

NOTICE OF PUBLIC HEARING

The **Kern County Planning Commission** will hold a hearing on **Thursday, October 13, 2005, at 7:00 p.m.** (or as soon as possible thereafter as the matter may be heard) to consider the request listed below. Anyone wishing to give pertinent testimony may appear and be heard. Location of the hearing is:

Chambers of the Board of Supervisors
First Floor - Kern County Administrative Center
1115 Truxtun Avenue (corner of Truxtun and "N"), Bakersfield, California

Free parking is available in the parking structure located south of the Administrative Center. If parking fees are being charged for an event, inform the parking attendant you are attending the Planning Commission hearing, and you will not be charged.

Applicant: MP Properties and Patrick Kealy by DeWalt Corporation

Location: Approximately 1/4 mile south of Marie Avenue, between State Route 14 and 20th Street West, Rosamond

Proposal: (a) Vesting Tentative Tract 6412 proposing to divide approximately 17 acres into 91 single-family residential lots ranging in size from 4,752 square feet to 6,411 square feet, two common area lots totaling 17,237 square feet, and one sump lot; (b) A Cluster Plan proposing 91 single-family residential lots and two common areas, one developed with a recreation building and swimming pool. 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.

If you have comments about this proposal you are encouraged to send them in writing. To ensure that your comments related to this request are incorporated into the Staff Report that is presented at the hearing, please try to submit all correspondence by September 27, 2005. Correspondence should be sent to:

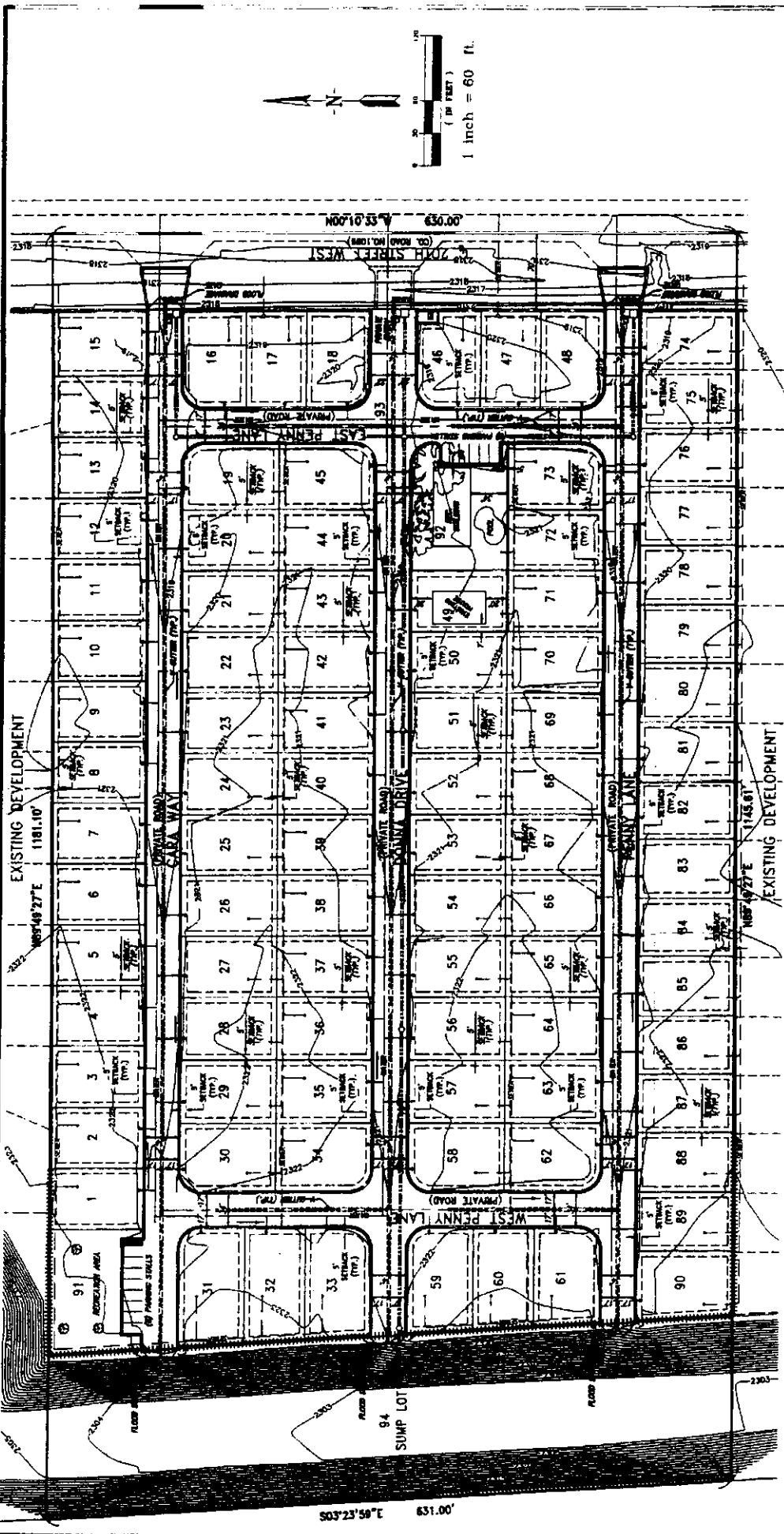
Kern County Planning Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Please make reference to the file number: **TR #6412 CL Plan #2, Map #230**

