

# Chapter 3

## **Project Description**

### 3.1 Project Overview and Background

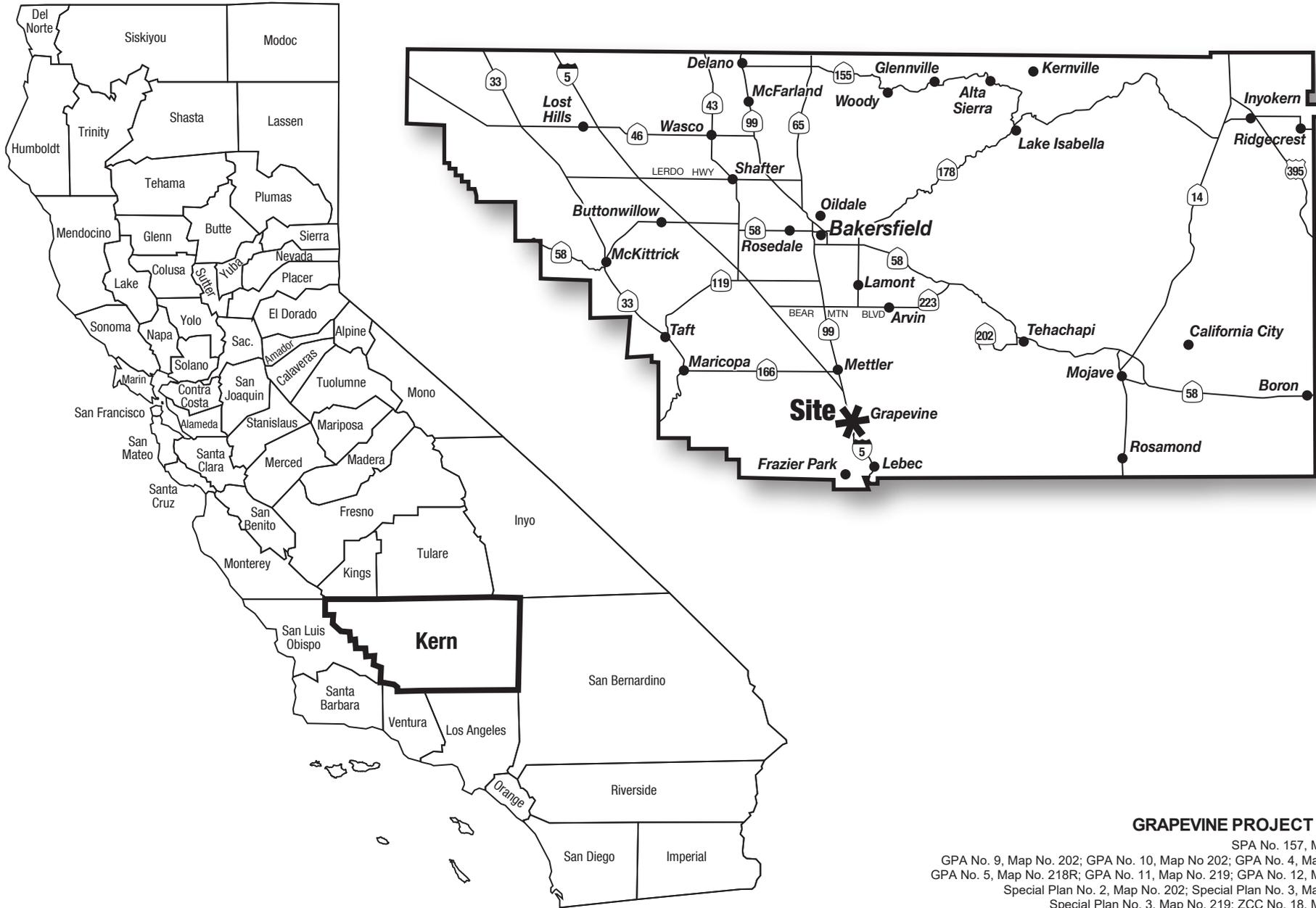
This Supplemental Recirculated Environmental Impact Report (SREIR) for the Grapevine Specific and Community Plan Project (project) by Tejon Ranchcorp (project proponent) was prepared to identify and evaluate specific deficiencies identified by a Superior Court decision that could occur if the project's vehicle trip internal capture rate (ICR) was lower than that analyzed in the previously completed Final Environmental Impact Report (FEIR (2016)). If fewer vehicular trips than anticipated occurred within the project site, and more trips began or ended outside the project site, this could result in impacts such as longer trips and higher vehicle miles travelled (VMT); the judge directed that these impacts be further analyzed. This document is focused on the analysis of potential environmental impacts associated with traffic, air pollution, greenhouse gas, noise, public health, and growth inducing impacts that could occur if specific circumstances occur with the vehicle trip ICRs as the project buildouts over the years. The project description has remained substantially the same as described in the previously circulated FEIR (2016), with the exception of small revisions made to clarify the anticipated build-out of the project. This chapter summarizes the proposed project, including the provisions of the Grapevine Specific and Community Plan and the Grapevine Special Plan No. 2, Map 202; No. 3, Map 218R, and No. 3, Map 219 (Volume 2, Appendices B and C, respectively). The project site encompasses a total of 8,093 acres, including the off-site infrastructure improvements, at the southern end of the San Joaquin Valley, located in Kern County, California. The project involves entitlements that would allow for the following:

