

NOTICE OF PUBLIC HEARING

The Kern County Planning Commission will hold a hearing on **Thursday, February 27, 2020, 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: 99 Houghton Project by McIntosh & Associates (PP16132)

Location: Bound by South Union Avenue on the east, State Route 99 on the west, DiGiorgio Road to the north and Houghton Road to the south, Bakersfield ; Supervisorial District 4 - Couch

Proposal: (a) General Plan Amendment from map code designation R-IA (Intensive Agriculture) to LI (Light Industrial) on 108 acres, SI (Service Industrial) on 159 acres, HC (Highway Commercial) on 9.01 acres, and GC (General Commercial) on 22 acres or a more restrictive district; (b) A change in zone classification from A (Exclusive Agriculture) to M-1 PD (Light Industrial - Precise Development Combining) on 108 acres, M-2 PD (Medium Industrial - Precise Development Combining) on 159 acres, CH PD (Highway Commercial - Precise Development Combining) on 25 acres and C-2 PD (General Commercial - Precise Development Combining) on 22 acres of the proposed site or a more restrictive district; (c) Conditional Use Permits for the construction of a Sewage Treatment Plant (Section 19.38.030.H) and the construction of a Water Treatment Plant (Section 19.38.030.K) in an M-2 (Medium Industrial) District; (d) Exclusion of 257.57 acres from the boundaries of Agricultural Preserve No. 13. The proposed project would allow the development of an Industrial Park with a maximum of 4,613,004 square feet of net building area. The application and an Environmental Impact Report are on file in the Office of the Kern County Planning and Natural Resources Department and are available for public review.

If you have comments about this proposal you are encouraged to send them in writing. We encourage the submittal of written comments by February 11, 2020, 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 and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Please make reference to the file number: **GPA #1, Map #143-07; ZCC #2, Map #143-07; CUP #5, Map #143-07; Ag Pres #13 - Incl**

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

Carlos Rojas, Planner 3 ((661) 862-5015)

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 and Natural Resources Department at, or prior to, the public hearing.

GPA 1, ZCC 2,
CUP 5, Map No. 143-07;
Ag Preserve
No. 13- Excl.

Vicinity Map

McIntosh & Associates

-  SITE
-  NAMED HWY
-  STATE HWY
-  Arterials
-  Township/Range
-  Sections
-  Water Bodies
-  City Limits
-  Unincorporated Cities

