

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

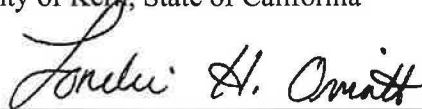
TO WHOM IT MAY CONCERN:

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: Wonderful Lost Hills Development, LLC by QK Inc. (PP24153);
 - b. Name of Project: (a) Amendment of Zoning Map 29-35, Zone Change Case No. 2; (b) Precise Development Plan No. 1, Map 29-35; (c) Zone Variance Case No.1, Map 29-35;
 - c. Street Address/Cross-Street of Project: Located on the north side of Highway 46, approximately 805 feet east of the intersection of Lost Hills Road and Highway 46 in the Lost Hills area (APN: 058-132-20)

Map of Project (if no street address): Attached
 - d. Description of Project: (a) Change in Zone Classification from A (Exclusive Agriculture) to CH PD (Commercial Highway – Precise Development Combining) (Section 19.112.030), or a more restrictive district on a 12,100-square-foot area; (b) a Precise Development Plan to install a monument sign (Section 19.34.110.A.6); (c) A Zone Variance to allow for a 15.50-foot-tall sign with a face area of 205.5 square feet where a maximum height of eight (8) feet is permitted (Section 19.84.020.B) and where a maximum sign face area of 48 square feet is permitted (Section 19.34.110.A.6) located on a portion of an approximate 232.13-acre parcel in an A (Exclusive Agriculture) District
2. Approval – Summary of Proceedings:

Adoption date June 4, 2024, Item No. CA 5 2:00 p.m.
3. The Board of Supervisors has determined that, under the provisions of Section 15303 of the State CEQA Guidelines, the action is categorically 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:










Categorical Exemption 15303

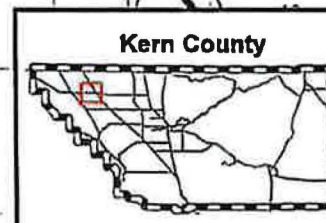
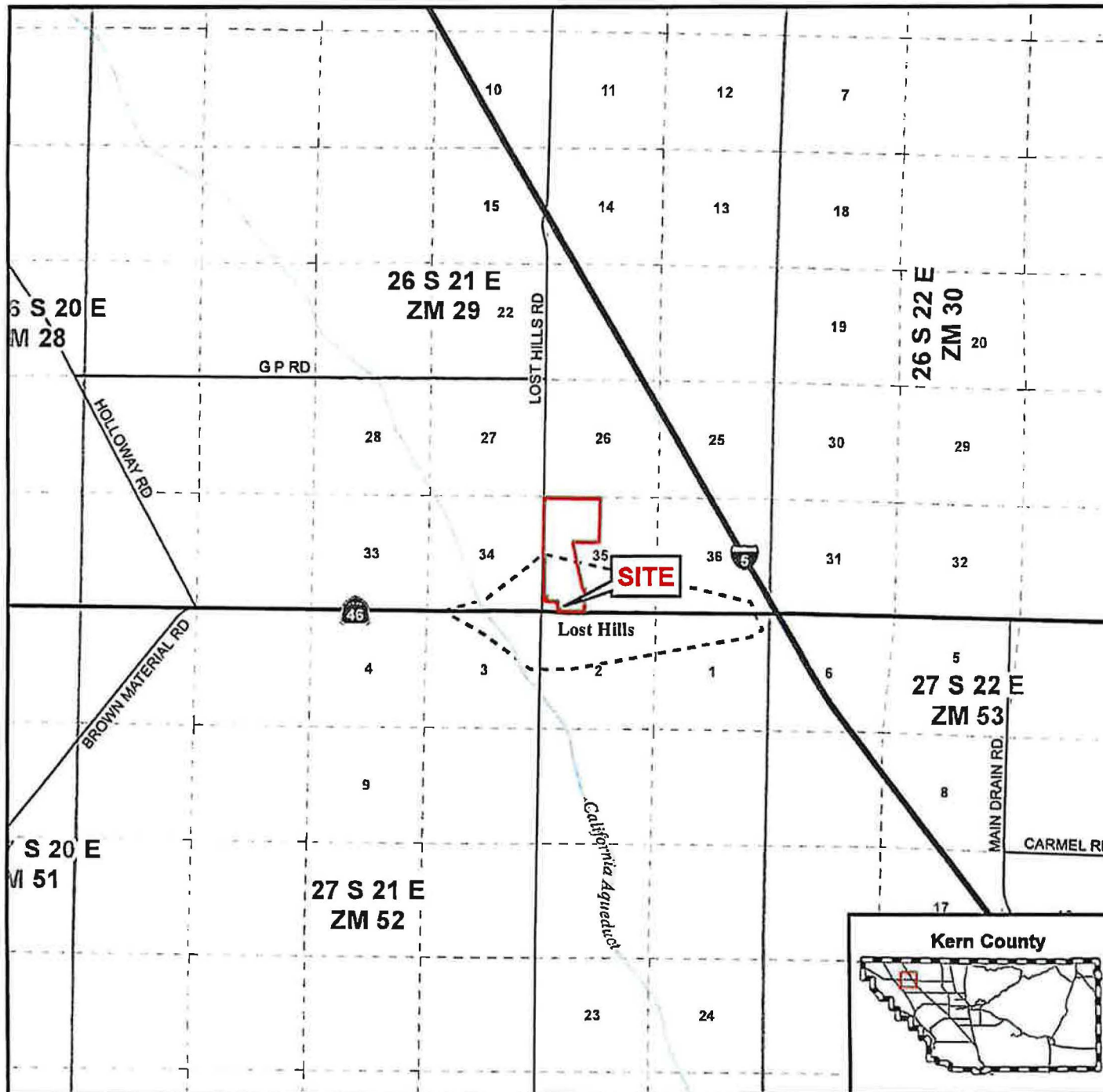
LC:an

ZCC 2, PD 1, ZV 1 Map 29-35

Vicinity Map

Wonderful Lost Hills Development, LLC
by QK, Inc.

