NOTICE OF EXEMPTION

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

Project Title: Vesting Tentative Tract 7519

Project Location -- Specific: Between Rosamond Boulevard and Orange Street approximately ¼-mile east of 35th Street West, in the Rosamond area (APN: 472-100-13)

Project Location -- City: Rosamond area

Project Location -- County: Kern

Description of Project: Vesting Tentative Tract Map 7519 (Phased) proposing the division of an approximately 26-acre (gross) site into 104 residential lots, ranging in size from 6,000 square feet (net) to 12,613 square feet (net) and a 1.32-acre (net) sump lot, with a Development Variation to the Land Division Ordinance to allow a lot depth of less than 100 feet where a minimum lot depth of 100 feet is required (Section 18.55.050.F.1.a) and a Limited Design Variation to the Land Division Ordinance to authorize blocks less than two (2) tiers of lots wide (Section 18.55.050.D.2) and double-frontage lots (Section 18.55.050.F.4) in an A-1* (Limited Agriculture [R-1 FPS (Low-density Residential – Floodplain Secondary Combining), in suspense]) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: Rosamond 26, LLC by McIntosh & Associates (PP27119)

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: Sean Barger, Planner II, (661) 862-5006 or BargerS@kerncounty.com

Receipt: #

Date Received for Filing:

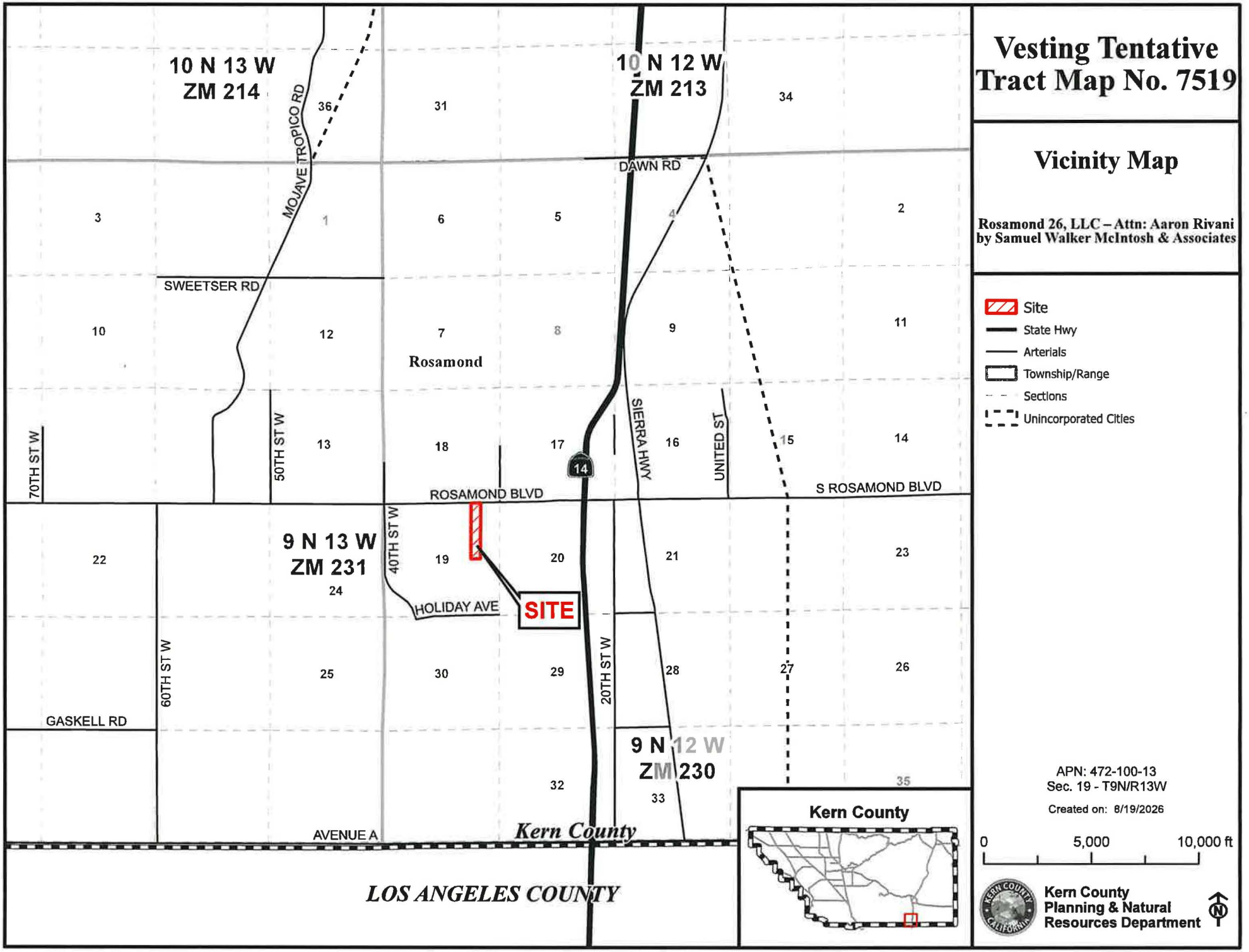
11/13/26

Craig M. Murphy, Director
Planning and Natural Resources Department

Date of Hearing: November 12, 2026

jw

cc: Applicant
LiUNA



Vesting Tentative Tract Map No. 7519

Vicinity Map

Rosamond 26, LLC – Attn: Aaron Rivani
by Samuel Walker McIntosh & Associates

APN: 472-100-13
Sec. 19 - T9N/R13W

Created on: 8/19/2026

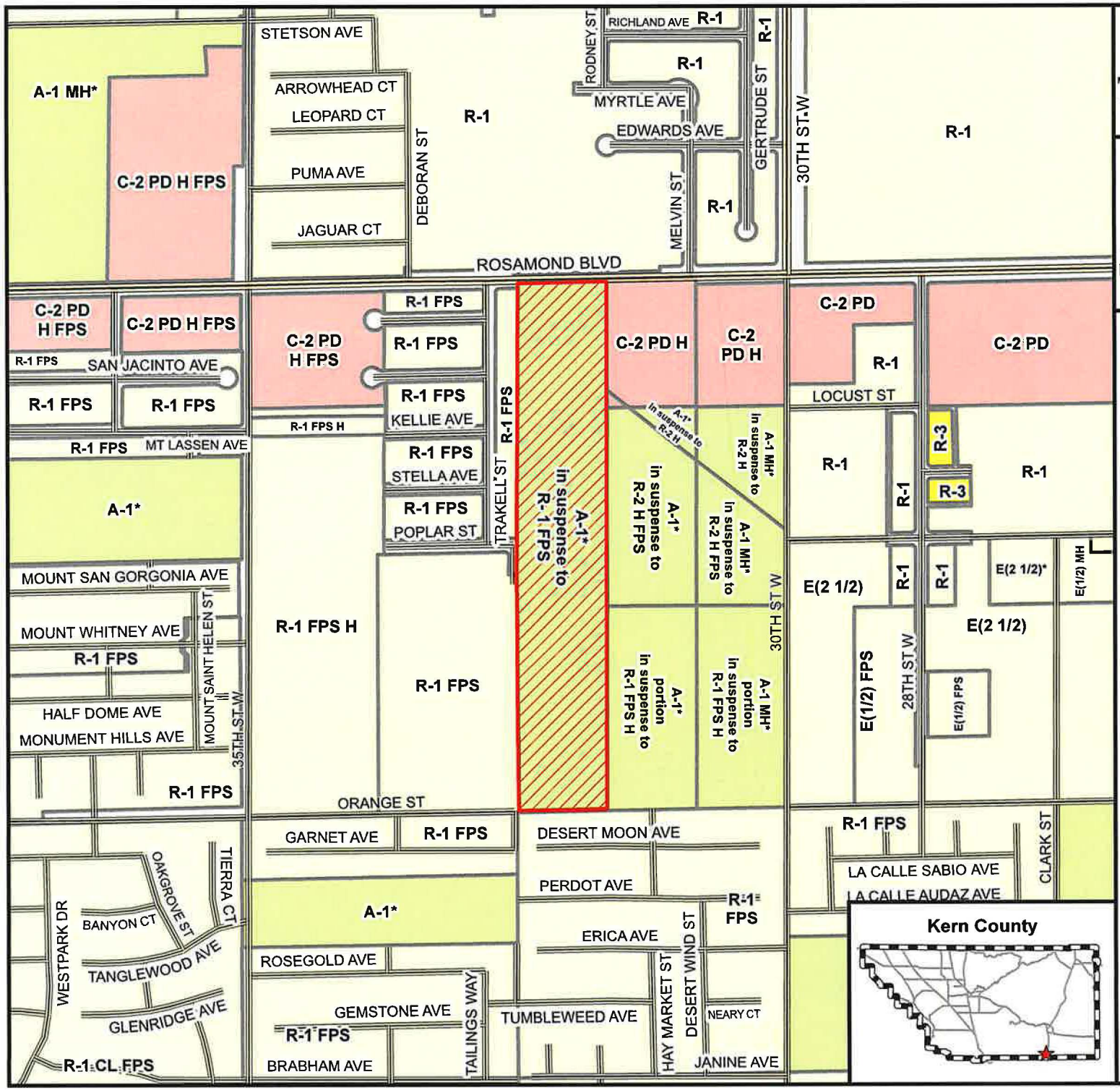
0 5,000 10,000 ft

Kern County Planning & Natural Resources Department

Vesting Tentative Tract Map No. 7519

Existing Zone Classifications

Rosamond 26, LLC – Attn: Aaron Rivani
by Samuel Walker McIntosh & Associates



- Site
- Arterials
- Collectors
- Locals
- Dirt Roads

KERN COUNTY ZONING DESIGNATIONS

- A-1 - Limited Agriculture
- 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-3 - High Density Residential
- CL - Cluster Combining
- FPS - Floodplain Secondary Combining
- MH - Mobilehome Combining
- PD - Precise Development Combining
- RS - Residential Suburban Combining
- FPS - Floodplain Secondary Combining
- H - Airport Approach Height Combining
- MH - Mobilehome Combining
- FPS - Floodplain Secondary Combining
- H - Airport Approach Height Combining

