

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. 97, Map 101-30; (b) Tentative Parcel Map 12642

Project Location -- Specific: North side of Brimhall Road approximately 1/4-mile east of Superior Road
(APN: 407-320-28)

Project Location -- City: Bakersfield area

Project Location -- County: Kern

Description of Project: (a) A Zone Variance to allow four (4) lots ranging in size from 1.79 acres (gross) where a minimum lot size of 2.5 acres (gross) is required (Section 19.14.050.); (b) A Tentative Parcel Map to subdivide a 9.12-acre (gross) site into four (4) residential lots with Development variations to the Land Division Ordinance to allow deferral of improvements from Brimhall Road (Section 18.55.040) and to allow a private street with a width of 30 feet with Type "C" improvements where a public street with a width of 60 feet Type "A" improvements are required (Section 18.55.030.a.1), and Limited Design Variations to the Land Division Ordinance to authorize lot depths greater than three (3) times the width (Section 18.55.050.F.3) in an A-1 (Limited Agriculture) District

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

Name of Person or Agency Carrying Out Project: Brar Family, LLC by KSI Engineering Inc. (PP27115)

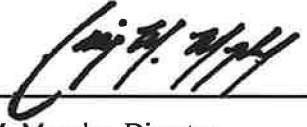
Exempt Status: Common Sense 15061(b)(3) for ZV and Special Situation 15183 for TPM, of the State CEQA Guidelines

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 for the Tentative Parcel Map and Section 15061(b)(3) for the Zone Variance under the Common Sense Exemption. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment of the State CEQA Guidelines.

Contact Person: Noeli Glienke, Supervising Planner, at 661-862-8742 or by email at glienken@kerncounty.com

Receipt: #299843

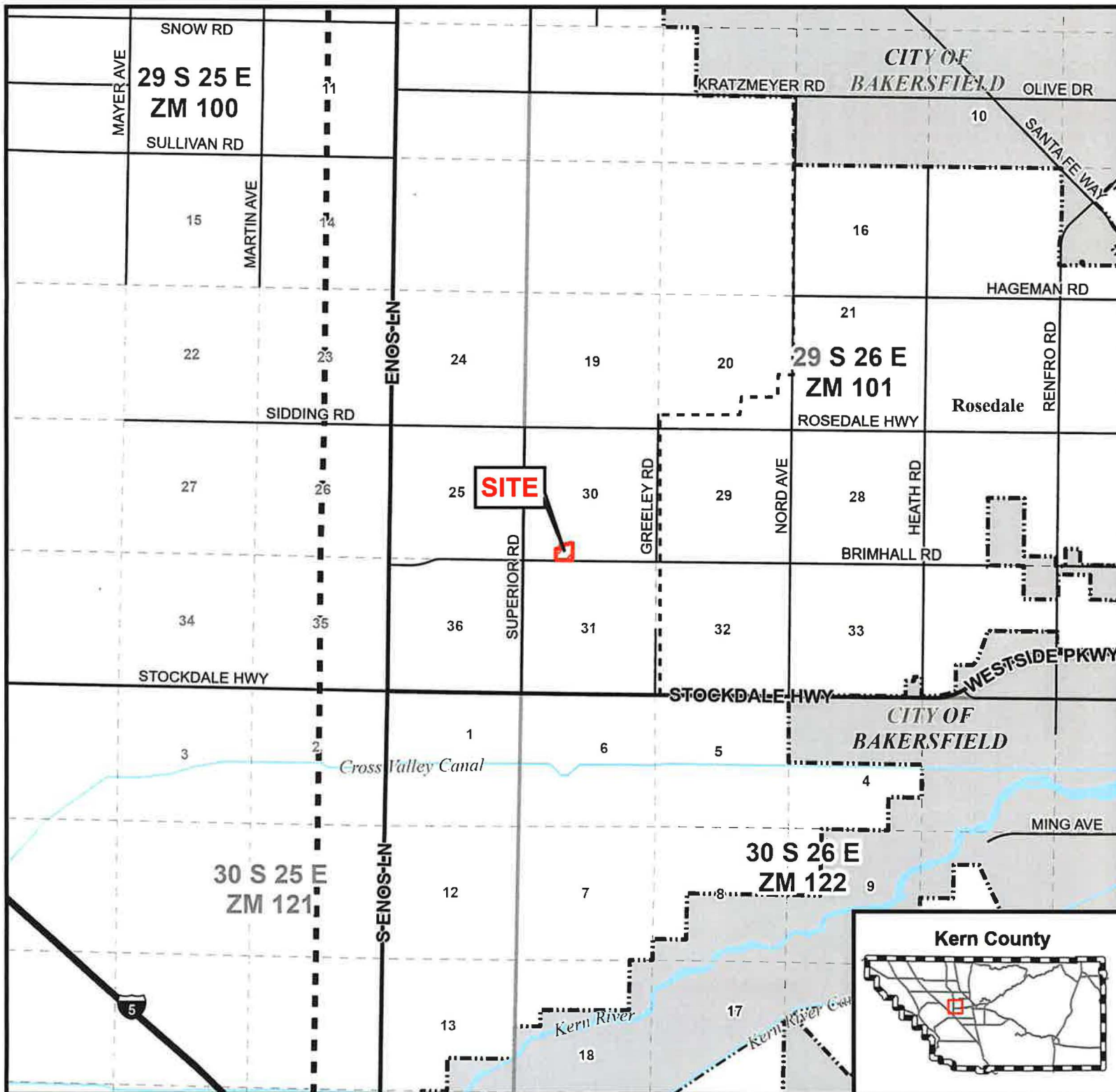
Date Received for Filing:
October 15, 2026



