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MAY 22 2020

NOTICE OF PUBLIC HEARING BEFORE THE ~~THE~~ STATE CLEARINGHOUSE
KERN COUNTY BOARD OF SUPERVISORS

A public hearing will be held before the Board of Supervisors of the County of Kern on **June 16, 2020**, 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: (a) Amendment of Zoning Map No. 196, Zone Change Case No. 56; Amendment of Zoning Map No. 212, Zone Change Case No. 2; Amendment of Zoning Map No. 213, Zone Change Case No. 59; (b) Conditional Use Permit No. 45, Map No. 196; Conditional Use Permit No. 5, Map No. 212; Conditional Use Permit No. 66, Map No. 213; (c) Specific Plan Amendment Case No. 30, Map No. 196
2. The name of the applicant is: Sanborn Solar Project by Sanborn Solar, LLC (PP19102)
3. The approximate location of the property subject to said proposal is: Approximately 14 miles southeast of the City of Tehachapi, approximately 1.5 miles southeast of the unincorporated community of Mojave, and approximately 7.5 miles northeast of the unincorporated community of Rosamond
4. The request to be considered is: The proposed project would involve construction and operation of one photovoltaic (PV) power-generating facility, on two discontinuous sites, which would produce a combine total of 300 megawatts (MW) of electricity with up to 3 gigawatt hours (GWh) of energy storage on 2,006 acres of land in unincorporated Kern County. The proposal includes: Northern Project Site: (a) Changes in zone classifications from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 325.11 number of acres and from A-1 H (Limited Agriculture - Airport Approach Height Combining) to A H (Exclusive Agriculture - Airport Approach Height Combining) on approximately 49.34 acres (Zone Map 196) or more restrictive districts; (b) Conditional Use Permit (CUP) to allow for the construction and operation of a solar photovoltaic electrical generating facility, including energy storage (Section 19.12.030.G) in the A (Exclusive Agriculture), A H (Exclusive Agriculture - Airport Approach Height Combining) District (CUP 45, Map 196); and (c) Amendment to the Circulation Element of the Mojave Specific Plan to remove a portion of the designated, but not constructed, arterial roadway of Purdy Avenue from United Street to Fifth Street; Southern Project Site: (a) Changes in zone classifications from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 658.41 acres (Zone Map 212) and from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 284.92 acres and from A-1 FPS (Limited Agriculture - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 40.77 acres (Zone Map 213) or more restrictive districts; and (b) Two Conditional Use Permits to allow for the construction and operation of a photovoltaic electrical generating facility, including energy storage (Section 19.12.030.G) in the A (Exclusive Agriculture) and A FPS (Exclusive Agriculture - Floodplain Secondary Combining) Districts (CUP 5, Map 212 and

CUP 66, Map 213); On May 14, 2020, by a vote of four yes to zero no, the Planning Commission recommended the Board of Supervisors certify the Environmental Impact Report; adopt Section 15091 Findings of Facts and Section 15093 Statement of Overriding Considerations; adopt Mitigation Measure Monitoring Program; approve the changes in Zone Change Cases and Specific Plan Amendment as requested; approve Conditional Use Permits subject to conditions; approve Memorandum of Understanding/Agreement and recommend the Board of Supervisors Chairman to sign

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report has been prepared. Copies of the Environmental Impact Report will be 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 Ronelle R. Candia, Supervising Planner, ((661) 862-8997) with the Kern County Planning and Natural Resources Department. We encourage the submittal of written comments by 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.

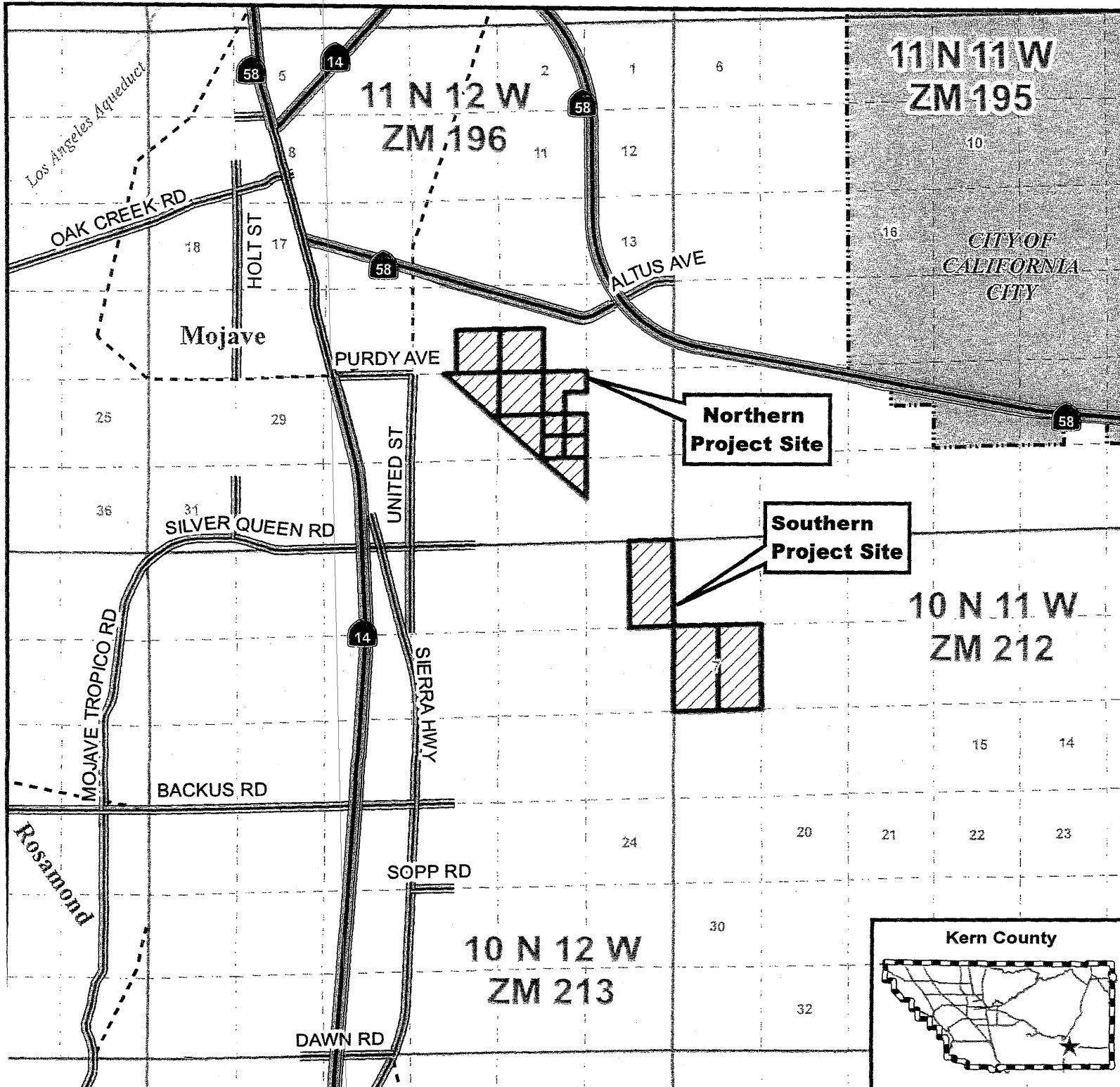
By order of the Board of Supervisors.

