NOTICE OF PUBLIC HEARING

The **Kern County Planning Commission** will hold a hearing on **Thursday, September 10, 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.

Due to COVID-19 and subsequent local emergency declarations by the Kern County Board of Supervisors, Staff is evaluating the possibility of facilitating an alternative form of public participation during this hearing. For updates regarding how public participation will be conducted during this hearing, please contact the project planner listed on this notice and continue to review the Kern County Planning Commission Agenda which will be released for public review the week prior to the scheduled hearing.

On Friday September 4, 2020, a copy of the agenda will be posted on the Kern County Planning Department website at the following location: https://kernplanning.com/hearings/planning-commission/

Applicant: R&L Capital, Inc. (PP16109)

Location: Project site is located approximately 2,500 feet south of the U.S. Highway 395 (US 395) north Brown Road interchange in the Inyokern area; Supervisorial District 1 - Gleason

Proposal: **(a) Two (2) Conditional Use Permits (CUP) to allow for the construction and operation of a 26.6 megawatts (MW) solar photovoltaic (PV) electrical generating facility (Section 19.38.030.G) and battery energy storage on approximately 166.5 acres of privately-owned land in a M-2 (Medium Industrial) District (CUP #23, Map #47 and CUP #27, Map #47); (b) Amendment to the Circulation Element of the Inyokern Specific Plan to remove a portion of the designated future secondary collector from Brown Road to the southern boundary of the project site (SPA #4, Map #47).** The application and an Environmental Impact Report (RB Inyokern Solar Project) 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 August 25, 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

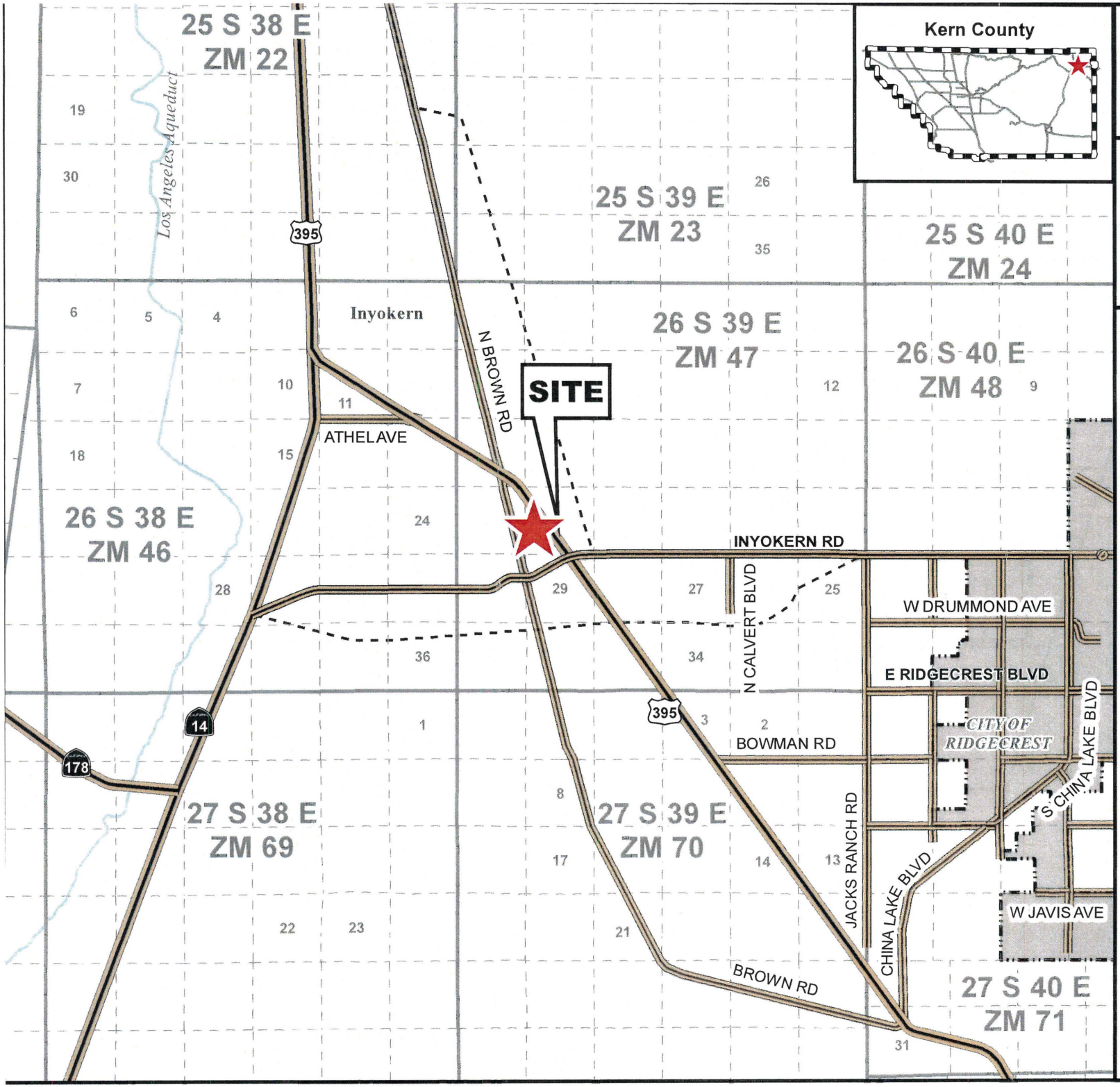
Please make reference to the file number: **CUP #23, Map #47; CUP #27, Map #47; SPA #4, Map #47**

