

NOTICE OF PUBLIC HEARING

The **Kern County Planning Commission** will hold a hearing on **Thursday, December 14, 2017, 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 Ranch Corporation by NV5, Inc. (PP16612)

Location: North and south of Bear Trap Road (Lake Drive), approximately 1,100 feet east of Interstate 5 in the Lebec area; Supervisorial District 4 - Couch

Proposal: **Vesting Tentative Tract Map No. 7313; proposing to divide a 6,656.70-acre site into 752 lots ranging in size from 4,494 square feet (net) to 21.35 acres for residential use; 96 road lots ranging in size from 4,118 square feet (gross) to 19.60 acres; 43 open space lots ranging in size from 3,042 square feet (net) to 310.80 acres; six (6) future development lots ranging in size from 55.09 acres to 1,649.05 acres; 13 public facility lots ranging in size from 401 square feet (net) to 4.56 acres; and three (3) amenity lots ranging in size from 6.32 acres to 43.48 acres.** The application and an Addendum to the previously certified Environmental Impact Report (Tejon Mountain Village by TMV, LLC (State Clearinghouse No. 2005101018)) 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 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. 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: **VTTR #7313**

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














Holly V. Nelson, Supervising Planner ((661) 862-8625)

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.

Vesting Tentative Tract Map No. 7313

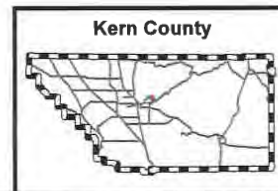
Vicinity Map

Tejon Ranch Corp
by NV5, Inc.

-  INTERSTATE
-  NAMED HWY
-  STATE HWY
-  Arterials
-  Collectors
-  Locals
-  Dirt Roads
-  Kern County Boundary
-  Bordering Counties
-  Township/Range
-  Sections
-  Water Bodies
-  Water Courses

APN:
255-720-14, 17
255-700-09, 14, 15, 20, 21,
23, 36, 38
255-690-11, 20, 21, 26

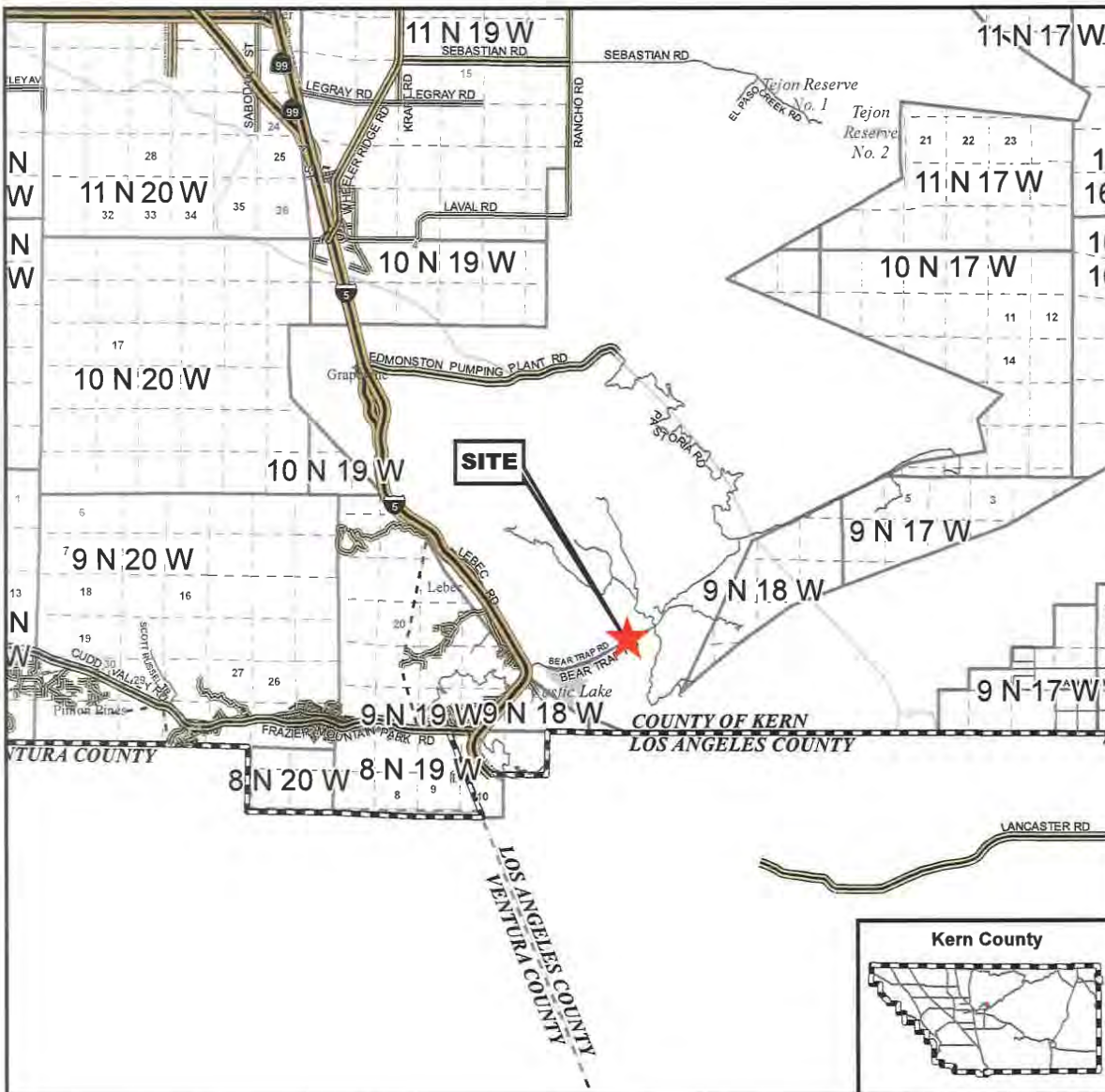
Portions of Rancho Castac and
Rancho Los Alamos y Agua Caliente
Portions of Sections 1, 12, 13, 24, 25,
and 26, T9N, R19W SBM
Portions of Sections 7, 16, 17, 18, 19,
20, 21, 28, 29, 30, and 31



0 6,000 12,000 18,000 24,000 Feet



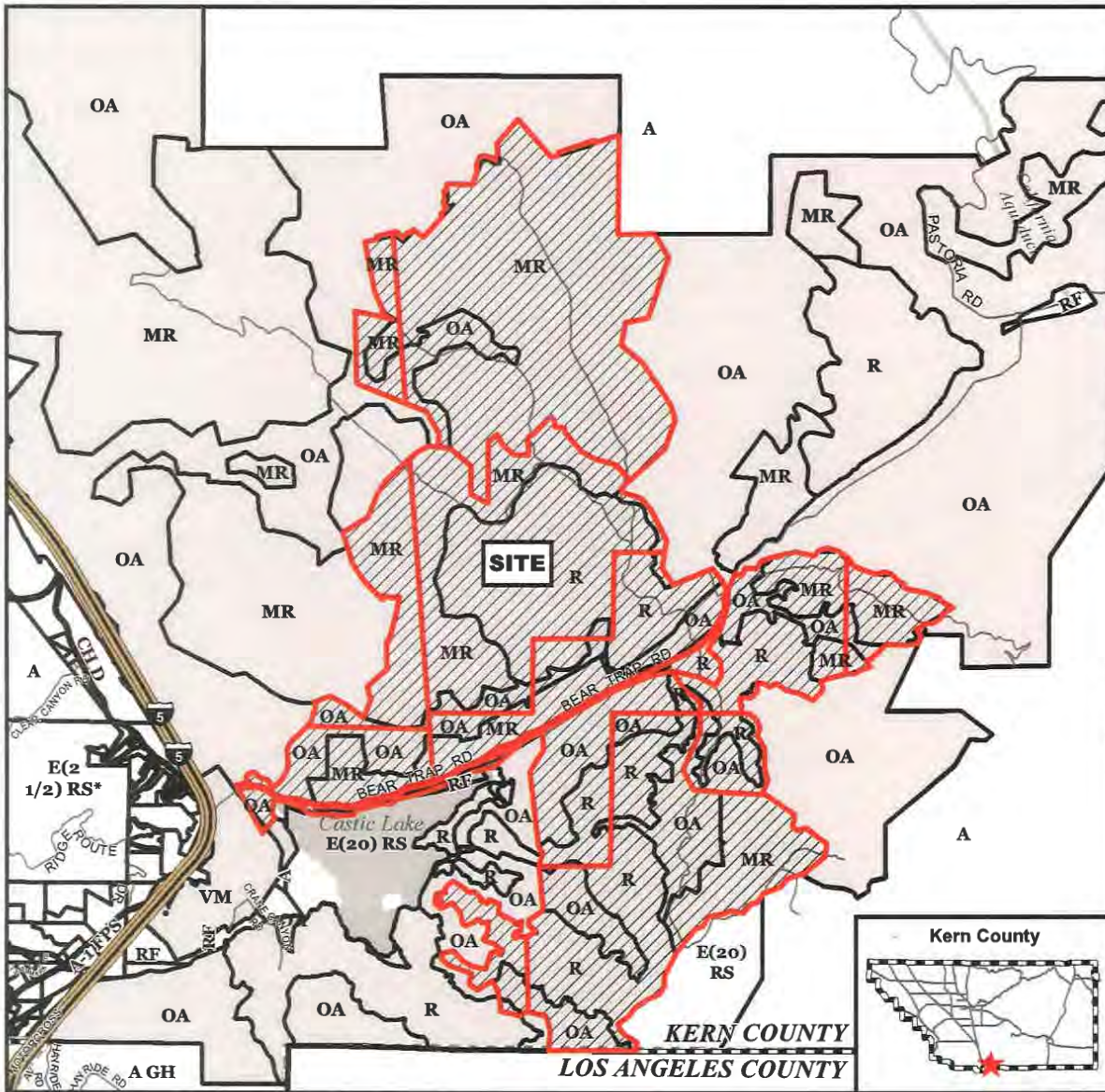
Kern County
Planning & Natural
Resources Department



Vesting Tentative Tract No. 7313

Existing Zone Classifications

Tejon Ranch Corp
by NV5, Inc.