APN: 472-100-13
Sec. 19 - T9N/R13W

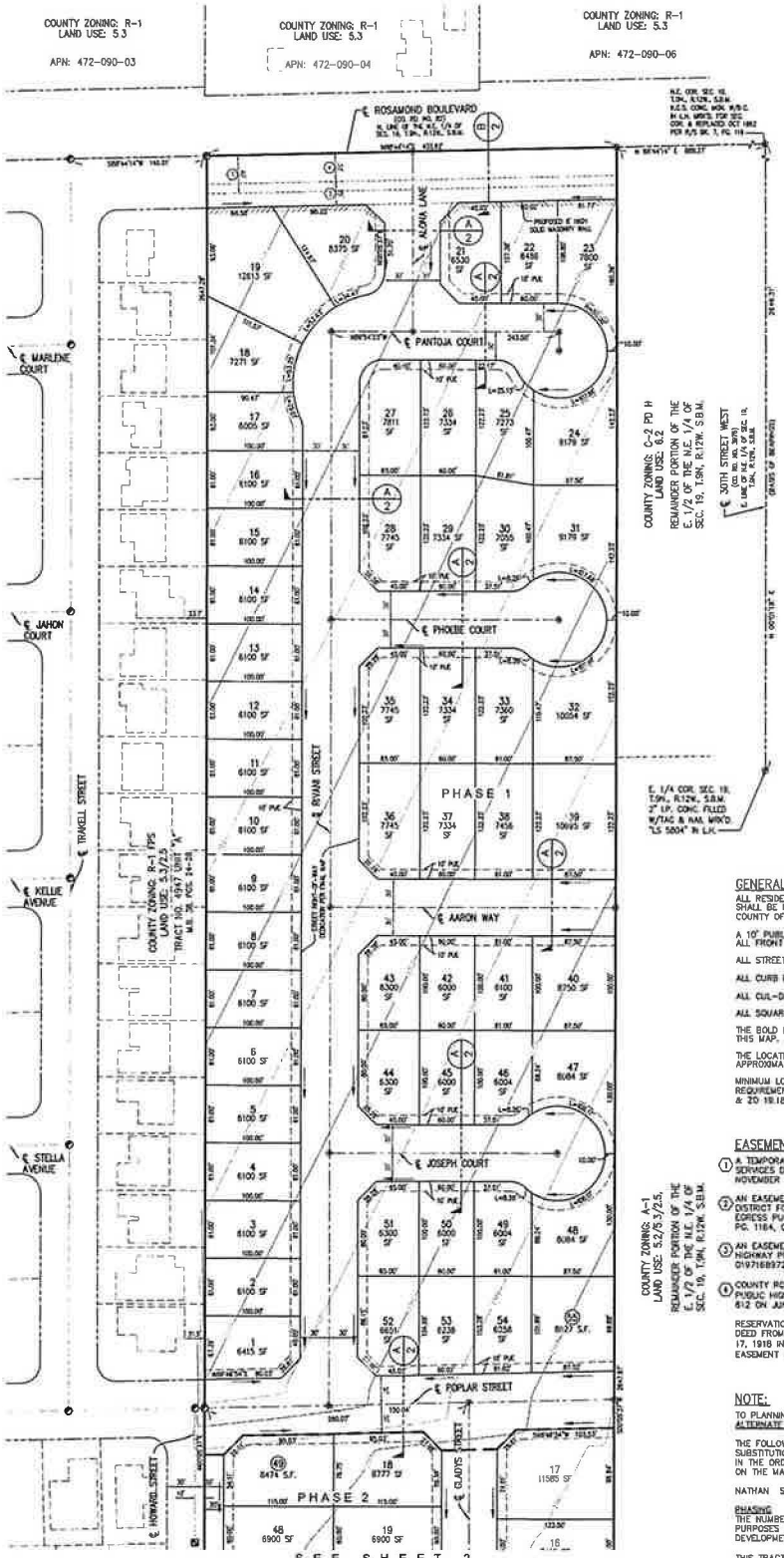
Created on: 8/26/2026

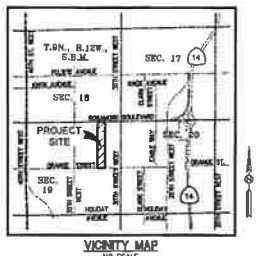
0 625 1,250 ft

Kern County Planning & Natural Resources Department

VESTING TENTATIVE TRACT MAP NO. 7519

BEING A SUBDIVISION OF THE WEST 433 1/3 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 12 WEST, S.B.M., IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 104 BUILDABLE LOTS & 1 SUMP LOT
CONSISTING OF 2 SHEETS CONTAINING 26.35 (GROSS) ACRES
AUGUST OF 2025





VICINITY MAP
NO SCALE

OWNER/SUBDIVIDER:

ROSAMOND 28 LLC
3470 WILSHIRE BOULEVARD, STE. 1020
LOS ANGELES, CA 90010
PHONE: (213) 365-0005
CONTACT: AARON RIVANI

ENGINEER

McINTOSH & ASSOCIATES
10800 STOCKDALE HWY., STE. 103
BAKERSFIELD, CA 93311
PHONE: (661) 834-4814
CONTACT: SAM WALKER

STATISTICAL INFORMATION:

APN: 472-100-13
PROPOSED LOTS: 104 BUILDABLE LOTS
EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
MINIMUM LOT AREA: 6,000 SF

EXISTING ZONING: A-1, LIMITED AGRICULTURE (ROSAMOND SP)
EXISTING LAND USE DESIGNATION: 5.2/2.5 - MAXIMUM 10 UNITS/ACRE

PROPOSED ZONING: R-1 FPS, LOW DENSITY RESIDENTIAL, FLOODPLAIN SECONDARY COMBINING

ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
GAS: SOUTHERN CALIFORNIA GAS COMPANY
PHONE: A.T.&T.
SEWER: ROSAMOND COMMUNITY SERVICES DISTRICT
WATER: ROSAMOND COMMUNITY SERVICES DISTRICT
TYPE "A" ROAD IMPROVEMENTS
FLOOD ZONES: "X"
FAULT ZONES: NONE
TOTAL PROJECT AREA: 26.35 AC. GR. (18.55 AC. NET)

