

WORK ORDER #

CUP CASE # _____, MAP # _____

ZCC # _____, MAP # _____

ZV CASE # _____, MAP # _____

GPA # _____, MAP # _____

MOD CASE # _____, MAP # _____

AG PRES # _____, EXCL___ INCL

TR #6709

CANCELLATION # _____

(Type A - Rosamond)

STRS & HWY # _____

NOTICE OF PUBLIC HEARING

The Kern County **Planning Commission** will hold a hearing for the purpose of considering the following request on **Thursday, September 17, 2007, at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at the Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, CA:

Proposal: Vesting Tentative Tract 6709. Proposing to divide an 80.04 acre Site into 118 lots ranging in size from 7,525 square feet (net) to 16,655 square feet (net) for residential use, a 51,953 square foot (net) sump lot, and a 41.1 acre designated remainder; seven limited design variations; development variations to the Land Division Ordinance to allow a cul-de-sac in excess of 800-feet in length and to allow a lot depth of less than 100-feet.

Applicant: Desert Construction

Address: 1447 Sierra Highway, Rosamond, CA 93560

Owner: William and Betty Pengilley

Address: PO Box 952, Rosamond, CA 93560

Agent: Cornerstone Engineering, 1600 Truxtun Ave., Ste 400, Bakersfield, CA 93301

Location of property: North side of Felsite Avenue at 30th Street West, Rosamond area.

Planner: Holly V. Nelson, Supervising Planner

Legal Description: A portion of the NW/4 of Section 17, T9N, R12W, SBB&M

Project Size: 80.04 acres **SD # 2**

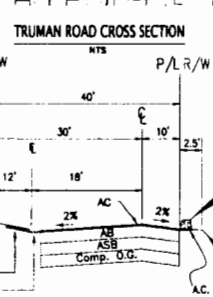
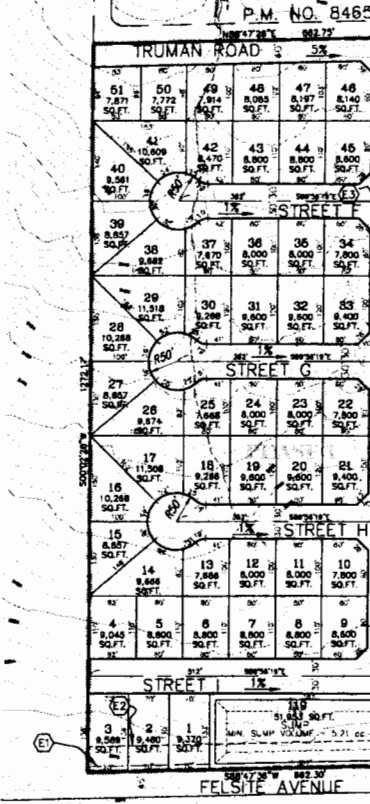
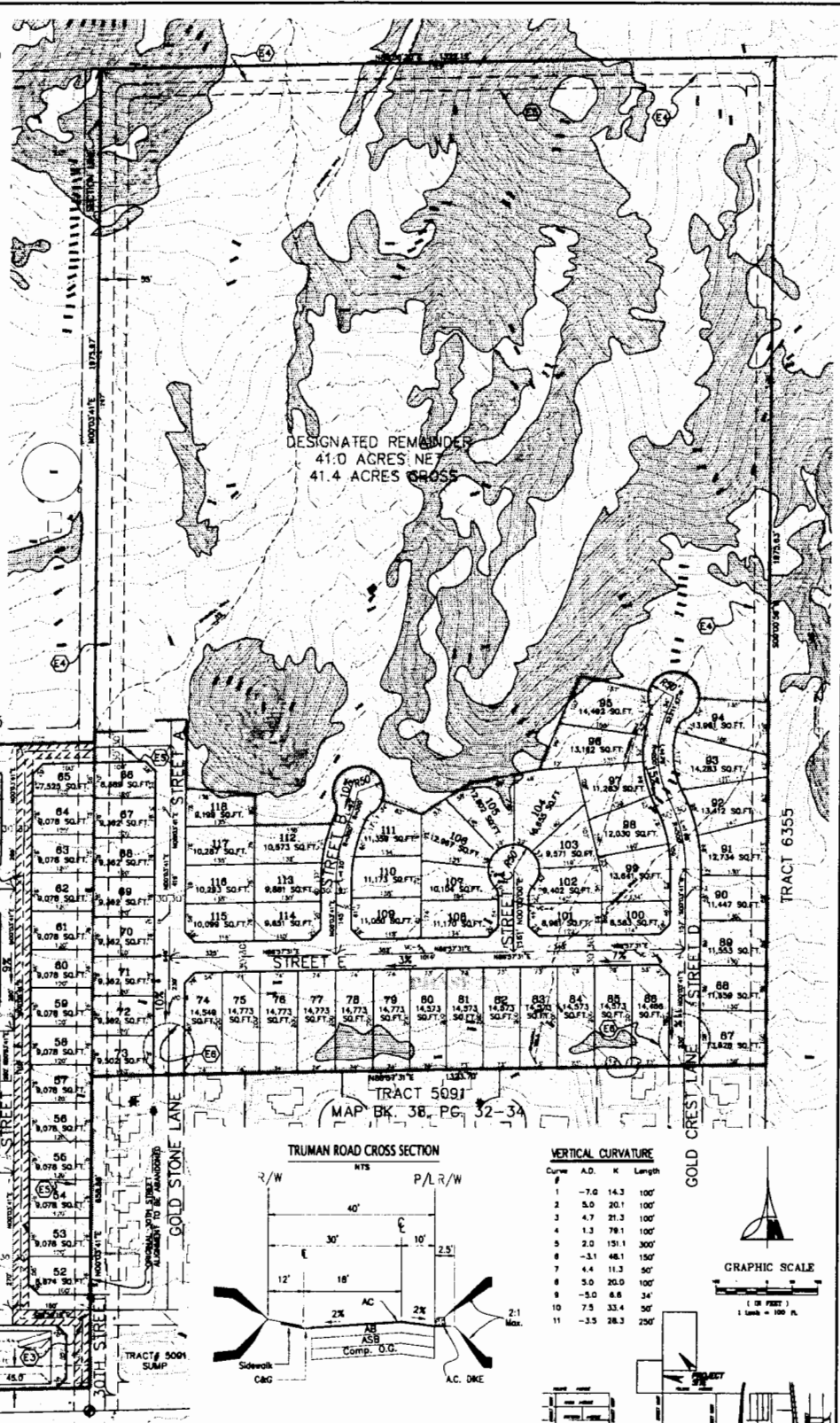
Environmental: Special Situation Section 15182 - Rosamond Specific Plan

