

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014041005

Project Title: Grapevine Specific and Community Plan by Tejon Ranchcorp (2019)
Lead Agency: Kern County Planning and Natural Resources Department **Contact Person:** Cindi Hoover
Mailing Address: 2700 "M" Street, Suite 100 **Phone:** (661) 862-8629
City: Bakersfield **Zip:** 93301-2323 **County:** Kern

Project Location: County: Kern City/Nearest Community: Lebec, Frazier Park, Wheeler Ridge, Mettler
Cross Streets: Grapevine interchange and Interstate 5 **Zip Code:** Multiple
Lat. / Long.: 34° 56' N / 118° 54' W **Total Acres:** 8,010
Assessor's Parcel No.: Multiple **Section:** Multiple **Twp.:** Multiple **Range:** Multiple **Base:** SBB&M
Within 2 Miles: State Hwy #: Interstate 5 **Waterways:** California Aqueduct
Airports: Tejon Ag (private airstrip) **Railways:** N/A **Schools:** N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec Draft EIS Other _____
 Mit Neg Dec Other Recirculated EIR FONSI

GOVERNOR'S OFFICE OF PLANNING & RESEARCH

AUG 29 2019

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Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other Ag Exclusion

Development Type:

Residential: Units 12,000 Acres _____ Water Facilities: Type On-Site Treatment Plant MGD _____
 Office: Sq.ft. 2,450,000 Acres _____ Employees _____ Transportation: Type Transit/Park and Ride
 Commercial: Sq.ft. 1,200,000 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 1,450,000 Acres _____ Employees _____ Power: Type _____ MW _____
 Educational 157 ac. (1 high school and 5 K-8 schools) Waste Treatment: Type On-Site Wastewater Fac. MGD _____
 Recreational 96 ac. Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other _____

Present Land Use/Zoning/General Plan Designation: *Land Use:* Vacant Grazing Land; Agriculture – Uncultivated Grape, and Almond; Oil Wells; Interstate 5; General Commercial. *Zoning:* A (Exclusive Agriculture); C-2 PD (General Commercial, Precise Development Combining); C-2 PD FPP (General Commercial, Precise Development Combining, Floodplain Primary). *General Plan Designation:* 2.1 (Seismic Hazard); 2.2 (Landslide); 2.4 (Steep Slope); 2.5 (Flood Hazard); 4.3 (Specific Plan- Grapevine Commercial); 6.2 (General Commercial); 8.1 (Intensive Agriculture- Min. 20 Acre); 8.3 (Extensive Agriculture- Min. 20 Acre); 8.4 (Mineral and Petroleum- Min. 5 Acre).

Project Description: *See Attached*

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>6 & 9</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>Central</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Wildlife Region <u>Fresno</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 29, 2019 Ending Date October 14, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ /s/ _____ Date: 08/29/19
Lorelei Oviatt, AICP, Director

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Title: Grapevine Specific and Community Plan by Tejon Ranchcorp (2019)

The proposed project is the reconsideration of new applications for the Grapevine Specific and Community Plan (Grapevine-2019) for consideration and potential approval by Kern County. The Grapevine planning area encompasses approximately 8,010 acres in southwestern Kern County, California and would include up to 12,000 residences (single-family and multi-family units), an additional 2,000 units that may be permitted if maximum commercial/industrial square footage is reduced as specified in the Specific and Special Plan, up to 5,100,000 square feet of commercial/industrial development, 157 acres for schools, 96 acres to 112 acres for parks, and other public facilities, including fire stations, a sheriff's substation, transit facilities/park- and-rides, and water and wastewater treatment facilities. Approximately 3,367 acres (about 42 percent of the planning area) would be designated as exclusive agriculture, with grazing and open space as the predominant land uses. Approximately 83 acres of additional infrastructure improvements would occur outside of the designated Specific Plan development area, and would include roadway improvements, an agricultural haul road, and the potential relocation of an existing California Vehicle Enforcement Facility located along I-5 to the immediate east of the project site.

The County prepared and circulated a draft and final environmental impact report (FEIR) for the Grapevine Specific and Community Plan in 2016. The Kern County Board of Supervisors unanimously approved the Grapevine project and certified the FEIR on December 6, 2016. A lawsuit alleging that several substantive sections of the FEIR failed to comply with CEQA requirements was filed on January 4, 2017 (Center For Biological Diversity et al. v. County Of Kern et al., Kern County Superior Court Case No. BCV-17-100030-KCT). On February 15, 2019, the Court issued a Writ of Mandate and a Judgment upholding the FEIR against all of the claims brought in the lawsuit except for the analysis of potential "significant adverse effects to traffic, air pollution, greenhouse gases, noise, public health and growth inducing impacts" that could occur if the project's vehicle trip internal capture rate (ICR) was lower than analyzed in the FEIR. The Judgment states that the County "is not required to start the EIR process anew" and "need only correct the deficiencies in the EIR that the Court has identified before considering recertification of the EIR. Whether the correction requires recirculation of the EIR, in whole or in part, is for the County to decide in compliance with CEQA." The Judgment directed the County to set aside the project approvals and decertify the FEIR. The County Board of Supervisors rescinded the approvals on March 12, 2019.

On March 14, 2019 the County received an application for the readoption of the Grapevine Specific and Community Plan and other County discretionary approvals, including related General Plan and Zoning Code amendments. The proposed Grapevine project and the requested County discretionary approvals described in the application are the same as considered in the FEIR. The purpose of the SREIR is to correct the specific deficiencies identified by the Court by evaluating potential traffic, air pollution, greenhouse gas, noise, public health and growth inducing impacts that could occur from lower ICRs than evaluated in the FEIR.