

# NOTICE OF PUBLIC HEARING

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The **Kern County Planning Commission** will hold a hearing on **Thursday, February 23, 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:** Carriage Homes by Moreland Consulting, Inc.

**Location:** North side of Rosamond Boulevard, approximately 335 feet east of Appleblossom Street, Rosamond area

**Proposal:** Vesting Tentative Tract 6396 proposing to divide a 20.7-acre site into 81 lots ranging in size from 7,891 square feet (net) to 9,715 square feet (net) for residential use and a 26,800-square-foot (net) sump lot; two limited design variations; a development variation to the Land Division Ordinance to allow a residential lot to front on a major highway. This project qualifies as a special situation and does not require preparation of further environmental documents pursuant to Section 15182 of the State CEQA Guidelines.

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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 February 7, 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 #6396**

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 #6396

Section 15, Township 9 North, Range 12 West, SBB&M

## ZONING MAP # 230

(SEC. 7252172.93 WITH ORDINANCE CODE OF KERN COUNTY)  
 T. 9 N. R. 12 W. S.B.B.&M. CALIFORNIA  
 KERN COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

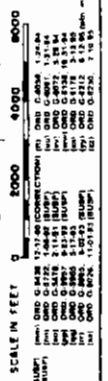
### LEGEND

- A (EXCLUSIVE AGRICULTURE)
  - 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)
  - R-3 (HIGH-DENSITY RESIDENTIAL)
  - R-1 (LOW-DENSITY RESIDENTIAL)
  - R-2 (MEDIUM-DENSITY RESIDENTIAL)
  - MS (MOBILEHOME SUBDIVISION-6000 SQ. FT.)
  - MP (MOBILEHOME PARK)
  - C-1 (NEIGHBORHOOD COMMERCIAL)
  - C-2 (GENERAL COMMERCIAL)
  - CH (HIGHWAY COMMERCIAL)
  - PD (PRECISE DEVELOPMENT COMBINING)
  - RS (RESIDENTIAL SUBURBAN COMBINING)
  - MH (MOBILEHOME COMBINING)
  - RF (RECREATION - FORESTRY)
  - OS (OPEN SPACE)
  - FPS (FLOODPLAIN - SECONDARY COMBINING)
  - FPP (FLOODPLAIN - PRIMARY)
  - FE (PETROLEUM EXTRACTION COMBINING)
  - H (AIRPORT APPROACH HEIGHT COMBINING)
  - M-2 (MEDIUM INDUSTRIAL)
- WE HEREBY CERTIFY THAT THIS OFFICIAL "ZONING MAP" WAS ADOPTED AS AN AMENDMENT TO THE OFFICIAL "LAND USE ZONING ORDINANCE" OF THE COUNTY OF KERN BY THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN, STATE OF CALIFORNIA, AT A REGULAR MEETING HELD AT THE 8TH DAY OF JULY, 1970, BY AN ORDINANCE PASSED BY SAID BOARD.
- VERA K. GIBSON  
 CLERK
- DEPUTY M. J. HANCOCK  
 CHAIRMAN OF THE BOARD

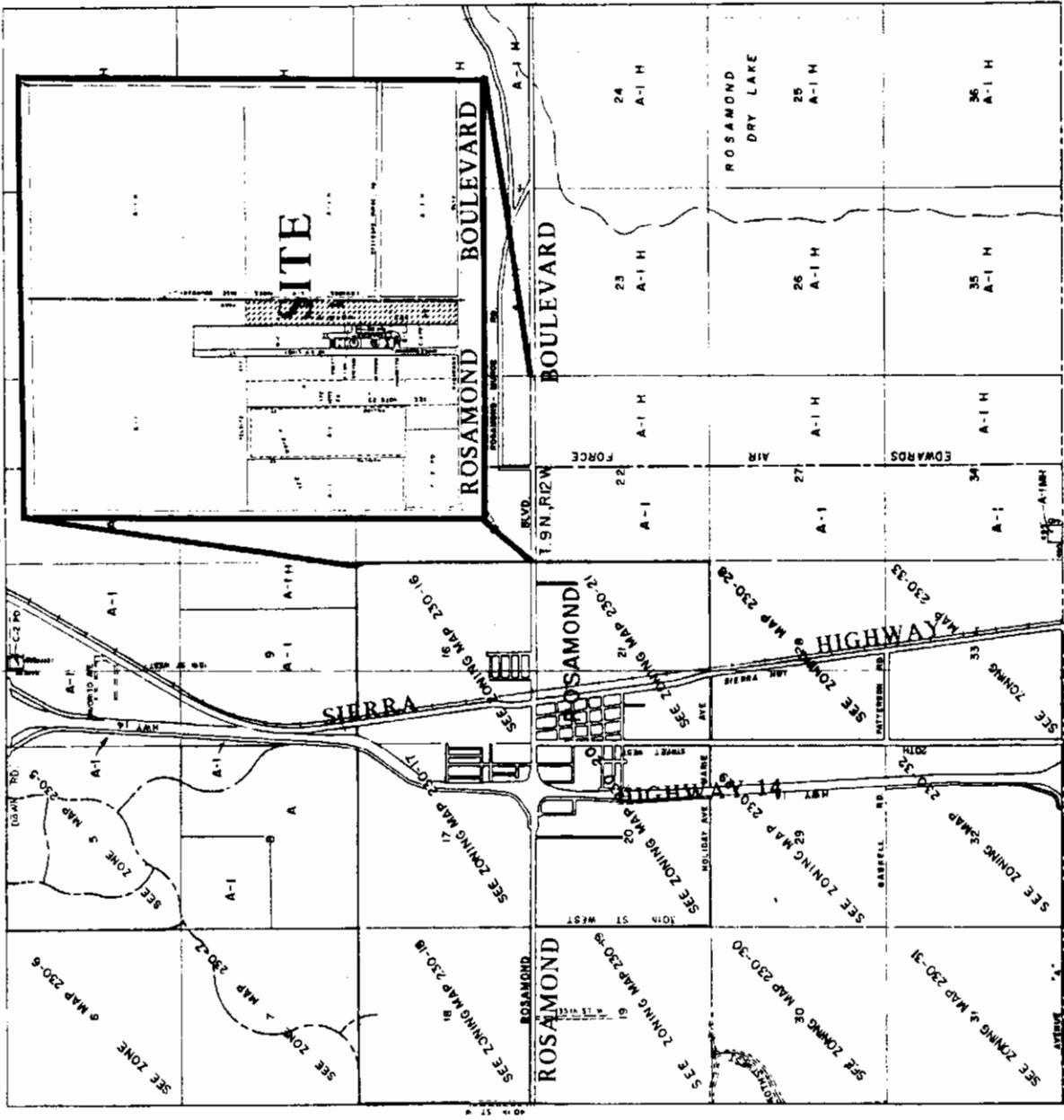
*Edward A. Liberman*  
 METRICIAN

*Verla K. Gibson*  
 CLERK

*Deputy M. J. Hancock*  
 CHAIRMAN OF THE BOARD



NOTE: 1. OWNER'S NAME AND ADDRESS TO BE SHOWN ON THIS MAP.  
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