

## NOTICE OF EXEMPTION

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

**Project Title:** (a) Zone Variance Case No. 48; (b) Lot Line Adjustment No. 55-21, Map 55

**Project Location -- Specific:** Northwest corner of Kimberlina Road and Western Road  
(APN: 071-100-15, 071-100-16)

**Project Location -- City:** Wasco area

**Project Location -- County:** Kern

**Description of Project:** (a) Zone Variance to authorize a 3.01-acre (gross) parcel where a 20-acre (gross) parcel is required (Section 19.12.050); and (b) A Lot Line Adjustment proposing the adjustment of lot lines between two (2) parcels resulting in a 3.01-acre (gross) parcel and a 36.99-acre (gross) parcel in an A (Exclusive Agriculture) District

**Name of Public Agency Approving Project:** KERN COUNTY PLANNING AND  
NATURAL RESOURCES DEPARTMENT

**Name of Person or Agency Carrying Out Project:** Sonblest Land Company, LLC and Braun Family  
Revocable Trust by McIntosh & Associates (PP26156)

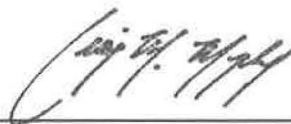
**Exempt Status:** Common Sense Exemption Section 15061(b)(3) for ZV and Categorically Exempt 15305  
for LLA of the State CEQA Guidelines

**Reasons Why Project Is Exempt:** This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15061(b)(3) of the State CEQA Guidelines for the Zone Variance, and Section 15305 for Lot Line Adjustment under the Common Sense Exemption. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment of the State CEQA Guidelines.

**Contact Person:** Brandy Acosta, Planner I, at (661) 862-5012 or by email AcostaBra@kerncounty.com

**Receipt:** #1801BSA-20260116-2

**Date Received for Filing:**  
March 20, 2026



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Craig M. Murphy, Director  
Planning and Natural Resources Department  
County of Kern, State of California

Date of Hearing: March 19, 2026

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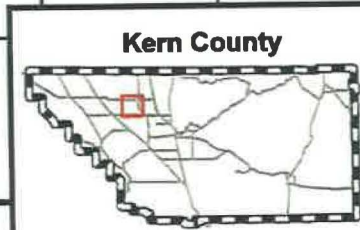
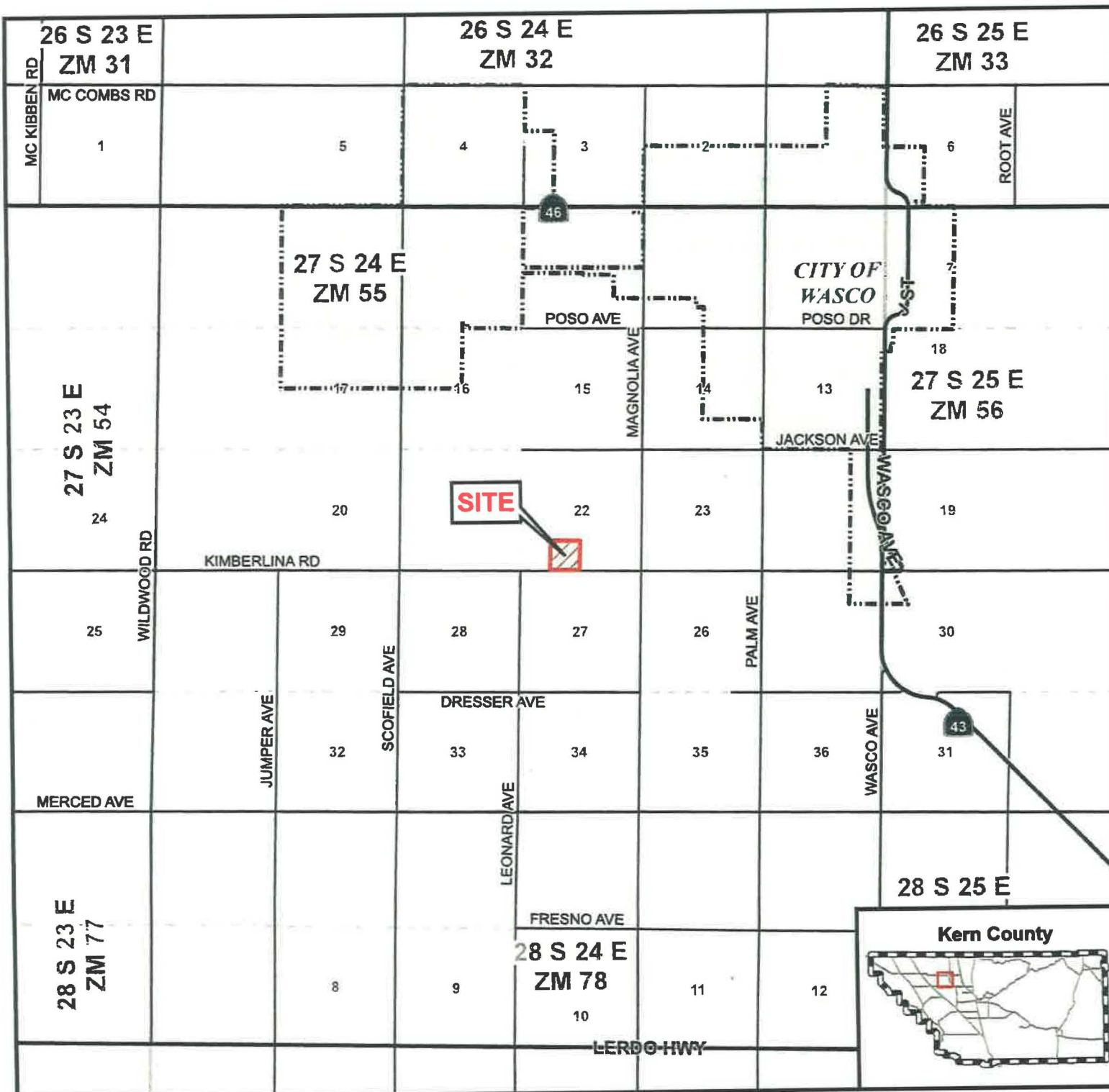
# ZV 48, Map 55 LLA 55-21