APN: 185-140-08

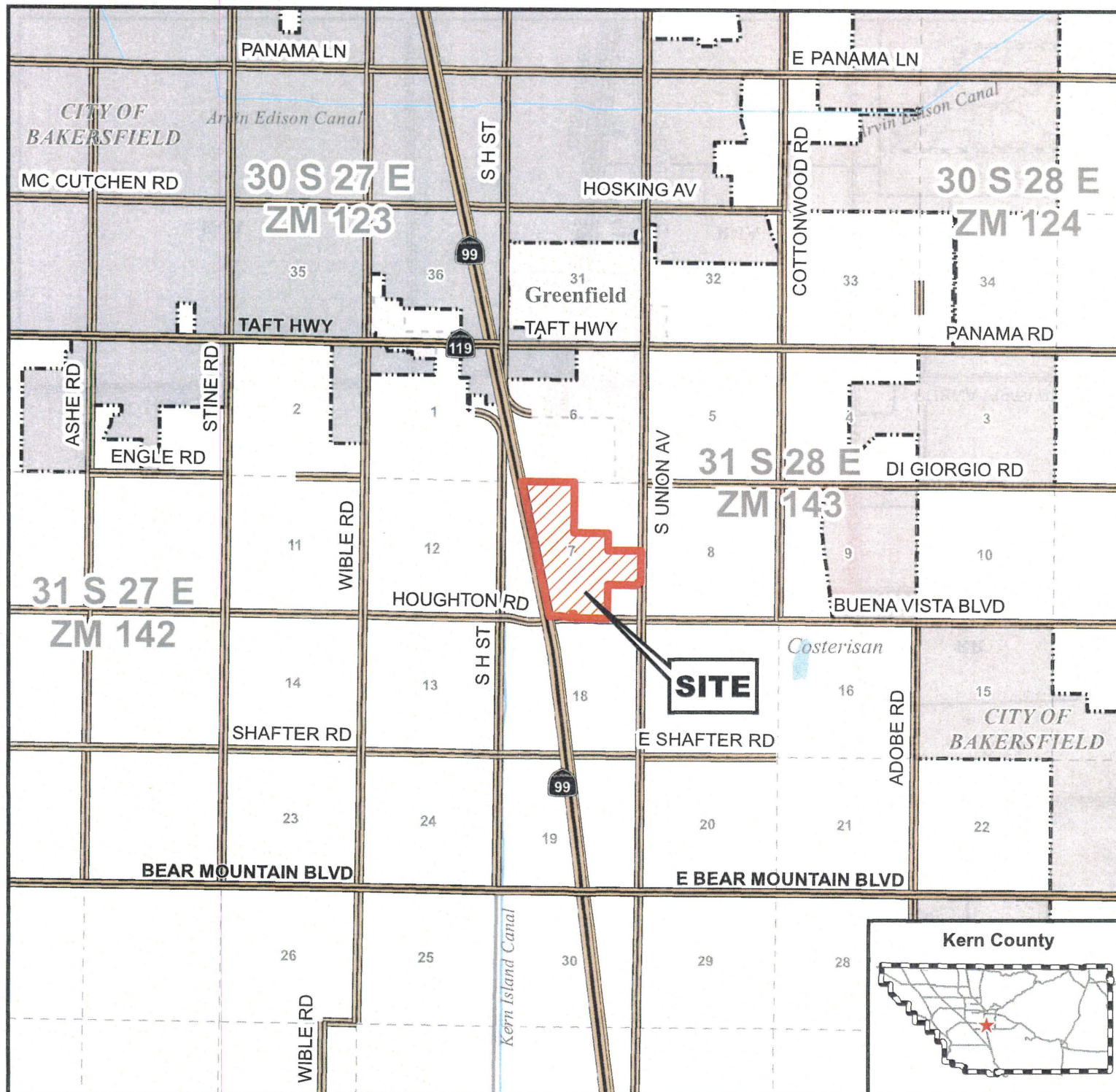
Sec. 7- T31S/R28E

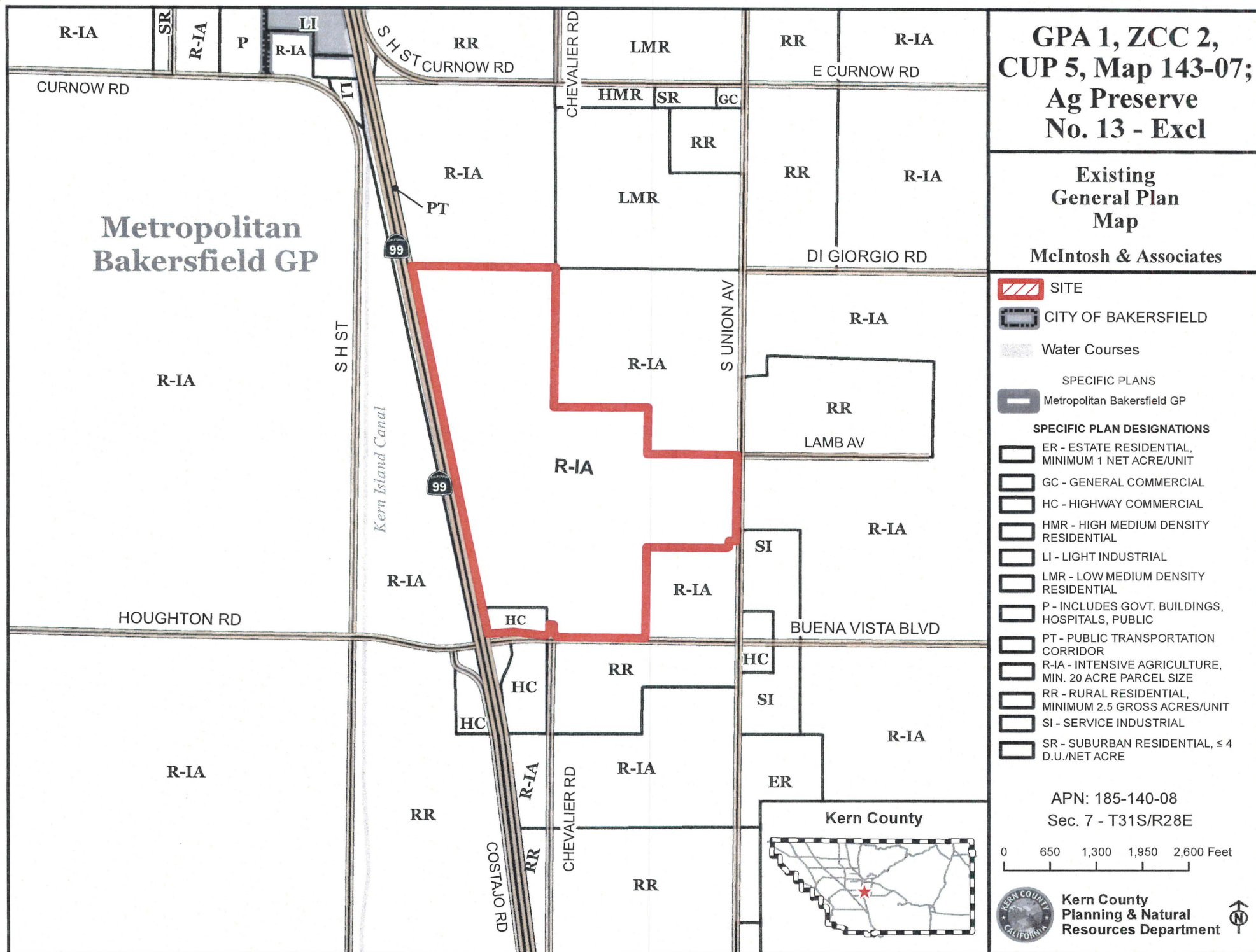
