NOTICE OF EXEMPTION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970- CEQA)

TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following project in the County of Kern, State of California:

   a. Applicant or sponsoring Agency or Department: Ceval Corp by Capstone Engineering (PP26180);

   b. Name of Project: (a) General Plan Amendment Case No. 1, Map 7; (b) Amendment of Zoning Map 7, Zone Change Case No. 3; (c) Alteration of the Boundaries of Agricultural Preserve No. 7– Exclusion, Map 7;

   c. Street Address/Cross-Street of Project: 2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN: 046-120-06)

   Map of Project (if no street address): Attached

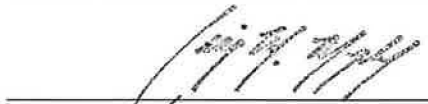
   d. Description of Project: (a) Amend the Land Use Element of the Kern County General Plan from Map Code 8.3/2.5 (Extensive Agriculture - Flood Hazard) to 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard), or a more restrictive map Code designation; (b) A change in zone classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FPS (Estate - 2 1/2 acres - Floodplain Combining), or a more restrictive district; and (c) An Agricultural Preserve Exclusion of 39 acres from Agricultural Preserve No. 7

2. Approval – Summary of Proceedings:

   Adoption date September 29, 2026, Item No. CA 11 2:00 p.m.

3. The Board of Supervisors has determined that, the requested Specific Plan Amendment and the Zone Classification Change have been found to be exempt from the requirement of preparation of environmental documents or further environmental review pursuant to Public Resources Code 21083.3, Special Situations Exemption, Section 15183 of the State CEQA Guidelines, Categorical Exemption, Section 15303 of the State CEQA Guidelines. Therefore, no environmental documents were required for consideration of the action taken.

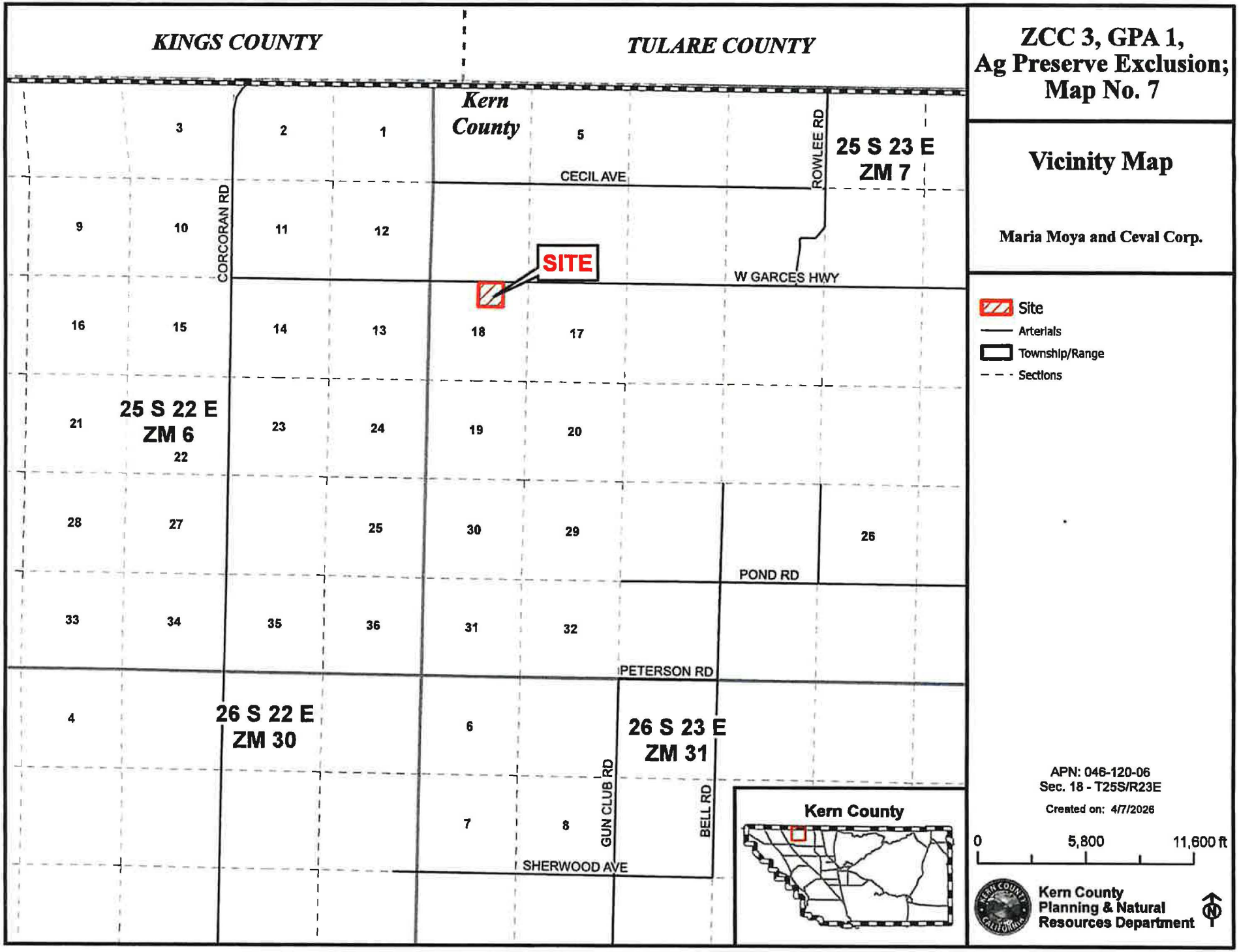
Craig M, Murphy, Director
Planning and Natural Resources Department
County of Kern, State of California