## Vicinity Map

Sonblest Land Company, LLC  
by McIntosh and Associates

-  Site
-  Named Road
-  State Hwy
-  Arterials
-  Township/Range
-  Sections
-  City Limits

APN: 071-100-15, 071-100-16  
Sec. 22 - T27S/R24E  
Created on: 1/28/2026



# ZV 48, Map 55 LLA 55-21

## Existing General Plan Map


Sonblest Land Company, LLC  
by McIntosh and Associates

 Site

 Arterials

 Collectors

### General Plan Boundaries

 8.1 - Intensive Agriculture (Min. 20-acre parcel size)

Kern County General Plan

8.1

PROSPECT AVE

8.1

WESTERN AVE

8.1

MAGNOLIA AVE

8.1

KIMBERLINA RD

8.1

8.1

LEONARD AVE

8.1

APN: 071-100-15, 071-100-16

Sec. 22 - T27S/R24E

Created on: 1/28/2026

0 800 1,600 ft



Kern County  
Planning & Natural  
Resources Department



Kern County



MAIN ST

# EXHIBIT "B"

## LOT LINE ADJUSTMENT NO. 55-21

BEING AN ADJUSTMENT OF PARCELS 1 & 2 OF LOT LINE ADJUSTMENT NO. 38-01 PER THAT CERTIFICATE OF COMPLIANCE DOC. NO. 0201109588 O.R., BEING THE SE 1/4 OF THE SW 1/4 OF SEC. 22, T.27S., R.24E., M.D.M. COUNTY OF KERN, STATE OF CALIFORNIA CONTAINING 2 LOTS - 40.00 ACRES

### OWNERS:

SONBLEST LAND CO., LLC  
BRAUN FAMILY REVOCABLE TRUST  
16275 WESTERN AVENUE  
WASCO, CA. 93280  
PHONE: 661-910-1948

### LAND SURVEYOR:

McINTOSH & ASSOCIATES  
10800 STOCKDALE HWY., STE. 103  
BAKERSFIELD, CA 93311  
CONTACT: BRIAN R. BLACKLOCK  
PHONE: 661-834-4814



