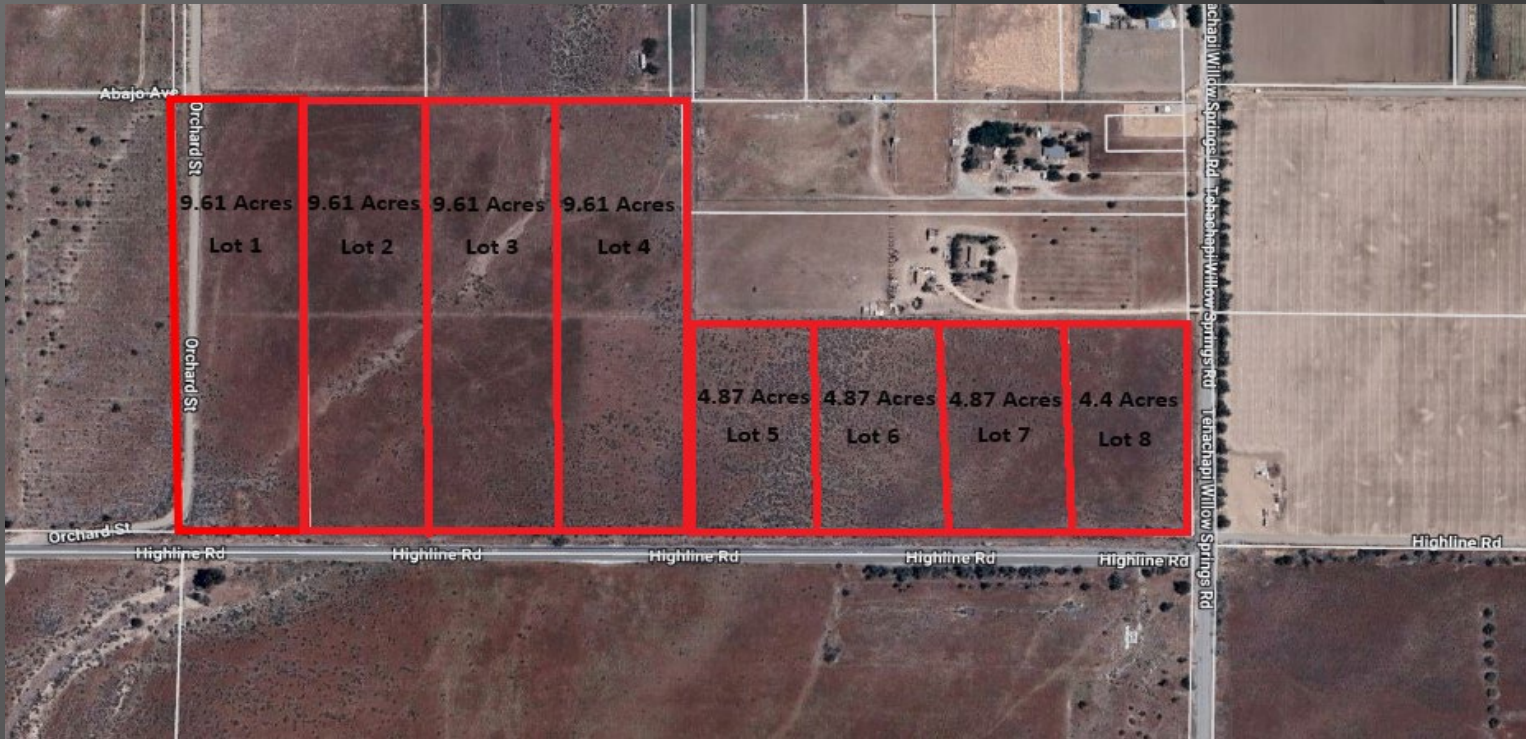




Zack King
Keller Williams Commercial
Calabasas
818-825-7388
ZKing1@live.com



Is Pleased To Present
15000 -15500 Highline Road
Tehachapi, CA 93561

APN:223-510-18, 223-510-19, 223-510-20, 223-510-21,
223-510-22, 223-510-23, 223-510-24, 223-510-24

15000-15500 Highline Rd. Tehachapi, CA 93561

This is a fantastic opportunity to purchase an amazing property in the beautiful and tranquil Tehachapi Mountains. The lot is the perfect size and location for your mountain getaway, Micro-Farm or Safe Farm, with approximately 4.8-9.6 acres, mostly flat, Zoned A (Agricultural) land, allowing for agricultural and some residential uses. Located about an hour and a half drive from Los Angeles and minutes from the freeway, you can spend your weekends in blissful serenity at your mountain hideaway. This is an amazing opportunity for anyone looking for a little more tranquility, just outside the city.

