

# Approved 53 Lot Tentative Map

NWC Holiday Ave & Hwy 14 - Rosamond, CA

- Approximately 13.42 Acres
- Lot sizes range from 6,240 SF - 12,135 SF
- Excellent visibility and access
- Growing and newer submarket
- Near Edwards Airforce Base and Mojave Spaceport

**ASKING PRICE: \$1,990,000**



**MATT WEAVER**

760.448.2458

mweaver@lee-associates.com

CalDRE Lic #02062959

**AL APUZZO**

760.448.2442

aapuzzo@lee-associates.com

CalDRE Lic#01323215

**ALEX BENTLEY**

760.448.2492

abentley@lee-associates.com

CalDRE Lic #02062959

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



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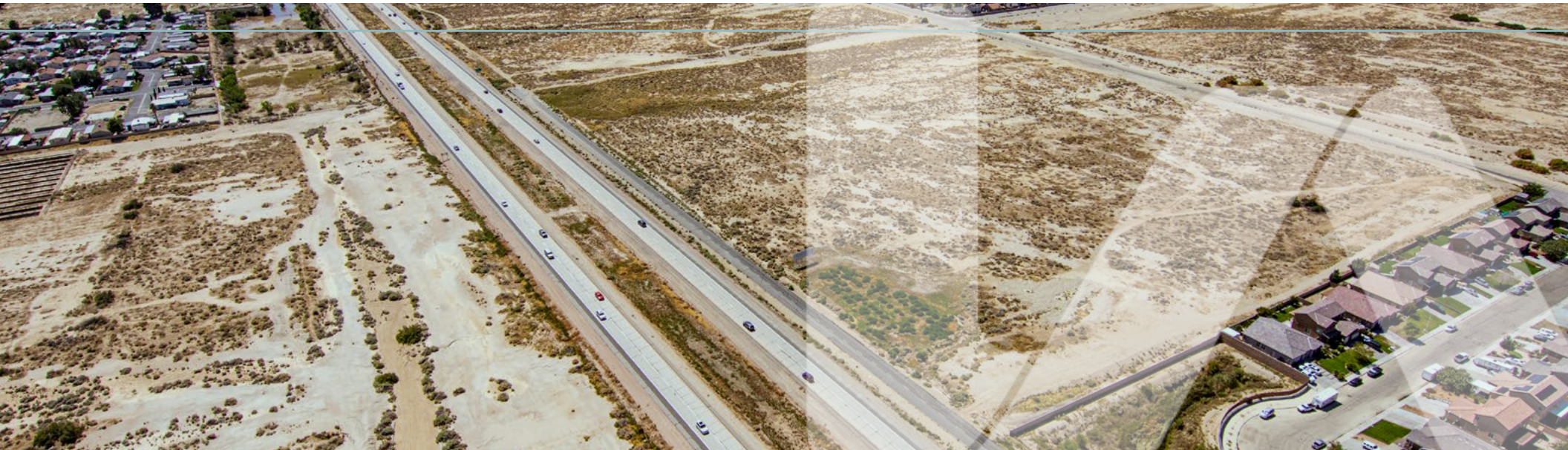
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LANCASTER

20th St W

25th St W



Marie Ave





Rosamond Dry Lake

LANCASTER



Serra Hwy

Marie Ave

20th St W

25th St W

30th St W

Holiday Ave





Rosamond Dry Lake

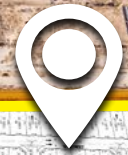
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Rosamond Blvd