*Brian R. Blacklock* 8/4/25  
BRIAN R. BLACKLOCK, LS 8612 DATE

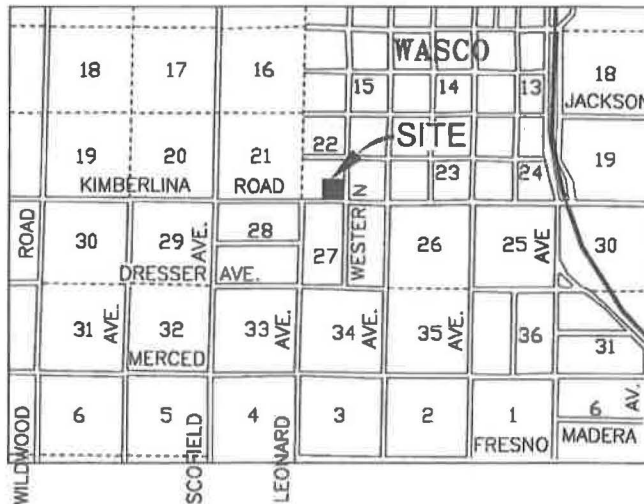
### PROJECT INFORMATION:

APN: 071-100-15 & 16  
EXISTING LAND USE: 8.1  
EXISTING ZONING: A EXCLUSIVE AGRICULTURE  
ELECTRIC: PACIFIC GAS & ELECTRIC  
GAS: PROPANE  
PHONE: NONE  
WATER: INDIVIDUAL WELL  
SEWER: SEPTIC TANKS

### BASIS OF BEARINGS:

ALL BEARINGS & DISTANCES SHOWN HEREON ARE RECORD, OR CALCULATED FROM RECORD FROM KERN COUNTY SURVEYOR'S FILED MAP NO. 7-1 BK. 7, PG. 47 (DISTANCES CONVERTED TO GROUND)

T27S R24E



VICINITY MAP  
**NOT TO SCALE**

"THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY"



**McINTOSH & ASSOCIATES**

NEW GEN ENGINEERING GROUP  
10800 STOCKDALE HWY, STE. 103 BAKERSFIELD, CA 93311 (805) 834-1014

**LOT LINE ADJUSTMENT 55-21**

SE 1/4 OF SW 1/4 OF SEC. 22, T.27S., R.24E., M.D.M.

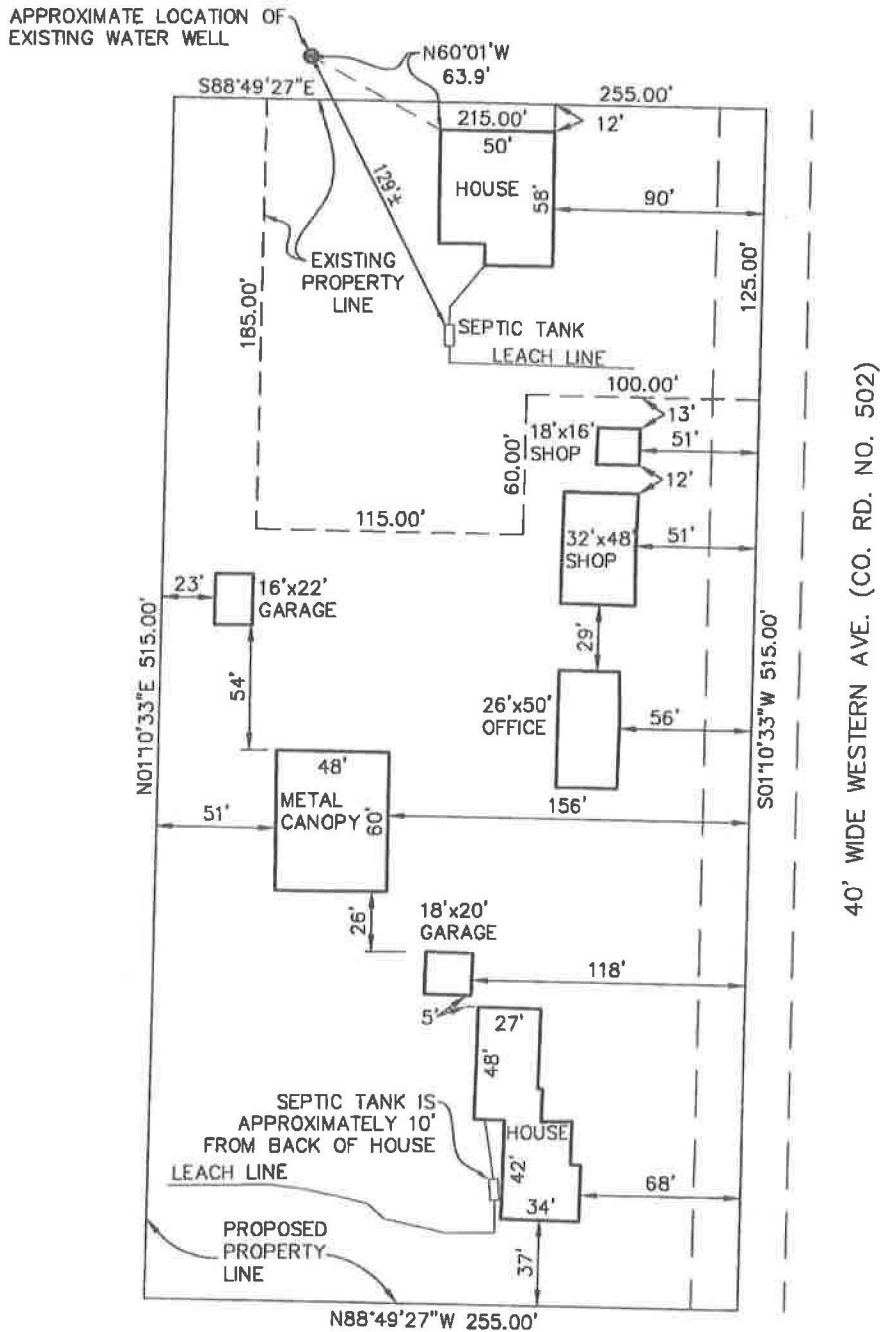
SONBLEST LAND Co., L.L.C. & BRAUN FAMILY REVOCABLE TRUST

