

KERN COUNTY PLANNING COMMISSION

Board of Supervisor

STAFF REPORT

Date: September 29, 2026

FILE: GPA #1, Map 7; ZCC # 3, Map 7;
Ag Pres #7 - Ex1, Map 7
S.D.: #4 - Couch

TITLE: (a) General Plan Amendment Case No. 1, Map 7; (b) Amendment of Zoning Map 7, Zone Change Case No. 3; (c) Alteration of the Boundaries of Agricultural Preserve No. 7– Exclusion, Map 7

PROPOSAL: (a) Amend the Land Use Element of the Kern County General Plan from Map Code 8.3/2.5 (Extensive Agriculture - Flood Hazard) to 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard), or a more restrictive map Code designation; (b) A change in zone classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FP (Estate - 2 1/2 acres - Floodplain Combining), or a more restrictive district; and (c) An Agricultural Preserve Exclusion of 40 acres from Agricultural Preserve No. 7

APPLICANT: Ceval Corp by Capstone Engineering (PP26180)

PROJECT SIZE: 40-acre parcel

LOCATION: Approximately 2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN: 046-120-06)

GENERAL PLAN DESIGNATION/ZONE CLASSIFICATION: 8.3/2.5 (Extensive Agriculture - Flood Hazard) (Kern County General Plan) / A FP (Exclusive Agriculture - Floodplain Combining)

SURROUNDING LAND USE/ZONING: North – Irrigated land / A FP (Exclusive Agriculture - Floodplain Combining); South and West – Undeveloped agriculture land / A FP (Exclusive Agriculture - Floodplain Combining); East – Undeveloped residential land / PL RS MH FP (Platted Lands – Residential Suburban Combining – Mobilehome Combining – Floodplain Combining)

PROJECT ANALYSIS: The project is a request to amend the Kern County General Plan land use designation and zone classification on a 40-acre parcel. The project also includes a request for an Agricultural Exclusion from Agricultural Preserve No. 7. The project site is located approximately 2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area.

The project site has a map code designation of 8.3/2.5 (Extensive Agriculture - Flood Hazard) by the Kern County General Plan and a zone classification of A FP (Exclusive Agriculture - Floodplain Combining). The project site is currently fallow agricultural land. To the north is irrigated agricultural land, south and west of the site is fallow agricultural land, while to the east is undeveloped residential land. Access to the project site is provided by West Garces Highway.

The following **Table** is a summary of land uses adjacent to the project site:

Table: Surrounding Land Uses

Location	Kern County General Plan	Zone Classification	Property Use
Project Site	8.3/2.5	A FP	Fallow agriculture land
North	8.1/2.5	A FP	Irrigated land
South	8.3/2.5	A FP	Fallow agriculture land
East	8.3/2.5	PL RS MH FP	Fallow residential land
West	8.3/2.5	A FP	Fallow agriculture land
Land Use Designation: 8.1 – Intensive Agriculture 8.3 - Extensive Agriculture 2.5 - Flood Hazard		Zone Classification: A - Exclusive Agriculture FP – Floodplain Combining PL - Platted Lands RS – Residential Suburban Combining MH - Mobilehome Combining	

Proposed Project

The applicant is proposing the following request:

- (a) Amend the Land Use Element of the Kern County General Plan from map code designation 8.3/2.5 (Extensive Agriculture - Flood Hazard) to 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard) on a 40-acre parcel;
- (b) Change in Zone Classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FPS (Estate - 2 1/2 acres - Floodplain Combining), or a more restrictive district on a 39-acre parcel; and
- (c) Alteration of the Boundaries of Agricultural Preserve No. 7 to exclude the 40-acre site from agricultural preserve boundaries.

The applicant stated the purpose of amending the map code designation and zone classification is to split the parcel into four (4), 5-acre residential parcels and a designated remainder intended for future large rural residential development. This will be implemented through a land division action, specifically Vesting Tentative Tract Map 7493. The agricultural exclusion from Agricultural Preserve No. 7 is requested due to Kern County policies allowing only properties zoned A (Exclusive Agriculture) to be included within the administrative boundaries of an Agricultural Preserve.

Water supply and sewage disposal services would be provided by individual water wells and separate septic systems.

Notification and Request for Comments

During the course of processing this request, Staff notified surrounding property owners within 1,000 feet of the project site, affected agencies, and County departments. As of this writing, comments have been received, including “no comments” responses from **Kern County Public Works Department - Sewer and Water Division and CAS Division, California Department of Transportation**. Correspondence received is attached for reference.

- (1) **Kern County Public Works Development Review Division** indicated support for the proposed project.
- (2) **Kern County Public Works Floodplain Management Division** indicated the subject property is subject to flooding and, therefore, recommends the following be included as conditions of approval for this project.
- (3) **Kern County Superintendent of Schools** determined the project will not have significant effect on district facilities so long as statutory school facility fees are collected as required.

General Plan Amendments, changes in Zone Classifications, and Agricultural Preserve Exclusions are not conditioned; however, the applicant will be required to comply with the recommendations, specific development standards, water requirements, access requirements, and to pay other ancillary fees through essential departments and agencies during the processing of any other County requests, including building permits, as part of the Vesting Tentative Tract Map process.

Environmental Review

Subsequent to publication of the Notice of Public Hearing, Staff identified clerical errors in the notice. Sections 21159.24 and 21159.25 of the California Environmental Quality Act (CEQA) Guidelines does not apply to the proposed project. This error does not affect the proposed project, the environmental review, or Staff's analysis and recommendation.

In reviewing the proposed General Plan Amendment and Zone Classification Change, Staff has considered the applicable provisions of the State CEQA Guidelines and the Public Resources Code. Staff has determined the proposed project qualifies for one (1) statutory and two (2) categorical exemptions from CEQA, as discussed below.

Public Resources Code Section 21083.3 provides a statutory exemption for projects that are consistent with applicable planning documents for which environmental review has previously been completed. The proposed project is consistent with the Kern County General Plan and the applicable land use designations, development standards, and policies governing the project site. Accordingly, the project qualifies for the streamlined environmental review authorized by this section.

CEQA Guidelines Section 15303 (Class 3) provides a categorical exemption for the construction of a limited number of new residential units and appurtenant structures. The associated development from the Tract Map, if approved qualifies for this exemption because of the future construction of residential units similar with the criteria established under Section 15303.

CEQA Guidelines Section 15183 Staff has considered the applicable provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Section 15183 of the State CEQA Guidelines mandates that projects that are consistent with the development established by existing zoning, community plan, or General Plan policies for which an Environmental Impact Report was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. On June 15, 2004, the Board of Supervisors adopted the Kern County General Plan and certified the Environmental Impact Report prepared for the Plan. Staff further finds the proposal will not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts.

Therefore, Staff concludes the proposed General Plan Amendment and Zone Classification Change qualify for the above-referenced statutory and categorical exemptions, and no additional environmental documentation is required.

Senate Bill (SB) 18 – Tribal Consultation

In accordance with State planning law and the California Tribal Consultation Guidelines in accordance with Senate Bill 18, cities and counties are required to consult with California Native American tribes during the local planning process for the purpose of protecting traditional tribal cultural places.

Staff consulted with the State of California Native American Heritage Commission, which resulted in a Sacred Lands file research of the area of potential effect. The study failed to identify any Native American cultural resource(s) or sacred place(s) in the project area. However, the Native American Heritage Commission provided a list of contact information for the tribes who may have an interest and requested further information to be provided to these tribes. A total of six (6) Native American tribes were notified in accordance with the SB 18 required 90-day consultation period. As of this writing three (3) correspondence letters have been received in response to the project.

- (1) **Tejon Indian Tribe** comments indicate there could be a potential impact to cultural resources and would like to continue to be notified of the project.
- (2) **Morongo Band of Mission Indians** comments indicate the project site is located within the Cahuilla and Serrano ancestral lands and may impact tribal cultural resources, and therefore, the Morongo Band of Mission Indians would like to initiate consultation pursuant to SB 18 and requested additional information. Staff has contacted the Morongo Band of Mission Indians to start the requested consultation.

Staff notes, the request is a General Plan Amendment, Zone Change and Agricultural Preserve Exclusion, which does not propose development of the site. The future Vesting Tentative Tract Map 7493 of the site will be subject to additional review and requirements in accordance with the Kern County Land Division Ordinance and Zoning Ordinance. Additionally, the applicant will be required to comply with requirements through the tribe during the processing of the Vesting Tentative Tract Map 7493. Correspondence received is attached for reference.

