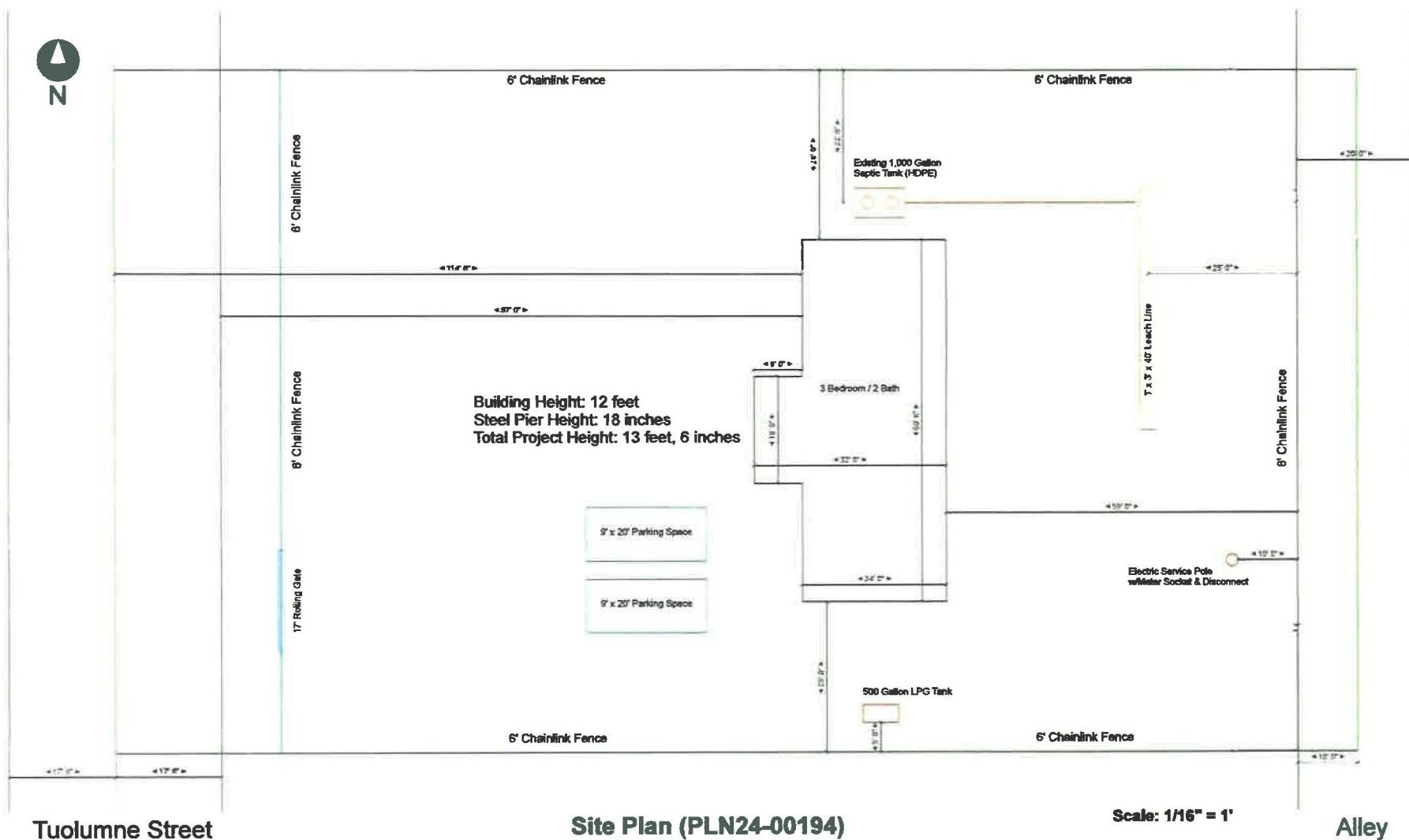


APN: 470-201-16
Sec. 28 - T31S/R37E
Created on: 6/10/2026



Kern County
Planning & Natural
Resources Department





Owner/Builder

Jose Guadalupe Corvera de Santiago
Site Location: 0 Tuolumne Street
APN: 470-201-16

Mailing Address: 215 Bath Street, #C11, Santa Barbara, CA 93101

Project Scope

- Set down used manufactured home on a permanent foundation (new steel piers)
- Connect existing public water service (California Water Service)
- Connect existing on-site 1,000 gallon septic system
- Install new 240V/125A electrical service (Edison)
- Install new 500 gallon LPG tank

Building Data

- Construction Type: V-B
- Occupancy Group: R-3
- Use: Single Family Residence
- Area Tabulation: 1,596 sq. ft.