- 12,000 dwelling units with a minimum lot size of 1,200 square feet. Residential units would consist of a mix of both single-family detached and attached units, apartments, condominiums, duplexes, manager or caretaker quarters, mobile home complexes and above commercial mixed-use units. An additional 2,000 dwelling units may be permitted if maximum commercial/industrial square footage is reduced as specified in the Grapevine Specific and Community Plan and Grapevine Special Plan.
- Up to 5,100,000 square feet of commercial/industrial development consisting of office, retail commercial, light industrial, industrial park and warehouse, research and development, manufacturing and energy generation.

The project is an 8,010-acre master planned community located at the southern end of the San Joaquin Valley adjacent to the existing Tejon Ranch Commerce Center (TRCC). (Figure 3-1, Regional Location; Figure 3-2, Vicinity Map; Figure 3-3, Specific Plan Areas; and Figure 3-4, Project Site). The project would be designed as a series of village centers, each composed of a mix of neighborhood-serving retail and office uses, schools, parks, and community services. A total of 157 acres of the project site would be set aside for schools, and up to 112 acres for parks, some of which would be located adjacent to schools and would serve as school recreation yards and playfields during school hours in a joint-use fashion. Other public facilities, including fire stations, a sheriff substation, transit facilities/park-and-rides, and water and wastewater treatment facilities, are proposed in the new Grapevine community. Outside the village centers, the project would include a mix of lower-density residential, office, research and development, retail, and light industrial/warehouse uses. Additional service industrial uses would be located in the northern portion of the project site.

Additional impacts outside of the Grapevine Specific and Community Plan boundaries would involve 83 acres, resulting in a total project area of 8,093 acres. These impacts primarily include roadway connections west and east of the Grapevine Specific and Community Plan area and impacts associated with the option to relocate the California Vehicle Enforcement Facility (CVEF). Table 3-1, *Project Statistics*, is a summary of the project development characteristics.

Total Project Area <sup>2</sup>	Total Specific Plan Boundary	Proposed Residential <sup>3</sup>	Proposed Commercial / Light Industrial <sup>3</sup>	Proposed Parks and Schools	Proposed Open Space <sup>4</sup>
8,093 acres	8,010 acres	From 12,000 to 14,000 dwelling units	Up to a maximum of 5,100,000 square feet	157 acres schools; 96-112 acres parks	3,367 acres
<sup>1</sup> Acres are approximate. <sup>2</sup> Total Project Area includes the Specific Plan Boundary, as well as the following off-site project impact areas: CVEF/weigh station parcel, haul road, I-5 bridge crossings, road improvements, and the restoration and enhancement area in the off-site mitigation lands. <sup>3</sup> The reduction of commercial/industrial square footage would be based on vehicle trip equivalency ratios as follows: Retail: 225 square feet = 1 single-family dwelling unit; 155 square feet = 1 multi-family dwelling unit Office/Research and Development: 865 square feet = 1 single-family dwelling unit; 600 square feet = 1 multi-family dwelling unit Industrial/Warehouse: 2,675 square feet = 1 single-family dwelling unit; 1,865 square feet = 1 multi-family dwelling unit <sup>4</sup> Open spaces acres includes 64.28 acres/21.03 miles of trails comprised of 26.94 acres/14.9 miles of existing unpaved Ranch roads and trails, and 37.34 acres/6.12 miles of new unpaved trails in the OA zone.					

