



MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

Council Chambers
103 W. Sherwood Ave, Mcfarland, CA
Website: <https://www.mcfarlandcity.org/>

Wednesday, December 3, 2025
6:00 PM

Commissioner, **Jose Hernandez**
Commissioner, **David Soto**
Commissioner, **Juan Munguia**
Commissioner, **Victor Oropeza**
Commissioner, **Jim White**

HOW TO SUBMIT PUBLIC COMMENTS: The meetings of the Planning Commission are open to the public. At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. At special or emergency meetings, members of the public may only address the city on items listed on the agenda.

There is a time limitation of two minutes per person. For any item that is not on the agenda and within the jurisdiction or interest of the city, please come to the podium at this time. The Brown Act does not permit any action or discussion on items not listed on the agenda. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item number and subject matter are announced, and the Chairman opens Public Comment on the item. When recognized, please begin by providing your name and address for the record (optional). Anyone wishing to submit written information at the meeting needs to furnish ten (10) copies to the City Clerk in advance to allow for distribution to Planning Commission, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Chairman finds that there is in fact willful disruption of any Planning Commission Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the Commission's business without them present.

PUBLIC ACCOMMODATIONS: The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.

INTERPRETATION: If you need an interpretation of your communications to the City Council from Spanish into English, please contact the City Clerk Department at 661-792-3091 ext 2135 or via email at cityclerk@mcfarlandcity.org. Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

CALL TO ORDER: Chairman

ROLL CALL:

Planning Commissioner, Jose Hernandez
Planning Commissioner, David Soto
Planning Commissioner, Juan Mungia
Planning Commissioner, Victor Oropeza
Planning Commissioner, Jim White

PLEDGE OF ALLEGIANCE:**INVOCATION:****APPROVE AGENDA AS TO FORM****PRESENTATIONS**

CONSENT AGENDA: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless the Planning Commission removes a particular item.

1. Approval of October 15, 2025, Special Meeting Minutes

ADMINISTRATIVE AGENDA

2. Approval of Resolution No. 2025-7 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12606

PUBLIC HEARINGS

PUBLIC COMMENT: At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. Commissioners may respond briefly to statements made or questions posed. They may ask a question for clarification; may refer the item to staff for further study or for placement on a future agenda. Speakers are limited to two minutes for each person. Please state your name and address for the record prior to making a presentation. Fifteen minutes total will be allowed for any one subject.

COMMISSIONER COMMENTS:

On their own initiative, commission members may make an announcement or a report on their own activities. they may ask a question for clarification, make referral to staff, or take action to have staff place a matter of business on a future agenda (government code section 54954.2(a)).

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)**ADJOURNMENT**

This is to certify this agenda was posted at McFarland City Hall on November 26, 2025.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: January 7, 2025

The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting. Special meeting needs hour change

All agenda item and/or supporting documentation is available for public review on the city website at www.mcfarlandcity.org and the office of the City Clerk of the City of McFarland, at 401 W, Kern Ave. McFarland, CA 93250 during regular business hours of 8:00 am – 5:00 pm Monday through Friday, following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting.

SPECIAL PLANNING COMMISSION MINUTES

IN-PERSON MEETING

October 15, 2025

**MCFARLAND CITY COUNCIL
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY**

CALL TO ORDER

Chairman Hernandez called the meeting to order at 6:03p.m.

ROLL CALL

Commissioners Present: Chairman Jose Hernandez, Planning Commissioner David Soto,
Planning Commissioner Jim White

Commissioners Absent: Planning Commissioner Juan Munguia, Planning Commissioner Victor Oropeza

OFFICIALS PRESENT

Community Development Director Snyder, Senior City Planner De Leon, City Clerk De La Cruz

APPROVE AGENDA AS TO FORM

*Motion by Commissioner White, Second by Commissioner Soto to Approve the Agenda as to Form at the meeting of October 15, 2025. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White

NOES: None

ABSENT: J. Munguia, V. Oropeza

ABSTAIN: None

PASSED: 3-0

PLEDGE OF ALLEGIANCE

Offered by Commissioner White

INVOCATION

Offered by Commissioner Soto

CONSENT AGENDA

1. Approval of Resolution No. 2025-6 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PERMIT FOR 221 ELMO HWY (ELMO PEDIATRICS)

*Motion by Commissioner White, Second by Commissioner Soto to Approve Resolution No. 2025-6PC at the meeting of October 15, 2025. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:
AYES: J. Hernandez, D. Soto, J. White
NOES: None
ABSENT: J. Munguia, V. Oropeza
ABSTAIN: None
PASSED: 3-0

