

RECEIVED WITH FEE
RECEIPT # 15142083



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KERN COUNTY

NOTICE OF DETERMINATION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970)

DEC 13 2019

MARY B. BEDARD
AUDITOR CONTROLLER-COUNTY CLERK
BY [Signature] DEPUTY

TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following described project in the County of Kern, State of California:

- a. Applicant, or sponsoring agency or department: Tejon Ranchcorp (PP19169);
- b. Name of Project: 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;
- c. Location of Project: 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; Map of Project (if no street address): Attached
- d. Description of Project: 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

2. Approval – Summary of Proceedings:

Adoption date December 10, 2019 Item No. 5 p.m.

3. The Board of Supervisors of the County of Kern has determined that the project Document

Posted by County Clerk on 12/13/19
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

15690

its approved form will have a significant effect on the environment.

4. A Supplemental Recirculated Environmental Impact Report (SREIR) for the Grapevine Specific and Community Plan (2019) was certified on December 10, 2019, pursuant to State CEQA Guidelines Section 15164, and a Mitigation Measure Monitoring Program were prepared pursuant to CEQA and the State CEQA Guidelines and were received and considered by this Board as required by the State CEQA Guidelines.

5. Mitigation measures and a Mitigation Measure Monitoring Program were made as conditions of approval of the project. Findings were made pursuant to Section 15091 of the State CEQA Guidelines. A Statement of Overriding Considerations was adopted for the project, pursuant to Section 15093 of the State CEQA Guidelines.

6. A copy of the Supplemental Recirculated EIR may be examined by any interested person during regular business hours at the following location:

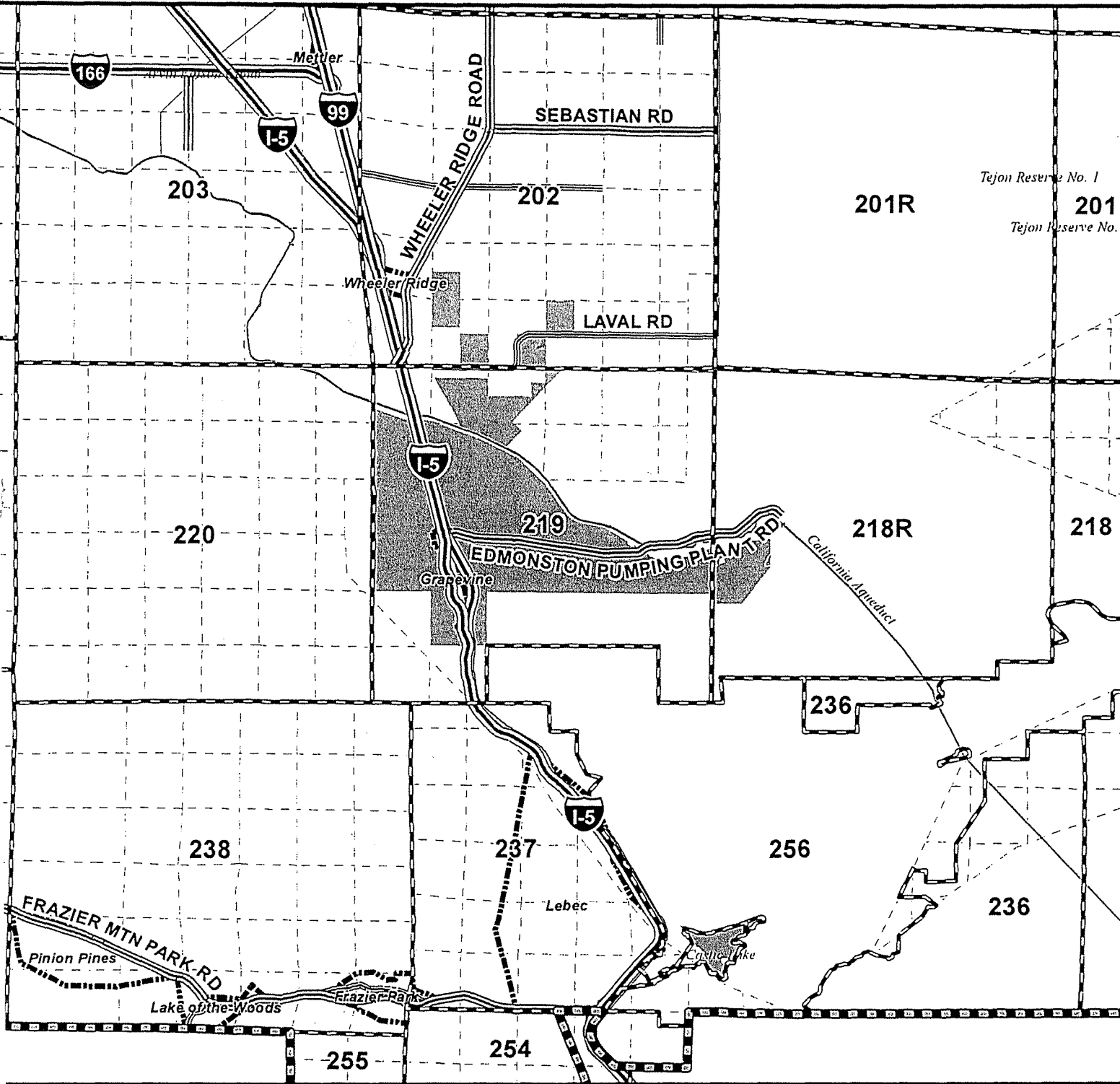
Fifth Floor, Kern County Administrative Center,
1115 Truxtun Avenue, Bakersfield, California, 93301
Telephone No. 868-3585 **Governor's Office of Planning & Research**