VESTING TENTATIVE TRACT MAP 6709

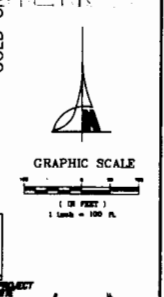
IN AN UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, BEING A SUBDIVISION OF PORTIONS OF THE E 1/2 OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 17, T. 9 N., S. 12 W. S.B.M.
A DIVISION OF 80.04 ACRES INTO 119 LOTS AND 1 DESIGNATED REMAINDER

LEGEND	
---	CONTOUR LINE
---	CENTER LINE
AC	ACRES
→	DIRECTION OF FLOW
---	LOT LINES
---	BOUNDARY
50	LOT NUMBER
VC-1	VERTICAL CURVE POINT OF VERTICAL INTERSECTION
---	AREAS W/ SLOPES EXCEEDING 30%
---	8' MASONRY WALL
⊕	BRASS CAP IN CONCRETE
⊙	NAIL & BRASS TAG
▲	SPOT ELEVATION
---	PHASE LINE
---	DRAINAGE COURSES

- EASEMENTS PER TITLE REPORT:**
- EASEMENT TO THE ROSAMOND COMMUNITY SERVICES DISTRICT FOR WATER PIPELINE AND APPURTENANCES AND INCIDENTAL PURPOSES PER BOOK 3723 PAGE 888 RECORDED 1/14/1985 IN OFFICIAL RECORDS. ITEM 8 OF TITLE REPORT.
 - EASEMENT TO THE ROSAMOND CSD FOR WATER PIPELINE AND APPURTENANCES AND INCIDENTAL PURPOSES PER BOOK 4238, PAGE 30 OF OFFICIAL RECORDS. ITEM 8 OF TITLE REPORT.
 - EASEMENT TO ROSAMOND CSD FOR WATER AND/OR SEWER LINES PER BOOK 5296, PAGE 1189 RECORDED 8/28/1988 IN OFFICIAL RECORDS. ITEM 10 OF TITLE REPORT. ALSO EASEMENT TO SOUTHERN CALIFORNIA EDISON FOR UNDERGROUND AND ELECTRICAL SUPPLY SYSTEMS AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 28, 1993 IN BOOK 6983, PAGE 2376 OF OFFICIAL RECORDS. ITEM 11 OF TITLE REPORT.
 - 30' EASEMENT TO THE PUBLIC IN GENERAL FOR ROAD PURPOSES PER BOOK 5283, PAGE 1147 RECORDED 2/7/1980 IN OFFICIAL RECORDS TO BE VACATED. ITEM 12 OF TITLE REPORT.
 - 30' EASEMENT TO THE PUBLIC IN GENERAL FOR ROAD PURPOSES PER BOOK 5283, PAGE 1147 RECORDED 2/7/1980 IN OFFICIAL RECORDS TO BE VACATED. ITEM 13 OF TITLE REPORT.
 - EASEMENT TO KERN COUNTY FOR TEMPORARY TURNAROUND PER BOOK 8452, PAGE 1238 OF OFFICIAL RECORDS TO EXPIRE UPON RECONSTRUCTION OF JONAS STREETS. ITEM 14 OF TITLE REPORT.



VERTICAL CURVATURE			
Curve	A.D.	K	Length
1	-7.0	14.3	100'
2	5.0	20.1	100'
3	4.7	21.3	100'
4	1.3	78.1	100'
5	2.0	151.1	300'
6	-3.1	48.1	150'
7	4.4	11.3	50'
8	5.0	20.0	100'
9	-5.0	4.8	24'
10	7.5	33.4	50'
11	-3.5	28.3	200'



- STATISTICS**
- TOTAL PROJECT AREA: 80.04 ACRES
 - NET PROJECT AREA: 38.38 ACRES
 - NUMBER OF LOTS: 119
 - NUMBER OF PROPOSED UNITS: 118
 - EXISTING USE: VACANT
 - PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 - ASSESSOR'S PARCEL NUMBER(S): 472-020-11, 251-071-01
 - ROSAMOND SPECIFIC PLAN DESIGNATION: S.3, S.3/2.1 (SEISMIC HAZARD), S.3/2.4 (STEEP SLOPES)
 - EXISTING ZONING: R-1H (LOW DENSITY RESIDENTIAL AIRPORT) APPROACH HEIGHT COMBINING; MIN LOT AREA 6000 FT²
 - KERN COUNTY ZONE MAP: 230-17, 18
 - FLOOD ZONE: C PER PANEL 08007502550
 - LINEAL FEET OF STREETS: 6580

