

NOTICE OF PUBLIC HEARING

The Kern County Planning Commission will hold a hearing on **Thursday, November 14, 2019, 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: Tejon Ranchcorp (PP19169)

Location: 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; Supervisorial District 2 - Scrivner

Proposal: The proposed Grapevine Specific and Community Plan by Tejon Ranchcorp includes the following discretionary actions: (a) Adopt of the Grapevine Specific and Community Plan; (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, 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; (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; and (g) Exclusion of 7,852 acres from the boundaries of Agricultural Preserve No. 19. The application and an Environmental Impact Report - Supplemental (Grapevine Specific and Community Plan) 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 November 8, 2019, 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

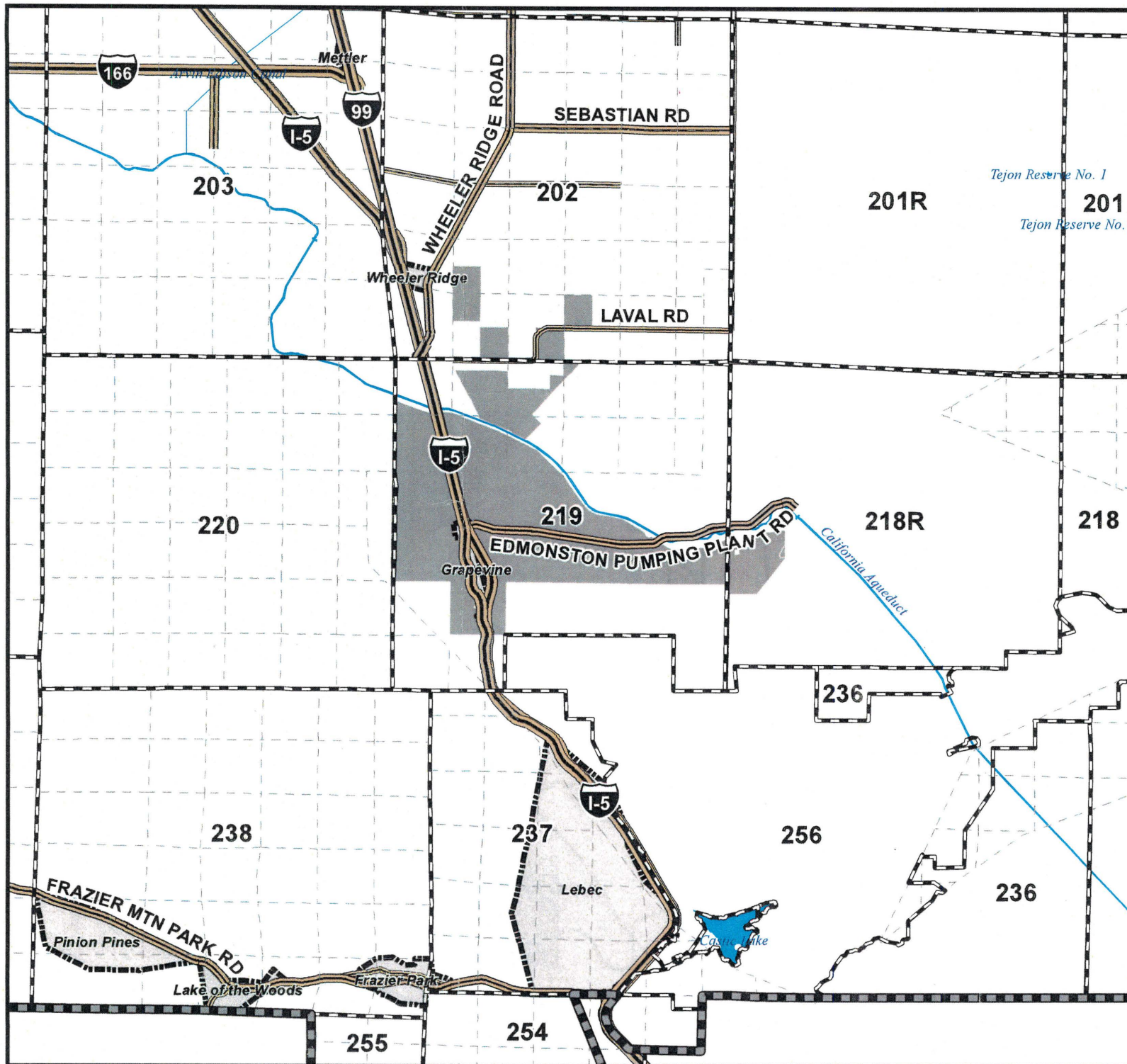
Please make reference to the file number: SPA #157, Map # 500; GPA #9, Map #202; GPA #10, Map #202; GPA #4, Map #218R; GPA #5, Map #218R; GPA #11, Map #219; GPA #12, Map #219; SP #2, Map #202; SP #3, Map #218R; SP #3, Map #219; ZCC #18, Map #202; ZCC #3, Map #218R; ZCC #14, Map #219; Ag Pres #19 - Excl

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

Cindi Hoover, Planner 2 ((661) 862-8629)

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.

