NOTICE OF EXEMPTION

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

Project Title: Tentative Tract 7524

Project Location -- Specific: East side of 25th Street West, between Rosamond Boulevard and Orange Street, in the Rosamond area (APN: 251-120-39)

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: Tentative Tract Map 7524 (Phased) proposing the division of an approximately 42-acre (gross) parcel into 173 lots, ranging in size from 6,076 square feet (net) to 13,567 square feet (net), a 55,923-square-foot (net) drainage sump lot, and two (2) flowage and flood control lots sized 6,778 square feet (net) and 6,838 square feet (net) 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) in an R-1 (Low-density Residential) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Stark Living Trust by Cornerstone Engineering Inc (PP27111)

Exempt Status: Special Situation, Section 15182 of the State CEQA Guidelines of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines.

Contact Person: Kyle Thompson, Planner II, at (661) 862-5061 or by email at ThompsonKy@kerncounty.com

Receipt: #

Date Received for Filing:

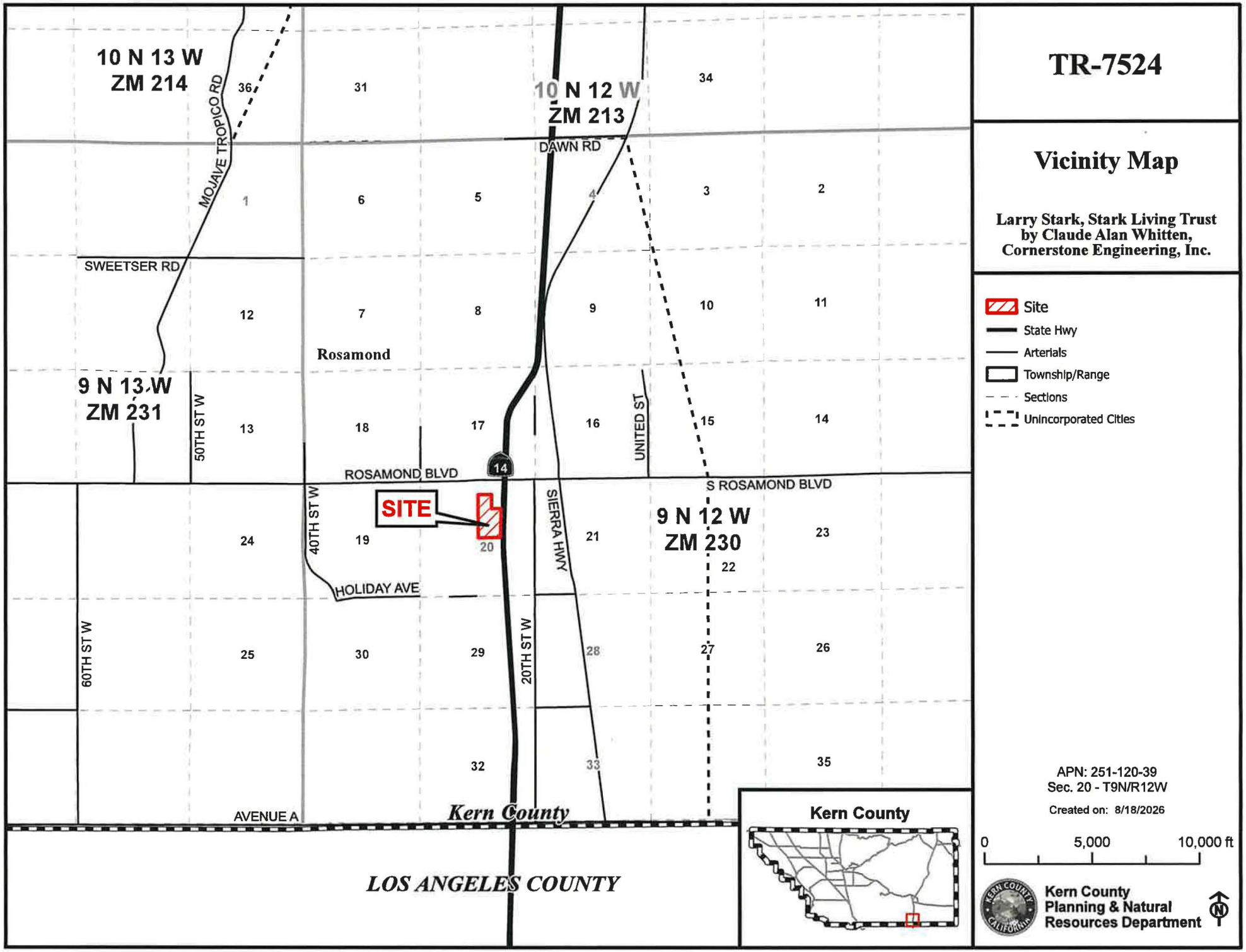
11/13/26

Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: November 12, 2026

jw

cc: Applicant
LiUNA



TR-7524

Vicinity Map

Larry Stark, Stark Living Trust by Claude Alan Whitten, Cornerstone Engineering, Inc.