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

Ronelle R. Candia, Supervising Planner, ((661) 862-8997)

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 & Researc
AUG 20 2020
STATE CLEARINGHOUSE



CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47

Vicinity Map

RB Inyokern Solar Project
by: R&L Capital, Inc.

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

Sec 19 & 20.- T26S /R39E

Created on: 7/29/2020

0 4,100 8,200 12,300 16,400 Feet

Kern County
Planning & Natural
Resources Department

CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47;

Existing General Plan Map

RB Inyokern Solar Project
by: R&L Capital, Inc.

Project Site

SPECIFIC PLANS

Inyokern SP

KERN COUNTY GENERAL PLAN & SPECIFIC PLAN DESIGNATIONS

- 1.1 - STATE AND FEDERAL
- 3.3 - OTHER FACILITIES
- 5.2 - MAXIMUM 16 UNITS/NET ACRE (2722 SQ. FT. SITE AREA/UNIT)
- 5.5 - MAXIMUM 1 UNIT/NET ACRE (43,560 SQ. FT. SITE AREA/UNIT)
- 5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
- 5.7 - MINIMUM 5 GROSS ACRES/UNIT
- 5.75 - MINIMUM 10 GROSS ACRES/UNIT
- 5.8 - MINIMUM 20 GROSS ACRES/UNIT
- 6.2 - GENERAL COMMERCIAL
- 7.1 - LIGHT INDUSTRIAL
- 7.2 - SERVICE INDUSTRIAL
- 7.3 - HEAVY INDUSTRIAL

