

July 15 2021

STATE CLEARINGHOUSE **NOTICE OF PUBLIC HEARING BEFORE THE
KERN COUNTY BOARD OF SUPERVISORS**

A public hearing will be held before the Board of Supervisors of the County of Kern on **July 27, 2021**, at 2:00 p.m., at the Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California, to consider the following request:

1. The application and proceedings are designated as: (a) Specific Plan Amendment No. 33, Map No. 231; Zone Change Case No. 154, Map No. 231; Conditional Use Permit No. 116, Map No. 231; Specific Plan Amendment No. 35, Map No. 231; Zone Change Case No. 155, Map No. 231; Conditional Use Permit No. 117, Map No. 231; Specific Plan Amendment No. 36, Map No. 231; Specific Plan Amendment No. 37, Map No. 231; Zone Change Case No. 156, Map No. 231; Conditional Use Permit No. 118, Map No. 231; Specific Plan Amendment No. 38, Map No. 231; Conditional Use Permit No. 119, Map No. 231; Conditional Use Permit No. 4, Map No. 231-20; Specific Plan Amendment No. 39, Map No. 231; Specific Plan Amendment No. 3, Map No. 231-20; Specific Plan Amendment No. 5, Map No. 231-21; Specific Plan Amendment No. 5, Map No. 231-28; Zone Change Case No. 3, Map No. 231-21; Zone Change Case No. 3, Map No. 231-28; Conditional Use Permit No. 3, Map No. 231-21; Conditional Use Permit No. 7, Map No. 231-28; Specific Plan Amendment No. 6, Map No. 231-21; Specific Plan Amendment No. 6, Map No. 231-28; Specific Plan Amendment No. 7, Map No. 231-21; Zone Change Case No. 4, Map 231-21; Conditional Use Permit No. 4, Map No. 231-21; Cancellation of Land Use Restrictions, Land Conservation Act, Agricultural Preserve No. 24 (Zoning Maps No. 231 and 231-20) and Contract Amending Land Use Contract
2. The name of the applicant is: Raceway 2.0 Solar Project by The AES Corporation (formally sPower Development Corporation, Inc.) (PP17226)
3. The approximate location of the property subject to said proposal is: Between Rosamond Boulevard and Avenue A and between 70th Street West and 90th Street West, adjacent to the community of Rosamond in the unincorporated Kern County
4. The request to be considered is: The request to be considered is: The proposed Raceway Solar Project would involve construction and operation of six (6) solar photovoltaic (PV) power generating facilities, which would produce a combine total of approximately 291 megawatts (MW) of renewable electricity with up to 291 megawatt hours MW energy storage on 1,330 acres of land in unincorporated Kern County. The proposal includes:
(1) Raceway 2.0 Solar, Site 1: (a) Amendment to the Willow Springs Specific Plan (SPA 33, Map 231) from map code designation 7.1/4.4 (Light Industrial - Comprehensive Planning Area) to 7.1 (Light Industrial) on approximately 89 acres and from existing map code designation 7.2/4.4 (Service Industrial - Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately six (6) acres; (b) Change in zone classification (ZCC 154, Map 231) from the existing zone district E (2 1/2) RS MH FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Mobilehome Combining - Floodplain Secondary Combining) to A

FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 92 acres; (c) Conditional Use Permit (CUP 116, Map 231) to allow for the construction and operation of up to a 15 MW solar electrical generating facility, as well as related ancillary structures (Section 19.12.030.G), on 92 acres in an A (Exclusive Agriculture) District.

(2) Raceway 2.0 Solar, Site 2: (a) Amendment to Willow Springs Specific Plan (SPA 35, Map 231) from map code designation 7.1/4.4 (Light Industrial - Comprehensive Planning Area) to 7.1 (Light Industrial) on approximately 42 acres and from map code designation 7.2/4.4 (Service Industrial - Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 48 acres; (b) Change in zone classification (ZCC 155, Map 231) from E (2 1/2) RS FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 40 acres and from E (2 1/2) RS MH FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Mobilehome Combining - Floodplain Secondary Combining) to A FPS on approximately 50 acres; (c) Conditional Use Permit (CUP 117, Map 231) to allow for the construction and operation of up to a 20 MW solar electrical generating facility, as well as related ancillary structures (Section 19.12.030.G), on 90 acres in an A District; and (d) Amendment to the Willow Springs Specific Plan circulation element (SPA 36 Map 231) to eliminate road reservations along section and midsection lines in Section 32 of T.9N/R.13W, Zone Map 231.

(3) Raceway 2.0 Solar, Site 3: (a) Amendment to Willow Springs Specific Plan (SPA 37, Map 231) from map code designation 7.1/4.4 (Light Industrial - Comprehensive Planning Area) to 7.1 (Light Industrial) on approximately 75 acres and from existing map code designation 7.2/4.4 (Service Industrial - Comprehensive Planning Area) to 7.2 (Service Industrial) on approximately 38 acres; (b) Change in zone classification (ZCC 156, Map 231) from E (2 1/2) RS FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 510 acres; (c) Conditional Use Permit (CUP 118, Map 231) to allow for the construction and operation of up to a 106 MW solar electrical generating facility, as well as ancillary structures (Section 19.12.030.G), on 510 acres in an A District; and (d) Amendment to the Circulation Element of the Willow Springs Specific Plan (SPA 38, Map 231) to eliminate road reservations along section and midsection lines in Section 20 and 29 of T.9N/R.13W, Zone Map No. 231.

(4) Raceway 2.0 Solar, Site 4: (a) Conditional Use Permit (CUP 119, Map 231) to allow for the construction and operation of up to a combined 70 MW solar electrical generating facility, as well as ancillary structures (Section 19.12.030.G), on approximately 156 acres in an A District; (b) Conditional Use Permit (CUP 4 Map 231-20) to allow for the construction and operation of up to a combined 70 MW solar electrical generating facility, as well as ancillary structures (Section 19.12.030.G), on approximately 154 acres in an A District; (c) Amendment to the Circulation Element of the Willow Springs Specific Plan (SPA 39, Map 231) to eliminate road reservations along section and midsection lines in Section 20 and 29 of T.9N/R.13W, Zone Map No. 231; (d) Amendment to the Circulation Element of the Willow Springs Specific Plan (SPA 3, Map 231-20)

to eliminate road reservations along section and midsection lines in Section 20 and 29 of T.9N/R.13W, Zone Map No. 231-20; and (e) Cancellation of a Williamson Act Contract No. 20-06 on APNs: 374-011-04 and 374-011-11 (formerly known as APNs: 257-020-11 and 257-020-04).

