

5440SRB2-07:

General Plan Amendment #8
Zone Change Case #46

Map #230-20
Map #230-20

A request has been filed for amendment of the General Plan and associated rezoning for the property on the south side of Rosamond Boulevard immediately across from the Albertsons/Rite-Aid commercial development. This property is currently 5.3 (10 units/acre residential) and contains an older single-family dwelling.

Assuming the filings are granted, the property would be zoned C-2 Commercial, a broad classification that would allow construction of retail businesses and/or a variety of other commercial activities. The frontage on Rosamond Boulevard is from 25th West to Eagle Way, the same width as the existing Albertsons/Rite-Aid development, but would be somewhat deeper.

A Mitigated Negative Declaration has been filed on this project and comment period closes April 21, 2008. Mitigation measures are primarily related to drainage / flooding, with minor street changes to accommodate traffic flow.

Comments, if any, may be filed attention of:
Chris Mynk, Planner 2
Planning Department
2700 "M" Street Suite 100
Bakersfield, CA 93301-2323

Attachments: Excerpts from Negative Declaration document

**MITIGATED
NEGATIVE DECLARATION
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW**

This is to advise that the Kern County Planning Department has prepared a Negative Declaration for the project identified below. As mandated by State law, the minimum public review period for this document is 30 days. The document and documents referenced in the draft Negative Declaration are available for review at the Planning Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

A public hearing has been scheduled with the Kern County Planning Commission to receive comments on the document on: **May 8, 2008**, at 7:00 p.m. or soon thereafter, Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California

The comment period for this document closes on **April 21, 2008**. Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: 5440SRB2-07; (a) General Plan Amendment Case No. 8, Map No. 230-20; (b) Amendment of Zoning Map No. 230-20, Zone Change Case No. 46 (Desert Construction by Cornerstone Engineering, Inc. (PP08217))

Project Location: South side of Rosamond Boulevard, between 25th Street West and Eagle Way, approximately 1/4 mile west of Highway 14, Rosamond; being a portion of the E/2 of the NE/4 of the NW/4 of Section 20, T9N, R12W, SBB&M, County of Kern, State of California

Project Description: (a) Amend the Rosamond Specific Plan from Map Code(s) 5.3 (Residential - Maximum 10 Units/Net Acre) to Map Code(s) 6.2 (General Commercial) or a more restrictive map code designation; (b) A change in zone classification from A-1 (Limited Agriculture) to C-2 PD (General Commercial - Precise Development Combining) or a more restrictive district on 18 acres. The purpose of the 6.2 map code is to designate areas for retail and service facilities of less intensity than regional centers providing a broad range of goods and services which serve the day-to-day needs of nearby residents. Use can include, but are not limited to, neighborhood shopping centers, convenience markets, restaurants, offices, wholesale business facilities, resort hotels and motels, hospitals, schools (including trade schools), churches, and commercially related light manufacturing or storage within fully enclosed facilities. The general commercial (C-2) district is intended to zone areas for the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses. The requested C-2 District is consistent with the 6.2 map code designation. The purpose of the PD (Precise Development Combining) District is to identify areas with unique site characteristics or environmental conditions or areas surrounded by sensitive land uses to ensure that development in such areas is compatible with such constraints. The applicant is requesting the change in map code designation and zoning classification to facilitate commercial development of the property; however, no specific development is proposed at this time. As proposed, the Rosamond Community Services District would provide water supply and sewage disposal for the development. Access would be via Rosamond Boulevard, Eagle Way, and 25th Street West which are designated as major, secondary, and local alignments, respectively, by the Circulation Element of the Rosamond Specific Plan.

For further information, please contact Chris B. Mynk, Planner 2 ((661) 862-8607).