Planning Commission Hearing – August 13, 2026

This request was considered by the Planning Commission on its August 13, 2026, agenda. There being no one wishing to speak on the matter, the Planning Commission adopted Resolution No(s). 151-26, 152-26, and 153-26 by a vote of 3-0 with Commissioners Ashley and Dunbar absent. Commissioner Brooks made a motion and second by Commissioner Skidmore recommending your Board approve the General Plan Amendment, Zone Classification Change, and Agricultural Preserve Exclusion as requested.

General Plan Amendment, Fair Housing, and Zone Change Consistency Analysis

Proposed General Plan map code designation

The purpose of the 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) map code designation constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region residential uses of this density will require urban service provision.

The purpose of the 2.5 (Flood Hazard) map code designation is for Special Flood Hazard Areas (Zone A), as identified on the Flood Insurance Maps (FIRM) of the Federal Emergency

Management Agency (FEMA) and supplemented by floodplain delineating maps that have been approved by the Kern County Public Works Department.

The proposed map code designation 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) and the proposed E (Estate) Zone District are consistent within the Kern County General Plan. The proposed map code designation change would allow for large rural residential development which matches the applicant's proposed Tract Map to develop residential development. Therefore, approval of the request will continue to satisfy the requirements of California Government Code Sections 65860 and 65862 which specify consistency be maintained between local Zoning Ordinances and the General and Specific Plans they implement.

The requested General Plan Amendment, Zone Change, and Agricultural Preserve Exclusion are needed to alter the existing agricultural designation of the site to a designation of rural residential use that would ensure future division of the parcel and meet the density requirements for private lots.

Affirmatively Furthering Fair Housing Analysis

Based on Staff's review of California Assembly Bill 686 and the Kern County Housing Element regulations, and in alignment with the County's goals to Affirmatively Further Fair Housing, Staff finds the proposed Specific Plan Amendment, Zone Change, and Agricultural Preserve Exclusion supports the goals of Affirmatively Furthering Fair Housing. The site is located within an agriculturally zoned area which has not been used for agricultural farming or operations and is not within an agricultural protection contract. Therefore, it is more appropriately proposed to be re-zoned to support residential development. The proposed changes to the map designation, Zone Classification, and Agricultural Exclusion to residential on the project site supports the County's broader efforts to increase housing availability and foster equitable community development.

The request is consistent with the goals and provisions of the Kern County Housing Element which encourages adequate sites to be designated for varied housing opportunities, including converting vacant land to residential use. The Housing Element supports lot separations that meet County standards to meet housing requirements from the state to create a net increase in the availability of housing in the area.

Proposed Zone District: E (Estate) District

The purpose of the E (Estate) District is to designate areas suitable for larger lot residential living environments. Uses are limited to those typical of and compatible with quiet residential neighborhoods.

The purpose of the FPS (Floodplain Combining) is to protect the public health and safety and minimize property damage by designating areas that are potentially subject to flooding and by establishing reasonable restrictions on land uses in such areas.

As previously stated, the proposed E (Estate) District is consistent with the purpose and intent of the requested 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) map code designation. The proposed E District would allow division into four (4) parcels and a designated remainder, thereby maximizing independent housing opportunities while meeting the density requirements for the site. Additional housing opportunities support the overall goals of the Kern County Housing Element.

The requested Zone Classification is consistent and would be compatible with the Kern County General Plan. Therefore, approval of the request will satisfy the requirements of CEQA which specify consistency be maintained between local Zoning Ordinances and the General and Specific Plans they implement.

Exclusion from Agricultural Preserve No. 7

The California State Legislature, in formulation the California Land Conservation Program, found that preservation of a maximum amount of the limited supply of agricultural land is necessary for the conservation of the State's economic resources and the agricultural industry but also for the assurance of adequate, healthful, and nutritious food for future residents of the State and the Nation. The "Agricultural Preserve Program" is enforced through the provisions of the Government Code of the State of California relating to the California Land Conservation Act (also known as the Williamson Act), as well as local ordinances, policies, and procedures which have been or may be adopted or modified from time to time. The California Land Conservation Act is permissive legislation, and the policies and procedures adopted by local entities may be more but not less restrictive than the State legislation. All policies and procedures for administering the Program are initiated, developed, and amended by the Board of Supervisors upon recommendation from the Director of the Kern County Planning and Natural Resources Department.

Upon approval of the Zone Change request, exclusion of the project site from the boundaries of Agricultural Preserve No. 7 is consistent with the Board of Supervisors' policy permitting only properties zoned A (Exclusive Agriculture) be included within the administrative boundaries of an Agricultural Preserve. In addition, the project site historically has not been developed with agricultural crops and has been consistently vacant and unutilized. Thus, Staff believes the project site's exclusion from Agricultural Preserve No. 7 for the purposes of processing a Zone Change to larger rural residential land. Thus, the proposed exclusion from Agricultural Preserve No. 7 would be consistent with the Zone Change request to permit rural residential uses of the E (Estate) District.

Staff Recommendation

As required by the Kern County General Plan, changes in Land Use Designation and Zone Classification must remain consistent with the purpose of the area. The requested changes are consistent within the area and with CEQA, which require consistency to exist between the General and Specific Plans and the Zoning Ordinance which implements them.

The requested map code designation, zone change and agricultural exclusion would allow the applicant to pursue a land division action that would meet the minimum lot size and density requirements of the requested 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) map code designation and the Kern County Zoning Ordinance. The proposal will support optimal residential development by creating four (4) new parcels, each with new single-family dwellings increasing the availability of housing in the area - a goal of the Kern County Housing Element that is consistent with the Kern County General Plan.

If approved, future infrastructure improvements may be implemented, as any development and lot separation on-site will be subject to meet all Kern County Development Standards per Chapter 19.80 of the Kern County Zoning Ordinance and the Land Division Ordinance. Any future proposals will be subject to all Kern County Public Works and Kern County Environmental Health standards for the development of safe residential living environments.

Therefore, based on the above review, Staff recommends the Board of Supervisors concur with the Planning Commission and approve the General Plan Amendment as requested; approve the Zone Change as requested, and approve the Agricultural Preserve Exclusion as requested.

PUBLIC INQUIRY OR CORRESPONDENCE: Kern County Public Works Department - Development Review Division, Floodplain Management Division, Sewer and Water Division and CAS Division; California Department of Transportation; Kern County Superintendent of Schools; Tejon Indian Tribe; Morongo Band of Mission Indians

CEQA ACTION: Environmental Review: Public Resources Code Section 21083.3, Categorical Exemption, Exemption 15303 (Class 3), and Special Situations, Exemption 15183 of the State CEQA Guidelines

PLANNING COMMISSION RECOMMENDATION: Adopt resolution and recommended findings approving the Amendment to the Land Use, Open Space, and Conservation Element of the Kern County General Plan as requested; adopt resolution, recommended findings, and enact ordinance approving Zone Change as requested; and adopt resolution and recommended findings approving Agricultural Preserve Exclusion as requested

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR GENERAL PLAN AMENDMENT NO. 1, MAP 7:

- (1) This Board has determined that pursuant to Public Resources Code Section 21083.3, and Section 15183 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the General Plan Amendment No. 1, Map 7. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the General Plan Amendment No. 1, Map 7 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
- As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
- There is no new information of substantial importance that was not known or could not have been known at the time the Kern County General Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested

actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.

- The requested actions initiate the implementation of a project addressed in the Kern County General Plan and previously analyzed in the Kern County General Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
 - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The General Plan Amendment qualifies under Section 15303 (Class 3) as the amendment will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
 - (3) The General Plan Amendment is consistent with the applicable provisions of the Kern County General Plan and is consistent with the suburban, agricultural, and rural atmosphere. The map code designation will remain consistent with the standards while maintaining compatibility with the surrounding residential development and planned land use pattern.
 - (4) Approval of the requested General Plan Amendment will facilitate the development of residential housing that is compatible with the surrounding area and consistent with the goals of the Kern County General Plan by increasing housing opportunities while maintaining continuity with existing residential neighborhoods and infrastructure.
 - (5) The General Plan Amendment is consistent with the goals and provisions of the Kern County General Plan which encourages a variety of housing opportunities, orderly expansion of urban development, and residential neighborhoods that are compatible with surrounding land uses.
 - (6) As a result of the General Plan Amendment, future development of the property will remain subject to review through the Vesting Tentative Tract Map process, applicable improvement plans, and building permit review, and shall comply with all applicable Kern County Development Standards, conditions of approval, and requirements of the Land Division Ordinance prior to development.
 - (7) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed.