Governor's Office of Planning & Research
OCT 14 2019
STATE CLEARINGHOUSE

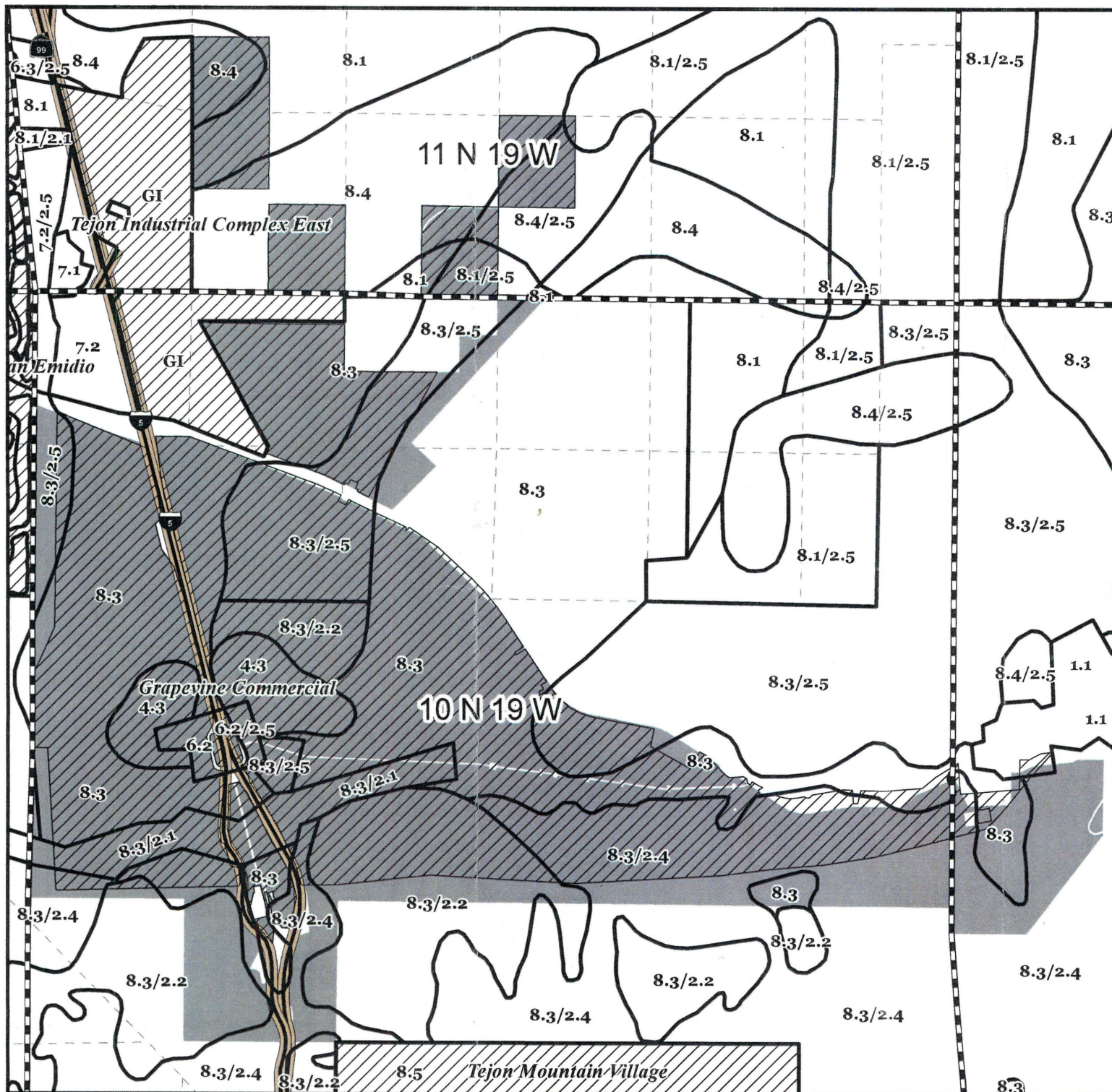


SPA No. 157, Map No. 500;
 GPA No. 9, Map No. 202;
 GPA No. 10, Map No. 202;
 GPA No. 4, Map No. 218R;
 GPA No. 5, Map No. 218R;
 GPA No. 11, Map No. 219;
 GPA No. 12, Map No. 219;
 ZCC No. 18, Map No. 202;
 ZCC No. 3, Map No. 218R;
 ZCC No. 14, Map No. 219;
 Special Plan No. 2,
 Map No. 202;
 Special 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
 by Tejon Ranchcorp

