

**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: Batey Family Farms and O'Connell Investments, LLC by Batey Homes (PP25175);
- b. Name of Project: (a) Specific Plan Amendment Case No. 97, Map 101; (b) Amendment of Zoning Map 101, Zone Change Case No. 208; (c) Vesting Tentative Tract Map 7446; and Waiver of Signatures;
- c. Street Address/Cross-Street of Project: Southside of Hageman Road, approximately 1/4 mile east of Nord Avenue in the Bakersfield area (APNs: 463-160-11, -13 & -53)

Map of Project (if no street address): Attached

- d. Description of Project: (a) Amend the Land Use Element of the Western Rosedale Specific Plan from map code designation ER (Estate Residential) to LMR (Low Medium Residential) on 29.54 acres; (b) Change in Zone Classification from A* (Exclusive Agriculture) [E (1) RS (Estate – 1 acre – Residential Suburban Combining) in suspense] to R-1 (Low density Residential) on 9.96 acres, Change in Zone Classification from A* (Exclusive Agriculture) [E (1) RS (Estate – 1 acre – Residential Suburban Combining) in suspense] to E (1/4) (Estate - 1/4 acre) on 9.58 acres, and Change in Zone Classification from A* (Exclusive Agriculture) [E (1) RS (Estate – 1 acre – Residential Suburban Combining) in suspense] to E (1/2) RS (Estate - 1/2 acre - Residential Suburban Combining) on 10-acres; on two (2) parcels of record, totaling 29.54 acres; (c) Vesting Tentative Tract Map No. 7446 proposing to divide a 34.24 acre (gross) site into 77 residential lots ranging in size from 8,852 square feet (net) to 29,843 square feet (net), and a 4.24 acre (net) sump lot; with Development Variations to the Land Division Ordinance to allow a cumulative dead-end road length exceeding 800 feet for lots zoned less than one (1) acre (Section 18.55.050.B.1.j) and to eliminate required internal equestrian trails within the proposed subdivision (Section 18.55.050.I.1); and with Limited Design Variations to the Land Division Ordinance to authorize double frontage lots (Section 18.55.050.F.4) and key (reverse corner) lots (Section 18.55.050.F.6); and request for Waiver of Signatures of Mineral Rights Owners in accordance with 18.15.030.K. of Kern County Land Division Ordinance

2. Approval – Summary of Proceedings:

Adoption date September 29, 2026, Item No. CA 6 2:00 p.m.

3. The Board of Supervisors has determined that the requested Specific Plan Amendment and the Zone Classification Change have been found to be exempt from the requirement of preparation of environmental documents or further environmental review pursuant to

Public Records Resources Code 21559.25, Public Resources Code 21083.3, Special Situations Exemption, Section 15182 of the State CEQA Guidelines, and Categorical Exemption, Section 15303 of the State CEQA Guidelines. The requested Tract Map qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines.