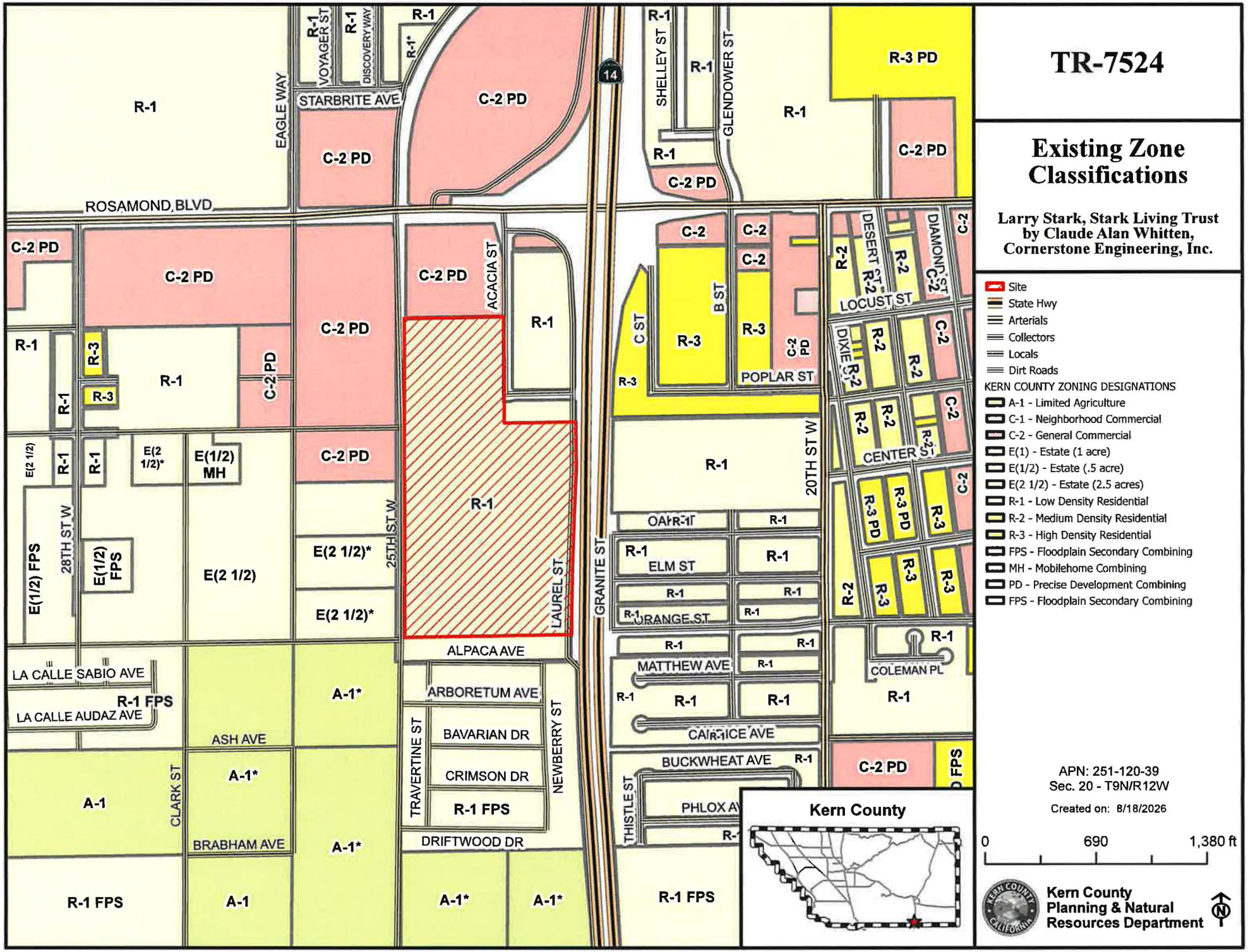
Site
State Hwy
Arterials
Township/Range
Sections
Unincorporated Cities