PUBLIC COMMENT
None

COMMISONER COMMENTS
None

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)
None

ADJOURNEMENT
*Motion by Commissioner White, seconded by Commissioner Soto, to adjourn the meeting of October 15, 2025, at 6:15 p.m. **Motion Approved** by 3/0 Roll-Call Majority Vote.*

Roll Call Vote:
AYES: J. Hernandez, D. Soto, J. White
NOES: None
ABSENT: J. Munguia, V. Oropeza
ABSTAIN: None
PASSED: 3-0

CITY OF MCFARLAND

Erika De La Cruz, City Clerk



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: ADMINISTRATIVE
AGENDA
Meeting Date: December 3,
2025

TO: Honorable Mayor and Council Members

FROM: Brianahi De Leon, Senior City Planner

SUBJECT: Approval of Resolution No. 2025-7 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING TENTATIVE PARCEL MAP 12606

SUMMARY:

The site is located South of Hanawalt Avenue, East of Garzoli Avenue, and North of Nill Avenue. The property is identified by APN 060-070-02 and does not have an address connected to it. The property was pre-zoned R-1 and R-4 through Annexation 18, but is currently being used as zone A. Once divided, will consist of 5 separate parcels.

The TPM 12606 went through a plan check from the City Planning Department and the City Engineer. The proposed project will include conditions of approval that are based on adopted City guidelines and policies, those determined through the site plan review, and the environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to the health safety and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Total acres ~ 26.75 Gross Acres
Parcel 1 – 5.75 Ac
Parcel 2 – 5.13 Ac
Parcel 3 – 5.13 Ac
Parcel 4 – 5.22
Designated Remainder – 5.52 Ac

ENVIRONMENTAL REVIEW

An environmental study of the project was completed. Reference to the previous Environmental Impact Report for Annexation 18 was made. It was found that this map was referenced in that Negative Declaration and the same conclusion remains; therefore, no additional environmental declaration will be necessary.

FINDINGS

The proposed Tentative Parcel Map 12606 is consistent with the McFarland General Plan and Zoning map.

FINANCIAL IMPACT:

NONE

RECOMMENDATION:

The staff recommends the Planning Commission to consider and approve Tentative Parcel map 12606 subject to the Conditions of Approval and allowing the division of 26.75 acres into (4) Four parcels and a remainder.

ATTACHMENTS:

1. Attachment 2: Conditions of Approval
2. Attachment 1 Tentative Parcel Map 12606 _Redacted

**McFARLAND PLANNING COMMISSION
RESOLUTION NO. 2025-7PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF McFARLAND
APPROVING TENTATIVE PARCEL MAP 12606**

WHEREAS, Five Haven, LLC, filed an application requesting a Tentative Parcel map of the City of McFarland. Once divided, the parcel will consist of four separate parcels and a remainder.

WHEREAS, the project is a request to divide and record four (4) parcels and a remainder; and

WHEREAS, the project is consistent with the General Plan Land Use and Zoning Maps; and

WHEREAS, an environmental study of the project was completed. Reference to the previous Environmental Impact Report for Annexation 18 was made. It was found that this map was referenced in that Negative Declaration and the same conclusion remains; therefore, no additional environmental declaration will be necessary; and

WHEREAS, the Planning Commission, through its City Clerk, did set Wednesday December 2025 at the hour of 6:00 PM in the Council Chambers located at 103 W. Sherwood Avenue, McFarland California as the time and place for a public hearing on Tentative Parcel Map No. 12606; and

WHEREAS, a Notice of Public Hearing was given in a manner provided in Title 17 of the McFarland Municipal Code and said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Planning Department and all persons desiring were duly heard; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map No. 12606; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of McFarland that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.
2. The proposed project is consistent with the City of McFarland's General Plan Land Use and Zoning Map designation;
3. The proposed project will divide the parcel into four (4) parcels and a remainder;
4. The negative declaration for Annexation 18 was referenced as the project was included in the report;

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the Planning Commission of the City of McFarland at a meeting held on Wednesday December 3, 2025.

	Aye	Nae	Abstain	Absent
Jose Hernandez				
Juan Munguia				
Victor Oropeza				
David Soto				
Jim White				

By order of the planning commission of the City of McFarland.

CITY OF MCFARLAND

Jose Hernandez, Chairman

ATTEST:

Erika De La Cruz, City Clerk

I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.