DATED MAY 18 2020



KATHLEEN KRAUSE
Clerk of the Board of Supervisors
County of Kern

RRC:sc (05/15/20)



ZCC 56, Map 196;
 ZCC 2, Map 212;
 ZCC 59, Map 213;
 CUP 45, Map 196;
 CUP 5, Map 212;
 CUP 66, Map 213;
 SPA 30, Map 196 (circ)

Vicinity Map

Sanborn Solar Project
 by: Sanborn Solar, LLC

- Project Site
- NAMED HWY
- STATE HWY
- Arterials
- Township/Range
- Sections
- Water Courses
- City Limits
- Unincorporated Cities

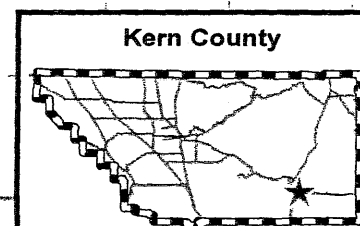
Sec. 22 & 23, 26 & 27, 35 - T11N/R12W
 Sec. 1 - T10N/R12W
 Sec. 7 - T10N/R11W

Created on: 4/8/2020

0 3,000 6,000 9,000 12,000 Feet



Kern County
 Planning & Natural
 Resources Department



SPA 30, Map No. 196

Proposed Circulation Amendment

Sanborn Solar Project

To be Removed

11 N 12 W

10 N 12 W

-  Northern Project Site
-  Future arterial roadway to be removed
-  NAMED ROAD
-  STATE HWY
-  Arterials
-  Collectors
-  Locals
-  Dirt Roads
-  Township/Range
-  Sections

APN:
428-020-06, & -07
428-030-02, -04 through -09
428-030-28, -31 & -32

Sec. 22, 23, 26, 27 & 35-
T11N/R12W

0 2,000 4,000 Feet



Kern County
Planning & Natural
Resources Department



ZCC 56, Map 196;
ZCC 2, Map 212;
ZCC 59, Map 213;
CUP 45, Map 196;
CUP 5, Map 212;
CUP 66, Map 213;
SPA 30, Map 196 (circ)

Existing General Plan Map

Sanborn Solar Project
by: Sanborn Solar, LLC



 Project Site

 SPECIFIC PLANS

GENERAL PLAN & SPECIFIC PLAN DESIGNATIONS

-  1.1 - STATE AND FEDERAL LAND
-  3.3 - OTHER FACILITIES
-  3.4 - SOLID WASTE DISPOSAL FACILITY
-  3.4.1 - SOLID WASTE DISPOSAL FACILITY BUFFER
-  5.6 - MINIMUM 2.5 GROSS ACRES/UNIT
-  7.1 - LIGHT INDUSTRIAL
-  7.2 - SERVICE INDUSTRIAL
-  7.3 - HEAVY INDUSTRIAL
-  8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80-ACRE PARCEL SIZE)

HAZARD DESIGNATIONS

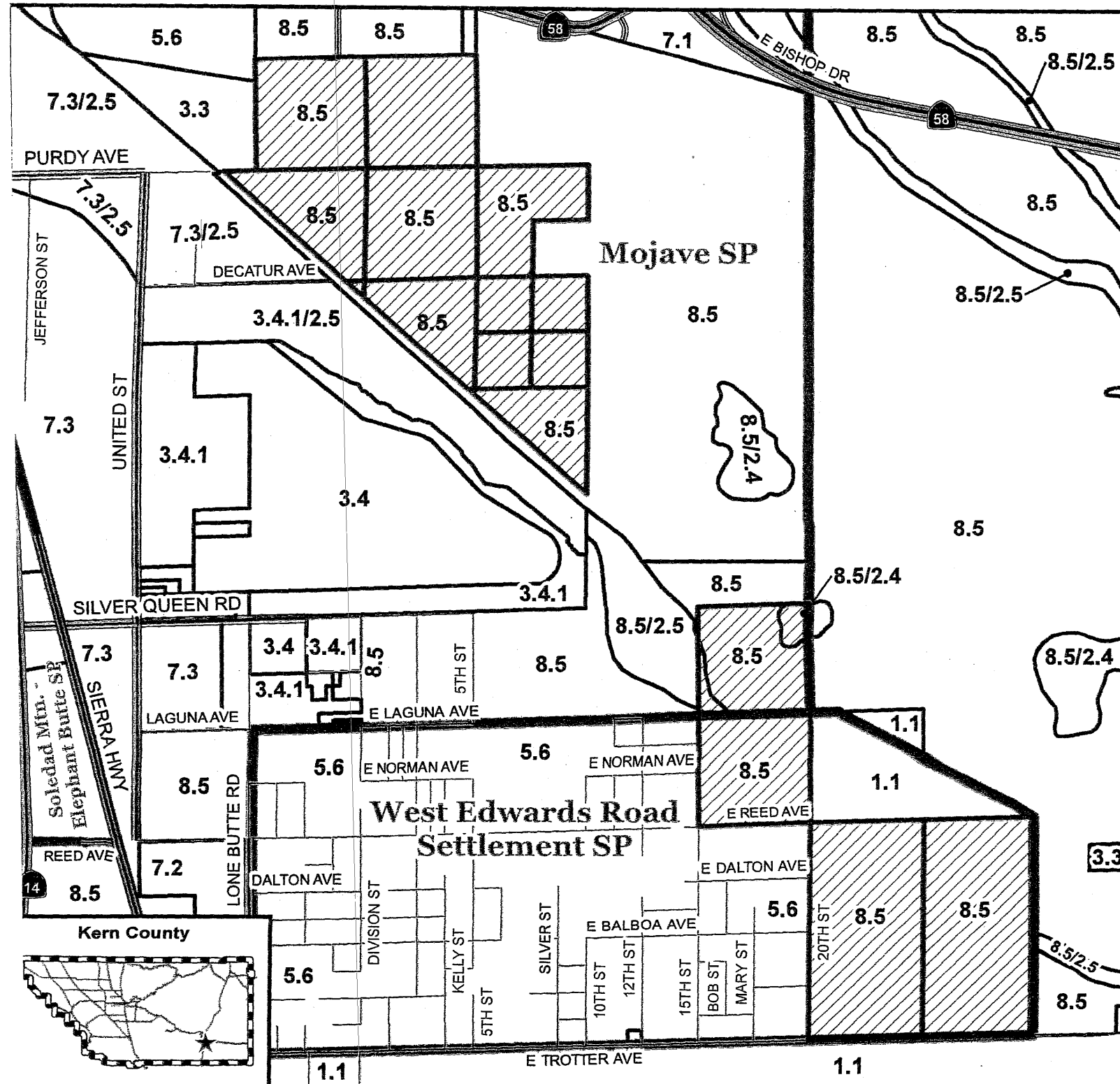
-  2.4 - Steep Slope
-  2.5 - Flood Hazard

