

**NOTICE OF EXEMPTION**

**From:** Kern County Planning and Natural Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

**Project Title:** - Site Plan Review 1, Map 203

**Project Location -- Specific:** Mettler Frontage Road; Portion of Assessor Parcel Number 238-233-05

**Project Location -- City:** Unincorporated Kern County

**Project Location -- County:** Kern

**Description of Project:** Addition of cell panel antennas on existing tower.

**Name of Public Agency Approving Project:** KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

**Name of Person or Agency Carrying Out Project:** Sequoia Deployment Services Inc.

**Exempt Status:** (Sections 21080(b)(1) and 15268)

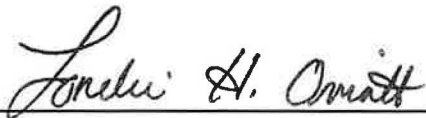
**Reasons Why Project Is Exempt:** Building Permits are ministerial under Kern County Zoning Ordinance and are exempt under Sections 21080(b)(1) and 15268 of the State CEQA Guidelines

**Contact Person:** Matthew Hall, Supervising Planner, (661) 862-8611

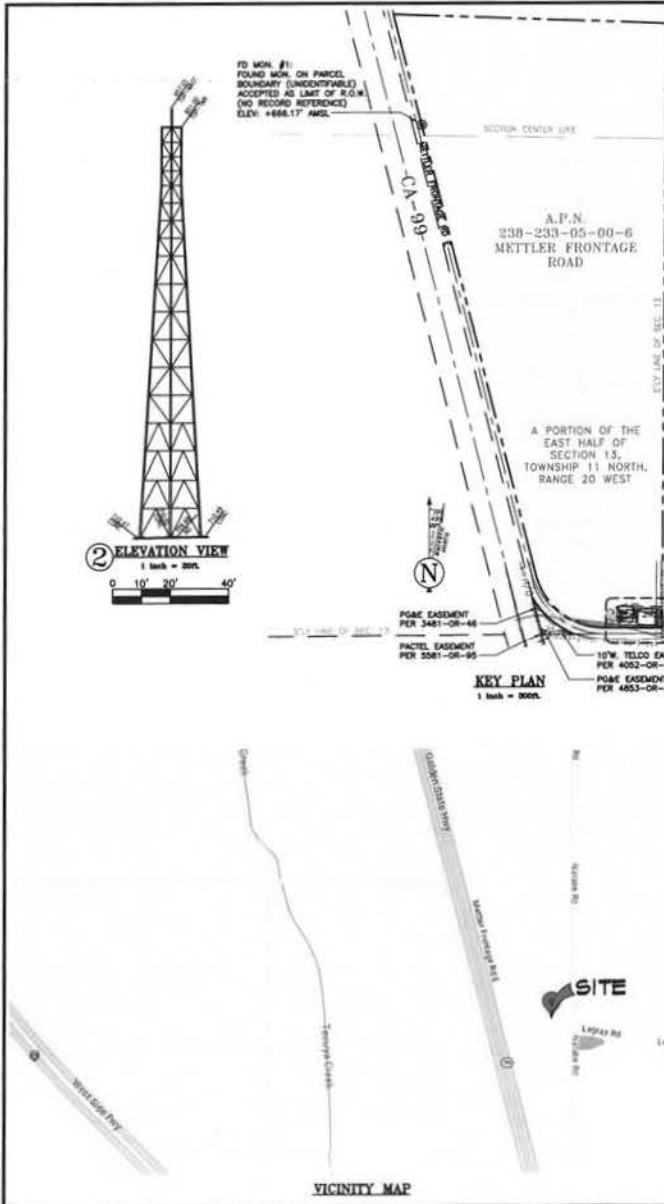
**Receipt:** 621508

**Date Received for Filing:**

March 14, 2024

  
\_\_\_\_\_  
Lorelei H. Oviatt, AICP  
Director

cc: County Clerk  
Applicant  
Case File6



**S SABODAN LINE TABLE**

**LEASE AREA:**

L1: S 90° 00' 00" W - 25.63'  
 L2: N 00° 00' 00" W - 12.15'  
 L3: N 90° 00' 00" E - 25.63'  
 L4: S 00° 00' 00" E - 12.15'

**UTILITY EASEMENT:**

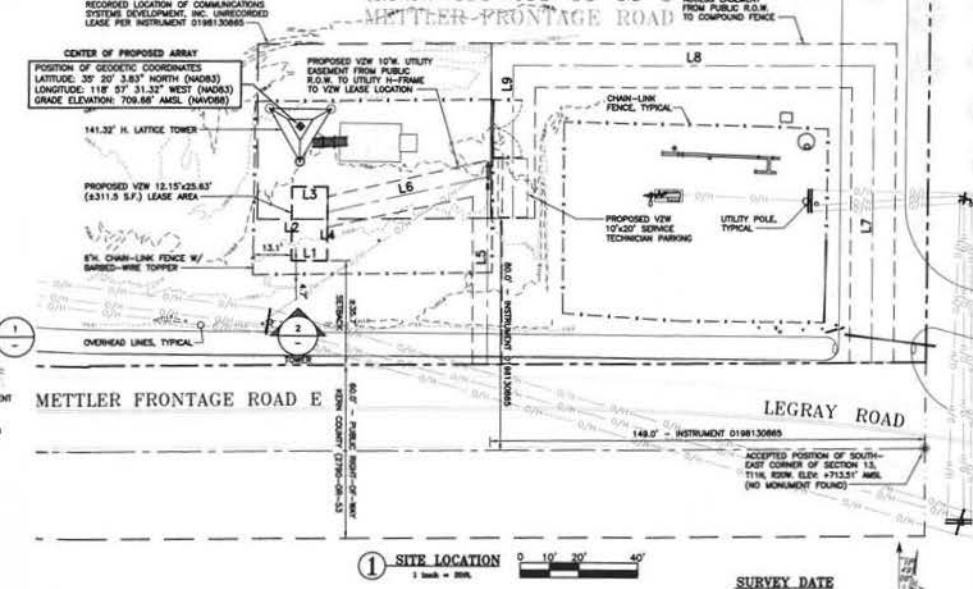
L5: N 00° 19' 48" W - 64.19'  
 L6: S 77° 37' 39" W - 56.20'