(5) Raceway 2.0 Solar, Site 5: (a) Amendment of Willow Springs Specific Plan Amendment (SPA 5, Map 231-21) from map code designation 5.3/4.4 (Residential - Maximum 10 Units/Net Acre - Comprehensive Planning Area) to 5.3 (Residential - Maximum 10 Units/Net Acre) on approximately 160 acres; (b) amendment of Willow Springs Specific Plan (SPA 5, Map 231-28) from map code designation 5.3/4.4/2.85 (Residential - Maximum 10 Units/Net Acre - Comprehensive Planning Area - Noise/Military Flight Operations) to 5.3/2.85 (Residential - Maximum 10 Units/Net Acre - Noise - Mobile Source) on approximately 80 acres; (c) Change in zone classification (ZCC 3, Map 231-21) from E (2 1/2) RS FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 160 acres; (d) Change in zone classification (ZCC 3, Map 231-28) from E (2 1/2) RS MH FPS (Estate - 2 1/2 acres - Residential Suburban Combining - Mobilehome Combining - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 81 acres; (e) Conditional Use Permit (CUP 3, Map 231-21) to allow for the construction and operation of up to a combined 60 MW solar electrical generating facility, as well as related ancillary activities (Section 19.12.030.G), on approximately 160 acres in an A District; (f) Conditional Use Permit (CUP 7, Map 231-28) to allow for the construction and operation of up to a combined 60 MW solar electrical generating facility, as well as related ancillary activities (Section 19.12.030.G), on approximately 81 acres in an A District; (g) Amendment to the Circulation Element of the Willow Springs Specific Plan (SPA 6, Map 231-21) to eliminate road reservations along section and midsection lines in Sections 21 of T.9N/R.13W, Zone Map No. 231-21; and (h) Amendment to the Circulation Element of the Willow Springs Specific Plan (SPA 6, Map 231-28) to eliminate road reservations along section and midsection lines in Section 21 of T.9N/R.13W, Zone Map No. 231-28.; On July 8, 2021, by a vote of three yes to zero no, the Planning Commission recommended recommend the Board of Supervisors certify the Environmental Impact Report; adopt Section 15091 Findings of Fact and Section 15093 Statement of Overriding Considerations; adopt Mitigation Measure Monitoring Program; approve Amendment of the Land Use Element of the Willow Springs Specific Plan as recommended by Staff; enact ordinances and adopt resolutions approving Zone Changes as recommended by Staff; approve Conditional Use Permits subject to conditions as recommended by Staff; approve cancellation of the Williamson Act Land Use Contract subject to payment of penalty fees; direct Clerk of the Board to issue a Tentative Certificate of Cancellation subject to payment of penalty fees and compliance with all other conditions contained in the Tentative Certificate of Cancellation

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report has been prepared. Copies of the Environmental Impact Report will be on file and available for

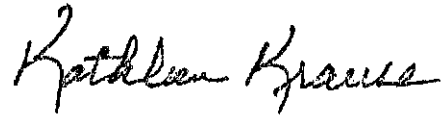
public review in the office of the Clerk of the Board of Supervisors and the Kern County Planning and Natural Resources Department.

Persons seeking additional information on this matter should contact Terrance Smalls, Supervising Planner, ((661) 862-8607) with the Kern County Planning and Natural Resources Department. We encourage the submittal of written comments by As Soon As Possible, 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. Written comments may be sent to the Kern County Planning and Natural Resources Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

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 the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

By order of the Board of Supervisors.

DATED JUL 12 2021












KATHLEEN KRAUSE
Clerk of the Board of Supervisors
County of Kern

TS:sc (07/09/21)

Raceway 2.0 Solar Project

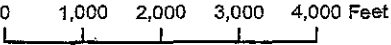
All Project Sites

by: sPower Development
Corporation, Inc

-  Site 1
-  Site 2
-  Site 3
-  Site 4
-  Site 5
-  Site 6
-  Arterials
-  Collectors
-  Dirt Roads

T9N/R13W - Sec. 20, 21, 28, 29, & 32

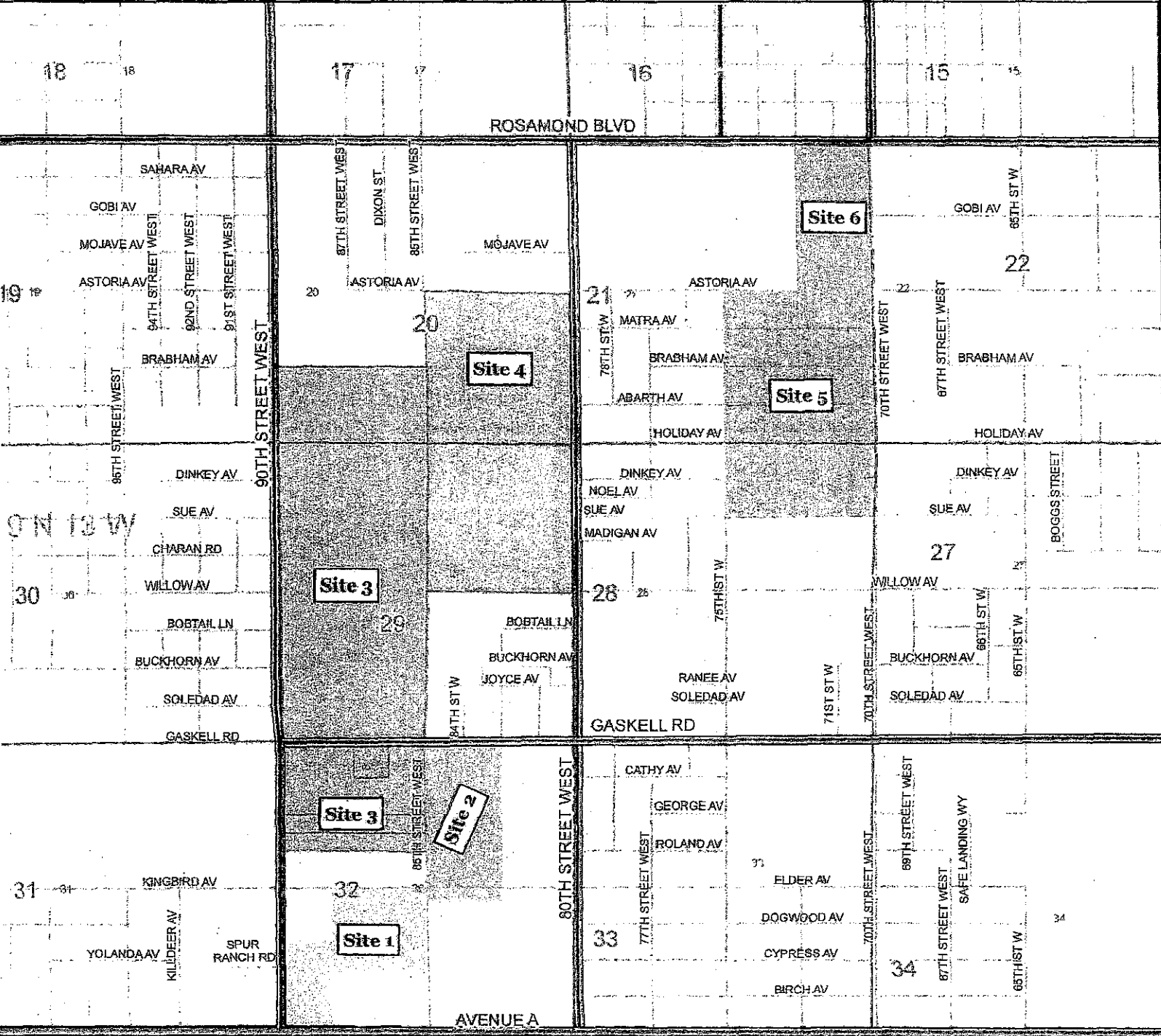
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Kern County
Planning & Natural
Resources Department




