Sec. 22 & 23, 26 & 27, 35 - T11N/R12W
Sec. 1 - T10N/ R12W
Sec. 7 - T 10N/ R11W

0 1,250 2,500 3,750 5,000 Feet



Kern County
Planning & Natural
Resources Department















ZCC 56, Map 196;
 ZCC 2, Map 212;
 ZCC 59, Map 213;
 CUP 45, Map 196;
 CUP 5, Map 212;
 CUP 66, Map 213;
 SPA 30, Map 196 (circ)

Existing Zoning Map

Sanborn Solar Project
 by: Sanborn Solar, LLC

 Project Site

KERN COUNTY ZONING DESIGNATIONS

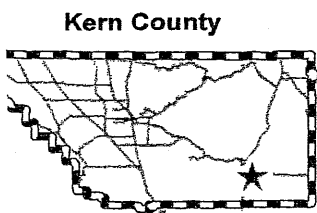
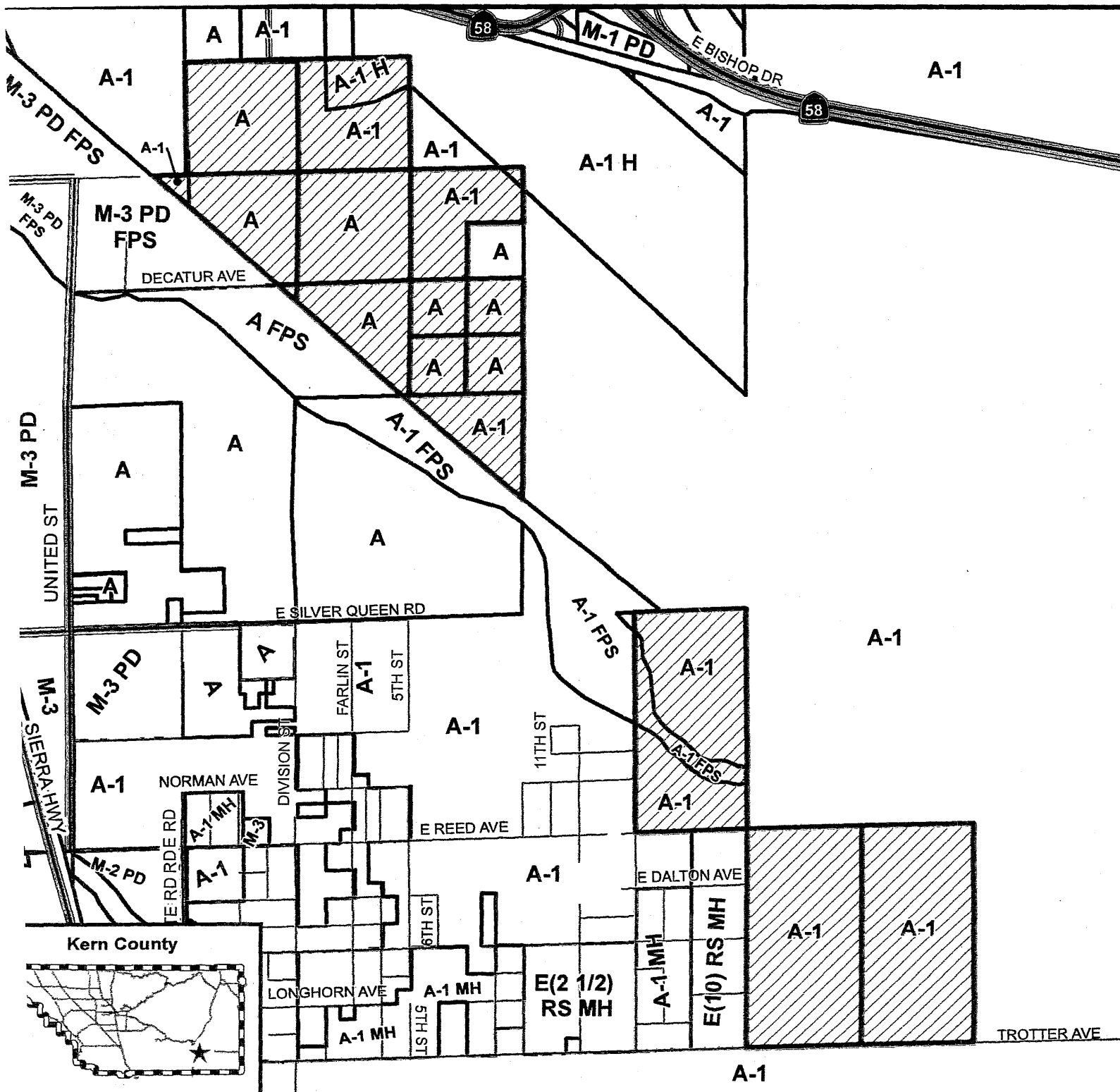
-  A - Exclusive Agriculture
-  A-1 - Limited Agriculture
-  E(10) - Estate (10 acres)
-  E(2 1/2) - Estate (2.5 acres)
-  M-1 - Light Industrial
-  M-2 - Medium Industrial
-  M-3 - Heavy Industrial
-  FPS - Floodplain Secondary
Combining
-  H - Airport Approach Height
Combining
-  MH - Mobilehome Combining
-  PD - Precise Development
Combining
-  RS - Residential Suburban
Combining