LAND USE LEGEND:

2.5 = FLOOD HAZARD
5.2 = MAXIMUM 18 UN/NET AC
5.3 = MAXIMUM 10 UN/NET AC
6.2 = GENERAL COMMERCIAL

ZONING LEGEND:

C-2 = GENERAL COMMERCIAL
H = AIRPORT APPROACH HEIGHT COMBINING
PD = PRECISE DEVELOPMENT COMBINING
R-1 = LOW DENSITY RESIDENTIAL
FPS = FLOODPLAIN SECONDARY COMBINING

LEGEND:

ABBREVIATIONS
SF SQUARE FEET
AC. ACRES
L.S. LANDSCAPE

- SEE EASEMENT LEGEND
- MONUMENT AS DESCRIBED
- SET MONUMENT PER FINAL MAP
- EXISTING STREET NAME SIGN
- EXIST SIGN "END"
- 2" IRON PIPE TAG'D "LS 6072" PER TRACT NO. 4947 UNIT "A", M.B. 38, PGS. 24-28
- CONCRETE MONUMENT TAG'D "LS 6072" IN MONUMENT ENCASEMENT PER TRACT NO. 4947 UNIT "A", M.B. 38, PGS. 24-28
- 2" IRON PIPE TAG'D "LS 7818" PER TRACT NO. 6455 - PH. 1, M.B. 66, PGS. 163-168
- CONCRETE MONUMENT W/2" B.C. TAG'D "LS 7818" IN MONUMENT ENCASEMENT PER TRACT NO. 6455 - PH. 1, M.B. 66, PGS. 163-168
- CONCRETE MONUMENT W/2" B.C. TAG'D "LS 7616" IN MONUMENT ENCASEMENT PER TRACT NO. 6455 - PH. 2, M.B. 68, PGS. 167-170
- MONUMENT AS DESCRIBED PER TRACT NO. 6455 - PH. 2, M.B. 68, PGS. 167-170
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING GROUND CONTOUR
- TRACT BOUNDARY
- PHASE LINE
- WAIVER OF DIRECT ACCESS PER FINAL MAP
- 0.25% (MIN) DIRECTION DRAINAGE AND APPROXIMATE GRADE
- ZONE/GENERAL PLAN LINE

GENERAL NOTES:

ALL RESIDENTIAL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE COUNTY OF KERN. (LDO 18.15.030.G.16.6)

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO ALL INTERNAL STREETS.

ALL STREETS SHALL BE PUBLIC.

ALL CURB RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SAC RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

ALL SQUARE FOOTAGE SHOWN HEREON IS NET.

THE BOLD BORDER INDICATES THE BOUNDARY OF LAND TO BE SUBDIVIDED BY THIS MAP.

THE LOCATION OF THE EXISTING HOUSES ON THE ADJACENT TRACT ARE APPROXIMATE AND LOCATED PER GOOGLE EARTH AND NOT BY FIELD SURVEY.

MINIMUM LOT AREA IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE COUNTY OF KERN. (LDO 18.15.030.C.16 A & 20 18.18.060)

EASEMENT LEGEND:

1. A TEMPORARY EASEMENT IN FAVOR OF ROSAMOND COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION PURPOSES RECORDED NOVEMBER 13, 1986 IN BK. 5936, PG. 2046, O.R.
2. AN EASEMENT IN FAVOR OF ROSAMOND COMMUNITY SERVICES DISTRICT FOR CONSTRUCTION OF WATER FACILITIES, INGRESS & EGRESS PURPOSES RECORDED SEPTEMBER 28, 1989 IN BK. 6296, PG. 1184, O.R.
3. AN EASEMENT IN FAVOR OF THE COUNTY OF KERN FOR PUBLIC HIGHWAY PURPOSES RECORDED DECEMBER 19, 1997 IN DOC. NO. 0197189972, O.R.
4. COUNTY ROAD NO. 82 (ROSAMOND BOULEVARD), DECLARED A PUBLIC HIGHWAY IN BOARD OF SUPERVISOR'S MIN. BK. 4, PG. 612 ON JUNE 4, 1889.