APN: 251-120-39
Sec. 20 - T9N/R12W

Created on: 8/18/2026

0 5,000 10,000 ft

Kern County Planning & Natural Resources Department


TR-7524
Existing Zone Classifications
Larry Stark, Stark Living Trust by Claude Alan Whitten, Cornerstone Engineering, Inc.
Site
State Hwy
Arterials
Collectors
Locals
Dirt Roads
KERN COUNTY ZONING DESIGNATIONS
A-1 - Limited Agriculture
C-1 - Neighborhood Commercial
C-2 - General Commercial
E(1) - Estate (1 acre)
E(1/2) - Estate (.5 acre)
E(2 1/2) - Estate (2.5 acres)
R-1 - Low Density Residential
R-2 - Medium Density Residential
R-3 - High Density Residential
FPS - Floodplain Secondary Combining
MH - Mobilehome Combining
PD - Precise Development Combining
FPS - Floodplain Secondary Combining
ROSAMOND BLVD
STARBRITE AVE
VOYAGER ST
DISCOVERY WAY
EAGLE WAY
SHELLEY ST
GLENDOWER ST
GRANITE ST
ACACIA ST
LAUREL ST
B ST
C ST
POPLAR ST
LOCUST ST
CENTER ST
DESERT ST
DIAMOND ST
DIXIE ST
20TH ST W
25TH ST W
28TH ST W
ALPACA AVE
ARBORETUM AVE
BAVARIAN DR
CRIMSON DR
DRIFTWOOD DR
TRAVERTINE ST
NEWBERRY ST
ELM ST
ORANGE ST
MATTHEW AVE
CARRICE AVE
BUCKWHEAT AVE
PHLOX AV
THISTLE ST
COLEMAN PL
LA CALLE SABIO AVE
LA CALLE AUDAZ AVE
ASH AVE
BRABHAM AVE
CLARK ST
APN: 251-120-39
Sec. 20 - T9N/R12W
Created on: 8/18/2026
0
690
1,380 ft
Kern County
Kern County Planning & Natural Resources Department

TENTATIVE TRACT 7524

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 19, 1856.

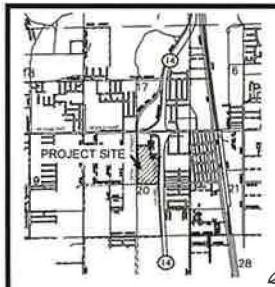
TOGETHER WITH THE EASTERLY ONE HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, SEPTEMBER 19, 1856.

EXCEPTING THEREFROM PARCEL 1 OF PARCEL MAP 12348, FILED IN BOOK 82 OF PARCEL MAPS AT PAGE 70 ON DOCUMENT 221145109, OFFICIAL RECORDS, ON FILE IN THE OFFICE OF THE KERN COUNTY RECORDER.

BEING A DIVISION OF ±42.02 GROSS ACRES INTO ONE-HUNDRED AND SEVENTY-THREE (173) SINGLE-FAMILY RESIDENTIAL LOTS, ONE (1) SUMP LOT, AND TWO (2) FLOOD CONTROL AND FLOWAGE LOTS.

APN: 251-120-39

VICINITY MAP
SCALE 1"=5,000'



LEGEND

- = LOCATION OF PROPOSED CROSS GUTTER
- = DIRECTION OF PROPOSED DRAINAGE
- = 6' MASONRY WALL
- = 6' EXISTING FENCE
- = EXISTING PAVING
- = PROPOSED STORM DRAIN/CATCH BASIN
- = LIMITS OF EXISTING VEGETATION
- = EXISTING TRAILS
- = LOTS 'B' AND 'C' ARE DESIGNATED FLOOD CONTROL AND FLOWAGE LOTS.
- = SET CONCRETE MONUMENT AND ENCASEMENT WITH BRASS CAP MARKED "LS 9750"
- = SET 2" IRON PIPE WITH BRASS TAG MARKED "LS 9750"

OWNER/DEVELOPER-AGENT

STARK LIVING TRUST
10450 WILSHIRE BLVD
LOS ANGELES, CA. 90024

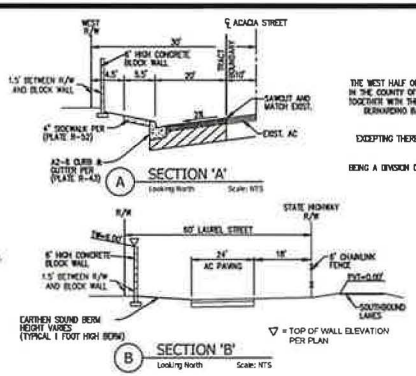
PHONE: (310) 558-3632
ATTN: LARRY STARK

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, T9N, R12W, SB&M AS SHOWN ON MAP OF TRACT NO.1689 AS RECORDED IN BOOK 8 OF MAPS AT PAGE 79 IN THE OFFICE OF THE KERN COUNTY RECORDER, BEARING OF SAID LINE TAKEN TO BE NORTH 88°-51'-40" EAST.