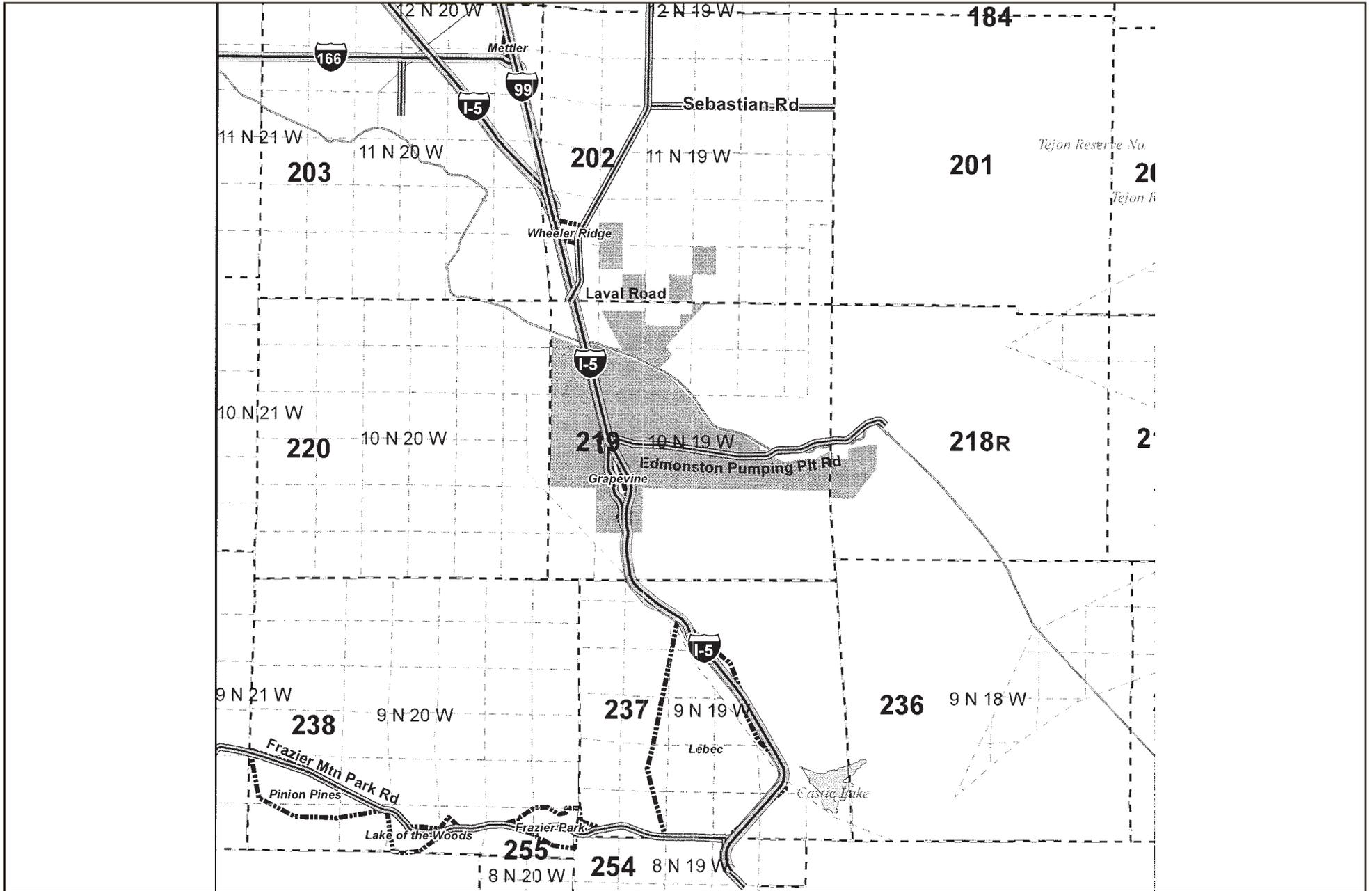


**GRAPEVINE PROJECT • SREIR**

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;  
 Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R;  
 Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202;  
 ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219;  
 Ag. Preserve No. 19 – Exclusion, Map No. 202