Los Angeles County



Raceway 2.0 Solar Project

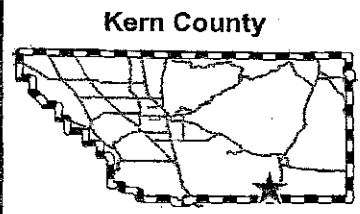
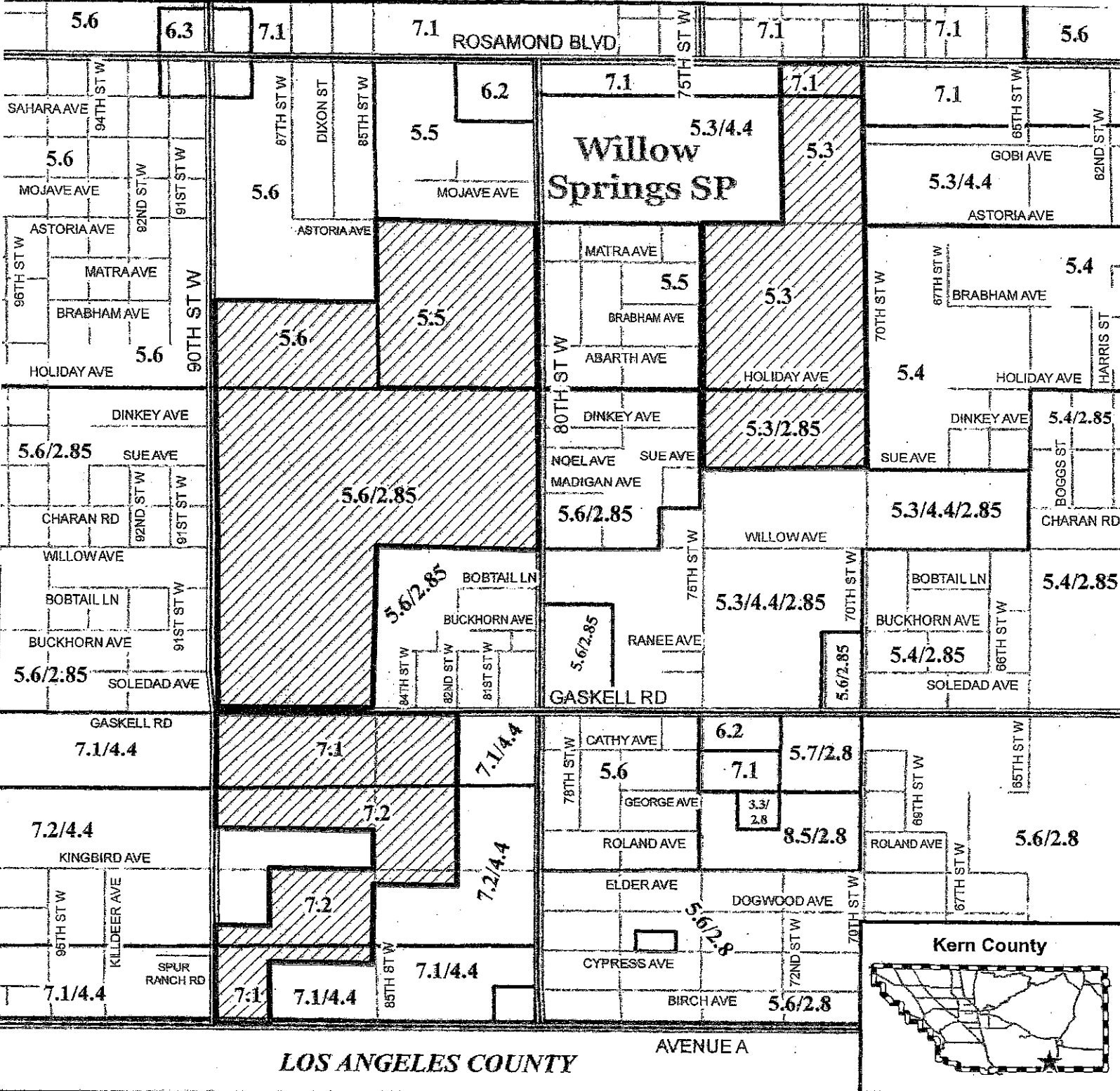
Proposed Willow Springs Specific Plan Map Designations

by: sPower Development Corporation, Inc

-  Project Boundary
-  Kern County Boundary
- SPECIFIC PLANS**
-  WILLOW SPRINGS SP
- SPECIFIC PLAN DESIGNATIONS**
-  3.3 - OTHER FACILITIES
-  5.3/4.4 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)
-  5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
-  5.5 - MAXIMUM 1 UNIT/NET ACRE (43,560 SQ. FT. SITE AREA/UNIT)
-  5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
-  5.7 - MINIMUM 5 GROSS ACRES/UNIT
-  6.2 - GENERAL COMMERCIAL
-  6.3 - 6.3 HIGHWAY COMMERCIAL
-  7.1 - LIGHT INDUSTRIAL
-  7.1/4.4 - LIGHT INDUSTRIAL
-  7.2 - SERVICE INDUSTRIAL
-  8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)
- HAZARD DESIGNATIONS**
-  2.85 - Military Flight Operations (60db)
-  2.8 - Military Flight Operations (65db)

T9N/R13W - Sec. 20, 21, 28, 29, & 32
0 880 1,760 2,640 3,520 Feet

 Kern County
Planning & Natural
Resources Department 



LOS ANGELES COUNTY








AVENUE A

Willow Springs SP

Raceway 2.0 Solar Project

Proposed Circulation Amendment

by: sPower Development
Corporation, LLC

-  Project Boundary
-  Proposed removal of future dedicated roads
-  Arterials
-  Collectors
-  Dirt Roads
-  County Boundary
-  Sections