GENERAL NOTES

1. THIS DEVELOPMENT WILL CONFORM TO THE COUNTY OF KERN SUBDIVISION STANDARDS (TYPE "A" IMPROVEMENTS).
2. ASSESSOR'S PARCEL NUMBER: 251-120-39
3. APPROXIMATE ACREAGE: 42.02 GROSS, 28.99 NET.
4. APPROXIMATE LINEAR FOOTAGE OF STREETS: 7,900 LF.
5. NUMBER OF LOTS: 173 SINGLE FAMILY RESIDENTIAL, 1 DRAINAGE SUMP, 2 FLOWAGE AND FLOOD CONTROL LOTS = 176 TOTAL
6. WATER: ROSAMOND COMMUNITY SERVICES DISTRICT
7. SEWER: ROSAMOND COMMUNITY SERVICES DISTRICT
8. DRAINAGE: IN CONFORMANCE WITH KERN COUNTY SUBDIVISION STANDARDS
9. GAS: THE GAS CO.
10. ELECTRIC: SOUTHERN CALIFORNIA EDISON CO.
11. TELEPHONE: PACIFIC BELL
12. EXISTING LAND USE: VACANT
13. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
14. FIRE PROTECTION: IN CONFORMANCE WITH COUNTY OF KERN FIRE DEPT. STANDARDS
15. EXISTING ZONING: R-1 (LOW DENSITY RESIDENTIAL)
16. PROPOSED ZONING: R-1 (LOW DENSITY RESIDENTIAL)
17. ROSAMOND SPECIFIC PLAN DESIGNATION: 3.3 (RESIDENTIAL-MAX. 10 UNITS/NET AC. 43,560 SQ. FT. SITE AREA/UNIT & 5.3/2.5 (RESIDENTIAL-MAX. 10 UNITS/ NET AC.-FLOOD HAZARD).
18. THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP.
19. ALL LOCAL STREETS WITHIN THIS TRACT ARE TO BE 60 FEET.
20. MINIMUM GRADE= 0.20%, MAXIMUM GRADE= 6% FOR ALL LOCAL STREETS.
21. MINIMUM LOT NET AREA 6,000 SQ-FEET
22. ALL LOT AREAS SHOWN ARE NET AREAS UNLESS OTHERWISE INDICATED.
23. MAP WILL BE RECORDED IN PHASES (EXACT PHASING HAS NOT BEEN DETERMINED)
24. SCHOOL DISTRICT: K-12: SOUTHERN KERN UNIFIED SCHOOL DISTRICT.



EASEMENTS

1. EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 11251 RECORDED FEBRUARY 23, 1955 IN BOOK 2374, PAGE 225, O.R. THE LOCATION DESCRIBED IN SAID DOCUMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
2. EASEMENT FOR 45' WIDE PUBLIC HIGHWAY PER DOCUMENT RECORDED MAY 15, 1958 IN BOOK 2951, PAGE 533, O.R.
3. EASEMENT FOR PUBLIC UTILITIES PER INSTRUMENT NO. 58004 RECORDED SEPTEMBER 26, 1961 IN BOOK 3418, PAGE 108, O.R. EASEMENT DOES NOT AFFECT THE P.O.B.
4. GRANT DEED FOR FREEWAY AND ADJACENT FRONTAGE ROAD PURPOSES PER DOCUMENT RECORDED JANUARY 13, 1965 IN BOOK 3953, PAGE 885, O.R.
5. PROVISIONS OF AN INSTRUMENT ENTITLED "RESOLUTION 2006-295" RECORDED AUGUST 17, 2006 AS INSTRUMENT NO. 0206120178, O.R. THE LOCATION DESCRIBED IN SAID DOCUMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
6. PROVISIONS OF AN INSTRUMENT ENTITLED "CONDITIONAL CERTIFICATE OF COMPLIANCE" RECORDED AUGUST 3, 2021 AS INSTRUMENT NO. 211211-13, O.R. THE LOCATION DESCRIBED IN SAID DOCUMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
7. EASEMENT FOR SANITARY SEWER AND WATER PURPOSES & TEMPORARY CONSTRUCTION PER DOCUMENT RECORDED OCTOBER 3, 1988 IN BOOK 4202, PAGE 784, O.R.
8. EASEMENT FOR PUBLIC UTILITY PURPOSES & TEMPORARY CONSTRUCTION PER DOCUMENT RECORDED AUGUST 10, 1979 IN BOOK 4425, PAGE 257, O.R.