Site

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(2 1/2) - Estate (2.5 acres)
- E(20) - Estate (20 acres)
- E(5) - Estate (5 acres)
- FPP - Floodplain Primary
- M-1 - Light Industrial
- M-2 - Medium Industrial
- M-3 - Heavy Industrial
- OS - Open Space
- R-1 - Low Density Residential
- R-3 - High Density Residential
- RF - Recreation Forestry
- SP - Special Planning for TMV

Tejon Mountain Village SP Zoning

- MR - Mountain Residential
- OA - Open Area
- R - Resort
- VM - Village Mixed Use

APN:
 255-720-14, 17
 255-700-15, 21, 23
 255-700-09, 14, 20, 36, 38
 255-690-11, 20, 21, 26
 Portions of Rancho Castac and
 Rancho Los Alamos y Agua Caliente
 Sections 1, 12, 13, 24, 25, and 26
 And portions of T.9 N and R. 18 W.
 Sections 7, 16, 17, 18, 19, 20, 21,
 28, 29, 30, 31

Kern County

0 1,600 3,200 4,800 6,400 Feet

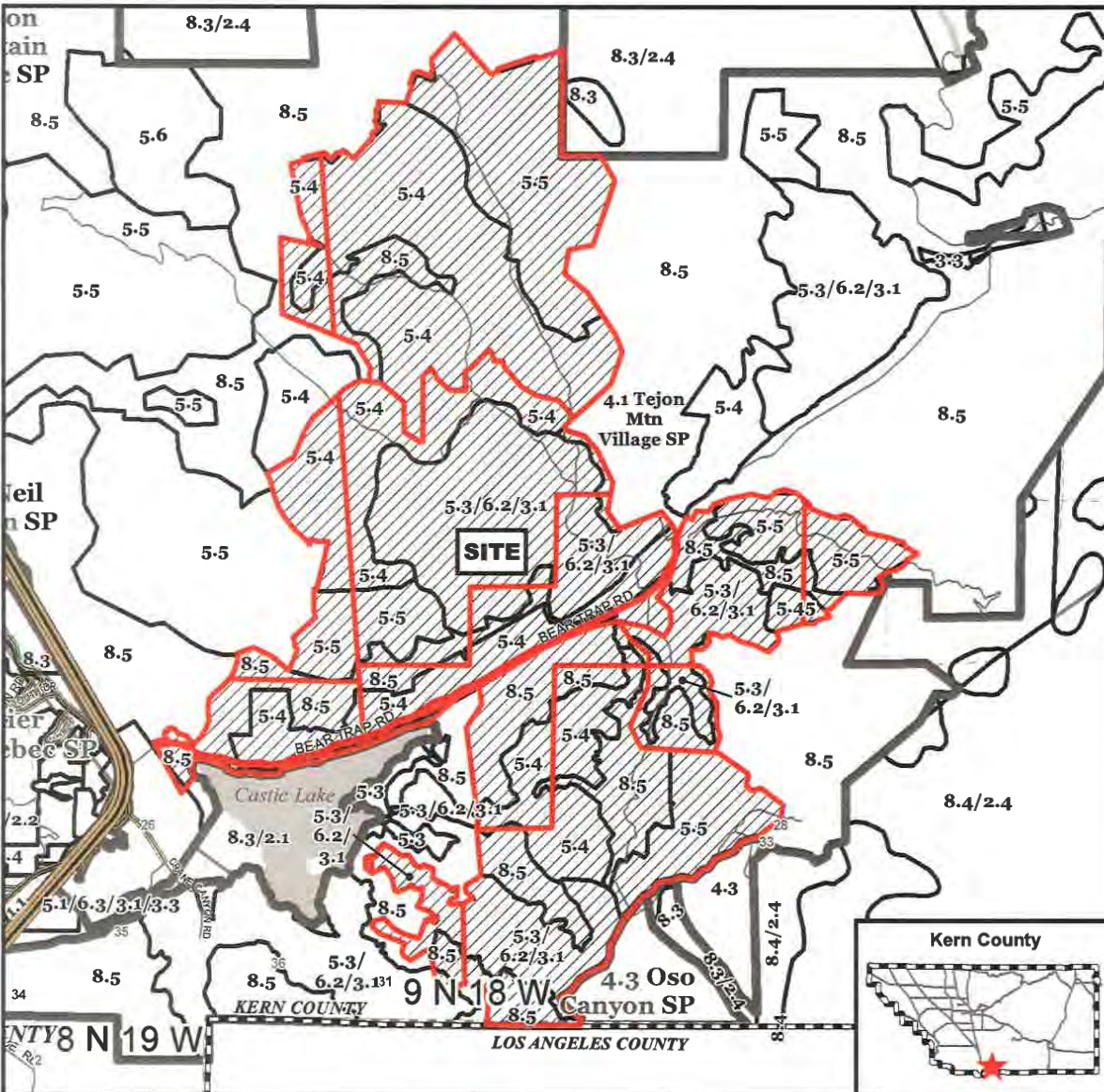
**Kern County
Planning & Natural
Resources Department**

KERN COUNTY
LOS ANGELES COUNTY

Vesting Tentative Tract No. 7313

General Plan Designations

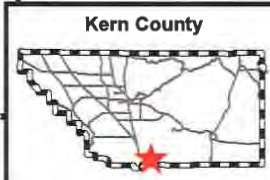
Tejon Ranch Corp
by NV5, Inc.



- Site
- Specific Plans
- GENERAL PLAN BOUNDARIES**
- 1.1 - STATE AND FEDERAL
- 3.3 - OTHER FACILITIES
- 4.1 - ACCEPTED COUNTY PLAN
- 4.3 - SPECIFIC PLAN REQUIRED
- 6.3 - HIGHWAY COMMERCIAL
- 8.3 - EXTENSIVE AGRICULTURE (MIN. 20- OR 80- ACRE PARCEL SIZE)
- 8.4 - MINERAL AND PETROLEUM (MIN. 5-ACRE PARCEL SIZE)
- 8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80- ACRE PARCEL SIZE)
- GENPLAN**
- 3.3 - OTHER FACILITIES
- 5.1/6.3/1/3.3 - MAXIMUM 29 UNITS/NET ACRE (1502 SQ. FT. SITE AREA/UNIT)
- 5.3 - MAXIMUM 10 UNITS/NET ACRE (4356 SQ. FT. SITE AREA/UNIT)
- 5.3/6.2/3.1
- 5.4 - MAXIMUM 4 UNITS/NET ACRE (10,890 SQ. FT. SITE AREA/UNIT)
- 5.45 - MAXIMUM 2 UNITS/NET ACRE (21,780 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
- 8.5 - RESOURCE MANAGEMENT (MIN. 20- OR 80- ACRE PARCEL SIZE)

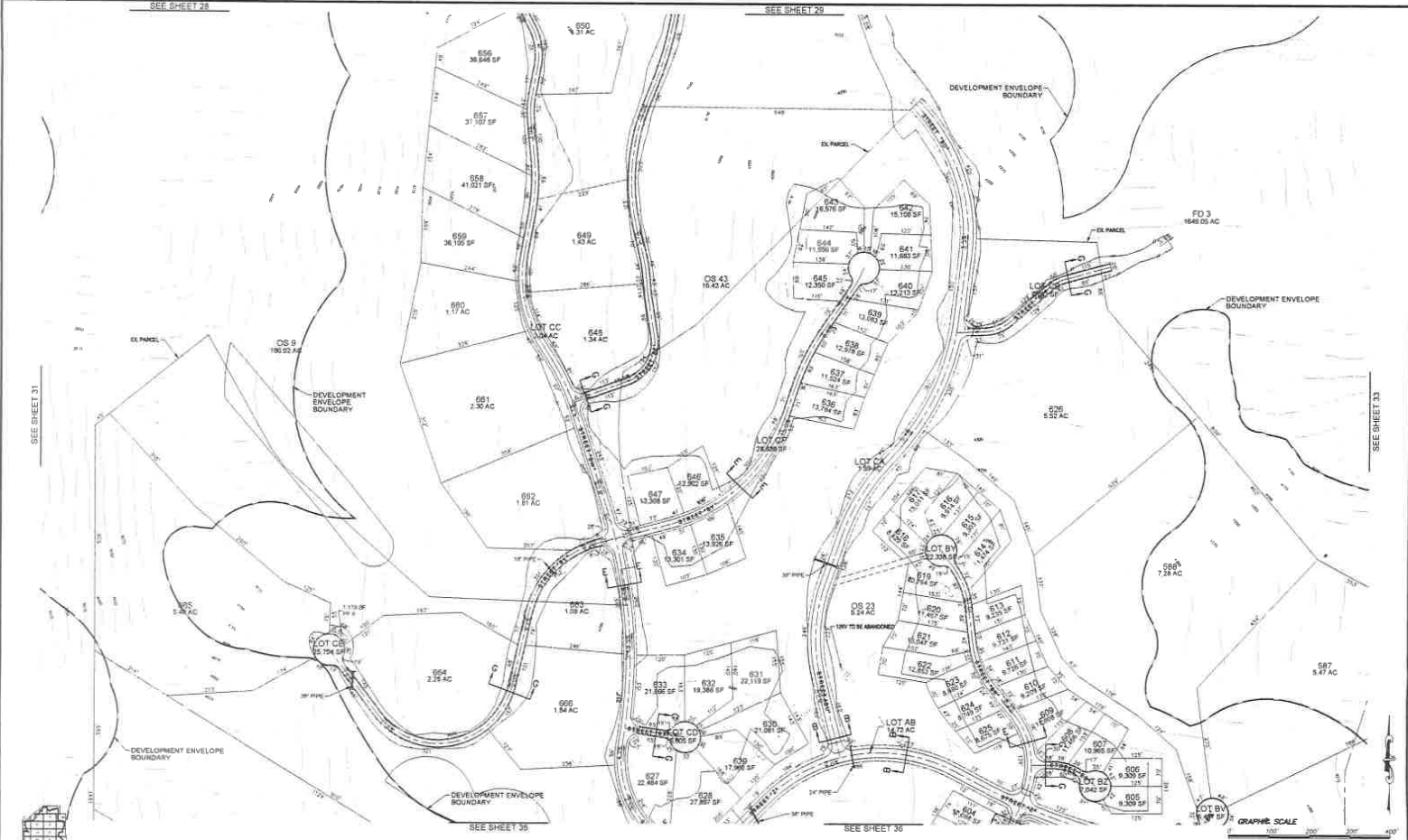
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255-690-11, 20, 21, 26

