

KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Board of Supervisors

STAFF REPORT

Date: September 29, 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 the September 1, 2026, agenda and was continued to today's hearing to allow the applicant additional time to finalize their decision regarding the request. During the interim, the applicant formally withdrawn the zone change request and no longer wishes to move forward with the project.

DEPARTMENT RECOMMENDATION: Withdrawn by applicant

AC:MAM:an

Attachments

**APPLICANT WITHDRAWN
LETTER**

Mayra Martinez

Subject:

FW: PLN25-00233

From: Rhondi Montijo <rmontijo005@gmail.com>

Sent: Tuesday, September 8, 2026 10:23 AM

To: Scott Quintana <scott@lavpinnacle.com>; Shawna Palomo <shawna@lavpinnacle.com>

Subject: Re: Request for Project File - Clagg Estate

Good morning Scott,

I apologize for the delay, my attorney has advised the following:

- Rescind the Zone Change and Tentative Parcel Map applications and return the property to its prior status

Please let me know what is needed from me at this time.

Kindly,
Rhondi Shannon