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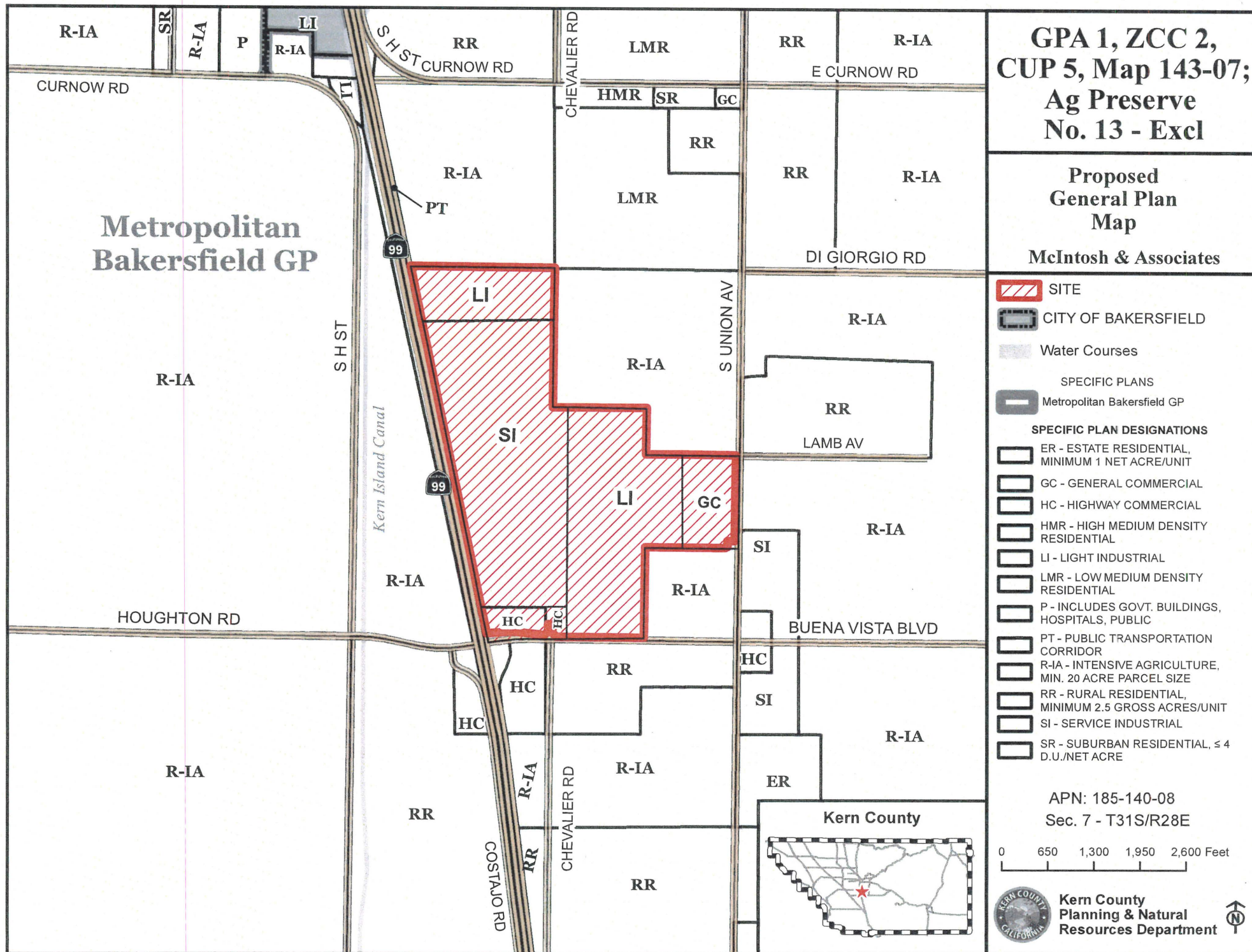
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Kern County
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Resources Department







