

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

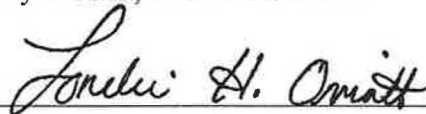
TO WHOM IT MAY CONCERN:

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: Jose and Veronica Flores by Michael Dhanens Architect (PP23168);
 - b. Name of Project: (a) Amendment of Zoning Map 166-22, Zone Change Case No. 8; (b) Precise Development Plan No. 6, Map 166-22;
 - c. Street Address/Cross-Street of Project: Southwest corner of Goodrick Drive and South Steuber Road in the Tehachapi area;

Map of Project (if no street address): Attached
 - d. Description of Project: (a) A change in zone classification from A-1 (Limited Agriculture) to M-2 PD (Medium Industrial – Precise Development Combining) District or a more restrictive district on an approximate 4.84 acres; and, (b) A Precise Development Plan to allow an aircraft assembly operation (19.38.020.E.1) including a 13,800-square-foot building with 800-square-foot office (19.38.020.D.1), 9,000-square-foot machine shop (19.38.020.E.3) and a 4,000-square-foot storage building (19.38.020.E.2), and two (2) 9,900-square-foot warehouses (19.38.020.E.2) on an approximate 2.95-acre portion of an approximate 4.84-acre parcel in the M-2 PD (Medium Industrial - Precise Development Combining) District
2. Approval – Summary of Proceedings:

Adoption date April 9, 2024, Item No. CA 4 2:00 p.m.
3. The Board of Supervisors has determined that, under the provisions of Section 21083.3 of the Public Resources Code and Section 15182 of the State CEQA Guidelines, the action is statutorily 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:

Special Situation Exemption 15182

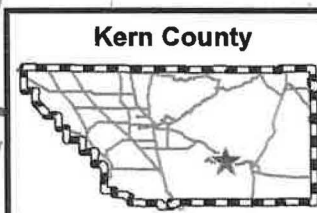
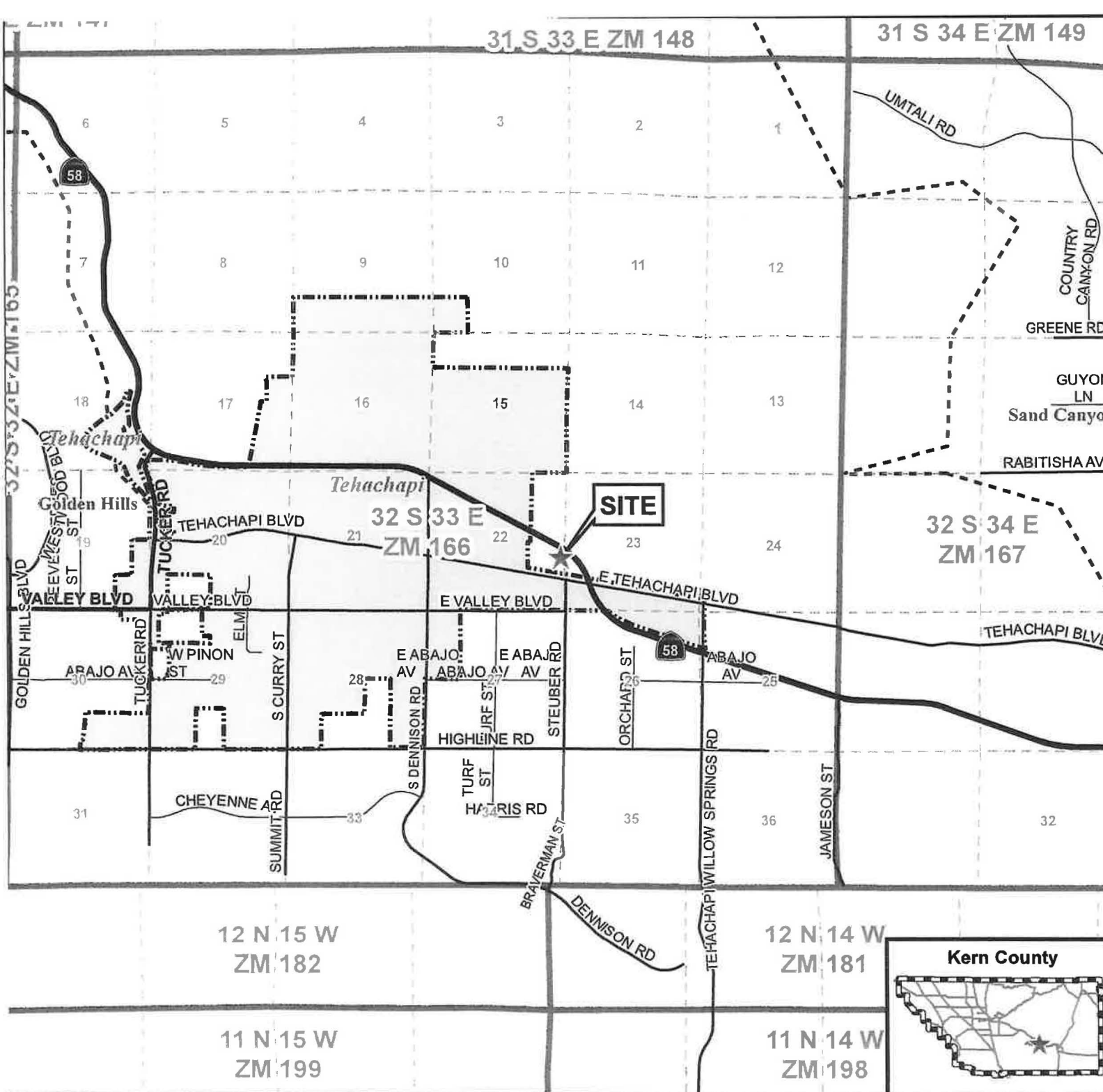
KB:an