HAZARD DESIGNATIONS

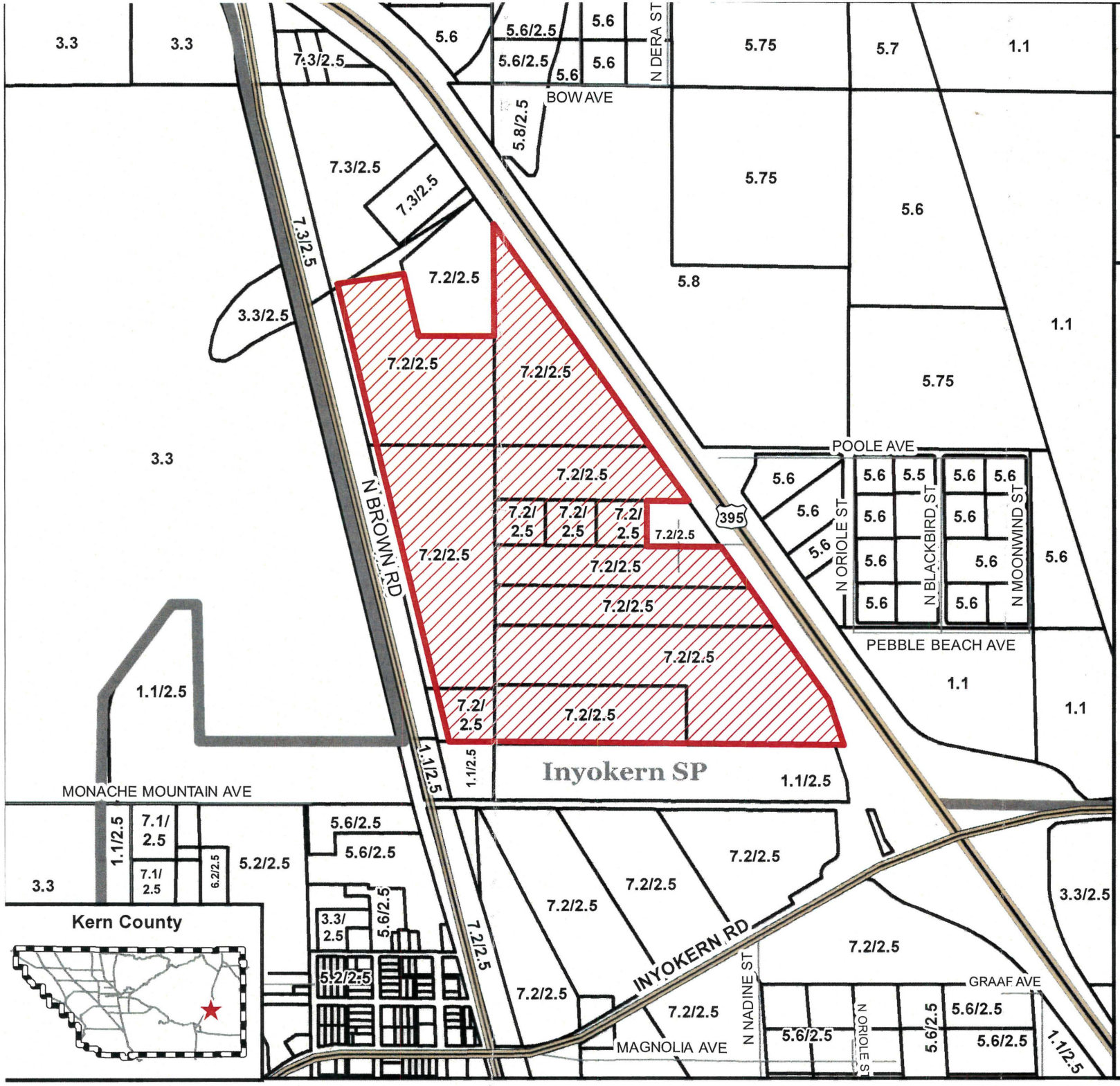
- 2.5 - Flood Hazard

Sec 19 & 20.- T26S /R39E

Created on: 7/29/2020

0 390 780 1,170 1,560 Feet

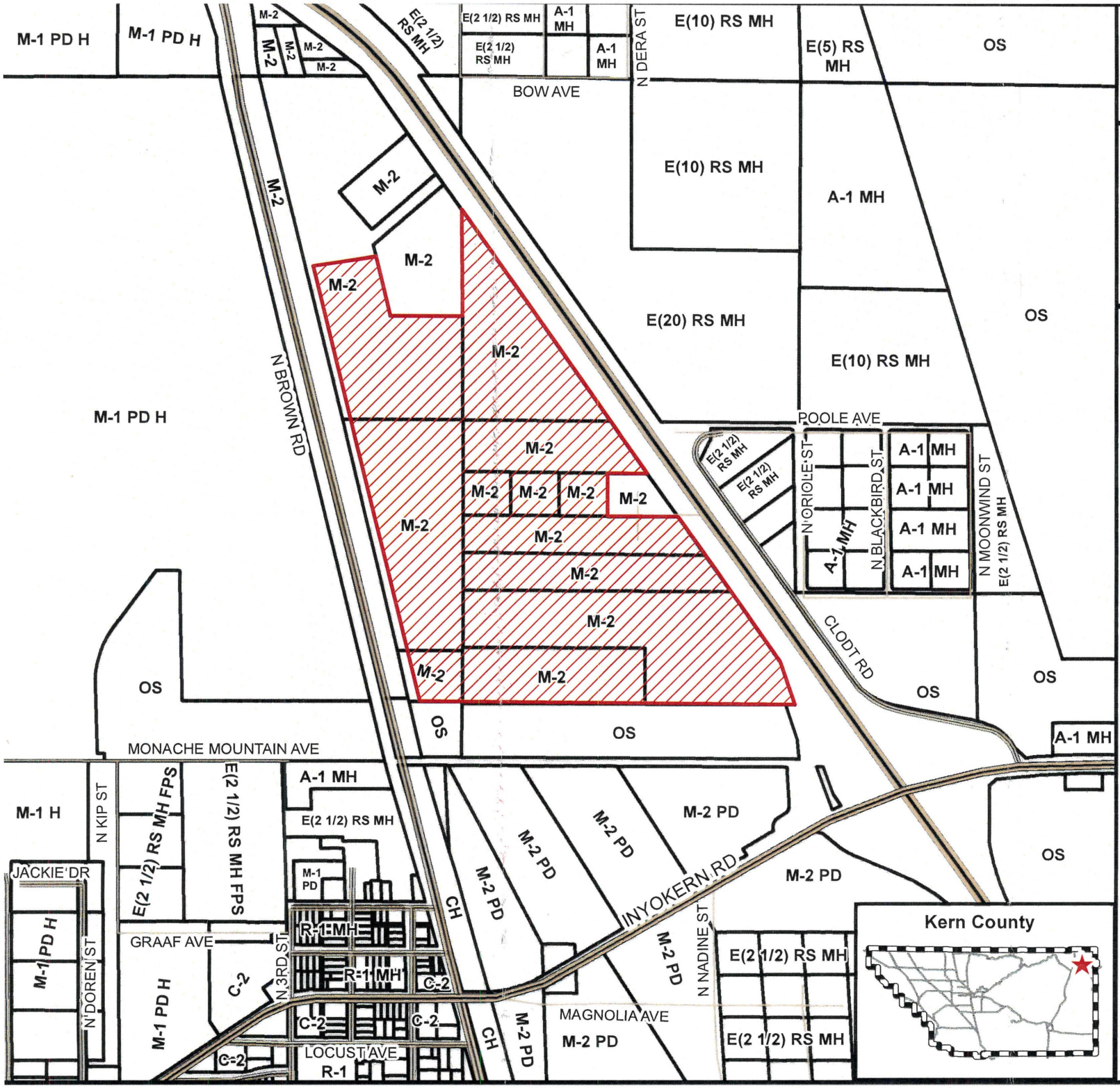
Kern County Planning & Natural Resources Department



CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47

Existing Zoning Map

RB Inyokern Solar Project
by: R&L Capital, Inc.



Project Site

KERN COUNTY ZONING DESIGNATIONS

- A-1 - Limited
- C-2 - General Commercial
- CH - Highway Commercial
- E(10) - Estate (10 acres)
- E(2 1/2) - Estate (2.5 acres)
- E(20) - Estate (20 acres)
- E(5) - Estate (5 acres)
- M-1 - Light Industrial
- M-2 - Medium Industrial
- OS - Open Space
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- MH - Mobilehome Combining
- PD - Precise Development Combining
- RS - Residential Suburban Combining
- FPS - Floodplain Secondary Combining
- H - Airport Approach Height Combining