Sec. 22 & 23, 26 & 27, 35 - T11N/R12W
 Sec. 1 - T10N/ R12W
 Sec. 7 - T 10N/ R11W

0 1,250 2,500 3,750 5,000 Feet



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ZCC 56, Map 196;
 ZCC 2, Map 212;
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 CUP 45, Map 196;
 CUP 5, Map 212;
 CUP 66, Map 213;
 SPA 30, Map 196 (circ)

Proposed Zoning Map

Sanborn Solar Project
 by: Sanborn Solar, LLC

 Project Site

KERN COUNTY ZONING DESIGNATIONS

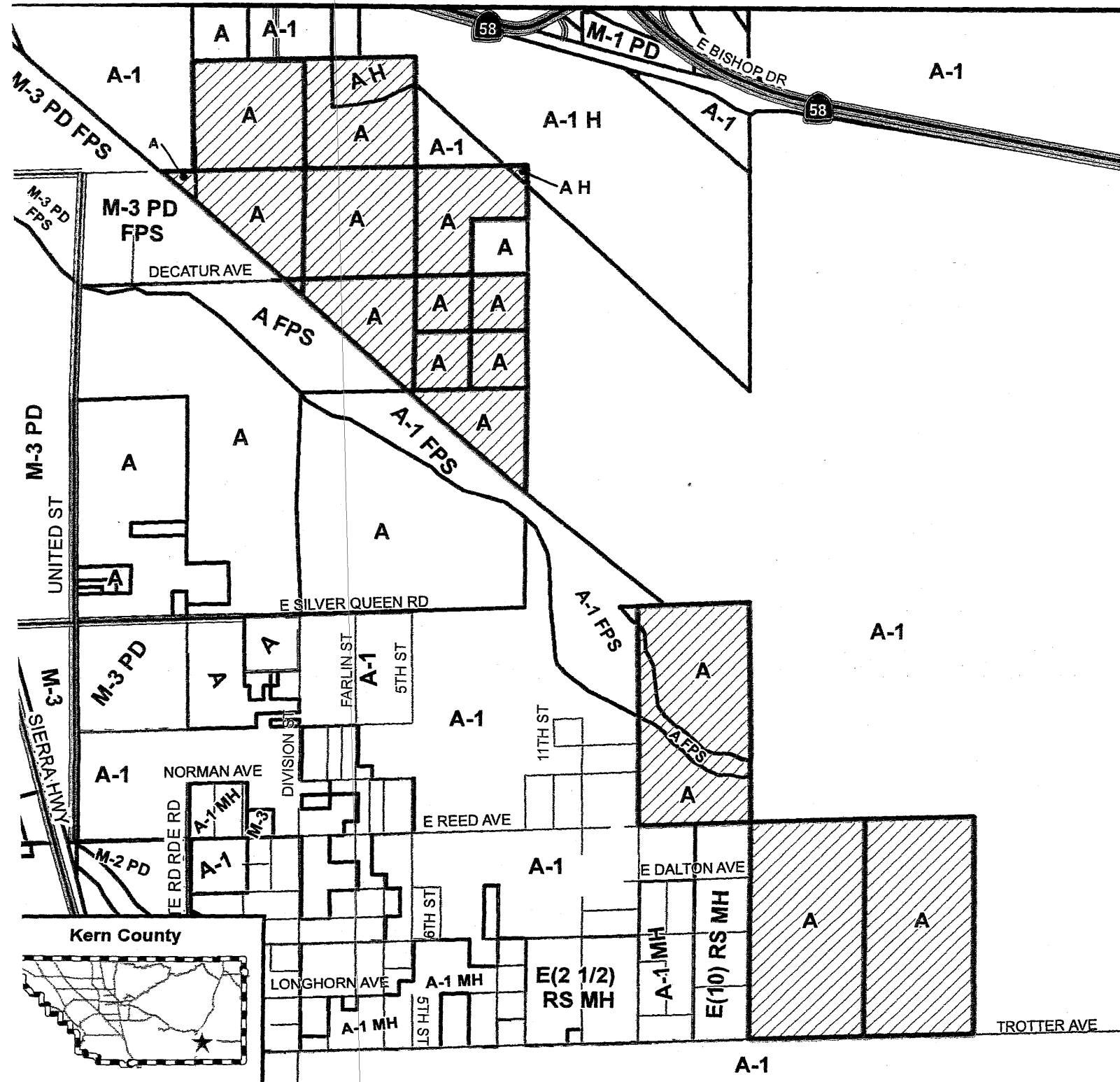
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-  RS - Residential Suburban Combining

Sec. 22 & 23, 26 & 27, 35 - T11N/R12W
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0 1,250 2,500 3,750 5,000 Feet















Kern County
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ZCC 56, Map 196;
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 CUP 45, Map 196;
 CUP 5, Map 212;
 CUP 66, Map 213;
 SPA 30, Map 196 (circ)

Airport Land Use Compatibility Plan (ALUCP) Map

Sanborn Solar Project
 by: Sanborn Solar, LLC

-  Project Site
-  Runways
-  ALUCP - Zone A
-  ALUCP - Zone B1
-  ALUCP - Zone B2
-  ALUCP - Zone C
-  ALUCP - Zone D
-  ALUCP - Zone E1
-  Airport SOI - Mojave Airport
-  Township/Range
-  Sections
-  City Limits

