NOTICE OF EXEMPTION

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

Project Title: Lot Line Adjustment No. 20-26

Project Location -- Specific: Located on the terminus of Mountain Way, west of San Juan Drive

Project Location -- City: Tehachapi

Project Location -- County: Kern

Description of Project: A Lot Line Adjustment between adjacent parcels.

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

Name of Person or Agency Carrying Out Project: Aamahomes LLC & VCTR 401K Trust By Authority Engineering and Surveying

Exempt Status: Categorically Exempt, Section 15305 of the State CEQA Guidelines

Reasons Why Project Is Exempt: A minor Lot Line Adjustment that does not result in the creation of any additional parcels.

Contact Person: Brandy Acosta, Planner I ((661) 862-5012)}

Date Received for Filing:

November 4,2026

Craig M. Murphy, Director
Planning and Natural Resources Department

cc: Environmental Status Board
Applicant

FORM 430 (9/2025)

LLA #20-26
Location: At the terminus of Mountain Way, west of San Juan Drive
Tehachapi Area – S.D. No. 2

CONDITIONS OF APPROVAL
(November 04, 2026)

(1) The final Lot Line Adjustment shall be in substantial conformance with the approved illustration.

(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 Greater Tehachapi Specific Plan. Existing zoning is E (10) RS (Estate 10-acre minimum, Residential Suburban Combining) and E (10) RS FPS (Estate - 10 acres - Residential Suburban Combining - Floodplain Secondary Combining) which requires a minimum lot size of 10-acres (gross).

(3) Approval or conditional approval shall expire one (1) year from the date of approval of the Lot Line Adjustment. Extensions may be granted by the Director of the Kern County Planning and Natural Resources Department in accordance with Section 18.35.050.F.2 of the Kern County Land Division Ordinance.

(4) The appeal period pursuant to Section 18.35.050.D of the Kern County Land Division Ordinance shall be strictly adhered to.

(5) Prior to recordation of the Certificate of Compliance, the following requirements shall be complied with:

(a) The applicant, or the applicant's title company or agent, shall submit grant deed or deeds for the land proposed to be conveyed for the Lot Line Adjustment, in recordable form, and the Director of the Planning and Natural Resources Department has determined that the grant deed or deeds are in substantial compliance with the approved Lot Line Adjustment map, and that said grant deed or deeds contain the words "FOR PURPOSES OF LOT LINE ADJUSTMENT." In lieu of submitting the grant deed or deeds, the applicant's title company may issue a "Letter of Intent" to arrange simultaneous recording of deeds with the map.

(b) In cases where deeds of trust are affected by the adjustment, the applicant's title company shall prepare partial reconveyances and supplemental deeds of trust in substantial compliance with the approved Lot Line Adjustment and shall arrange for their concurrent recording with the Certificate of Compliance.

(c) The grant deed or deeds, partial reconveyances, and supplementary deeds of trust shall be recorded concurrently and shall constitute constructive notice of the adjustment.

(d) A guarantee of title, or a preliminary title report dated ten or less days prior to concurrent recording of deeds and Certificate of Compliance, has been issued by a title company authorized to do business in California, showing that all parties having any record title interest in the land to be subdivided, or any part thereof, including, but not limited to, leaseholders, lienholders, and owners of rights-of-way, showing the nature of each respective interest and reference thereto in the Official Records, by book and page, as of the date the Lot Line Adjustment is filed with the County for recording. In addition, the liability of such guarantee shall not be less than $1,000.

(e) Provide a Lot Line Adjustment map, prepared by a licensed surveyor or a registered civil engineer authorized to perform land surveying, legibly drawn in ink and accurately to scale on one sheet of reproducible paper or polyester base film 8 1/2 by 11 inches in size and including all of the following information:

1. Lot lines, dimensions, bearings and distances (if not an aliquot division), and areas of the original parcel(s) and proposed parcels.

2. Names, locations, and widths of all existing streets and roads on or bounding the original parcel and of all new access routes being proposed.

3. Scale of map (standard engineering scale), north arrow, and vicinity map.

4. The following statement shall appear on all maps to be recorded with the Certificate of Compliance:

"This map is provided for illustrative purposes only."

(f) Provide public on-site and off-site access to all parcels.

(g) 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.)

(h) Obtain written approval of street names from the Kern County Planning and Natural Resources Department.

(13) The following note(s) shall appear on the Certificate of Compliance:

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

(c) Due to the potential for shallow groundwater on lots 5-8, an engineered septic system design is to be submitted to the Kern County Environmental Health Services Department for review and approval prior to issuance of building permits.