**Regional Location**

**Figure 3-1**



**LEGEND**

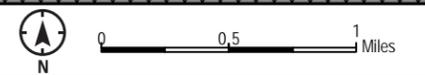
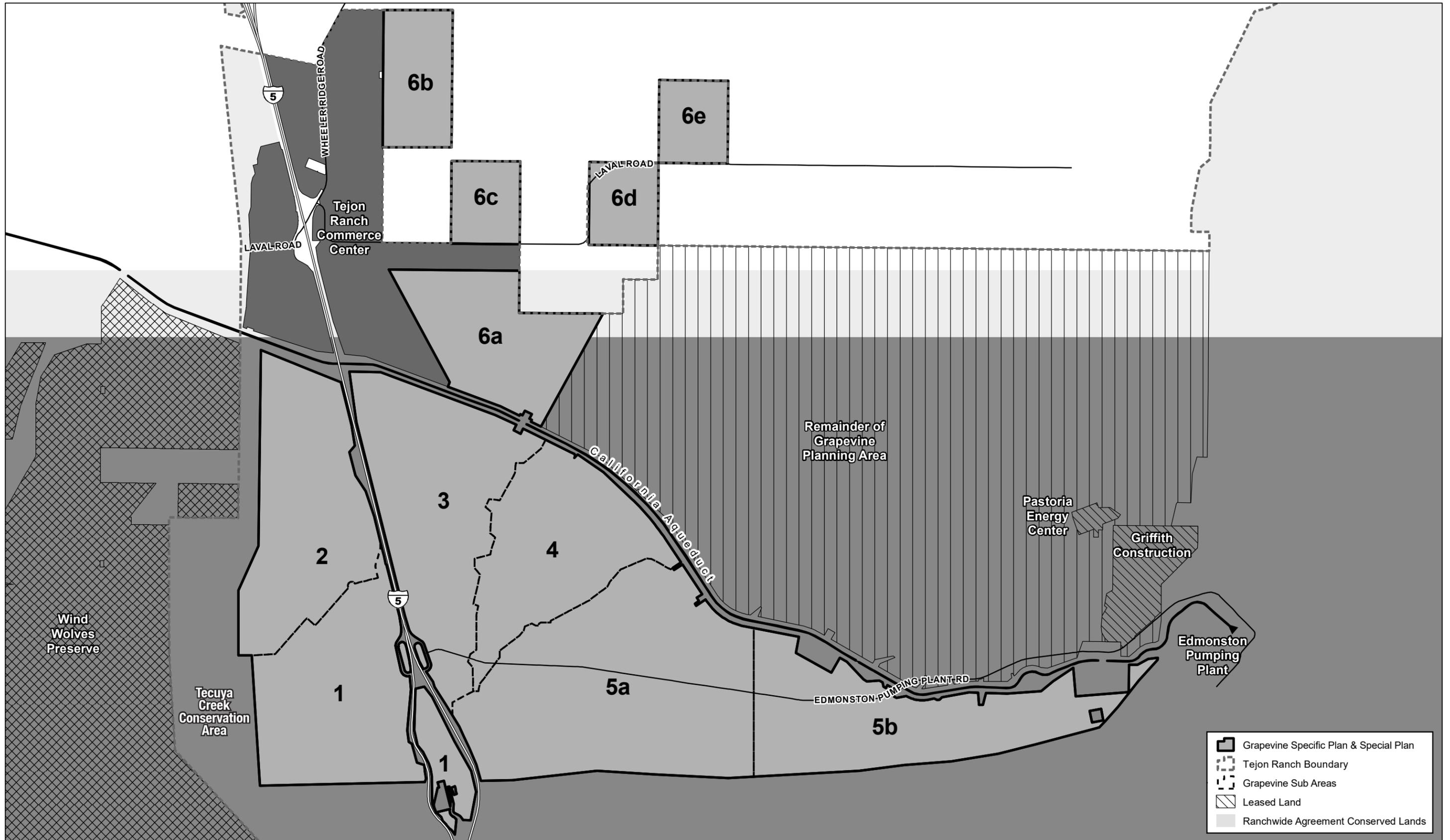
- Township/Range
- Sections
- Zone Map
- Unincorporated Towns
- Grapevine Specific Plan Area