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

Date of Hearing: October 15, 2026

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ZV 97 Map 101-30

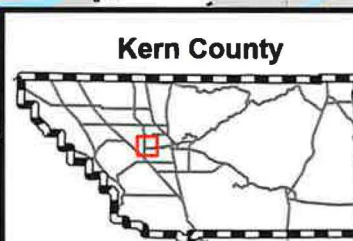
Vicinity Map

Brar Family, LLC
by KSI Engineering, Inc

- Site
- Freeway
- Interstate
- Named Road
- Arterials
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 407-320-28
Sec. 30 - T29S/R26E
Created on: 8/21/2026

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department

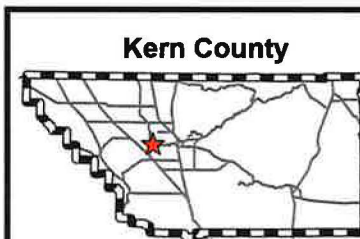
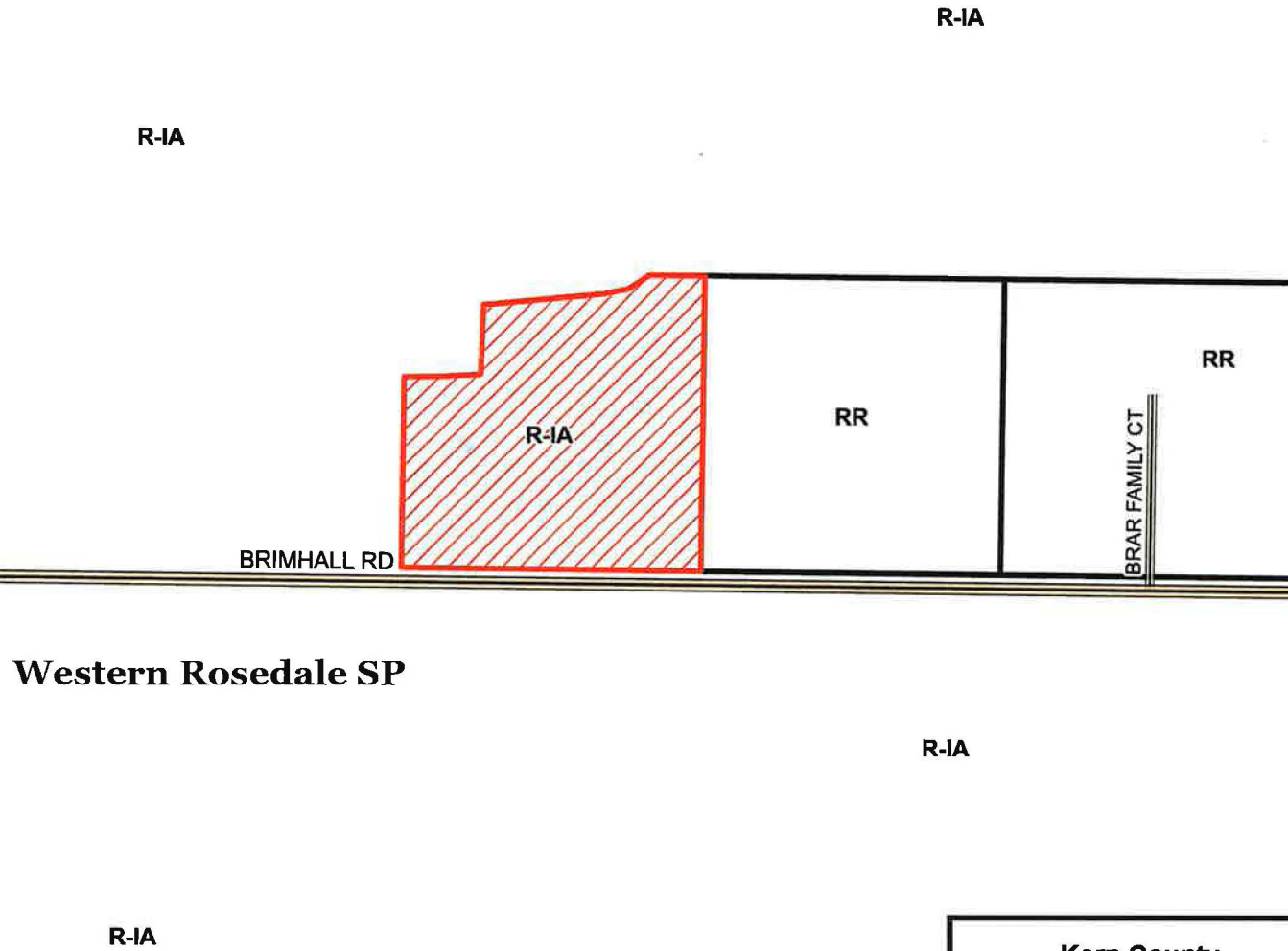


ZV 97 Map 101-30

Existing Specific Plan Map

Brar Family, LLC
by KSI Engineering, Inc

-  Site
-  Arterials
-  Metro Bakersfield GP Boundary
- Specific Plans**
 -  Western Rosedale
- General Plan Boundaries**
 -  4.1 - Accepted County Plan Areas
 -  OS - Includes Resource Management Areas, Agriculture, R-IA - INTENSIVE AGRICULTURE, MIN. 20 ACRE PARCEL SIZE