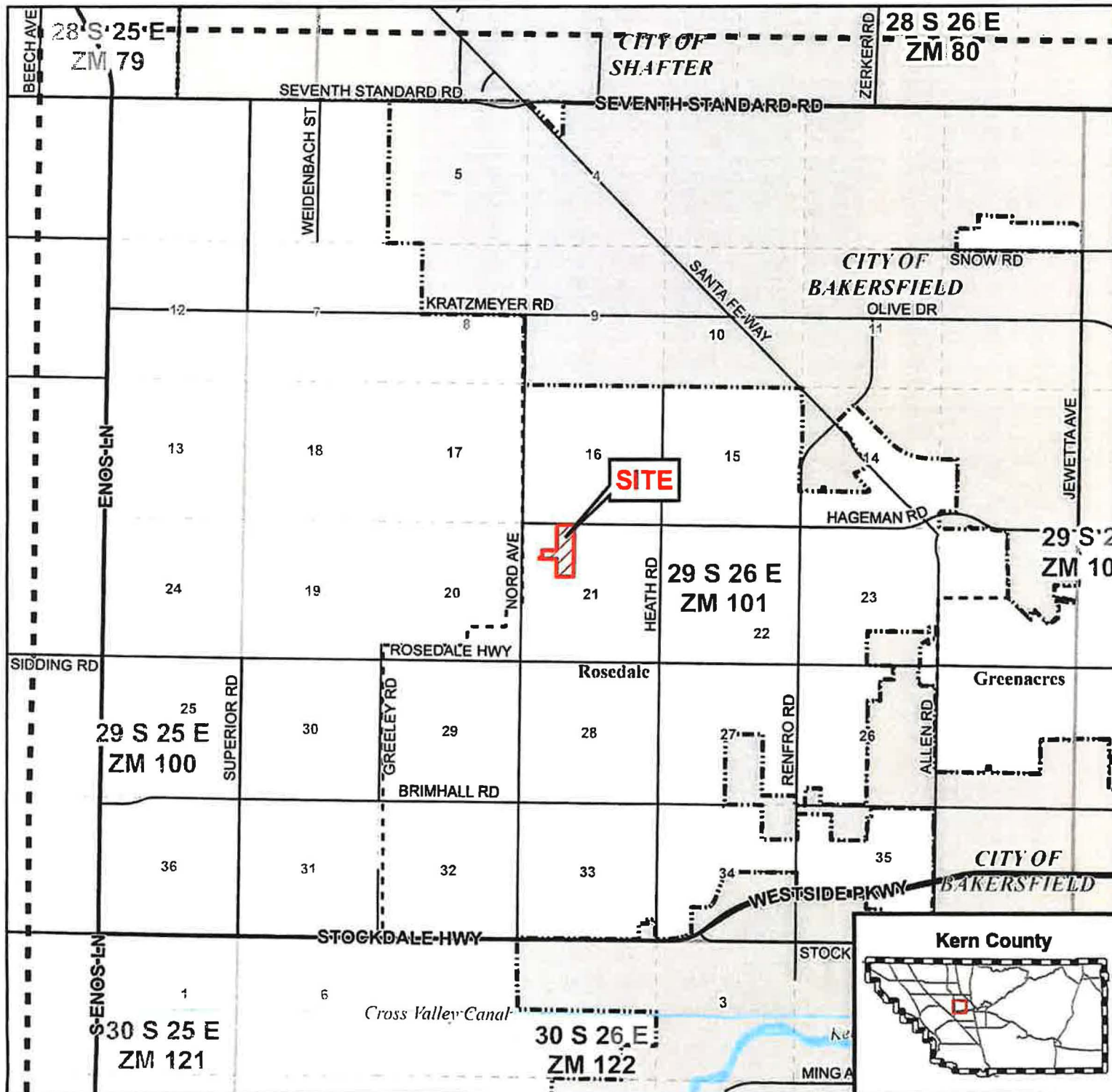
Craig M. Murphy, Director
Planning and Natural Resources Department
County of Kern, State of California

A handwritten signature in dark ink, appearing to read 'Craig M. Murphy', is written over a horizontal line.

Contact: Daisy Gaeta, Planner II, at (661) 862-8607 or by email at DGaeta@kerncounty.com

Public Records Resources Code 21559.25, Public Resources Code 21083.3, Special Situations Exemption, Section 15182, Categorical Exemption, Section 15303

DG:an



SPA 97, Map 101 ZCC 208, Map 101 VTTR 7446

Vicinity Map

Batey Family Farms, LP and
O'Connell Investments, LLC
by Batey Homes

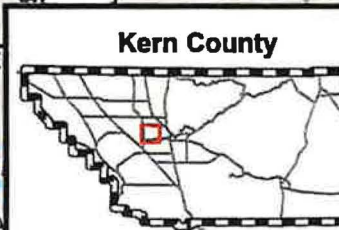
- Site
- Freeway
- Named Road
- Arterials
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 463-160-11, 13, & 53
Sec. 21 - T29S/R26E
Created on: 6/11/2026