JOB NO. 21-046  
DATE: 08/04/25  
FILE NO. 21046LL01  
DONE BY: JKD/TU  
SHEET 1 OF 4



# EXHIBIT "B"

## EXISTING IMPROVEMENTS



"THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY"



SCALE: 1"=80'



**LOT LINE ADJUSTMENT 55-21**  
 SE 1/4 OF SW 1/4 OF SEC. 22, T.27S., R.24E., M.D.M.  
 SONBLEST LAND Co., L.L.C. & BRAUN FAMILY REVOCABLE TRUST

JOB NO. 21-046  
 DATE: 08/04/25  
 FILE NO. 21046LL01  
 DONE BY: JKD/TU  
 SHEET 3 OF 4

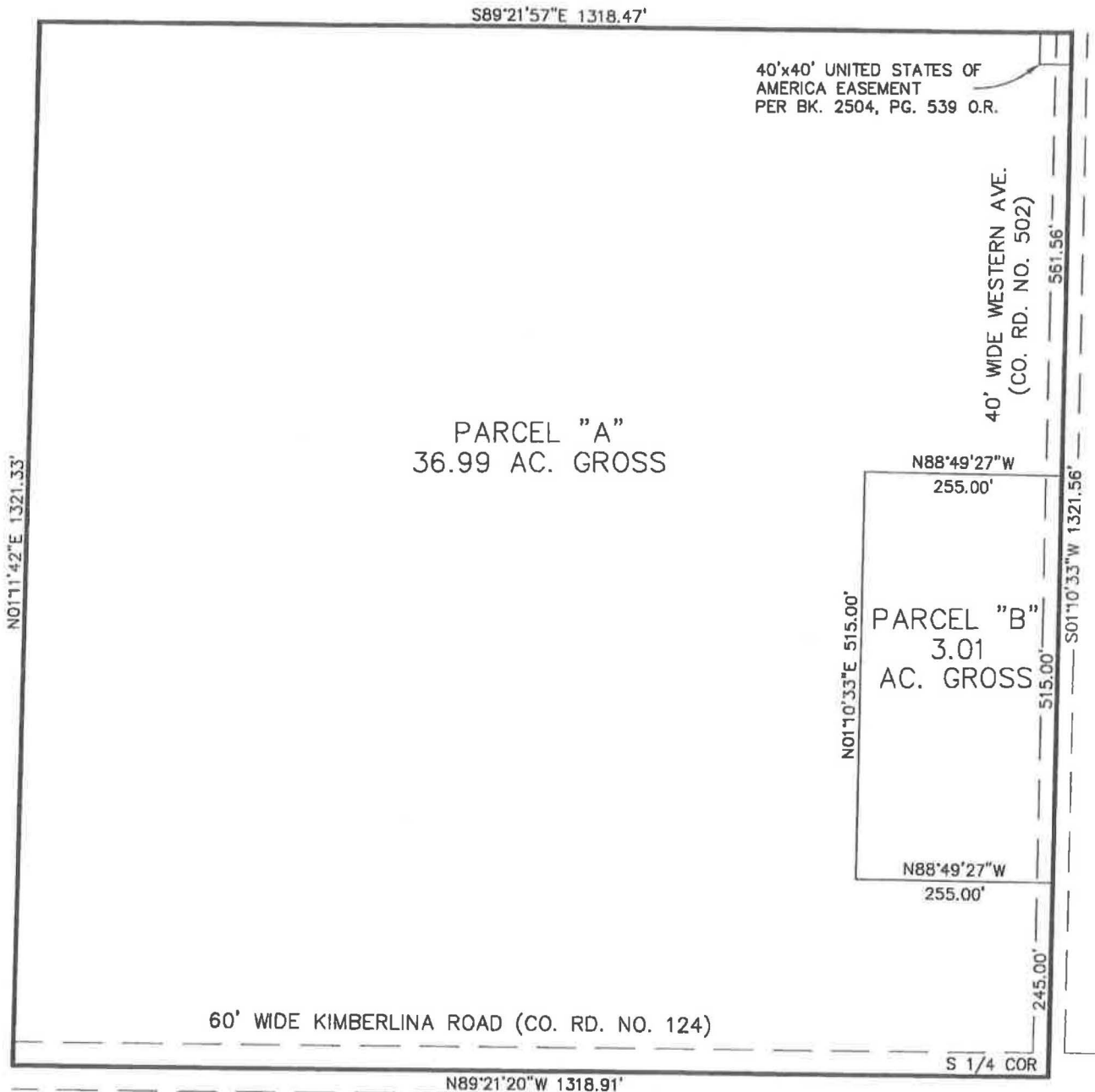
NEW GEN ENGINEERING GROUP  
 10900 STOCKDALE HWY, STE. 103 DANVERS, GA 30011 (404) 824-1834

P:\PROJECTS\21046.00-BRAUN22\X-PROJ\DWG\21046LL01.DWG

# EXHIBIT "B"

## PROPOSED

**NOTE:**  
 PROPERTY IS SUBJECT TO AN EASEMENT FOR  
 AMARANTH LAND COMPANY PER BK. 188, PG. 4 OF DEEDS  
 WHICH CANNOT BE LOCATED FROM RECORD.



"THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY" SCALE: 1"=200'

	<h3>McINTOSH &amp; ASSOCIATES</h3>	<h2>LOT LINE ADJUSTMENT 55-21</h2>	
<p>NEW ORL ENGINEERING GROUP          10000 SYDORUS HWY, STE. 103 BAYBRIDGE, CA 93311 (909) 834-1674</p>		<p>SE 1/4 OF SW 1/4 OF SEC. 22, T.27S.,R.24E., M.D.M.          SONBLEST LAND Co., L.L.C. &amp; BRAUN FAMILY REVOCABLE TRUST</p>	
		JOB NO. 21-046 DATE: 08/04/25 FILE NO. 21046LL01 DONE BY: JKD/TU SHEET 4 OF 4	



**Kern County Public Works  
Public Services BLDG**

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

Friday Jan 16 2026 01:48:27 PM

**PLD25-00012**

491862 County Clerk CEQA Posti ng	50.00
491862 EH Land Development	595.00
491862 Legal Description Check	416.00
491862 Electronic Permit Maint enance Fee	700.00
491862 Lot Line Adjustment	832.00
491862 Zone Variance	1,352.00
491862 Policy and Legal Confor mance Fee	192.00

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**Total** **4,137.00**

Check 001201 4,137.00

Thank you for your payment.  
Have a great day!

Received From: SON BLEST LAND COMPANY  
Receipt #: 1801BSA-20260116-2