 -  RR - RURAL RESIDENTIAL, MINIMUM 2.5 GROSS ACRES/ UNIT



APN: 407-320-28
Sec. 30 - T29S/R26E
Created on: 8/21/2026



VICINITY MAP
NTS

LEGAL DESCRIPTION:

PARCEL A OF PARCEL MAP NO. 11746, ACCORDING TO THE MAP THEREOF RECORDED JULY 28, 2009 IN BOOK 57, PAGES 130-133, INCLUSIVE OF PARCEL MAPS, KERN COUNTY RECORDS.

APN: 407-320-28

PROPERTY OWNER:

BRAR FAMILY, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
ADDRESS: 332 BEAR MOUNTAIN BLVD
ARVIN, CA 93203
PHONE: 661-703-5832

GENERAL INFORMATION:

1. GROSS ACREAGE: 9.12 ACRES
2. NET ACREAGE: 8.28 ACRES
3. NUMBER OF PARCELS: 4
4. TYPE OF ROAD IMPROVEMENTS: BAKERSFIELD - TYPE A
5. CURRENT LAND USE: VACANT
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. ZONING: A-1 (LIMITED AGRICULTURE)
8. GENERAL PLAN DESIGNATION: RRD (WESTERN ROSEDALE SP)
9. THIS WILL NOT BE A PHASED SUBDIVISION

PUBLIC UTILITY INFORMATION:

WATER: EXISTING ON SITE WATER WELL
SEWER: ON SITE SEPTIC
ELECTRIC: PG&E

FLOODPLAIN DESIGNATION:

ZONE X
FEMA MAP NUMBER: 06029C2375F
EFFECTIVE DATE: OCTOBER 21, 2011

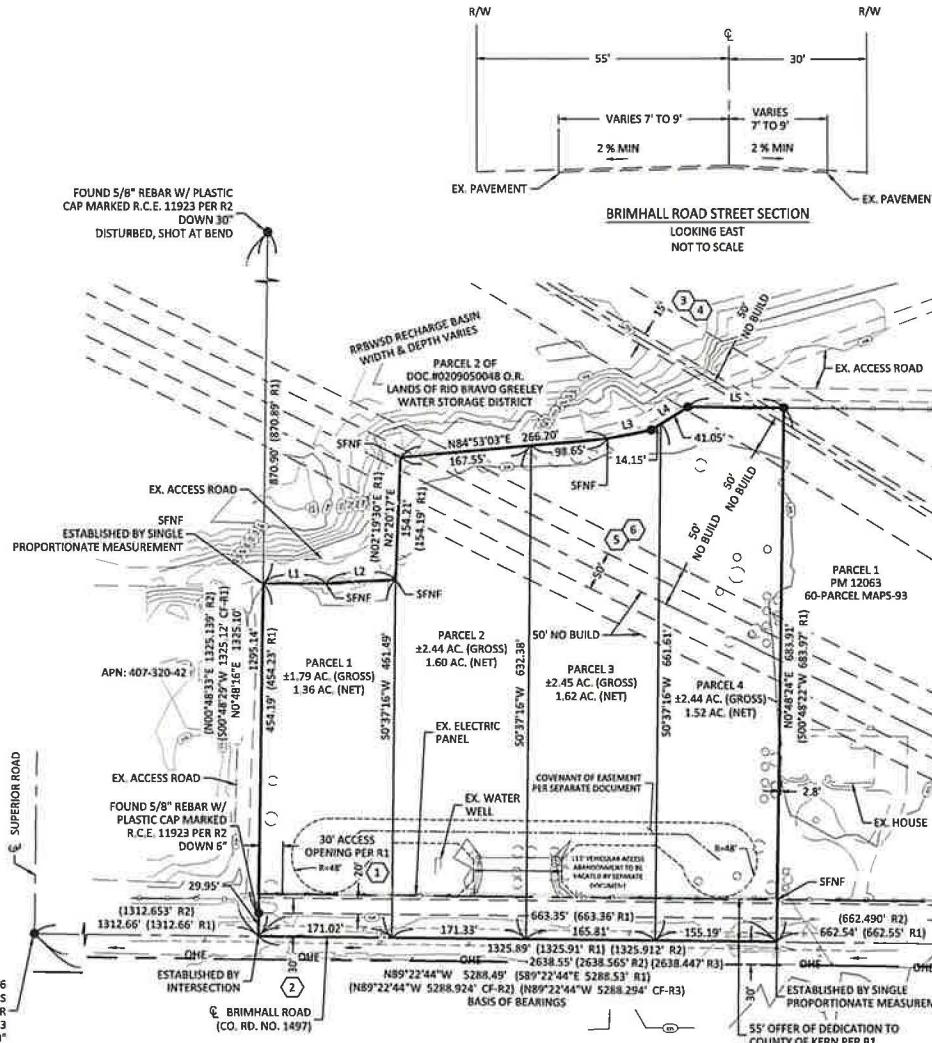
BASIS OF BEARINGS:

THE BEARING OF N89°22'44"W FOR THE SOUTH LINE OF SECTION 30, T.29S., R.26E., M.D.B.M., ALSO BEING THE CENTERLINE OF BRIMHALL ROAD AS SHOWN ON RECORD OF SURVEY MAP RECORDED IN BOOK 22 OF SURVEYS, AT PAGE 193, ON FILE IN THE KERN COUNTY RECORDS' OFFICE WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

SURVEYOR'S NOTES:

1. THE DISTINCTIVE BOUNDARY (---) INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
2. AN APPLICATION FOR ZONE VARIANCE TO ALLOW FOR REDUCTION IN MINIMUM LOT SIZE HAS BEEN CONCURRENTLY SUBMITTED WITH THIS MAP.