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR ZONE CHANGE NO. 3, MAP 7:

- (1) This Board has determined that pursuant to Public Resources Code Section 21083.3, and Section 15183 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Zone Change Case No. 3, Map 7. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Zone Change Case No. 3, Map 7 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - There is no new information of substantial importance that was not known or could not have been known at the time the Kern County General Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.
 - The requested actions initiate the implementation of a project addressed in the Kern County General Plan and previously analyzed in the Kern County General Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
 - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Zone Change qualifies under Section 15303 (Class 3) of the State CEQA Guidelines as the change in zoning will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
 - (3) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed.
 - (4) The proposed change in zone classification is consistent with the Kern County General Plan and will implement the proposed land use designation while remaining compatible with surrounding residential development.
 - (5) Approval of the requested Zone Change will allow development of residential lots that are compatible with surrounding residential uses, provide additional housing opportunities, and implement the residential development anticipated by the Kern County General Plan.

- (6) The proposed zone classifications are appropriate for the site because they implement the proposed General Plan land use designation, are consistent with the character of the surrounding area, and support orderly residential development consistent with County planning policies.

BASIS FOR APPROVAL AND RECOMMENDED FINDINGS FOR ALTERATION OF BOUNDARIES OF AGRICULTURAL PRESERVE NO. 7 - EXCLUSION:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is categorically exempt under Section 15303 of the State CEQA Guidelines.
- (3) The effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.
- (4) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 7 for the purposes of residential use is suitable to infill the vacant lot.
- (5) County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Alteration of the Boundaries of Agricultural Preserve No. 7 – Exclusion project. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15303, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Alteration of the Boundaries of Agricultural Preserve No. 7 – Exclusion project do not require the preparation of subsequent environmental documentation

DM:jw

Attachments

Maps

KINGS COUNTY

TULARE COUNTY

**ZCC 3, GPA 1,
Ag Preserve Exclusion;
Map No. 7**

Vicinity Map

Maria Moya and Ceval Corp.

-  Site
-  Arterials
-  Township/Range
-  Sections

APN: 046-120-06
Sec. 18 - T25S/R23E
Created on: 4/7/2026

0 5,800 11,600 ft



**Kern County
Planning & Natural
Resources Department**



*Kern
County*

SITE

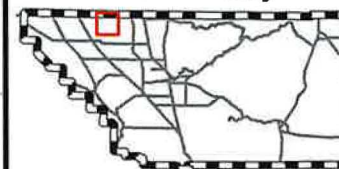
**25 S 23 E
ZM 7**

**25 S 22 E
ZM 6**

**26 S 22 E
ZM 30**

**26 S 23 E
ZM 31**

Kern County



CORCORAN RD

CECIL AVE

ROWLEE RD

W GARCES HWY

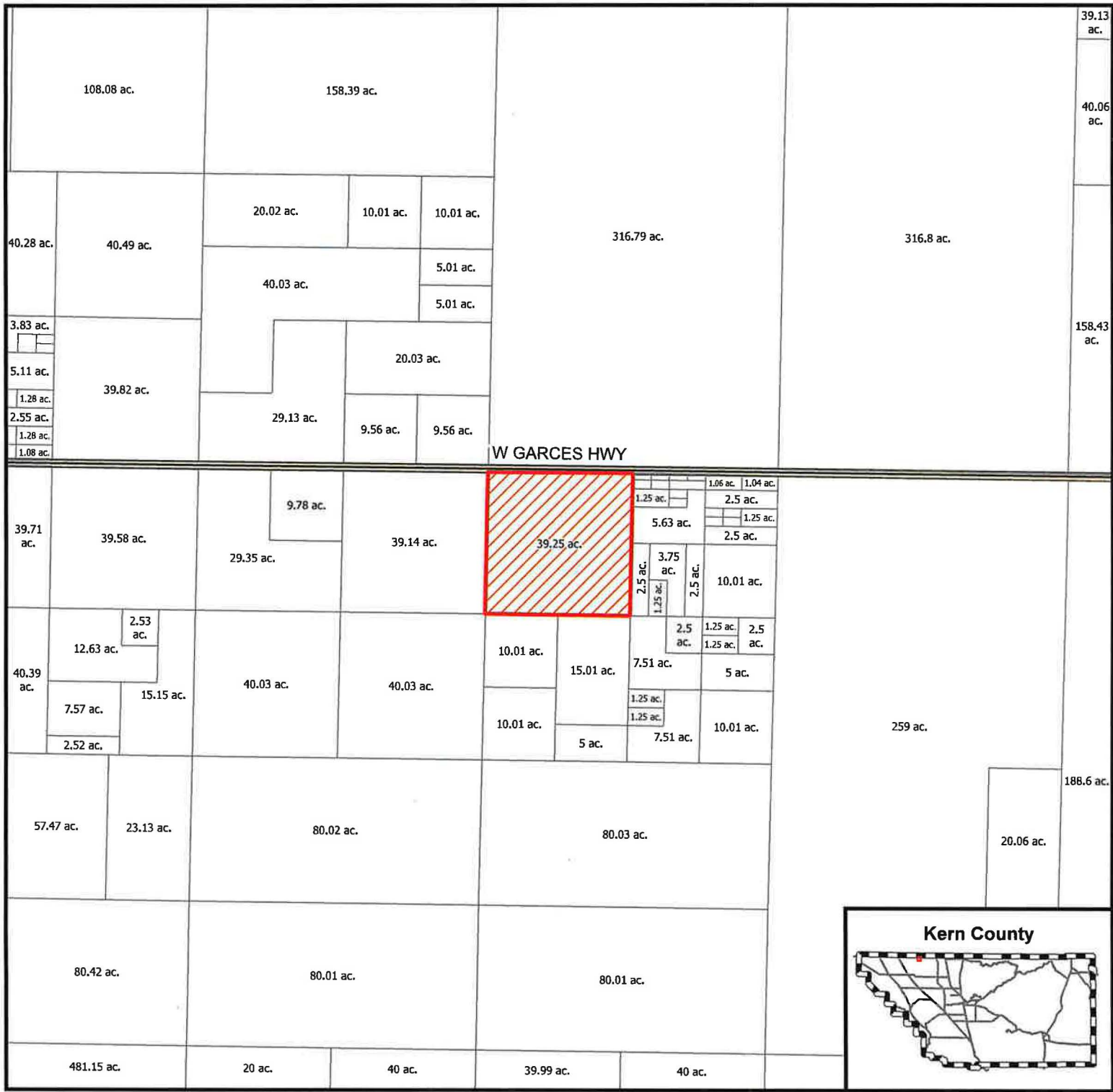
POND RD

PETERSON RD

GUN CLUB RD

BELL RD

SHERWOOD AVE



**ZCC 3, GPA 1,
Ag Preserve Exclusion;
Map No. 7**

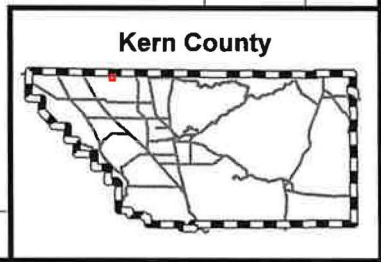
**Assessor's
Parcelization Map**

Maria Moya and Ceval Corp.

 Site

 Parcel Boundaries

 Arterials



APN: 046-120-06
Sec. 18 - T25S/R23E
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0 1,100 2,200 ft

 **Kern County
Planning & Natural
Resources Department**



**ZCC 3, GPA 1,
Ag Preserve Exclusion;
Map No. 7**

**Existing Zone
Classifications**

Maria Moya and Ceval Corp.