Sec 19 & 20.- T26S /R39E

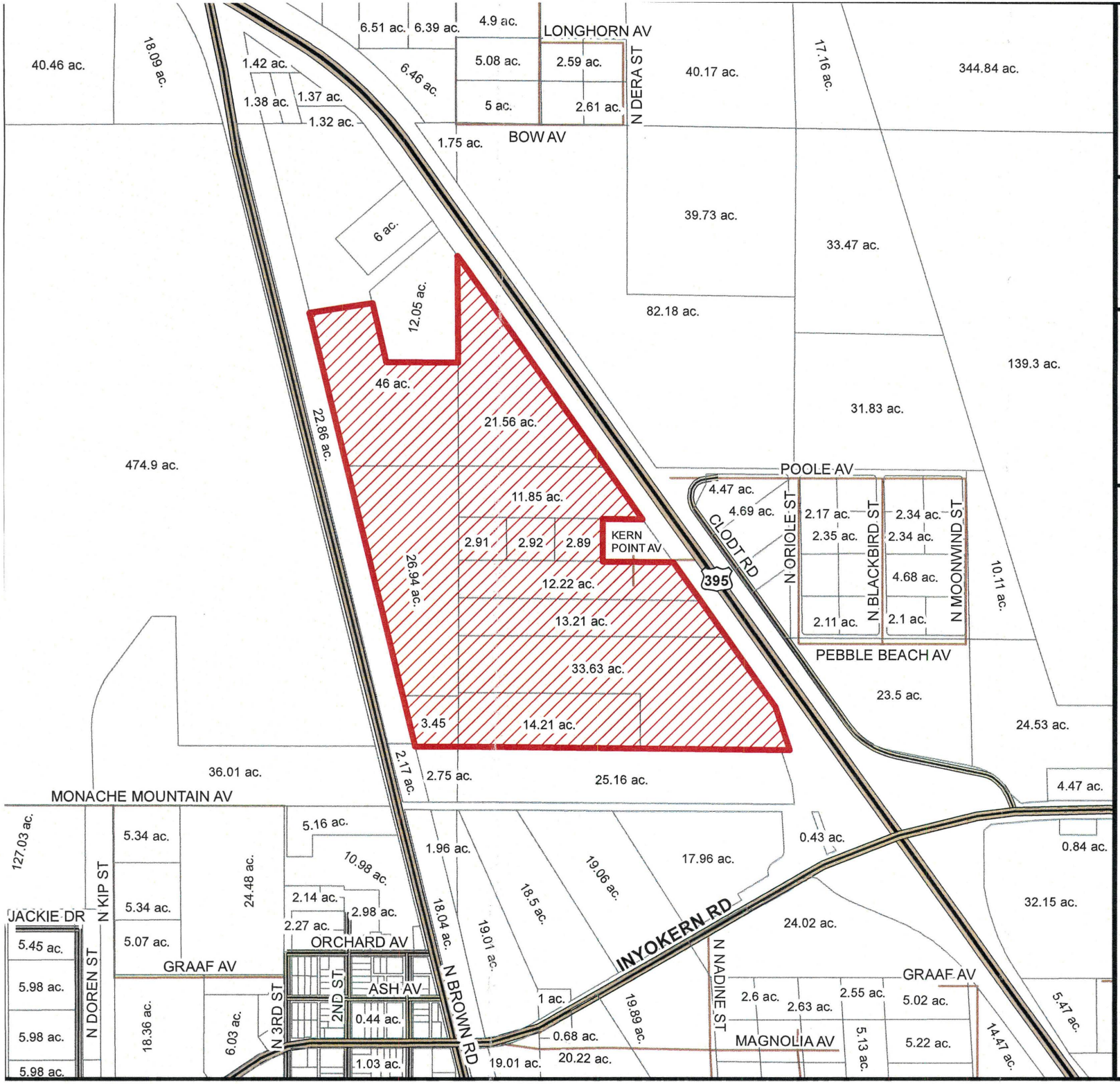
0 410 820 1,230 1,640 Feet

Kern County Planning & Natural Resources Department

CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47

Assessor's Parcelization Map

RB Inyokern Solar Project
by: R&L Capital, Inc.