Portions of Rancho Castac and
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Sections of T.9 N and R.19 W
Sections 1, 12, 13, 24, 25, and 29
And portions of T.9 N and R. 18 W,
Sections 7, 16, 17, 18, 19, 20, 21,
28, 29, 30, 31



0 1,500 3,000 4,500 6,000 Feet

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Resources Department**



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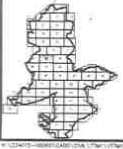
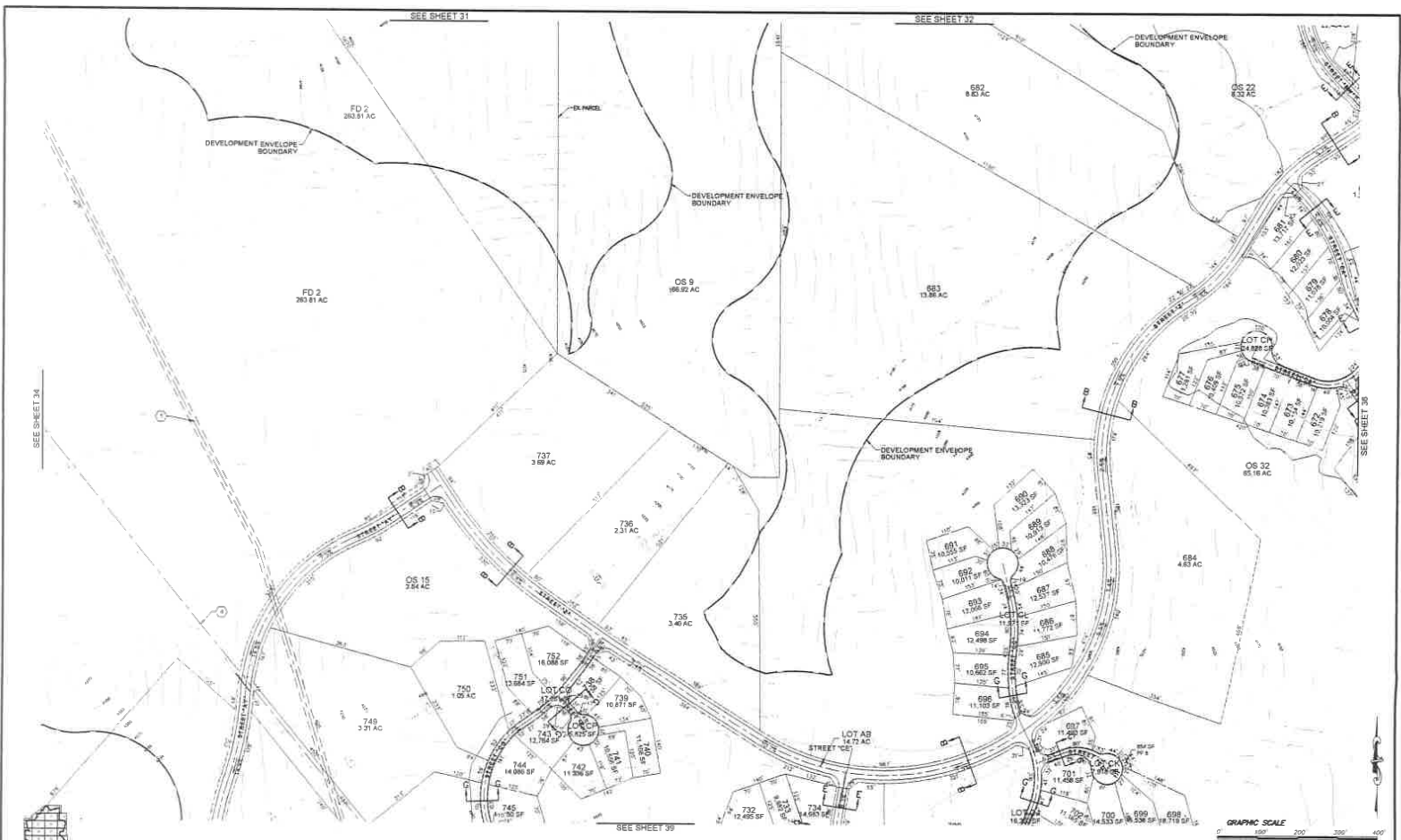
PREPARED FOR:
TEJON RANCH CORPORATION
 4436 LEBEC ROAD
 LEMING, CA 93243
 (805) 248-3000

PREPARED BY:
NIVIS
1060 AVENUE OF SCIENCE, SUITE 200
 BERKELEY, CA 94704

MOUNTAIN VILLAGE AT TEJON RANCH
 VESTING TENTATIVE TRACT No. 7313

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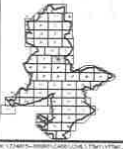
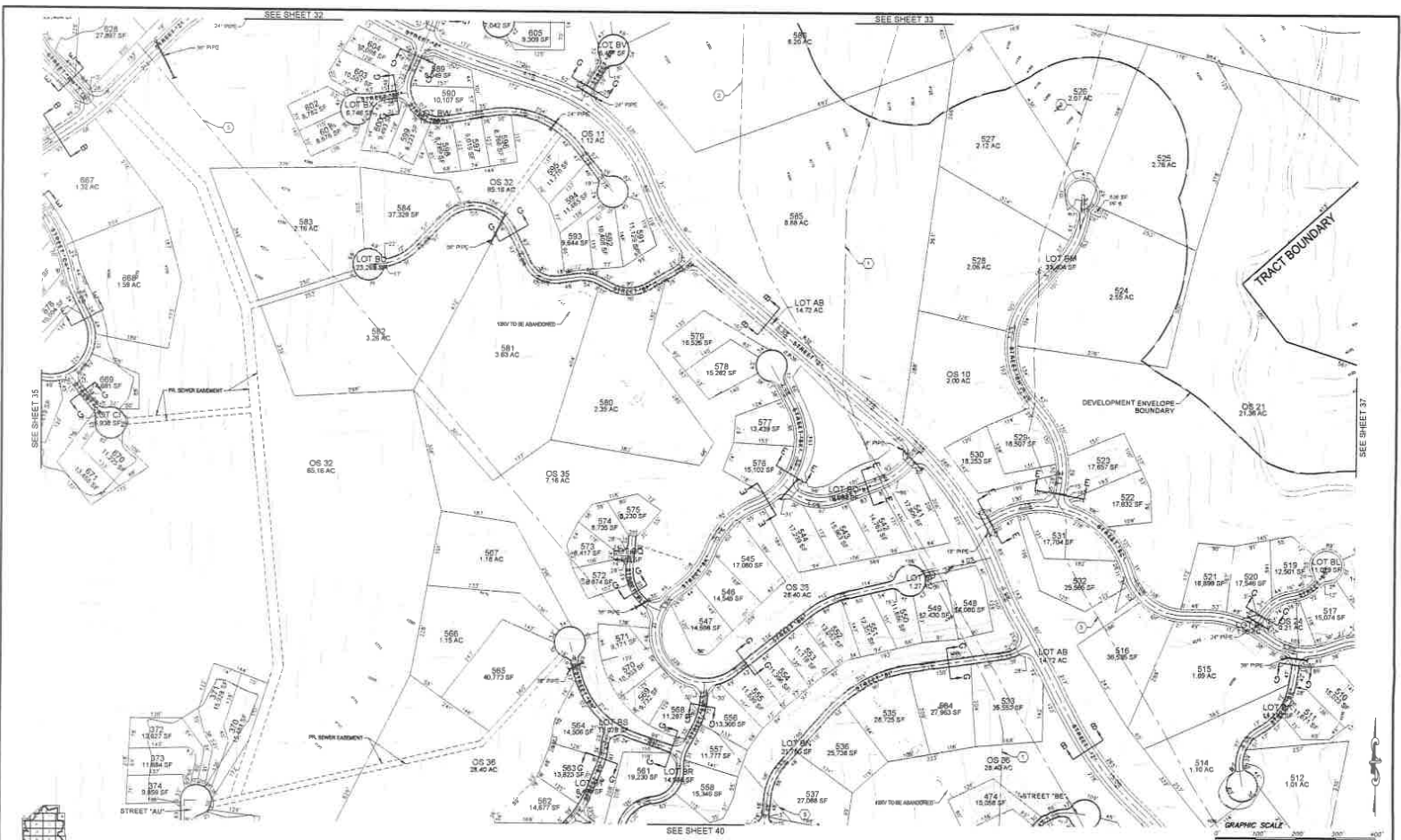
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 (561) 248-5000

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 (925) 835-0000 FAX (925) 835-0001

