

NOTICE OF PUBLIC HEARING BEFORE THE  
KERN COUNTY BOARD OF SUPERVISORS

NOV 25 2019

STATE CLEARINGHOUSE

A public hearing will be held before the Board of Supervisors of the County of Kern on **December 10, 2019**, 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: Grapevine Specific and Community Plan (2019) by Tejon Ranchcorp; Specific Plan Amendment No. 157, Map No. 500; General Plan Amendment No. 9, Map No. 202; General Plan Amendment No. 10, Map No. 202; General Plan Amendment No. 4, Map No. 218R; General Plan Amendment No. 5, Map No. 218R; General Plan Amendment No. 11, Map No. 219; General Plan Amendment No. 12, Map No. 219; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; Zone Change Case No. 18, Map No. 202; Zone Change Case No. 3, Map No. 218R; Zone Change Case No. 14, Map No. 219; Agricultural Preserve No. 19 - Exclusion; Grapevine Specific and Community Plan (2019) Development Agreement No. 2
2. The name of the applicant is: Tejon Ranchcorp (PP19169)
3. The approximate location of the property subject to said proposal is: Approximately 13 miles south of the Bakersfield City limits, east and west of Interstate 5 at the Laval and the Grapevine interchanges, at the southern end of the San Joaquin Valley area of Kern County
4. The request to be considered is: The proposed **Grapevine Specific and Community Plan (2019) Project** by Tejon Ranchcorp includes the following discretionary actions: (a) Adopt the Grapevine Specific and Community Plan (2019); (b) Amend the Land Use, Open Space, and Conservation Element of the Kern County General Plan from various map code designations to Map Code 4.1 (Accepted County Plan Areas), upon approval of the Grapevine Specific and Community Plan (2019), the following map code(s) are to be established: VMU (Village Mixed Use), MU (Mixed Use), I (Industrial), EA (Exclusive Agriculture), OA (Open Area), MFR (Multifamily Residential Combining), GH (Geologic Hazard Combining), and FP (Floodplain Combining); (c) Rescind the Grapevine Commercial Map Code 4.3 (Specific Plan Required) areas as identified in Appendix C of the Kern County General Plan; (d) Amend the Circulation Element of the Kern County General Plan to delete all identified collector segments running through the project site and establish the Circulation Element of the Grapevine Specific and Community Plan (2019); (e) Adopt the proposed Grapevine Special Plan No. 2, Map 202; No. 3, Map 218R; and No. 3, Map 219; (f) Changes in zone classifications from A (Exclusive Agriculture), C-2 PD (General Commercial - Precise Development Combining), and C-2 PD FPP (General Commercial - Precise Development Combining - Floodplain Primary) to SP (Special Planning) District; (g) Exclusion of 7,852 acres from the boundaries of Agricultural Preserve No. 19; and (h) Consideration to approve the Grapevine Specific and Community Plan (2019) Development Agreement No. 2; On

November 14, 2019, by a vote of five yes to zero no, the Planning Commission recommended to certify the Supplemental Recirculated Environmental Impact Report; Adopt Section 15091 Findings of Fact and Section 15093 Statements of Overriding Consideration; Adopt the Mitigation Measure Monitoring Program; Adopt the Grapevine Specific and Community Plan (2019) as recommended by Staff with parcels subject to Williamson Act Contracts nonrenewal notices not to become effective until the contracts terminate; Approve the amendments to the Land Use, Open Space and Conservation Element of the Kern County General Plan as recommended by Staff; Approve the rescission of the Grapevine Commercial Map Code 4.3 (Specific Plan Required) areas; Approve the amendments to the Circulation Element of the Kern County General Plan as recommended by Staff; Approve zone change to SP (Special Planning) District as requested with the parcels subject to Williamson Act Contract nonrenewal notices not to become effective until the contracts terminate; Adopt the proposed Grapevine Special Plan as recommended by Staff; Approve Exclusion from the boundaries of Agricultural Preserve No. 19 as requested with the parcels subject to Williamson Act Land Use Contract nonrenewal notices not to become effective until the contract terminates

In accordance with the California Environmental Quality Act (CEQA), a Supplemental Recirculated Environmental Impact Report has been prepared. Copies of the Supplemental Recirculated Environmental Impact Report are 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 Cindi Hoover, Planner 2 ((661) 862-8629) with the Kern County Planning and Natural Resources Department. We encourage the submittal of written comments 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.