0 4,900 9,800 ft



Kern County
Planning & Natural
Resources Department



SPA 97, Map 101 ZCC 208, Map 101 VTTR 7446

Existing Zone Classifications

Batey Family Farms LP
and O'Connell Investments LLC
by Batey Homes

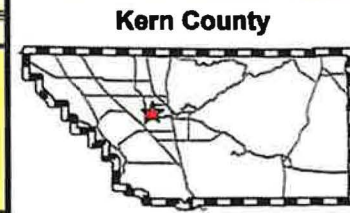
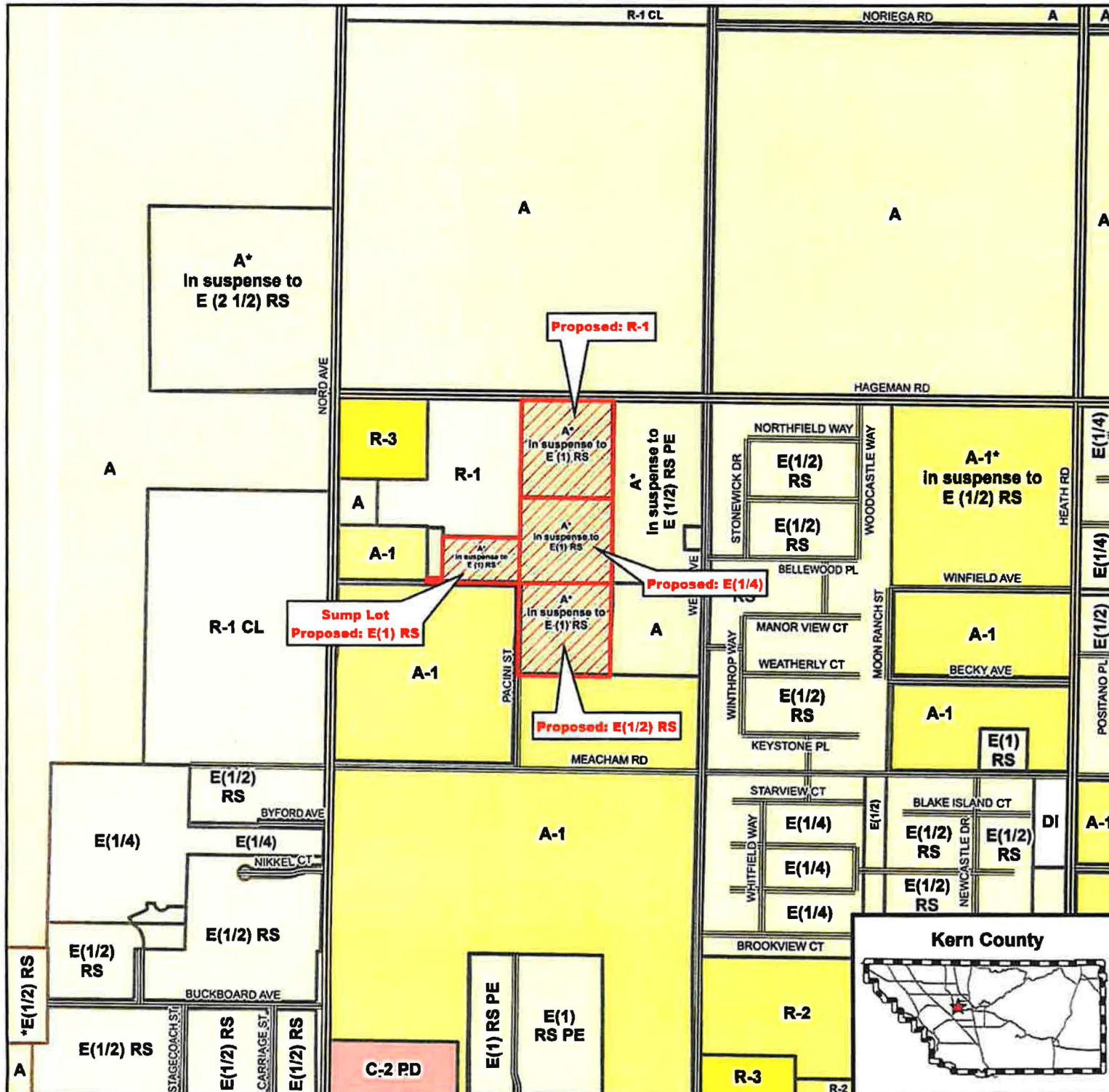
- Site
- Arterials
- Collectors
- Locals
- Metro Bakersfield GP Boundary
- KERN COUNTY ZONING DESIGNATIONS**
 - A - Exclusive Agriculture
 - A-1 - Limited Agriculture
 - C-2 - General Commercial
 - DI - Drilling Island
 - E(1) - Estate (1 acre)
 - E(1/2) - Estate (.5 acre)
 - E(1/4) - Estate (.25 acre)
 - R-1 - Low Density Residential
 - R-2 - Medium Density Residential
 - R-3 - High Density Residential
 - CL - Cluster Combining
 - E(2 1/2) - Estate (2.5 acres)
 - PD - Precise Development Combining
 - RS - Residential Suburban Combining
 - PE - Petroleum Extraction Combining
 - RS - Residential Suburban Combining