Legend

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



SPA No. 157, Map No. 500;
 GPA No. 9, Map No. 202;
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Figure 2
Existing General Plan
 Grapevine Specific & Community Plan
 By Tejon Ranchcorp

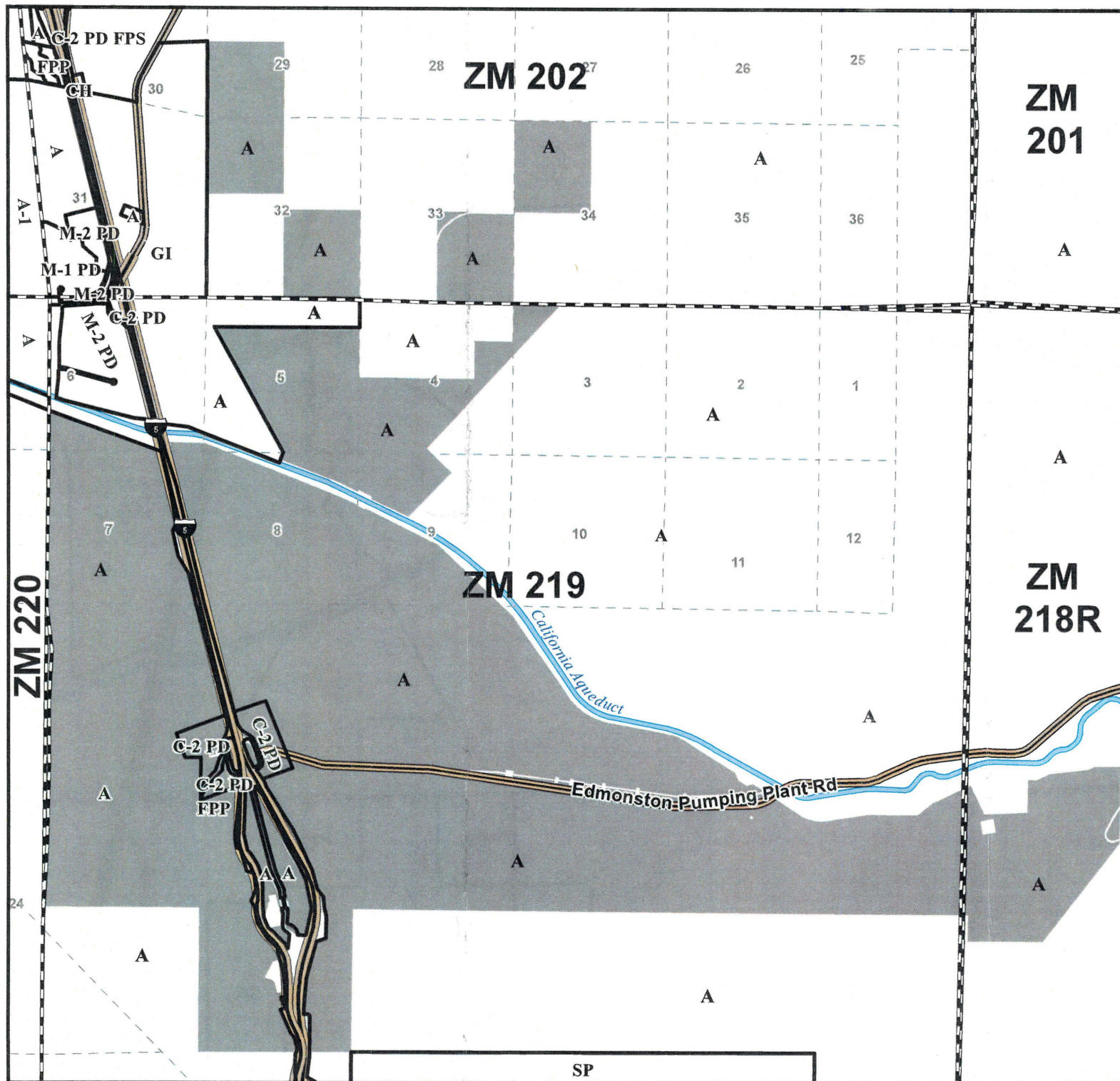
Legend

- 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
 By Tejon Ranchcorp