RESERVATIONS, EASEMENTS AND RIGHT-OF-WAYS CONTAINED IN DEED FROM SOUTHERN PACIFIC LAND COMPANY RECORDED MAY 17, 1918 IN BK. 332, PG. 297 OF DEEDS. (LOCATION OF EASEMENT CANNOT BE ASCERTAINED FROM RECORD)

FLOOD ZONE:

THIS SITE IS IN A FEMA FLOOD ZONE "X" AS SHOWN ON FIRM MAP No. 06029C4025E, DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BEARING OF N 0°01'18" E SHOWN FOR THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19, T. 9 N., R. 12 W. ON PARCEL MAP No. 7168, PARCEL MAP BOOK 31, PAGE 9 WAS USED AS THE BASIS BEARINGS SHOWN HEREON.

BENCH MARK USED:

BENCH MARK NO. 5448:
TOP OF DROP INLET AT THE NORTHWEST CORNER ROSAMOND BOULEVARD & 30TH STREET WEST.

ELEVATION = 2349.09' (NAVD 88 DATUM)

NOTE:

TO PLANNING DEPARTMENT
ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

NATHAN
SHIRLEY

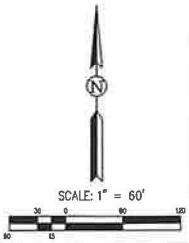
PHASING
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO TWO (2) PHASES.

NEIGHBORING BUSINESS ACTIVITY STATEMENT:

THE COUNTY OF KERN ENCOURAGES OPERATION OF PROPERLY CONDUCTED BUSINESS IN AGRICULTURE, OIL, MINING, MANUFACTURING AND OTHER NONRESIDENTIAL OPERATIONS WITHIN THE COUNTY. IF THE PROPERTY YOU ARE PURCHASING IS LOCATED NEAR THESE BUSINESSES, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS TO THE EXTENT ALLOWED BY LAW. THIS NOTICE WILL NOT WAIVE YOUR LEGAL RIGHTS.

Know what's below. Call before you dig. 811



SHEET			
1 OF 2 SHEETS	ROSAMOND 28 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY A PORTION OF N.E. 1/4 OF SEC. 19, T.9N., R.12W., S.B.M. VESTING TENTATIVE TRACT NO. 7519	DATE / REVISIONS / BY	17 AUG 2026