This Notice of Determination is filed on DEC 13 2019.

STATE CLEARINGHOUSE
for KATHLEEN KRAUSE
Clerk of the Board of Supervisors
County of Kern, State of California
Kathleen A. Krause






Deputy Clerk


CEH:sc (12/11/19)




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;
 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 (2019)
 by Tejon Ranchcorp**

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















0 1 2 3 Miles 

 Kern County
 Planning & Natural
 Resources Department

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 – Excl
 Map No. 202

**Figure 7 -
 Proposed Special
 Plan Designations**

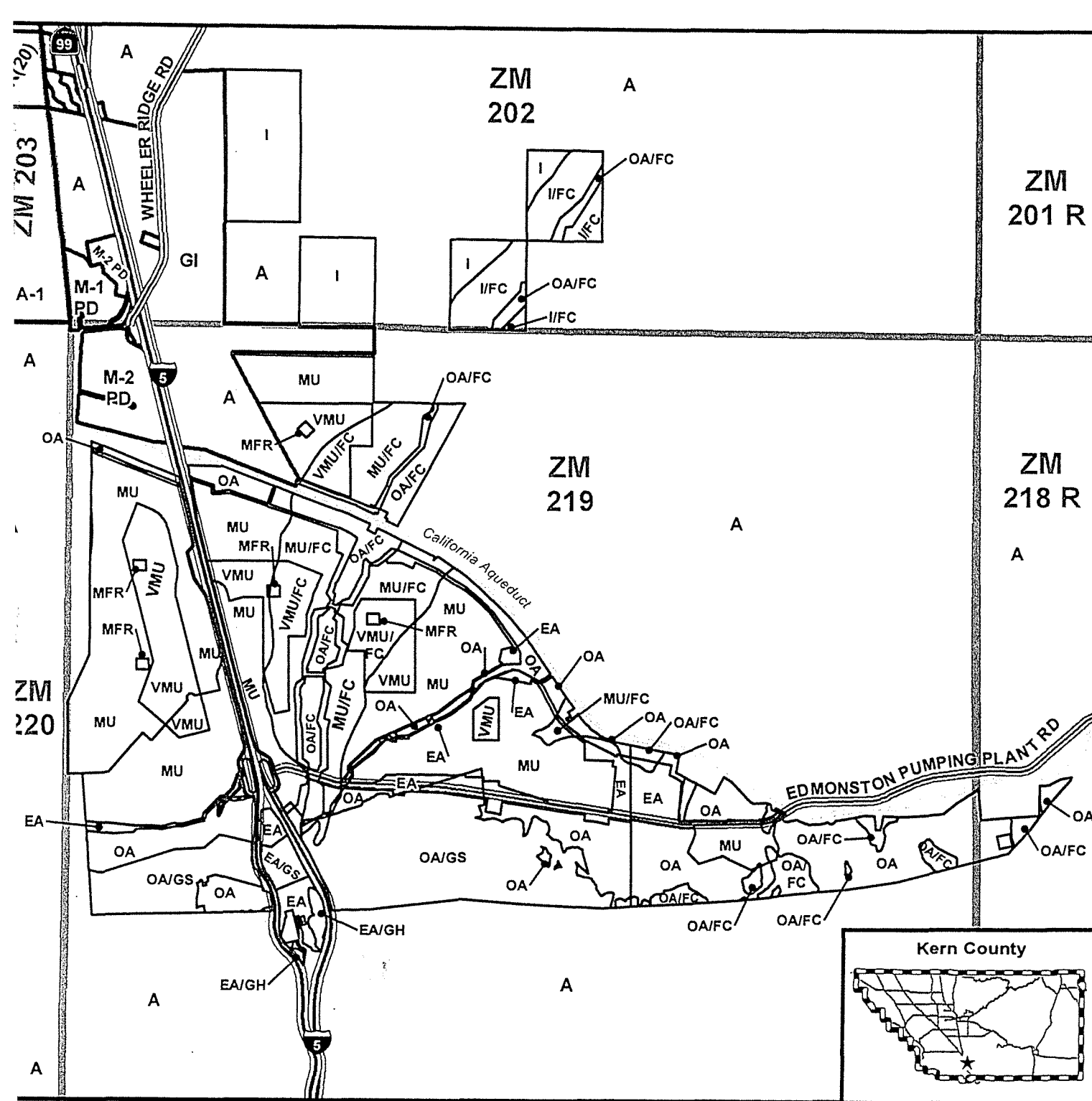
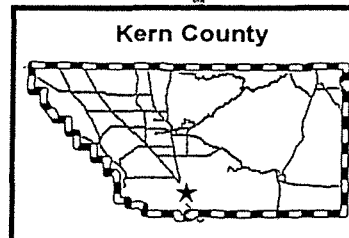
**Grapevine Specific &
 Community Plan (2019)
 By: Tejon Ranchcorp**

-  Project Site
-  Zone Map
- Special Plan Designations**
-  VMU - Village Mixed Use
-  VMU/FC - Village Mixed Use/ Floodplain Constraint
-  OA - Open Area
-  OAGS - Open Area / Geology and Soils
-  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**





2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/02/19) Previously DFG 753.5a

RECEIPT NUMBER:
15 — 12132019 — 15142083