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 12 WEST PARCEL 18

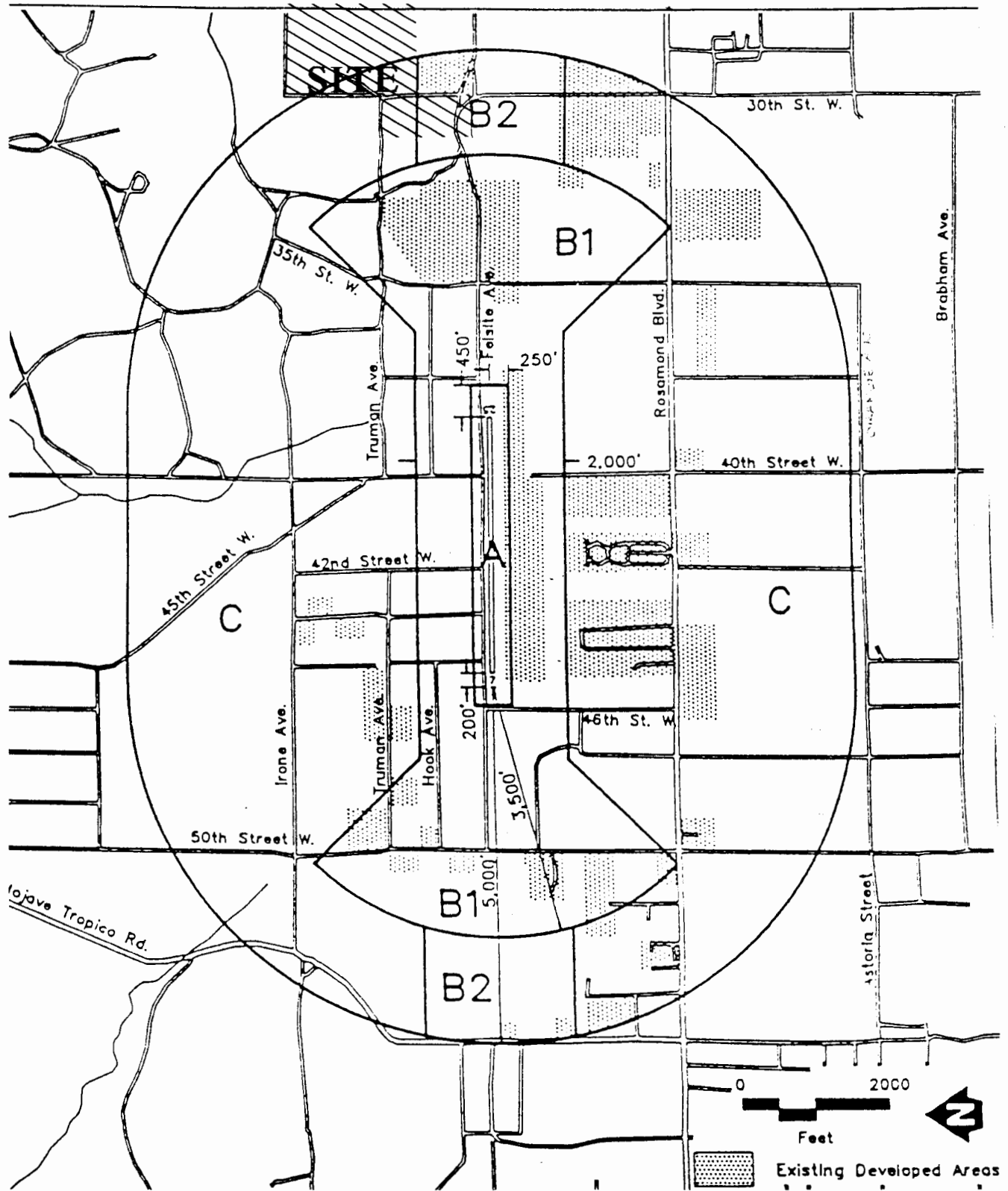
PARCEL 1 OF PARCEL MAP 5716 RECORDED APRIL 30, 1980 IN BOOK 24, PAGE 183 OF PARCEL MAPS IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH RANGE 12 WEST S.B.M.

- NOTES**
- THIS WILL BE A TYPE "A" SUBDIVISION
 - WATER & SEWER SERVICE: ROSAMOND COMMUNITY SERVICES DISTRICT
 - GAS SERVICE: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON
 - TELEPHONE: SBC
 - DRAINAGE STANDARDS, PROPERTY AND ENVIRONMENTAL IMPROVEMENTS SHALL MEET KERN COUNTY SUBDIVISION STANDARDS.
 - FIRE PROTECTION IMPROVEMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE KERN COUNTY SUBDIVISION STANDARDS AND THE KERN COUNTY FIRE DEPARTMENT.
 - CONTOUR INTERVAL: 2 FEET
 - EASEMENT AND DEDICATION PER BOOK 5283, PAGE 1147, RECORDED 2/7/1980 TO BE VACATED.
 - THIS WILL BE A PHASED DEVELOPMENT
 - ALL LOT AREAS SHOWN AS NET SQUARE FOOTAGE UNLESS OTHERWISE NOTED
 - ALL STREETS ARE PUBLIC

<p>VESTING TENTATIVE TRACT MAP # 6709</p>	<p>PREPARED FOR: DESERT CONSTRUCTION 1447 SIERRA HIGHWAY ROSAMOND, CA. 93560</p>	<p>CORNERSTONE ENGINEERING, INC. 3085 SIERRA HIGHWAY SUITE 100 ROSAMOND, CA 93560 TEL: 805-885-6222 FAX: 805-885-6222</p>	<p>NO. DATE REVISION BY</p>

Vesting Tentative Tract #6709

Sections 17 & 18, Township 9 North, Range 12 West, SBB&M



Airport Land Use Compatibility Plan Rosamond Skypark