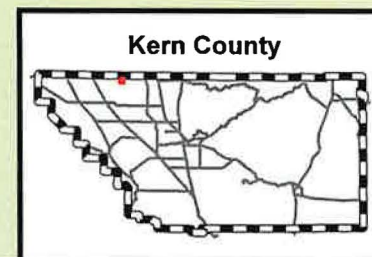
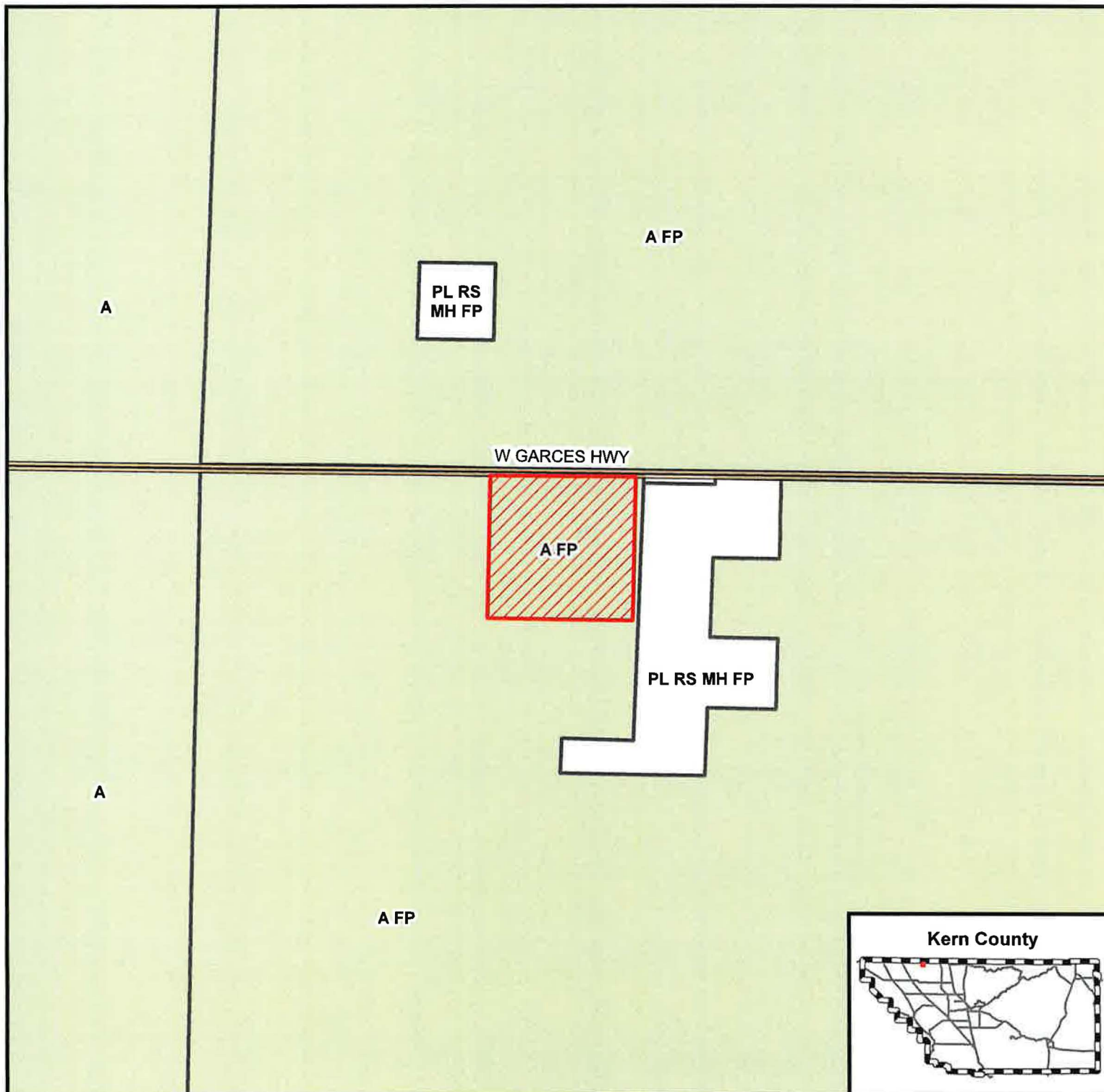
-  Site
 Arterials
KERN COUNTY ZONING DESIGNATIONS
 A - Exclusive Agriculture
 PL - Platted Lands
 FP - Floodplain Combining
 RS - Residential Suburban Combining
 MH - Mobilehome Combining
 FP - Floodplain Combining

APN: 046-120-06
Sec. 18 - T25S/R23E
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0 1,100 2,200 ft



**Kern County
Planning & Natural
Resources Department**



**ZCC 3, GPA 1,
Ag Preserve Exclusion;
Map No. 7**

**Existing
General Plan Map**

Maria Moya and Ceval Corp.

 Site

 Arterials

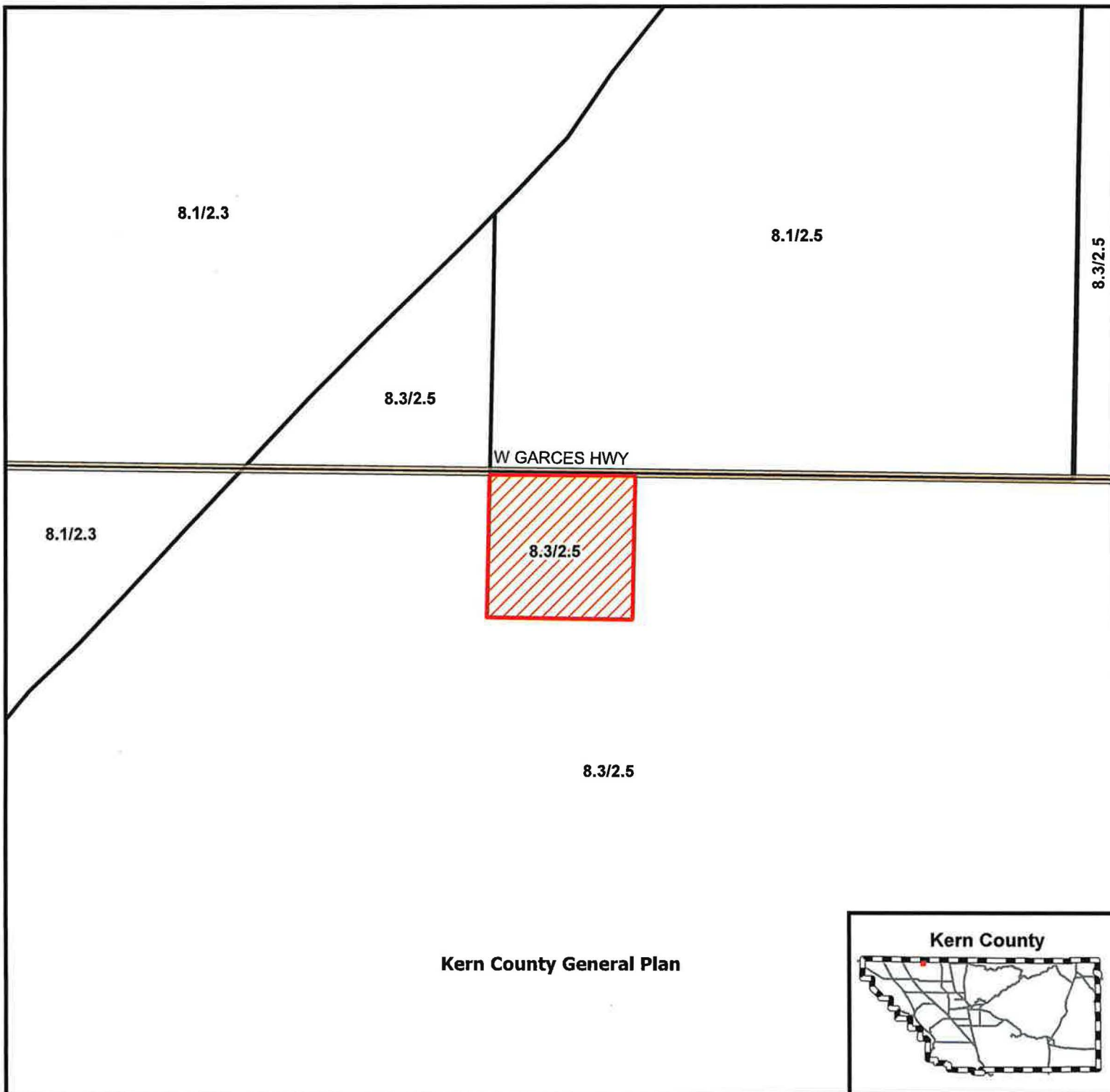
General Plan Boundaries

 8.1 - Intensive Agriculture (Min.
20-acre parcel size)

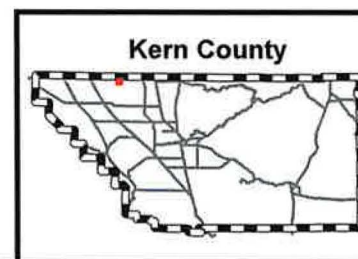
 8.3 - Extensive Agriculture (Min.
20- or 80-acre parcel size)