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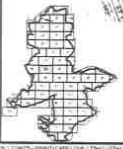
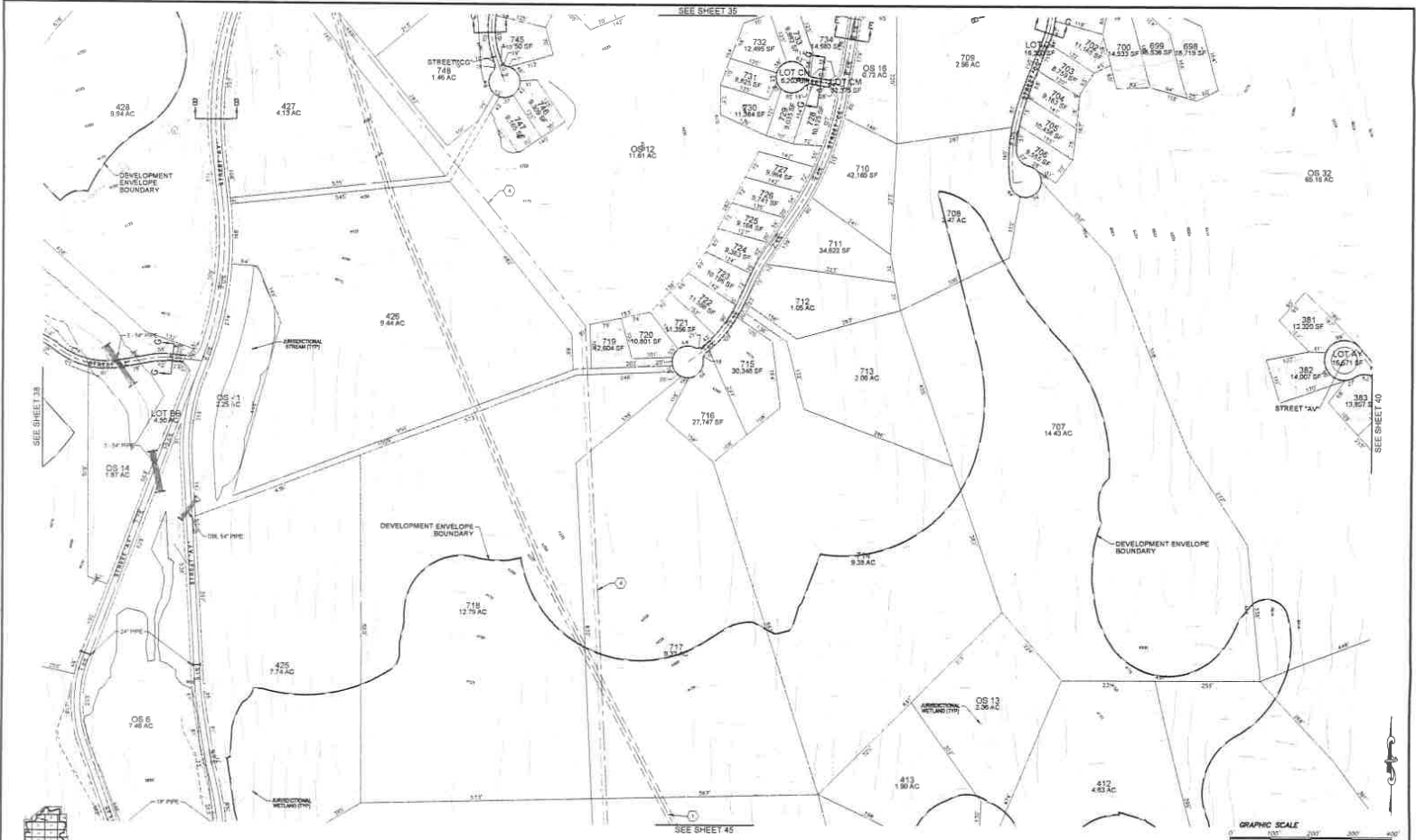
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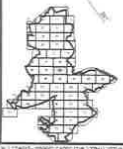
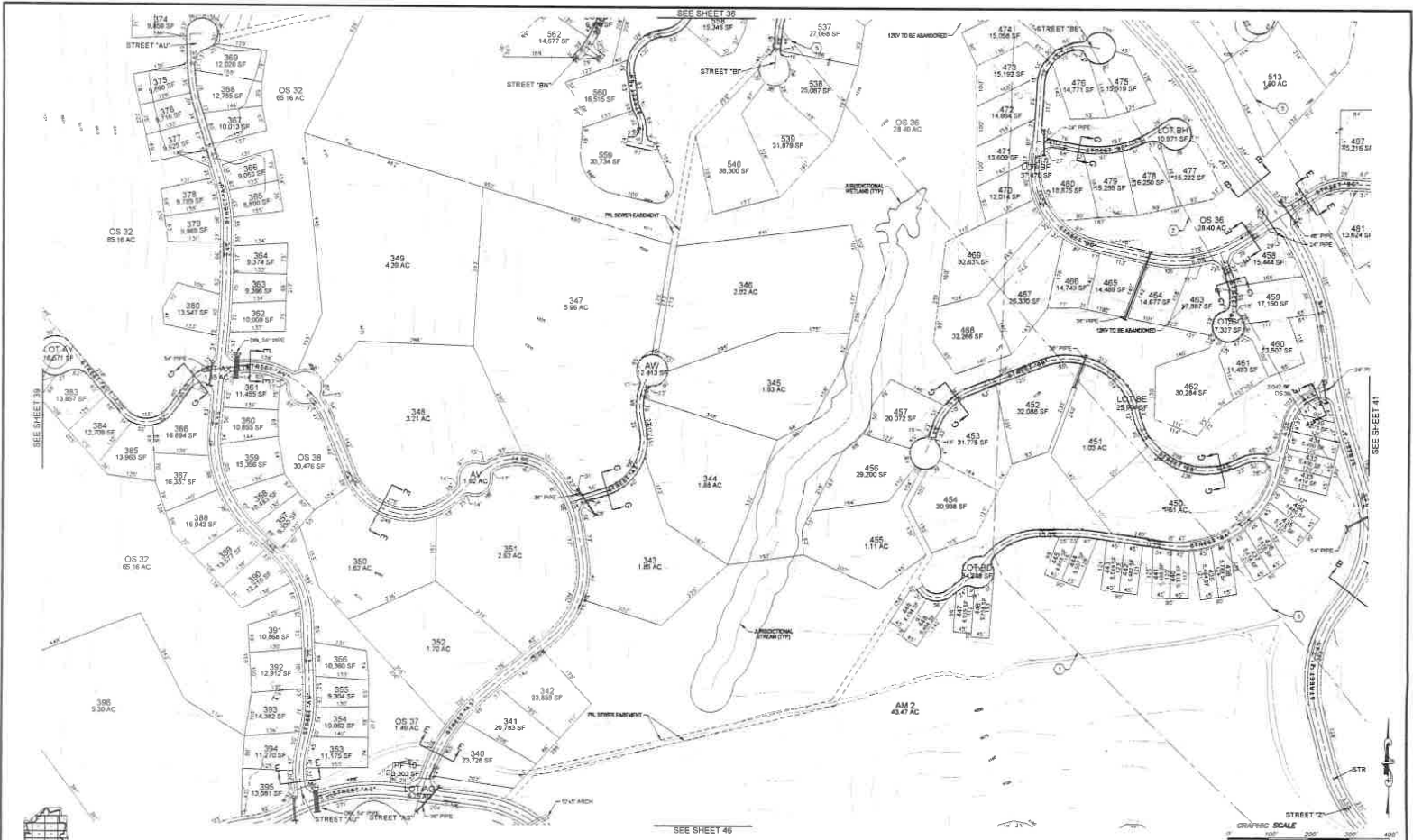
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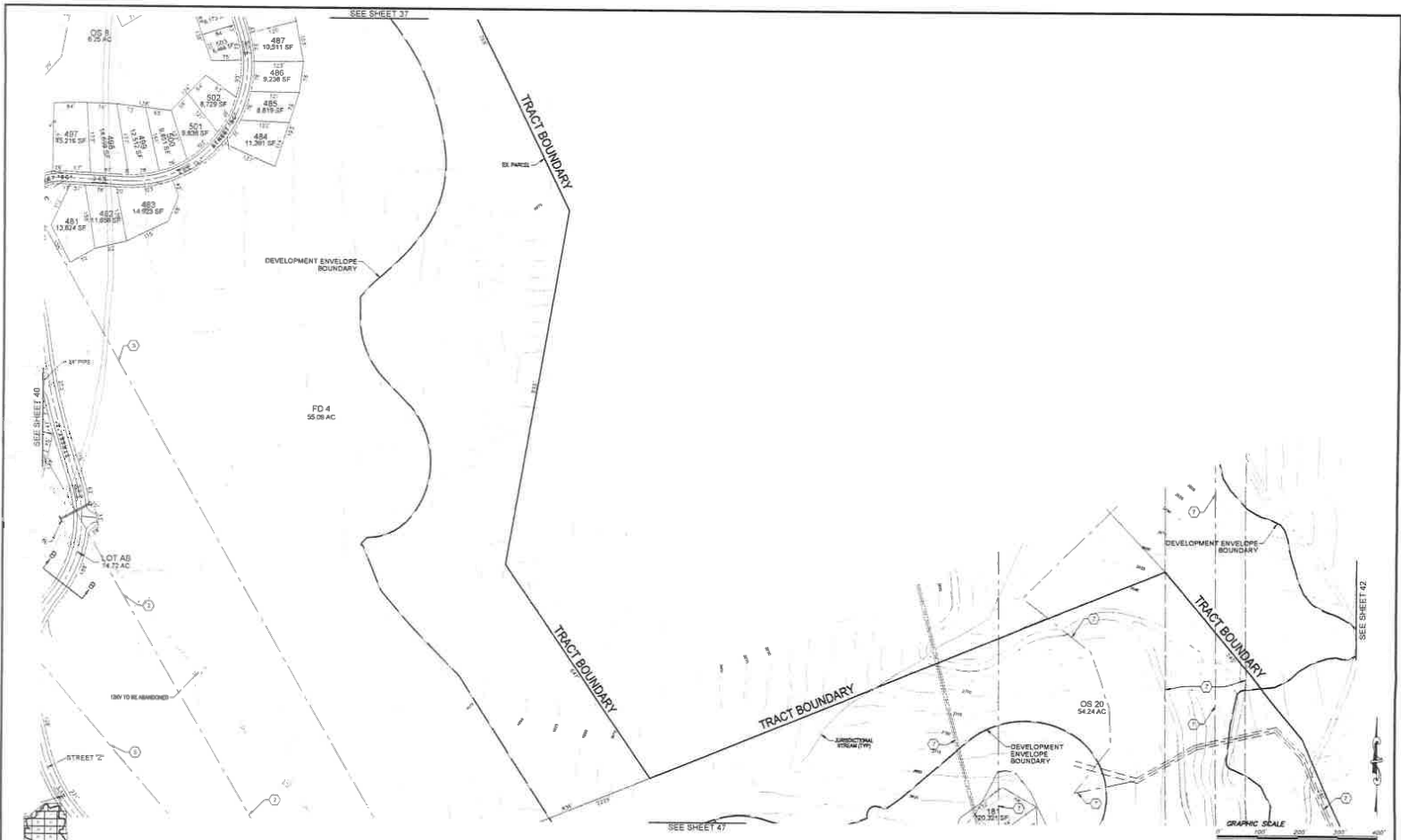
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 (661) 248-3000

