

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Board of Supervisors

STAFF REPORT

Date: September 1, 2026

FILE: ZCC #13, Map 165-26

S.D.: #2 - Parlier

TITLE: Zone Change Case No. 13, Map 165-26

PROPOSAL: A change in zone classification from E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining) District to A (Exclusive Agriculture) District, or a more restrictive district

APPLICANT: The Reford Clagg and Marcia Clagg Living Trust by LAV Consulting & Engineering, Inc. (PP26169)

PROJECT SIZE: Approximately 55-acre parcel

LOCATION: At the far south end of Old Town Road in Tehachapi (APN: 377-030-07)

SPECIFIC PLAN DESIGNATION/ZONE CLASSIFICATION: 5.6 (Residential - Minimum 2.5 gross acres/unit), 5.6/2.5 (Residential - Minimum 2.5 gross acres/unit – Flood Hazard), 8.2 (Resource Reserve), 8.2/2.5 (Resource Reserve – Flood Hazard) by the Greater Tehachapi Area Specific and Community Plan / E (2 1/2) RS (Estate 2 1/2 acres Residential Suburban Combining) District

SURROUNDING LAND USE/ZONING: North: Single-family dwelling and undeveloped land, parcel over 30 acres / E (5) RS (Estate - 5 acres - Residential Suburban Combining); East: Single-family dwellings, parcels under 10 acres / E (1) RS (Estate - 1 acre - Residential Suburban Combining), E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining); South: Old Town Road, single-family dwellings parcels under 5 acres / E (2 1/2) RS (Estate - 2 1/2 acres – Residential Suburban Combining); West: Single-family dwelling and undeveloped land, parcels over 17 acres / E (2 1/2) RS (Estate - 2 1/2 acres - Residential Suburban Combining)

PROJECT ANALYSIS: This project was originally scheduled for consideration on today's agenda. However, the applicant requires additional time to evaluate the proposal before proceeding.

Therefore, Staff recommends that the Board of Supervisors continue this case until the Tuesday, September 29, 2026, hearing. This continuance will afford the applicant sufficient time to finalize their decision regarding the request.

DEPARTMENT RECOMMENDATION: Continue to Tuesday, September 29, 2026, at 2:00 P.M.

AC:MAM:an

Attachments

ZCC 13 Map 165-26

Vicinity Map

The Reford Clagg & Marcia Clagg Living Trust
by LAV Consulting & Engineering, Inc.

-  Site
-  Named Road
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities

APN: 377-030-07
Sec. 26 - T32S/R32E
Created on: 4/23/2026

0 4,750 9,500 ft



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