Additionally, if 4.8-9.6 acres are too small, multiple adjacent lots are available to purchase for a total combined size of 57 acres. Purchase all 8 lots for a larger farm or to pursue alternative energy investment opportunities. As of 2019, the Tehachapi area has been at the forefront and center of renewable wind energy, with 4,531 turbines that produce 3200 megawatts of electricity. Furthermore, Tehachapi has several solar projects, and in 2019, Amazon announced it would be sourcing its wind energy from Tehachapi as part of their goal to become Carbon Neutral by 2040.

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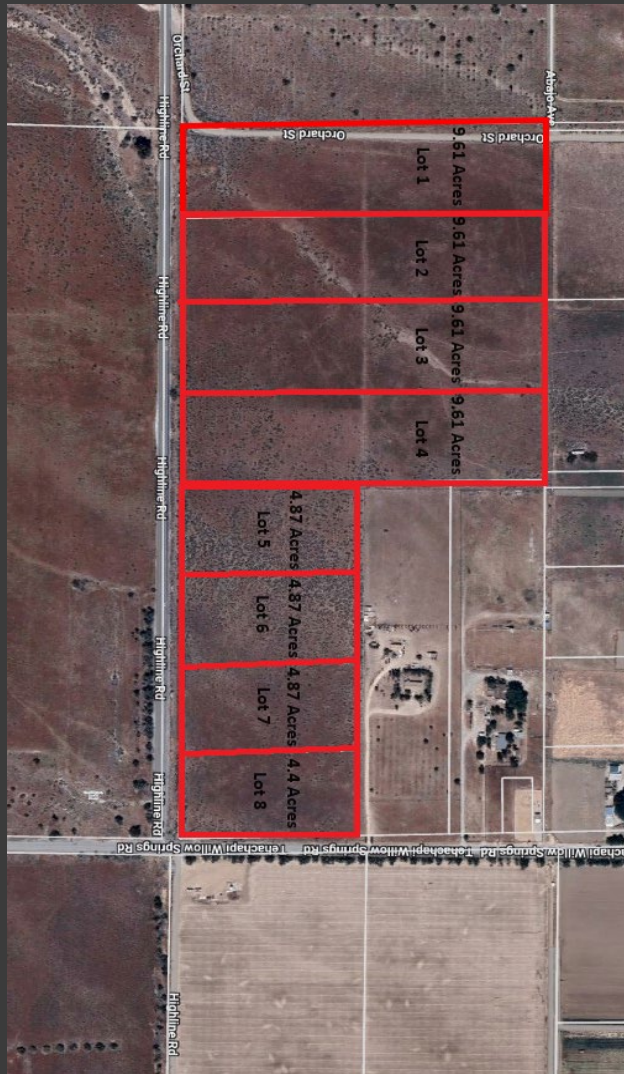
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Exclusively offered by Zack King
for \$589,000



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15000-15500 Highline Rd. Tehachapi, CA 93561