**GRAPEVINE PROJECT • SREIR**  
 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;  
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 Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202; ZCC No. 3, Map No. 218R;  
 ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

**Vicinity Map**

Figure 3-2



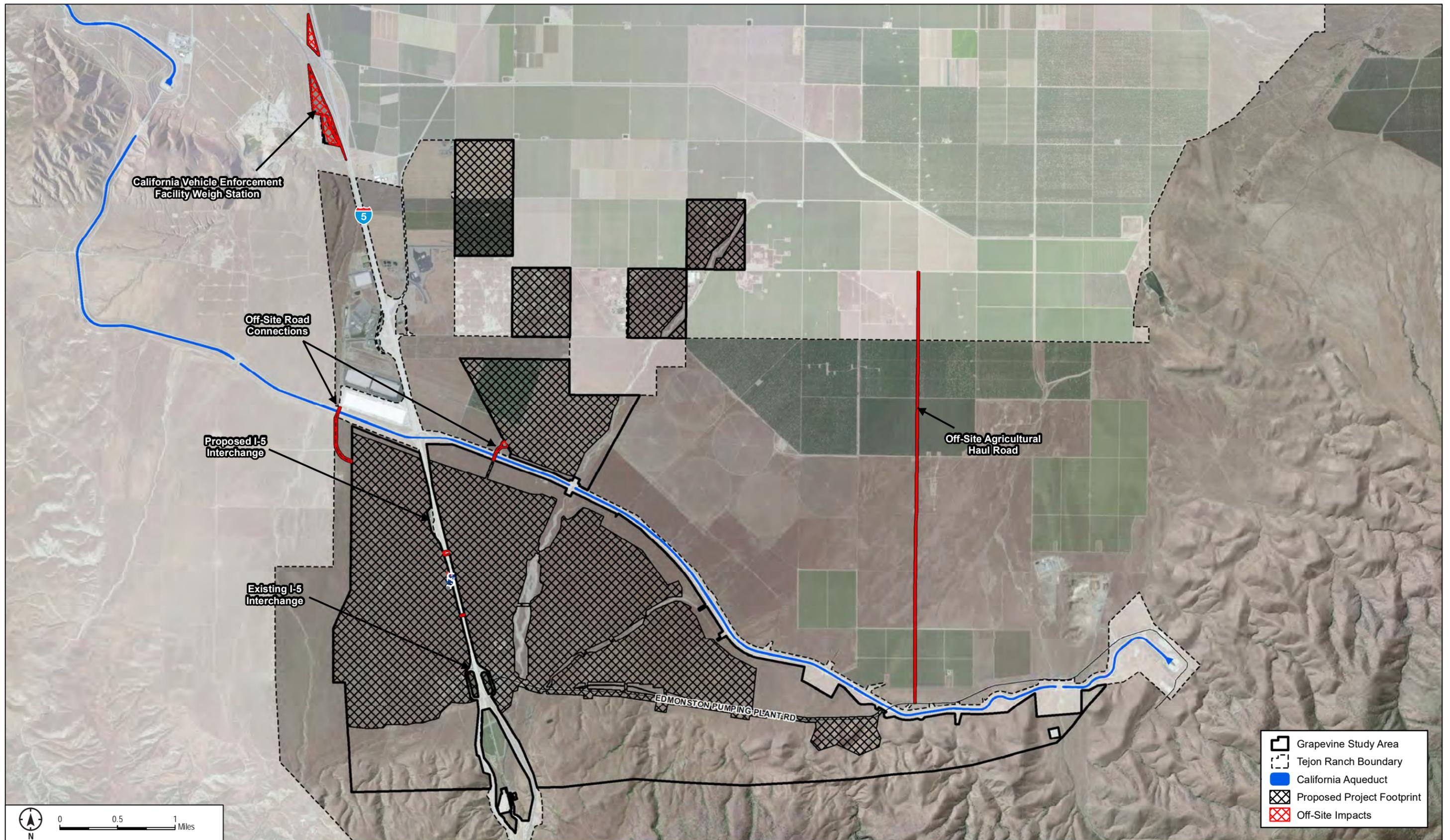
SOURCE: Tejon Ranch Company, Inc.