APN: 463-160-11, 13, & 53
Sec. 21 - T29S/R26E
Created on: 7/15/2026

0 910 1,820 ft



Kern County
Planning & Natural
Resources Department



SPECIFIC PLAN AMENDMENT AND ZONE CHANGE TRACT NO. 7446

BEING A DIVISION OF SALES MAP LOT 6 AND THE NORTH HALF OF SALES MAP LOT 11,
AND A PORTION OF SALES MAP LOT 7, ALL IN SECTION 21, TOWNSHIP 29 SOUTH,
RANGE 26 EAST, M.D.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE
OF CALIFORNIA, ACCORDING TO THE "SALES MAP OF J.R. HAGG" AS FILED AUGUST 20, 1890
IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING PORTIONS OF THE NORTH HALF
OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M.,
COUNTY OF KERN, STATE OF CALIFORNIA

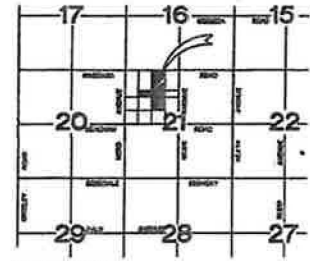
CONTAINING 34.24 ACRES 3 PHASES 77 RESIDENTIAL LOTS AND 1 DRAINAGE BASIN LOT

OWNER/SUBOWNER

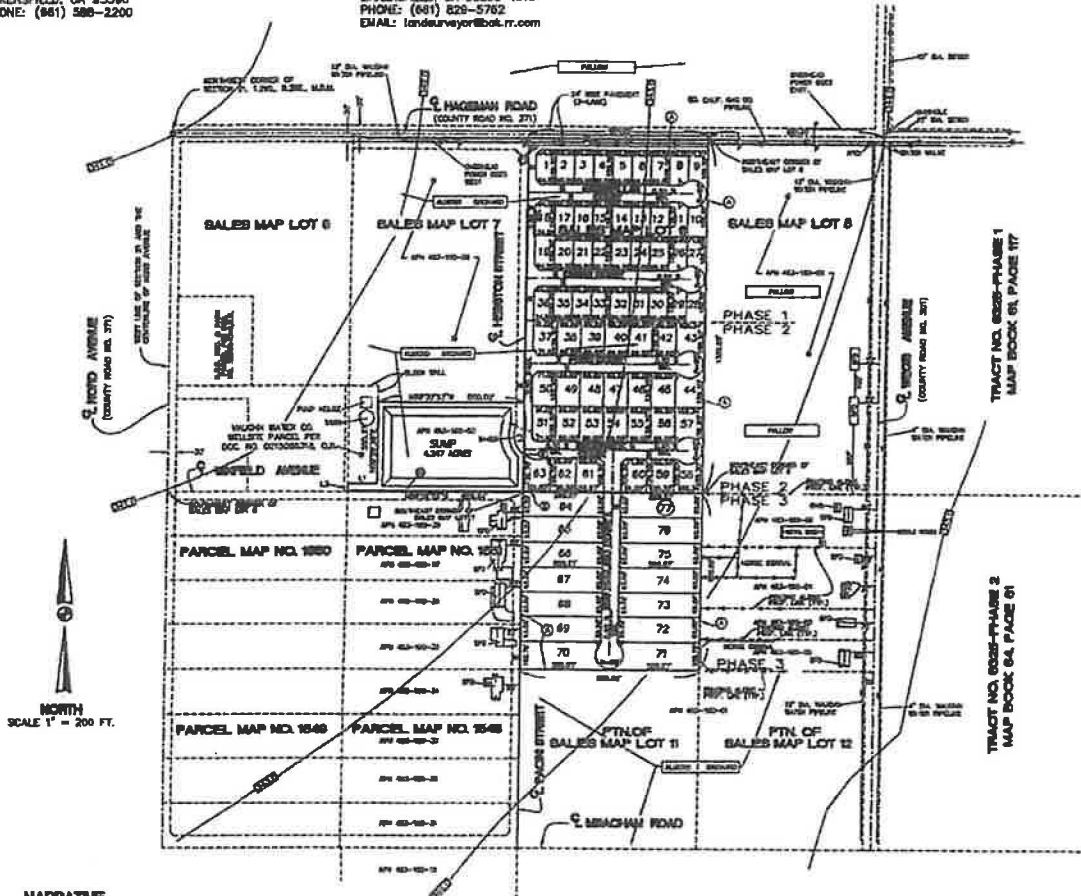
O'CONNELL INVESTMENTS, LLC AND BATEY FAMILY FARMS, LP
P.O. BOX 20247
BAKERSFIELD, CA 93390
PHONE: (861) 588-2200