Lot 1: 15500 Highline Rd. Tehachapi, CA 93561 APN:223-510-18: 9.61 Acres

Lot 2: 15400 Highline Rd. Tehachapi, CA 93561 APN:223-510-19: 9.61 Acres

Lot 3: 15300 Highline Rd. Tehachapi, CA 93561 APN:223-510-20: 9.61 Acres

Lot 4: 15200 Highline Rd. Tehachapi, CA 93561 APN:223-510-21: 9.61 Acres

Lot 5: 15150 Highline Rd. Tehachapi, CA 93561 APN:223-510-22: 4.87 Acres

Lot 6: 15100 Highline Rd. Tehachapi, CA 93561 APN:223-510-23: 4.87 Acres

Lot 7: 15050 Highline Rd. Tehachapi, CA 93561 APN:223-510-24: 4.87 Acres

*****Out of Service Well on Lot 7*****

Lot 8: 15000 Highline Rd. Tehachapi, CA 93561 APN:223-510-25: 4.4 Acres

8 Lots Total: 57.45 Acres: \$589,000

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Lots 1-4



- ✓ 4 Lots, Totaling 38.44 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ Four Individual 9.61 Acre Lots

- ✓ Ideal Size & Location For Micro Farm & Weekend Getaway
- ✓ Suitable for Solar Farms/Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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Lots 5-8



- ✓ 4 Lots, Totaling 19.01 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ Four 4.4 - 4.86 Acre Individual Lots

- ✓ Ideal Size & Location Micro Farm & Weekend Getaway
- ✓ Suitable for Solar Farms/Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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Lots 1-8



- ✓ 8 Lots, Totaling 57.45 Acres
- ✓ Zone A (Agricultural)
- ✓ Zoning Allows Single Family Homes
- ✓ 8 Individual Lots Ranging 4.4 - 9.6 Acres

- ✓ Ideal Size & Location for Solar Farms/
Wind Farms
- ✓ 1 1/2 Hours from Los Angeles

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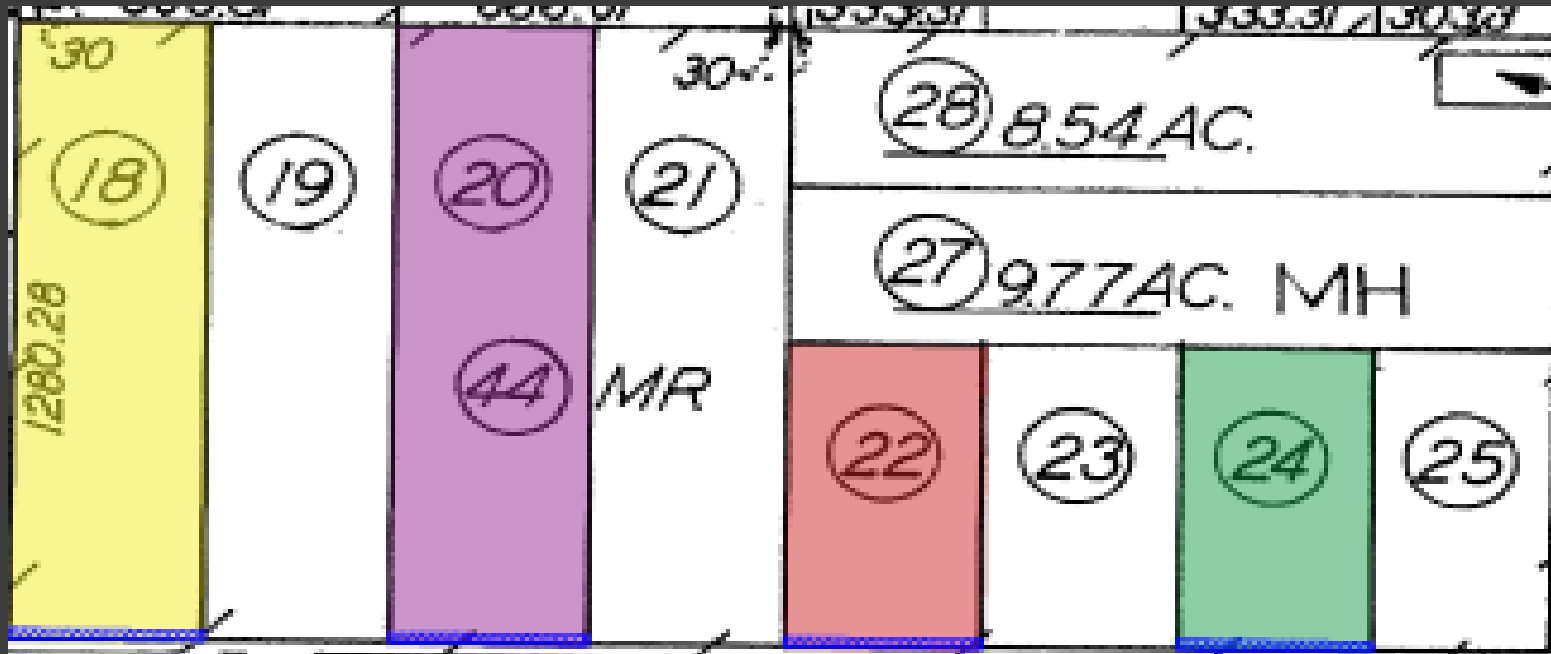
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Lots 1,3,5 & 7 Plotted Easement Map



