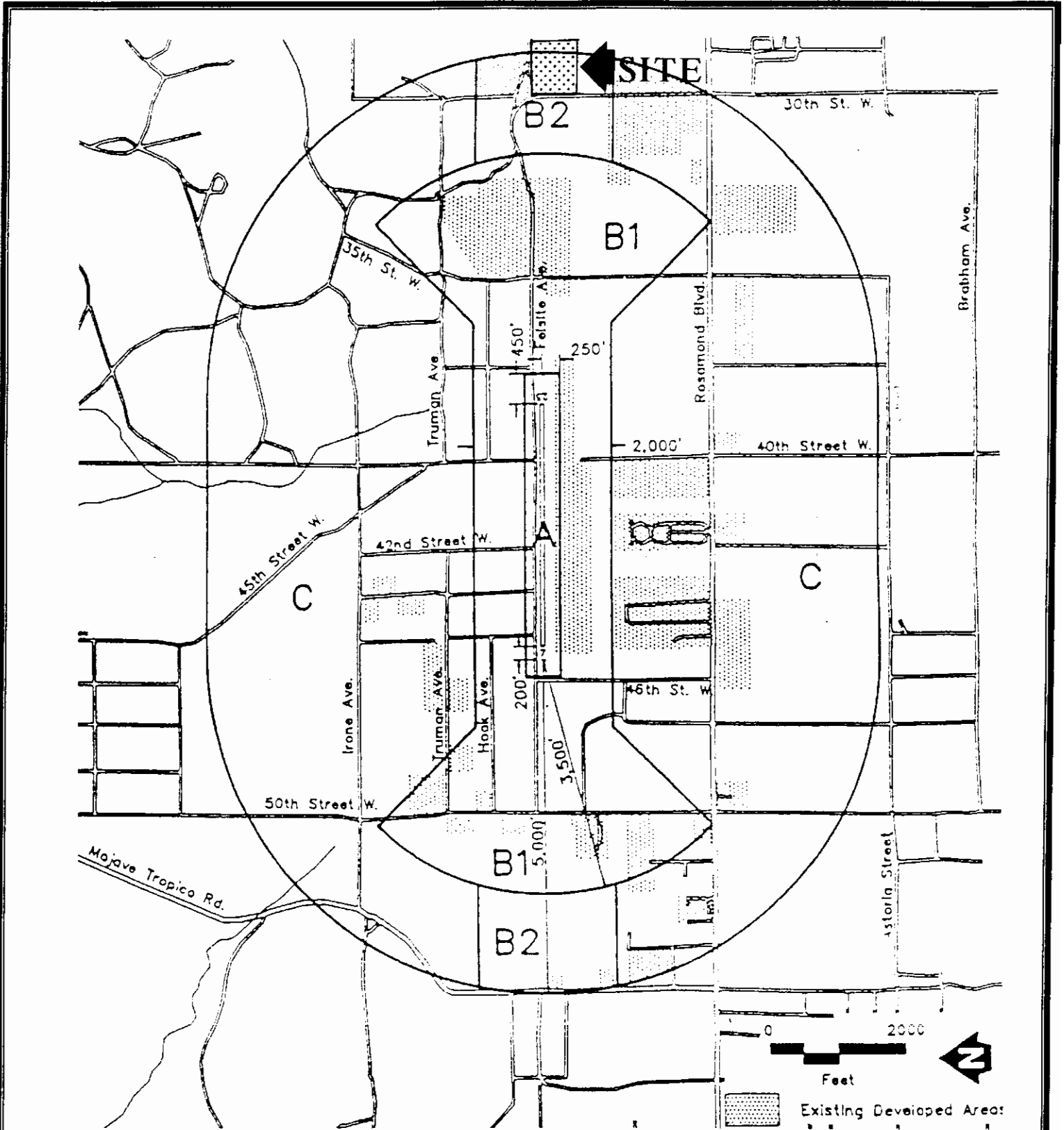


Tentative Tract #6376

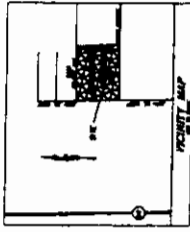
Section 17, Township 9 North, Range 12 West, SBB&M



Airport Land Use Compatibility Plan Rosamond Airport

LEGEND

- COUNTY BOUNDARY AND DIRECTION
- COUNTY DIVISION
- PROPOSED STREET NAME
- EXISTING STREET NAME
- EXISTING ALLEY
- PROPOSED ALLEY
- EXISTING STREETS
- EXISTING STREETS



LINE TABLE

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GENERAL NOTES TYPE 'A' SUBDIVISION