Serra Hwy

20th St W

14



25th St W

Orange St

Holiday Ave

30th St W





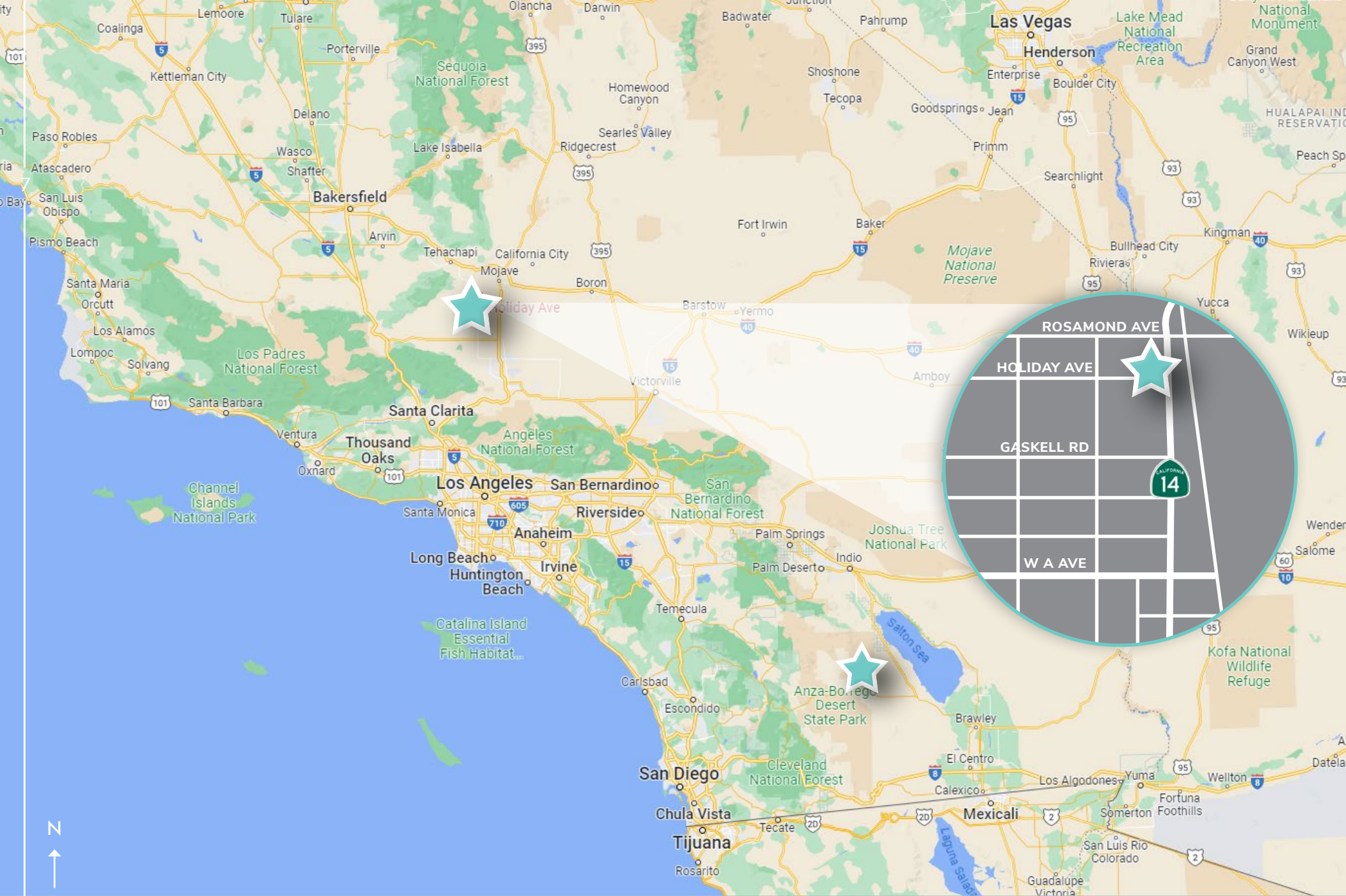


Holiday Ave

25th St W







location map

# property information

8

## location:

The subject property is located along Laurel St just west of Hwy 14 in Rosamond, CA. It is just south of the W Rosamond Blvd & Hwy 14 intersection.

