NOTICE OF EXEMPTION

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

Project Title: Vesting Tentative Tract No. 7533

Project Location -- Specific: South side of Brabham Avenue, between 30th Street West and Clark Street, in the Rosamond area (APN: 251-120-11)

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: Vesting Tentative Tract Map 7533 (Phased) proposing the division of a 20.24-acre (gross) parcel into 92 single-family lots ranging in size from 6,021 square feet (net) to 10,298 square feet (net) and a 23,804 square-foot (net) sump lot, with Development Variation to the Land Division Ordinance to allow lot depths less than 100 feet deep (Section 18.55.050.F.1.a) and Limited Design Variations to the Land Division Ordinance to authorize blocks less than two (2) tiers of lots wide (Section 18.55.050.D.2), double frontage lots (Section 18.55.050.F.4), and key (reverse corner) lots (Section 18.55.050.F.6) in an A-1* (Limited Agriculture [R-1 FPS (Low-density Residential – Floodplain Secondary Combining), in suspense])

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Rosamond Saddle Brook, LP by Cornerstone Engineering (PP27112)

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:

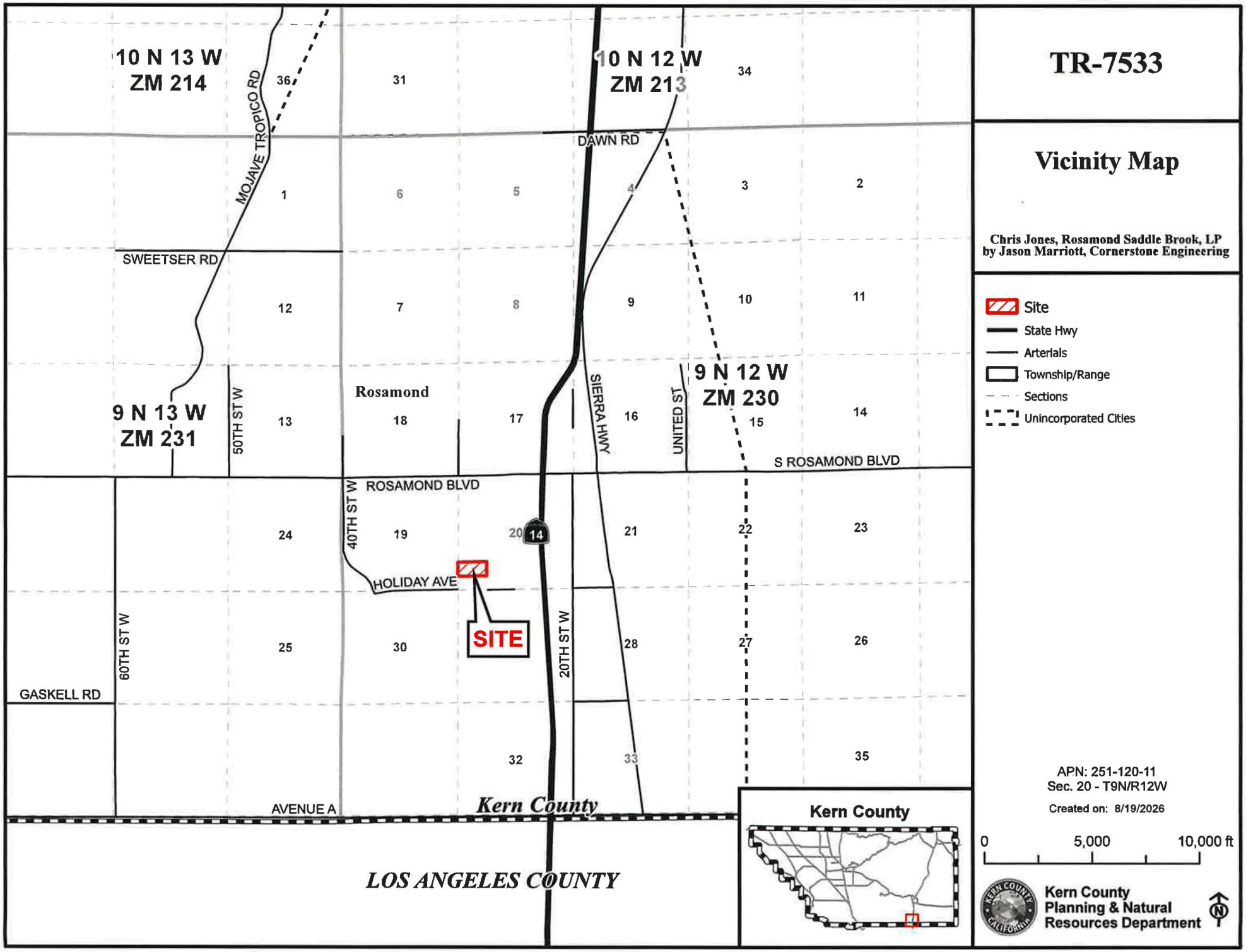
11/13/26

Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: November 12, 2026

jw

cc: Applicant
LiUNA



TR-7533

Vicinity Map

Chris Jones, Rosamond Saddle Brook, LP
by Jason Marriott, Cornerstone Engineering

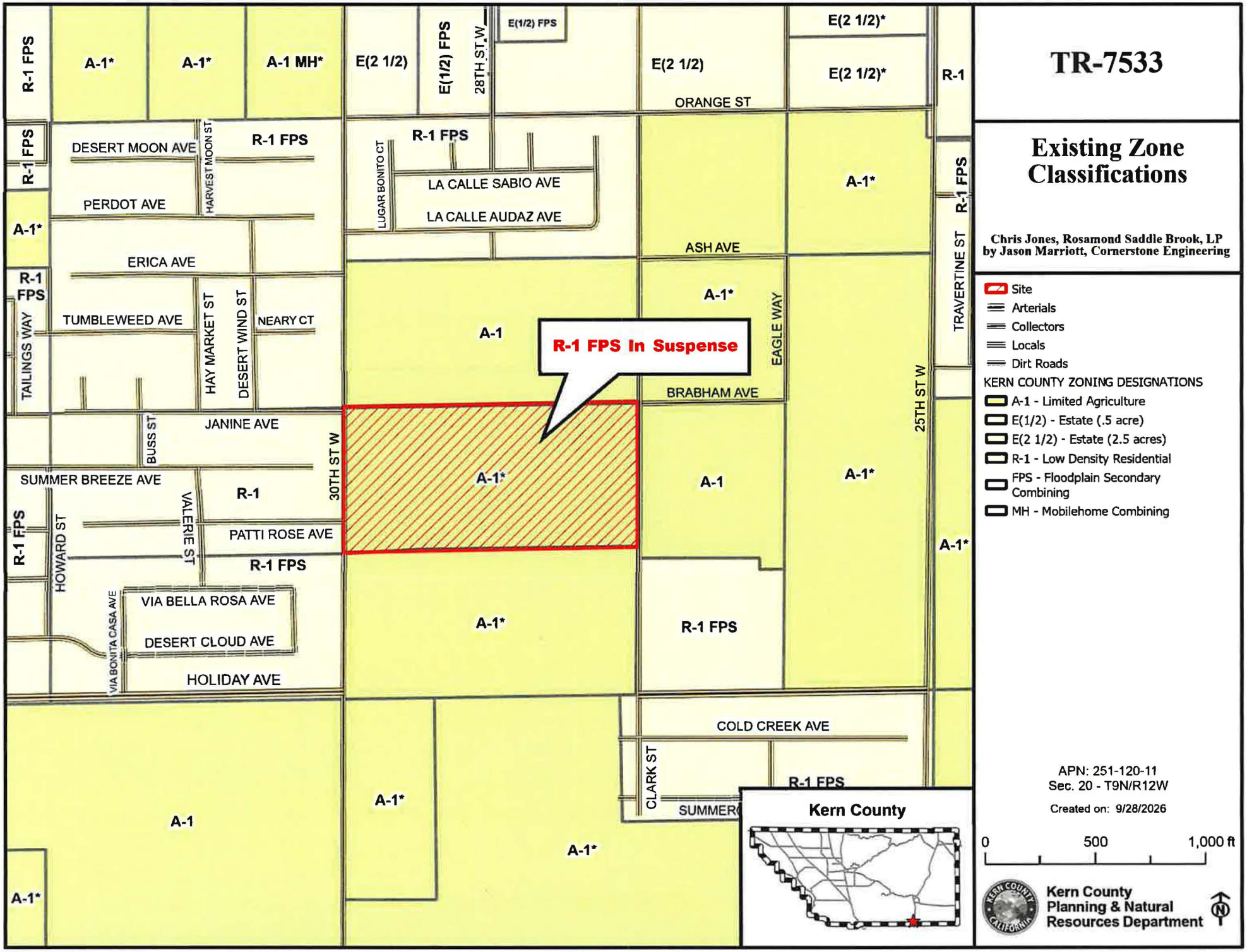
Site
State Hwy
Arterials
Township/Range
Sections
Unincorporated Cities