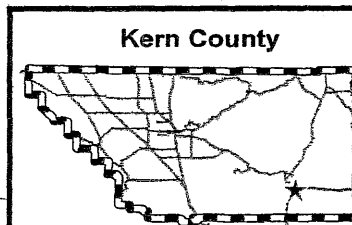
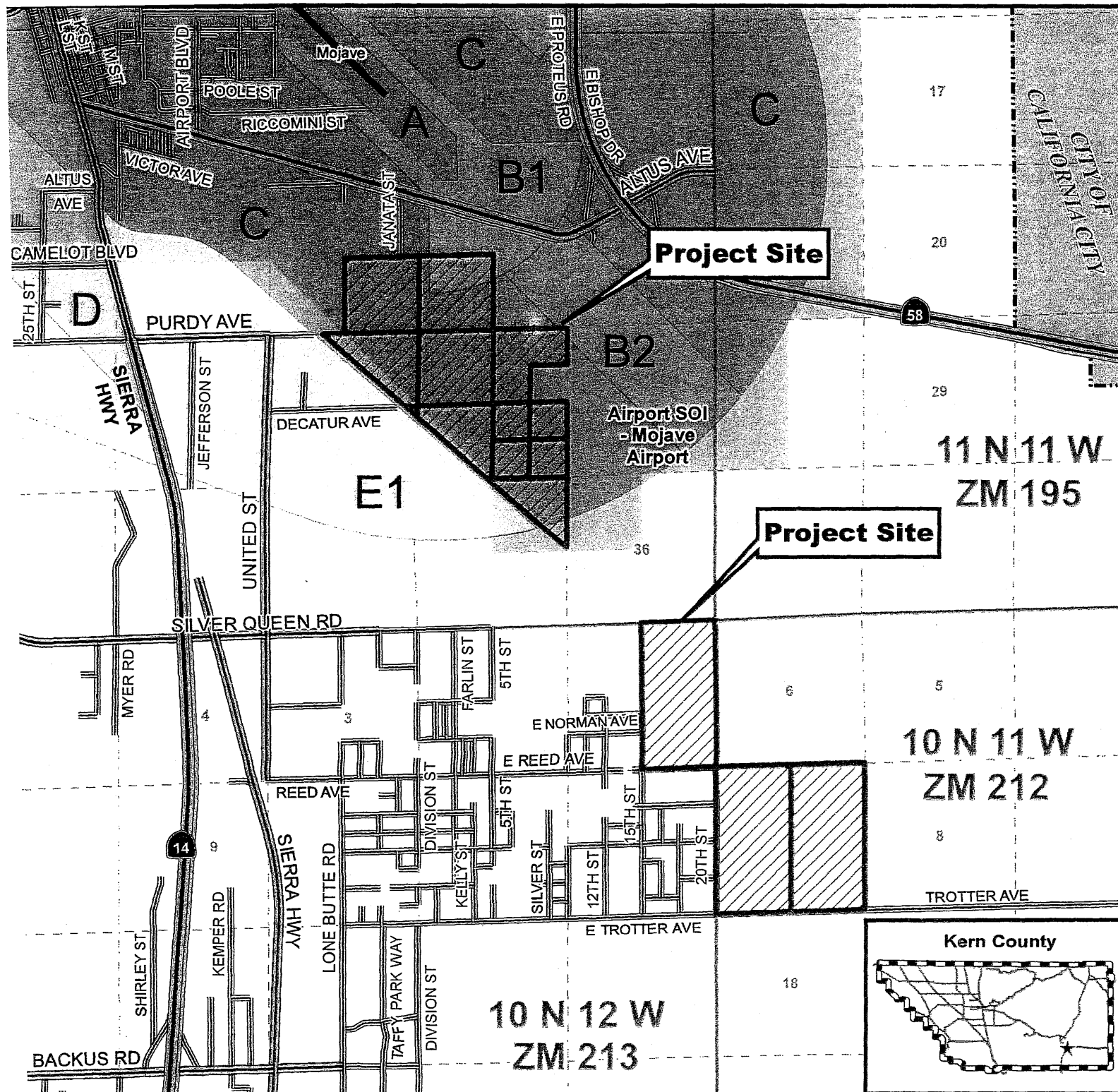
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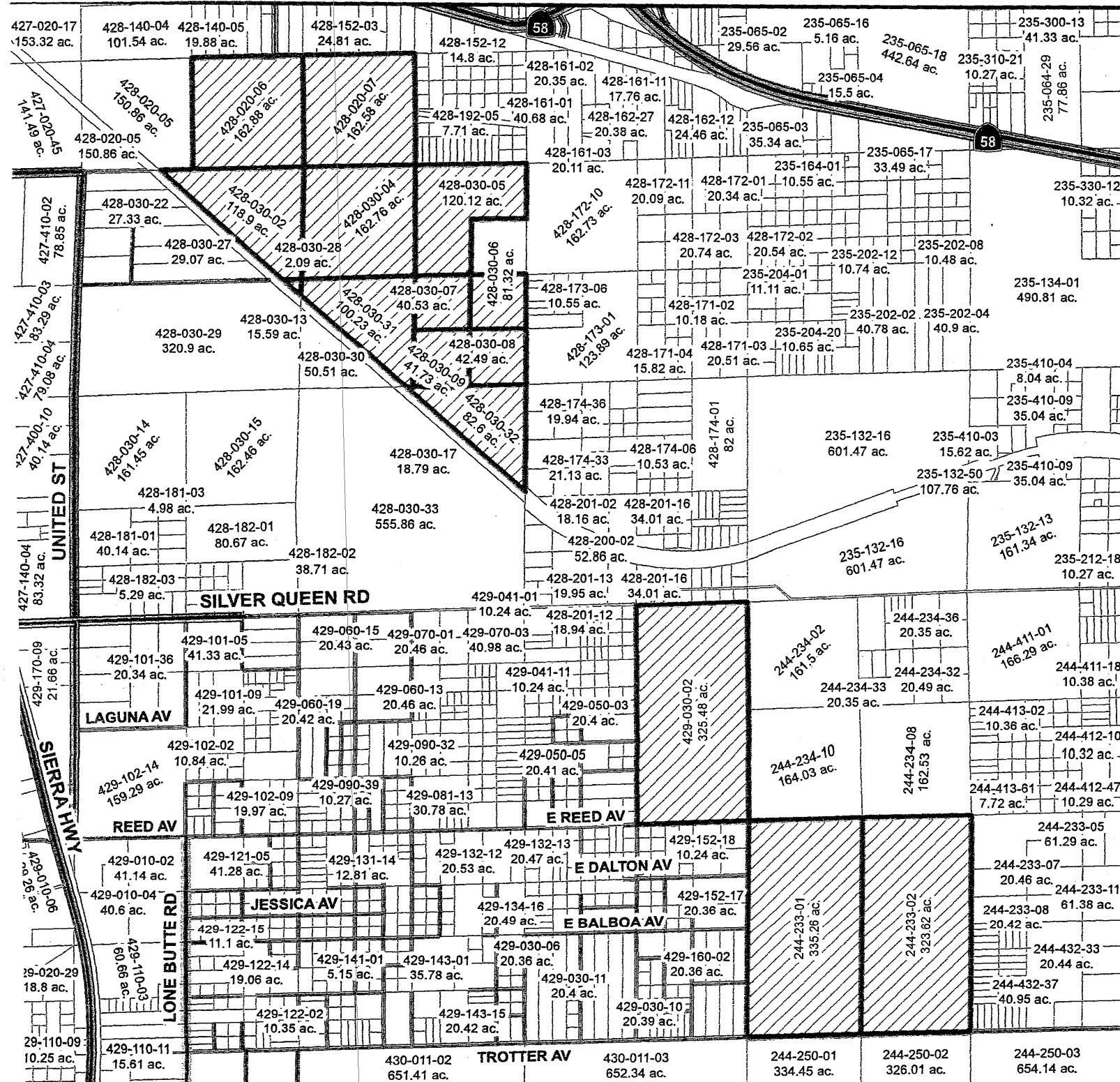
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**ZCC 56, Map 196;
ZCC 2, Map 212;
ZCC 59, Map 213;
CUP 45, Map 196;
CUP 5, Map 212;
CUP 66, Map 213;
SPA 30, Map 196 (circ)**

