

NOTICE OF EXEMPTION

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

Project Title: Vesting Tentative Parcel Map 12608

Project Location -- Specific: North side of State Route 155 approximately one mile west of Granite Road

Project Location -- City: West of Glennville

Project Location -- County: Kern

Description of Project: Proposing the division of a 504.83-acre (gross) site into three (3) 84.14-acre (gross) parcels and a 252.41-acre (gross) Designated Remainder; Development Variations to the Land Division Ordinance to authorize a 20-foot-wide private access easement where a 60-foot-wide public access easement is required (Sections 18.55.030.A.5.f and 18.55.030.A.5.h), and to waive the requirement of dead-end road turnarounds (Sections 18.55.050.B.1.j.(2) and (3)); beneficiaries are owners.

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

Name of Person or Agency Carrying Out Project: Jason Duty by Nelms Surveying, Inc.

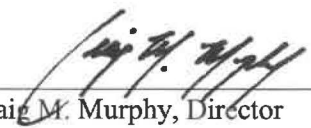
Exempt Status: Special Situation 15183, of the State CEQA Guidelines

Reasons Why Project Is Exempt: No adverse effect

Contact Person: Sandy Rodriguez, Planner II (661) 862-8997

Date Received for Filing:

August 31, 2026



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

cc: Environmental Status Board
Applicant

Parcel Map 12608

Project Location: North side of State Route 155 approximately one mile west of Granite Road
West of the Glenville Area – S.D. # 1

CONDITIONS OF APPROVAL

(August 31, 2026)

- (1) The final map proposed to be recorded shall be in substantial conformance with the approved tentative map.
- (2) All parcels shall contain no less than the minimum area required by the adopted site zoning and shall comply with lot size and density requirements of the Kern County General Plan. Existing zoning is A (Exclusive Agriculture), which requires a minimum lot size of 20 acres (gross), except where the subject property is designated 8.3 by the Kern County General Plan and is subject to a Williamson Act Land Use Contract, then a minimum lot size of 80 acres (gross) is required.
- (3) Approval or conditional approval shall expire three years (36 months) from the date of approval of the parcel map. Extensions may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.25.090.B of the Kern County Land Division Ordinance.
- (4) Vesting shall expire one year (12 months) beyond the recording of the final map. A one-year extension may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.40.040.C.3 of the Kern County Land Division Ordinance.
- (5) The appeal period pursuant to Section 18.25.050.E.3 of the Kern County Land Division Ordinance shall be strictly adhered to.
- (6) The following conditions shall be satisfied prior to recordation:
 - (a) In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.
 - (b) In accordance with Sections 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the Kern County Public Works Department prior to recordation of the final map.
 - (c) The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waiver of the signatures of parties owning rights-of-way, easements, or interests which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.

- (d) In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free and complete exercise of the right-of-way or easement within the boundaries of this development.
- (e) In accordance with Section 18.45.060 of the Kern County Land Division Ordinance, show all existing easements of record on the map.
- (f) In accordance with Section 66434.2 of the Subdivision Map Act, information required by the conditions of approval shall be in the form of an additional map sheet.
- (g) **Prior to or concurrently with recordation of the final map**, the applicant shall record an easement document for the proposed 20-foot-wide private access easement, as shown on the approved map. Form and content of the easement document to be approved by the County Surveyor.
- (h) If dedicated by separate instrument, the access easement(s) are to be submitted to and reviewed by the County Surveyor and processed pursuant to Chapter 18.50 of the Kern County Land Division Ordinance.
- (i) In accordance with Chapter 18.55 of the Kern County Land Division Ordinance:
 - 1. All access roads shall be traversable by a standard passenger car with maximum grade of 15 percent. (Grading is not required, except as necessary to make roads traversable as aforementioned. Plans and profiles are not required.) Confirmation of traversability and maximum grade shall be provided by the Engineer/Surveyor.
- (j) All access roads shall comply with Section 503.2 of the California Fire Code, the 2025 California Wildland-Urban Interface Code (Chapter 4), and the applicable Appendix and Ordinance sections.
- (k) The private access easement shall meet all criteria set forth in the CCR "SRA Fire Safe Regulations."
- (l) Prior to submittal of the final map, final approval of full street names (including prefix and suffix) from the Kern County Planning and Natural Resources Department/Graphics Unit shall be obtained. Verification of the street name approval shall be submitted to the Kern County Public Works Department.
- (m) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Department/Environmental Health Division.
- (n) Street signs shall be provided in accordance with the Kern County Development Standards. Verification shall be submitted to the Kern County Public Works Department prior to recordation.
- (o) To facilitate emergency response and avoid delays, the project shall comply with the signing and numbering requirements of the 2025 California Wildland-Urban Interface (WUI) Code.