T9N/R13W - Sec. 20, 21, 28, 29, & 32

0 850 1,700 2,550 3,400 Feet

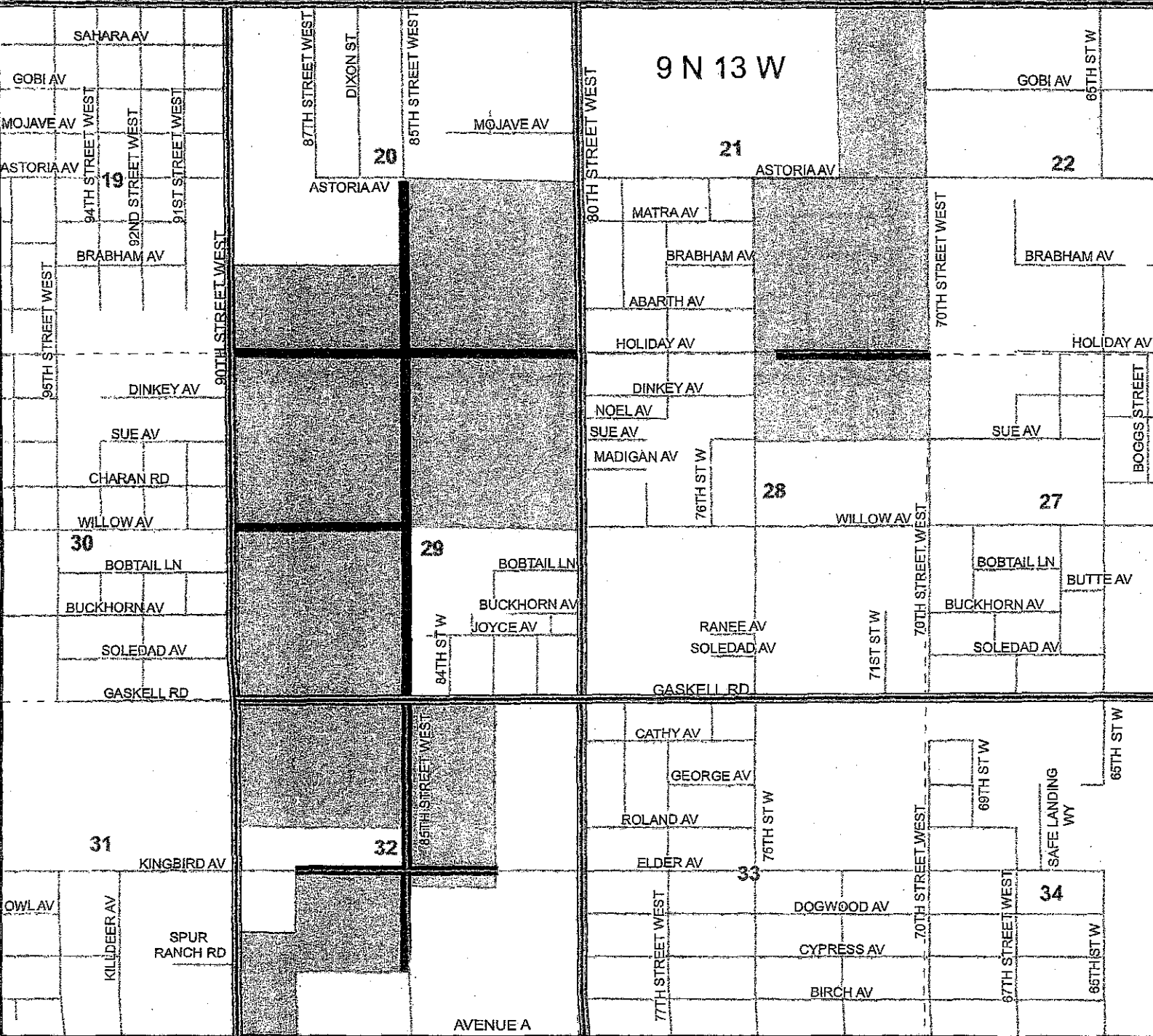


Kern County
Planning & Natural
Resources Department



ROSAMOND BLVD

9 N 13 W





















Los Angeles County

Raceway 2.0 Solar Project

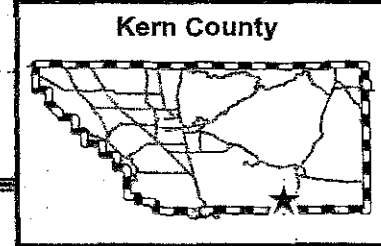
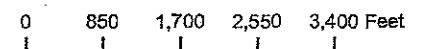
Existing Zoning Map

by: sPower Development
Corporation, Inc

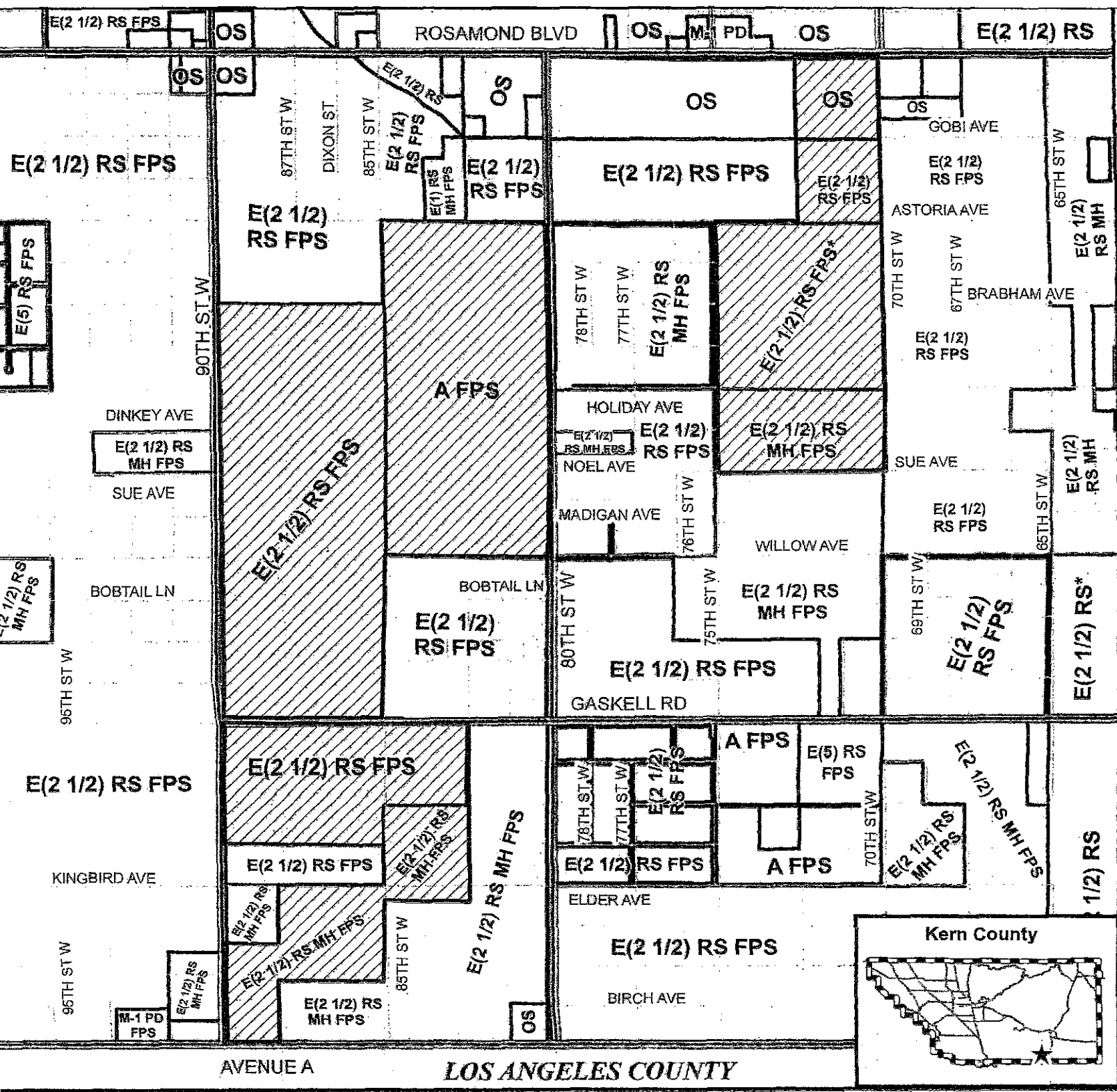
-  Project Boundary
 -  Arterials
 -  Collectors
 -  Dirt Roads
 -  Kern County Boundary
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
 -  A-1 - Limited Agriculture
 -  C-1 - Neighborhood Commercial
 -  C-2 - General Commercial
 -  E(1) - Estate (1 acre)
 -  E(2 1/2) - Estate (2.5 acres)
 -  E(5) - Estate (5 acres)
 -  M-1 - Light Industrial
 -  OS - Open Space
 -  FPS - Floodplain Secondary Combining
 -  PD - Precise Development Combining
 -  RS - Residential Suburban Combining
 -  MH - Mobilehome Combining