-  Parcel Boundary
-  Site
-  Interstate
-  State Hwy
-  Arterials
-  Kern County Boundary
-  Township/Range
-  Sections
-  Water Courses
-  Unincorporated Cities



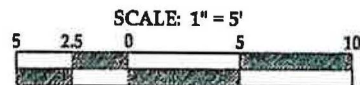
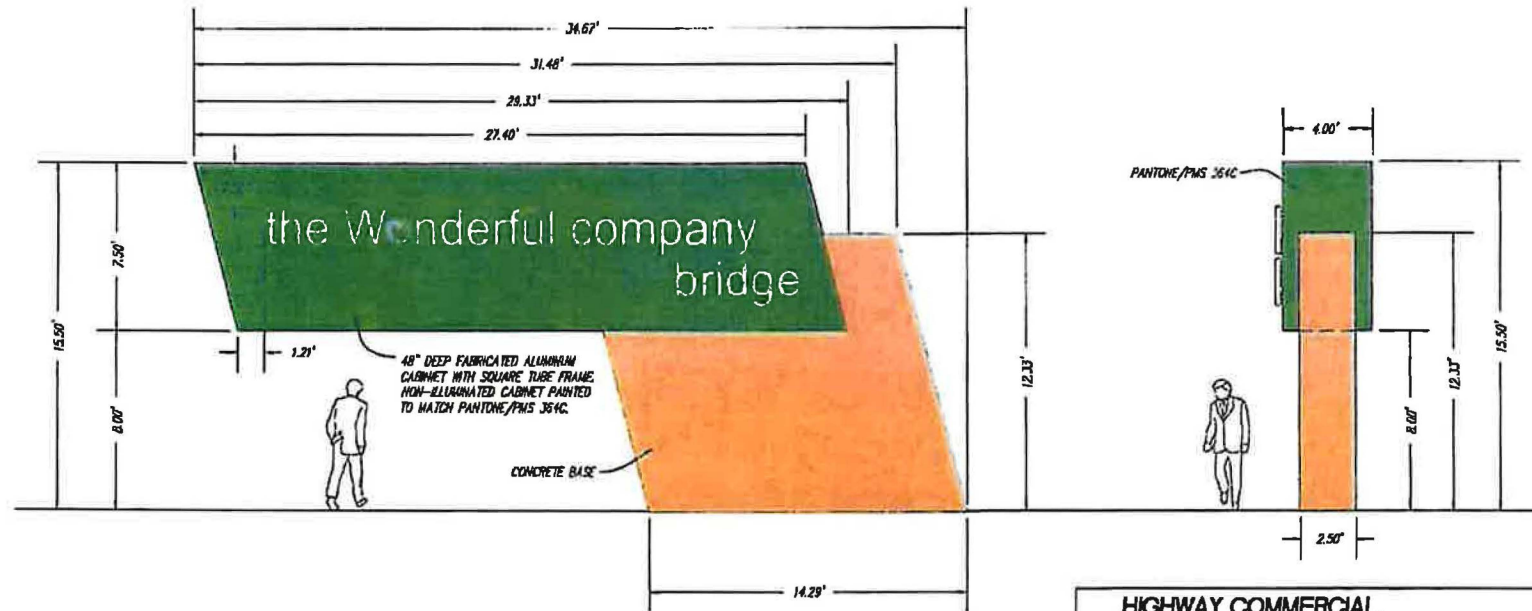
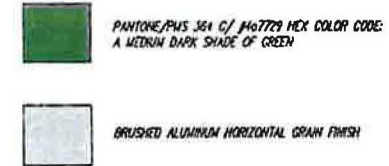
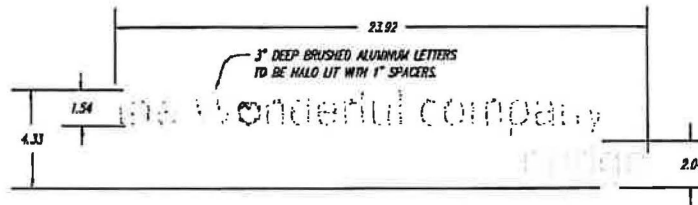
APN: 058-132-20
Sec. 35 - T26S/R21E
Created on: 3/6/2024

0 5,000 10,000 ft



Kern County
Planning & Natural
Resources Department





HIGHWAY COMMERCIAL

SHEET 2 OF 2

PRECISE DEVELOPMENT PLAN #XX
MAP #29

PORTION OF SEC. 35, T.26 S., R. 21 E. CO. OF KERN