- (p) The project shall be provided with an approved water supply for fire protection. Infrastructure plans shall be reviewed and approved by the Kern County Fire Department, prior to map recordation. Systems must be designed for a minimum fire flow of 1,500 gallons per minute (GPM) for two (2) hours with 20 PSI.
- (g) The applicant's engineer shall provide to the Kern County Planning and Natural Resources Department, a legal description of the designated remainder, and the applicable processing fee, to enable the Advisory Agency to prepare a Conditional Certificate of Compliance.
- (r) The Conditional Certificate of Compliance shall be recorded concurrently with the parcel map. All applicable conditions from the parcel map shall be imposed on the designated remainder through the Conditional Certificate of Compliance. Conditions, included as notes on the Conditional Certificate of Compliance, shall be as follows:
 - 1. The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Department/Environmental Health Division.
 - 2. All access roads shall comply with Section 503.2 of the California Fire Code, the 2025 California Wildland-Urban Interface Code (Chapter 4), and the applicable Appendix and Ordinance sections.
 - 3. The project shall be provided with an approved water supply for fire protection. Infrastructure plans shall be reviewed and approved by the Kern County Fire Department prior to map recordation. Systems must be designed for a minimum fire flow of 1,500 Gallons per Minute (GPM) for two (2) hours with 20 PSI residual.
 - 4. All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
 - 5. Any road or easement or right-of-way for road or highway purposes shown or referred to on this map, including, but not limited to, any dedicated or offered for dedication to the public or to the County, is not a County highway and is not subject to maintenance or improvement by the County of Kern, until and unless the County officially accepts same into the County Road System by resolution of the Board of Supervisors, excepting any expressly shown hereon as being a County highway.
 - 6. To facilitate emergency response and avoid delays, the project shall comply with the signing and numbering requirements of the 2025 California Wildland-Urban Interface (WUI) Code.

7. Land covered by this Parcel Map is restricted by a Williamson Act Land Use Contract executed by Mary W. Tieck and Mary Florine Walfrod, Virginia Jeanette Hitchcock and Wilma Ann Hitchcock, Trustees under will A.B. Tieck, Trust B on February 28, 1968, and recorded in Book 4135, pages 156 to 162, inclusive, of the Kern County Official Records. During the term of this contract, or any renewals thereof, the herein described land shall not be used for any purpose other than agricultural uses and those uses compatible with agricultural uses. No structures shall be erected upon said land except such structures as may be directly related to agricultural uses, pursuant to the terms of the contract.
8. Parks and recreation fees (as required by Section 18.50.080 of the Land Division Ordinance) were not collected at the time of recordation because this map is for agricultural purposes. **Prior to the issuance of any permit for residential use,** the applicable park fee shall be paid, to the Kern County Parks and Recreation Department, for the parcel being developed. **However, no fee is due if the permit is issued more than four years after recordation of this map.** The amount to be paid shall be calculated by the applicable recreation district.
9. Depending on the proximity of any proposed structures, roads, or parking lots to an existing abandoned well(s), the well(s) may need to be exposed for inspection and leakage testing prior to construction. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order the reabandonment of a previously abandoned well when construction of any structure over or in the proximity of a well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner or developer of the project upon which the structure is located.
10. Neighboring Business Activity Statement: The County of Kern encourages operation of properly conducted businesses in agriculture, oil, mining, manufacturing, and other nonresidential operations within the County. If the property you are purchasing is located near these businesses, you may be subject to inconveniences or discomforts arising from such operation to the extent allowed by law. This notice does not waive your legal rights.
11. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering document for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approved the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance with Streets and Highways Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit. Please contact the Caltrans Encroachment Permit Office – District 6.