T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/9/2020



Kern County
Planning & Natural
Resources Department








LOS ANGELES COUNTY

AVENUE A














Raceway 2.0 Solar Project

Proposed Zoning Map Designations

by: sPower Development Corporation, Inc

-  Project Boundary
-  Arterials
-  Collectors
-  Dirt Roads
-  Kern County Boundary

KERN COUNTY ZONING DESIGNATIONS

-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  C-1 - Neighborhood Commercial
-  C-2 - General Commercial
-  E(1) - Estate (1 acre)
-  E(2 1/2) - Estate (2.5 acres)
-  E(5) - Estate (5 acres)
-  M-1 - Light Industrial
-  OS - Open Space
-  FPS - Floodplain Secondary Combining
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining
-  MH - Mobilehome Combining

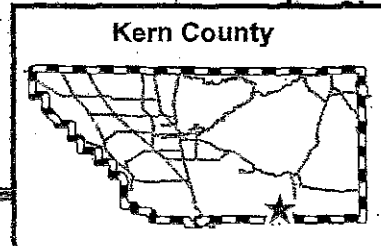
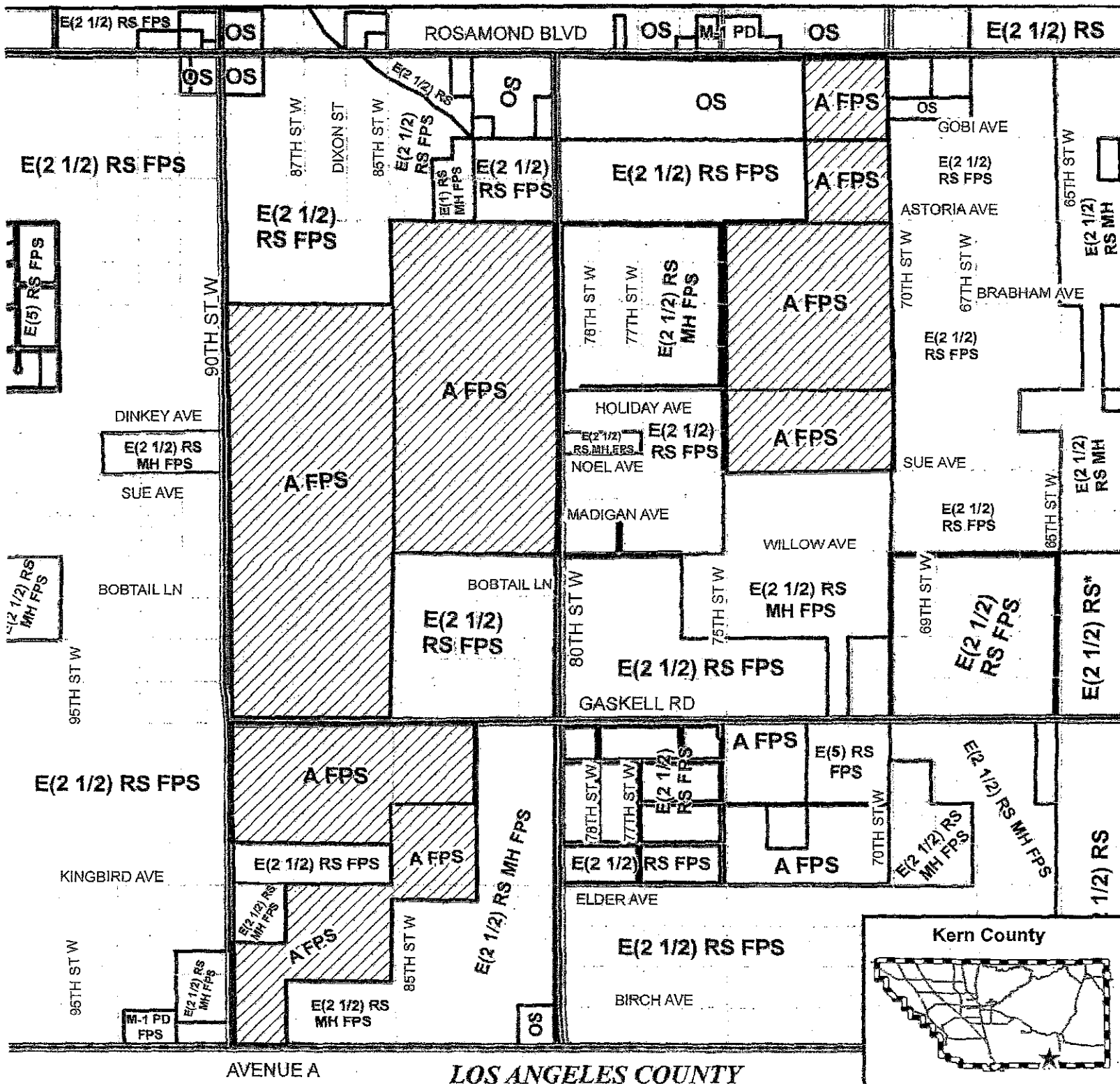
T9N/R13W - Sec. 20, 21, 28, 29, & 32

Created on: 6/9/2020

0 850 1,700 2,550 3,400 Feet



Kern County
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Resources Department



