

NOTICE OF EXEMPTION

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

Project Title: Conditional Use Permit Case No. 12, Map 52-3

Project Location -- Specific: Southwest corner of Tulare Street and Martin Avenue (APN: 069-062-09)

Project Location -- City: Lost Hills

Project Location -- County: Kern

Description of Project: A Conditional Use Permit to allow the expansion of a legal nonconforming mobilehome park to include five (5) additional mobilehome spaces (Section 19.108.040.A) on a 27,000-square-foot portion of a 2.55-acre parcel in a R-3 (High Density Residential) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Rosario Reyes by Eduardo Reyes (PP26133)

Exempt Status: Categorically Exempt, Section 15332

Reasons Why Project Is Exempt: Section 15332 of the State CEQA Guidelines

Contact Person: Kathy Barker, Supervising Planner, (661) 862-5044 or barkerk@kerncounty.com

Receipt: #1801BSA-20251007-8



Date Received for Filing:

January 20, 2026

Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: December 11, 2025

es

cc: Applicant
LiUNA

CUP 12 Map 52-3

Vicinity Map

Rosario Reyes
by Eduardo Reyes

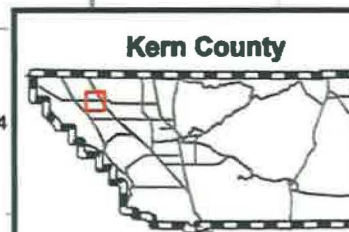
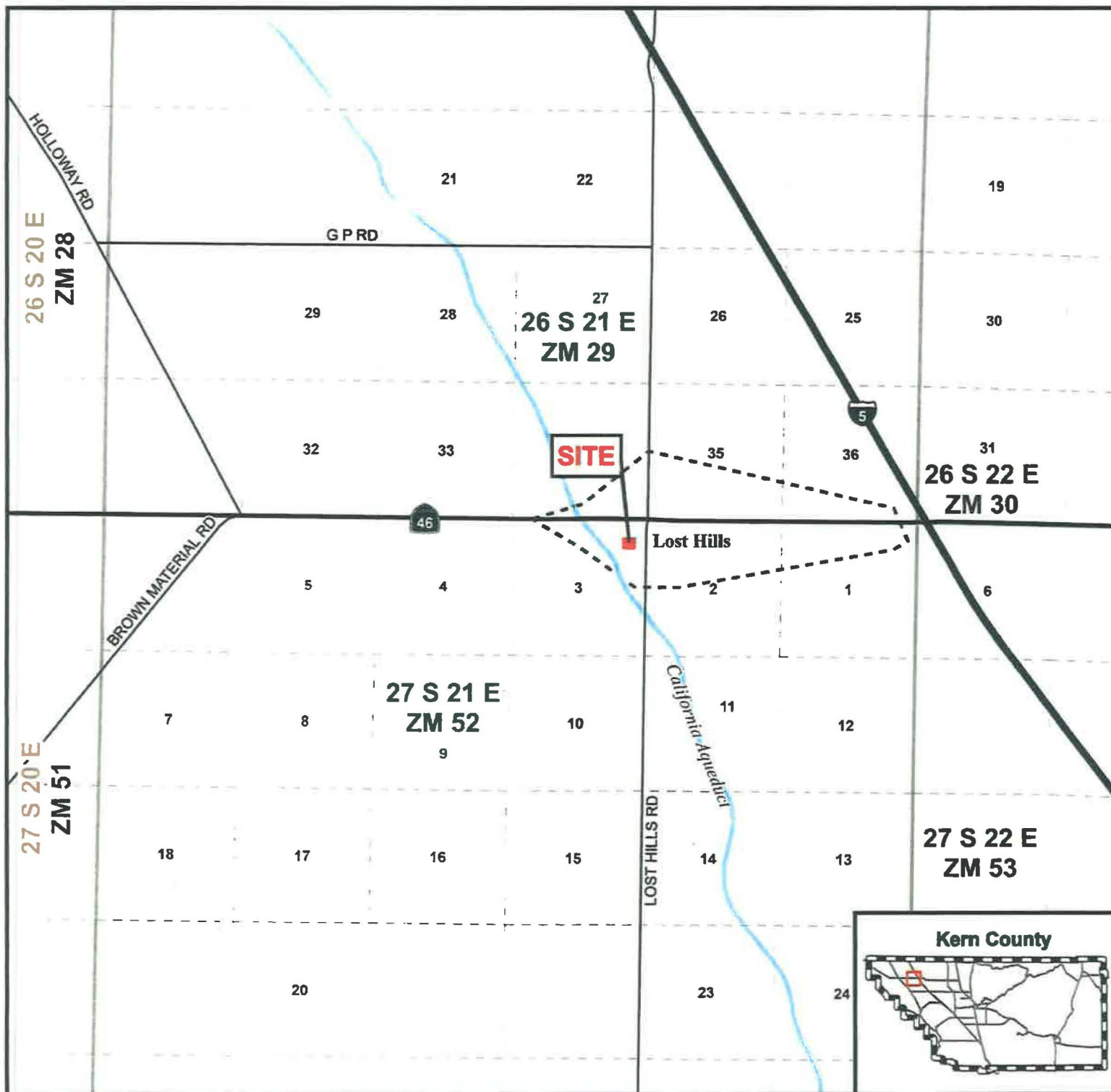
-  Parcel Boundary
-  Interstate
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  Unincorporated Cities