1. CONTAINS 100 ACRES ±, 40 LOTS, 1000 SQ FT
2. NET PROJECT AREA ± 4.20 ACRES 180 000 SQ FT
3. THE PUBLIC ONLY
4. EXISTING USE: UNIMPROVED
5. EXISTING USE: RESIDENTIAL
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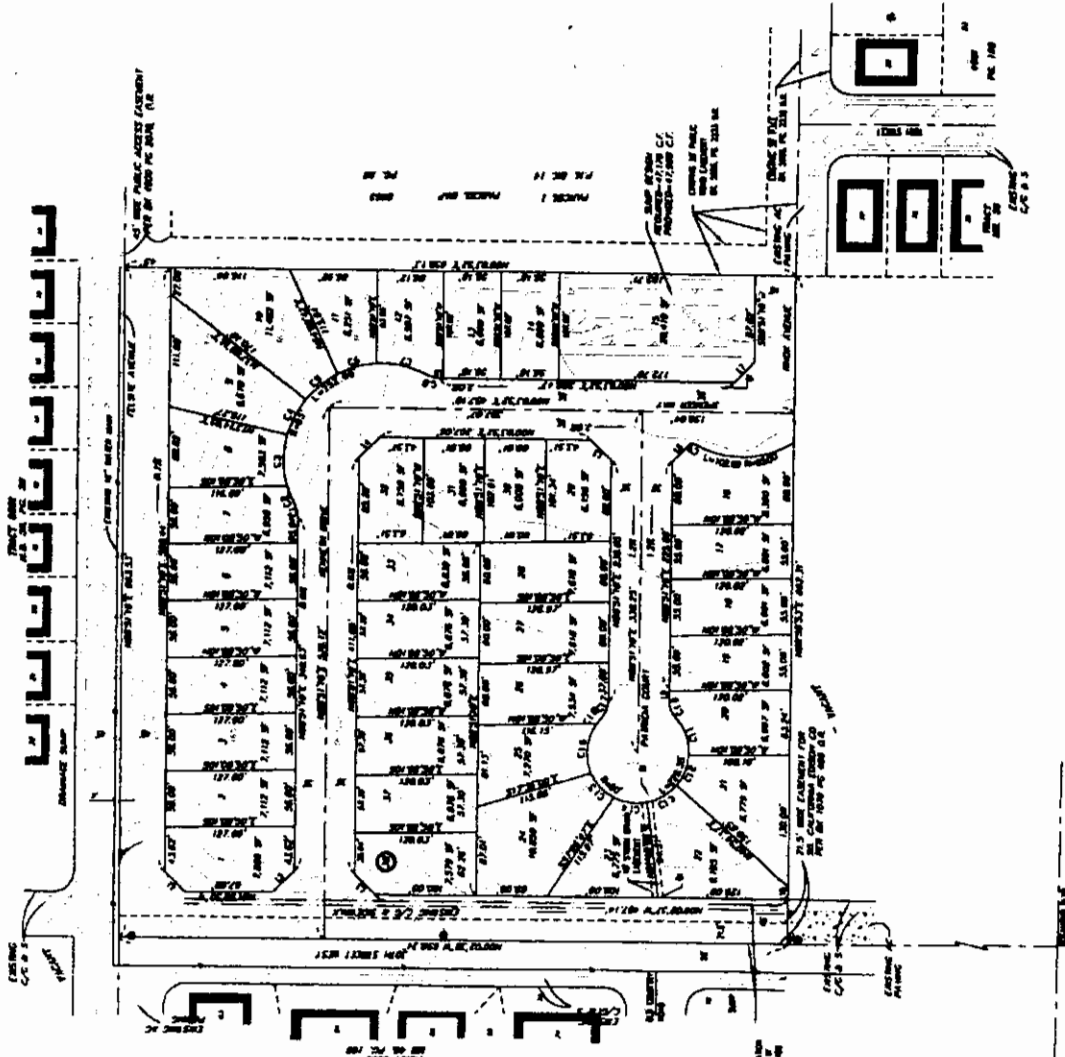
PREPARED BY: DAVID R. BROWN
 2000 10TH ST
 SAN FRANCISCO, CALIFORNIA 94103

DAVID R. BROWN, STATE LICENSE NO. 400
 STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP

DAVID R. BROWN, STATE LICENSE NO. 400
 STRUCTURES WITHIN THE BOUNDARIES OF THIS MAP

TENTATIVE TRACT No. 6376

THIS IS A PRELIMINARY MAP OF THE TRACT OF LAND CONTAINED IN SECTION 10, T. 10N., R. 12W., S. 1000 FT. SUBDIVISION, SAN FRANCISCO COUNTY, CALIFORNIA, STATE OF CALIFORNIA.