Project Site
Parcel Boundaries
NAMED ROAD
US HWY
Arterials
Locals
Dirt Roads

Sec 19 & 20.- T26S /R39E

Date created: 7/29/2020

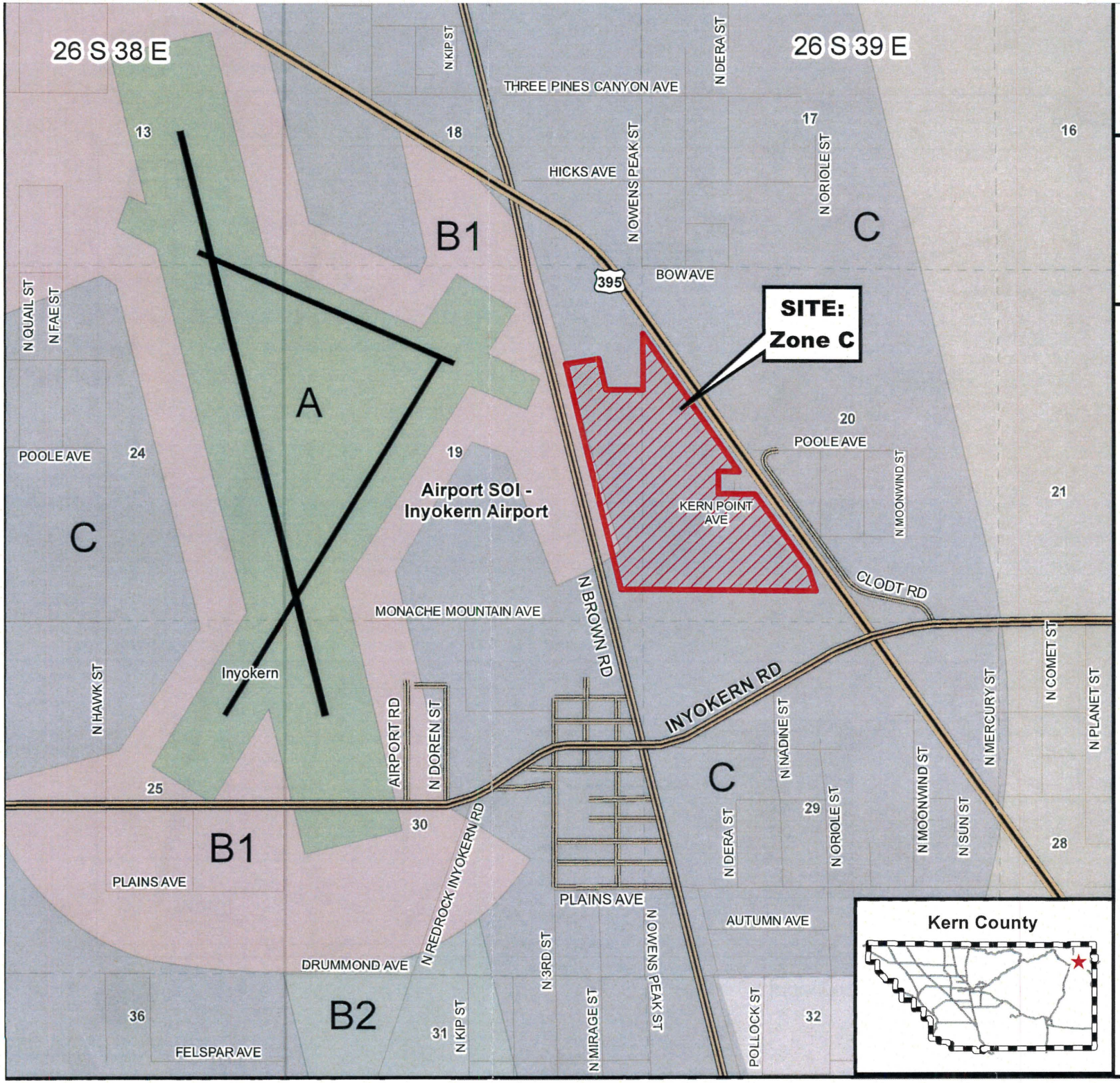
0 440 880 1,320 1,760 Feet

Kern County Planning & Natural Resources Department

CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47;

Airport Land Use Compatibility Plan (ALUCP) Map

RB Inyokern Solar Project
by: R&L Capital, Inc.



- Project Site
- Runways
- ALUCP - Zone A
- ALUCP - Zone B1
- ALUCP - Zone B2
- ALUCP - Zone C
- Airport SOI - Inyokern Airport
- Township/Range
- Sections

