

# NOTICE OF PUBLIC HEARING

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The **Kern County Planning Commission** will hold a hearing on **Thursday, September 28, 2006, 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:** Denebola Properties, Inc. by Cornerstone Engineering, Inc.

**Location:** West side of 52nd Street West at McKee Road, Rosamond area

**Proposal:** Vesting Tentative Tract 6345 proposing to divide a 12.5-acre site into 60 lots ranging in size from 6,002 square feet (net) to 8,786 square feet (net) for residential use and a 21,364-square-foot (net) sump lot; two limited design variations; a development variation to the Land Division Ordinance to allow lot depths less than 100 feet. The application and a Negative Declaration of Environmental Impact are on file in the Office of the Kern County Planning Department and are available for public review.

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If you have comments about this proposal you are encouraged to send them in writing. We encourage the submittal of written comments by September 12, 2006, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. 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 #6345**

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

***Holly V. Nelson, Planner 3 ((661) 862-8636)***

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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.

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# Vesting Tentative Tract #6345

Section 14, Township 9 North, Range 13 West, SBB&M

## ZONING MAP 231-14

(SECTION 14, OF THE ORDINANCE CODE OF KERN COUNTY)  
 SEC. 14 T. 9 N., R. 13 W., S. B. B. & M.  
 KERN COUNTY CALIFORNIA  
 DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

- ### LEGEND
- A-1 (LIMITED AGRICULTURE)
  - E(1/4) (ESTATE-1/4 ACRE)
  - E(1/2) (ESTATE-1/2 ACRE)
  - E(1) (ESTATE-1 ACRE)
  - E(2 1/2) (ESTATE-2 1/2 ACRES)
  - E(5) (ESTATE-5 ACRES)
  - E(10) (ESTATE-10 ACRES)
  - E(20) (ESTATE-20 ACRES)
  - CH (HIGHWAY COMMERCIAL)
  - M-1 (LIGHT INDUSTRIAL)
  - M-2 (MEDIUM INDUSTRIAL)
  - M-3 (HEAVY INDUSTRIAL)
  - RF (RECREATION-FORESTRY)
  - OS (OPEN SPACE)
  - NR(5) (NATURAL RESOURCE-5 ACRES)
  - NR(10) (NATURAL RESOURCE-10 ACRES)
  - NR(20) (NATURAL RESOURCE-20 ACRES)
  - FPP (FLOODPLAIN-PRIMARY)
  - RS (RESIDENTIAL SUBURBAN COMBINING)
  - MH (MOBILEHOME COMBINING)
  - WE (WIND ENERGY COMBINING)
  - GH (GEOLOGIC HAZARD COMBINING)
  - FPS (FLOODPLAIN-SECONDARY COMBINING)
  - H (AIRPORT APPROACH HEIGHT COMBINING)
  - MP (MOBILEHOME PARK)

SEE NOTE:  
 1. E(2 1/2) RS TO R-1 M. BEYOND  
 2. (E(2 1/2) RS TO R-1) FPS TO R-1

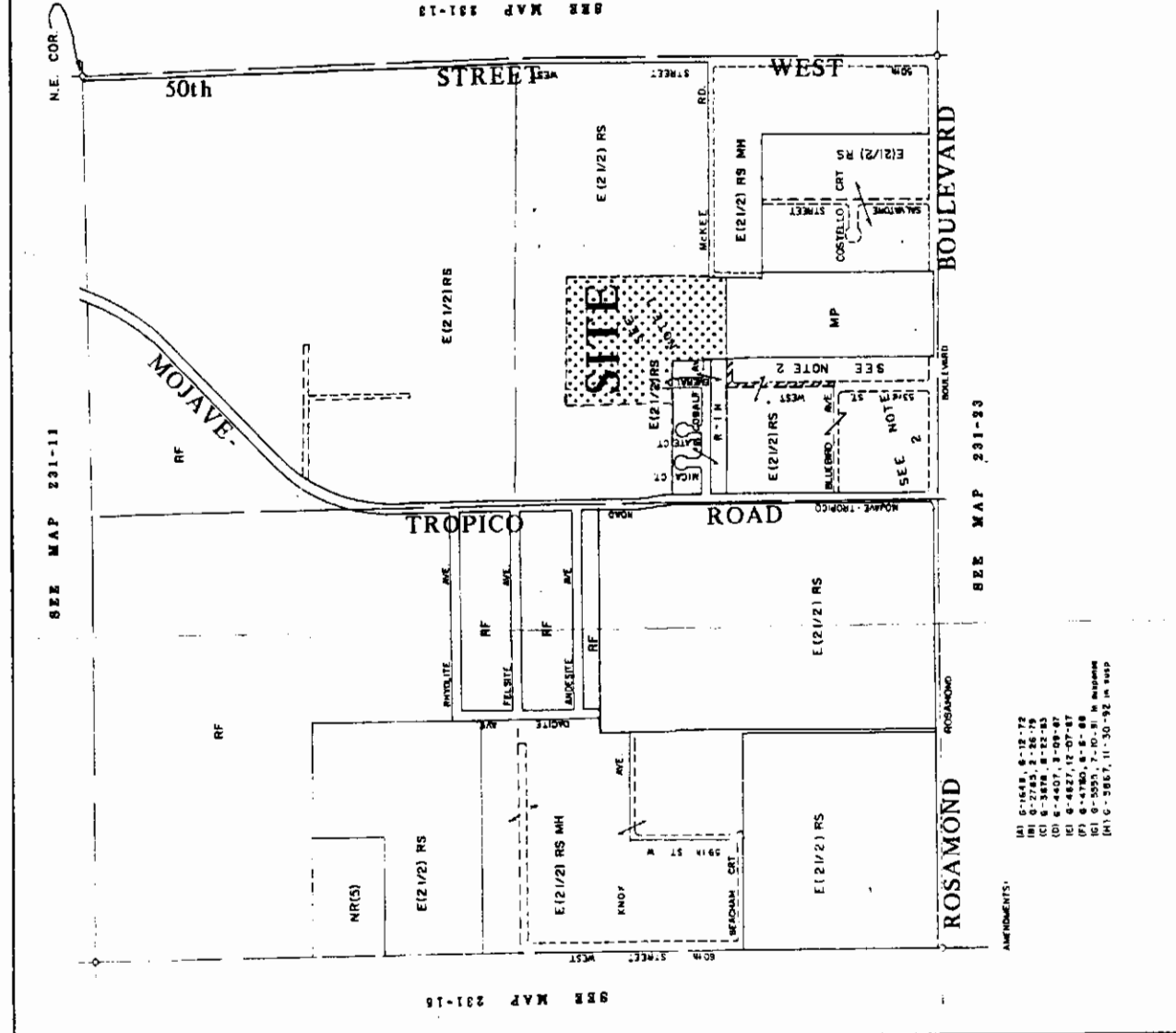
I HEREBY CERTIFY THAT THIS MAP WAS PREPARED FOR THE PURPOSE OF SHOWING LAND USE ZONING CLASSIFICATIONS WHICH WERE ADOPTED BY AMENDMENT TO THE KERN COUNTY ZONING ORDINANCE. THE ORDINANCE NUMBER AND DATE OF ADOPTION ARE SHOWN HEREON.