(d) Prior to issuance of any building or grading permits for the project site, the project proponent shall cause a geotechnical investigation of the site to be performed to determine the appropriate method(s) to mitigate potential hazards associated with lateral spreading, subsidence, and liquefaction from significantly impacting the project.

(e) Prior to the issuance of any building or grading permits for the project site, the project proponent shall cause a soil study to be prepared to determine the proper method of sewage disposal for each lot.

(f) Prior to the issuance of any building or grading permits for the project site, the project proponent shall cause an engineered septic system design to be developed and submit it to the Kem County Environmental Health Services Department for review and approval. The submitted design shall include a I00 percent expansion area in case of septic failure.

(6) The following note shall be shown on that identifies all lots that extend west of the flood hazard line:

(a) No residential structure, building with permanent foundation, or septic system will be allowed within the flood hazard area delineated on the approved map.

(7) Should construction be proposed within the wetland areas identified on the approved map the following conditions of approval shall be adhered to:

(a) The applicant shall obtain all necessary permits prior to commencement of filling any portion of isolated wetland.

(b) Prior to disturbance, should the applicant choose to fill any portion of the isolated wetland areas, the applicant shall notify the United States Army Corp of Engineers for a jurisdictional determination and shall notify the California Department of Fish and Game and Wildlife.

(c) All activities associated with the creation of wetlands shall be conducted under the supervision of a qualified biologist acceptable to the California Department of Fish and Game and Wildlife.

(d) Wetlands shall be created at a ratio of no less than 1:1 to replace the area disturbed.

(e) Any constructed wetland shall be a minimum of one acre in size regardless of the size of any area disturbed within the delineated isolated wetlands.

(f) Constructed wetlands shall be vegetated by using on-site plant material (cuttings, plugs, etc.) salvaged from the delineated isolated wetlands and supplemented by other on-site plant material as determined by a qualified biologist.

(g) A biological survey shall be conducted should filling of any portion of isolated wetland occur. The result of such surveys shall be sent to the United States Fish and Wildlife Service in order to regulate activities that may result in take of species listed under the Federal Endangered Species Act.

(8) The following notes shall appear on all grading plans:

(o) During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. Construction will not be allowed on weekends or on federal holidays. Verification of compliance will be the responsibility of the Kem County Engineering and Survey Services Department/Building Inspection Division.

(9) During all phases of construction, the following vehicular and construction equipment control measures shall be implemented:

(a) On site vehicle speed shall be limited to 15 miles per hour.

(b) All areas with vehicle traffic shall be paved, treated with a dust palliative, or watered twice daily.

(c) Streets adjacent to the project site should be kept clean and accumulated silt removed.

(d) Access to the site shall be by means of an apron into the project from adjoining surfaced roadways. The apron shall be surfaced or treated with dust palliatives.

Properly maintain and tune all on-site construction equipment, as recommended by manufacturers' manuals, to control exhaust emissions.

(e) Require employees and subcontractors to comply with California's idling restrictions for compression ignition engines.

(f) Shut down equipment on site when it is not in use for extended periods of time to reduce emissions associated with idling engines.

(g) Use of low sulfur (CARB) diesel fuel.

(h) Encourage ride sharing and use of transit transportation for construction employees commuting to the project site.

(i) Use electric equipment for construction on site whenever possible in lieu of fossil fuel-fired equipment.

(j) Prior to issuance of a building permit, a will serve letter from Bear Valley Community Services District must be resubmitted to ensure that there is a legal source of water for every lot.

(k) A plan for the disposal of drainage waters, dated 12-29-09 has been placed on file with the Kern County Engineering and Survey Services Department.

(l) The limits of flooding shown hereon are based on delineations found on FEMA's digital flood insurance rate map 06029C2792E. Effective date September 26, 2008. Any structure located within the FEMA's zone AE shall be elevated of flood protected one foot above the base flood elevated (BFE). Within the area delineated as floodway, no encroachment will be permitted unless certification is provided by a registered civil engineer demonstrating that the proposed improvement does not raise the 100-year water surface.

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

NTG:bma

Kern County Public Works
Public Services BLDG

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

Thursday Oct 15 2026 02:56:28 PM

PLD26-00034

518983 County Clerk CEQA Posting	50.00
518983 Legal Description Check	416.00
518983 Electronic Permit Maintenance Fee	350.00
518983 Lot Line Adjustment	832.00

Total **1,648.00**

Check 000512 1,648.00

Thank you for your payment.
Have a great day!

Received From: AATHAMOMES LLC
Receipt #: 1801RUP-20261015-13