APN: 069-062-09
Sec. 3 - T27S/R21E
Created on: 10/15/2025

0 5,000 10,000 ft



Kern County
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Resources Department



CUP 12 Map 52-3

Existing Zone Classifications

Rosario Reyes
by Eduardo Reyes

-  Proposed Expansion
-  Parcel Boundary
-  State Hwy
-  Arterials
-  Locals

KERN COUNTY ZONING DESIGNATIONS

-  A - Exclusive Agriculture
-  C-2 - General Commercial
-  R-1 - Low Density Residential
-  R-3 - High Density Residential
-  MH - Mobilehome Combining

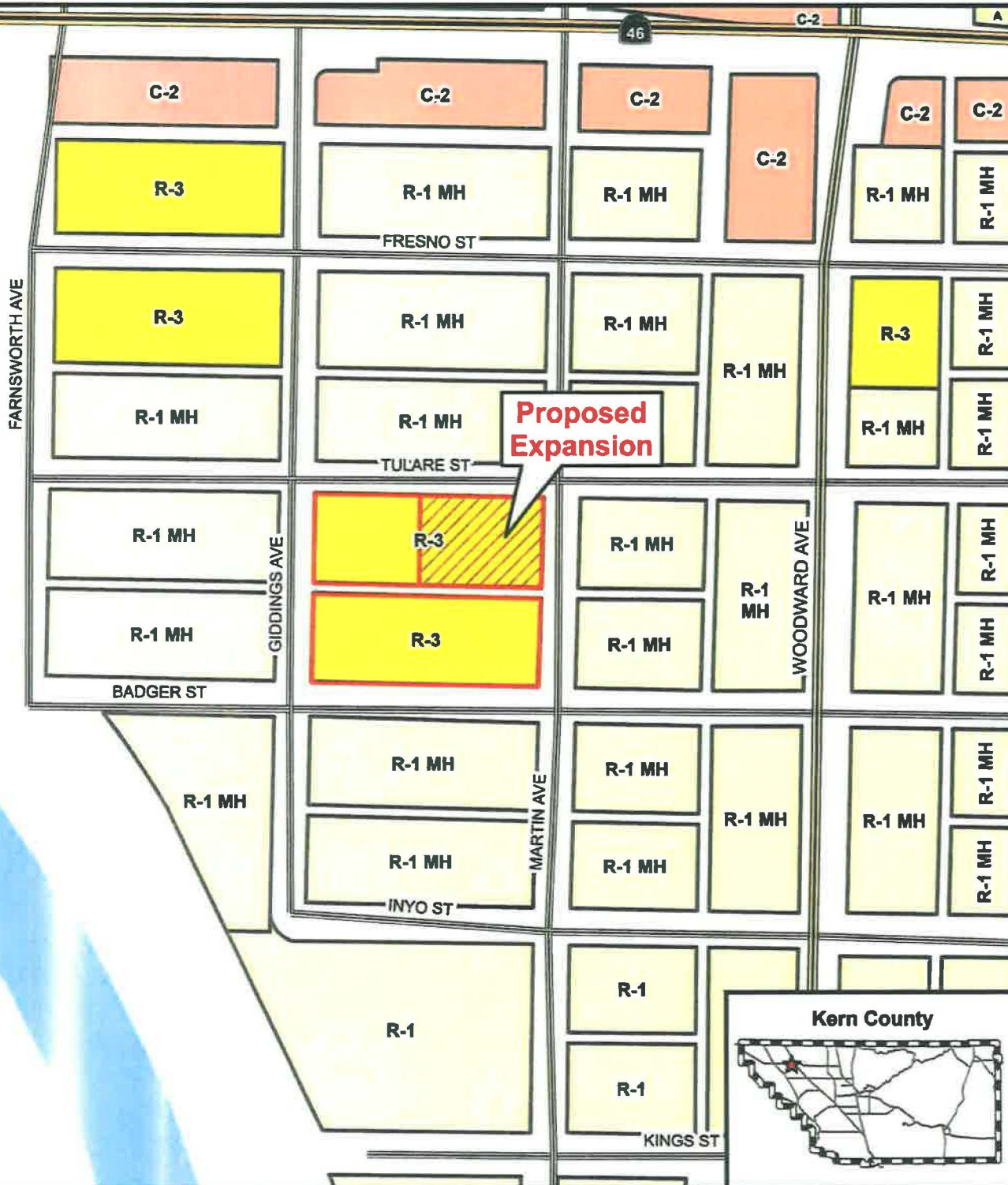
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0 230 460 ft