Contact: Danielle Monsibais, Division Chief, at (661) 862-8617 or by email at MonsibaisD@kerncounty.com

Categorical Exemption various

DM :an



ZCC 3, GPA 1, Ag Preserve Exclusion; Map No. 7

Vicinity Map

Maria Moya and Ceval Corp.

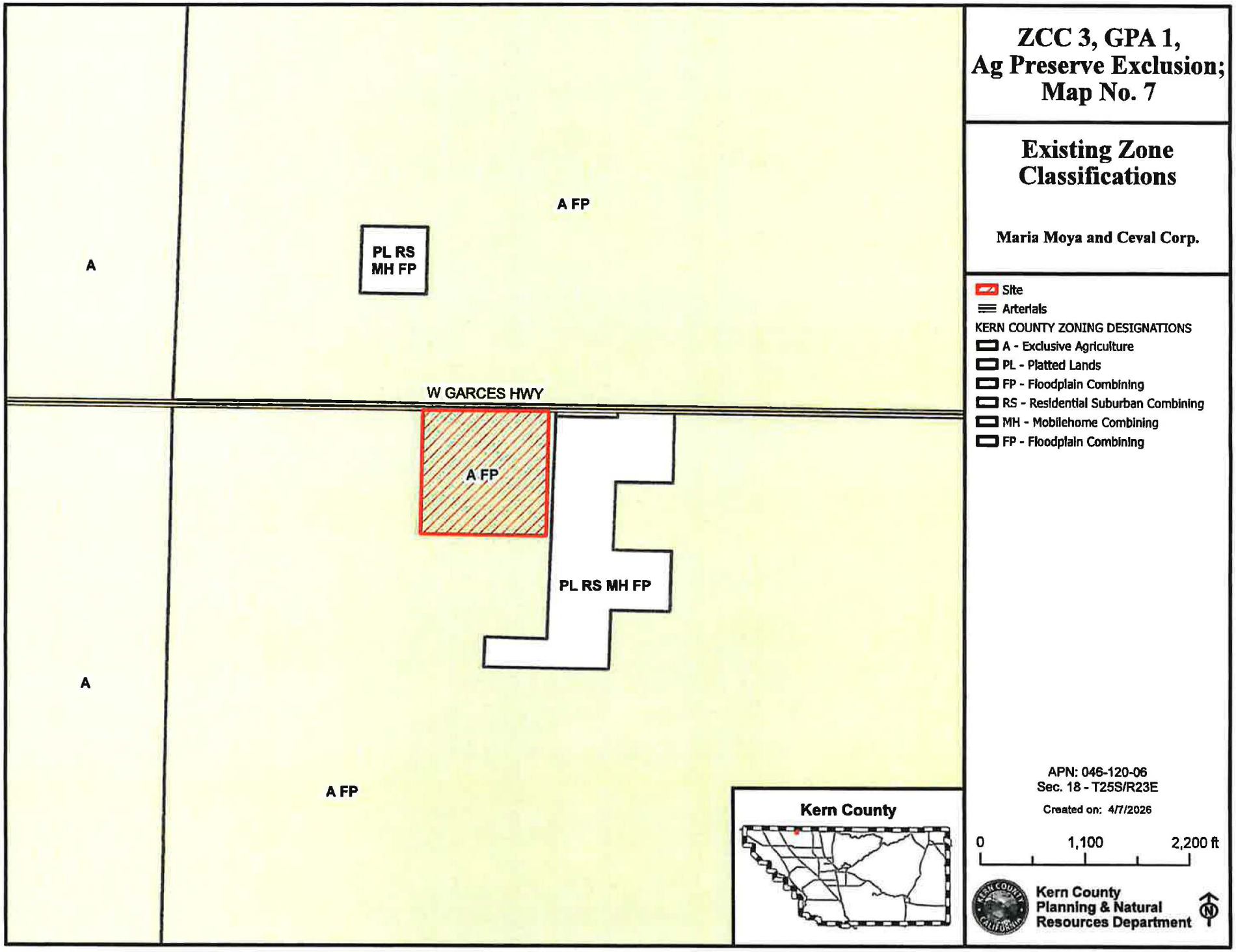
Site
Arterials
Township/Range
Sections

APN: 046-120-06
Sec. 18 - T25S/R23E

Created on: 4/7/2026

0 5,800 11,600 ft

Kern County
Planning & Natural
Resources Department



ZCC 3, GPA 1, Ag Preserve Exclusion; Map No. 7

Existing Zone Classifications

Maria Moya and Ceval Corp.

Site
Arterials

KERN COUNTY ZONING DESIGNATIONS

- A - Exclusive Agriculture
- PL - Platted Lands
- FP - Floodplain Combining
- RS - Residential Suburban Combining
- MH - Mobilehome Combining
- FP - Floodplain Combining