Legend

-  PARCEL 1 - Property In Question, Fee
-  PARCEL 2 - Property In Question, Fee
-  PARCEL 3 - Property In Question, Fee
-  PARCEL 4 - Property In Question, Fee
-  Item No. 5 - Easement for Underground Pipelines
In 07/07/1989 Bk4294 Pg915 Inst #43387 of Official Records
Affects said portion as described in the document
-  Item No. 6 - Easement for Pipelines, Conduits and Related Systems
In 11/09/1972 Bk4744 Pg853 of Official Records
The exact location of the easement cannot be determined and is not plottable

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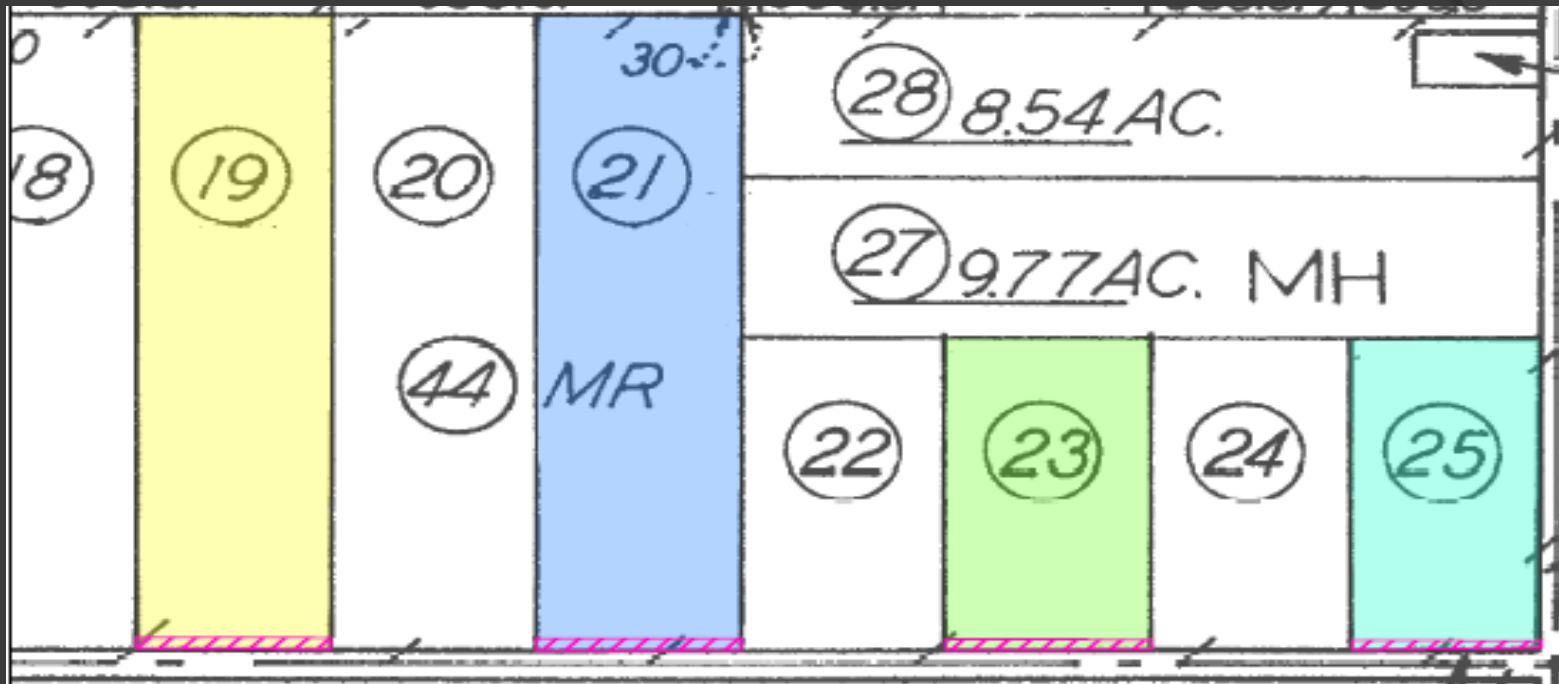
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Lots 2,4,6 & 8 Plotted Easement Map