FOUND MONUMENTS

M1 FOUND CONCRETE MONUMENT WITH UNMARKED BRASS CAP, 2.5' DEEP, FOR CENTER CORNER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, PER TRACT MAP NO. 6381, BOOK 59 OF MAPS, PAGE 32.

M2 FOUND RCS CONCRETE MONUMENT WITH BRASS CAP IN CONCRETE LAMPHOLE LOCATED AT THE INTERSECTION OF ROSAMOND BOULEVARD AND 25TH STREET WEST, MARKED "REPLACED OC1. 82" FOR NORTH QUARTER CORNER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, PER PARCEL MAP NO. 9789, BOOK 44 OF PARCEL MAPS AT PAGE 40.

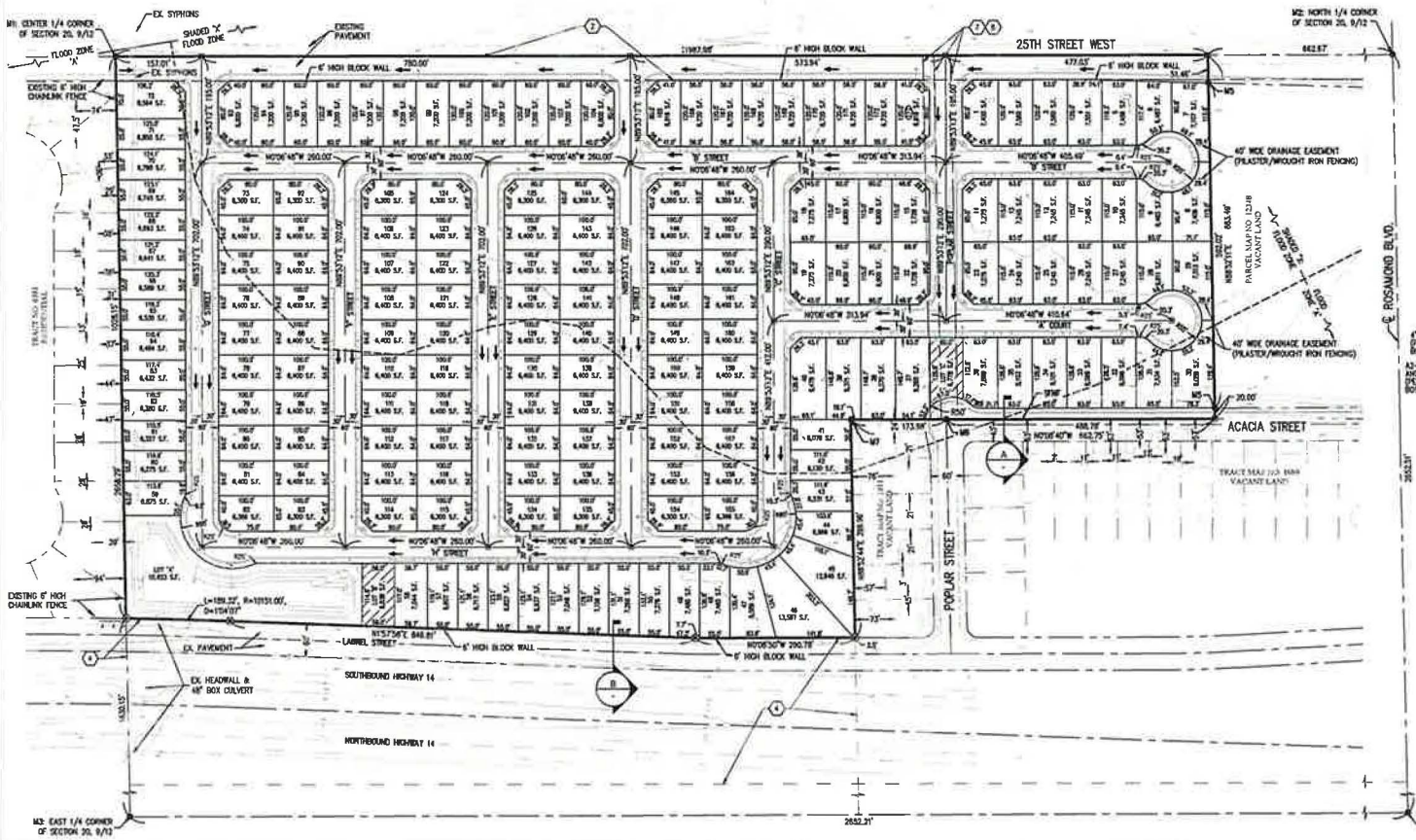
M3 FOUND 1 1/2" IRON PIPE WITH UNMARKED BRASS TAG IN CONCRETE LAMPHOLE LOCATED AT THE INTERSECTION OF 20TH STREET WEST AND ORANGE STREET, ACCEPTED FOR EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, PER RCS MAP NO. 7-1, BOOK 5, PAGE 125.