LAND SURVEYOR

JON F. KOENIG, P.L.S. 5791
P.O. BOX 81318
BAKERSFIELD, CA 93380-1318
PHONE: (861) 523-5762
EMAIL: landsurveyor@bafk.com



VICINITY MAP
SCALE 1" = 1/2 MILE



NARRATIVE

A.P.N.: 463-180-11 and 463-180-13
and 463-180-33
TOTAL PROJECT AREA: 34.247 ACRES GR.
23.588 ACRES NET
EXISTING USE: ALMOND ORCHARDS
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
EXIST ZONING: E(1) RS
PROPOSED ZONING: R-1, E(1/4) and E(2/4) RS
WESTERN ROSEDALE SPECIFIC PLAN DESIGNATION: ER (EXISTING)
WESTERN ROSEDALE SPECIFIC PLAN DESIGNATION: LMR (PROPOSED)
DOMESTIC WATER: VAUGHN WATER COMPANY
FIRE PROTECTION WATER SOURCE: VAUGHN WATER COMPANY
SEWER: NORTH OF RIVER SANITATION
ELECTRIC: P.G. AND E.
GAS: SOUTHERN CALIF. GAS COMPANY
CABLE: SPECTRUM
PHONE: ATT
NUMBER OF LOTS CREATED: 77 RESIDENTIAL LOTS & 1 RAMP LOT
ALL LOT AREAS SHOWN ARE NET SQUARE FEET
MINIMUM LOT AREA CREATED: 8,156 SQUARE FEET
REQUIRED STREET IMPROVEMENTS: TYPE A, INCLUDING CURB, GUTTER,
AND SIDEWALKS, A.C. PAVING OVER COMPACTED BASE.
THIS LAND WILL BE DEVELOPED IN 3 PHASES