Legend

- PARCEL 1 - Property In Question, Fee
- PARCEL 2 - Property In Question, Fee
- PARCEL 3 - Property In Question, Fee
- PARCEL 4 - Property In Question, Fee
- Item No. 5 - Easement for Underground Pipelines
In 07/07/1969 Inst # 43387 Bk4294 Pg915 of Official Records
Affects said portion as described in the document
- Item No. 6 - Easement for Pipelines, Conduits & Related Systems
In 11/09/1972 Bk4744 Pg853 of Official Records
The exact location of the easement cannot be determined and is not plottable

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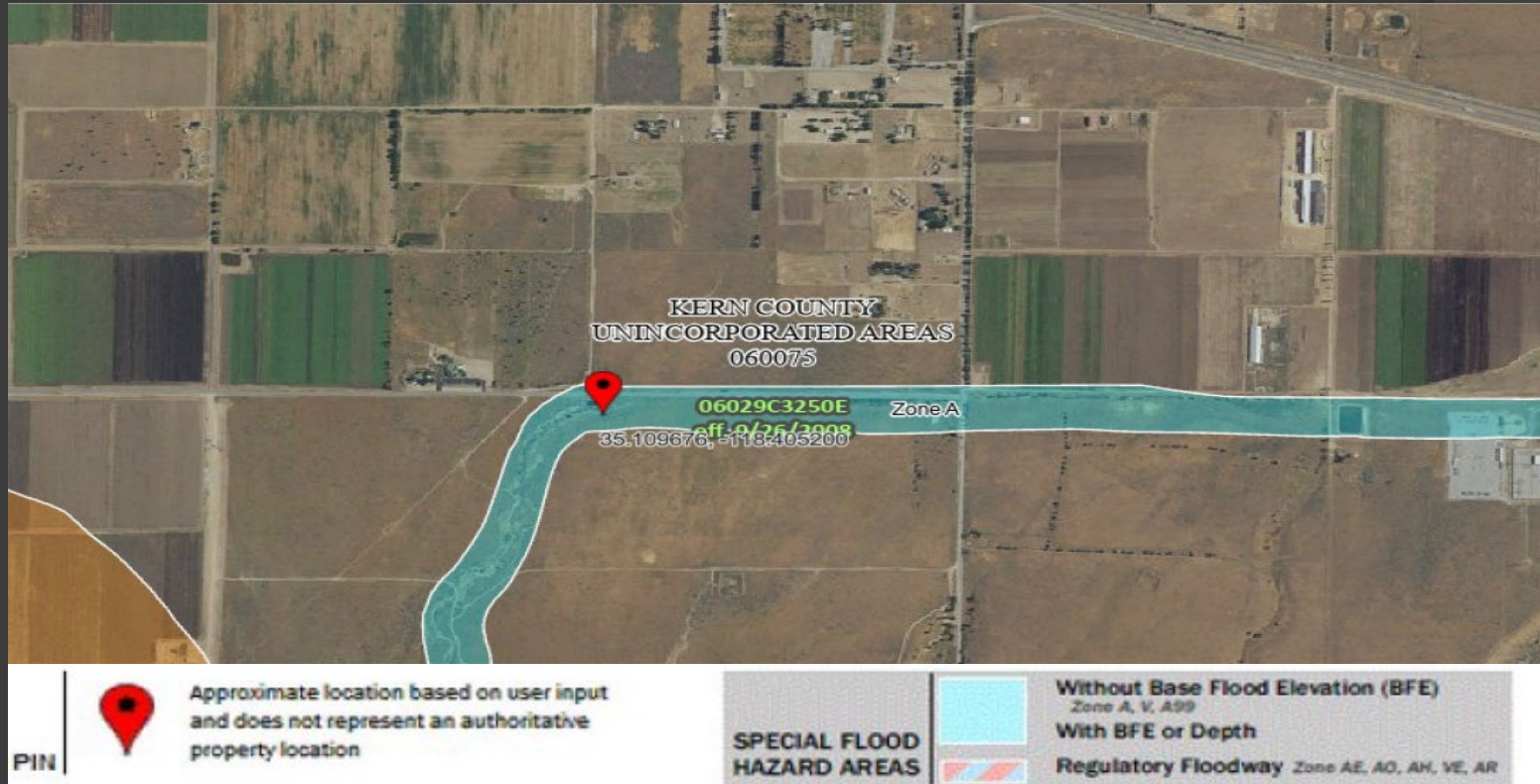
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Special Flood Hazard Areas