Kern County
Planning & Natural
Resources Department



California Aqueduct
California Aqueduct

A



1. NEW ADDITIONAL LOTS WILL BE LABELED AS 6A, 7A, 8A, 9A, AND 10A.
2. SEE SHEET 2 FOR ZOOMED IN DETAIL OF NEW ADDITIONAL LOT SHOWING TYPICAL PARKING AREA WITH DIMENSIONS.
3. TRASH RECEPTACLE ENCLOSURE WILL BE 6 FT TALL, 3-STRIP MASONRY, WITH SECURABLE IRON/STEEL GATE. ENCLOSURE WILL SIT ON 4" CONCRETE SLAB FOUNDATION.
4. (5) ADDITIONAL SPACES WILL HAVE FRONT AND BACK ACCESS INTO LOT WITH 4 FT X 12 FT CHAINLINK GATE. SEE SHEET 2 FOR DETAILS.
5. DISTANCE FROM PROPERTY LINE TO CENTERLINE OF ADJACENT SIDEWALK IS 25 FT 8 INCH, AS DEPICTED IN SITE PLAN.

6. (5) ADDITIONAL SPACES WILL HAVE THEIR OWN WASTE RECEPTACLES PROVIDED BY FRANCHISED WASTE HAULER - WESTSIDE WASTE MGMT.

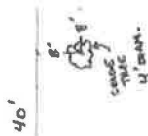
7. WASTE RECEPTACLES TO BE PLACED ON SHOULDER AREA OF TULARE AVE FOR REMOVAL BY FRANCHISED WASTE HAULER - WESTSIDE WASTE MGMT.

SCALE: 1"=40'

5 ADDITIONAL LOTS - SITE PLAN

LOST HILLS TRAVEL TRAILER PARK

DATE: OCT, 7 2025



NOTES:

1. SHADE TREES SHALL BE 5 GAL AT TIME OF PLANTING. TREES WILL BE SMALL AND GROW UP MORE THAN 30 FT AT MATURITY
2. 6.25 PERCENT OF LOT AREA WILL BE LANDSCAPED AS SHOWN IN DETAIL OR SIMILAR GRASS IS OPTIONAL.
3. SHADE TREE LANDSCAPE AREA IS AS SHOWN:

$$RADIUS = 2 \text{ FEET}$$

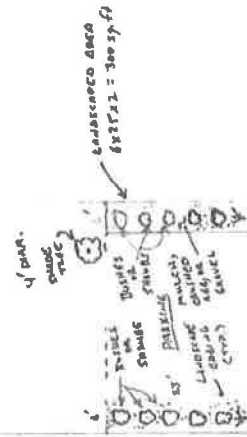
$$AREA \text{ PER TREE} = \pi \times (2 \text{ FEET})^2 = 12.57 \text{ FT}^2$$

$$2 \text{ TREES} = 25.14 \text{ FT}^2$$

4. TOTAL LANDSCAPED AREA FOR EACH SPACE

$$IS: 25.14 \text{ FT}^2 + 300 \text{ FT}^2 = 325.14 \text{ FT}^2$$

130'



TYPICAL MOBILEHOME LANDSCAPE

SCALE: 1"=20'

MOBILEHOME LANDSCAPE DETAIL

LOT HILLS TRAVEL TRAILER PARK

DATE JULY 15, 2025



**Kern County Public Works
Public Services BLDG**

2700 M Street
Bakersfield, CA 93301
Phone: 661-862-8648

Tuesday Oct 07 2025 02:19:05 PM

PLN24-00162

482566 County Clerk CEQA Posti ng	50.00
482566 EH Land Development	595.00
482566 Legal Description Revie w	104.00
482566 Electronic Permit Maint enance Fee	350.00
482566 Conditional Use Permit	1,456.00
482566 Fire Review and Consult ation	218.00
482566 Policy and Legal Confor mance Fee	192.00
Total	2,965.00
Check 1005	2,965.00

Thank you for your payment.
Have a great day!

Received From: EDUARDO REYES
Receipt #: 1801BSA-20251007-8