November 10, 2026

Board of Supervisors
Kern County Administrative Center
1115 Truxtun Avenue
Bakersfield, CA 93301

PROPOSED AMENDMENT NO.1 TO AGREEMENT 727-2017 WITH ARNOLD L. PETTIT FOR USE OF LAND ADJACENT TO THE BAKERSFIELD METROPOLITAN SANITARY LANDFILL TO ASSIGN TO TRACY STUDEBAKER AND TO EXTEND THE TERM BY FIVE YEARS; S.D. #2
(Fiscal Impact: None)

This letter is to request that your Board approve the attached Amendment No. 1 to Agreement 727-2017 ("Amendment") with Arnold L. Pettit ("Lessee") for use of County property located adjacent to the Bakersfield Metropolitan Sanitary Landfill, described as Assessor's Parcel Numbers 179-020-07 and 179-020-42 ("Premises"), for the grazing of livestock. Lessee passed away recently and his daughter, Tracy Studebaker ("Assignee"), has since been managing the ranching operation.

Mr. Pettit's interest in the ranch property and cattle was assigned through the Arnold L. Pettit Trust to his children, Tracy L. Studebaker and Michael P. Pettit. Following the subsequent passing of Michael P. Pettit, questions arose regarding whether the grazing lease constituted a trust asset and whether any heirs or other individuals associated with the ranching operation may have a legal interest in the lease rights. To address these concerns, the County obtained waivers from the relevant family members confirming that they do not object to the assignment of the lease to Tracy Studebaker. Accordingly, the proposed Amendment would formally assign all rights and obligations under Agreement 727-2017 to Ms. Studebaker so that she may continue the grazing operation, and provides an extension of the term by five years.

The attached Amendment No. 1 has been approved as to content by the General Services Division and Assignee and has been approved as to form by the Office of County Counsel.

In consultation with the Planning and Natural Resources Department, the General Services Division's review of possible environmental effects has determined that this Agreement involves negligible or no expansion of use beyond that previously existing, and therefore, is declared to be categorically exempt from the requirement to prepare environmental documents pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Furthermore, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment.

Therefore, IT IS RECOMMENDED that your Board: 1) find the project to be exempt from further CEQA review per Sections 15061(b)(3) and 15301 of State CEQA Guidelines; 2) approve Amendment No. 1 with Arnold L. Pettit for use of land adjacent the Bakersfield Metropolitan Sanitary Landfill for grazing livestock for a term of five years; and 3) authorize the Chairman to sign.

Sincerely,

Michelle Burns-Lusich
Chief General Services Officer

MBL:KAS:LW:yz
Attachment
cc: County Administrative Officer
Waste Management.

Docusign Envelope ID: 0F5C085B-0827-86FB-801E-89690419EBBD

FIRST AMENDMENT TO AGREEMENT FOR LEASE OF A PORTION OF LANDS WITHIN AND ADJACENT THE BENA SANITARY LANDFILL

(County of Kern – Arnold L. Pettit)

THIS FIRST AMENDMENT TO AGREEMENT ("**First Amendment**") is made and entered on _____ ("**Execution Date**") by and between the **COUNTY OF KERN**, a political subdivision of the State of California ("**County**"), and **ARNOLD L. PETTIT**, an individual ("**Lessee**"). County and Lessee are referred to individually as a "**Party**" and collectively as the "**Parties**."

RECITALS:

A. County owns and maintains approximately 2,285 acres of land commonly known as the Bakersfield Metropolitan Sanitary Landfill ("**Bena**").

B. County owns and maintains approximately 85 acres of land southwest and adjacent to Bena, which are identified as Assessor's Parcel Numbers 179-020-42 and 179-020-07 ("**Adjacent Property**").

C. On December 5, 2017, County and Lessee entered into a lease agreement allowing Lessee to graze livestock, excluding sheep, on the Adjacent Property (Kern County Agreement No. 727-2017, "**Agreement**"), which will expire on December 4, 2027.

D. Lessee has passed away and his daughter, Tracy Studebaker, desires to take over the grazing operation under the Agreement.

E. County agrees to amend the Agreement for the first time to assign the Agreement to Tracy Studebaker ("**Assignee**"), who agrees to assume the obligations and duties of Lessee in and under the Agreement, and to extend the term of the Agreement.

AGREEMENT:

1. As of the Execution Date of this First Amendment, Lessee shall be defined as Tracy Studebaker, an individual. Lessee agrees to assume the obligation and responsibilities within the Agreement.

2. **Section 2.a** "**Term – Initial Term**" of the Agreement is amended to read as follows:

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The term is extended through December 4, 2032, and an additional five (5)-year option to extend is granted to Lessee pursuant to the terms of **Section 2.b**.

3. **Section 32** "**Notices**" of the Agreement shall be updated as follows:

To Lessee: Tracy Studebaker
17325 Falling Creek Ave.
Bakersfield, CA 93314
tracystudebaker@gmail.com

4. **Ratification of Agreement:** Except as modified by this First Amendment, all terms and conditions of the Agreement shall be in full force and effect. All rights provided to County in this First Amendment are in addition to those provided in the Agreement and those provided by law.

5. **Authority to Execute:** Each of the individuals executing this First Amendment on behalf of County and Lessee represent and warrant that he or she is duly authorized to execute and deliver this First Amendment on behalf of County or Lessee, respectively, and that this First Amendment is binding upon County and Lessee, respectively, in accordance with its terms.

The Parties have executed this First Amendment and Assignment on the Execution Date.

APPROVED AS TO CONTENT:
Department of Public Works

By Joshua Champlin
Joshua Champlin, Director

County Administrative Office

By Michelle Burns-Lusich
Michelle Burns-Lusich
Chief General Services Officer

APPROVED AS TO FORM:

By Joshua H Rudnick
Joshua H. Rudnick
Deputy County Counsel

COUNTY OF KERN

By _____
Chair, Board of Supervisors
"County"

TRACY STUDEBAKER, an individual

By Tracy Studebaker
Tracy Studebaker
"Lessee"