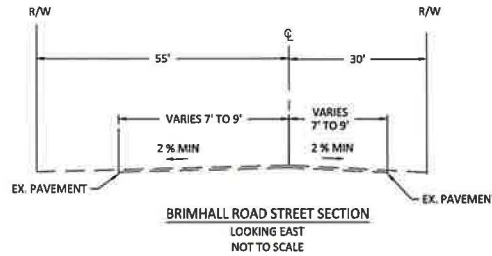
SW CORNER OF SEC. 30, 29/26
FOUND K.C.S. CONC. MON. W/ BRASS
TAG MARKED FOR SECTION CORNER & "REPLACED APRIL 2, 1974" PER R3
DOWN 20"



TENTATIVE PARCEL MAP NO. 12642

BEING A SUBDIVISION OF PARCEL A OF PARCEL MAP NO. 11746, ACCORDING TO THE MAP THEREOF RECORDED JULY 28, 2009 IN BOOK 57, PAGES 130 TO 133, INCLUSIVE OF PARCEL MAPS, KERN COUNTY RECORDS; ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 26 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA.

BEING A SUBDIVISION OF 49.12 GROSS ACRES INTO FOUR (4) PARCELS.



REFERENCES:

- R1 BEARING AND/OR DISTANCE PER PARCEL MAP NO. 11746 RECORDED JULY 28, 2009 IN BOOK 57, PAGE 130 OF PARCEL MAPS
- R2 BEARING AND/OR DISTANCE PER RECORD OF SURVEY MAP RECORDED FEBRUARY 25, 2005 IN BOOK 22, PAGE 193 OF RECORD OF SURVEYS
- R3 BEARING AND/OR DISTANCE PER FILED MAP 7-3, FILED IN BOOK 5, PAGE 200 IN THE OFFICE OF THE KERN COUNTY SURVEYOR

LEGEND:

- K.C.S. KERN COUNTY SURVEYOR
SFNF SEARCHED FOR NOT FOUND
CF CALCULATED FROM
MONUMENT FOUND AS DESCRIBED HEREON
FOUND 1/2" REBAR W/ PLASTIC CAP L5 7816
ABANDONMENT OF ALL RIGHTS OF
VEHICULAR INGRESS & EGRESS PER R1
(PORTION TO BE VACATED BY SEPARATE DOCUMENT)

EASEMENTS PER TITLE REPORT FTKE-TO24000135 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 25, 2025:

1. AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED MARCH 17, 1942 IN BOOK 1098, PAGE 154 OF OFFICIAL RECORDS.
2. AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES IN FAVOR OF COUNTY OF KERN PER DOCUMENT RECORDED FEBRUARY 3, 1950 IN BOOK 1631, PAGE 73 OF OFFICIAL RECORDS.
3. AN EASEMENT FOR GAS PIPELINES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 3, 1950 IN BOOK 1657, PAGE 196 OF OFFICIAL RECORDS.
4. AN EASEMENT FOR GAS PIPELINES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED FEBRUARY 17, 1950 IN BOOK 1652, PAGE 298 OF OFFICIAL RECORDS.
5. AN EASEMENT FOR GAS PIPELINES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 15, 1953 IN BOOK 2081, PAGE 228 OF OFFICIAL RECORDS.
6. AN EASEMENT FOR GAS PIPELINES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 1, 1954 IN BOOK 2282, PAGE 412 OF OFFICIAL RECORDS.
7. A FLOWAGE EASEMENT IN FAVOR OF ROSEDALE-RIO BRAVO WATER STORAGE DISTRICT FOR USE OF THE GOOSE LAKE SLOUGH PER DOCUMENT RECORDED FEBRUARY 28, 1961 IN BOOK 3354 PAGE 226 OF OFFICIAL RECORDS. EXACT LOCATION CANNOT BE PLOTTED FROM RECORD LEGAL DESCRIPTION.
8. COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL RECREATIONAL, OPEN SPACE, AND OTHER APPROVED COMPATIBLE USES. RECORDED FEBRUARY 25, 1970 IN BOOK 4170, PAGE 363 OF OFFICIAL RECORDS. NOTE: A PETITION FOR EXCLUSION FROM THE BOUNDARIES OF AGRICULTURAL PRESERVE NO. 30 HAS BEEN SUBMITTED WITH THIS MAP.

