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 12429

Project Location -- Specific: East and west side of Sand Canyon Road approx. 1.5 miles north of Tehachapi Boulevard

Project Location -- City: Tehachapi area

Project Location -- County: Kern

Description of Project: The division of a 159.70-acre (gross) parcel into a 28.13-acre (gross) parcel and a 131.57-acre (gross) parcel; beneficiaries are owners.

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

Name of Person or Agency Carrying Out Project: Thomas Kay Jr.

Exempt Status: Common Sense Exemption, Section 15061(b)(3) of the State CEQA Guidelines

Reasons Why Project Is Exempt: No adverse effect

Contact Person: Kyle Thompson (661) 862-5061

Date Received for Filing:

October 28, 2026

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

cc: Environmental Status Board
Applicant

FINDINGS: TENTATIVE PARCEL MAP NO. 12429

(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.
l. 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.
m. This project qualifies as a Common Sense Rule and does not require preparation of further environmental documents pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

The above findings are made and adopted this **28th** day of **October**.

The tentative map is approved.

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

Parcel Map #12429
Project Location: East and west side of Sand Canyon Road approximately one and a half miles north of Tehachapi Boulevard
Tehachapi Area – S.D. #2

CONDITIONS OF APPROVAL
(October 28, 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 Sand Canyon Specific Plan. Existing zoning is A {Exclusive Agriculture}, which requires a minimum lot size of 20 acres (gross).

(3) Approval or conditional approval shall expire three (3) years 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 (1) year beyond the recording of the final map. A one (1) 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) Record an irrevocable offer of dedication to the County of Kern of all subject properties for Sand Canyon Road, 55 feet in width on either side of the alignment of Sand Canyon Road per the Sand Canyon Specific Plan Circulation Map revised July 21, 1976, per the Kern County Land Division Ordinance and Development Standards.() Record an irrevocable offer of dedication to the County of Kern of all subject properties along the westerly property line, 30 feet in width, from the westerly right-of-way of Sand Canyon Road to the Northwest Corner of Section 22, per the Kern County Land Division Ordinance and Development Standards.

(h) Record an irrevocable offer of dedication to the County of Kern of all subject properties along the northerly property line, 30 feet in width, from the easterly right-of-way of Sand Canyon Road to the North 1/4 Corner of Section 22, per the Kern County Land Division Ordinance and Development Standards

(i) Record an irrevocable offer of dedication to the County of Kern of all subject properties along the southerly property line, 30 feet in width, per the Kern County Land Division Ordinance and Development Standards.

(j) Record an irrevocable offer of dedication to the County of Kern of all subject properties along the easterly property line, 30 feet in width, per the Kern County Land Division Ordinance and Development Standards.

(k) 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.

(l) In accordance with Chapter 18.55 of the Kern County Land Division Ordinance:

1. On-site access roads shall be improved in conformance with approved plans and profiles according to Type B subdivision improvement requirements as shown in the Appendix of the Land Division Ordinance and the Development Standards, including multiuse trail as required by the Sand Canyon Specific Plan.

(m) 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.

(n) The method of water supply and sewage disposal shall be as required and approved by the Kern County Public Health Department/Environmental Health Division.

(o) In accordance with Section 18.25.030 of the Kern County Land Division Ordinance, the engineer shall show the location of natural drainage channel(s).

(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) Under encroachment permit, issued by the Kern County Public Works Department, construct asphalt concrete paved road approaches along Sand Canyon Road, prior to the issuance of building permits, per the Kern County Development Standards and the Land Division Ordinance.

(c) 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.

(d) All new utility services shall be placed underground. Underground utility construction shall be in accordance with the provisions of Public Utility Commission General Order 95. Any aboveground cabinets or facilities shall be screened in a manner approved by the Director of the Kern County Planning and Natural Resources Department. Any aboveground cabinets or facilities located within the road right-of-way shall be permitted only upon approval by the Director of the Kern County Public Works Department. Compliance with this requirement may result in the need to create public utility easements outside of the right-of-way.

(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.

(8) 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.

(9) All or part of the parcels shown on this parcel map may be subject to flooding; therefore, **the following notes shall be recorded with the map**:

(a) On-site waste disposal systems shall be designed and located to prevent impairment to them or contamination by them during flooding as approved by the Kern County Public Health Department/Environmental Health Division.

(b) Development within the limits of this parcel map shall comply with Kern County Floodplain Management Ordinance and the latest revisions thereof.

(c) Structures shall be located in a manner that will not create a backwater condition onto adjacent properties.

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

(a) No building permits shall be issued until adequate access and adequate water supply for fire protection purposes is provided, as approved by the Kern County Fire Department.

(b) Upon initial review, it has been determined that all new construction will require fire water flowing a minimum 1,500 GPM for 2 hours with 20 PSI residual.

(c) All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.

(d) All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code

(e) 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

(f) 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.

(g) 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.

(h) 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.

(i) 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 PM_{10} (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.

(j) 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.

(k) 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.

(11) 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 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.

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

(Revised 11/25/2025)

KERN COUNTY
PLANNING AND NATURAL RESOURCES

2700 M Street
Bakersfield, CA 93301

Date: 10/27/2026

RECEIPT

Permit Number: PLD21-00069

Permit Type: Parcel Map

Description: VTPM 12429 proposing to divide a 159.70 ac parcel into a 28.13 ac parcel and a 131.57 ac parcel

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
301321	9/4/2026	THOMAS L KAY JR / LAV PINNACLE	Check	5458.00	angulob@kerncounty.com
			TOTAL PAID:	**5458.00**	

Invoice	Fees	Fee Amount	Paid
515024	Electronic Permit Maintenance Fee 1069RC|1000FD|1022AC|1155CC	350.00	350.00
515024	Tentative Parcel Map 1313RC|1000FD|1022AC|1155CC	1513.00	1513.00
515024	Parcel Map Checking Per Lot 1371RC|1224FD|1021AC|1770CC	150.00	150.00
515024	Parcel Map Checking 1371RC|1224FD|1021AC|1770CC	2780.00	2780.00
515024	EH Land Development 1389RC|1094FD|1013AC|1744CC	615.00	615.00
515024	County Clerk CEQA Posting 1575RC|1081FD|1009AC|3264CC	50.00	50.00
		5458.00	5458.00