**GRAPEVINE PROJECT • SREIR**  
 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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202; ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

### Specific Plan Areas

Figure 3-3

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SOURCE: TEJON RANCHCO 2016

GRAPEVINE PROJECT • SREIR  
 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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202;  
 ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

## Project Site

Figure 3-4

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The County prepared and circulated a Draft Environmental Impact Report (DEIR) 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. On January 4, 2017, a lawsuit was filed alleging that several substantive sections of the FEIR (2016) failed to comply with California Environmental Quality Act (CEQA) requirements (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 (2016) 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 ICR was lower than that analyzed in the FEIR (2016). If fewer vehicular trips than anticipated occurred within the project site, and more trips began or ended outside the project site, this could result in impacts such as longer trips and higher VMT; the judge directed that these impacts be further analyzed. The FEIR (2016) considered these types of vehicular-related impacts based on various land use and other factors, and projected for example that 70 percent of vehicular trips between home and work would begin or end outside the project site, while 58 percent of all trips (e.g., school-home, retail service-home, etc.) would occur within the project site.

The Judgment states that the County “is not required to start the EIR [environmental impact report] 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 (2016). The County Board of Supervisors rescinded the approvals and decertified the FEIR (2016) 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, with minor adjustments on the Special Plan, and the requested County discretionary approvals described in the application are the same as considered in the FEIR (2016). 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 (2016).

Implementation of the project requires adoption of the Grapevine Specific and Community Plan along with adoption of the Grapevine Special Plan. Additionally, the project requires amendments to the Kern County General Plan (KCGP) Land Use, Open Space and Conservation Element and the Circulation Element, changes to existing zone classifications, and exclusion of the project site from Agricultural Preserve No. 19. For purposes of this SREIR, and to facilitate future development, the project site has been separated into six planning areas identified as Plan Areas 1, 2, 3, 4, 5a, 5b, 6a, 6b, 6c, 6d, and 6e (refer to Figure 3-3, Specific Plan Areas).

Plan Areas located closest to Interstate 5 (I-5) would include the most intensive commercial and higher-density residential uses in order to utilize freeway exposure and support efficient transportation patterns. Village centers in these Plan Areas would be designated Village Mixed Use (VMU). The VMU districts are envisioned as dense mixed-use centers with compact development that would encourage walkability and meet the needs of contemporary and sustainable living.

Outside the village centers, the Grapevine Specific and Community Plan would accommodate a mix of lower-density residential, office, research and development, retail, and light industrial/warehouse uses within the Mixed Use (MU) District.

In addition to the above mentioned local land use discretionary actions, ultimate buildout of the project could also require:

- California Department of Water Resources (DWR) approval of various facilities to serve the project and facilitate appropriate interaction with DWR facilities, such as:
  - new, or refurbishment of existing, California Aqueduct turnouts, and
  - bridge crossings of the California Aqueduct for arterials, connecting project Plan Areas and adjacent public roads;
- California Department of Transportation (Caltrans) engagement for various I-5 improvements, such as:
  - Operational enhancements at the existing I-5/Grapevine Road interchange to serve Initial Phase 1 project development on an interim basis;
  - The relocation and reconstruction of the existing I-5/Grapevine Road interchange to support project buildout, which may include:
    - Option A: A new interchange approximately one-mile north of the existing I-5/Grapevine Road interchange and relocation and reconstruction of the existing CVEF on a parcel owned by Tejon Ranchcorp, with various enhancements to I-5 mainline and/or auxiliary lane and on- and off-ramps, as well as a secondary crossing of I-5 0.5 mile north of the existing interchange; or
    - Option B: A new interchange approximately 0.5 mile north of the existing I-5/Grapevine Road interchange, with an I-5 overcrossing one mile north and retaining the CVEF in its current location with braided ramps to facilitate traffic flow through the area.