 2.5 - Flood Hazard

 2.3 - Shallow Ground Water



Kern County General Plan



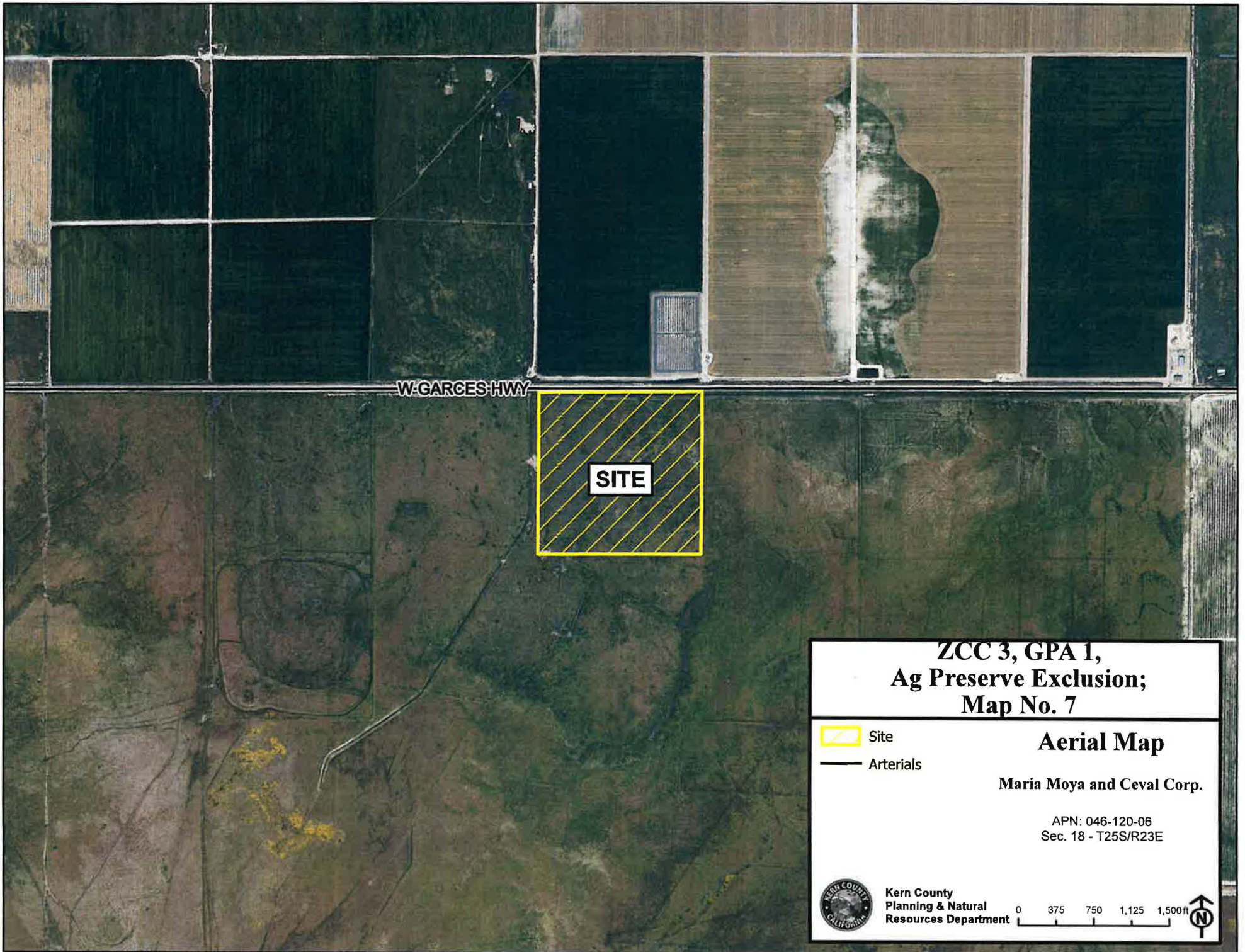
APN: 046-120-06
Sec. 18 - T25S/R23E
Created on: 4/7/2026

0 1,100 2,200 ft



**Kern County
Planning & Natural
Resources Department**





W. GARGES HWY

SITE

**ZCC 3, GPA 1,
Ag Preserve Exclusion;
Map No. 7**

-  Site
-  Arterials

Aerial Map

Maria Moya and Ceval Corp.

APN: 046-120-06
Sec. 18 - T25S/R23E



**Kern County
Planning & Natural
Resources Department**

0 375 750 1,125 1,500 ft

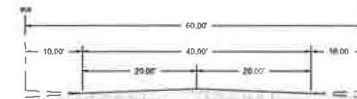


VESTING TENTATIVE TRACT 7493

BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 25 SOUTH, RANGE 23 EAST, M.D.B.M.
APN 046-120-06

MAP INFORMATION

- EXISTING GENERAL PLAN - 8.3/2.5 EXTENSIVE AGRICULTURE - FLOOD HAZARD
- PROPOSED GENERAL PLAN - 8.3/2.5 EXTENSIVE AGRICULTURE - FLOOD HAZARD
- EXISTING ZONING - A PP (AGRICULTURAL - FLOODPLAIN)
- PROPOSED ZONING - E3 PP (ESTATE RESIDENTIAL - 5 ACRES - FLOODPLAIN COMMUNITY)
- MIN. LOT SIZE ALLOWED - 5.00 ACRES
- MAX. LOT SIZE - 1.00
- AVG. LOT SIZE - 5.00
- TOTAL AREA OF SUBDIVISION - 49.81 ACRES
- NET AREA OF SUBDIVISION - 34.13 ACRES
- MAP WILL NOT BE RECORDED IN PHASES
- MAP IS WITHIN LOCAL RESPONSE AREAS (FIRE DEPT)
- ROAD IMPROVEMENT TYPE (C)
- 4 LOTS AND 1 REMAINDER



LOCAL ROAD SECTION TYPE 'C' ROAD (PUBLIC) NTS

TITLE REPORT NOTES:

① AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY TITLE INSURANCE AND TRUST COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED APRIL 24, 1911, BOOK 294, PAGE 198, DEEDS, AFFECTS PORTION OF THE LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

② AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY CARROLL ROBERTS, IN DEED RECORDED AUGUST 18, 1912, BOOK 271, PAGE 205, DEEDS, AFFECTS PORTION OF THE LAND. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

③ AN EASEMENT OVER SAID LAND FOR PUBLIC ROADS AND INCIDENTAL PURPOSES AS RESERVED BY WILLIAM H. ROBERTS, IN DEED RECORDED FEBRUARY 3, 1913, BOOK 279, PAGE 122, DEEDS. NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

TITLE REPORT:

PRELIMINARY TITLE REPORT P-649523 DATED AUGUST 13, 2024
PLACER TITLE COMPANY, BAKERSFIELD, CA

LEGAL DESCRIPTION:

THE LAND IN THIS REPORT IS LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF KERN, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASIN AND MERRILL, IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEYOR OF THE SAID LAND, RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR-GENERAL, EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND, AS RESERVED BY NICHOLAS M. GAONA, AN UNMARRIED MAN IN GRANT DEED RECORDED NOVEMBER 21, 1977 IN BOOK 5075, PAGE 1695, OFFICIAL RECORDS.

BASIS OF BEARINGS:

THE BEARING OF N 87°14'00" E WAS SHOWN FOR THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, T. 25 S., R. 23 E., ON SURVEY INVESTIGATION AND PERPETUATION MAP 7-1 AS RECORDED BY BK 9 OF MAPS, AT PAGE 141, IN THE OFFICE OF THE KERN COUNTY SURVEYOR OF FICE WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN HERE.

BENCHMARK:

NATIONAL GEODETIC SURVEY BM C 412 / PD 12284
WITH PUBLISHED ELEVATION AS FOLLOWS:
NAVD 83 ORTHO HEIGHT - 212.2

UTILITY:

WATER - ON SITE WELL
SEWER - ON SITE SEPTIC SYSTEM
POWER - PACIFIC GAS AND ELECTRIC COMPANY

LAND SURVEYOR:

ANDREW RYAN BELL
LS1905 (03-12-27)
1830 HAGEMAN RD
SUITE 0223
(861) 210-9034
LAND SURVEYOR, I HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP OR WITHIN 150 FEET OF THE MAP 5 BOUNDARY.

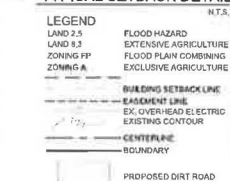
FLOOD NOTE:

ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE DESIGNED AND LOCATED TO PREVENT IMPAIRMENT TO THEM OR CONTAMINATION OF THEM DURING FLOODING, AS APPROVED BY THE KERN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

DEVELOPMENT WITHIN THE LIMITS OF THIS TRACT MAP SHALL COMPLY WITH KERN COUNTY FLOODPLAIN MANAGEMENT ORDINANCES AND THE LATEST REVISIONS THEREOF.



TYPICAL SETBACK DETAIL



CAPSTONE
ENGINEERING, INC.
CIVIL ENGINEERING & LAND SURVEYING



Mailing Address:
9530 Hageman Road
Bakersfield, CA 93312
P: 861-230-9034

www.CapstonePE.com
administrator@CapstonePE.com

No.	Revision/Notes	Date
1	VTM 7493 APN 046-120-06 Kern County	
2	VTM 7493	
3	24-023	
4	C-100	

Comments

Office Memorandum

To: Craig Murphy, Director
Planning and Natural Resources Department
Attn: Danielle Monsibais, Division Chief

July 27, 2026

From: Cesar Ayon, Engineering Manager 
Public Works Department/Development

Subject: GPA 1, Map 7; ZCC 3, Map 7; Ag Pres 7 - Exl, Map 7
Location: 2,600' east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN 046-120-06)

Development Review Division

This Department has reviewed the subject project and recommends the following:

1. Support to amend the Land Use Element of the Kern County General Plan from Map Code 8.3/2.5 to 5.6/2.5 map code designation.
2. Support to change in Zone Classification from A FP to E (2 ½) FPS.
3. Support the Agricultural Preserve Exclusion of 39 acres from Agricultural Preserve No. 7.