**Assessor's
Parcelization
Map**

**Sanborn Solar Project
by: Sanborn Solar, LLC**

-  Project Site
-  Parcel Boundaries
-  STATE HWY
-  Arterials
-  Collectors
-  Locals
-  Dirt Roads

Sec. 22 & 23, 26 & 27, 35 - T11N/R12W
Sec. 1 - T10N/ R12W
Sec. 7 - T 10N/ R11W

Date created: 3/20/2020

0 1,300 2,600 3,900 5,200 Feet



**Kern County
Planning & Natural
Resources Department**



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
SANBORN SOLAR PROJECT

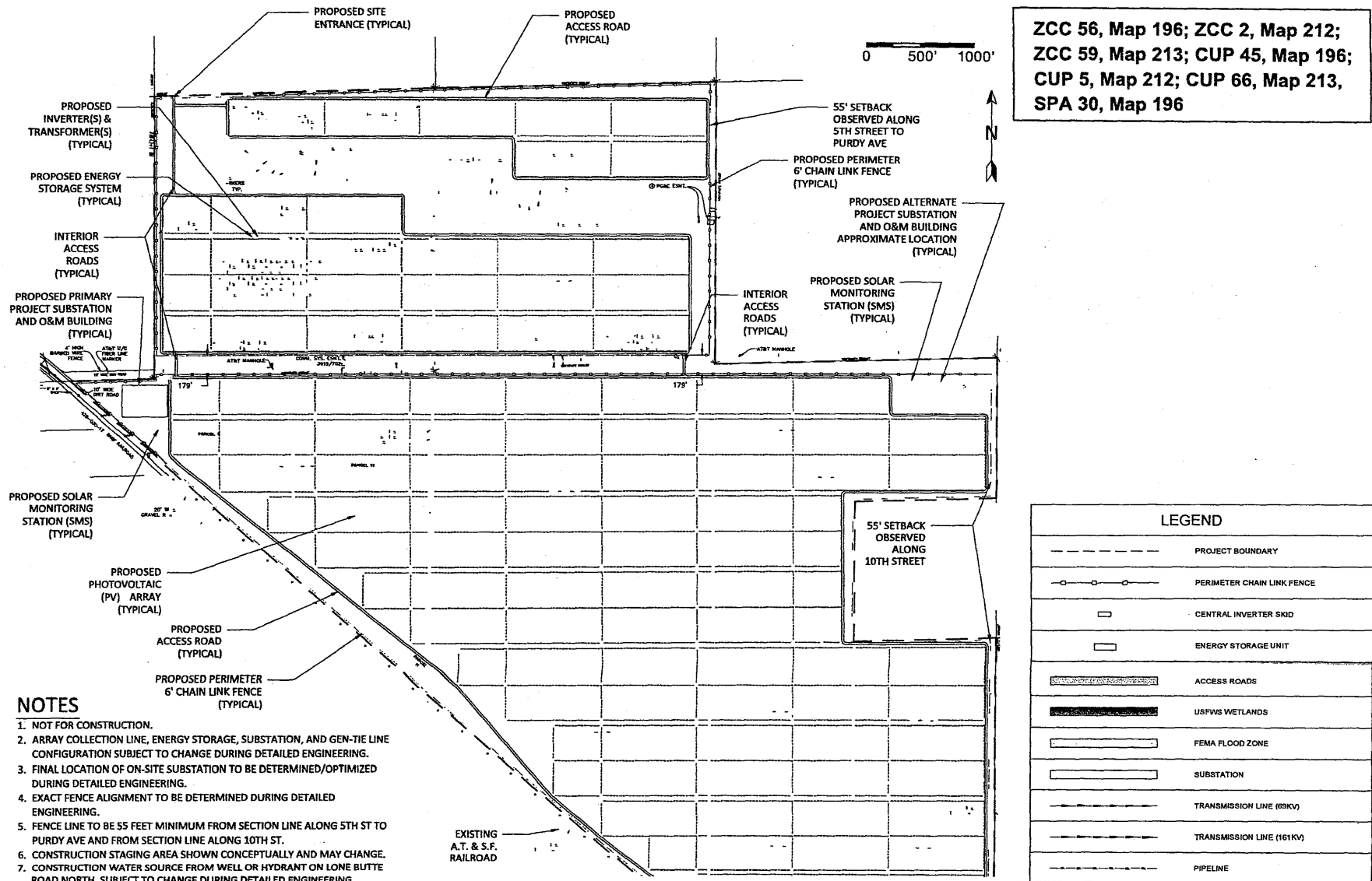


FIGURE 3-4A: NORTHERN SITE PLANS - PART 1



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
SANBORN SOLAR PROJECT