[FEMA Flood Map Service Center | Search By Address](#)

FEMA Flood Maps: From John Wison Report

“FEMA prepares ‘Flood Maps’ for those areas in the country that have an identified ‘flood hazard’. A small portion of the subject properties has been identified on FIRM Flood Insurance Rate Map “06029C3250E” as a “Zone A – No Base Flood Elevations determined... “Flood Zone A’ issue – the County would not require any special effort to deal with the Zone ‘A’ in the roadway area. A residence would have to be set back a minimum of seventy-five feet from the centerline of the road as required by existing codes. Since a portion of the lot is in a flood zone an insurance company may require an Elevation Certificate on a structure...The insurance company should charge a minimum, or nothing, after an engineer/surveyor completes the certificate.

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Areas of Potential Flooding from Dam Failures



https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2

Department of Water Resources, 'Blackburn Dam Inundation Map': From John Wison Report California

The inundation map portrays the probable route of flooding if the dam failed.

We provided the Kern County Public Works with the inundation map. The map is not 'within their document examination' and would not be used as a building 'restriction'. However, the designer would, in good practice, would not ignore the inundation potential and would elevate any building pad approximately 2 feet to hopefully mitigate any inundation potential

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John R. Wilson Report, Dated June 14, 2025

John R. Wilson is licensed by the California Board for Professional Engineers and Land Surveyor

Licensed General Contractor: "A" 625279 "HAZ"

Full Report Provided on Request

Special Flood Hazard Areas

FEMA Flood Maps

FEMA, Federal Emergency Management Agency, "...is a U.S. government agency that leads the country's efforts to prepare for, protect against, respond to, recover from, and mitigate all hazards". FEMA prepares 'Flood Maps' for those areas in the country that have an identified 'flood hazard'. A small portion of the subject properties has been identified on FIRM Flood Insurance Rate Map "06029C3250E" as a "Zone A - No Base Flood Elevations determined", flood area. Generally, the 'Zone A' area lies within the existing and future right-of-way for Highline Road. The "Zone A" designation restricts the construction of 'structures' within the floodway.

We talked with the Kern County Planning Department and the Kern County Public Works (Building & Floodplain Divisions) department about 'requirements' for building on the lots. The only 'restriction' would be the FEMA 'Zone A' designation. In general, the Zona A' applies only to the area of Highline Road.

Re the 'Flood Zone A' issue - the County would not require any special effort to deal with the Zone 'A' in the roadway area. A residence would have to be set back a minimum of seventy-five feet from the centerline of the road as required by existing codes. Since a portion of the lot is in a flood zone an insurance company may require an Elevation Certificate on a structure. The certificate would state that the residence is not within the flood zone, but a very small portion of the property is. The 'small portion' may only be within the roadway, not in the buildable portion. The insurance company should charge a minimum, or nothing, after an engineer/surveyor completes the certificate.