## property profile:

The subject property is approximately 13.42 acres of land with an approved Vested Tentative Map for 53 single-family lots. The site is located just south of the new Frontier single-family subdivision with recent home sales in the mid-\$400-'s

## jurisdiction:

Kern County

## APN:

251-120-18-00-8

## acreage:

13.42 Acres

## current zoning:

Limited Agriculture (A-1)

## proposed zoning:

Residential (R-1)

## max density:

10du/acre

## general plan:

Limited Agriculture (A-1)

## minimum lot size:

6,000 SF

## school district:

Southern Kern Unified School District

## services:

**Water/Sewer:** Rosamond Community Services District

**Gas:** The Gas Co.

**Electric:** SCE (Southern California Edison Co.)

**Fire:** Kern County Fire Department

**Police:** Kern County Sheriff's Department

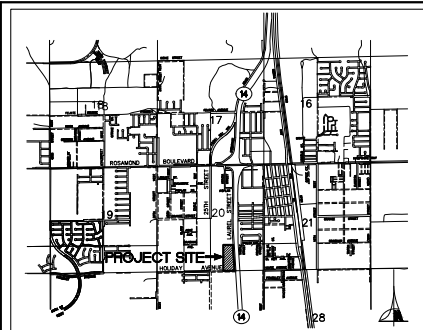
## asking price:

\$1,990,000





# tentative map



VICINITY MAP  
1"=500'

## LEGEND

- = LOCATION OF PROPOSED CROSS GUTTER
- = DIRECTION OF PROPOSED DRAINAGE
- = 6" MASONRY WALL
- = 6" EXISTING FENCE
- = EXISTING PAVING
- = RECORD DATE FOR TRACT NO. 6381, RECORDED IN BOOK 55 OF MAPS, PAGE 32

## OWNER/DEVELOPER-AGENT

EPIC MORTGAGE CORPORATION  
6520 PLATT AVENUE, SUITE 716  
WEST HILLS, CA 91307  
PHONE: (818) 932-9948 FAX: (818) 932-9961  
ATTN: STEVEN B. FINE

## LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THAT PORTION OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA IN DEED DATED APRIL 29, 1964; RECORDED JULY 1, 1964 IN BOOK 3740 PAGE 793, OF OFFICIAL RECORDS,

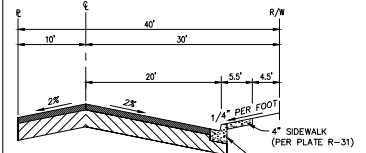
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER DISTANT ALONG SAID LINE SOUTH 89° 00' WEST, 1305.32 FEET FROM THE 3 INCH BY 3 INCH POST WITH BRASS PLATE SET TO MARK THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID POINT BEING ENGINEER'S STATION 107 PLUS 18.10 ON THE BASE LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM LOS ANGELES-KERN COUNTY LINE TO 1.9 MILES NORTH OF ROSAMOND, FREEWAY IX-KER-23-A, THENCE (1) FROM SAID POINT OF BEGINNING ALONG SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER NORTH 89° 00' EAST, 26.97 FEET TO A 2 INCH BY 2 INCH STAKE WITH NAIL FLUSH SET TO MARK THE 1/16 CORNER OF SAID SECTION; THENCE (2) ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER NORTH 0° 06'35" WEST, 1325.84 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE (3) ALONG SAID NORTHERLY LINE SOUTH 89° 03' WEST, 254.28 FEET; THENCE (4) SOUTH 3° 24' EAST, 1326.76 FEET TO SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE (5) ALONG SAID SOUTHERLY LINE NORTH 89° 00' EAST, 151.14 FEET TO THE POINT OF BEGINNING.

