

**NOTICE OF EXEMPTION  
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970- CEQA)**

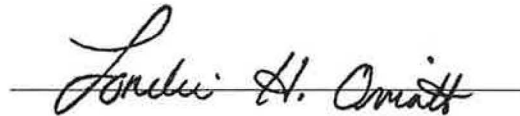
TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following project in the County of Kern, State of California:
  - a. Applicant or sponsoring Agency or Department: Athol J.E. Tekaat (PP24139);
  - b. Name of Project: Amendment of Zoning Map 102-21, Zone Change Case No. 85;
  - c. Street Address/Cross-Street of Project: Southeast corner of Patton Way and Meany Avenue at 3500 Patton Way in unincorporated Bakersfield area; (APN: 452-030-22 and 452-030-23);  
  
Map of Project (if no street address): Attached
  - d. Description of Project: A change in zone classification from E(5) RS (Estate - 5 acres - Residential Suburban Combining) to M-1 PD (Light Industrial - Precise Development Combining) or a more restrictive district, across two (2) parcels of record totaling an approximate 4.26 acres
2. Approval – Summary of Proceedings:  
  
Adoption date April 9, 2024, Item No. CA 6 2:00 p.m.
3. The Board of Supervisors has determined that, under the provisions of Section 21083.3 of the Public Resources Code and Section 15183 of the State CEQA Guidelines, the action is statutorily exempt from the requirements of CEQA and the State CEQA Guidelines concerning the evaluation of projects, further environmental review, and the preparation and review of environmental documents. Therefore, no environmental documents were required for consideration of the action taken.

Lorelei H. Oviatt, AICP, Director  
Planning and Natural Resources Department  
County of Kern, State of California

Telephone No. 862-8600

By:



Special Situation Exemption 15183

SE:an

# ZCC 85 Map 102-21

## Vicinity Map

Athol J. E. Tekaat

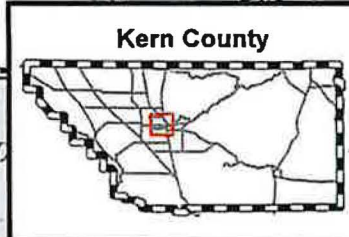
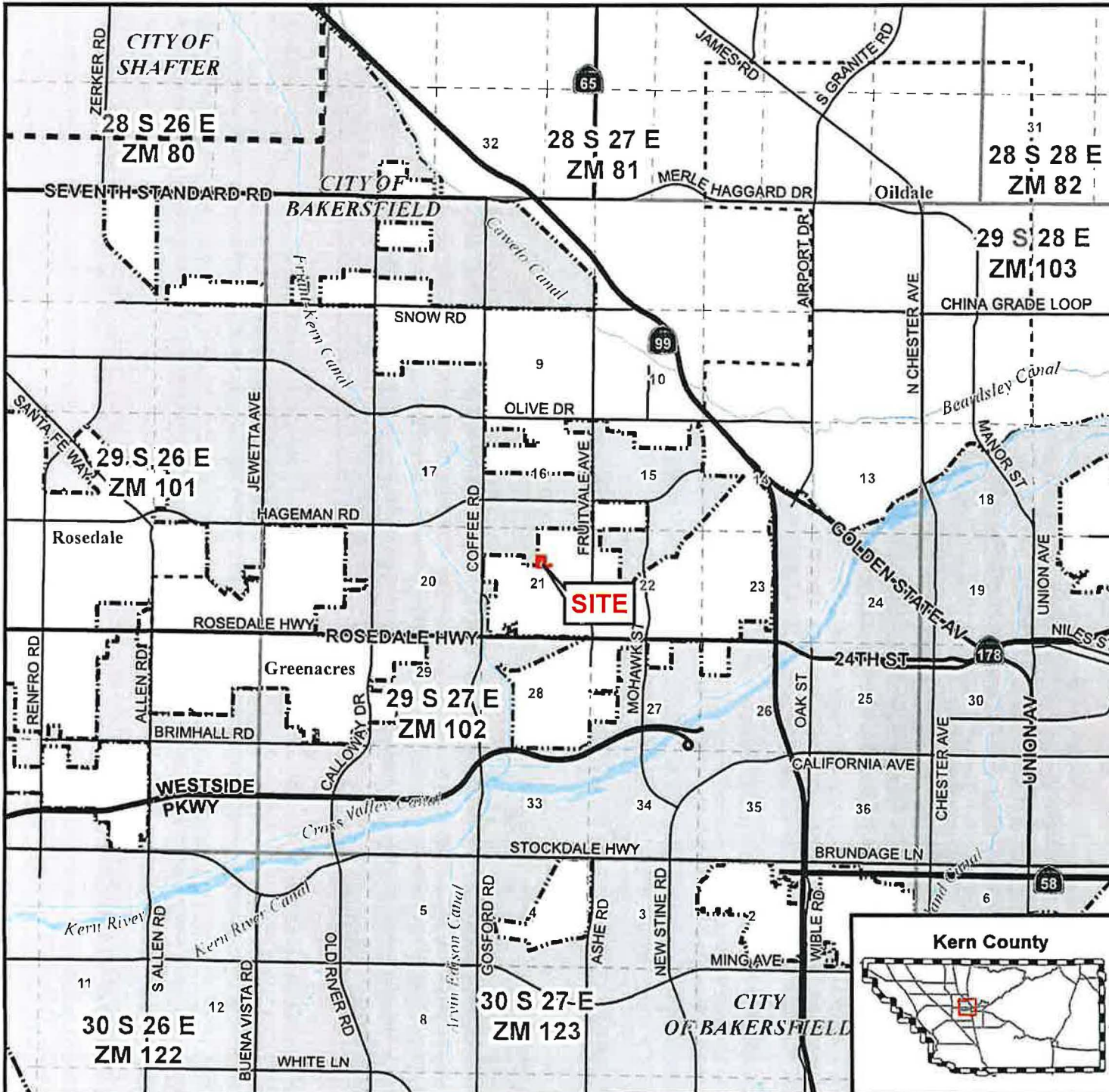
-  Site
-  Freeway
-  Named Road
-  State Hwy
-  Arterials
-  Kern County Boundary
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  Water Bodies
-  Water Courses
-  City Limits
-  Unincorporated Cities

