

NOTICE OF PUBLIC HEARING

The Kern County Planning Commission will hold a hearing on **Thursday, May 26, 2005, 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: Heritage Garden Properties, Inc. and Rosamond Investment, LLC by Moreland Consulting, Inc.

Location: Northwest corner of Orange Street and 35th Street West, Rosamond area

Proposal: (a) Vesting Tentative Tract 6450 proposing to divide a 52.7-acre site into 243 residential lots ranging in size from 6,000 square feet to 8,190 square feet for single-family residential development and a 1.5-acre (67,075 square feet) sump lot; six limited design variations; a development variation to the Land Division Ordinance to allow a cul-de-sac in excess of 800 feet in length; (b) A Zone Modification to allow a six-foot-high front-yard fence, where a four-foot-high fence is required (Section 19.08.210.B), in an E (1/4) (Estate - 1/4 acre) District. 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.

If you have comments about this proposal you are encouraged to send them in writing. To ensure that your comments related to this request are incorporated into the Staff Report that is presented at the hearing, please try to submit all correspondence by May 10, 2005. 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 #6450; MOD #35, Map #230**

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

Holly V. Nelson, Planner 2 ((661) 862-8636)

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.

Vesting Tentative Tract #6450 ~ ZM #35 Map #230

Section 19, T9N, R12W, SBB&M

ADMINISTRATIVE ZONING MAP 230-19

(SEC. 7297, OF THE ORDINANCE CODE OF KERN COUNTY)
Section 19, T.9N., R.12W., 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)
R-1	(LOW-DENSITY RESIDENTIAL)
R-2	(MEDIUM-DENSITY RESIDENTIAL)
R-3	(HIGH-DENSITY RESIDENTIAL)
MS	(MOBILEHOME SUBDIVISION-6000 SQ FT)
MS(1/4)	(MOBILEHOME SUBDIVISION-1/4 ACRE)
MP	(MOBILEHOME PARK)
CO	(COMMERCIAL OFFICE)
C-1	(NEIGHBORHOOD COMMERCIAL)
C-2	(GENERAL COMMERCIAL)
CH	(HIGHWAY COMMERCIAL)
M-1	(LIGHT INDUSTRIAL)
M-2	(MEDIUM INDUSTRIAL)
M-3	(HEAVY INDUSTRIAL)
DI	(DRILLING ISLAND)
FPP	(FLOODPLAIN-PRIMARY)
PD	(PRECISE DEVELOPMENT COMBINING)
RS	(RESIDENTIAL SUBURBAN COMBINING)
MH	(MOBILEHOME COMBINING)
FPS	(FLOODPLAIN-SECONDARY COMBINING)
D	(ARCHITECTURAL DESIGN COMBINING)
H	(AIRPORT APPROACH HEIGHT COMBINING)

NOTES:
 1. ORD. G-3174 Superseded by ORD. G-4048 see note 6
 2. ORD. G-4426 ZC24 A-1 to R-1 FPS www(173 4997 X, "g")
 3. ORD. G-5081 A-1 to R-1 FPS susp
 7. ORD. G-5097 A-1 to R-1 FPS susp

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.



DIRECTOR