AVENUE A

LOS ANGELES COUNTY

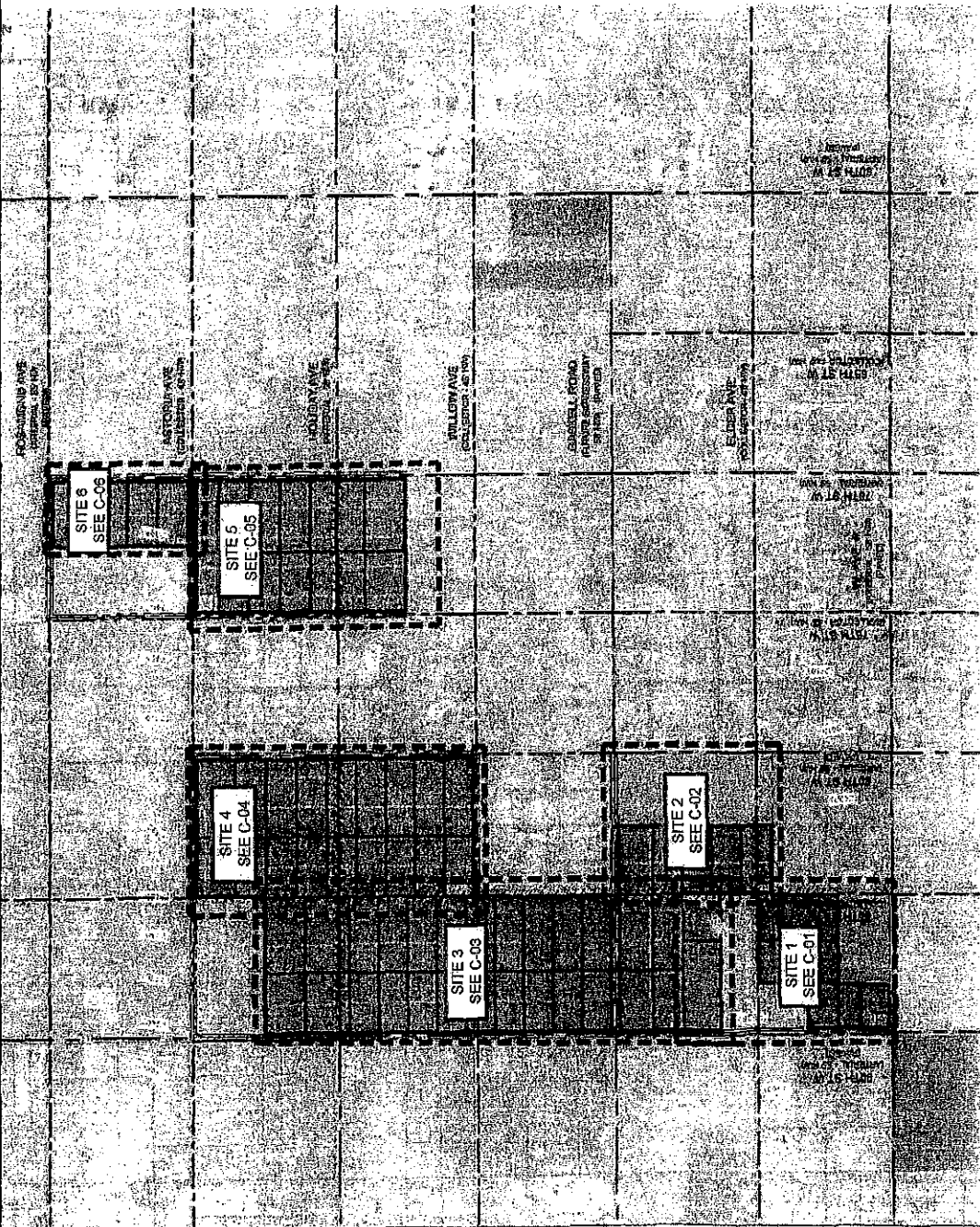


Figure 8

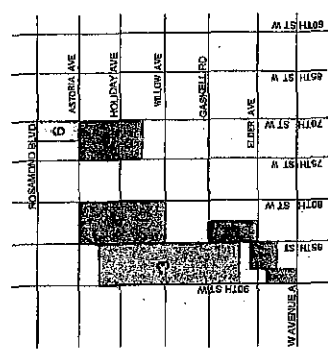
NOT ISSUED FOR CONSTRUCTION



RACEWAY 2.0 SOLAR
SINGLE-AXIS TRACKER
PHOTOVOLTAIC ARRAYS
~1,311 GROSS ACRES
280 MW

OVERALL CUP SITE PLAN
SOLAR PHOTOVOLTAIC GENERATION FACILITY
M/O W AVENUE A, S/O ROSAMOND BLVD,
W/O 60TH ST W, E/O 90TH ST W
ROSAMOND, KERN COUNTY, CA

C-00



VICINITY MAP
SITES NUMBERED
N/A

- LEGEND**
- SITE BOUNDARY
 - FUTURE ROAD RIGHT-OF-WAY (R/W)
 - LOT LINE
 - FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (C/L) (SECTION LINES)
 - FUTURE COLLECTOR R/W CENTERLINE (C/L) (SUB-SECTION LINES)
 - ZONING SETBACK FOR ARRAY FIELD
 - 6' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3'-STRAND BARBED WIRE TOP
 - SLATED CHAIN LINK FENCE
 - FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
 - EXISTING GRADE CONTOUR LINE
 - ALL WEATHER SITE ACCESS ROAD

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)

FUTURE ROAD CLASSIFICATION	FULL-WIDTH (F/W) R/W	HALF-WIDTH (H/W) R/W
EXPRESSWAY	110'	55'
MAJOR (ARTERIAL) ROADWAY	110'	55'
SECONDARY COLLECTION HIGHWAY	90'	45'

PER KERN COUNTY GENERAL PLAN (9/2/2008) AND WILLOW SPRINGS SPECIFIC PLAN (6/7/2009)

TABLE 2 - ZONING SETBACKS

SETBACKS MEASURED FROM CENTERLINE OF ROAD R/W OR ADVANCED LOT LINE UNLESS NOTED OTHERWISE

TYPE	SETBACK
LOCAL STREET - NOT SHOWN	50'
SECONDARY (COLLECTOR) HIGHWAY	70'
MAJOR (ARTERIAL) HIGHWAY	90'
FRONT	5'
REAR	10'
TYPICAL	5'

PER KERN COUNTY ZONING ORDINANCE - TITLE 19

NOTES:

- SITE LOCATED WITHIN IS SUBJECT AND SUBJECT TO CHANGE DURING FINAL DESIGN
- ROADS NOTED HEREON REPRESENT ASSUMED FUTURE DEVELOPMENT ONLY UNLESS OTHERWISE NOTED.