12. Fire flows and fire protection systems shall be as required and approved by the Kern County Fire Department. **The Kern County Fire Department will accept the following statement recorded concurrently with the parcel map:**

Notice is hereby given that the subdivider was not required to construct emergency access or fire protection improvements. **Prior to the issuance of a building permit**, emergency and fire protection facilities shall be approved in accordance with the requirements of the Kern County Fire Department/Fire Prevention Unit. A consultation with the Fire Prevention Unit, to discuss these requirements, is recommended prior to the submittal of improvement plans, as there also may be a fee requirement.

13. Any structure exceeding 10,000 square feet will require fire sprinklers and a fire alarm to be installed.
14. Any aboveground flammable liquid tanks in excess of 125 gallons will require permitting through the Kern County Fire Department.

15. **The following note(s) shall appear on the Certificate of Compliance and all grading plans:**

- a. If, during development activities, any plugged, abandoned, or unrecorded well(s) are uncovered or damaged that were not part of the initial review, the property owner is expected to immediately notify the Department of Conservation/Geologic Energy Management Division's construction site well review engineer in the Inland district office, and comply with all requirements of the Department of Conservation/Geologic Energy Management (CalGEM) Division.
- b. If any previously unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archaeologist contracted to evaluate the find. A copy of the archaeologist's evaluation shall be submitted to the Kern County Planning and Natural Resources Department upon its issuance and any measures recommended by the archaeologist shall be implemented prior to resumption of work in the area of discovery.
- c. If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5). The Kern County Planning and Natural Resources Department shall be notified immediately following Coroner notification.
- d. If any abandoned water well(s) are located within the development or discovered during excavation or grading, the Kern County Public Health Department/Environmental Health Division must be contacted to obtain information for the proper permitting and destruction procedures.
- e. During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM₁₀ (particulate) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying

dependent on weather conditions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.

- f. During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- g. Construction speed limits will be posted at fifteen miles per hour (15 mph). Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.

16. The following note(s) shall appear on the Certificate of Compliance and all grading and construction plans:

- a. It is unlawful for any person to do, or cause to be done, any of the following acts within the unincorporated areas of the County:

To create noise from construction, between the hours of 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. and 8:00 a.m. on weekends, which is audible to a person with average hearing faculties or capacity at a distance of 150 feet from the construction site, if the construction site is within 1,000 feet of an occupied residential dwelling except where the Director of the Planning and Natural Resources Department or his/her designated representative may for good cause exempt some construction work for a limited time.

- b. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.
- c. Prior to grading and development, the applicant shall comply with the requirements of the applicable utility service provider(s) to ensure safety and prevent conflict with existing utility facilities.

(7) The following requirement(s) shall appear as a note(s) on the final map:

- (a) All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, fences, or similar obstructions, shall be removed from the ultimate road rights-of-way. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
- (b) Any road or easement or right-of-way for road or highway purposes shown or referred to on this map, including, but not limited to, any dedicated or offered for dedication to the public or to the County, is not a County highway and is not subject to maintenance or improvement by the County of Kern, until and unless the County officially accepts same into the County Road System by resolution of the Board of Supervisors, excepting any expressly shown hereon as being a County highway.

- (c) Land covered by this Parcel Map is restricted by a Williamson Act Land Use Contract executed by Mary W. Tieck and Mary Florine Walfrod, Virginia Jeanette Hitchcock and Wilma Ann Hitchcock, Trustees under will A.B. Tieck, Trust B on February 28, 1968, and recorded in Book 4135, pages 156 to 162, inclusive, of the Kern County Official Records. During the term of this contract, or any renewals thereof, the herein described land shall not be used for any purpose other than agricultural uses and those uses compatible with agricultural uses. No structures shall be erected upon said land except such structures as may be directly related to agricultural uses, pursuant to the terms of the contract.
- (d) The parcels within this parcel map may be subject to noise due to State Route 155.
- (e) Parks and recreation fees (as required by Section 18.50.080 of the Land Division Ordinance) were not collected at the time of recordation because this map is for agricultural purposes. **Prior to the issuance of any permit for residential use**, the applicable park fee shall be paid, to the Kern County Parks and Recreation Department, for the parcel being developed. **However, no fee is due if the permit is issued more than four years after recordation of this map.** The amount to be paid shall be calculated by the applicable recreation district.
- (f) Depending on the proximity of any proposed structures, roads, or parking lots to an existing abandoned well(s), the well(s) may need to be exposed for inspection and leakage testing prior to construction. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order the reabandonment of a previously abandoned well when construction of any structure over or in the proximity of a well could result in a hazard. The cost of reabandonment operations is the responsibility of the owner or developer of the project upon which the structure is located.
- (g) Neighboring Business Activity Statement: The County of Kern encourages operation of properly conducted businesses in agriculture, oil, mining, manufacturing, and other nonresidential operations within the County. If the property you are purchasing is located near these businesses, you may be subject to inconveniences or discomforts arising from such operation to the extent allowed by law. This notice does not waive your legal rights.
- (h) Fire flows and fire protection systems shall be as required and approved by the Kern County Fire Department. **The Kern County Fire Department will accept the following statement recorded concurrently with the parcel map:**