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY KERN COUNTY PLANNING AND NATURAL RESOURCES	LEAD AGENCY EMAIL	DATE 12/13/2019
COUNTY/STATE AGENCY OF FILING Kern	DOCUMENT NUMBER 15696	

PROJECT TITLE
PP19169 GRAPEVINE SPECIFIC AND COMMUNITY PLAN (2019) BY TEJON RANCHCORP

PROJECT APPLICANT NAME TEJON RANCHCORP	PROJECT APPLICANT EMAIL	PHONE NUMBER (661) 248-3000
PROJECT APPLICANT ADDRESS P.O. BOX 1000	CITY BAKERSFIELD	STATE CA
		ZIP CODE 93243

PROJECT APPLICANT (check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	3,271.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,321.00

SIGNATURE <i>X M. Hernandez</i>	AGENCY OF FILING PRINTED NAME AND TITLE M. HERNANDEZ, KERN COUNTY CLERK, FST
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Kern County
Clerks Office
1115 Truxtun Ave
Bakersfield CA 93301
661-868-3588

CEQA

County Clerk

Fee

#15696 1 @ \$50.000
\$50.00

NOD w/ EIR 1 @
#15696 \$3,271.000
\$3,271.00

Miscellaneous Fees

Regular

**Copy (1st
page)**

8 @ \$0.750
\$6.00

Total \$3,327.00

JV #717451 \$3,321.00

JV # 717666 \$6.00

Change \$0.00

ORDER NO: 365878

MAIL

12/13/2019 11:26:30 AM

BAKERSFIELD

MAYRA HERNANDEZ