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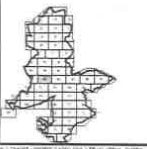
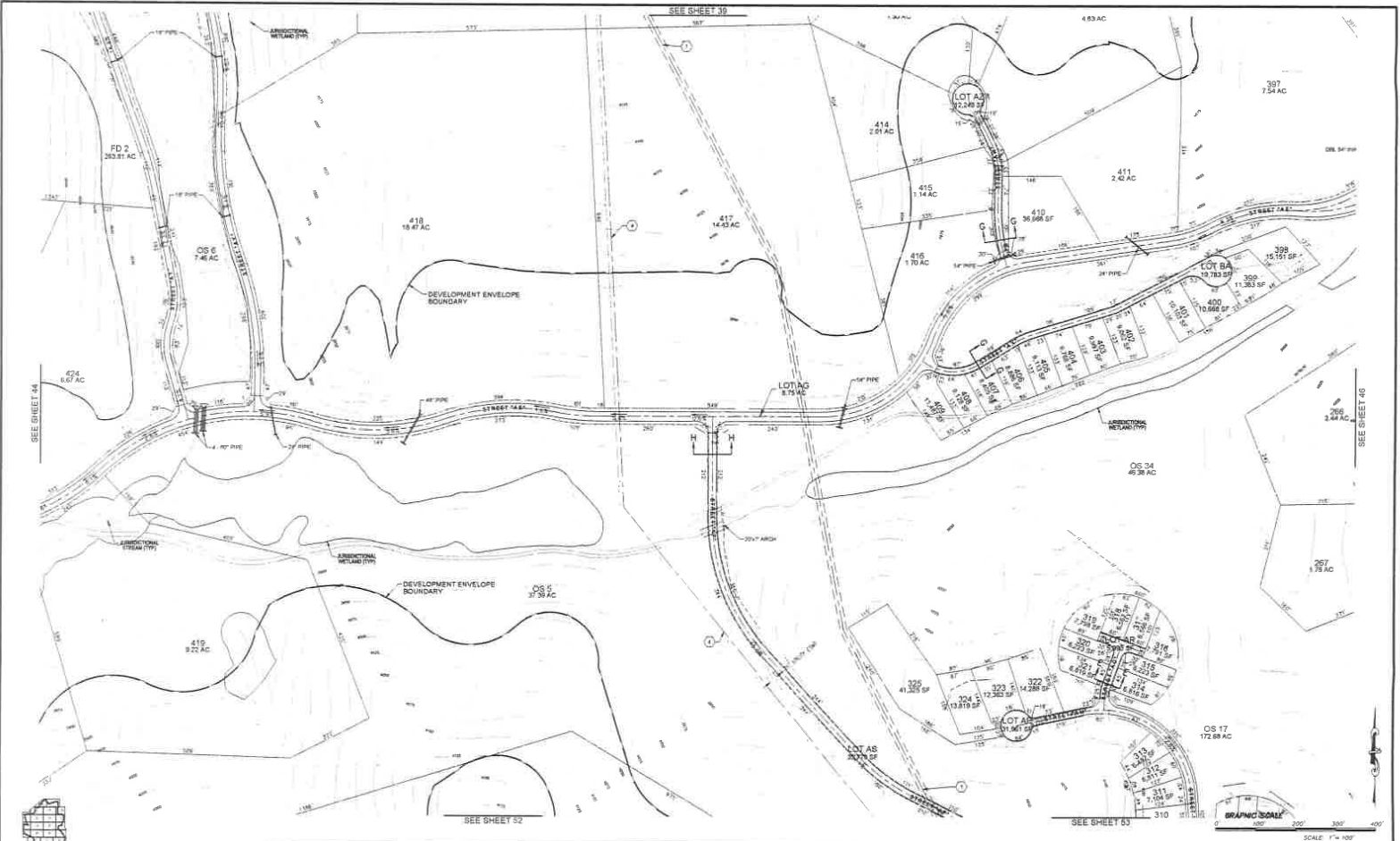
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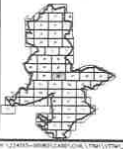
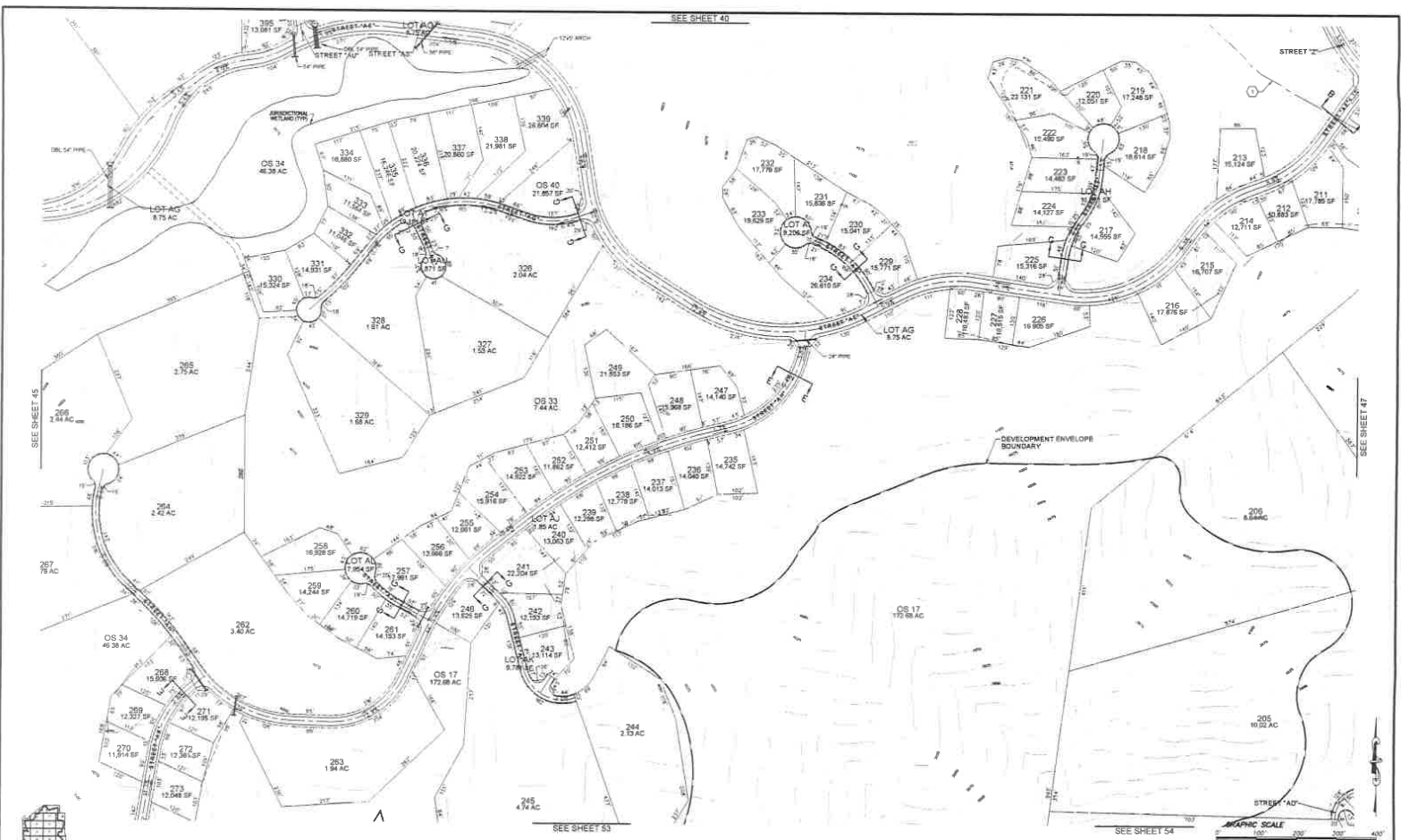
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 2001 AVENUE OF SCIENCE, SUITE 200 | SAN DIEGO, CA 92126
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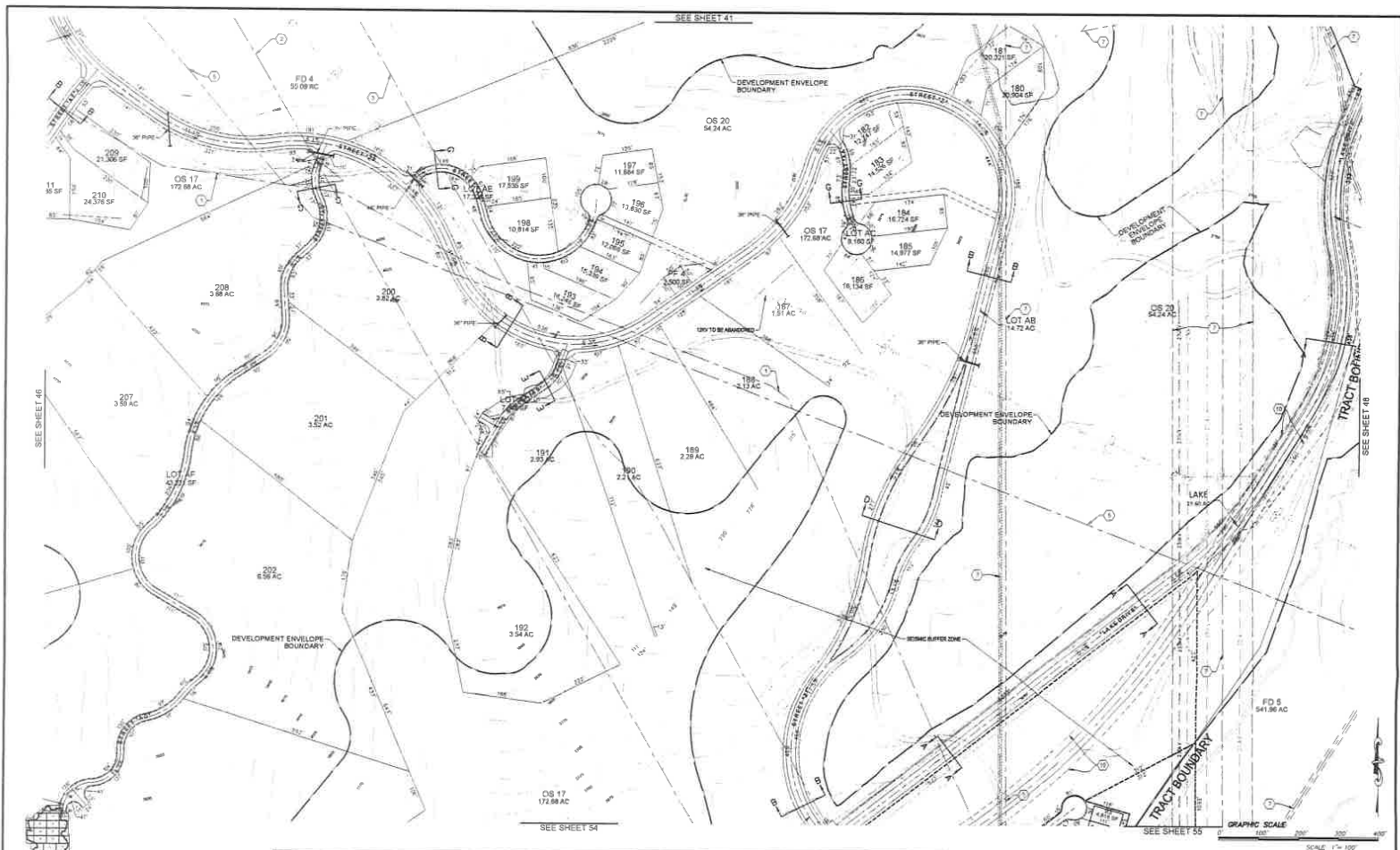
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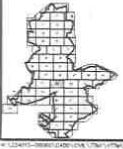
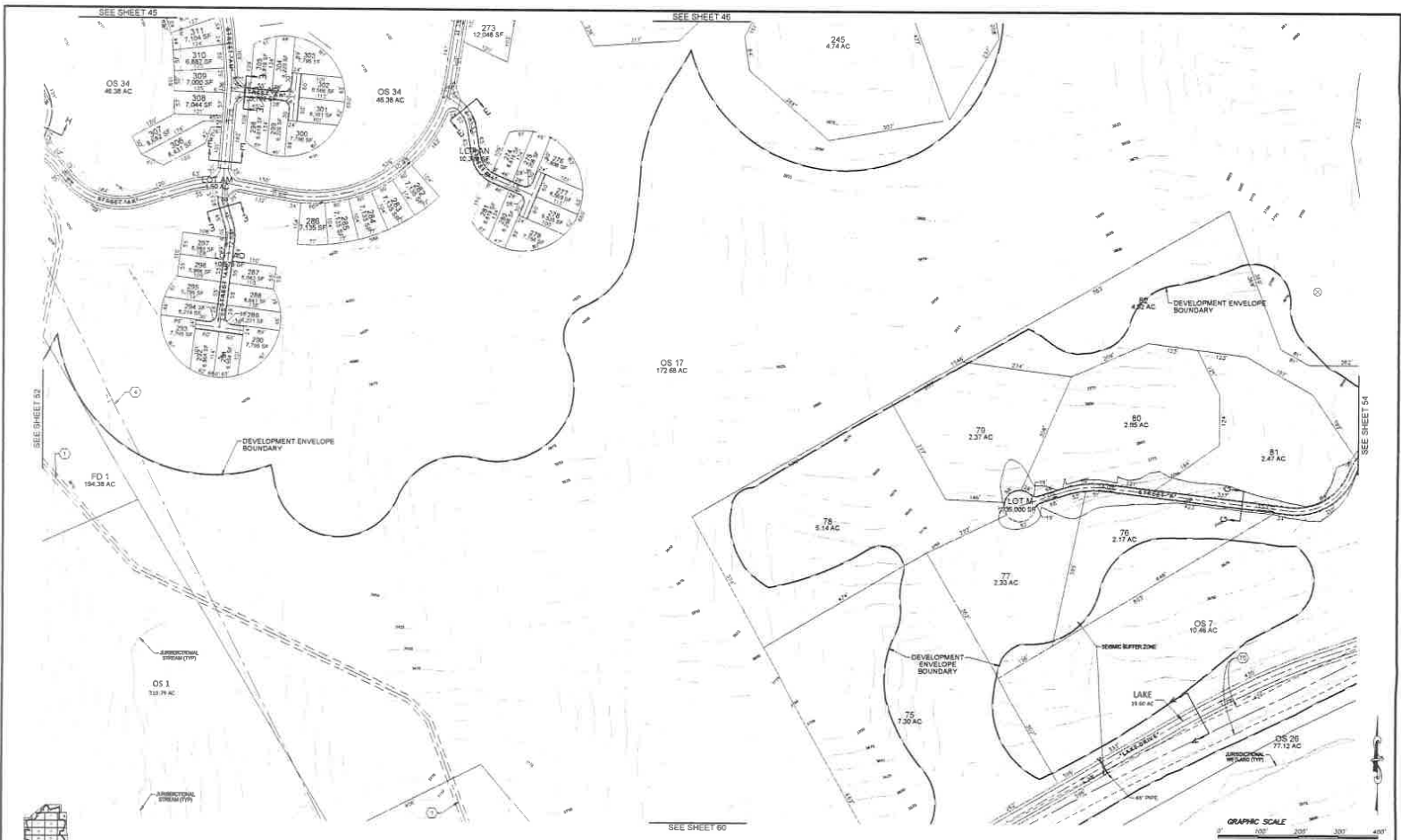
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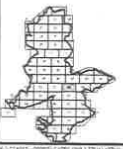
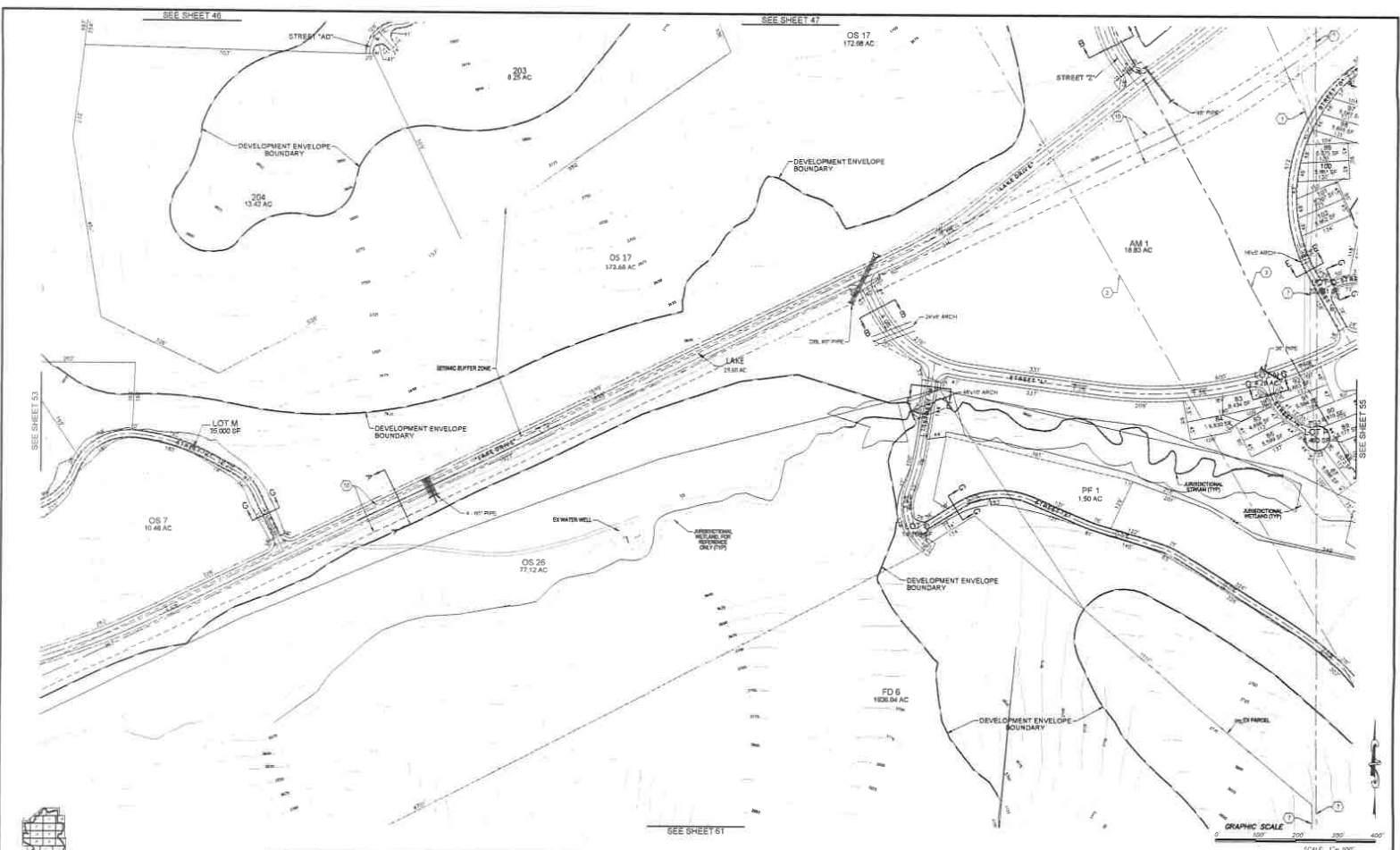