Thank you for the opportunity to comment on this project. If you have any questions or comment, please contact Rodd Parke of this Department.

Sewer and Water Division

This Division has reviewed the subject project and has no comments:

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Kyle Perez of this Division at (661) 862-8852.

Floodplain Management Division

Our section has reviewed the attached subject documents and has the following comments:

The subject property is subject to flooding.

Therefore, this section recommends the following be included as conditions of approval for this project:

Associated flood hazard requirements will need to be incorporated into the design of this project per the Kern County Floodplain Management Ordinance and the latest revisions thereof.

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Ravidu Wijesekare of this Division at (661) 862-8937.

CSA Division

This Division has reviewed the subject project and has no comments:

Thank you for the opportunity to comment on this project. If you have any questions or comments, please contact Miguel Munoz of this Division at (661) 862-8908.



RECEIVED
JUL 29 2026
Kern County Planning &
Natural Resources Dept.

July 24, 2026

Kern County Planning Department
Attn: Danielle Monsibais, Division Chief
2700 M Street, Suite 100
Bakersfield, CA 93301

Our File No.: CO26-0117

RE: DEVELOPER FEES FOR: GPA No. 1; ZCC No. 3; Ag Pres No 7 Exl; Map No. 7-18
(East of West Garces Hwy and Corcoran Rd.)

Dear Ms. Monsibais,

This office represents the Pond Elementary and Delano Joint Union High School Districts with regard to the imposition of school impact fees and appreciates the opportunity to respond on behalf of the districts regarding the proposed project. This letter is limited to addressing the possible effects which the project might have on school facilities created by students attributable to the project. It is not intended to address other possible environmental concerns which might be identified by the district(s) after reviewing it.

It is our determination that the above-mentioned project proposing to (a) Amend the Land Use Element of the Kern County General Plan from Map Code 8.3/2.5 (Extensive Agriculture - Flood Hazard) to 5.6/2.5 (Residential - Minimum 2.5-Gorss Acres/Unit - Flood Hazard) (b) a change in Zone Classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FPS (Estate 2 1/2 acres - Floodplain Combining) and (c) an Agricultural Preserve Exclusion of 39 acres from Agricultural Preserve No. 7 will not have significant effects on either of these district's facilities so long as statutory school impact fees are collected as required by law and that no further mitigation measures regarding school facilities are necessary. However, in the event that further general plan amendments and/or zone changes are proposed for this property which would permit denser development, the districts could be significantly impacted and additional mitigation measures would perhaps be required.

Thank you for the opportunity to comment on the project. Should you have any questions, or if we can be of any further assistance in this matter, please contact me at 636-4599, or through e-mail at anwatson@kern.org.

Sincerely,

Andrea Watson, Specialist
School District Facility Services

Cc: Districts



Outlook

KER-46_ZCC #3 GPA #1 Ag Preserve Exclusion; Map #7

From Isla, Nicholas@DOT <Nicholas.Isla@dot.ca.gov>
Date Tue 7/28/2026 11:47 AM
To Danielle Monsibais <MonsibaisD@kerncounty.com>
Cc Padilla, Dave@DOT <dave.padilla@dot.ca.gov>

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Hello Danielle,

We've reviewed the above-mentioned Map and because this will have minimal impact to State Facilities, we have no comment.

Thank you,

Nicholas Isla
Associate Transportation Planner
Local Development Review Branch
California Department of Transportation
1352 West Olive Avenue
(559) 981-7373

BE WORK ZONE ALERT

Tribal Notification

TRIBAL HISTORIC PRESERVATION OFFICE

VIA ELECTRONIC MAIL

monsibaisd@kerncounty.com

July 29, 2026

Danielle Monsibais
Housing/General Plan Division Chief
County of Kern
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323

**MORONGO
BAND OF
MISSION
INDIANS**



A SOVEREIGN NATION

Re: SB18 Notification for the Proposed SPA No. 46 & ZCC No. 161 Project

Dear Ms. Monsibais:

The Morongo Band of Mission Indians (Tribe/MBMI) Tribal Historic Preservation Office received the County of Kern's (County)'s letter regarding the above referenced project on June 15, 2026. The proposed SPA No. 46 & ZCC No. 161 Project (Project) is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians.

Tribal cultural resources are non-renewable resources and therefore of high importance to the Morongo Tribe, therefore, tribal participation (a.k.a. tribal monitors) is recommended during all ground disturbing activities. We look forward to working with your agency to protect these irreplaceable resources out of respect for ancestors of the Morongo people who left them there, and for the people of today and for generations to come.

Projects within this area are potentially sensitive for cultural resources regardless of the presence or absence of remaining surface artifacts and features. Our office requests to initiate government-to-government consultation under Senate Bill (SB) 18 (Government Code §65352.3) and requests the following from your agency to ensure meaningful consultation:

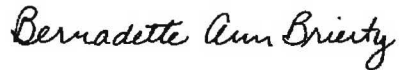
- Currently proposed Project design and Mass Grading Maps
- A records search conducted at the appropriate California Historical Resources Information System (CHRIS) center with at least a 1.0-mile search radius from the project boundary. If this work has already been completed, please furnish copies of the cultural resource documentation (ArcMap Shapefiles, reports, and site records) generated through this search so that we can compare and review with our records to begin productive consultation.
- Tribal participation (a.k.a. tribal monitors) during the pedestrian survey and testing if this fieldwork has not already taken place. In the event that archaeological crews have already completed this work, our office requests a copy of the current Phase I Cultural Resources study or other cultural assessments (including the cultural resources inventory).
- Shapefiles of the Projects area of effect (APE)
- Geotechnical Report

This letter does not conclude consultation. Upon receipt of the requested documents the MBMI THPO may further provide recommendations and/or mitigation measures.

The lead contact for this Project is Bernadette Ann Brierty, Tribal Historic Preservation Officer (THPO).

MBMI Cultural Resource Specialist, Norman Dimmick, will be assisting the Tribe in the review of this project. Please do not hesitate to contact us at ABrierty@morongo-nsn.gov, THPO@morongo-nsn.gov, ndimmick@morongo-nsn.gov, or (951) 663-2842, should you have any questions. The Tribe looks forward to meaningful government-to-government consultation with the County of Kern.

Respectfully,



Bernadette Ann Brierty

Tribal Historic Preservation Officer

Morongo Band of Mission Indians

CC: Morongo THPO

Morongo Band of Mission Indians Cultural Resource Mitigation Measures:

CR-1: Native American Treatment Agreement Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the Morongo Band of Mission Indians for the project. The Tribal Monitor(s) shall be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind). The Tribal Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources and/or tribal cultural resources.

CR-2: Retention of Archaeologist Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post replacement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping phases of any kind), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S. Secretary of the Interior Standards (SOI). The archaeologist shall be present during all ground-disturbing activities to identify any known or suspected archaeological and/or cultural resources. The archaeologist will conduct a Cultural Resource Sensitivity Training, in conjunction with the Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.

CR-3: Cultural Resource Management Plan Prior to any ground-disturbing activities the project archaeologist shall develop a Cultural Resource Management Plan (CRMP) and/or Archaeological Monitoring and Treatment Plan (AMTP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the project site. This Plan shall be written in consultation with the Consulting Tribe[s] and at minimum, shall include the following: (1) the approved Mitigation Measures (MM)/Conditions of Approval (COA), (2) procedures for each MM/COA, (3) the contact information for all pertinent parties, (4) parties' responsibilities, and (5) an overview of the project schedule.

CR-4: Pre-Grade Meeting The retained qualified archeologist and Consulting Tribe[s] representative shall attend the pre-grade meeting with the grading contractors to explain and coordinate the requirements of the monitoring plan.

CR-5: On-site Monitoring During all ground-disturbing activities the qualified archaeologist and the Tribal Monitor(s) shall be on-site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Tribal Monitor(s), shall be responsible for determining the duration and frequency of monitoring.

CR-6: Inadvertent Discovery of Cultural Resources In the event that previously unidentified cultural resources are discovered /unearthed during construction, the qualified archaeologist and the Tribal Monitor(s) shall have the authority to temporarily divert and/or temporarily halt ground-disturbance activities in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored ground-disturbing activity can proceed.