TED JAMES, AICP, Director
Planning Department

CBM:paw (03/13/08)

cc: County Clerk (2) (with fee)
Environmental Status Board
Sierra Club/Kern Kaweah Chapter
Communities for a Better Environment
Calif. Rural Legal Assist. Foundation (2)

California Native Plant Society/Kern Chapter
Kern County Archaeological Society
Native American Heritage Pres. Council/Kern County
Supervisory District No. 2

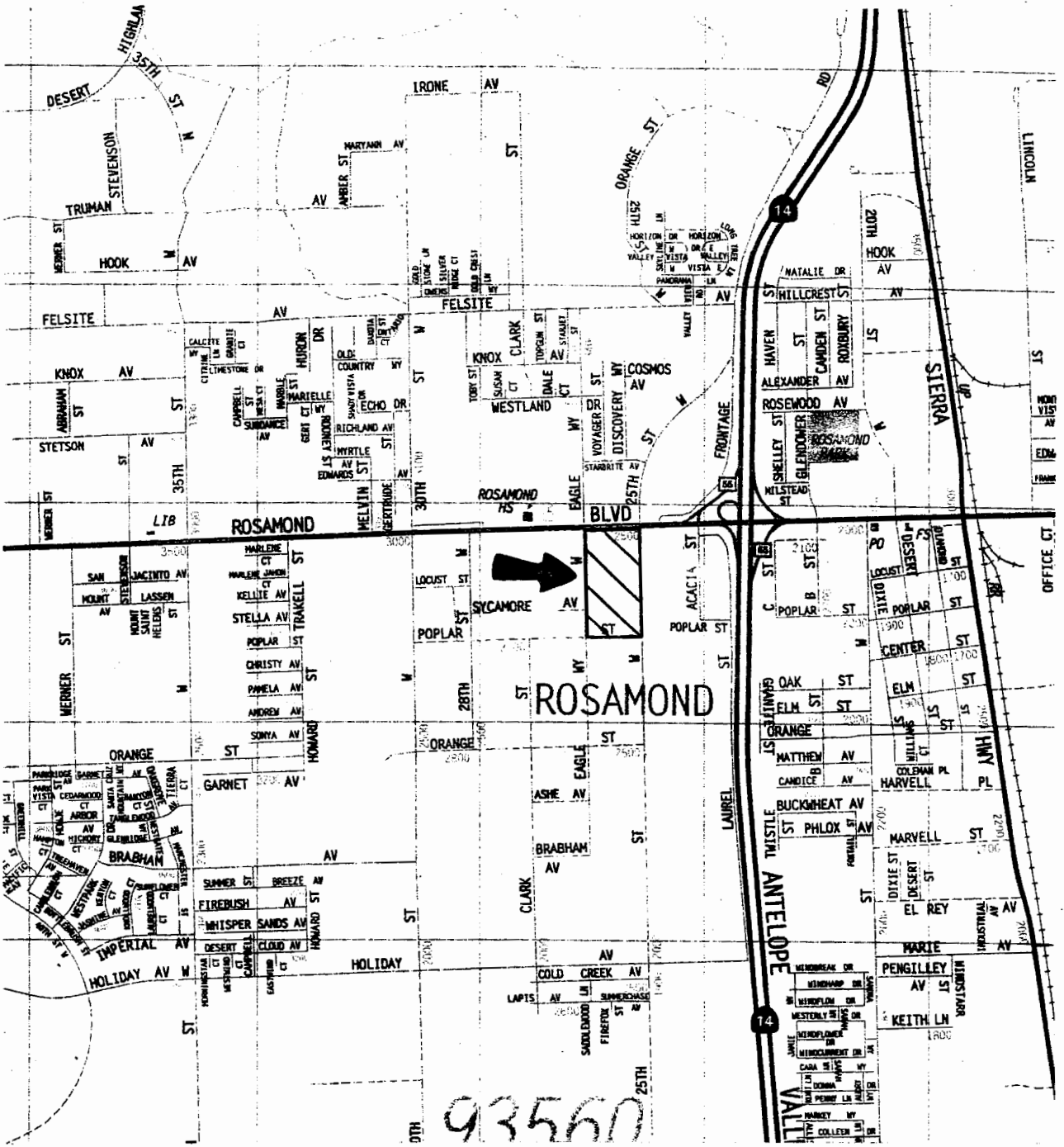


FIGURE 1

VICINITY LOCATION

(Not to Scale)