**BEFORE THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

RESOLUTION NO. 127-06

APPLICATION FOR TENTATIVE TRACT MAP NO. 6376 WITH VARIATIONS

Southeast corner of 30th Street West and Felsite Avenue, Rosamond area
Good Land Partners by David R. Brown Surveying

FINDINGS AND DETERMINATION

I, Ted James, Secretary of the Planning Commission of the County of Kern, State of California, do hereby certify that the following resolution, proposed by Mr. Babcock, seconded by Ms. Wayne, was duly passed and adopted by said Planning Commission at an official meeting hereof this **13th** day of **July, 2006**, by the following vote, to wit:

AYES: Babcock, Belluomini, Sprague, Wayne, Pitts

NOES: None

ABSTAINED: None

ABSENT: None



**SECRETARY OF THE PLANNING COMMISSION
COUNTY OF KERN, STATE OF CALIFORNIA**

RESOLUTION

SECTION 1. WHEREAS:

(a) Pursuant to Section 18.10.025 of the Ordinance Code of Kern County, this Commission is the designated Advisory Agency (Government Code Section 66415) for tentative subdivision maps and charged with the duty of imposing requirements or conditions on proposed divisions of real property and having the authority to approve, conditionally approve, or disapprove maps; and

(b) The Kern County Planning Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under Section 7297.174 of said Ordinance Code; and

- (9) Prior to recordation of the map, owner shall record an executed avigation easement, using a format as approved by County Counsel, over the project site for processing and recordation by the Kern County Planning Department.

- (10) The following note shall appear on the final map and all grading plans:

Should any cultural materials be discovered during any grading or development, all work shall be halted and a qualified archaeologist/ historian shall be contacted to assess the finds and impose mitigation measures, if necessary, prior to the resumption of construction.

- (11) Provide as a note on the final map:

The lots within this tract map may be subject to noise due to the Rosamond Sky Park.

- (12) Obstructions shall be relocated and/or removed pursuant to Section 18.55.030.A.6 of the Land Division Ordinance. This shall include, but is not limited to, Quitclaim or Subordination of Rights to the County by all interest and easement holders having the right to place facilities or otherwise obstruct the free use of the road right-of-way. Where major facilities exist, a Common Use Agreement may be allowed when determined necessary by the Director of the Kern County Engineering Survey and Services Department.

The following entities should be contacted as soon as possible with regard to their facilities in the road rights-of-way to minimize delay of final map approval:

Southern California Edison has an easement per Book 1070, page 409, of Official Records.

- (13) Temporary turnaround shall be provided in accordance with Section 18.55.030.A.2.a of the Land Division Ordinance or as approved by the Director of the Kern County Engineering and Survey Services Department.
- (14) Existing one-foot nonaccess strips shall be abandoned.
- (15) One-foot nonaccess strips shall be provided on all part-width and stub streets.
- (16) Off-site access shall be provided along the Knox Avenue alignment south of the tract boundary to provide for a 40-foot, part-width local street aligning with existing Knox Avenue to the east.
- Developer shall provide for vacation of that portion of the existing 30-foot-wide public road easement per Book 5686, page 2233, of Official Records, adjacent to the east map boundary.
- (17) 30th Street West and Felsite Avenue shall be constructed to full half-width secondary highway standards to provide for access and traffic circulation.
- (18) Should the subdivider fail to provide the right-of-way for the off-site portions of Knox Avenue prior to recordation of the tract, the subdivider shall enter into an agreement to complete the off-site improvements, and the County shall commence proceedings to acquire said right-of-way with all costs to be borne by the subdivider. (This condition is made pursuant to Section 66462.5 of the Subdivision Map Act.)
- (19) Transition to existing roadway shall be provided as required by the Director of the Kern County Engineering Survey and Services Department at tract boundaries and intersections.
- (20) Dedication of vehicular access rights to 30th Street West and Felsite Avenue from all lots abutting thereon and construction of a six-foot-high solid masonry wall one foot within the road right-of-way of 30th Street West and Felsite Avenue, subject to approval by the Kern County Planning Department and the Kern County Roads Department. Sidewalks shall be extended to the block wall.
- (21) Tract 6376 is within County Service Area 63 for fire hydrant maintenance. The following Zones of Benefit shall be extended:
- (a) Zone of Benefit 1 - for drainage facilities maintenance.
 - (b) Zone of Benefit 2 - for wall maintenance.
 - (c) Zone of Benefit 3 - for street sweeping.
 - (d) Zone of Benefit 5 - for pool and recreation facilities operation and maintenance.