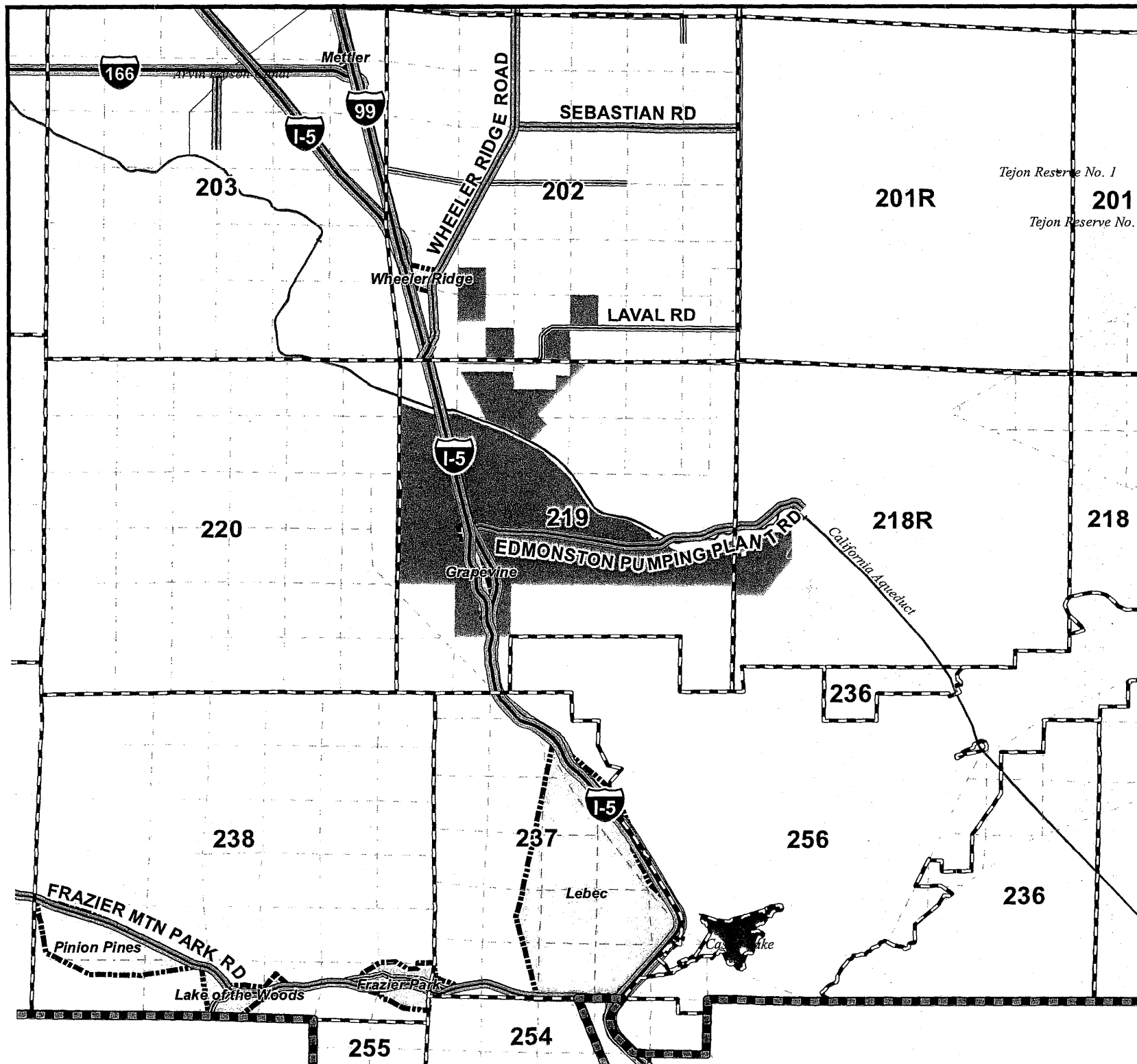
By order of the Board of Supervisors.