GPA 1, ZCC 2, CUP 5, Map 143-07; Ag Preserve No. 13 - Excl.

Existing Zoning Map

McIntosh & Associates

-  STATE HWY
-  Arterials
-  Collectors
-  Locals
-  Water Courses
- KERN COUNTY ZONING DESIGNATIONS**
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  C-2 - General Commercial
-  CH - Highway Commercial
-  E(1) - Estate (1 acre)
-  E(1/2) - Estate (.5 acre)
-  E(10) - Estate (10 acres)
-  E(2 1/2) - Estate (2.5 acres)
-  M-1 - Light Industrial
-  M-2 - Medium Industrial
-  R-2 - Medium Density Residential
-  PD - Precise Development Combining
-  RS - Residential Suburban Combining
-  MH - Mobilehome Combining

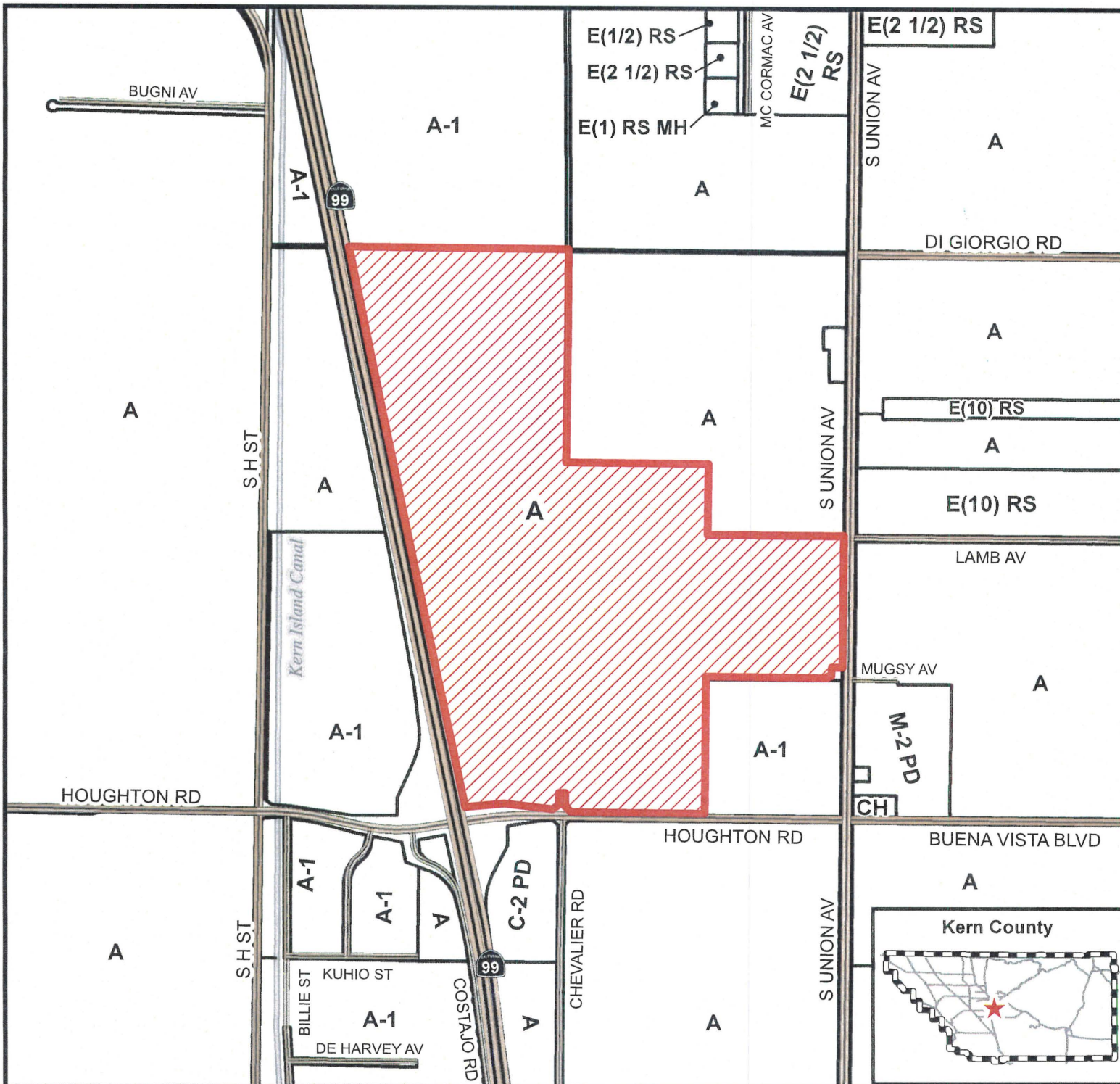
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Planning & Natural
Resources Department**