ALTERNATE STREET NAMES

CHALMERS COURT
FARMALL COURT
INTERNATIONAL COURT
LANDONI COURT
MOLINE COURT
STEIGER COURT

CONTOUR INTERVAL: 1 FOOT

SEE SHEET 2 FOR PROPOSED ZONING AND LAND USE



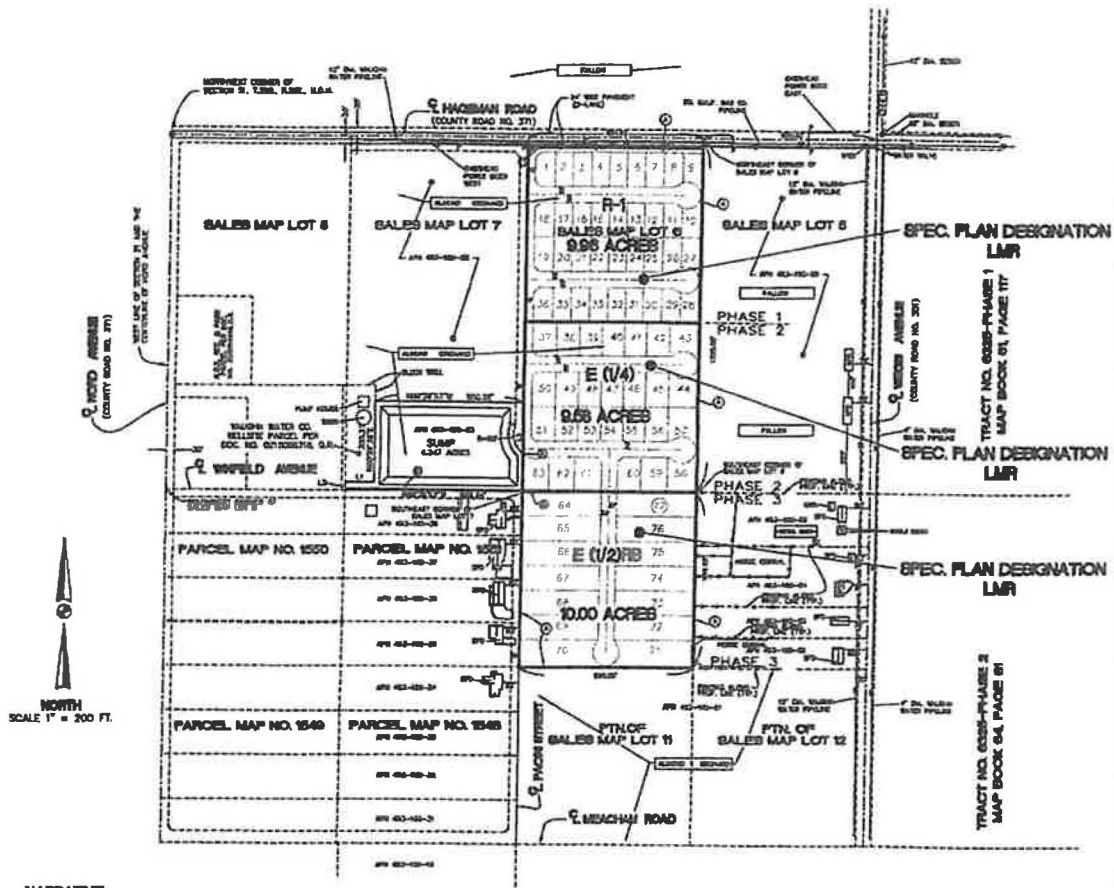
DATE: JULY 7, 2024

SHEET 1 OF 2 SHEETS

SPECIFIC PLAN AMENDMENT AND ZONE CHANGE TRACT NO. 7446

BEING A DIVISION OF SALES MAP LOT 6 AND THE NORTH HALF OF SALES MAP LOT 11,
AND A PORTION OF SALES MAP LOT 7, ALL IN SECTION 21, TOWNSHIP 29 SOUTH,
RANGE 26 EAST, M.D.M. IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE
OF CALIFORNIA, ACCORDING TO THE "SALES MAP OF J.B. HAGGIN" AS FILED AUGUST 20, 1890
IN THE OFFICE OF THE KERN COUNTY RECORDER, ALSO BEING PORTIONS OF THE NORTH HALF
OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 26 EAST, M.D.M.,
COUNTY OF KERN, STATE OF CALIFORNIA.

CONTAINING 34.24 ACRES 3 PHASES 77 RESIDENTIAL LOTS AND 1 DRAINAGE BASIN LOT



NARRATIVE

A.P.N.: 483-180-11 and 483-180-13

and 483-180-13

TOTAL PROJECT AREA: 34.247 ACRES OR

23.582 ACRES NET

EXISTING USE: ALMOND ORCHARDS

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

EXIST ZONING: E(1) RS

PROPOSED ZONING: R-1, E(1/4) and E(1/2) RS

WESTERN ROSEDALE SPECIFIC PLAN DESIGNATION: EX (EXISTING)

WESTERN ROSEDALE SPECIFIC PLAN DESIGNATION: LMR (PROPOSED)

DOMESTIC WATER: VAUGHN WATER COMPANY

FIRE PROTECTION WATER SOURCE: VAUGHN WATER COMPANY

SEWER: NORTH OF RIVER SANITATION

ELECTRIC: P.O. AND E.

GAS: SOUTHERN CALIF. GAS COMPANY

CABLE: SPECTRUM

PHONE: ATT

NUMBER OF LOTS CREATED: 77 RESIDENTIAL LOTS & 1 SLUMP LOT

ALL LOT AREAS SHOWN ARE NET SQUARE FEET.

MINIMUM LOT AREA CREATED: 8,196 SQUARE FEET

REQUIRED STREET IMPROVEMENTS: TYPE A, INCLUDING CURB, CUTTER,

AND SIDEWALKS A.C. PAVING OVER COMPACTED BASE.

THIS LAND WILL BE DEVELOPED IN 3 PHASES

CONTOUR INTERVAL: 1 FOOT



DATE: JULY 7, 2024

SHEET 2 OF 2 SHEETS



**Kern County Public Works
Public Services BLDG**

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

Thursday May 21 2026 02:57:18 PM

PLD23-00062

504824 County Clerk CEQA Posti ng	50.00
504824 Legal Description Revie w	104.00
504824 Subdivision Public Sewe r	1,320.00
504824 Electronic Permit Maint enance Fee	350.00
504824 Tentative Tract Map - (not) on public sewer	1,144.00
504824 Tentative Tract Map - (not) on public sewer	1,950.00
504824 Variation Only (with he aring)	624.00

Total	5,542.00
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Check 005202	5,542.00
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Thank you for your payment.
Have a great day!

Received From: FRONTIER LAND PARTNERS LLC
Receipt #: 1801RUP-20260521-10