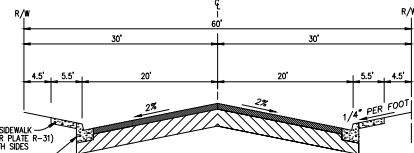
APN: 251-120-18

## GENERAL NOTES

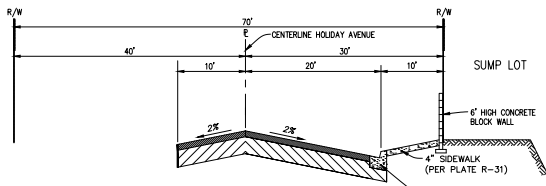
1. THIS DEVELOPMENT WILL CONFORM TO THE COUNTY OF KERN SUBDIVISION STANDARDS (TYPE "A" IMPROVEMENTS).
2. ASSESSOR'S PARCEL NUMBER: 251-120-18
3. APPROXIMATE AREA: 13.47 ACROSS; 946 NET.
4. APPROXIMATE LINEAL FOOTAGE OF STREETS: 3,619 LI.
5. NUMBER OF LOTS: 53 SINGLE FAMILY RESIDENTIAL, 1 DRAINAGE SUMP, 2 FLOWAGE = 56 TOTAL.
6. WATER: ROSAMOND COMMUNITY SERVICES DISTRICT
7. SEWER: ROSAMOND COMMUNITY SERVICES DISTRICT
8. DRAINAGE: IN CONFORMANCE WITH KERN COUNTY SUBDIVISION STANDARDS
9. GAS: 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: A-1 (LIMITED AGRICULTURE)
16. PROPOSED ZONING: R-1 (S) (LOW DENSITY RESIDENTIAL-FLOOD PLAN SECONDARY COMBINING).
17. ROSAMOND SPECIFIC PLAN DESIGNATION: 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 6,240 SQ-Feet PROPOSED, 6,000 SQ-Feet ALLOWED.
22. ALL LOT AREAS SHOWN ARE NET AREAS UNLESS OTHERWISE INDICATED.
23. MAP WILL BE PHASED (EXACT PHASE BOUNDARIES HAVE NOT BEEN DETERMINED).



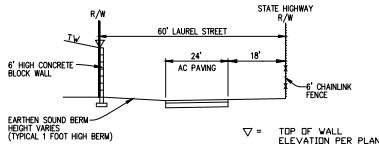
TYPICAL SECTION LOCAL STREET (PART WIDTH)  
PER KERN CO. DEV. STD. PLATE B11  
NOT TO SCALE