ZCC 8, PD 6, Map No. 166-22

Vicinity Map

Jose and Veronica Flores
by Michael Dhanens Architect

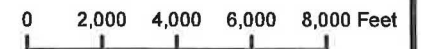
- ★ Site
- NAMED ROAD
- STATE HWY
- Arterials
- Collectors
- ▭ Township/Range
- - - Sections
- ⊞ City Limits
- ⊞ Unincorporated Cities



APN: 223-190-28

Sec. 22 - T32S/R33E

Created on: 5/15/2023



**Kern County
Planning & Natural
Resources Department**



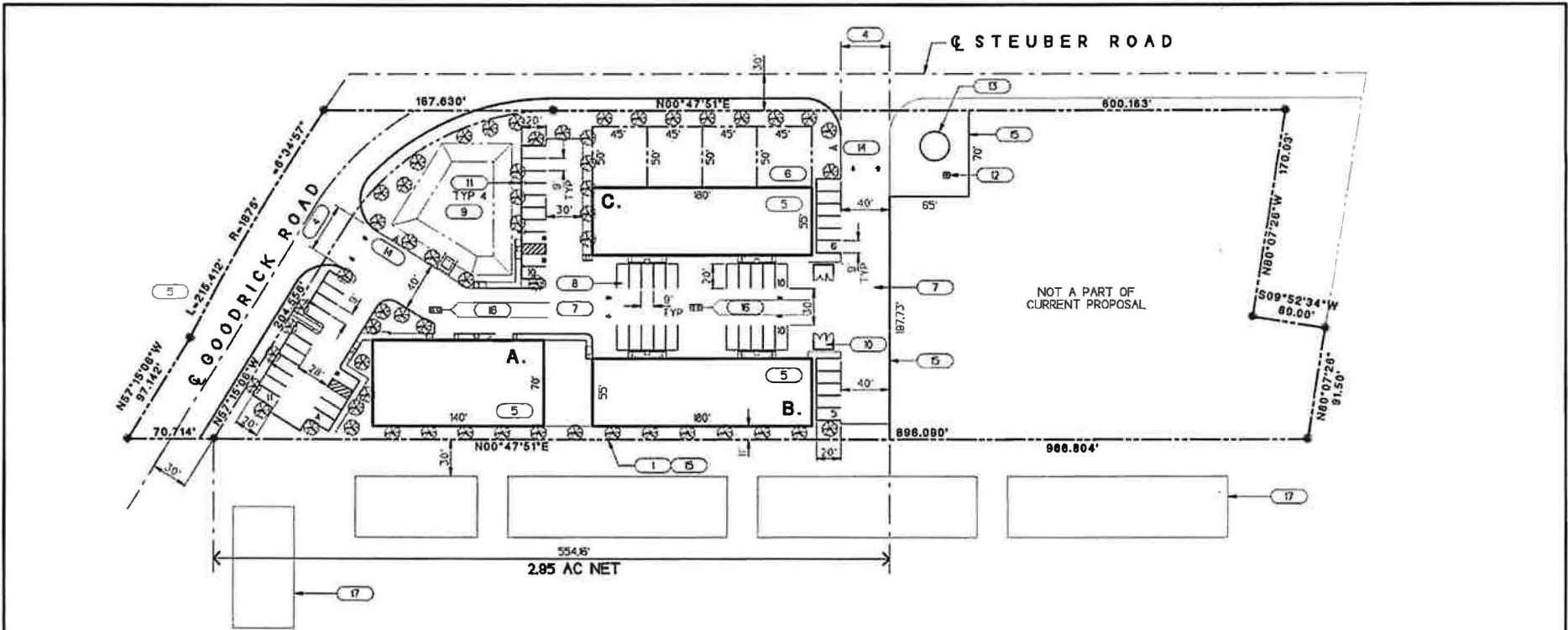
PROJECT STATISTICS		BUILDING STATISTICS					NOTES
APN:	223-190-28 (S/2 OF SECTION 34; T28S, R28E)		BUILDING USE	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED	<p>A. PARKING LOT TREES (ONE TREE PER 8 SPACES AT A MAXIMUM OF 65' ON CENTER) TO BE PLANTED IN PLANTER AREAS MINIMUM 4' WIDE PER KERN COUNTY ORDINANCE 19 86.050 C. TREES NOT SHOWN FOR CLARITY</p> <p>B. DOMESTIC POTABLE WATER WILL BE PROVIDE BY AN ON-SITE PRIVATE WELL AND STORED IN AN ABOVE GROUND TANK. LANDSCAPE AND IRRIGATION AND WATER SERVICING ON-SITE FIRE HYDRANTS WILL BE PROVIDED BY TEHACHAPI-CLAWMINGS WATER DISTRICT</p> <p>C. NO FREE-STANDING SIGNS ARE PROPOSED. BUILDING SIGNS WILL COMPLY WITH KERN COUNTY ORDINANCE 19</p> <p>D. OTHER THAN AROUND OUTSIDE YARD AREAS CONNECTED TO ANY BUILDING, NO EXTERIOR, PERIMETER FENCING IS PROPOSED.</p> <p>E. ACCESSIBLE PATH OF TRAVEL WILL BE PROVIDED PER CALIFORNIA BUILDING CODE IN EFFECT AT THE TIME OF BUILDING PERMITS!</p>
LEGAL:	SEE BELOW						
SITE AREA:	5.342 ACRES GROSS; 4.840 ACRES NET						
ZONING: (ZM #103-34)	M-2 PD (PROPOSED)	BUILDING A	OFFICE	800 SF	1 PER 250 SF 4 SPACES		
GENERAL PLAN:	SI (SERVICE INDUSTRIAL)		MACHINE SHOP	8,000 SF	1 PER 500 SF 18 SPACES		
EXISTING USE:	VACANT		STORAGE (MEZZANINE)	4,000 SF	1 PER 1000 SF 4 SPACES		
PROPOSED USE:	OFFICE/SHOP AND WAREHOUSE	BUILDING B	WAREHOUSE	9,900 SF	1 PER 1000 SF 10 SPACES		
GROSS FLOOR AREA:	29,600 SF (BUILDING COVERAGE: 24%)	BUILDING C	WAREHOUSE	9,800 SF	1 PER 1000 SF 10 SPACES		
BUILDING HEIGHT	30'						
LANDSCAPE REQ'D	DEVELOPED AREA 6,425 SF (28,500 SF x 5%)	TOTAL		33,600 SF	46 SPACES	56 SPACES	
LANDSCAPE PROVIDED	10,540 SF (8.20%) DOES NOT INCLUDE DRAINAGE BASIN						
WATER:	PRIVATE WELL (NOTE B)						
SEWER:	ON-SITE SEPTIC SYSTEM						
GAS/ELECTRIC:	SO CAL EDISON						
IMPROVEMENTS	TO BE DETERMINED						
STORM WATER	ON-SITE RETENTION BASIN						
THIS PROJECT WILL BE CONSTRUCTED IN ONE PHASE							

