



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

April 12, 2019

To: Reviewing Agencies

Re: Grapevine Specific and Community Plan by Tejon Ranchcorp  
SCH# 2014041005

Attached for your review and comment is the Notice of Preparation (NOP) for the Grapevine Specific and Community Plan by Tejon Ranchcorp draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Lorelei Oviatt  
Kern County  
2700 M Street Suite 100  
Bakersfield, CA 93301**

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2014041005/4>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

cc: Lead Agency

# NOP Distribution List

County: Kern

SCH# 2014041005

## Resources Agency

### Resources Agency

Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elsa Contreras

☒ Dept. of Conservation  
Crina Chan

☐ Cal Fire  
Dan Foster

☒ Central Valley Flood Protection Board  
James Herota

☒ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☒ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Wildlife

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☒ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☒ California Department of Education  
Lesley Taylor

☒ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Cal State Transportation Agency CalSTA

☒ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☒ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

### Air Resources Board

☒ Airport & Freight  
Jack Wursten

☐ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☒ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☒ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances  
Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☒ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ \_\_\_\_\_  
Conservancy

Last Updated 5/22/18



## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

20CH#4041005

### Project Title: Grapevine Specific and Community Plan by Tejon Ranchcorp (2019)

Lead Agency: Kern County Planning Department

Contact Person: Lorelei H. Oviatt

Mailing Address: 2700 "M" Street Suite 100

Phone: (661) 862-8866

City: Bakersfield

Zip: 93301-2323

County: Kern

Project Location: County: Kern

City/Nearest Community: Lebec, Frazier Park, Wheeler Ridge, Mettler

Cross Streets: Grapevine interchange and Interstate 5

Zip Code: Multiple

Lat. / Long.: 34° 56' N / 118° 54' W

Total Acres: 8,010

Assessor's Parcel No.: Multiple

Section: Multiple

Twp.: Multiple

Range: Multiple

Base: SBB&M

Within 2 Miles: State Hwy #: Interstate 5

Waterways: California Aqueduct

Airports: Tejon Ag (private airstrip)

Railways: N/A

Schools: N/A

### Document Type:

CEQA:

☒ NOP

☐ Early Cons

☐ Neg Dec

☐ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) 2014041005

Other

NEPA:

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other:

☐ Joint Document

☐ Final Document

☐ Other

### Local Action Type:

☐ General Plan Update

☒ General Plan Amendment

☐ General Plan Element

☒ Community Plan

☒ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

☒ Rezone

☐ Prezone

☐ Use Permit

☐ Land Division (Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other Ag Exclusion

### Development Type:

☒ Residential: Units 12,000 Acres

☒ Office: Sq.ft. 2,035,000 Acres Employees

☒ Commercial: Sq.ft. 1,580,000 Acres Employees

☒ Industrial: Sq.ft. 7,133,400 Acres Employees

☒ Educational 85 ac. (2 high schools, 2 middle schools, 7 elementary)

☒ Recreational 145 ac.

☒ Water Facilities: Type On-Site Treatment Plant MGD

☒ Transportation: Type Transit/Park and Ride

☐ Mining: Mineral

☐ Power: Type MW

☒ Waste Treatment: Type On-Site Wastewater Fac. MGD

☐ Hazardous Waste: Type

☐ Other:

### Project Issues Discussed in Document:

☐ Aesthetic/Visual

☐ Agricultural Land

☒ Air Quality

☐ Archeological/Historical

☐ Biological Resources

☐ Coastal Zone

☐ Drainage/Absorption

☐ Economic/Jobs

☐ Other

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☐ Geologic/Seismic

☐ Minerals

☒ Noise

☒ Population/Housing Balance

☐ Public Services/Facilities

☐ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☐ Soil Erosion/Compaction/Grading

☐ Solid Waste

☒ Toxic/Hazardous

☒ Traffic/Circulation

☐ Vegetation

☐ Water Quality

☐ Water Supply/Groundwater

☐ Wetland/Riparian

☐ Wildlife

☒ Growth Inducing

☐ Land Use

☒ Cumulative Effects

**Present Land Use/Zoning/General Plan Designation:** Land Use: Vacant Grazing Land; Agriculture – Uncultivated Grape, and Almond; Oils Wells; Interstate 5; General Commercial. **Zoning:** A (Exclusive Agriculture); C-2 PD (General Commercial, Precise Development Combining); FPP (Floodplain Primary). General Plan Designation: 2.1 (Seismic Hazard); 2.2 (Landslide); 2.4 (Steep Slope); 2.5 (Flood Hazard); 4.3 (Specific Plan-Grapevine Commercial); 6.2 (General Commercial); 8.1 (Intensive Agriculture- Min. 20 Acre); 8.3 (Extensive Agriculture- Min. 20 Acre); 8.4 (Mineral and Petroleum- Min. 5 Acre).