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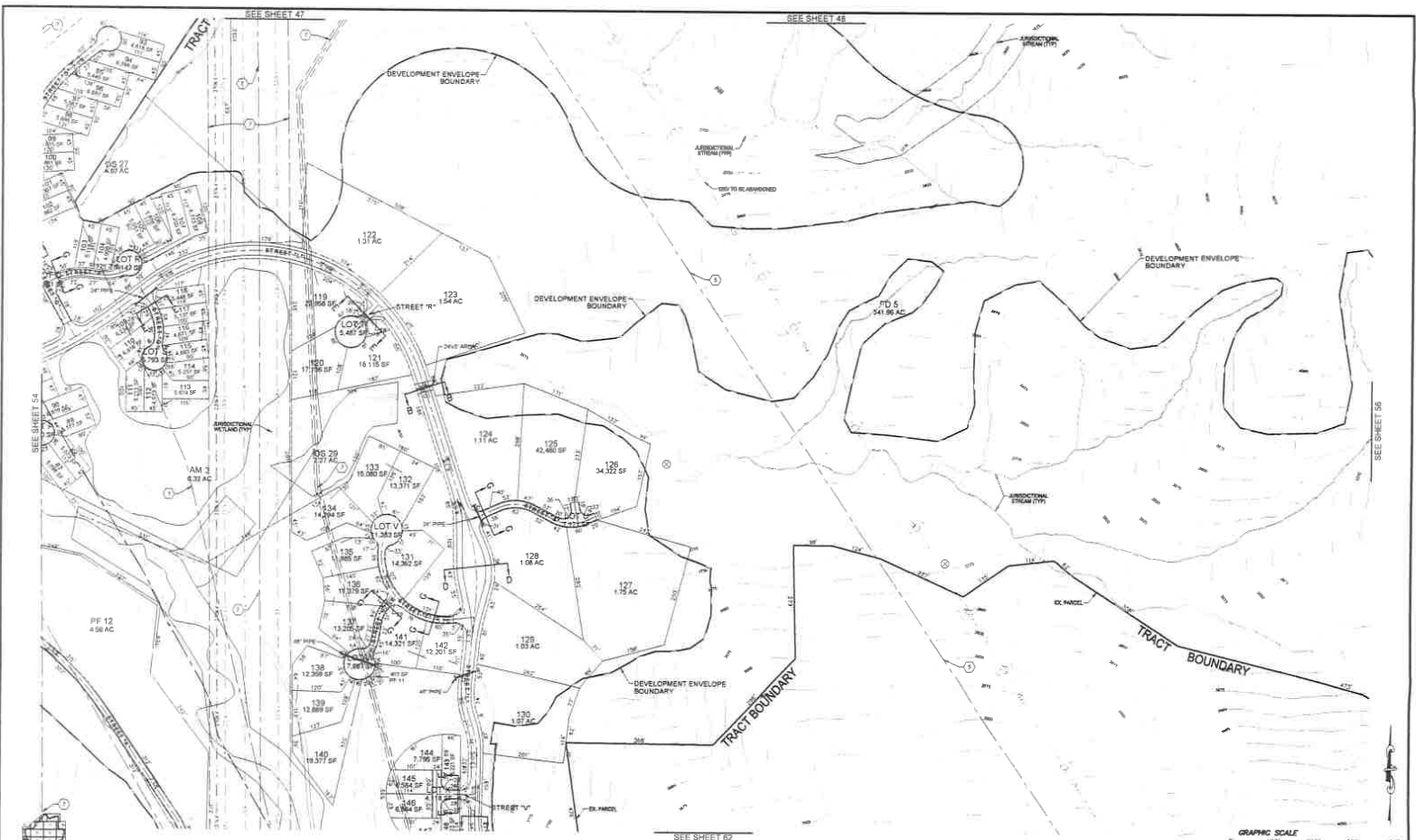
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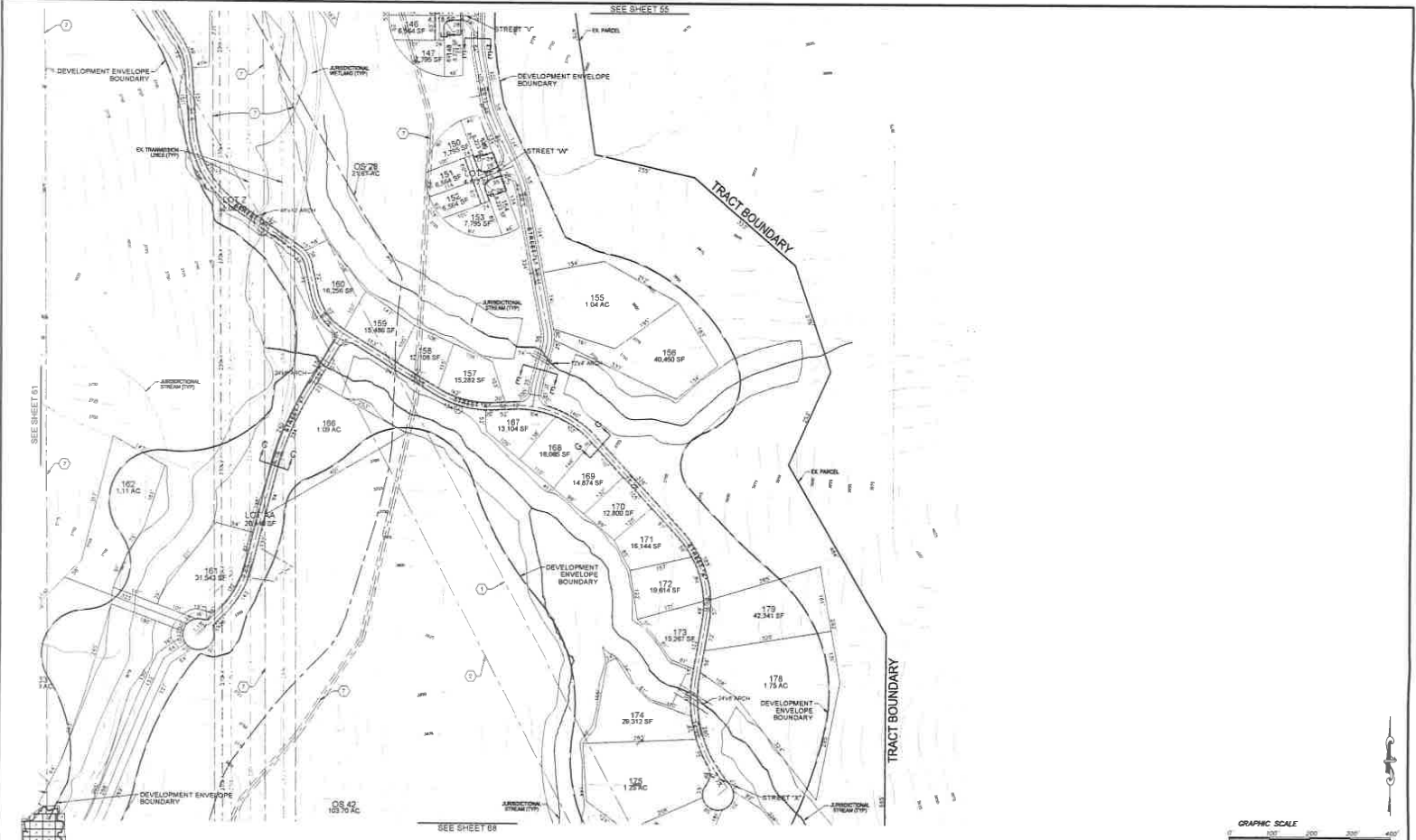
REVISION _____ _____ _____ _____ _____	DATE	BY	PREPARED FOR	PREPARED BY	SCALE: 1" = 100' GRAPHIC SCALE 0 100 200 300 400'
			TEJON RANCH CORPORATION	NIVIS	
			4436 LEBREC ROAD LEWIS, CA 91243 (909) 548-3000	17000 AVENUE OF SCIENCE, SUITE 200 SAN DIEGO, CA 92128 (619) 594-2200 FAX: (619) 594-4400 FAX: www.nivis.com	
				MOUNTAIN VILLAGE AT TEJON RANCH VESTING TENTATIVE TRACT No. 7313	
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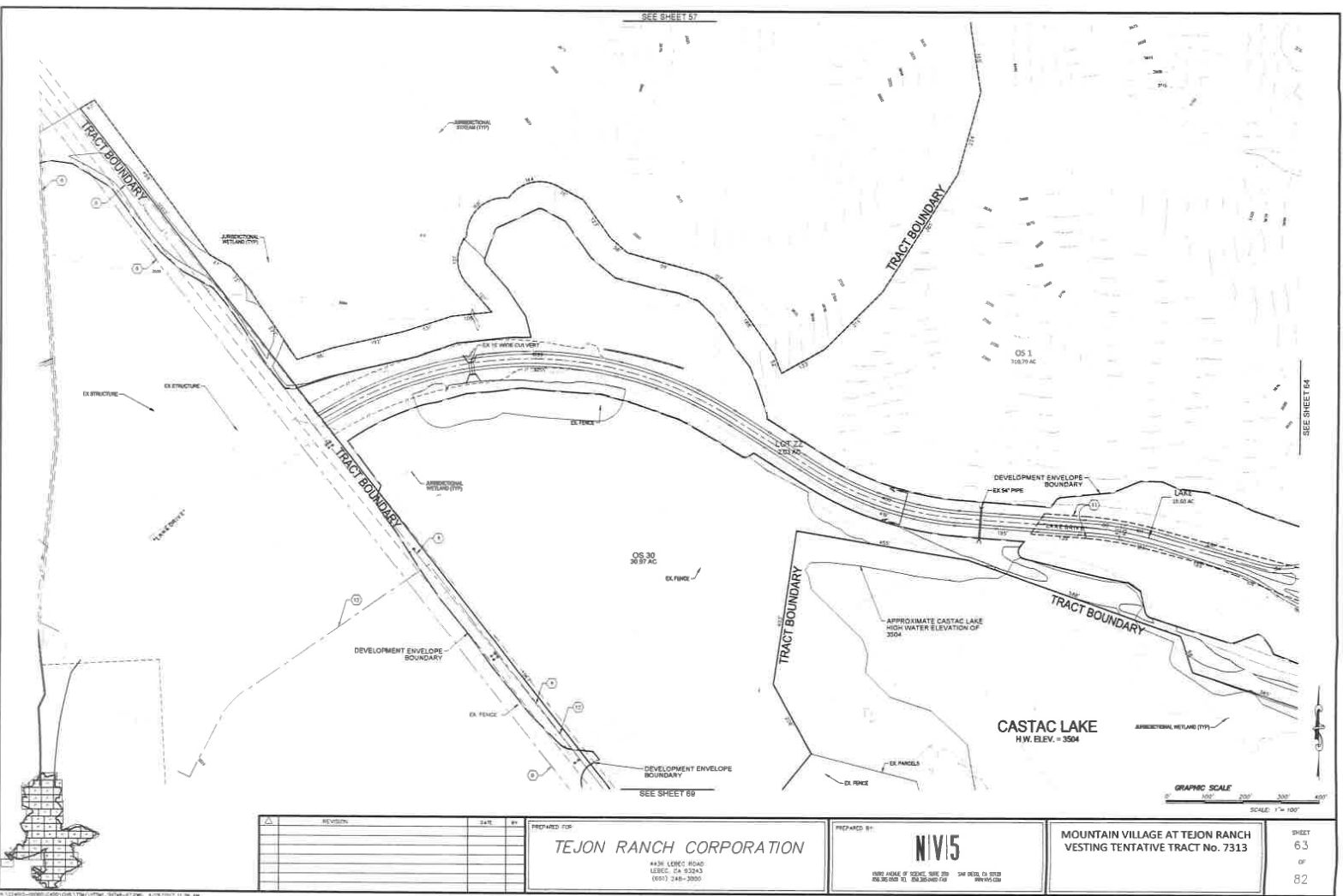
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 LEBREC, CA 93243
 (909) 248-3000