DATED NOV 20 2019

  
KATHLEEN KRAUSE

Clerk of the Board of Supervisors  
County of Kern

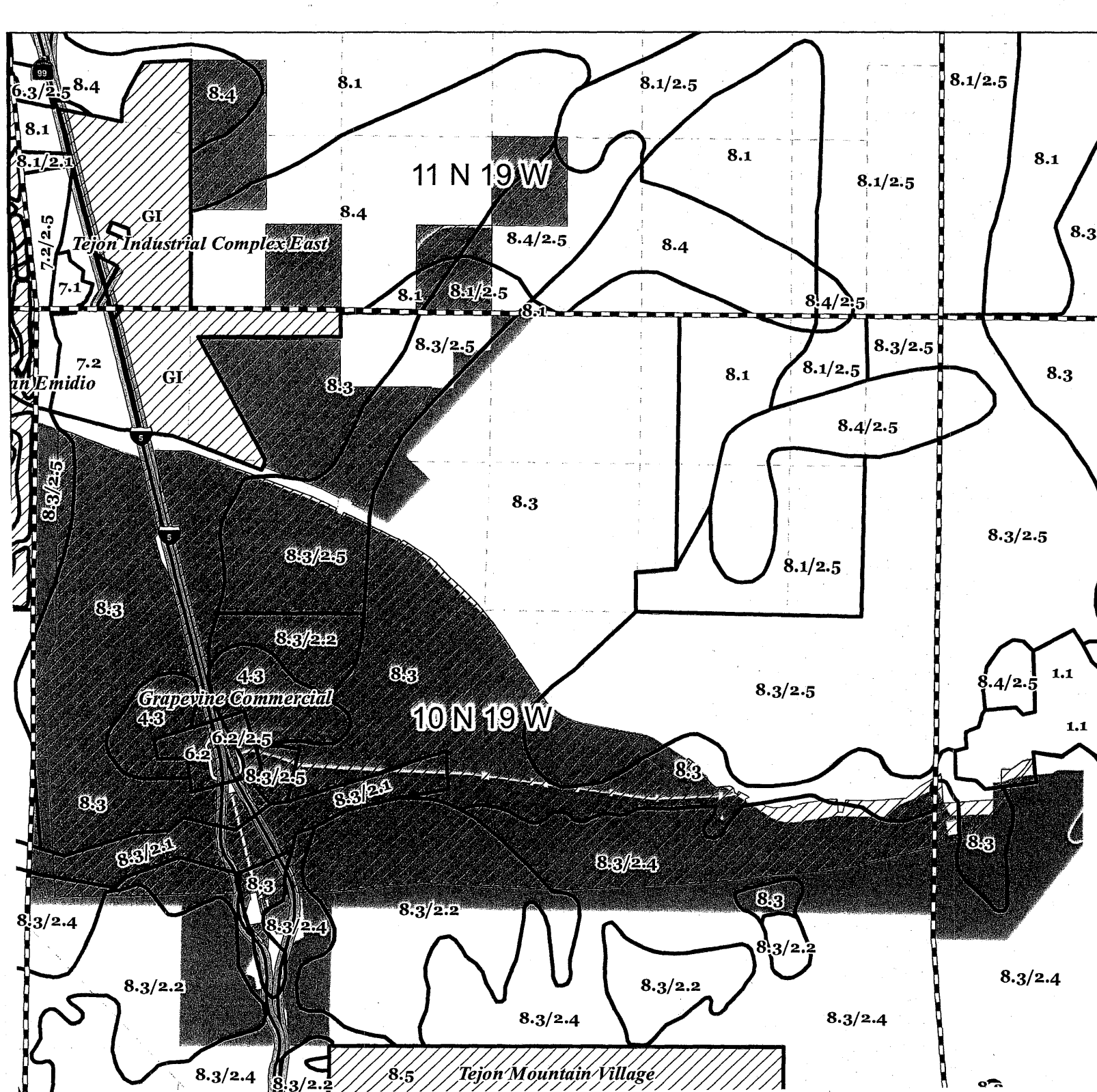
CEH:sc (11/18/19)



SPA No. 157, Map No. 500;  
 GPA No. 9, Map No. 202;  
 GPA No. 10, Map No. 202;  
 GPA No. 4, Map No. 218R;  
 GPA No. 5, Map No. 218R;  
 GPA No. 11, Map No. 219;  
 GPA No. 12, Map No. 219;  
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 ZCC No. 3, Map No. 218R;  
 ZCC No. 14, Map No. 219;  
 Special Plan No. 2,  
 Map No. 202;  
 Special Plan No. 3,  
 Map No. 218R;  
 Special Plan No. 3,  
 Map No. 219;  
 Ag. Preserve No. 19 – Exclusion,  
 Map No. 202

**Figure 1 -  
 Vicinity Map  
 Grapevine Specific  
 and Community Plan (2019)  
 by Tejon Ranchcorp**

- Legend**
- Kern County Boundary
  - Township/Range
  - Sections
  - Unincorporated Towns
  - Grapevine Specific Plan Area



SPA No. 157, Map No. 500;  
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**Figure 2**  
**Existing General Plan**  
 Grapevine Specific & Community Plan (2019)  
 By Tejon Ranchcorp

**Legend**

- General Plan Boundaries
- Specific Plans
- Kern Highways
- Township/Range
- Grapevine Specific Plan Area