APN: 251-120-11
Sec. 20 - T9N/R12W

Created on: 8/19/2026

0 5,000 10,000 ft

Kern County
Planning & Natural
Resources Department

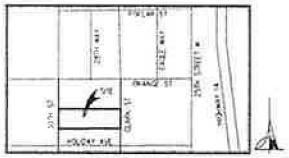

TR-7533
Existing Zone Classifications
Chris Jones, Rosamond Saddle Brook, LP
by Jason Marriott, Cornerstone Engineering
Site
Arterials
Collectors
Locals
Dirt Roads
KERN COUNTY ZONING DESIGNATIONS
A-1 - Limited Agriculture
E(1/2) - Estate (.5 acre)
E(2 1/2) - Estate (2.5 acres)
R-1 - Low Density Residential
FPS - Floodplain Secondary Combining
MH - Mobilehome Combining
R-1 FPS In Suspense
DESERT MOON AVE
PERDOT AVE
ERICA AVE
TUMBLEWEED AVE
JANINE AVE
SUMMER BREEZE AVE
PATTI ROSE AVE
VIA BELLA ROSA AVE
DESERT CLOUD AVE
HOLIDAY AVE
LA CALLE SABIO AVE
LA CALLE AUDAZ AVE
ORANGE ST
ASH AVE
BRABHAM AVE
COLD CREEK AVE
HARVEST MOON ST
HAY MARKET ST
DESERT WIND ST
NEARY CT
TAILINGS WAY
BUSS ST
HOWARD ST
VALERIE ST
VIA BONITA CASA AVE
LUGAR BONITO CT
CLARK ST
EAGLE WAY
TRAVERTINE ST
28TH ST W
30TH ST W
25TH ST W
APN: 251-120-11
Sec. 20 - T9N/R12W
Created on: 9/28/2026
0
500
1,000 ft
Kern County
Kern County Planning & Natural Resources Department

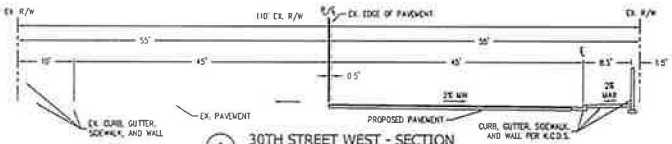
VESTING TENTATIVE TRACT 7533

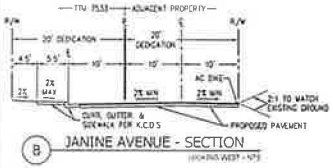
BEING A DIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

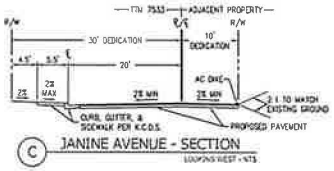
CONTAINING 92 SINGLE-FAMILY LOTS AND 1 SUMP LOT

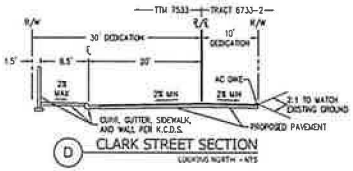
APN: 251-120-11

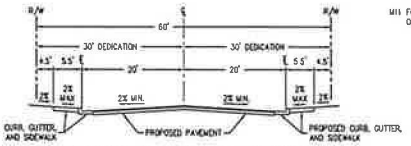












FOUND MONUMENTS

M1 FOUND BRASS CAP IN CONCRETE MONUMENT FOR THE WEST QUARTER CORNER OF SECTION 20 PER TRACT MAP NO. 6201, BK. 64, PG. 98, MAPS.