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 VESTING TENTATIVE TRACT No. 7313

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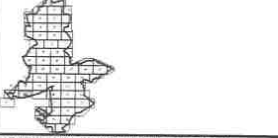
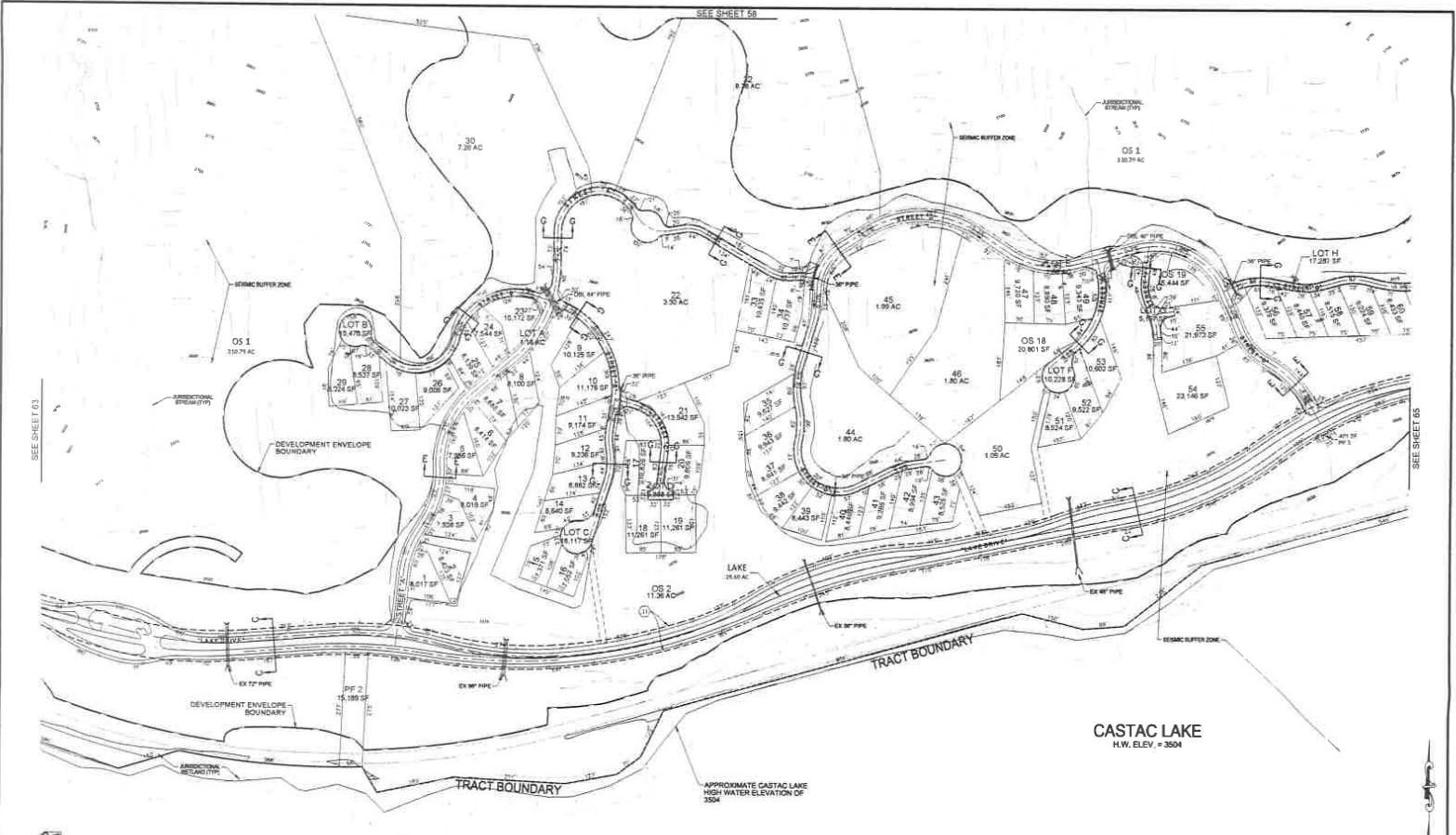
PREPARED FOR:
TEJON RANCH CORPORATION
4436 LEBORG ROAD
LEBORG, CA 92243
(661) 246-3000