**Project Description:** See Attached

Notice of Completion & Environmental Document Transmittal  
Attachment

Project Title: Grapevine Specific and Community Plan by Tejon Ranchcorp (2019)

2014041005

The proposed project is the reconsideration of new applications for the Grapevine Specific and Community Plan (Grapevine-2019) for consideration and potential approval by Kern County. The Grapevine planning area encompasses approximately 8,010 acres in southwestern Kern County, California and would include up to 12,000 residences (single-family and multi-family units), an additional 2,000 units that may be permitted if maximum commercial/industrial square footage is reduced as specified in the Specific and Special Plan, up to 5,100,000 square feet of commercial/industrial development, 157 acres for schools, 96 acres to 112 acres for parks, and other public facilities, including fire stations, a sheriff's substation, transit facilities/park- and-rides, and water and wastewater treatment facilities. Approximately 3,367 acres (about 42 percent of the planning area) would be designated as exclusive agriculture, with grazing and open space as the predominant land uses. Approximately 83 acres of additional infrastructure improvements would occur outside of the designated Specific Plan development area, and would include roadway improvements, an agricultural haul road, and the potential relocation of an existing California Vehicle Enforcement Facility located along I-5 to the immediate east of the project site.

The County prepared and circulated a draft and final environmental impact report (FEIR) for the Grapevine Specific and Community Plan in 2016. The Kern County Board of Supervisors unanimously approved the Grapevine project and certified the FEIR on December 6, 2016. A lawsuit alleging that several substantive sections of the FEIR failed to comply with CEQA requirements was filed on January 4, 2017 (Center For Biological Diversity et al. v. County Of Kern et al., Kern County Superior Court Case No. BCV-17-100030-KCT). On February 15, 2019, the Court issued a Writ of Mandate and a Judgment upholding the FEIR against all of the claims brought in the lawsuit except for the analysis of potential "significant adverse effects to traffic, air pollution, greenhouse gases, noise, public health and growth inducing impacts" that could occur if the project's vehicle trip internal capture rate (ICR) was lower than analyzed in the FEIR. The Judgment states that the County "is not required to start the EIR process anew" and "need only correct the deficiencies in the EIR that the Court has identified before considering recertification of the EIR. Whether the correction requires recirculation of the EIR, in whole or in part, is for the County to decide in compliance with CEQA." The Judgment directed the County to set aside the project approvals and decertify the FEIR. The County Board of Supervisors rescinded the approvals on March 12, 2019.

On March 14, 2019 the County received an application for the readoption of the Grapevine Specific and Community Plan and other County discretionary approvals, including related General Plan and Zoning Code amendments. The proposed Grapevine project and the requested County discretionary approvals described in the application are the same as considered in the FEIR. The purpose of the SREIR is to correct the specific deficiencies identified by the Court by evaluating potential traffic, air pollution, greenhouse gas, noise, public health and growth inducing impacts that could occur from lower ICRs than evaluated in the FEIR.

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

	Office of Emergency Services
S	Office of Historic Preservation
	Office of Public School Construction
S	Parks & Recreation
	Pesticide Regulation, Department of
x	Public Utilities Commission
S	Regional WQCB # <u>Central</u>
	Resources Agency
	S.F. Bay Conservation & Development Commission
	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
	San Joaquin River Conservancy
	Santa Monica Mountains Conservancy
	State Lands Commission
	SWRCB: Clean Water Grants
	SWRCB: Water Quality
	SWRCB: Water Rights
	Tahoe Regional Planning Agency
S	Toxic Substances Control, Department of
S	Water Resources, Department of
	Other
	Other

Starting Date April 12, 2019 Ending Date May 13, 2019

Consulting Firm: \_\_\_\_\_ Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Contact: \_\_\_\_\_ Phone: \_\_\_\_\_  
Phone: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.