M2 FOUND BRASS CAP IN CONCRETE MONUMENT FOR THE CENTERLINE OF CLARK STREET MARKED "LS 7816" PER TRACT MAP 6201, BK. 64, PG. 98, MAPS.

M3 FOUND BRASS CAP IN CONCRETE MONUMENT FOR THE CENTERLINE OF JANINE AVENUE.

M4 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 4428" FOR THE SOUTH 1/16TH CORNER ALONG THE WEST LINE OF SECTION 20 PER TRACT MAP NO. 6314, BK. 55, PG. 122, MAPS.

M5 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 4781" FOR THE CENTER-SOUTH 1/16TH CORNER PER TRACT MAP NO. 6381, BK. 56, PG. 33, MAPS.

M6 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 4428" FOR THE INTERSECTION OF PATTI ROSE AVENUE PER TRACT MAP NO. 6314, BK. 55, PG. 122, MAPS.

M7 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 4428" FOR THE SOUTHEAST CORNER OF TRACT MAP NO. 6314, BK. 55, PG. 122, MAPS.

M8 FOUND 2" IRON PIPE MARKED "LS 7816" FOR SOUTHWEST CORNER OF SECTION 20 PER TRACT MAP NO. 6733 PHASE-1, BK. 68, PG. 185, MAPS.

M9 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 5556" FOR THE NORTHWEST CORNER OF TRACT MAP NO. 5172-B, BK. PG. 136, MAPS.

M10 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 7816" FOR THE SOUTHWEST CORNER OF TRACT MAP NO. 6733 PHASE-1, BK. 68, PG. 185, MAPS.

M11 FOUND BRASS CAP IN CONCRETE MONUMENT MARKED "LS 5556" FOR THE CENTERLINE OF CLARK STREET PER TRACT MAP NO. 5172-B, BK. PG. 136, MAPS.

LEGEND

PROPOSED CROSS GUTTER 0.25%

OWNER/SUBDIVIDER

ROSAMOND SADDLE BROOK, LP
ADDRESS: 1845 CALIFORNIA AVE., CORONA, CA 92881
PHONE: (951) 423-5383

SURVEYOR'S NOTES

1. THE DISTINCTIVE BOUNDARY (———) INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
2. THIS WILL BE A PHASED SUBDIVISION
3. I, CLAUDE ALAN WATTEN HEREBY STATE THAT THERE ARE NO STRUCTURES WITHIN THIS MAP.

FLOODPLAIN DESIGNATION

UNSHADED ZONE X
FEMA MAP NUMBER 06029C4025E
KERN COUNTY 060075

GENERAL NOTES

1. APN: 251-120-11
2. APPROXIMATE ACREAGE ±20.24 GROSS ACRES/±13.70 NET ACRES
3. NUMBER OF LOTS: 92 RESIDENTIAL LOTS AND 1 SUMP LOT
4. MINIMUM RESIDENTIAL LOT AREA: 6,021 SF (LOT 36)
5. EXISTING LAND USE: VACANT
6. PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL
7. EXISTING GENERAL/SPECIFIC PLAN DESIGNATION: 5.3/2.5
8. PROPOSED GENERAL/SPECIFIC PLAN DESIGNATION: NO CHANGE
9. EXISTING ZONING: R-1 (LOW DENSITY RESIDENTIAL)
10. PROPOSED ZONING: NO CHANGE
11. WATER: ROSAMOND COMMUNITY SERVICES DISTRICT
12. SEWER: ROSAMOND COMMUNITY SERVICES DISTRICT
13. DRAINAGE: IN CONFORMANCE WITH COUNTY OF KERN STANDARDS
14. GAS: SOUTHWEST GAS CORPORATION
15. ELECTRIC: SOUTHERN CALIFORNIA EDISON
16. TELEPHONE: PACIFIC BELL
17. FIRE PROTECTION: IN CONFORMANCE WITH COUNTY OF KERN FIRE DEPARTMENT STANDARDS
18. ALL PROPERTIES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF
19. NO GAS OR WATER WELLS ARE LOCATED ON THE SUBDIVISION
20. IMPROVEMENTS SHALL BE PER "A" STANDARDS
21. MINIMUM SLOPE ON ALL PROPOSED STREETS: 0.2% WITH CURB AND GUTTER
22. MAXIMUM SLOPE ON ALL PROPOSED STREETS: 10%
23. THIS MAP WILL BE A PHASED SUBDIVISION
24. ALL LOT SIZES INDICATED ARE "NET" AREAS
25. CONTOUR INTERVAL IS 1 FOOT.