ATTACHMENT __
CITY OF MCFARLAND
PLANNING DEPARTMENT

Tentative Parcel Map 12606
Conditions of Approval

PART A – PROJECT INFORMATION

Assessor's Parcel Number 060-070-02

Job Address: No address assigned yet

Existing General Plan: Single-Family & Multi-Family Residential

Existing Zoning: R-1 and R-4

Parcel #: TPM 12606

Project Description:

The project site is located South of Hanawalt Avenue, East of Garzoli Avenue, and North of Nill Avenue. The proposed project is a proposal to parcel 26.75 Gross Acres. The applicant Five Haven, LLC seeks to continue the current Agriculture zoning.

The existing parcel will be divided into 4 parcels and a designated remainder.

The existing parcel will be divided, and the Parcel Map will be recorded to create four parcels. The property owners seek to build a Single-Family home on each parcel at a later time.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions will enhance the project and its relationship to the neighborhood and environment.

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.

GENERAL CONDITIONS AND REQUIREMENTS

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
5. The applicant must provide documentation from the Division of Oil and Gas confirming no abandoned wells near the project site. If abandoned wells are present, the applicant needs written approval from the Division for any road construction close to these wells. Habitable structures must comply with setback requirements set by the Division.
6. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
7. The Developer is required to allocate public utility easements within the development as specified by the City and affected utilities.
8. All parcels are required to retain storm water runoff for the 10-year, 5-day storm event in accordance with Kern County Standards. The City Engineer must review and approve all storm drainage facility plans and relevant calculations.
9. Each parcel must have grading and drainage plans that include on-site storm water retention.
10. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - a. Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. State permit is required to submit to the SMARTS system. The SWPPP shall be submitted to the City for review and approval.
 - b. Projects which disturb less than one (1) acre of land shall prevent the loss of soil or pollution of stormwater runoff from construction activities through site-specific best management practices (BMPs). No grading shall be done until an Erosion Control Plan with BMP's has been reviewed by the enforcement agency (City of McFarland).
11. All obstructions located within the 55-foot right-of-way along Garzoli Avenue and Hanawalt Avenue—including, but not limited to, structures, utility poles and lines, trees, pole signs, fences, and similar impediments—shall be removed or relocated prior to the commencement of development. Compliance with this requirement is the responsibility of the developer and may result in significant financial expenditures.
12. The applicant shall comply with the latest California Building and Development codes as adopted by the City of McFarland, the current City of McFarland Subdivision Ordinance, and all other applicable codes, ordinances, regulations and development standards in effect at the time of issuances of relative permits.
13. All public improvements shall conform to the City of McFarland Improvement Standards. Improvement plans and associated fees shall be submitted to the City of McFarland for

review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:

- a. Complete street improvements to centerline on Garzoli Ave and Hanawalt Ave including curb, gutter and sidewalk in accordance with ADA and City Standards.
 - b. All parcels must connect to water and sewer when available.
14. Street pavement sections will be designed based on R values provided by the developer's engineer and approved by the City Engineer.
 15. The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of McFarland Standards and City Engineer.
 16. Before streetlights are accepted for maintenance, they must be tested and approved by the city/utility company using a power source provided by the contractor. The City of McFarland will own the poles, and PG&E will supply the electricity. The developer is responsible for covering the cost of electricity for the streetlights until the improvements are accepted by the City Council.
 17. The Developer shall ensure continuous access for fire and law enforcement services, including paved areas for vehicle turnarounds and emergency entry.
 18. Developers shall construct potable water systems for each created parcel or lot in accordance with City standards and policies, including approved water improvement plans and fire hydrants. If a parcel is not connected to the City's water system, the method of water supply shall be as required and approved by the Kern County Public Health Services Department, Environmental Health Division.
 19. Developers must build sanitary sewers and connections for each dwelling unit, parcel, or lot they create, according to the standards, conditions, and policies of the city. Sewer improvement plans and specifications must be reviewed and approved by the city.
 20. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
 21. Provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9.
 22. All public improvements must be installed or bonded prior to recording the final map, or sufficient security as determined by the City must be provided in accordance with the Subdivision Map Act, the City of McFarland Subdivision Ordinance, and a Subdivision Improvement Agreement approved by the City Council.
 23. All monuments shall be of a permanent type and constructed of, or contain, ferrous or other magnetic material that will be responded to metal detectors employed by surveying professionals. All lot corners in subdivisions and parcel maps shall be monumented.
 24. Any monument or point set by a licensed land surveyor to mark or reference a point on a property or land line, shall be permanently and visibly marked or tagged with the certificate number of the surveyor or civil engineer setting it.
 25. The applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.
 26. The property shall have all liens cleared from title prior to recording of the final parcel map if applicable.

27. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).
28. If artifacts from prehistoric or historic periods are found during development, construction must stop until a qualified archaeologist evaluates the site and recommends preservation or documentation. If human remains are discovered, immediately cease all construction or development activities in the area and promptly contact the local police or sheriff's department. Notify the Local or State Historic Preservation Office (SHPO): If the remains are potentially of historical or cultural significance.
29. California law requires that people applying for development projects review a listing of all hazardous waste sites. As part of this application, you must indicate whether your project site is included on the list of hazardous waste sites. Provide verification for the Planning Department.

Survey Conditions of Approval for Tentative Parcel Map 12606

- I. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.
- II. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
- III. The parcel map must contain an owner's statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.
- IV. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development.
- V. The final Parcel Map shall be based on a field survey in conformity with the Land Surveyor's Act and shall show all existing easement of record on the map.
- VI. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
- VII. The final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.

- VIII. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
- IX. Notation or reference to additional information required by 66434.2 and 66434f.
- X. Show and list all Irrevocable Offers of Dedication on Parcel Map 12606 and record by separate document.
 - a. Additional 25-foot Irrevocable Offer of Dedication along Garzoli Avenue for the entire property frontage.
 - b. Additional 25-foot Irrevocable Offer of Dedication along Hanawalt Avenue for the entire property frontage.

**TENTATIVE
PARCEL MAP NO. 12606**

BEING A SUBDIVISION OF LOT A OF LOT LINE ADJUSTMENT 24-01 RECORDED AS DOCUMENT NUMBER, 224150749 DATED DEC. 05, 2024
WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN,
ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE CITY OF MCFARLAND, THE COUNTY OF KERN, STATE OF CALIFORNIA

NW 1/4 OF NW 1/4
SEC. 24, T.26S., R.25E.
APN: 201-120-10

GENERAL PLAN – PARK
ZONING P

—HANAWALT AVE. (CO. RD. 325)

S89°24'00"E	2638.74'
(S89°24'17"E	2638.64')
[S89°24'17"E	2638.58']

17'± WIDE EDGE OF PAVING

FD. 1/4 COR. K.C.S. CONC. MON.
FILED MAP 7-1 BK. 8, PG. 55

BASIS OF BEARING:

BEARING SOUTH 89°24'00" EAST AS SHOWN FOR THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 SOUTH, RANGE 25 EAST, M.D.M. WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

NOTE: ALL BEARINGS, DISTANCES & DIMENSIONS HEREON ARE RECORD OR CALCULATED FROM SURVEY INVESTIGATION MAP NO. 7-1, BK. 8, PG. 55, FILED IN THE OFFICE OF THE KERN COUNTY SURVEYOR.

STATISTICS:

TOTAL ACERS SEE PLANVIEW
A.P.N.: PORTION OF 060-070-02
ZONING: MCFARLAND CITY - R-1 & R-4
GENERAL PLAN: MCFARLAND CITY - HIGH & MEDIUM DENSITY
EXISTING USE: AGRICULTURE
PROPOSED USE: AGRICULTURE
PARCELS: 4 PARCELS & DESIGNATED REMAINDER
SITE AREA: 26.75 GROSS ACRES
FLOOD ZONE: X
SEWER: SEPTIC TANK
WATER: SOUTHERN SAN JOAQUIN
GAS: SOUTHERN CALIFORNIA GAS
ELECTRICAL: PACIFIC GAS & ELECTRIC
FIRE PROTECTION: KERN COUNTY FIRE DEPARTMENT
THERE ARE STRUCTURES WITHIN THIS SITE.

LEGEND:

() PER SURVEY INVESTIGATION MAP NO. 7-1, BOOK 8, PAGE 55 FILED IN THE OFFICE OF THE KERN COUNTY SURVEYOR.

[] PER RECORD OF SURVEY 3112 FILED AUGUST 4, 2010 IN BOOK 26 OF RECORDS OF SURVEY AT PAGE 89.

BK/PG	BOOK/PAGE
FD.	FOUND
CONC.	CONCRETE
COR.	CORNER
K.C.S.	KERN COUNTY SURVEYOR
MON.	MONUMENT
O.R.	OFFICIAL RECORDS
SEC.	SECTION

NOTES:

NOTES:
THE DISTINCTIVE BORDER INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP.

ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

PREPARED BY:

JEFFREY GUTIERREZ
1930 22ND STREET, BAKERSFIELD, CA. 93301
(661) 323-4600

PROPERTY OWNER/SUBDIVIDER:
FIVE HAVEN, LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY, JOSE MEDINA AND DOMITILA MEDINA,
HUSBAND AND WIFE AS JOINT TENANTS

SEARCHED FOR, NOTHING FOUND -

SHEET 1 OF 1