If you have questions regarding this project, telephone the Kern County Planning Department and speak to:

Suzanne Z. Forrest, Supervising Planner ((661) 862-8625)

If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Planning Department at, or prior to, the public hearing.



PROJECT STATISTICS:

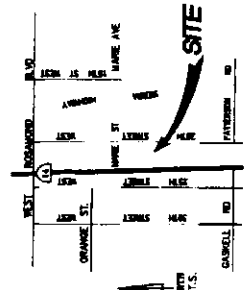
- 1) ACREAGE: 14.83 (GROSS)
10.00 (NET)
- 2) EXISTING ZONE: A-1, MP FPS
- 3) DENSITY: 5.3 DU - GROSS ACRE; 0.2 DU - NET ACRE
- 4) ASSESSORS PARCEL NO. 475-022-23
- 5) UTILITIES:
WATER: ROSAMOND COMMUNITY SERVICES DISTRICT
SEWER: ROSAMOND COMMUNITY SERVICES DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA Edison CO.
GAS: SOUTHERN CALIFORNIA GAS CO.
TELEPHONE: SBC TELEPHONE
CABLE: CHARTER COMMUNICATIONS
- 6) OPEN AREAS AND LANDSCAPING TO BE PRIVATELY MAINTAINED BY DEVELOPMENTS HOME OWNERS ASSOCIATION.
- 7) FIRE HYDRANTS AND FIRE FLOW SHALL BE APPROVED BY THE KERN COUNTY FIRE CHIEF.
- 8) DRAINAGE TO BE APPROVED BY THE KERN COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES, FLOODPLAIN MANAGEMENT DIVISION.
- 9) CONTOUR INTERVAL: 1'
- 10) ALL INTERIOR STREETS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 11) PROJECT MAY BE PHASED

LAND DIVISION ORDINANCE DEVIATIONS

- 1. LOCAL STREET RIGHT-OF-WAY (SEC. 18.35.008(B)(4))
- 2. ROADS LESS THAN TWO FEET OF LOT'S DEEP (SEC. 18.35.008(C)) AFFECTS LOTS 16-18, 31-33, 46-48, 56-57
- 3. BLOCK CORNER TREATMENT (SEC. 18.35.008(L))
- 4. MINIMUM LOT WIDTH AND DEPTH (SEC. 18.35.007(L)(4))
- 5. POSSIBLE PRIVATE LOTS (SEC. 18.35.008(F)(4)) AFFECTS LOTS 18-19, 31-33, 46-48, 56-57

LEGEND

- - - - - DRAINAGE FLOW
- - - - - EXISTING & MASONRY BLOCK WALL
- ##### 14' MASONRY BLOCK WALL
- - - - - EXISTING WATER PIPING
- - - - - EXISTING SEWER PIPING
- - - - - PROPOSED STORM DRAIN PIPING
- - - - - PROPOSED STORM DRAIN CATCH BASIN



VICINITY MAP

LEGAL DESCRIPTION:

PARCEL OF PROPERTY MAP NO. 8790, AS PER MAP FILED OCTOBER 10, 1994, IN THE OFFICE OF THE COUNTY RECORDER, IN THE OFFICE OF THE COUNTY RECORDER, ALSO BEING TOWNSHIP 9 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA.

OWNER / APPLICANT:

MP PROPERTY PARTNERS AND PATRICK REAY
1801 N. SEPULVEDA BLVD., 424
MANHATTAN BEACH CA 90706

ENGINEER:

DEWALT CORPORATION
1930 220th STREET
BAKERSFIELD, CALIFORNIA 93301
(805) 323-4600

**CLUSTER PLAN MAP
ROSAMOND 180, LLC.**

**20TH STREET WEST
ROSAMOND, CALIFORNIA**

PTM. E 1/2, NE 1/4,
SEC. 29, T.9N., R.12W., S.B.B.&M.

COUNTY OF KERN