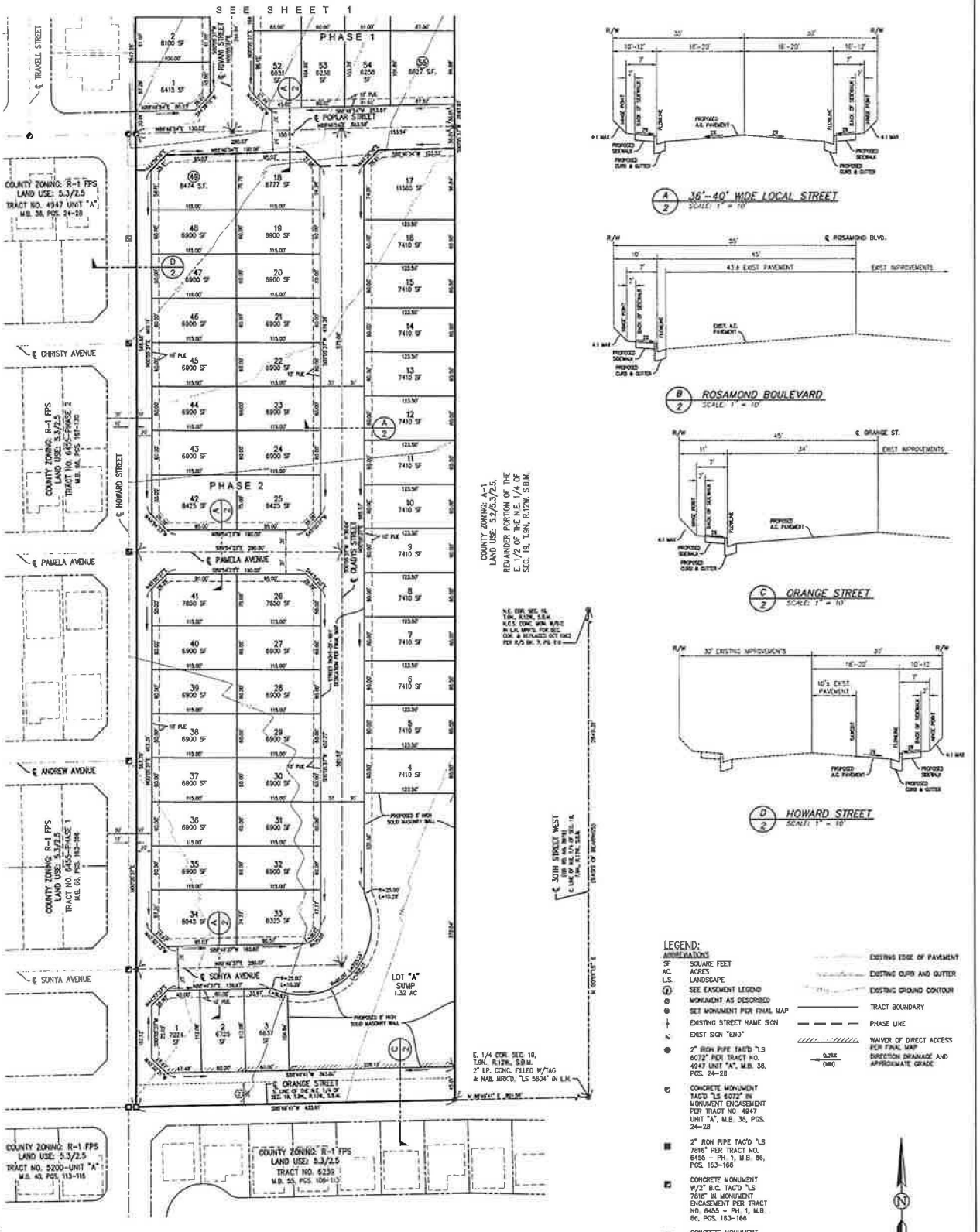
10800 STOCKDALE HWY, STE. 103
BAKERSFIELD, CALIFORNIA 93311
(661) 834 - 4814

DESIGNED BY: EBT | JOB NO: 25-034
DRAWN BY: | DATE: 8/17/25

McINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP

VESTING TENTATIVE TRACT MAP NO. 7519

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LEGEND:

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- □ MONUMENT AS DESCRIBED PER TRACT NO. 6455 – PH. 2, M.B. 66, PGS. 167-170

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- EXISTING CURB AND GUTTER
- EXISTING GROUND CONTOUR
- TRACT BOUNDARY
- PHASE LINE
- WAIVER OF DIRECT ACCESS PER FINAL MAP
- DIRECTION DRAINAGE AND APPROXIMATE GRADE.

SCALE: 1" = 60'

Know what's below. Call before you dig. 811

SHEET	OWNER	REVISIONS	ENGINEER	ADDRESS	
2 OF 2 SHEETS	ROSAMOND 25 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY A PORTION OF N.E. 1/4 OF SEC. 19, T.9N., R.12W., S.B.M. VESTING TENTATIVE TRACT NO. 7519		04 JUN 2026	10800 STOCKDALE HWY, STE 103 BAKERSFIELD, CALIFORNIA 93311 (661) 834 – 4814	McINTOSH & ASSOCIATES NEW GEN ENGINEERING GROUP

Kern County Public Works
Public Services BLDG

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

Friday Aug 14 2026 03:38:58 PM

PLD25-00064

512951 County Clerk CEQA Posting	50.00
512951 Legal Description Review	104.00
512951 Subdivision Public Sewer	1,360.00
512951 Electronic Permit Maintenance Fee	350.00
512951 Tentative Tract Map - (not) on public sewer	1,144.00
512951 Tentative Tract Map - (not) on public sewer	2,600.00
512951 Variation Only (with hearing)	624.00

Total **6,232.00**

Check 000131 6,232.00

Thank you for your payment.
Have a great day!

Received From: ROSAMOND 26, LLC
Receipt #: 1801RUP-20260814-16