If a potentially significant cultural resource(s) is discovered, work shall stop within a 60-foot perimeter of the discovery and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. All work shall be diverted away from the vicinity of the find(s), so that it/they can be evaluated by the qualified archaeologist and Tribal Monitor[s]. The archaeologist shall notify the Lead Agency and Consulting Tribe[s] of said discovery. The qualified archaeologist, in consultation with the Lead Agency, the Consulting Tribe[s], and the Tribal monitor, shall determine the significance of the discovered resource. A recommendation for the treatment and disposition of the Tribal Cultural Resource shall be made by the qualified archaeologist in consultation with the Tribe[s] and the Tribal monitor[s] and be submitted to the Lead Agency for review and approval.

Below are the possible treatments and dispositions of significant cultural resources in order of CEQA preference:

- A. Full avoidance.
- B. If avoidance is not feasible, Preservation in place.

If Preservation in place is not feasible, all items shall be reburied in an area away from any future impacts and reside in a permanent conservation easement or Deed Restriction.

- C. If all other options are proven to be infeasible, data recovery through excavation and then curation in a Curation Facility that meets the Federal Curation Standards (36 CFR 79).

Unless otherwise agreed upon by all parties, all removed items from the Project shall be temporarily curated on-site in a secure and locked location (i.e., Conex box, a lockable office or drawer with restricted access to it, etc.). A periodic inventory must be maintained and provided to Consulting Tribe[s].

CR-7: Inadvertent Discovery of Human Remains The Morongo Band of Mission Indians requests the following specific conditions to be imposed in order to protect Native American human remains and/or cremations. ***No photographs are to be taken except by the coroner, with written approval by the Consulting Tribe[s].***

- A. Should human remains and/or cremations be encountered on the surface or during any and all ground-disturbing activities (i.e., clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all water supply, electrical, and irrigation lines, and landscaping phases of any kind), work in the immediate vicinity of the discovery shall immediately stop within a 100-foot perimeter of the discovery. The area shall be protected by the establishment of an ESA with a marked boundary. Project personnel/observers will be restricted from entry into the ESA. The County Coroner is to be contacted within 24 hours of discovery. The County Coroner has 48 hours to make his/her determination pursuant to State and Safety Code §7050.5. and Public Resources Code (PRC) § 5097.98.
- B. In the event that the human remains and/or cremations are identified as Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours of determination pursuant to subdivision (c) of HSC §7050.5.
- C. The NAHC shall immediately notify the person or persons it believes to be the Most Likely Descendant (MLD). The MLD has 48 hours, upon being granted access to the Project site, to inspect the site of discovery and make his/her recommendation for final treatment and disposition, with appropriate dignity, of the remains and all associated grave goods pursuant to PRC §5097.98
- D. If the Morongo Band of Mission Indians has been named the MLD or Co-MLD, the Tribe may wish to rebury the human remains and/or cremation and sacred items in their place of discovery with no further disturbance where they will reside in perpetuity. The place(s) of reburial will not be disclosed by any party and is exempt from the California Public Records Act (California Government Code § 6254[r]). Reburial location of human remains and/or cremations will be determined by the Tribe's MLD, the landowner, and the City Planning Department.

CR-8: FINAL REPORT: The final report[s] created as a part of the project (CRMP/AMTP, isolate records, site records, survey reports, testing reports, etc.) shall be submitted to the Lead Agency and Consulting Tribe[s] for review and comment. After approval of all parties, the final reports are to be submitted to the appropriate Information Center (IC), and the Consulting Tribe[s].

RE: SB 18 Tribal Consultation - Maria Moya and Ceval Corporation by Capstone Engineering, Inc.

From Curtis Alcantar <calcantar@tejonindiantribe-nsn.gov>

Date Mon 2/9/2026 10:37 AM

To Danielle Monsibais <MonsibaisD@kerncounty.com>

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or provide information unless you recognize the sender and know the content is safe.

Hello Danielle,

Thank you for your correspondence dated January 28, 2026, inviting the tribe to consult on the request to amend the Land Use Element. The Tribe has concerns about the general area, and amending the Land Use Element for the purpose of residential development would potentially impact cultural resources. The Kern National Wildlife Refuge to the west is a major village site, there is at least one Native American burial site less than 0.5 miles to the west, and another village to the east.

All signs point to this area being a sizable natural resource and habitation site and thus contains a high sensitivity rating from the Tribe.

Please keep us updated at the amendment proceeds.

Thanks,

Curtis Alcantar, B.A. (*Kitanemuk*)

Tribal Historic Preservation Officer, Natural Resources Manager

M: 661.699.5138 | P: 661.834.8566 | www.tejonindiantribe.com



PLANNING COMMISSION RESOLUTIONS

BEFORE THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

RESOLUTION NO. 151-26

APPLICATION FOR GENERAL PLAN AMENDMENT CASE NO. 1, MAP 7

2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN: 046-120-06)
Ceval Corp by Capstone Engineering (PP26180)

FINDINGS AND DETERMINATION

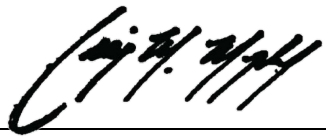
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

AYES: Brooks, Oliver, Skidmore

NOES: None

ABSTAINED: None

ABSENT: Ashley, Dunbar



SECRETARY OF THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

R E S O L U T I O N

SECTION 1. WHEREAS:

(a) Pursuant to the California Government Code, Title 7, Sections 65354 and 65453 (known as the Planning and Zoning Law), the Kern County Planning Commission considers proposed amendments to the County's General and Specific Plans and must provide a recommendation on all such proposed amendments to the Kern County Board of Supervisors; and

(b) Pursuant to said Sections 65354 and 65453, such advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(d) Said parcel of real property is described as follows:

APN: 046-120-06

Section 18, Township 25 South, Range 23 East MDB&M, County of Kern, State of California
(A complete legal description is on file with the Kern County Planning and Natural Resources Department);
and

(e) Said application has been made in accordance with requirements of the Planning and Natural Resources Department, and requests an amendment the Land Use Element of the Kern County General Plan from Map Code 8.3/2.5 (Extensive Agriculture - Flood Hazard) to 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard), or a more restrictive map Code designation; (b) A change in zone classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FPS (Estate - 2 1/2 acres - Floodplain Combining), or a more restrictive district; and

(f) The Planning and Natural Resources Department has reviewed the matter and prepared a report containing detailed description and analysis of the proposed amendment to the General Plan, (copy of the report is on file with the Planning and Natural Resources Department and incorporated herein by this reference as if set forth in full); and

(g) Said application has been made in the form and in the manner prescribed by the Planning and Natural Resources Department and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Public Resources Code 21083.3 and Categorical Exemptions, Section 15303 (Class 3) and Section 15183 of the State CEQA Guidelines, is exempt from the provisions of the California Environmental Quality Act; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(k) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(l) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **APPROVAL**, as recommended by Staff, by the Board of Supervisors, in accordance with the findings contained in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) This Planning Commission has determined that pursuant to Public Resources Code Section 21083.3, and Section 15183 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the General Plan Amendment No. 1, Map 7. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the General Plan Amendment No. 1, Map 7 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - There is no new information of substantial importance that was not known or could not have been known at the time the Kern County General Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.
 - The requested actions initiate the implementation of a project addressed in the Kern County General Plan and previously analyzed in the Kern County General Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
 - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The General Plan Amendment qualifies under Section 15303 (Class 3) as the amendment will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
 - (3) The General Plan Amendment is consistent with the applicable provisions of the Kern County General Plan and is consistent with the suburban, agricultural, and rural atmosphere. The map code designation will remain consistent with the standards while maintaining compatibility with the surrounding residential development and planned land use pattern.
 - (4) Approval of the requested General Plan Amendment will facilitate the development of residential housing that is compatible with the surrounding area and consistent with the goals of the Kern County General Plan by increasing housing opportunities while maintaining continuity with existing residential neighborhoods and infrastructure.
 - (5) The General Plan Amendment is consistent with the goals and provisions of the Kern County General Plan which encourages a variety of housing opportunities, orderly expansion of urban development, and residential neighborhoods that are compatible with surrounding land uses.
 - (6) As a result of the General Plan Amendment, future development of the property will remain subject to review through the Vesting Tentative Tract Map process, applicable improvement plans, and building permit review, and shall comply with all applicable Kern County Development Standards, conditions of approval, and requirements of the Land Division Ordinance prior to development.
 - (7) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed; and

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Ceval Corp (applicant) (1)
Capstone Engineering (1)
LiUNA (1)
File (3)

jw

BEFORE THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

In the matter of:

RESOLUTION NO. 152-26

APPLICATION FOR ZONE CHANGE CASE NO. 3, MAP 7

2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN: 046-120-06)
Ceval Corp by Capstone Engineering (PP26180)

FINDINGS AND DETERMINATION

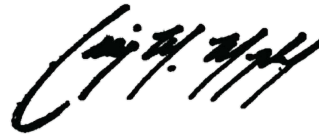
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