*[Signature]*  
 DIRECTOR

I HEREBY CERTIFY THAT THIS IS AN OFFICIAL ZONING MAP FOR THE AREA SHOWN HEREON. THE ORIGINAL ZONING DISTRICT CLASSIFICATIONS FOR THE AREA AFFECTED BY THIS ZONING MAP WERE ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 24, 1976 BY ORDINANCE 0-1599. PORTIONS OF WHICH HAVE BEEN AMENDED FROM TIME TO TIME.

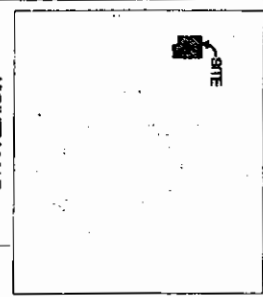
*[Signature]*  
 DEPUTY DIRECTOR

0 400 800 1200 SCALE IN FEET



- ### AMENDMENTS:
- (A) 0-1645, 6-12-72
  - (B) 0-2478, 8-22-73
  - (C) 0-4407, 3-09-87
  - (D) 0-4827, 12-07-87
  - (E) 0-4780, 8-5-88
  - (F) 0-5055, 7-30-91 in map
  - (G) 0-5067, 11-30-92 in map

ZONE MAP 231-14



**OWNER/DEVELOPER**  
DENEbola PROPERTIES, INC.  
10000 ROSAMOND BLVD., SUITE 100  
ROSAMOND, CA 91088

- LEGEND**
- 1. 1/2" = 1' (1:6)
  - 2. 1/4" = 1' (1:3)
  - 3. 1/8" = 1' (1:6)
  - 4. 1/16" = 1' (1:12)
  - 5. 1/32" = 1' (1:24)
  - 6. 1/64" = 1' (1:48)
  - 7. 1/128" = 1' (1:96)
  - 8. 1/256" = 1' (1:192)
  - 9. 1/512" = 1' (1:384)
  - 10. 1/1024" = 1' (1:768)
  - 11. 1/2048" = 1' (1:1536)
  - 12. 1/4096" = 1' (1:3072)
  - 13. 1/8192" = 1' (1:6144)
  - 14. 1/16384" = 1' (1:12288)
  - 15. 1/32768" = 1' (1:24576)
  - 16. 1/65536" = 1' (1:49152)
  - 17. 1/131072" = 1' (1:98304)
  - 18. 1/262144" = 1' (1:98304)
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  - 214. 1/26328072937473125260832016262707991171004416" = 1' (1:98304)
  - 215. 1/52656145874946250521664032525415982342008832" = 1' (1:98304)
  - 216. 1/10531229174989250104332806505083196480161664" = 1' (1:98304)
  - 217. 1/21062458349978500208665613010166392960323328" = 1' (1:98304)
  - 218. 1/42124916699957000417331226020332785920646656" = 1' (1:98304)
  - 219. 1/84249833399914000834662452040665571841293312" = 1' (1:98304)
  - 220. 1/16849966679982800166932490408133113682586624" = 1' (1:98304)
  - 221. 1/33699933359965600333864980816266227365173248" = 1' (1:98304)
  - 222. 1/67399866719931200667729961632532544730346496" = 1' (1:98304)
  - 223. 1/134799733439862401335459923265065089466891904" = 1' (1:98304)
  - 224. 1/26959946687972480267091984653013017893378208" = 1' (1:98304)
  - 225. 1/53919893375944960534183969306026035786756416" = 1' (