APN: 046-120-06
Sec. 18 - T25S/R23E

Created on: 4/7/2026

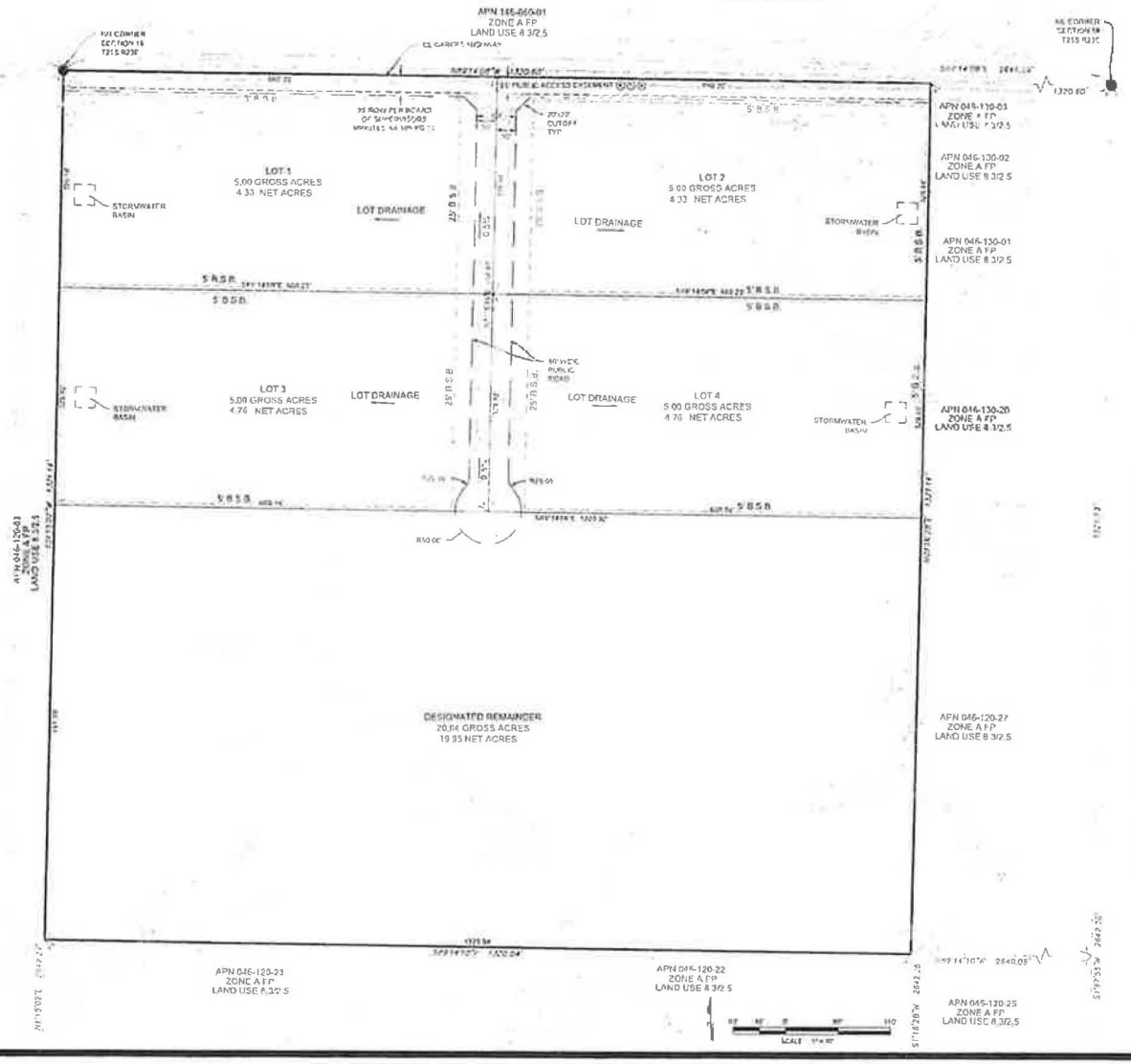
0 1,100 2,200 ft

Kern County
Planning & Natural
Resources Department

VESTING TENTATIVE TRACT 7493

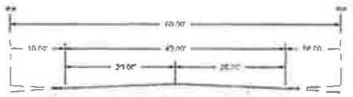
BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 23 EAST, M D B.M.

APN 046-120-06



MAP INFORMATION

- EXISTING GENERAL PLAN = 8.3/2.5 EXTensive Agriculture; Flood Hazard
- PROPOSED GENERAL PLAN = 5.0/2.5 RR Rural Residential 5 Acre Min; Flood Hazard
- EXISTING ZONING = A FP (Agricultural; Flood Plain)
- PROPOSED ZONING = RS FP (Estate Residential - 5 Acre Min.; Flood Plain Combining)
- MIN. LOT SIZE PROPOSED = 5.00 ACRES
- MAX. LOT SIZE = 5 AC
- AVG. LOT SIZE = 5 AC
- TOTAL AREA OF SUBDIVISION = 25.04 ACRES
- NET AREA OF SUBDIVISION = 24.13 ACRES
- MAP WILL NOT BE RECORDED IN PHASES
- VARIES WITHIN LOCAL RESPONSE AREAS (FIRE DEPT)
- ROAD IMPROVEMENT TYPE C
- 4 LOTS AND 1 REMAINDER



LOCAL ROAD SECTION

TYPE 'C' ROAD (PUBLIC)

NTS

TITLE REPORT NOTES:

1. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED APRIL 24, 1911, BOOK 230, PAGE 193 DEEDS. AFFECTS: PORTION OF THE LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
2. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY EARL ROBERTS, IN DEED RECORDED AUGUST 19, 1912, BOOK 313, PAGE 324, DEEDS. AFFECTS: PORTION OF THE LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.
3. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY WILLIAM ROBERTS, IN DEED RECORDED FEBRUARY 1, 1913, BOOK 379, PAGE 122, DEEDS. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

TITLE REPORT:

PRELIMINARY TITLE REPORT (NHS923) DATED AUGUST 13, 2024
PLACER TITLE COMPANY, BAKERSFIELD CA

LEGAL DESCRIPTION:

THE LAND IN THIS REPORT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF THE SAID LAND, RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR-GENERAL.
EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND AS RESERVED BY NICHOLAS M. GIONA, AN UNMARRIED MAN IN GRANT DEED RECORDED NOVEMBER 21, 1977 IN BOOK 5671, PAGE 1618, OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARING OF "N 88°59'00" W" AS SHOWN FOR THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, T. 25 S., R. 23 E., M.D.B.&M. PER SURVEY INVESTIGATION AND RECORD MONUMENTATION AS RECORDED IN BOOK 9 OF MAPS, AT PAGE 151, IN THE OFFICE OF THE KERN COUNTY SURVEYOR'S OFFICE WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

BENCHMARK:

NATIONAL GEODETIC SURVEY BASIC CONTROL STATION WITH PUBLISHED ELEVATION ABOVE MEAN SEA LEVEL DATUM OF 1988 ELEVATION = 710.2'

UTILITY

WATER: ON SITE WELL
SEWER: ON SITE SEPTIC SYSTEM
POWER: PACIFIC GAS AND ELECTRIC COMPANY

LAND SURVEYOR:

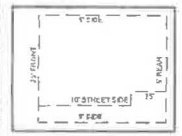
ANDREW RYAN BELL
LS 9505 03-24-27
1816 MACDHARD RD
SUITE B223
(661) 210-9034

I, ANDREW BELL, HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAP'S BOUNDARY.

FLOOD NOTE:

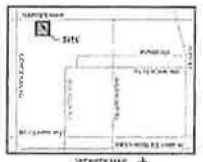
ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE DESIGNED AND LOCATED TO PREVENT IMPAIRMENT TO THEM OR CONTAMINATION OF THEM DURING FLOODING, AS APPROVED BY THE KERN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DEVELOPMENT WITHIN THE LIMITS OF THIS TRACT MAP SHALL COMPLY WITH KERN COUNTY FLOODPLAIN MANAGEMENT ORDINANCES AND THE LATEST REVISION THEREOF.



TYPICAL SETBACK DETAIL

N.T.S.



LEGEND

LAND 2.5	FLOOD HAZARD
LAND 8.3	EXTENSIVE AGRICULTURE
ZONING FP	FLOOD PLAIN COMBINING
ZONING A	EXCLUSIVE AGRICULTURE
	BUILDING SETBACK LINE
	EASEMENT LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING CONTOUR
	CENTERLINE
	BOUNDARY
	PROPOSED DIRT ROAD

CAPSTONE ENGINEERING & LAND SURVEYING, INC.
CIVIL ENGINEERING & LAND SURVEYING
Mailing Address:
9530 Hogeman Road
Suite B223
P: 661-210-9034
www.CapstonePE.com
administrator@CapstonePE.com

No.	Revision Notice	Date

VTTM 7493
APN 046-120-06
Kern County

VTTM 7493

24-023

C-100

KERN COUNTY
PLANNING AND NATURAL RESOURCES

2700 M Street
Bakersfield, CA 93301

Date: 4/6/2026

RECEIPT

Permit Number: PLN24-00134

Permit Type: Planning Project

Description: GPA to 5.6
ZCC to A-1

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
287188	3/5/2026	Andrew Bell	Credit	5910.00	angulob@kerncounty.com
			TOTAL PAID:	**5910.00**	

Invoice	Fees	Fee Amount	Paid
496462	Fire Review and Consultation 1024RC|1017FD|1011AC|1686CC	218.00	218.00
496462	Zone Change 1035RC|1000FD|1022AC|1155CC	2080.00	2080.00
496462	Inclusion/Exclusion 1042RC|1000FD|1022AC|1155CC	187.00	187.00
496462	Electronic Permit Maintenance Fee 1069RC|1000FD|1022AC|1155CC	700.00	700.00
496462	General/Specific Plan Amendment 1316RC|1000FD|1022AC|1155CC	1409.00	1409.00
496462	Policy and Legal Conformance Fee 1327RC|1000FD|1003AC|1012CC	192.00	192.00
496462	Notice to Process 1366RC|1000FD|1018AC|1006CC	125.00	125.00
496462	Notice to Process 1366RC|1000FD|1018AC|1006CC	250.00	250.00
496462	Legal Description Review 1372RC|1224FD|1021AC|1770CC	104.00	104.00
496462	EH Land Development 1389RC|1094FD|1013AC|1744CC	595.00	595.00
496462	County Clerk CEQA Posting 1575RC|1081FD|1009AC|3264CC	50.00	50.00
		5910.00	5910.00