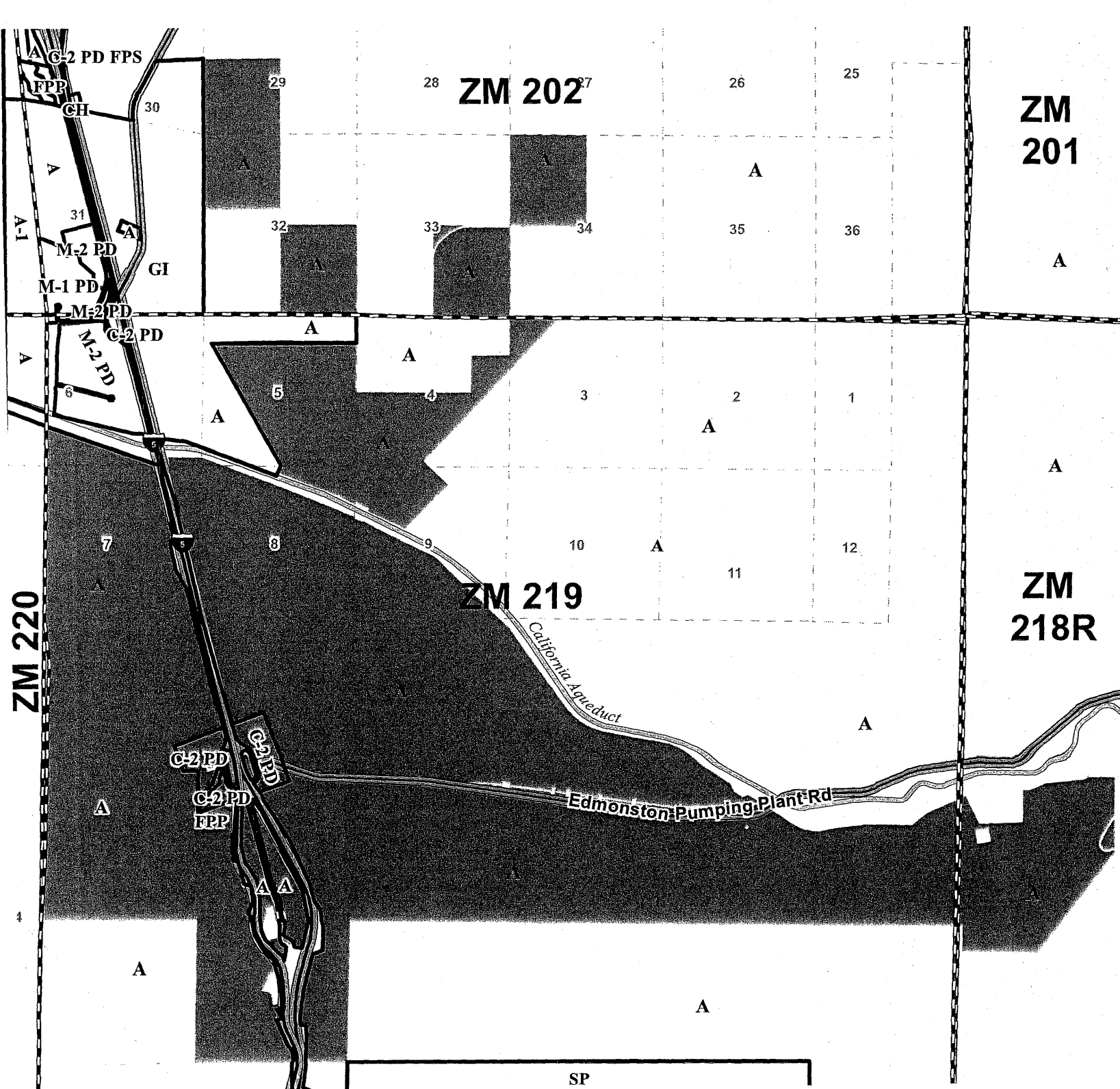
**KERN COUNTY GENERAL PLAN DESIG.**

- 1.1 State and Federal Land
- 2.1 Seismic Hazard
- 2.2 Landslide
- 2.4 Steep Slope
- 2.5 Flood Hazard
- 4.3 Grapevine Commercial
- 6.2 General Commercial
- 6.3 Highway Commercial
- 7.1 Light Industrial
- 7.2 Service Industrial
- 8.1 Intensive Agriculture
- 8.3 Extensive Agriculture
- 8.4 Mineral and Petroleum

0 1 Miles

Kern County Planning & Natural Resources Department





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**Figure 3**  
**Existing Zoning**  
 Grapevine Specific  
 & Community Plan (2019)  
 By Tejon Ranchcorp

