



ASSOCIATION AND CONCERNED RESIDENTS AND REACHING A COMPROMISE AGREEABLE TO ALL. PUBLIC TESTIMONY WAS CLOSED.

THERE WAS A MOTION BY COMMISSIONER PITTS AND A SECOND BY COMMISSIONER SPRAGUE TO RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE PROJECT. THE MOTION CARRIED.

Sp/Ba  
5 Ayes

Res. #30-07

3. ZONE CHANGE CASE #106, MAP #230 - A change in zone classification from A-1 (Limited Agriculture) to C-2 (General Commercial), R-1 (Low-density Residential), and R-2 (Medium-density Residential) or more restrictive districts - South of Rosamond Boulevard, east of 10th Street West, Rosamond - **STAFF RECOMMENDATION: RECOMMEND BOARD OF SUPERVISORS TO APPROVE** - CEQA Guideline: Negative Declaration (**MMMP**) - (SD #2) - V-Mark by DeWalt Corporation (PP06225) (Continued from 1/11/07; 1/25/07) HEARING OPENED; MR. ELLIS RECOMMENDED A CHANGE IN THE STAFF'S RECOMMENDATION TO REFLECT THE C-2 PD FPS (GENERAL COMMERCIAL - PRECISE DEVELOPMENT COMBINING - FLOODPLAIN SECONDARY COMBINING) DISTRICT NOT BE HELD IN SUSPENSE PENDING RECORDATION OF A TRACT MAP. HE ALSO RECOMMENDED FINDING 7 BE AMENDED TO REFLECT ONLY THE RESIDENTIAL DISTRICTS. COMMISSIONER BELLUOMINI INQUIRED AS TO WHEN THE ROSAMOND SPECIFIC PLAN HAD BEEN DONE. MR. ELLIS INFORMED HIM THE LAST REVISION TO THE PLAN WAS PERFORMED IN THE 1980s. HE STATED THE ROSAMOND SPECIFIC PLAN WAS TARGETED TO BE UPDATED. GREG BLACK OF THE DEWALT CORPORATION STATED THE APPLICANT WAS IN AGREEMENT WITH STAFF'S RECOMMENDATION. ARTHUR UNGER INQUIRED IF THE FISH AND GAME DEPARTMENT AND AIR POLLUTION CONTROL DISTRICT HAD REVIEWED THE PROJECT. HE SAID DENSER DEVELOPMENT TAKES AWAY LESS HABITAT AND LESS WATER USAGE. HE EXPRESSED CONCERNS ABOUT AIR MITIGATION AND PARTICULATE TONNAGE. HE POINTED OUT THAT ROSAMOND WAS DEVELOPING HERE AND THERE, CONSEQUENTLY, CUMULATIVE EFFECTS NEEDED TO BE CONSIDERED. FIREPLACES AND LAWN MOWERS WERE OF CONCERN, AS WAS RUNOFF. HE FELT OUTDOOR LIGHTING NEEDED TO BE DIRECTED DOWNWARD; ORIENTATION OF BUILDINGS NEEDED TO BE TAKEN INTO CONSIDERATION; AND SOLAR ENERGY SHOULD BE REQUIRED. HE EXPRESSED DISMAY THAT BUILDERS OF NEW DEVELOPMENT USUALLY HAD SOLAR ENERGY INSTALLED IN ONE MODEL HOME AND GAVE THE HOME BUYER THE OPTION TO INSTALL SOLAR PANELS, RATHER THAN SOLAR PANELS BEING A STANDARD FEATURE. HE HOPED THE COUNTY WOULD ADOPT A POLICY REQUIRING SOLAR ENERGY. HE EXPRESSED CONCERN ABOUT THE AREA BEING INVENTORIED AND THAT FISH AND WILDLIFE SHOULD NEGOTIATE A FEE-PER-ACRE FOR HABITAT. MR. BELLUOMINI POINTED OUT THAT CORRESPONDENCE IN THE NEGATIVE DECLARATION WAS FROM THE AGENCIES MR. UNGER WAS CONCERNED ABOUT. MR. ELLIS EXPLAINED THE NOTIFICATION PROCESS OF NEGATIVE DECLARATIONS. THERE WAS DISCUSSION REGARDING SOLAR PANELS AND THE USE OF FIREPLACES. MR. BLACK STATED THE APPLICANT HAD SPENT 23 MONTHS AND \$70,000 IN STUDIES FOR STAFF'S USE TO ADDRESS CONCERNS. HE BELIEVED THE APPLICANT HAD MET ALL OBLIGATIONS.

THERE WAS A MOTION BY COMMISSIONER SPRAGUE TO RECOMMEND THE BOARD OF SUPERVISORS APPROVE THE CASE, WITH ONLY THE RESIDENTIAL

DISTRICTS TO BE HELD IN SUSPENSE PENDING THE RECORDATION OF A TRACT MAP. THE MOTION WAS SECONDED BY COMMISSIONER BABCOCK. THE MOTION CARRIED.

**NEW CASES:**

Ba/Wa  
All Ayes

4. VESTING TRACT #6200 - Vesting Tentative Tract 6200 proposing to divide an approximate 20-acre site into 77 lots ranging in size from 6,026 square feet (net) to 10,880 square feet (net) for residential use and a 24,975-square-foot (net) sump lot; five limited design variations; development variations to the Development Standards to allow less than 660 feet between streets along a major highway alignment and less than 150 feet between local streets - Northwest corner of Holiday Avenue and 30th Street West, Rosamond area - **STAFF RECOMMENDATION: CONTINUE TO FEBRUARY 22, 2007** - CEQA Guideline: Negative Declaration - (SD #2) - Las Tunas and Central, LLC by Moreland Consulting, Inc. HEARING OPENED; THIS CASE WAS CONTINUED TO FEBRUARY 22, 2007.

Sp/Wa  
5 Ayes

- CA-5. TRACT #6404; TRACT #6405 - (a) Tentative Tract 6404 proposing to divide a 2 1/2-acre site into 11 lots ranging in size from 6,113 square feet (net) to 6,468 square feet (net) for residential use; development variations to the Land Division Ordinance to allow lot depths less than 100 feet and to allow single-family residential lots to front on a secondary highway; (b) Tentative Tract 6405 proposing to divide a 2 1/2-acre site into 12 lots ranging in size from 6,113 square feet (net) to 6,582 square feet (net) for residential use; a development variation to the Land Division Ordinance to allow lot depths less than 100 feet - Southeast corner of 20th Street West and Marie Avenue, Rosamond area - **STAFF RECOMMENDATION: APPROVE WITH CONDITIONS** - CEQA Guideline: Section 15182 - (SD #2) - Mark Lebens by Soils Engineering, Inc. HEARING OPENED; THERE BEING NO ONE WISHING TO BE HEARD IN OPPOSITION, HEARING CLOSED; RESOLUTIONS ADOPTED APPROVING APPLICATION SUBJECT TO THE RECOMMENDED CONDITIONS.

Res. #27-07  
Res. #28-07

**COMMISSION MEMBER ANNOUNCEMENT OR REPORTS**

6. MR. ELLIS READ A MEMO TO THE COMMISSION REGARDING ENVIROCYCLE, INC. (CONDITIONAL USE PERMIT 3, MAP 97).

Ba/Sp MEETING ADJOURNED AT 7:41 p.m.

Respectfully submitted,

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TED JAMES, Secretary  
KERN COUNTY PLANNING COMMISSION

Attest:

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PETER BELLUOMINI, Chairman

paw