PREPARED BY:
NIVIS
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628 300 0000 TEL. 628-3000 FAX 628-3000

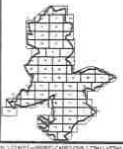
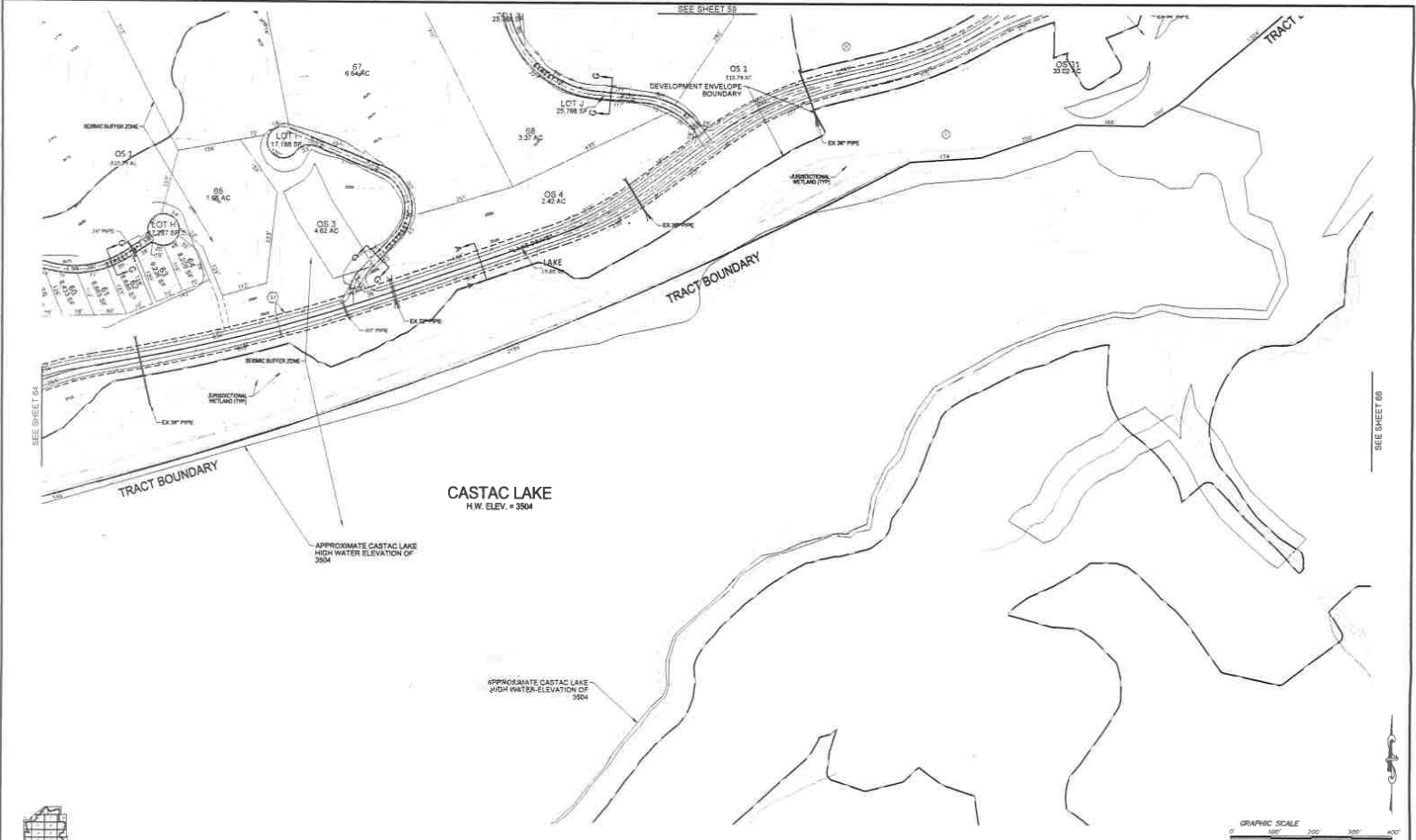
MOUNTAIN VILLAGE AT TEJON RANCH
VESTING TENTATIVE TRACT No. 7313

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82





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REVISION	DATE	BY	PREPARED FOR:	PREPARED BY:	PROJECT:	SHEET
			TEJON RANCH CORPORATION	NIV5	MOUNTAIN VILLAGE AT TEJON RANCH	65
			4436 LEDEC ROAD LEDEC, CA 93243 (561) 248-3000	DAVID HARRIS OF DESIGN, SALES AND MANAGEMENT, INC. 225 20 360 114 WWW.DSM.COM	VESTING TENTATIVE TRACT No. 7313	OF
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