REFERENCES:

- R1 BEARING AND/OR DISTANCE PER PARCEL MAP NO. 11746 RECORDED JULY 28, 2009 IN BOOK 57, PAGE 130 OF PARCEL MAPS
- R2 BEARING AND/OR DISTANCE PER RECORD OF SURVEY MAP RECORDED FEBRUARY 25, 2005 IN BOOK 22, PAGE 193 OF RECORD OF SURVEYS
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CF CALCULATED FROM
MONUMENT FOUND AS DESCRIBED HEREON
FOUND 1/2" REBAR W/ PLASTIC CAP L5 7816
ABANDONMENT OF ALL RIGHTS OF
VEHICULAR INGRESS & EGRESS PER R1
(PORTION TO BE VACATED BY SEPARATE DOCUMENT)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°30'10"E	79.98'
L1 (R1)	(N89°29'23"E)	(79.97')
L2	N86°57'15"E	89.78'
L2 (R1)	(N86°56'28"E)	(89.77')
L3	N78°46'54"E	56.98'
L3 (R1)	(N78°46'07"E)	(56.97')
L4	N57°46'35"E	55.20'
L4 (R1)	(N57°54'04"E)	(55.32')
L5	S89°23'40"E	122.92'
L5 (R1)	(N89°22'48"W)	(122.84')



100' 50' 0' 50' 100'
(CONTOUR INTERVAL = 1')

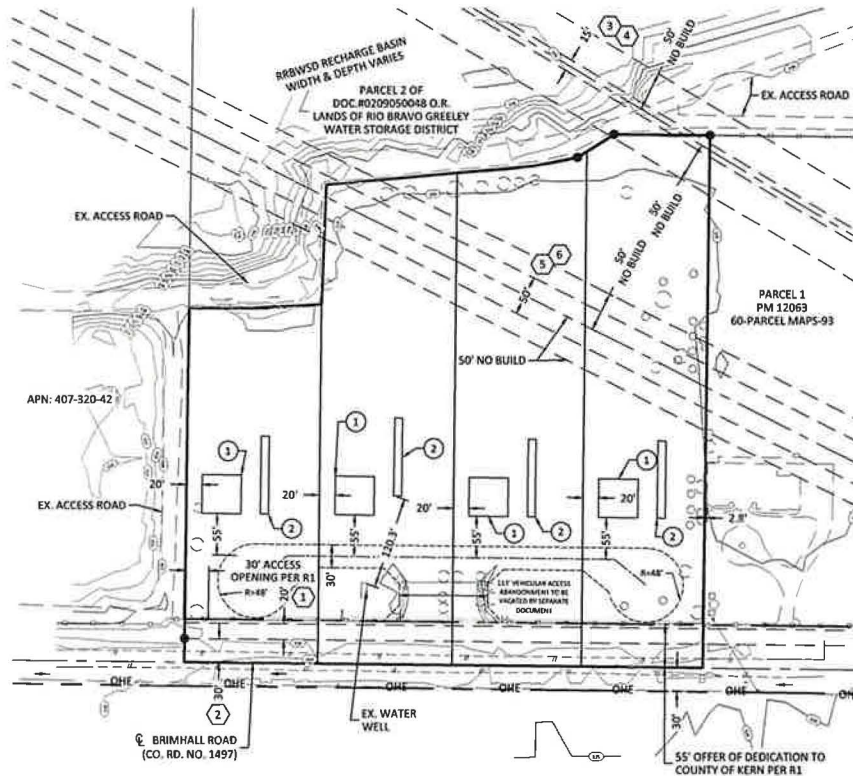


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BEING A SUBDIVISION OF 49.12 GROSS ACRES INTO FOUR (4) PARCELS.