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



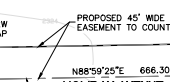
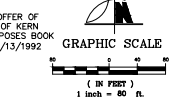
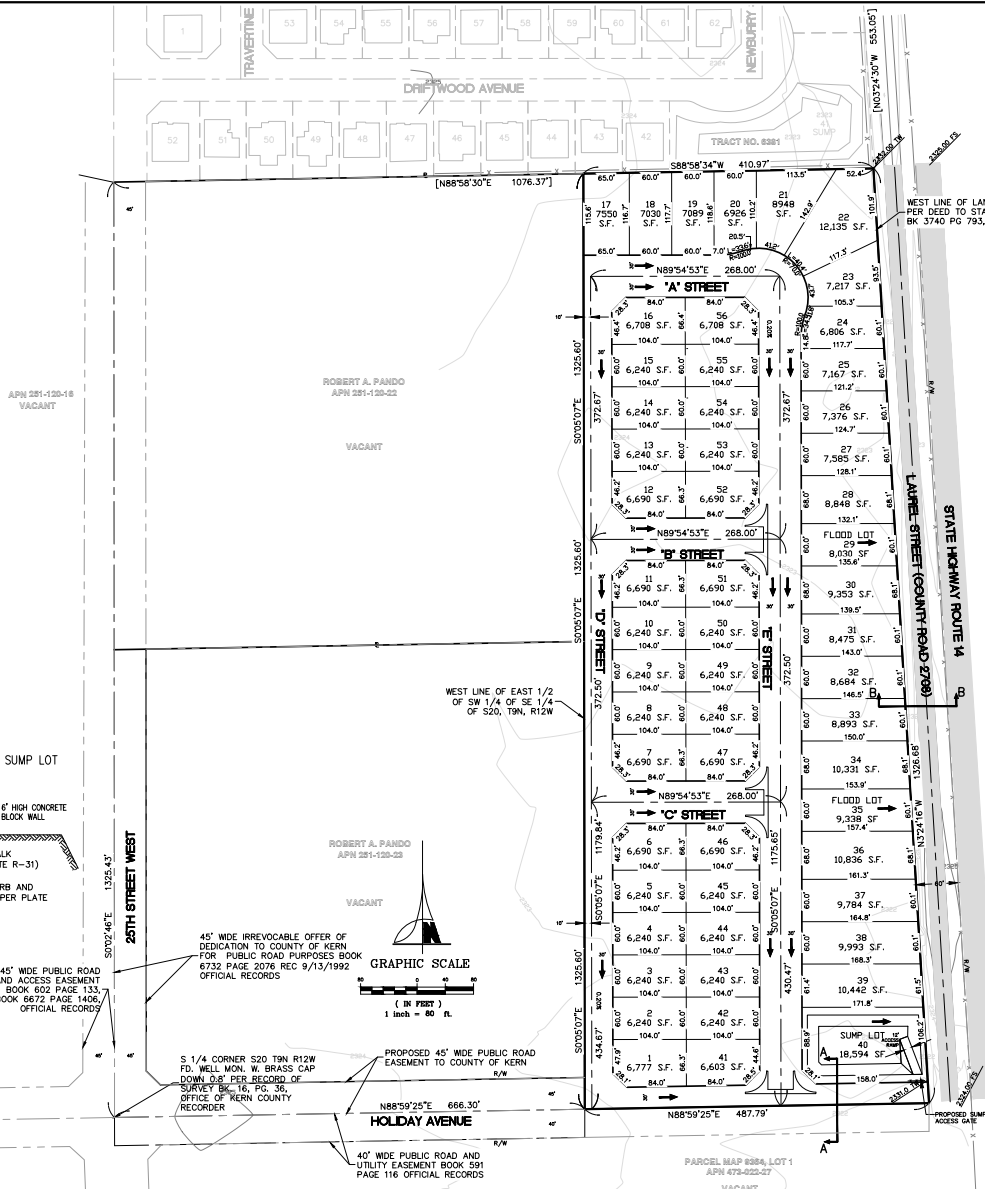
SECTION A-A HOLIDAY AVENUE  
NOT TO SCALE



SECTION B - B  
NOT TO SCALE

## BASIS OF BEARING

THE BEARING OF N 00°22'46" W FOR THE WEST LINE OF THE SOUTHWEST 1/4 PP SECTION 20, TOWNSHIP 9 NORTH, RANGE 12 WEST, S.B.M.M. PER PARCEL MAP 8821 BOOK 38 PAGE 164 OF PARCEL MAPS WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



DESIGNER: DCM  
CHECKED BY: DCM  
DATE: 8-22-2023  
DRAFTER: JHLA  
SCALE: AS SHOWN  
COMP NO: 213-04-TTM  
JOB NO: 213-04-00

SHEET 1 OF 1

REASON: NO. DATE: REASON: NO. DATE:

SEAL: PROFESSIONAL LAND SURVEYOR  
STATE OF CALIFORNIA  
P.L.S. No. 7816

**CORNERSTONE**  
ENGINEERING  
AS-BUILT + EMBLEM + LAND MARKING  
5509 YONGE STREET, BANGORFIELD, CA 93011  
TEL: (818) 502-9974 FAX: (818) 502-9129  
www.cornerstoneeng.com

DEVELOPER BY:  
THE EPIC MORTGAGE CORP.  
6520 PLATT AVENUE, SUITE 716  
WEST HILLS, CA 91307  
PH: (818) 932-9948  
FAX: (818) 932-9961