BASIS OF BEARINGS

THE BEARING OF NARRATIVE SHOWN AS THE SOUTH LINE OF SECTION 20 T9N R12W SBB&M, PER RECORD OF SURVEY MAP FILED IN BOOK 16, PAGE 36, IN THE OFFICE OF THE COUNTY RECORDER, STATE OF CALIFORNIA WAS USED AS THE BASIS OF BEARINGS AS SHOWN HEREON

EXCEPTIONS

1. EASEMENT FOR UTILITY AND ROAD PURPOSES RECORDED APRIL 24, 1963 AS INSTRUMENT NO. 26250, BOOK 3533, PAGE 635, OR
   TEMPORARY EASEMENT FOR CONSTRUCTION OF WATER AND SEWER PIPELINES RECORDED AUGUST 20, 1991 AS INSTRUMENT NO. 119218, BOOK 6895, PAGE 918, OR EXPIRED OCTOBER 31, 1994
2. PATENT FOR CANAL AND DITCHES PURPOSES RECORDED MARCH 26, 1927 AS INSTRUMENT NO. 5031, BOOK 159, PAGE 407, OR BLANKET IN NATURE, CANNOT BE PLOTTED
3. PATENT FOR RIGHT OF THE PEOPLE TO FISH UPON SAID LAND RECORDED MARCH 26, 1927 AS INSTRUMENT NO. 5031, BOOK 159, PAGE 423, OR BLANKET IN NATURE, CANNOT BE PLOTTED



CORNERSTONE ENGINEERS•ADVISORS
Planning • Surveying • Civil Engineering
3500 YOUNG STREET, BAKERSFIELD CA 93301
TEL: (661) 325-1474 FAX: (661) 322-0929
www.cornerstoneengineers.com

OWNER:
ROSAMOND SADDLE BROOK, LP
1845 CALIFORNIA AVE.
CORONA, CA 92881

VESTING TENTATIVE TRACT 7533

ROSAMOND, CA

DESIGNER	JDW
CHECKED BY	CAW
DATE	08/10/2026
DRAFTER	RMC/WS
SCALE	AS SHOWN
COMP. NO.	1143-01-00_TTM
JOB NO.	1143-01-00

TTM-1 SHEET 1 OF 1

REVISION | NO. | DATE

LICENSED LAND SURVEYOR — CLAUDE A. WATTEN — P.L.S. NO. 7816 — STATE OF CALIFORNIA — 08/10/26

Kern County Public Works
Public Services BLDG

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

Thursday Aug 13 2026 09:33:02 AM

PLD26-00024

512758 County Clerk CEQA Posting	50.00
512758 Legal Description Review	104.00
512758 Subdivision Public Sewer	1,360.00
512758 Electronic Permit Maintenance Fee	350.00
512758 Tentative Tract Map - (not) on public sewer	1,144.00
512758 Tentative Tract Map - (not) on public sewer	2,325.00
512758 Variation Only (with hearing)	624.00

Total **5,957.00**

Check 00017114 5,957.00

Thank you for your payment.
Have a great day!

Received From: MHP BUILDERS, INC
Receipt #: 1801RUP-20260813-5