**Legend**

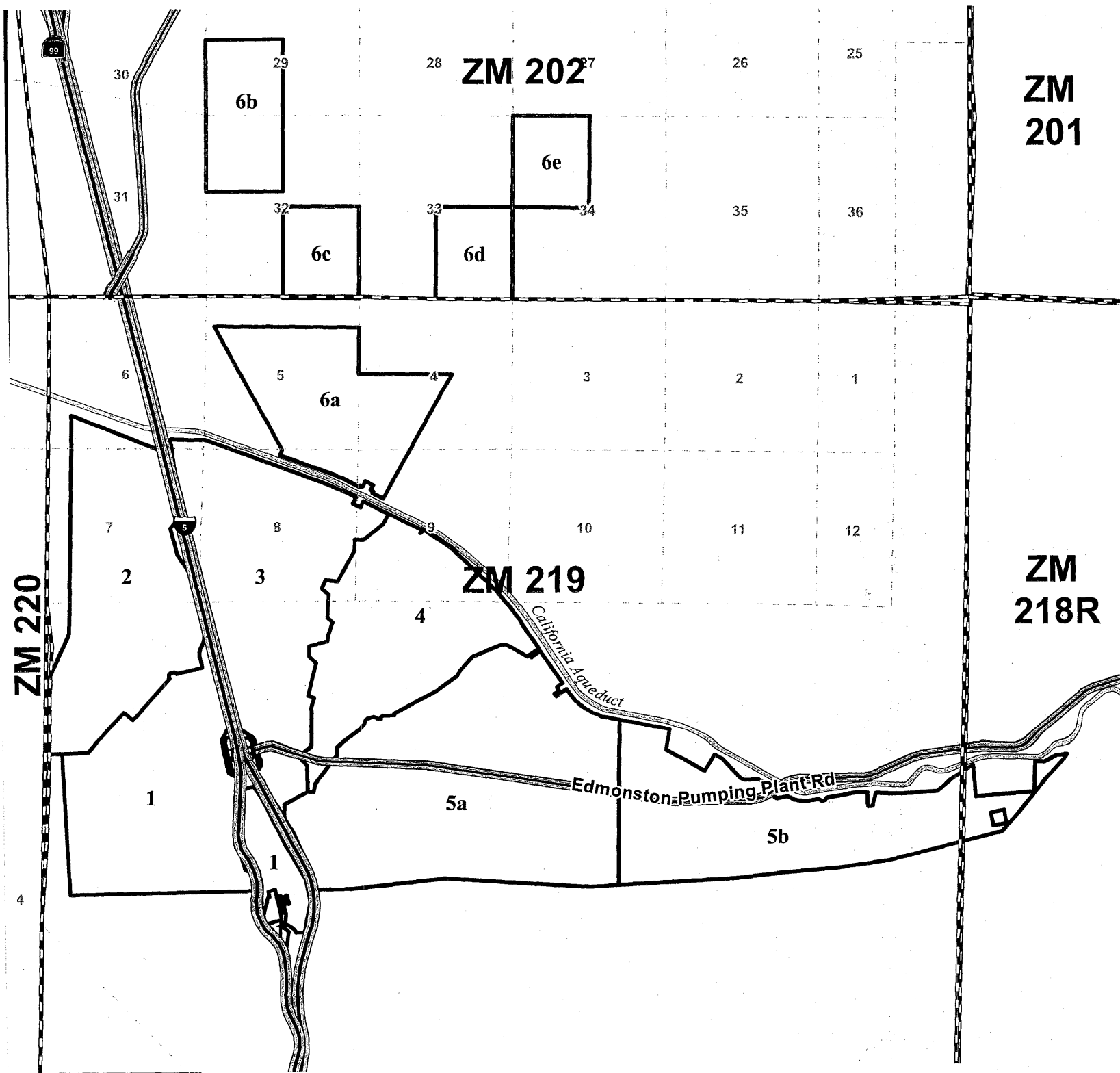
- Zone Map
- Zoning Boundaries
- Kern Highways
- Arterials
- Grapevine Specific Plan Area

**KERN COUNTY**  
**ZONING DESIGNATIONS**

- A Exclusive Agriculture
- A-1 Limited Agriculture
- CH Commercial Highway
- C-2 General Commercial
- M-1 Light Industrial
- M-2 Medium Industrial
- GI General Industrial (TIC East)
- PD Precise Development Combining
- FPP Floodplain Combining
- SP Special Planning District

0 1 Miles





Kern County  
 Planning & Natural  
 Resources Department




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**Figure 4**  
**Grapevine Sub-Areas**  
 Grapevine Specific  
 & Community Plan (2019)  
 By Tejon Ranchcorp