**GPA 1, ZCC 2,
CUP 5, Map 143-07;
Ag Preserve
No. 13 - Excl.**

**Proposed
Zoning Map**

McIntosh & Associates

-  **SITE**
-  **STATE HWY**
-  **Arterials**
-  **Collectors**
-  **Locals**
-  **Water Courses**
- KERN COUNTY ZONING DESIGNATIONS**
-  **A - Exclusive Agriculture**
 -  **A-1 - Limited Agriculture**
 -  **C-2 - General Commercial**
 -  **CH - Highway Commercial**
 -  **E(1) - Estate (1 acre)**
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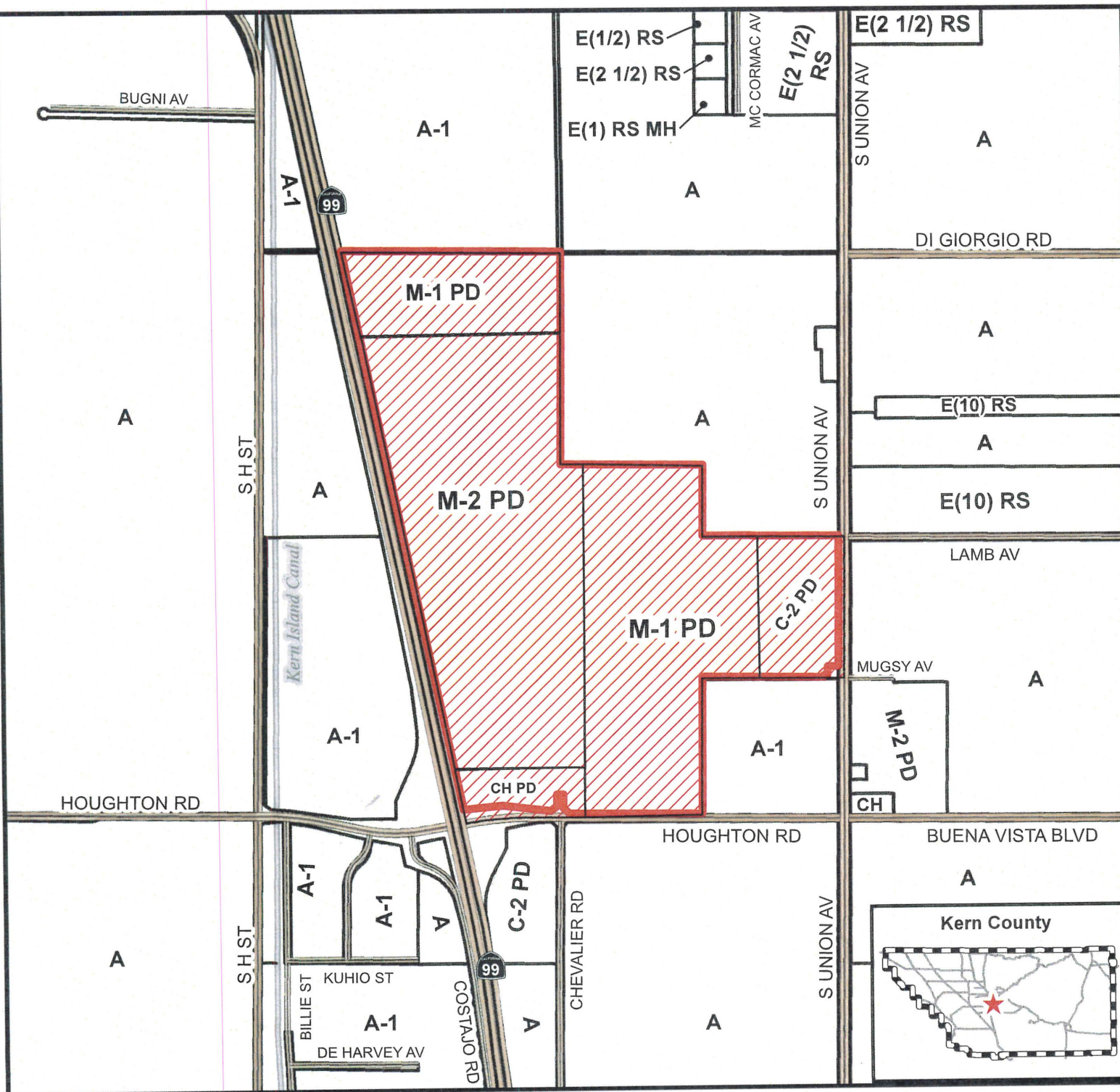
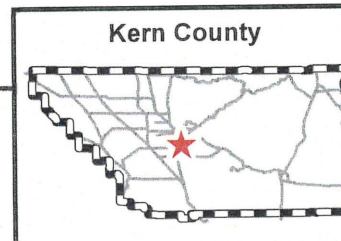
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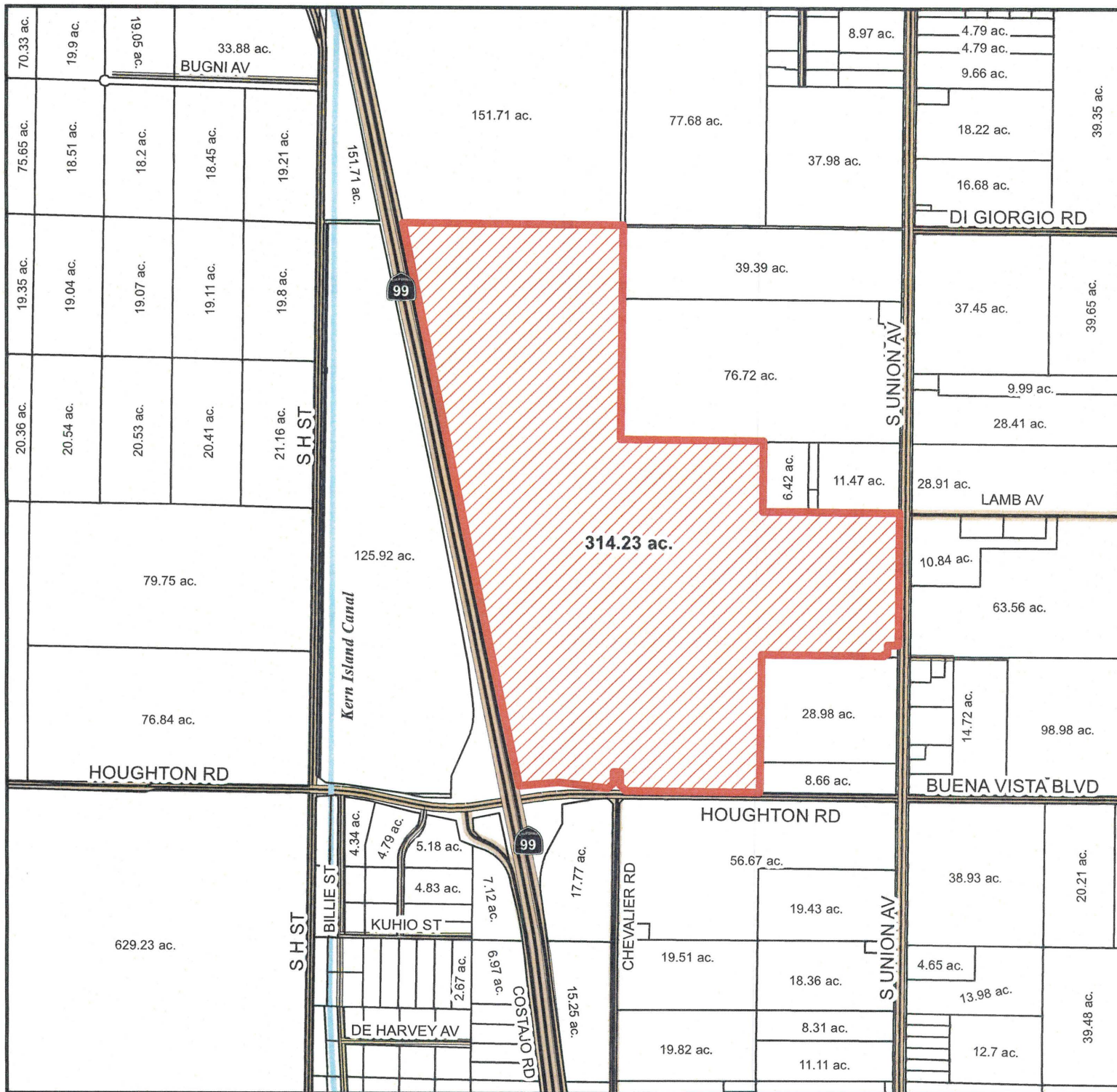
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**GPA 1, ZCC 2, CUP 5,
Map No. 143-07;
Ap Preserve
No. 13 - Excl.**