VESTING TENTATIVE  
TRACT NO. 7460  
EAST HALF SW QTR SE QTR  
SEC 20 T9 N R 12 W SBN







# area home resales

Num	MLS #	Statu s	PropSu bT	Address	MLSAreaMjr	TotalBdr ms	TotalBath s	CloseDat e	LotSzSqm t	LivingArea	DOM	LP	LP/LivingArea	SP	SP/LivingArea
1	SR221817 63	S	SFR	2022 Howard St	ROSA - Rosamond	4	3	9/29/2022	7,841.00	2286	10	\$465,000	\$203.41	\$465,000	\$203.41
2	V1-11929	S	SFR	3009 Via Bella Rosa	ROSA - Rosamond	4	3	5/18/2022	10,018.00	2286	31	\$469,000	\$205.16	\$482,000	\$210.85
3	PW22054 241	S	SFR	3124 Desert Cloud	ROSA - Rosamond	4	3	4/28/2022	7,405.00	2490	41	\$479,900	\$192.73	\$480,000	\$192.77
4	SR222372 64	S	SFR	3840 Westbrook	ROSA - Rosamond	4	3	12/21 /2022	5,663.00	2128	18	\$480,000	\$225.56	\$480,000	\$225.56
5	BB220156 80	S	SFR	2436 Lugar Bonito	ROSA - Rosamond	4	3	3/9/2022	6,970.00	2202	9	\$477,000	\$216.62	\$477,000	\$216.62
6	SR220645 97	S	SFR	2807 La Calle Sabio	ROSA - Rosamond	4	3	5/13/2022	6,098.00	2457	5	\$477,000	\$194.14	\$495,000	\$201.47
<b>Avg</b>						<b>4</b>	<b>3</b>		<b>7332.50</b>	<b>2308</b>	<b>19</b>	<b>\$474,650</b>	<b>\$206.27</b>	<b>\$479,833</b>	<b>\$208.45</b>
<b>Min</b>						<b>4</b>	<b>3</b>		<b>5663.00</b>	<b>2128</b>	<b>5</b>	<b>\$465,000</b>	<b>\$192.73</b>	<b>\$465,000</b>	<b>\$192.77</b>
<b>Max</b>						<b>4</b>	<b>3</b>		<b>10018.0 0</b>	<b>2490</b>	<b>41</b>	<b>\$480,000</b>	<b>\$225.56</b>	<b>\$495,000</b>	<b>\$225.56</b>
<b>Med</b>						<b>4</b>	<b>3</b>		<b>7187.50</b>	<b>2286</b>	<b>14</b>	<b>\$477,000</b>	<b>\$204.29</b>	<b>\$480,000</b>	<b>\$207.13</b>





# impact fees

## IMPACT FEES: ROSAMOND: 47 LARGE LOTS ON 25TH STREET WEST

Southern Kern Unified District school fee (\$4.08/S.F.)*	SF	10,200
Traffic Fee	LOT	1,461
RCSD Sewer Fees (Connection \$9274 ** + Conservation \$1650)	LOT	10,924
Water Connection Fees (AVEK)	LOT	4,924
RCSD Water Fees (Acquisition fee \$4300 + Connection ** \$13,159 +Meter \$230)	LOT	17,689
Drainage Fee	LOT	0
Feire Dept. Fee - Including garage SF	SF	0
Police Dept. Fee	SF	0
Library Fee	SF	0
Public Facilities Fee	LOT	0
	<b>TOTAL</b>	<b>45,198***</b>

\* Assumes 2500 S.F. SFD Unit

\*\* RCSD Board to review (and likely adopt) 50% fee reduction Staff Report recommendation @ late 2/21 or 3/21.

\*\*\* Assuming 50% connection fee reductions for sewer and water, the corresponding total is \$33,981.





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[RCSD WILL SERVE LETTER](#)

[PHASE I ESA](#)





# 2023 demographics

3 miles



population  
18,831



estimated households  
6,508



average household income  
\$91,090



median household income  
\$79,031



total employees  
1,010

5 miles



population  
20,960



estimated households  
7,229



average household income  
\$89,937



median household income  
\$79,047



total employees  
1,054

7 miles



population  
22,589



estimated households  
7,873



average household income  
\$91,019



median household income  
\$80,387



total employees  
1,190



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Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

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for more information, please contact

**MATT WEAVER**

760.448.2458

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