LOT USE FEASIBILITY

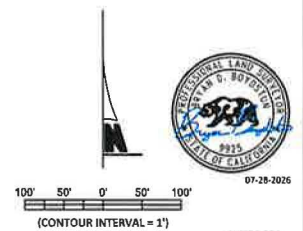


LEGEND:

- K.C.S. KERN COUNTY SURVEYOR
- S.F.N.F. SEARCHED FOR NOT FOUND
- C.F. CALCULATED FROM
- MONUMENT FOUND AS DESCRIBED HEREBY
- FOUND 1/2" REBAR W/ PLASTIC CAP L5 7816
- ABANDONMENT OF ALL RIGHTS OF VEHICULAR INGRESS & EGRESS PER R1 (PORTION TO BE VACATED BY SEPARATE DOCUMENT)
- 1 PROPOSED 2,500 SQ. FT. HOUSE
- 2 PROPOSED SEPTIC SYSTEM (30' X 100')

EASEMENTS PER TITLE REPORT FTKE-TO24000135 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, DATED APRIL 25, 2025:

- 1 AN EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED MARCH 17, 1942 IN BOOK 1098, PAGE 154 OF OFFICIAL RECORDS.
- 2 AN EASEMENT FOR PUBLIC HIGHWAY PURPOSES IN FAVOR OF COUNTY OF KERN PER DOCUMENT RECORDED FEBRUARY 3, 1950 IN BOOK 1831, PAGE 73 OF OFFICIAL RECORDS.
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- 6 AN EASEMENT FOR GAS PIPELINES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 1, 1954 IN BOOK 2282, PAGE 412 OF OFFICIAL RECORDS.
- 7 A FLOWAGE EASEMENT IN FAVOR OF ROSEDALE-RIO BRAVO WATER STORAGE DISTRICT FOR USED OF THE GOOSE LAKE SLOUGH PER DOCUMENT RECORDED FEBRUARY 28, 1951 IN BOOK 3554 PAGE 226 OF OFFICIAL RECORDS. EXACT LOCATION CANNOT BE PLOTTED FROM RECORD LEGAL DESCRIPTION.
- 8 COVENANTS AND RESTRICTIONS IMPOSED BY A LAND CONSERVATION CONTRACT EXECUTED PURSUANT TO SECTION 51200 ET SEQ. CALIFORNIA GOVERNMENT CODE (WILLIAMSON ACT) AUTHORIZING THE ESTABLISHMENT OF AGRICULTURAL RECREATIONAL, OPEN-SPACE, AND OTHER APPROVED COMPATIBLE USES. RECORDED FEBRUARY 25, 1970 IN BOOK 4878, PAGE 387 OF OFFICIAL RECORDS. NOTE: A PETITION FOR EXCLUSION FROM THE BOUNDARIES OF AGRICULTURAL PRESERVE NO. 10 HAS BEEN SUBMITTED WITH THIS MAP.





KERN COUNTY PLANNING AND NATURAL RESOURCES

Date: 10/15/2026

2700 M Street
Bakersfield, CA 93301

RECEIPT

Permit Number: PLD25-00035

Permit Type: Parcel Map

Description: TPM 12642

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
299843	8/17/2026	JHAJ & BRAR INVERMENT INC	Check	6496.00	angulob@kerncou nty.com
TOTAL PAID:				6496.00	

Invoice	Fees	Fee Amount	Paid
512910	Zone Var w/CUP, PD, TM or PM 1032RC 1000FD 1022AC 1155CC	156.00	156.00
512910	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
512910	Development Variation w/Tent Parcel Map or Parcel Map Waiver 1313RC 1000FD 1022AC 1155CC	270.00	270.00
512910	Ltd. Design Variation w/Tentative Parcel Map or Parcel Map Waiver 1313RC 1000FD 1022AC 1155CC	270.00	270.00
512910	Tentative Parcel Map 1313RC 1000FD 1022AC 1155CC	1513.00	1513.00
512910	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
512910	Parcel Map Checking Per Lot 1371RC 1224FD 1021AC 1770CC	300.00	300.00
512910	Parcel Map Checking 1371RC 1224FD 1021AC 1770CC	2780.00	2780.00
512910	EH Land Development 1389RC 1094FD 1013AC 1744CC	615.00	615.00
512910	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		6496.00	6496.00