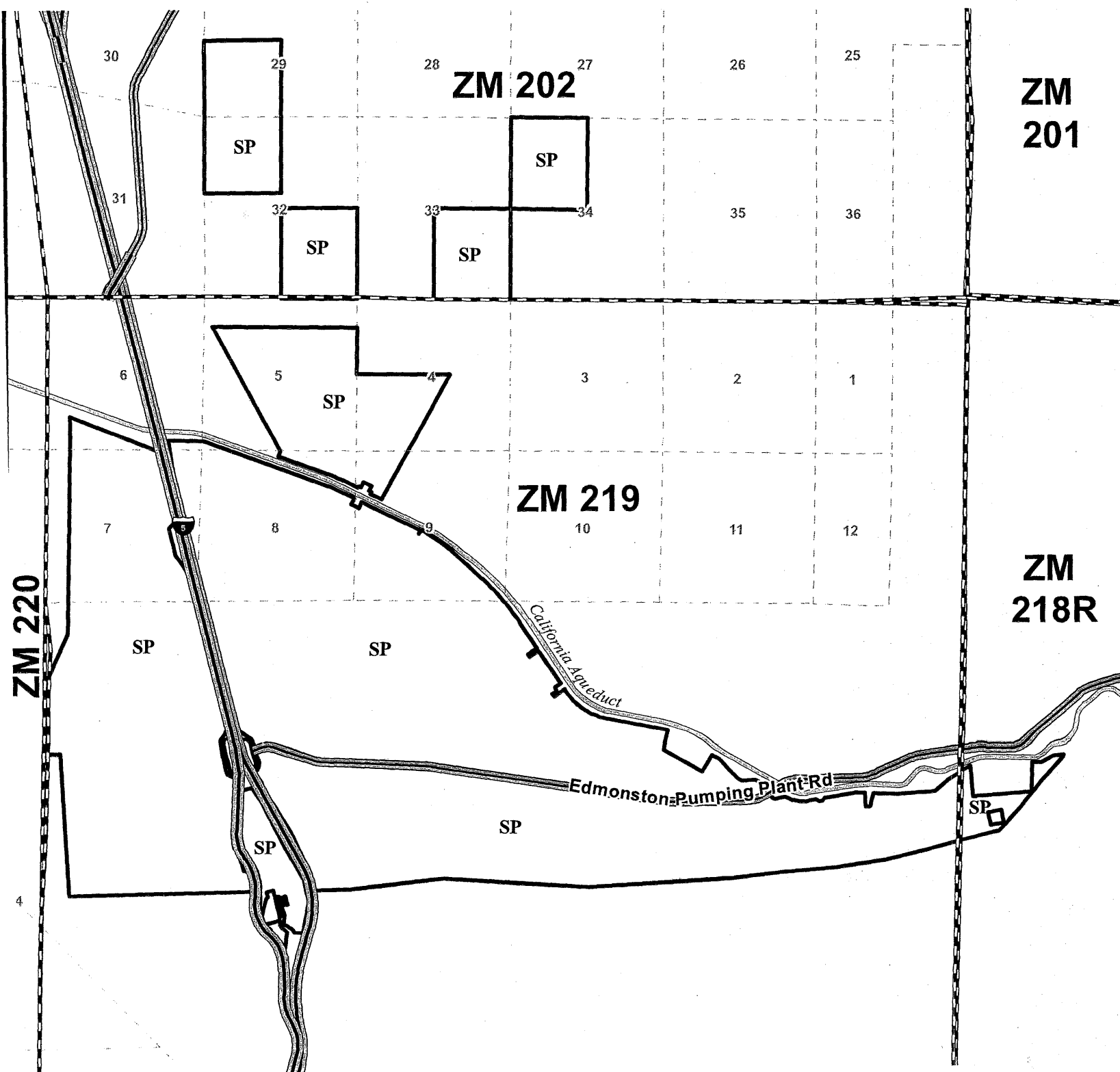
**Legend**

-  Zone Map
-  Kern Highways
-  Arterials
-  Grapevine Sub-Areas

0 1 Miles

 Kern County  
 Planning & Natural  
 Resources Department





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**Figure 6**  
**Proposed**  
**Grapevine Zoning**  
 Grapevine Specific  
 & Community Plan (2019)  
 By Tejon Ranchcorp