SHEET 1 OF 2

PD PLAN 6, MAP 186-22

M-2 PD

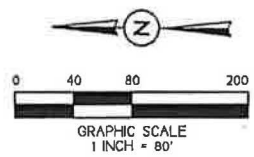
POR. SEC 8; T30S, R28E, MDM; COUNTY OF KERN



2.95 AC NET

NOT A PART OF CURRENT PROPOSAL

PLAN NOTES	
1. PROPERTY LINE	10. REFUSE BIN ENCLOSURE (8'x15'-4") TYPICAL 3
2. RIGHT-OF-WAY LINE	11. 30' TALL POLE MOUNTED LED LIGHT FIXTURE ON CONCRETE BASE
3. NEW 6" HIGH ASPHALT CURB TO MATCH EXISTING ALONG GOODRICK ROAD	12. PRIVATE WATER WELL
4. 40' WIDE DRIVEWAY WITH 30' RADIUS RETURNS	13. WATER STORAGE TANK FOR POTABLE DOMESTIC WATER
5. PROPOSED BUILDING	14. ON-SITE FIRE HYDRANT SERVED BY NON-POTABLE WATER SOURCE (LOCATION SUBJECT TO APPROVAL BY KERN COUNTY FIRE DEPARTMENT)
6. 45'x50' YARD AREA (TYP 4) WITH 6" HIGH CHAIN LINK FENCE AND PLASTIC SLATS	15. PROJECT BOUNDARY: LIMIT OF WORK
7. ALL PARKING AND DRIVES: MIN 2" ASPHALT PAVING or 3" APPROVED BASE	16. PROPOSED SEPTIC TANK AND LEACH LINES SUBJECT TO APPROVAL AND PERMIT ISSUED BY KERN COUNTY ENVIRONMENTAL HEALTH
8. PARKING SPACE: MIN 9' x 20' TYPICAL	17. EXISTING SINGLE STORY PRE-ENGINEERED METAL BUILDING TYP 3 (THESE ARE THE CLOSEST OFF-SITE STRUCTURES TO THE PROJECT)
9. DEPRESSED SHALLOW LANDSCAPE AREA (STORM WATER RETENTION)	



SHEET 2 OF 2

PD PLAN 6, MAP 166-22
M-2 PD
POR. SEC 8; T30S, R28E, MDM; COUNTY OF KERN