TABLE 3 - SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-00	OVERALL CUP SITE PLAN
C-01	ENLARGED SITE PLAN - SITE 1
C-02	ENLARGED SITE PLAN - SITE 2
C-03	ENLARGED SITE PLAN - SITE 3 SOUTH
C-04	ENLARGED SITE PLAN - SITE 3 NORTH
C-05	ENLARGED SITE PLAN - SITE 4
C-06	ENLARGED SITE PLAN - SITE 5
C-07	ENLARGED SITE PLAN - SITE 6
C-08	ENLARGED SITE PLAN - SITE 7
C-09	ENLARGED SITE PLAN - SITE 8
C-10	DETAILS



GRAPHIC SCALE IN FEET
1" = 100'
1" = 200'
1" = 400'
1" = 800'
1" = 1600'

Figure 11

No.	REVISIONS	DATE	BY

NOT ISSUED FOR CONSTRUCTION



RACEWAY 2.0 SOLAR
 .SINGLE-AXIS TRACKER
 PHOTOVOLTAIC ARRAYS
 -1.311 GROSS ACRES
 290 MW

ENLARGED SITE PLAN - SITE 3

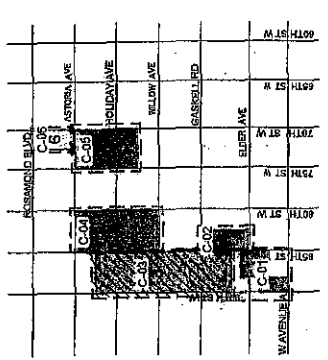
SOLAR PHOTOVOLTAIC GENERATION FACILITY
 N/O W AVENUE A, S/O ROSAMOND BLVD,
 W/O 60TH ST W, E/O 90TH ST W
 ROSAMOND, KERN COUNTY, CA

DATE	BY	REVISIONS

CUP

PRESENT ZONING 2.5 & AGRICULTURE
 PROPOSED ZONING F 2.5

C-03



VICINITY MAP
 SITES NUMBERED
 N/A

- LEGEND**
- SITE BOUNDARY
 - FUTURE ROAD RIGHT-OF-WAY (R/W)
 - LOT LINE
 - FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CL) (SECTION LINES)
 - FUTURE COLLECTOR R/W CENTERLINE (CL) (SUB-SECTION LINES)
 - ZONING SETBACK FOR ARRAY FIELD
 - 5' CHAIN LINK FENCE PERIMETER SECURITY FENCE W/ 3-STRAIN BARBED WIRE TOP
 - SLATED CHAIN LINK FENCE
 - FUTURE ROAD CENTERLINE PROPOSED TO BE REMOVED
 - EXISTING CHAIR CONTAINER LINE
 - ALL-WEATHER SITE ACCESS ROAD
 - FIRE WATER TANK
 - PRIMARY SITE ACCESS WITH SWING GATE
 - EMERGENCY ACCESS WITH RUSH DATE
 - ADJACENT SITE FOR SEPARATE SHEET (INDICATED BY DASHED LINE AND NUMBER PER VICINITY MAP)

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)

FUTURE ROAD CLASSIFICATION	FULL WIDTH (F/W) R/W	HALF-WIDTH (H/W) R/W
EXPRESSWAY	135'	67'
MAJOR (ARTERIAL) HIGHWAY	115'	57'
SECONDARY (COLLECTOR) HIGHWAY	85'	42'

PER KERN COUNTY GENERAL PLAN (E/2/2008) AND WILLOW SPRINGS SPECIFIC PLAN (4/1/2008)

TABLE 2 - ZONING SETBACKS

SETBACK TYPE	MINIMUM SETBACK
FRONT	25'
REAR	10'
SIDE	5'
SEAR	10'
PER KERN COUNTY ZONING ORDINANCE - TITLE 19	5'

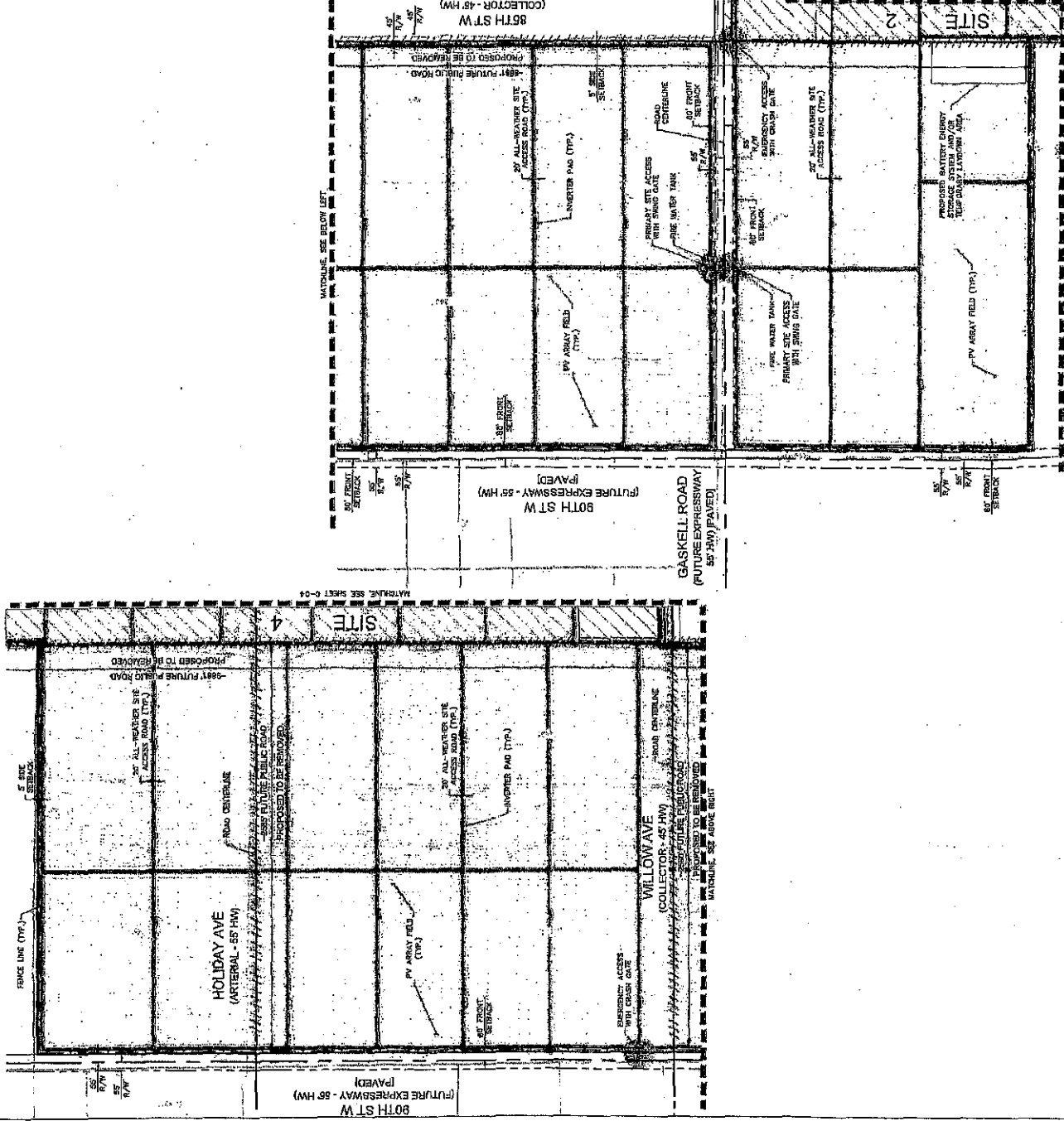


NOTES:

- ALL LOT LINES SHOWN ARE FOR INFORMATION ONLY. SUBJECT TO CHANGE DURING FINAL DESIGN.
- ROADS NOTED HEREON REPRESENT ASSUMED FUTURE BUILD-OUT COMPLETION. ASSUMED FUTURE BUILD-OUT COMPLETION DATE IS 10 YEARS FROM DATE OF THIS PLAN UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET
 1" = 100'
 1" = 200'
 1" = 400'

WSP: JLB
 DATE: 9/25/2019
 SHEET: 24 OF 25

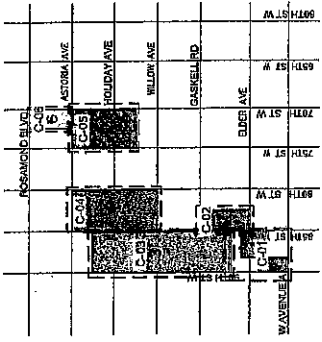


MATCHLINE, SEE SHEET C-04

MATCHLINE, SEE SHEET C-03

MATCHLINE, SEE SHEET #11

Figure 13



NOT ISSUED FOR CONSTRUCTION



RACEWAY 2.0 SOLAR
SINGLE-AXIS TRACKER
PHOTOVOLTAIC ARRAYS
~1,311 GROSS ACRES
280 MW

ENLARGED SITE PLAN - SITE 5

SOLAR PHOTOVOLTAIC GENERATION FACILITY
N/O W AVENUE A, S/O ROSAMOND BLVD,
W/O 60TH ST W, E/O 80TH ST W
ROSAMOND, KERN COUNTY, CA

LEGEND

- SITE BOUNDARY
- FUTURE ROAD RIGHT-OF-WAY (R/W)
- LOT LINE
- FUTURE ARTERIAL OR EXPRESSWAY R/W CENTERLINE (CA) (SECTION LINES)
- FUTURE COLLECTOR R/W CENTERLINE (CA) (SUB-SECTION LINES)
- ZONING SETBACK FOR ARRAY FIELD
- 5' CHAIN LINK SITE PERIMETER SECURITY FENCE W/ 3-STRAND BARBED WIRE TOP
- SLATTED CHAIN LINK FENCE
- FUTURE ROAD CENTERLINE PROPOSED TO BE REPAVED
- EXISTING GRADE CONTROL LINE
- ALL-WEATHER SITE ACCESS ROAD
- FIRE WATER TANK
- PRIMARY SITE ACCESS WITH SPRING DATE
- EMERGENCY ACCESS WITH CROWN GATE
- ADJACENT SITE ARE SEPARATE SHEET (COLOR CORRESPONDS TO SITE AND VARIES PER VICINITY MAP)

TABLE 1 - FUTURE RIGHT-OF-WAY (R/W)

FUTURE ROAD CLASSIFICATION	FULL-WIDTH (FW) R/W	HALF-WIDTH (HW) R/W
EXPRESSWAY	110'	55'
ARTERIAL	100'	50'
COLLECTOR	70'	35'
LOCAL STREET - NOT SHOWN	50'	25'

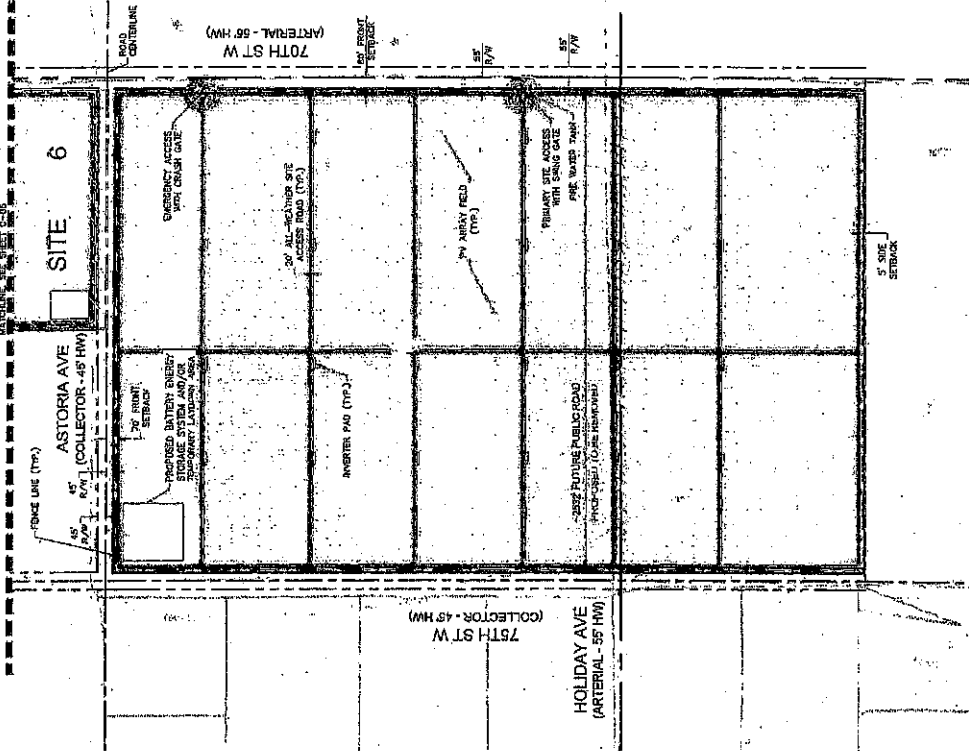
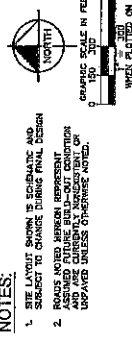
TABLE 2 - ZONING SETBACKS

BASED ON E 2.5 ZONE SETBACKS UNLESS OTHERWISE NOTED PER KERN COUNTY ZONING ORDINANCE - TITLE 19

TYPE	SETBACK
FRONT	70'
REAR	5'
SIDE	5'
ADJACENT	5'

NOTES:

- SITE LAYOUT SHOWN IS SCHEMATIC AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ASSUMED FUTURE BUILD-OUT CONTIGUOUS TO THE EXISTING BOUNDARY OF THE SITE, AND ANY ADJACENT BOUNDARIES, UNLESS OTHERWISE NOTED.



CUP

PRESENT ZONING E 2.5 & AGRICULTURE
PROPOSED ZONING E 2.5

DATE: 9/23/2019

C-05