Notice is hereby given that the subdivider was not required to construct emergency access or fire protection improvements. **Prior to the issuance of a building permit**, emergency and fire protection facilities shall be approved in accordance with the requirements of the Kern County Fire Department/Fire Prevention Unit. A consultation with the Fire Prevention Unit, to discuss these requirements, is recommended prior to the submittal of improvement plans, as there also may be a fee requirement.
- (i) Any structure exceeding 10,000 square feet will require fire sprinklers and a fire alarm to be installed.
- (j) Any aboveground flammable liquid tanks in excess of 125 gallons will require permitting through the Kern County Fire Department.

(8) The following note(s) shall appear on the final map and all grading plans:

- (a) If, during development activities, any plugged, abandoned, or unrecorded well(s) are uncovered or damaged that were not part of the initial review, the property owner is expected to immediately notify the Department of Conservation/Geologic Energy Management Division's construction site well review engineer in the Inland district office, and comply with all requirements of the Department of Conservation/Geologic Energy Management (CalGEM) Division.

- (b) If any previously unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archaeologist contracted to evaluate the find. A copy of the archaeologist's evaluation shall be submitted to the Kern County Planning and Natural Resources Department upon its issuance and any measures recommended by the archaeologist shall be implemented prior to resumption of work in the area of discovery.
 - (c) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5). The Kern County Planning and Natural Resources Department shall be notified immediately following Coroner notification.
 - (d) If any abandoned water well(s) are located within the development or discovered during excavation or grading, the Kern County Public Health Department/Environmental Health Division must be contacted to obtain information for the proper permitting and destruction procedures.
 - (e) During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM₁₀ (particulate) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
 - (f) During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
 - (g) Construction speed limits will be posted at 15 mph. Verification of compliance will be the responsibility of the Kern County Public Works Department/Building Inspection Division.
- (9) **The following note(s) shall appear on the final map and all grading and construction plans:**
- (a) It is unlawful for any person to do, or cause to be done, any of the following acts within the unincorporated areas of the County:

To create noise from construction, between the hours 9:00 p.m. and 6:00 a.m. on weekdays and 9:00 p.m. and 8:00 a.m. on weekends, which is audible to a person with average hearing faculties or capacity at a distance of 150 feet from the construction site, if the construction site is within 1,000 feet of an occupied residential dwelling except where the Director of the Planning and Natural Resources Department or his/her designated representative may for good cause exempt some construction work for a limited time.
 - (b) Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

- (c) Prior to grading and development, the applicant shall comply with the requirements of the applicable utility service provider(s) to ensure safety and prevent conflict with existing utility facilities.


ADVISORY AGENCY
CRAIG M. MURPHY, Director
Planning and Natural Resources Department

(Revised 11/25/2025)

FINDINGS: TENTATIVE PARCEL MAP 12608

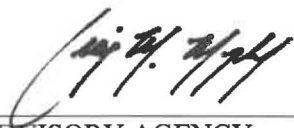
**(Sections 65567, 66473.5, & 66474, Government Code)
(Section 18.25.060, Kern County Land Division Ordinance)
(Section 710, et seq., Fish and Game Code)
(Section 21000 et seq., Public Resources Code)**