**Legend**

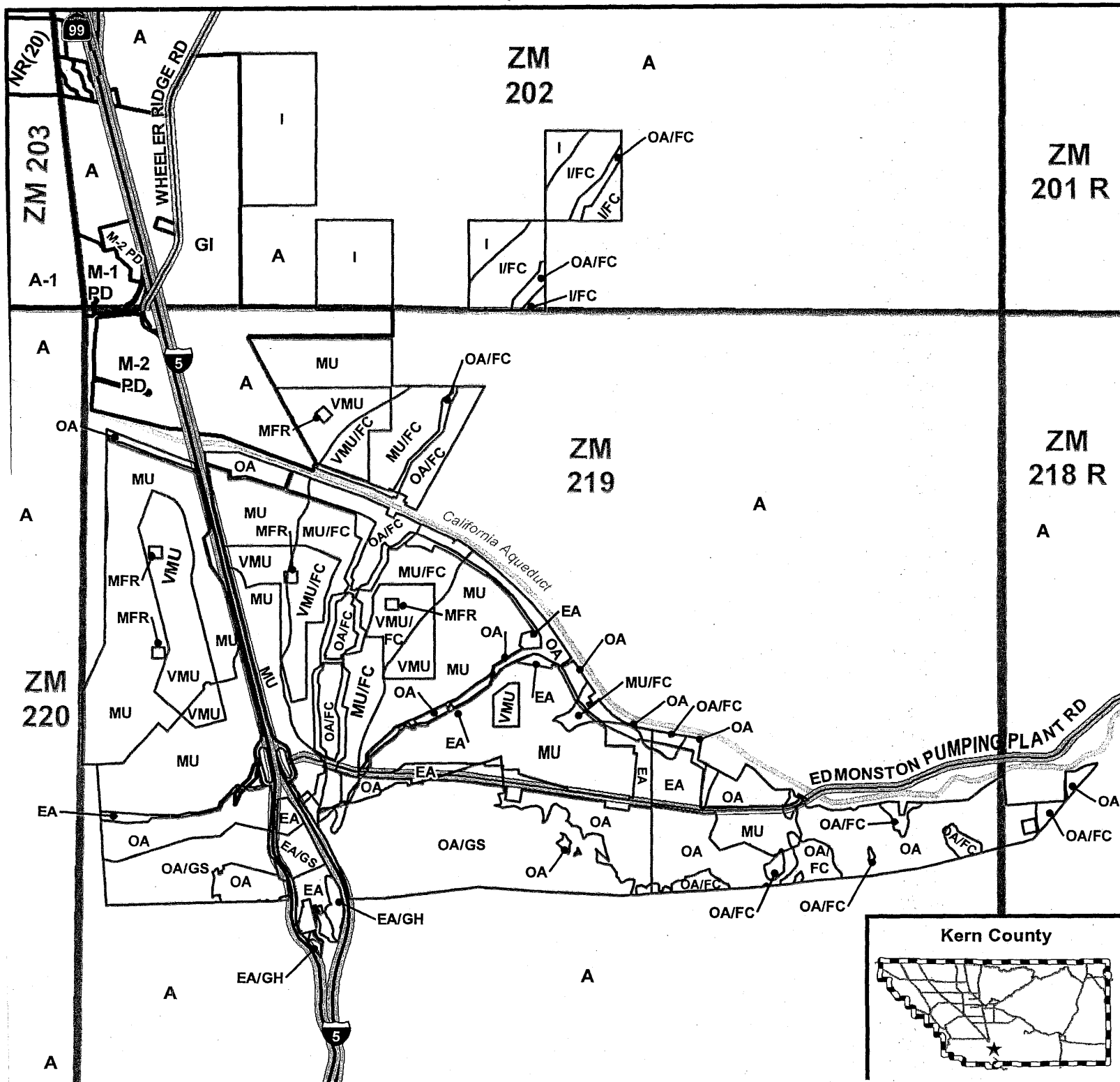
- Zone Map
- Kern Highways
- Arterials
- Proposed Grapevine Zoning

**KERN COUNTY**  
**ZONING DESIGNATIONS**

SP Special Planning District

0 1 Miles

Kern County  
 Planning & Natural  
 Resources Department



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**Figure 7 -  
 Proposed Special  
 Plan Designations**  
 Grapevine Specific &  
 Community Plan (2019)  
 By: Tejon Ranchcorp