AYES: Brooks, Oliver, Skidmore

NOES: None

ABSTAINED: None

ABSENT: Ashley, Dunbar



SECRETARY OF THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA

R E S O L U T I O N

SECTION 1. WHEREAS:

(a) Pursuant to the California Government Code, Title 7, Section 65000, et seq. (known as the Planning and Zoning Law), the Kern County Board of Supervisors has adopted the Official Land Use and Zoning Ordinance for the County of Kern (Ordinance Code of Kern County, Chapter 19.02, et seq.), herein called the Zoning Ordinance; and

(b) The Zoning Ordinance establishes various classes of zones, prescribes land uses and regulations for the various zones, and adopts zoning maps for the purposes of dividing the County into zones and showing the zone boundaries; and

(c) The Zoning Ordinance regulates the use of buildings, structures, and land, as between agriculture, industry, business, residence, and other purposes, and other uses more specifically set forth in Section 65850 of said Government Code; and

(d) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(e) Said parcel of real property is described as follows:

APN: 046-120-06

Section 18, Township 25 South, Range 23 East MDB&M, County of Kern, State of California (A complete legal description is on file with the Kern County Planning and Natural Resources Department); and

(f) Said application has been made pursuant to provisions of Chapter 19.112 of said Ordinance Code, and requests a zone change insofar as said requirements are applicable to the aforescribed parcel of real property, and more particularly a change in zone classification from A FP (Exclusive Agriculture - Floodplain Combining) to E (2 1/2) FPS (Estate - 2 1/2 acres - Floodplain Combining), or a more restrictive district; and

(g) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(h) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(i) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Public

Records Resources Code 21083.3, , Categorical Exemptions, Section 15303 (Class 3) and Section 15183 of the State CEQA Guidelines, is exempt from the provisions of the California Environmental Quality Act; and

(j) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(k) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(l) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **A P P R O V A L**, as recommended by Staff, by the Board of Supervisors, for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) This Planning Commission has determined that pursuant to Public Resources Code Section 21083.3, and Section 15183 of the State CEQA Guidelines, said project qualifies as a special situation and does not require preparation of further environmental documents under the requirements of the Environmental Quality Act of 1970.

County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Zone Change Case No. 3, Map 7. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15183, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested actions for the Zone Change Case No. 3, Map 7 do not require the preparation of subsequent environmental documentation based on the following:

- As a result of the requested actions, no substantial changes are proposed in the project that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.

- As a result of the requested actions, no substantial changes will occur with respect to the circumstances under which the project will be undertaken that will require major revisions to the Kern County General Plan Final Environmental Impact Report because of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 - There is no new information of substantial importance that was not known or could not have been known at the time the Kern County General Plan Final Environmental Impact Report was certified, and no new significant effects as a result of the requested actions will occur that were not addressed in the Kern County General Plan Final Environmental Impact Report.
 - The requested actions initiate the implementation of a project addressed in the Kern County General Plan and previously analyzed in the Kern County General Plan Final Environmental Impact Report, and the requested actions are in substantial conformance with that plan.
 - The requested actions do not require the preparation of subsequent environmental documentation as the conditions identified in Section 15162 do not occur.
- (2) The Zone Change qualifies under Section 15303 (Class 3) of the State CEQA Guidelines as the change in zoning will support and promote the construction of residential units similar with criteria established under Section 15303 (Class 3).
 - (3) This project is exempt from the provisions of CEQA pursuant to Public Resources Code 21083.3 for projects that are consistent with applicable planning documents for which environmental review has previously been completed.
 - (4) The proposed change in zone classification is consistent with the Kern County General Plan and will implement the proposed land use designation while remaining compatible with surrounding residential development.
 - (5) Approval of the requested Zone Change will allow development of residential lots that are compatible with surrounding residential uses, provide additional housing opportunities, and implement the residential development anticipated by the Kern County General Plan.
 - (6) The proposed zone classifications are appropriate for the site because they implement the proposed General Plan land use designation, are consistent with the character of the surrounding area, and support orderly residential development consistent with County planning policies.

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Ceval Corp (applicant) (1)
 Capstone Engineering (1)
 LiUNA (1)
 File (3)

jw

**BEFORE THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

RESOLUTION NO. 153-26

**APPLICATION FOR ALTERATION OF BOUNDARIES OF
AGRICULTURAL PRESERVE NO. 7 - EXCLUSION**

2,600 feet east of West Garces Highway and Corcoran Road intersection, in the Delano area (APN: 046-120-06)
Ceval Corp by Capstone Engineering (PP26180)

FINDINGS AND DETERMINATION

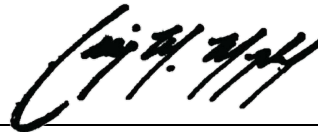
I, Craig M. Murphy, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Brooks, seconded by Ms. Skidmore, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **August, 2026**, by the following vote, to wit:

AYES: Brooks, Oliver, Skidmore

NOES: None

ABSTAINED: None

ABSENT: Ashley, Dunbar



**SECRETARY OF THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

R E S O L U T I O N

SECTION 1. WHEREAS:

(a) The Agricultural Preserve herein mentioned was established in the County of Kern pursuant to the California Land Conservation Act of 1965 and it has been proposed that the boundaries of said Agricultural Preserve be altered; and

(b) Pursuant to the Zoning Ordinance, Section 19.102.135, advisory actions shall be considered by the Planning Commission prior to consideration by the Board of Supervisors, following submission of an application containing the information specified in the applicable section of this title and a properly noticed public hearing; and

(c) The Kern County Planning and Natural Resources Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section **7297.368** of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(d) Said parcel of real property is described as follows:

APN: 046-120-06

Section 18, Township 25 South, Range 23 East MDB&M, County of Kern, State of California (A complete legal description is on file with the Kern County Planning and Natural Resources Department); and

(e) Said application has been made pursuant to provisions of Chapter 19.102 of said Ordinance Code, and requests that the boundaries of said Agricultural Preserve be altered as said requirements are applicable to the aforescribed parcel of real property, and more particularly an Agricultural Preserve Exclusion of 39 acres from Agricultural Preserve No. 7; and

(f) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Secretary of this Commission, designated as above, and reference is hereby made thereto for further particulars; and

(g) The Secretary of this Commission has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Secretary of this Commission; and

(h) Said notice of hearing stated that the Planning and Natural Resources Department has determined that the activity in question is included on the list of classes of projects which have been determined not to have a significant effect on the environment and this Commission concurs with this determination and that, therefore, under the provisions of Categorical Exemptions, Section 15303 (Class 3) and Section 15183 of the State CEQA Guidelines, is exempt from the provisions of the California Environmental Quality Act; and

(i) Said public hearing has been duly and timely conducted, during which the proposal was explained by a representative of the Planning and Natural Resources Department and all persons so desiring were duly heard; and

(j) During said hearing and prior to consideration of the merits of said matter, this Commission called for any objections to the dispensing with an environmental impact report; and

(k) This Commission has considered the recommendation of the Planning and Natural Resources Department and all the testimony presented during said public hearing, after which said public hearing was concluded.

SECTION 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the County of Kern, as follows:

(a) This Commission finds that the facts recited above are true and that this Commission has jurisdiction to consider the subject of this resolution; and

(b) After careful consideration of all facts and evidence as presented at said hearing, it is the decision of the Planning Commission that the application herein described be recommended for **APPROVAL**, as recommended by Staff, by the Board of Supervisors, for the reasons specified in this Resolution; and

(c) The findings of this Commission upon which its decision is based are as follows:

- (1) The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Kern County Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- (2) This project is categorically exempt under Section 15303 of the State CEQA Guidelines.
- (3) The effect upon the environment of such project and the activities and improvements which may be carried out thereunder will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.
- (4) The project site historically has not been developed with agricultural crops that would aid in food development in Kern County and has been consistently vacant and unutilized, thus removal from Agricultural Preserve No. 7 for the purposes of residential use is suitable to infill the vacant lot.
- (5) County Staff has reviewed the Environmental Information Form submitted by the applicant, and it has been determined there are no project-specific significant effects for the Alteration of the Boundaries of Agricultural Preserve No. 7 – Exclusion project. Pursuant to the California Environmental Quality Act (CEQA) and the Guidelines for the Implementation of CEQA, Section 15303, after a review of the proposed project and in light of the evidence in the record, Staff has made the determination that the requested

actions for the Alteration of the Boundaries of Agricultural Preserve No. 7 – Exclusion project do not require the preparation of subsequent environmental documentation; and

(d) The Secretary of this Commission shall cause copies of this resolution to be transmitted to the following:

Ceval Corp (PP26180) (applicant) (1)

Capstone Engineering (agent) (1)

LiUNA (1)

File (3)

jw