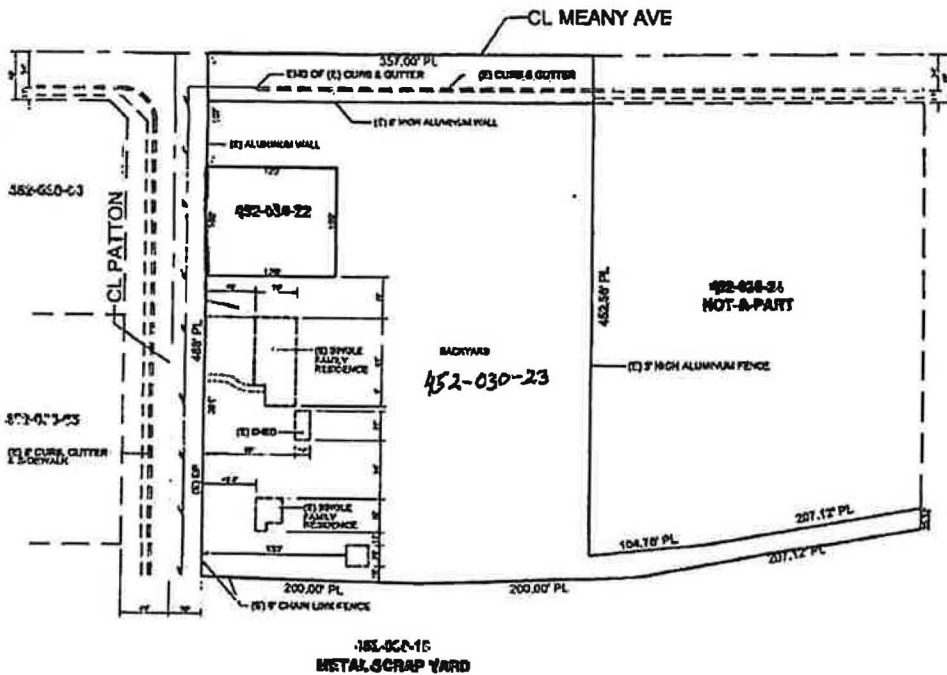
APN: 452-030-22 & 452-030-23  
Sec. 21- T29S/R27E

Created on: 1/5/2024



**Kern County  
Planning & Natural  
Resources Department**

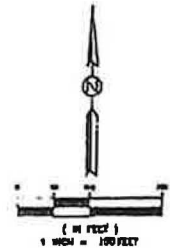




LEGAL DESCRIPTION:  
 PORTION OF THE N/2 SECTION 21, T.29 S., R. 27 E. M.D.M.  
 IN THE COUNTY OF KERN, STATE OF CALIFORNIA.  
 APN: 452-030-23/22.

STATISTICAL INFORMATION  
 EXISTING ZONING: G SRIS  
 EXISTING USE: 2 RESIDENCES ON 1 PARCEL.  
 PROPOSED USE: M-1 PD  
 ACREAGE: 3.77 ACRES  
 BUILDING HEIGHT: VARIES - 18'-0" & ABOVE F.F.  
 FLOOR AREA: UNIT 1 1098 S.F. / UNIT 2 861 S.F.  
 PARKING: 2 PER RESIDENCE  
 BUILDING COVERAGE: 1%  
 LANDSCAPE COVERAGE: (5%) MIN.  
 SEWAGE DISPOSAL: (E) SEPTIC SYSTEM  
 WATER SUPPLY: DOMESTIC WATER PURVEYOR  
 DRAINAGE: NATURAL DRAINAGE  
 THIS WILL NOT BE A PHASED DEVELOPMENT

COORDINATES:  
 LATITUDE: 35.9834521  
 LONGITUDE: -119.05308



SHEET 1 OF 1

MAP NO. _____ - _____
ZONE CHANGE
SECTION 21, T. 29 S., R. 27 E., COUNTY OF KERN