(Source: Thomas Bros. Maps, 2006)

(APN 251-818-14 & 15)

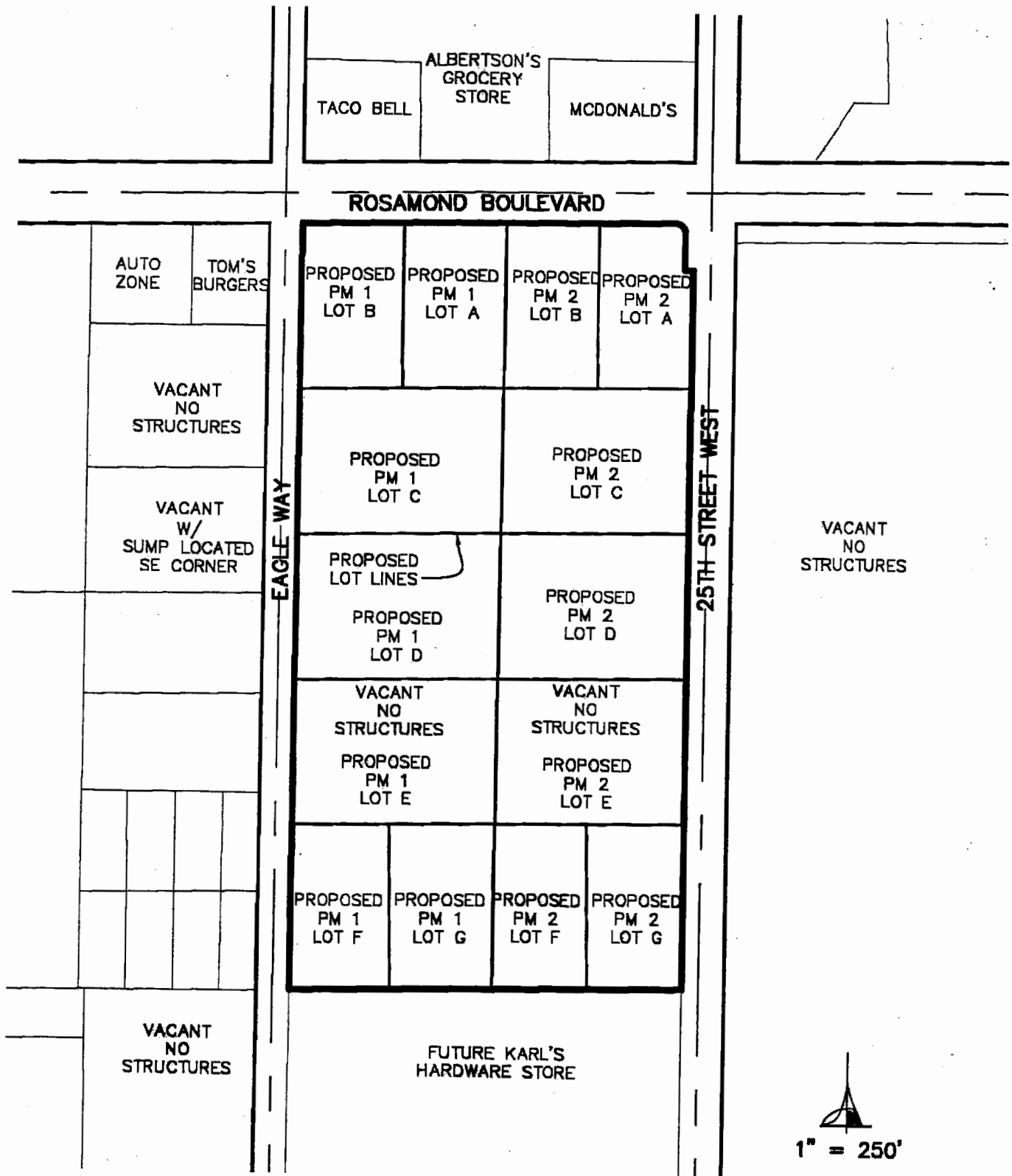


FIGURE 3
 SITE PLAN