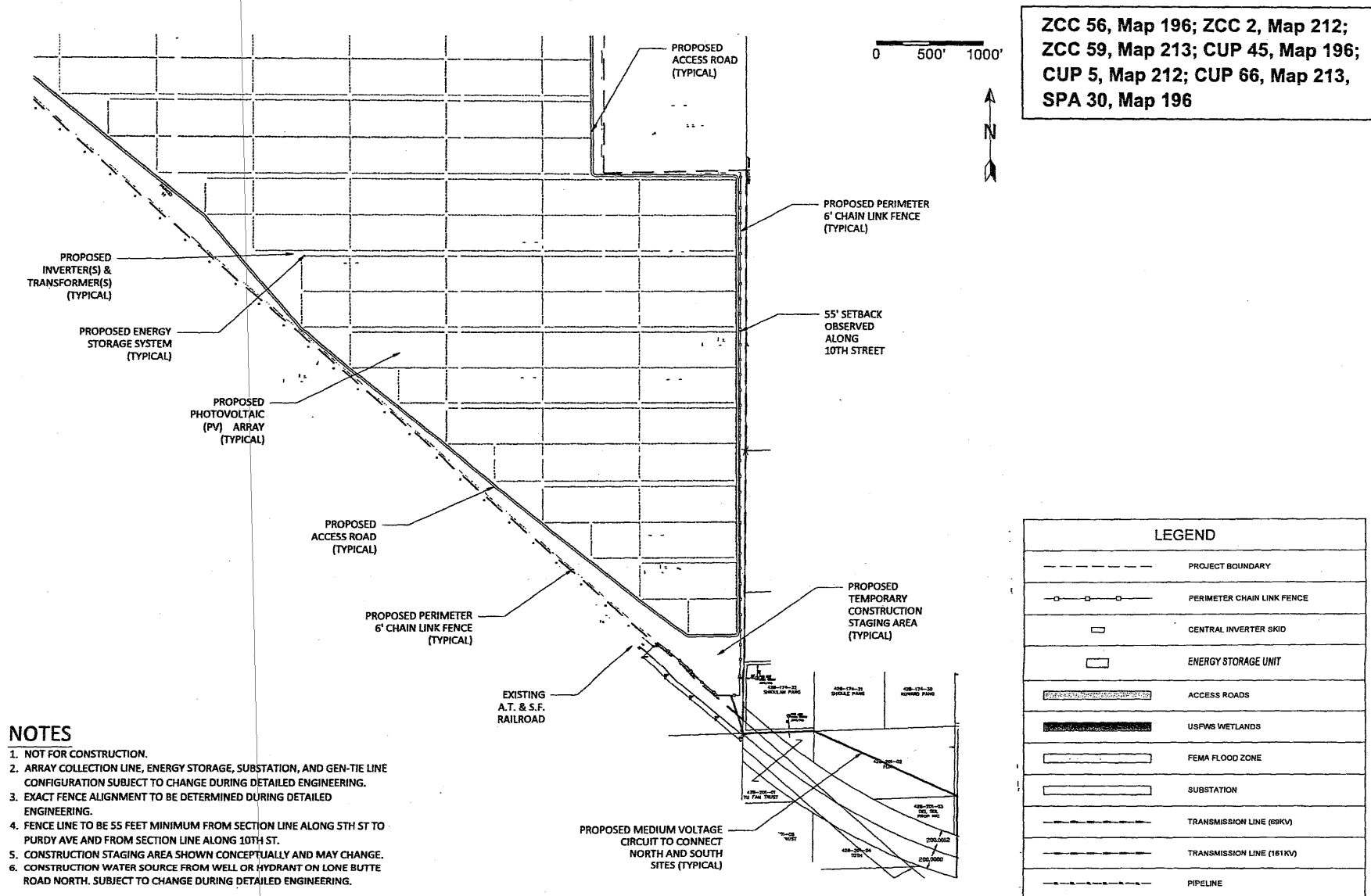


FIGURE 3-4B: NORTHERN SITE PLANS - PART 2



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
SANBORN SOLAR PROJECT

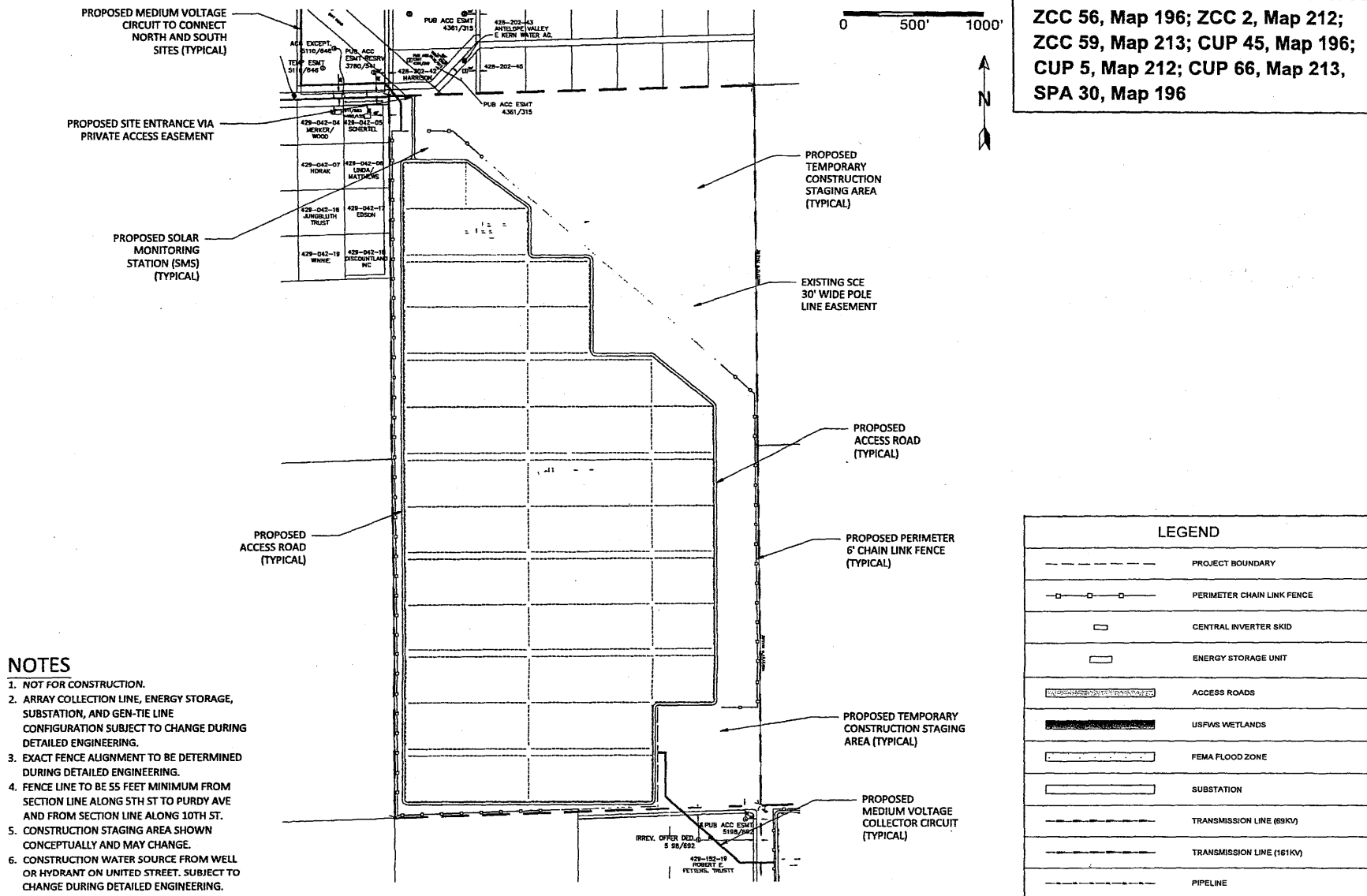
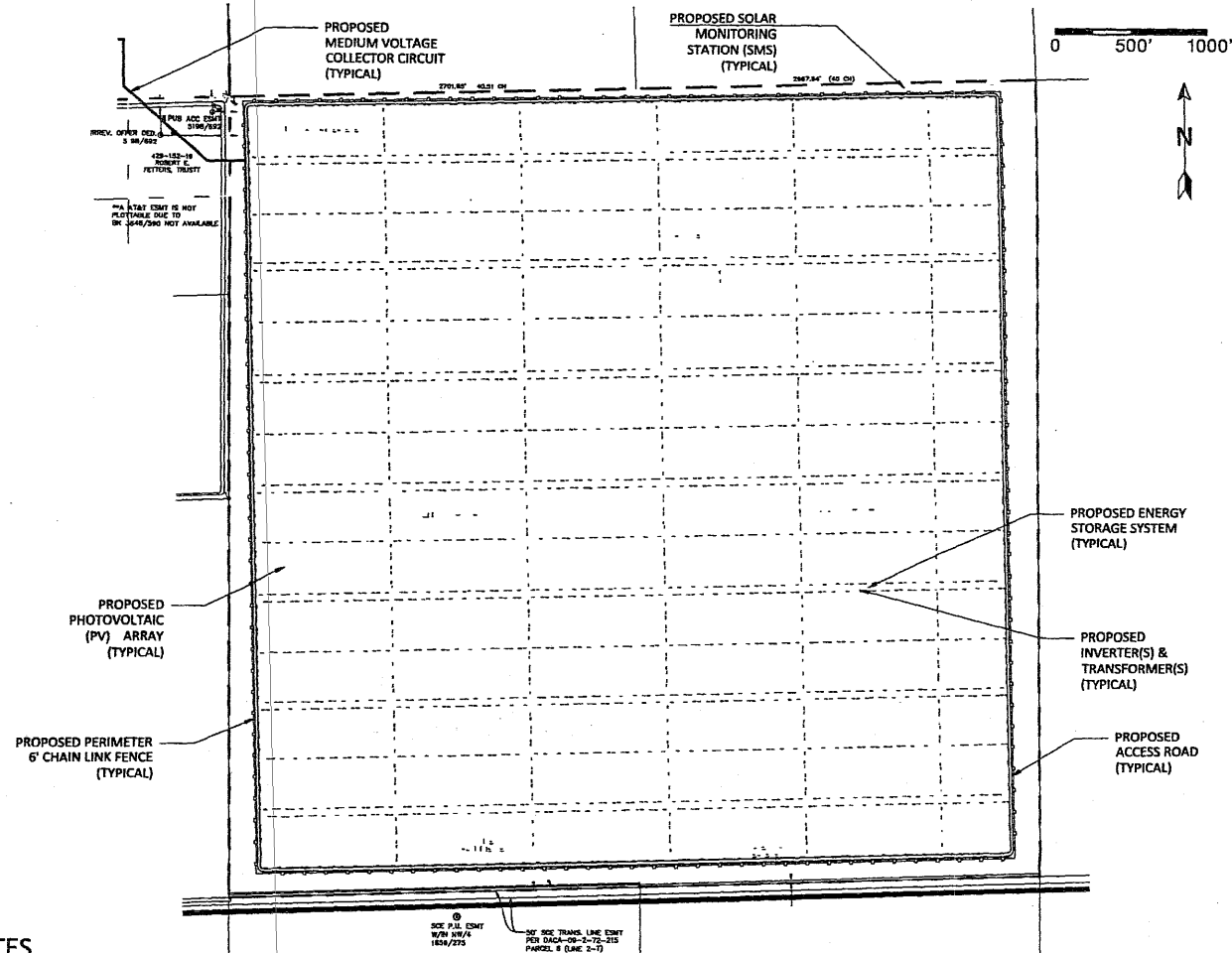


FIGURE 3-5A: SOUTHERN SITE PLANS - PART 1



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT
SANBORN SOLAR PROJECT



ZCC 56, Map 196; ZCC 2, Map 212;
ZCC 59, Map 213; CUP 45, Map 196;
CUP 5, Map 212; CUP 66, Map 213,
SPA 30, Map 196

LEGEND	
	PROJECT BOUNDARY
	PERMETER CHAIN LINK FENCE
	CENTRAL INVERTER SKID
	ENERGY STORAGE UNIT
	ACCESS ROADS
	USFWS WETLANDS
	FEMA FLOOD ZONE
	SUBSTATION
	TRANSMISSION LINE (69KV)
	TRANSMISSION LINE (161KV)
	PIPELINE

NOTES

1. NOT FOR CONSTRUCTION.
2. ARRAY COLLECTION LINE, ENERGY STORAGE, SUBSTATION, AND GEN-TIE LINE CONFIGURATION SUBJECT TO CHANGE DURING DETAILED ENGINEERING.
3. EXACT FENCE ALIGNMENT TO BE DETERMINED DURING DETAILED ENGINEERING.
4. FENCE LINE TO BE 55 FEET MINIMUM FROM SECTION LINE ALONG 5TH ST TO PURDY AVE AND FROM SECTION LINE ALONG 10TH ST.
5. CONSTRUCTION STAGING AREA SHOWN CONCEPTUALLY AND MAY CHANGE.
6. CONSTRUCTION WATER SOURCE FROM WELL OR HYDRANT ON UNITED STREET. SUBJECT TO CHANGE DURING DETAILED ENGINEERING.

FIGURE 3-5B: SOUTHERN SITE PLANS - PART 2