1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.DRAFTINGDESIGNSTUDIO.COM

ASSUMPTIONS

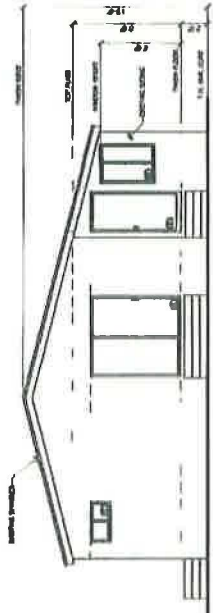
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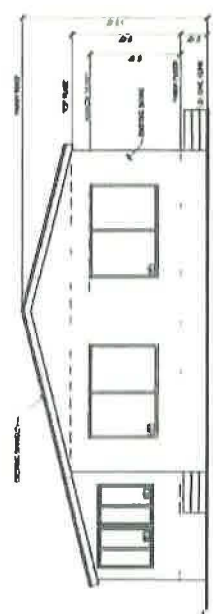


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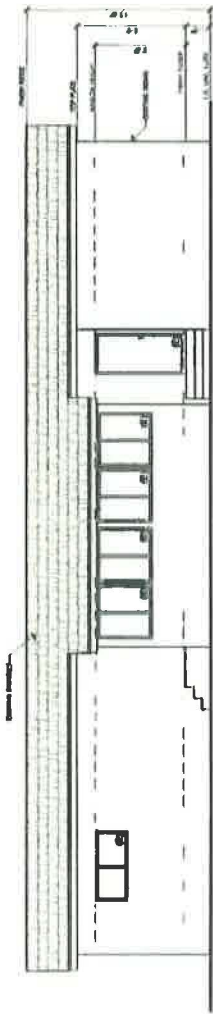
DATE: 10/11/24
SCALE: 1/8" = 1'-0"
SHEET: A-2



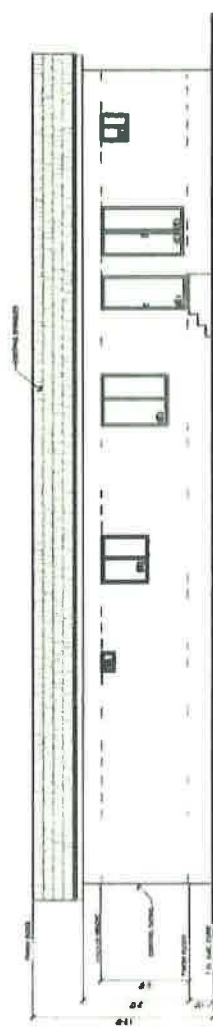
EXISTING FRONT ELEVATION
1/8" = 1'-0"



EXISTING LEFT ELEVATION
1/8" = 1'-0"



EXISTING FRONT ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"



PLN24-194
map 152.28
Palming - Jon John
Wong

**Kern County Public Works
Public Services BLDG**

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

Tuesday Jun 02 2026 01:35:24 PM

PLN24-00194

504837 County Clerk CEQA Posti ng	50.00
504837 EH Land Development	595.00
504837 Legal Description Revie w	104.00
504837 Electronic Permit Maint enance Fee	350.00
504837 Conditional Use Permit	1,456.00
504837 Zone Modification-Fence , Wall, Hedge	42.00
504837 Penalties-Zoning Violat ions	749.00
504837 Fire Review and Consult ation	218.00
504837 Policy and Legal Confor mance Fee	192.00

Total 3,756.00

Cash

3,756.00
RECEIVED

Thank you for your payment.
Have a great day!

JUN 02 2026

**Kern County Planning &
Natural Resources Dept.**

Received From: JOSE CORVERA
Receipt #: 1801RUP-20260602-6