Project Site  
 Zone Map

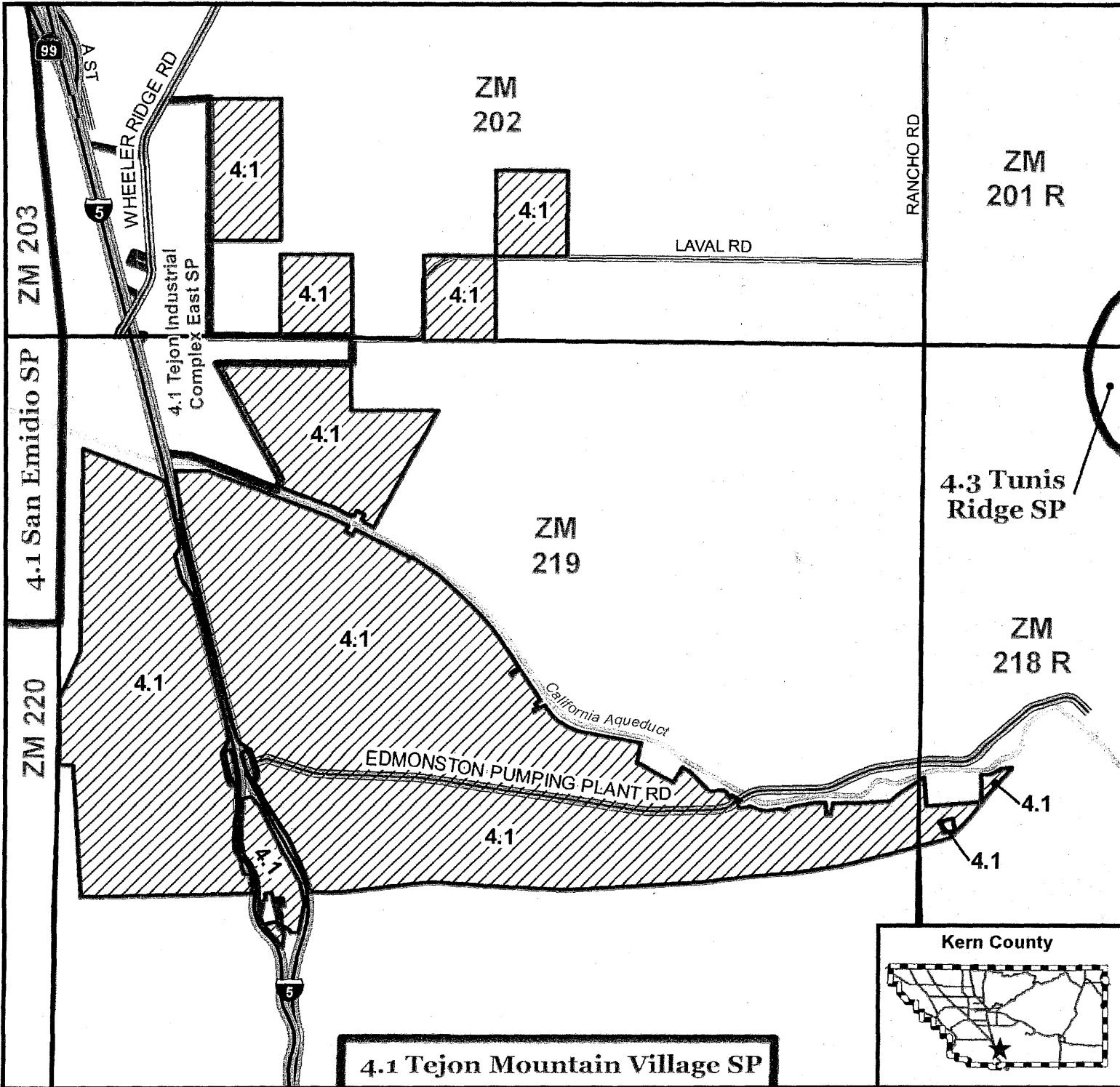
**Special Plan Designations**

- VMU - Village Mixed Use
- VMU/FC - Village Mixed Use/ Floodplain Constraint
- OA - Open Area
- OA/GS - Open Area / Geology and Soils Constraint
- OA/FC - Open Area/Floodplain Constraint
- MU - Mixed Use
- MU/FC - Mixed Use/ Floodplain Constraint
- I - Industrial
- I/FC - Industrial /Floodplain Constraint
- EA - Exclusive Agriculture
- EA/GS - Exclusive Agriculture/ Geology and Soils
- MFR - Multi Family Residential

0 0.25 0.5 0.75 1 Miles

**Kern County**  
 Planning & Natural  
 Resources Department





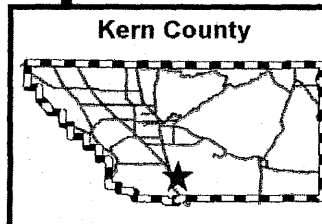
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**Figure 5 - Proposed  
 General Plan  
 Designations**

Grapevine Specific &  
 Community Plan (2019)  
 By Tejon Ranchcorp

- Project Site
- Zone Map
- INTERSTATE
- NAMED HWY
- STATE HWY
- Arterials
- Collectors
- Specific Plans
- Water Courses

0 0.375 0.75 1.5 Miles



Kern County  
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