**Assessor's
Parcelization
Map**

McIntosh & Associates

-  SITE
-  Parcel Boundaries
-  water course
-  STATE HWY
-  Arterials
-  Collectors
-  Locals

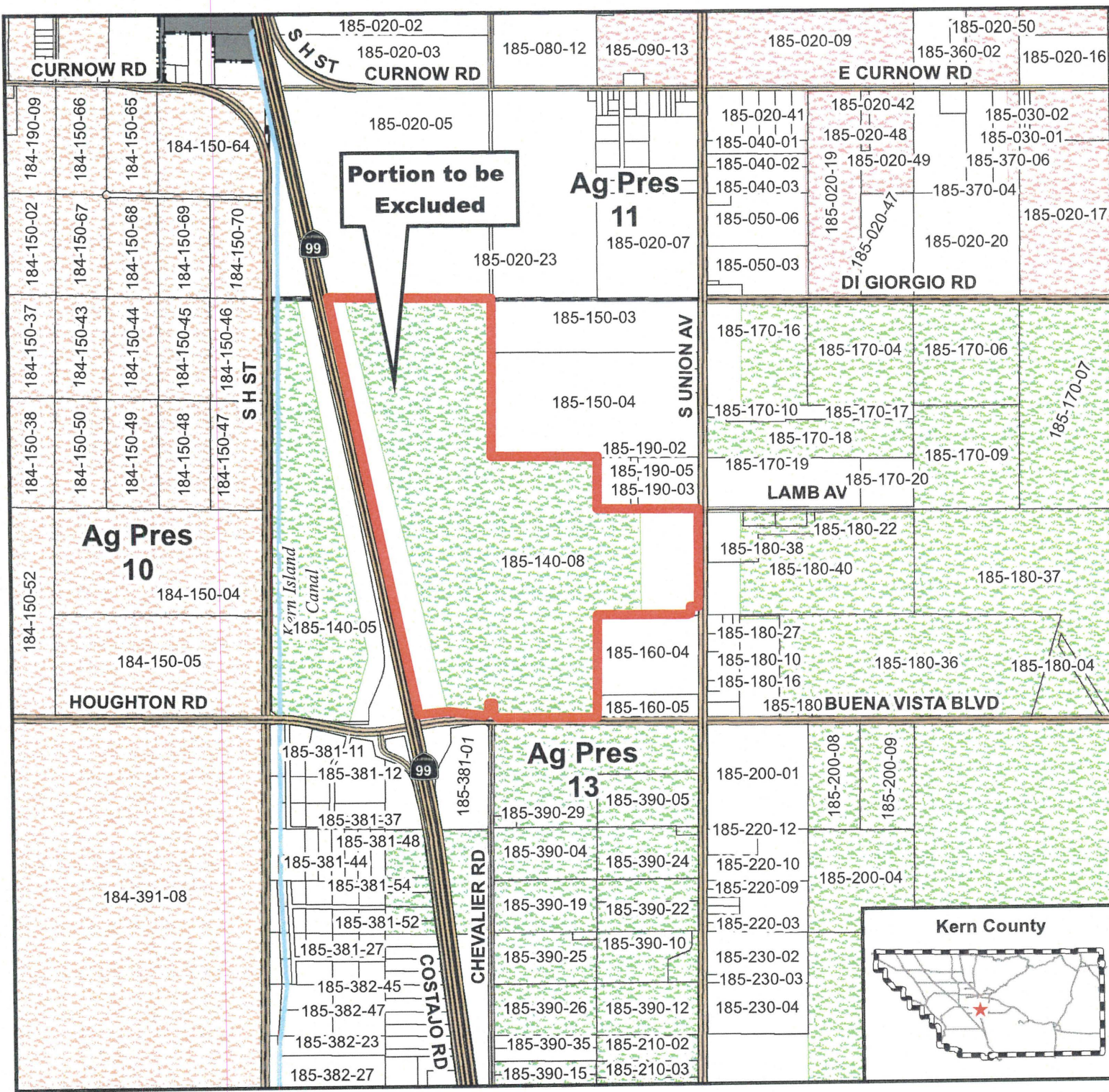
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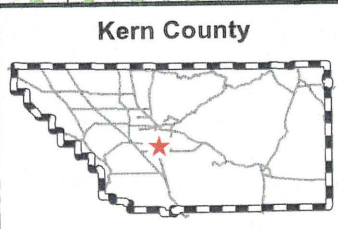
**GPA 1, ZCC 2,
CUP 5, Map No. 143-07
Ag Preserve
No. 13 - Excl.**

**Agricultural
Preserve
Map**

McIntosh & Associates

- SITE**
- Ag Preserve 10 Included
- Ag Preserve 11 Included
- Ag Preserve 13 Included
- 2019 Parcels
- Highways
- Arterials
- Collectors
- Water Courses
- City of Bakersfield

APN: 185-140-08
Sec. 7- T31S/R28E



0 610 1,220 1,830 2,440 Feet



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