

Parcel Information & Developmental Standards
APN: 258-083-01 (007)
2643 Dixie St
Rosamond, CA 93560

As part of the due diligence investigation for this property, we have verified as much information as possible pertaining to the future development of this vacant lot and have attached the Kern County parcel report as well as the Kern County Zoning Chapter for the district in which this parcel is located. Please note that the buyer/buyer representative(s) are still responsible for confirming this information and conducting their own due diligence as part of the sales transaction. Any and all information pertaining to size, zoning, utility locations, etc. are estimations verified by phone and online through the local municipality's available resources. A site visit conducted by a licensed professional would still be needed to obtain exact information as to the feasibility of any prospective projects. Please review the following information as well as the parcel report and zoning chapter before reaching out with any questions.

Overview

This lot is located in the unincorporated community of Rosamond in Kern County, CA. Due to its' unincorporated status, any development permits would go through the county municipal process. Kern County allows you to submit permits in person or through their online permit portal:

<https://kernplanning.com/accela-online-permitting-system/>

The in-person permit counter and submission office is:

Kern County Planning and Natural Resources Department

2700 "M" Street, Suite 100

Bakersfield, California 93301

In Person Planning Counter Hours: 1:00pm to 4:30pm, Monday-Friday

Phone: 661-862-5263

Lot Information

Per verification with the Kern County planning office, this lot is zoned as **R-2** which is in the **medium density residential** district. Please reference Zoning Chapter 19.20 (attached) for a comprehensive review of the permitted uses of this lot. The Kern County planning office confirmed that it would be possible to build up to 6 or more residential units on this lot depending on the specific size and layout of the project presented. The prospective buyer is responsible for obtaining the specifics of this directly with the county or contracted professional specializing in development feasibility.

Approximate Lot Size: 0.39 acres / 17,042 square feet (*per county GIS*)

Buildability: Per the Kern County GIS parcel information, zoning chapter, publicly available setbacks, easements, and development requirements, this lot is buildable with several possible allowable uses with or without a conditional use permit. Please reference the attached zoning chapter for additional information on the allowable use of this lot.

Easements: There are two small utility easements on the south west corner of the property that can be confirmed with Kern County Planning or Kern County Maps. Per Kern County Planning, these easements do not impact the potential development of the lot.

Developmental Requirements:

- Per the Kern County Public Works department, completion of the sidewalk on the east side of the parcel is allowed but would NOT be required.
 - Kern County **Public Works: (661) 862-5100**
- Per the Kern County Flood Department, flood construction would NOT be required.
 - Kern County **Flood Department: (661) 862-5098**
- Per the Kern County Planning Department, a paved driveway is allowed but would NOT be required. Covered/paved parking is required but it can be an open structure in lieu of a garage provided that the site plan allows for sufficient space to enter/exit the property.
 - Kern County **Planning: (661) 862-5263**

Utility Information**Water / Sewer:**

We have confirmed with the **Rosamond Community Services District** that this lot is located within their service area. The water and sewer mains are located on the West Side of 20th street approximately 115 feet from this parcel. The new owner would be responsible for installing the water and sewer laterals. However, there is no county permit fee for the road permit needed to trench and backfill 20th street. The community services district estimated the total connection fees for both water and sewer to be approximately \$35,398.51 for a ¾ meter size for a single family residence. This amount is subject to change based on the project scope. To verify estimates and requirements for a specific project, please contact the community district directly:

Rosamond Community Services District

3179 35th Street West

Rosamond, CA 93560

Phone: (661) 256-3411

<https://www.rosamondcspd.com/>

Electricity:

This lot is served by **Southern California Edison** for electricity. There is an existing electric pole on the adjacent property and per the Kern County Planning department, overhead connection is permissible. SCE does not provide quotes for connection service without a permitted project and approved plans. However, they do offer a paid feasibility study through their project portal. You would need to register and create an account to access this service.

Southern California Edison

1-800-655-4555

<https://www.sce.com/partners/consulting-services/building-renovations-planning-project-requests>

<https://www.sce.com/projectportal>

Gas:

This lot is served by **SoCalGas** for gas. Per their website, the nearest gas line is located on the North-West side of this parcel. They have a cost estimator tool available online. It is also permissible by Kern County to build an "all electric" residence.

Southern California Gas

1-877-238-0092

<https://www.socalgas.com/business/builder-services>

Kern County GIS

<https://maps.kerncounty.com/H5/Index.html?Viewer=VP>