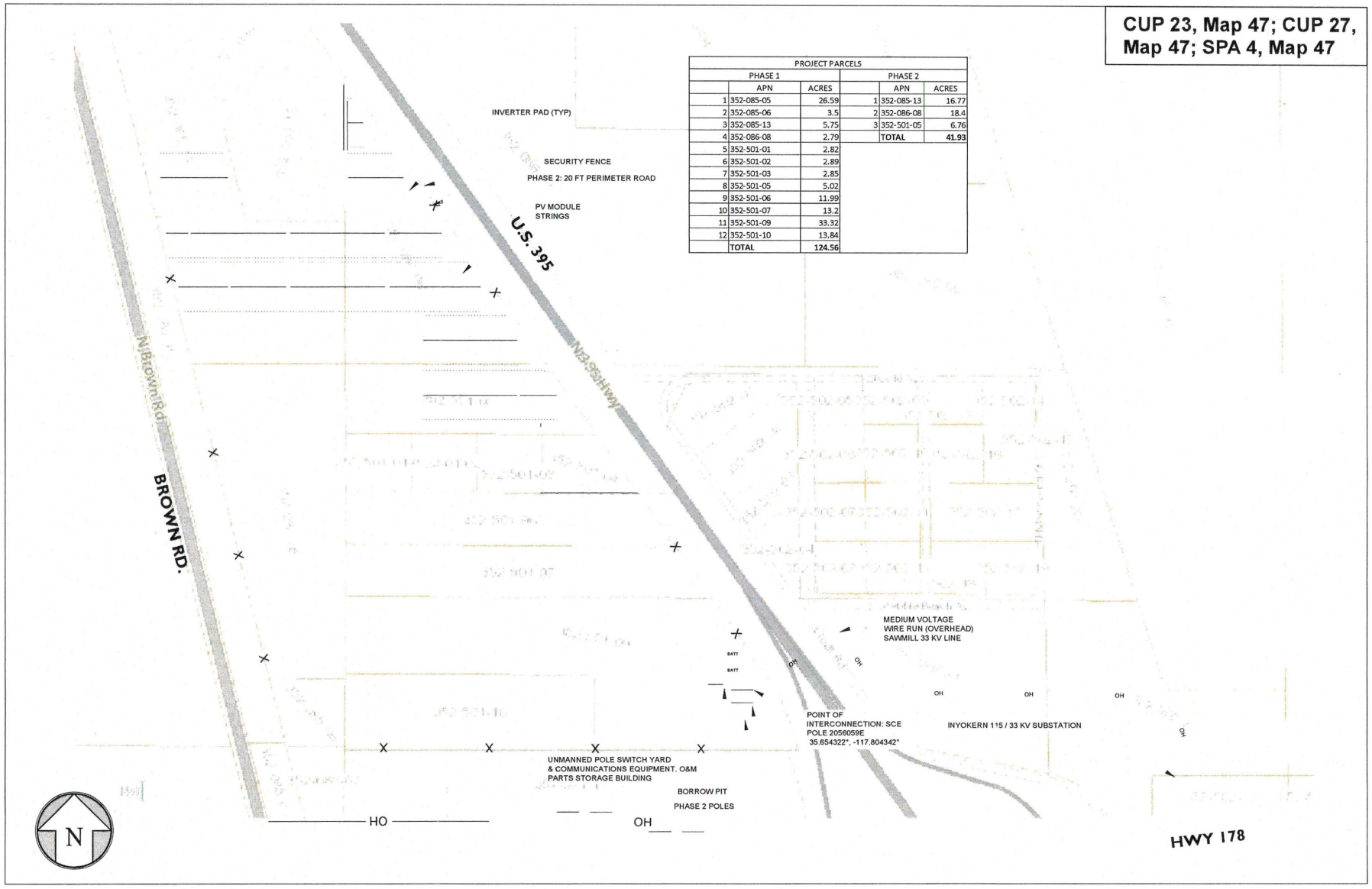
Sec. 19 & 20 - T26S/R39E

Created on: 7/29/2020

0 680 1,360 2,040 2,720 Feet

Kern County
Planning & Natural
Resources Department

CUP 23, Map 47; CUP 27, Map 47; SPA 4, Map 47



PROJECT PARCELS					
PHASE 1			PHASE 2		
	APN	ACRES		APN	ACRES
1	352-085-05	26.59	1	352-085-13	16.77
2	352-085-06	3.5	2	352-086-08	18.4
3	352-085-13	5.75	3	352-501-05	6.76
4	352-086-08	2.79		TOTAL	41.93
5	352-501-01	2.82			
6	352-501-02	2.89			
7	352-501-03	2.85			
8	352-501-05	5.02			
9	352-501-06	11.99			
10	352-501-07	13.2			
11	352-501-09	33.32			
12	352-501-10	13.84			
	TOTAL	124.56			

PHASE 2 SITE PLAN