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Areas of Potential Flooding From Dam Failures

You have provided a map prepared by the California Department of Water Resources, 'Blackburn Dam Inundation Map'. The Tehachapi-Cummings County Water District is responsible for managing the area's water resources, including wells, pumping plants, pipelines, and flood control. A flood control project, Blackburn Dams, was constructed to mitigate the risk of flooding in Tehachapi, particularly in the downtown area. Completed in 1990, Blackburn Dam is a 710-acre-foot storm water collection facility. The inundation map portrays the probable route of flooding if the dam failed. It is interesting to note from the map that the inundation does not flood the downtown area. We provided the Kern County Public Works with the inundation map. The map is not 'within their document examination' and would not be used as a building 'restriction'. However, the designer would, in good practice, would not ignore the inundation potential and would elevate any building pad approximately 2 feet to hopefully mitigate any inundation potential.

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Rezoning and Further Development

The route to rezoning the property or a portion of the property to allow a greater density is not quick and is discretionary with the County of Kern. The zoning for the property to the north allows 5-acre lots. The four ten-acre lots, and the existing 5-acre lots could possibly be rezoned to allow 5-acre lots as the northerly lots have a '5-acre zone'. The rezoning would make the 5-acre lots "legal conforming" lots. An application for a General Plan Amendment and a Zone Change would be made. The County would accept a 'preliminary application' and an undetermined base fee. We

would estimate that fee to be less than \$2500. The County would review the prelim application and then prepare a list of documents and reports needed and the application fee. A base estimate of the fee is approximately \$15,000 and could take approximately eighteen months to complete. The application is up to a vote of the Board of Supervisors. The two lots to the northeast would be 'invited' to participate to make the application 'consistent' and would allow a sharing of the fees. A higher density would be inconsistent with the area, except for the zoning of the property to the south.

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Due Diligence Information

Zoning: Exclusive Agriculture (A) District is to designate areas suitable for agricultural uses.

<https://psbweb.kerncounty.com/planning/pdfs/KCZONov2022.pdf>

<https://maps.kerncounty.com/H5/index.html?viewer=KCPublic>

Alternative Energy:

Tehachapi Pass Wind Farm: One of the first large-scale wind farms installed in the U.S., with around 710 megawatts (950,000 hp), produced by about 3400 wind turbines. https://en.wikipedia.org/wiki/Tehachapi_Pass_wind_farm

Tehachapi Renewable Transmission Project: A project involving the construction of approximately 173 miles of new and upgraded high-voltage transmission lines for transmission of electricity from wind farms. Developed and operated by Southern California Edison; was completed and placed in operation in December 2016. With a capacity of 4,500 megawatts, the transmission system can provide power for an estimated 3 million homes. https://en.wikipedia.org/wiki/Tehachapi_Renewable_Transmission_Project

Tehachapi Energy Storage Project (TSP): Sufficient to power between 1,600 and 2,400 homes for four hours. At the time of commissioning in 2014, it was the largest lithium-ion battery system operating in North America and one of the largest in the world. https://en.wikipedia.org/wiki/Tehachapi_Energy_Storage_Project

100-Megawatt Solar Project in Eastern Kern: 100-megawatt solar farm with 50 megawatt-hour battery storage in eastern Kern that will employ 300 construction workers https://www.tehachapinews.com/news/work-starts-on-100-megawatt-solar-project-in-eastern-kern/article_0843f9ee-70f4-11ec-86cf-b388702a567b.html

Various Nearby Military Bases:

The US Naval Air Weapons Station in Ridgecrest: <https://www.ridgecrest-ca.gov/293/Naval-Air-Warfare-Center-Weapons-Division>

Edwards Airforce Base in Rosamond: <https://www.edwards.af.mil/>

Fort Irwin Army Base: <https://home.army.mil/irwin/>

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