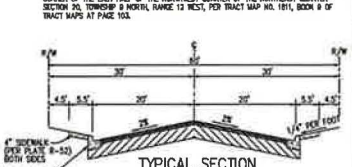
M4 FOUND RCS CONCRETE MONUMENT WITH BRASS CAP IN CONCRETE LAMPHOLE LOCATED AT THE INTERSECTION OF ROSAMOND BOULEVARD AND 20TH STREET WEST, MARKED "REPLACED OC1. 82" FOR THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, PER RCS MAP NO. 7-1, BOOK 5, PAGE 125.

M5 FOUND 1/2" REBAR WITH CAP MARKED "LS 7918" PER PARCEL MAP NO. 12348, BOOK 82 OF PARCEL MAPS AT PAGE 69.

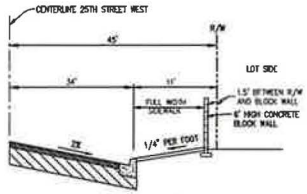
M6 FOUND CONCRETE MONUMENT 1.25' DEEP AT THE CENTERLINE OF POLAR STREET, MARKED "RE 1885", PER TRACT MAP NO. 1811, BOOK 8 OF TRACT MAPS AT PAGE 103.

M7 FOUND CONCRETE MONUMENT 1.25' DEEP MARKED "RE 1988" FOR THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, PER TRACT MAP NO. 1811, BOOK 8 OF TRACT MAPS AT PAGE 103.





TYPICAL SECTION
LOCAL STREETS
PER KERN CO. DEV. STD. PLATE R9
NOT TO SCALE



TYPICAL SECTION
25TH STREET WEST
SECONDARY HIGHWAY (PART WIDTH)
PER KERN CO. DEV. STD. PLATE R7
NOT TO SCALE

GRAPHIC SCALE
100' 50' 0' 50' 100'
(IN FEET)
1 inch = 100 ft

CORNERSTONE
ENGINEERS • ADVISORS
5500 Ming Ave., Suite 320, Bakersfield, CA 93311
TEL: (661) 322-9121, FAX: (661) 322-0129
www.cornerstone-eng.com

DEVELOPMENT BY:
STARK LIVING TRUST
10450 WILSHIRE BLVD, PH-F
LOS ANGELES, CA. 90024
PHONE: (310) 558-3632

TENTATIVE TRACT MAP
NO.7524
ROSAMOND, CA

DESIGNER:	JEW
CHECKED BY:	CAW
DATE:	08/05/2025
DRAFTER:	TDC/KAC
SCALE:	AS SHOWN
COMP. NO:	100-01-01_TM 8175
JOB NO.:	100-01-01
SHEET	TTM-1
	1 OF 1

Kern County Public Works
Public Services BLDG

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

Thursday Aug 06 2026 04:22:05 PM

PLD25-00067

512127 County Clerk CEQA Posting	50.00
512127 Legal Description Review	104.00
512127 Subdivision Public Sewer	1,360.00
512127 Electronic Permit Maintenance Fee	350.00
512127 Tentative Tract Map - (not) on public sewer	1,144.00
512127 Tentative Tract Map - (not) on public sewer	4,400.00
512127 Variation Only (with hearing)	624.00

Total **8,032.00**

Check 001029 8,032.00

Thank you for your payment.
Have a great day!

Received From: MARTON STARK ADMINISTRATIVE TRUST
Receipt #: 1801RUP-20260806-14