**ACCESS EASEMENT:**

L7: N 00° 00' 00" W - 101.75'  
 L8: N 90° 00' 00" W - 123.70'  
 L9: S 00° 19' 48" E - 52.48'

**LEGEND**

--- CHAIN LINK FENCE	□ U.G. UTILITY VAULT	R/W RIGHT OF WAY	BLDG TOP OF BUILDING
○ WOOD FENCE	⊗ MANHOLE	SOO SEWER CLEAN-OUT	AP ASPHALT PAVING
--- OVERHEAD LINE	○ UTILITY POLE	PS PARKING STRIPE	R.O.W. RIGHT OF WAY
--- METAL FENCE	• SPOT ELEVATION	SW SIDEWALK	VZW VERIZON WIRELESS
--- RIGHT OF WAY LINE	⊕ WATER VALVE	U.V. U.G. UTILITY VAULT	NG NATURAL GRADE
--- CENTER LINE	⊙ FOUND MONUMENT	CONC CONCRETE	WP WOOD POLE
--- EASEMENT LINE	◆ GEODETIC MARKER	SVC SERVICE	LP LIGHT POLE



**FEMA FLOOD ZONE:**  
 FEMA FLOOD ZONE DESIGNATION - DATA EXPORT DATED 10/05/2023 FROM FEMA MAP SERVICE CENTER WEBSITE, KERN COUNTY (S046, 600075) - NATIONAL FLOOD INSURANCE PROGRAM - FEMA FLOOD ZONE 'X' (WITHOUT BFE) FOR FIRM PANEL MAP #06029C2130E

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING/ZALZALI & ASSOCIATES, INC.
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  - THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE UNINCORPORATED LANDS OF THE COUNTY OF KERN, STATE OF CALIFORNIA.
  - TITLE INFORMATION SHOWN HEREON IS PER 'CLTA GUARANTEE FORM NO. 28 - CONDITION OF TITLE' ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; GUARANTEE NUMBER: 5028900-7037984; FILE NO.: 7037984; GUARANTEE NO.: 7037984; AND DATED: SEPTEMBER 13, 2023 AT 7:30 A.M.
  - THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

SEE SHEET C-2 FOR TITLE INFORMATION  
 SEE SHEET C-3 FOR VERIZON WIRELESS LEASE & EASEMENT LEGAL DESCRIPTIONS

**SURVEY DATE**  
06/20/2023

**BENCHMARK**  
 RTCM-REF 3142  
 NORTHING: 2315357.41  
 EASTING: 8272775.04  
 ELEVATION: +414.57' A.M.S.L.

**REFERENCE MAPS**  
 • 5-RS-137

**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE ANDROID COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE FIVE, DETERMINED BY GPS OBSERVATIONS.

**MAPPED/PLOTTED EASEMENTS**  
 NO EASEMENTS LOCATED/PLOTTED FROM RECORD MAPS/PLATS OR SURVEYS OVERLAP WITH THE PROPOSED VERIZON GROUND LEASE AREA LOCATION.

**UTILITY NOTE:**  
 SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER AFFECTED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**verizon**

2785 MITCHELL DRIVE, SUITE B  
 WALNUT CREEK, CA 94598

**SEQUOIA**  
 DEVELOPMENT SERVICES, INC.  
 1 SPECTRUM PONTE DRIVE, SUITE 130  
 LAKE FOREST, CA 92650

**ALLSTATES**  
 ENGINEERING & SURVEYING  
 23875 BRETHER DRIVE  
 LAKE FOREST, CA 92630

PROJECT NO.: S SABODAN  
 DRAWN BY: NC  
 CHECKED BY: JRT/DW

REV	DATE	DESCRIPTION	BY
0	10/26/2023	FINAL SURVEY (SPK)	NC
1	10/17/2023	PREV UTILITY EASEMENT INC	NC
2	10/10/2023	ACCESS/UTILITY EASEMENTS INC	NC
3	10/06/2023	PRELIMINARY DRAWING INC	NC



IF IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THE DOCUMENT.

**S SABODAN**  
 A.P.N. 238-233-05-00-6  
 METTLER FRONTAGE ROAD  
 BAKERSFIELD, CA 93313  
 SITE EXHIBIT

SHEET TITLE  
 SITE SURVEY

SHEET NUMBER  
 C-1