- a. The proposed subdivision is consistent with the Open Space and Conservation Elements of the General Plan.
- b. The proposed map is consistent with applicable General and Specific plans.
- c. The design or improvements of the proposed subdivision are consistent with applicable General and Specific plans.
- d. The site is physically suitable for the type of development proposed.
- e. The site is physically suitable for the proposed density of development.
- f. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- g. The design of the proposed subdivision or the type of proposed improvements is not likely to cause serious public health problems.
- h. The design of the proposed subdivision or the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
- i. This parcel is subject to a Williamson Act Agricultural Preserve Land Use Contract, and each parcel contains at least 40 acres within a nonprime agricultural land area.
- j. In accordance with Section 18.55.020, the construction of on-site and/or off-site improvements is a necessary prerequisite to the orderly development of the surrounding area.
- k. The requirement for road improvements is necessary for the protection of the public safety and welfare and is in compliance with Section 65909 of the California Government Code, inasmuch as the proposed development will generate more traffic in the immediate vicinity.
- l. In accordance with Section 66474.02 Government Code, the Director of the Kern County Planning and Natural Resources finds that:
 - (a) There is substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
 - (b) There is substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through the Kern County Fire Department, a contract fire protection district for the State of California.
 - (c) There is, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
- m. A Development Variation to Section 18.55.030.A.5.f and 18.55.030.A.5.h of the Land Division Ordinance has been approved to allow a 20-foot-wide private access easement where a 60-foot-wide public access easement is required on the basis that:
 - 1. Special circumstances exist with respect to the property or the proposed subdivision design that warrants the requested Development Variation. The applicant proposes to dedicate the existing 20-foot-wide dirt road to serve as legal access for Parcel 1 and the Designated Remainder in lieu of the required 60-foot-wide public access easement. The requested Variation would allow the existing access arrangement to be maintained while providing legal and physical access to the proposed parcels.
 - 2. The granting of the Development Variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity. The existing road to be utilized as the private access easement currently provides access to the property and will continue to serve Parcel 1 and the Designated Remainder. The requested variation would maintain the existing access arrangement and would not introduce a new access route or otherwise alter access to neighboring properties.

- n. A Development Variation to Section 18.55.050.B.1.j.(2) and (3) of the Land Division Ordinance has been approved to waive the requirement for dead-end road turnarounds on the basis that:
1. Special circumstances exist with respect to the property or the proposed subdivision design that warrants the requested Development Variation based on the fact that the project is located within an agricultural area and proposes to dedicate an existing dirt road to provide legal access to Parcel 1 and the Designated Remainder. The existing road alignment includes multiple locations that provide areas for vehicles, including emergency vehicles, to turn around. The requested Variation would allow the existing road alignment and access arrangement to be maintained without requiring construction of a standard dead-end road turnaround.
 2. The granting of the Development Variation will not be materially detrimental to the public health, safety, or welfare or to property or residents in the vicinity based on the fact that the existing access road has physical characteristics that provide multiple areas for vehicles to turn around and the Kern County Fire Department (KCFD) reviewed the proposed access and indicated that the 2025 California Wildland-Urban Interface Code would not require a turnaround for the proposed easement road. KCFD further indicated that it has no jurisdiction to require a turnaround unless the road exceeds 2,640 feet. Based on the existing access configuration and KCFD's determination, the requested Variation would not result in a material adverse impact to emergency access or the surrounding properties and would allow the existing access arrangement to be maintained.
- o. 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.

The above findings are made and adopted this 31st day of August, 2026.

The tentative map is approved.



ADVISORY AGENCY
CRAIG M. MURPHY, Director
Planning and Natural Resources Department



**Kern County Public Works
Public Services BLDG**

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

Thursday Jul 23 2026 03:41:08 PM

PLD24-00077

510669 County Clerk CEQA Posti	50.00
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510669 EH Land Development	595.00
510669 Electronic Permit Maint	350.00
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510669 Parcel Map Checking	2,780.00
510669 Parcel Map Checking Per	225.00
Lot	
510669 Development Variation w	270.00
/Tent Parcel Map or Parcel Map Waiver	
510669 Tentative Parcel Map	1,513.00

Total	5,783.00
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Check 1383	5,783.00
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Thank you for your payment.
Have a great day!

Received From: HAYCOCK'S DOUBLE R RANCH
Receipt #: 1801RUP-20260723-15