### 3.1.1 Supplemental Recirculated EIR (SREIR) New and Updated Analysis

This document contains appropriate analysis to reflect the direction of the court to analyze and potentially mitigate impacts that could occur if the project's vehicle trip ICR was lower than that analyzed in the previously completed FEIR (2016). If fewer vehicular trips than anticipated occurred within the project site, and more trips began or ended outside the project site, this could result in impacts such as longer trips and higher VMT; the judge directed that these impacts be further analyzed. This document is focused on the analysis of potential environmental impacts associated with traffic, air pollution, greenhouse gas, noise, public health, and growth inducing impacts that could occur if specific circumstances occur with the vehicle trip ICR as the project buildouts over the years.

All topical chapters of this SREIR include discussion of the following:

- Environmental and regulatory settings as appropriate to each specific chapter. All chapters of the FEIR (2016) and related studies are included as Volumes 5 to 15 to this document and remain valid where not superseded by this SREIR.

- Review of the identification of 22 Screening Scenarios that show a variety of development buildouts (Screening Scenarios) resulting in lower ICRs and higher and lower VMT.
- Review of the analysis of the 22 Screening Scenarios using criteria that identified a subset of five alternative scenarios that would result in lower ICRs and higher VMT than considered in the FEIR (2016) (the “Reduced ICR Scenarios”).
- Presentation of the original EIR analysis for the topic area, for comparison and background purposes.
- Presentation of the original FEIR (2016) analysis for the 28.7 percent ICR for Home Based Work trips with updated trip generation rates (Updated 28.7% percent HBW ICR).
- Comparison of the five Reduced ICR Scenarios to the Updated 28.7% HBW ICR analysis.
- Analysis and identification of potential significant impacts that could occur under one or more of the Reduced ICR Scenarios and a comparison of these impacts with the Updated 28.7% HBW ICR analysis.
- Identification of mitigation measures for the project to reduce potentially significant impacts.

To perform the evaluation of the potential impacts from lower ICR than evaluated in the FEIR (2016), it was determined that a variety of scenarios needed to be developed for modeling that could show what would happen if the projected mix of residential, commercial, and industrial development did not build out as proposed. From these scenarios, those most likely to result in impacts were identified using selection criteria, and those scenarios were then analyzed and compared to an updated analysis based upon the FEIR (2016) ICRs to assess whether any additional impacts would result from lower ICRs.

The foundation for the SREIR is traffic analysis, as the purpose of the SREIR is to assess the impacts of Reduced ICR scenarios for project development, and ICR is a concept and analysis parameter that comes from traffic. A full explanation of the methodology and modeling is included in Chapter 4.16, *Transportation and Traffic*.

As they are regularly referenced throughout this SREIR, below for purposes of ease of reference is a detailed introduction of the traffic analysis scenarios of the 2016 DEIR analysis, 2016 FEIR analysis, Updated 28.7% HBW ICR analysis, 22 Screening Scenarios, and five Lower ICR Scenarios:

- 2016 DEIR Analysis: The 2016 DEIR Analysis included the proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial uses and no reduction in ICR. The KernCOG model projected that, for all trips combined, at buildout the project would have an AM peak period ICR of 72.2 percent and a PM peak period ICR of 71.4 percent.
- 2016 FEIR Analysis: The 2016 FEIR Analysis included the proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial uses with a 28.7% HBW ICR incorporated per Caltrans’ request, resulting in total project trip ICRs of 59.8 percent in the AM peak period and 64.2 percent in the PM period.
- Updated 28.7% HBW ICR Analysis: The Updated 28.7% HBW ICR analysis includes the proposed project development of 12,000 dwelling units and 5.1 million square feet of

- commercial/light industrial uses with a 28.7% HBW ICR incorporated, resulting in total project trip ICRs of 59.8 percent in the AM peak period and 64.2 percent in the PM period. The Updated 28.7% HBW ICR analysis is an updated analysis of the project as analyzed in the FEIR (2016). The Updated 28.7% HBW ICR analysis provides an apples-to-apples comparison with the Screening Scenarios and five Reduced ICR Scenarios, utilizing consistent traffic modeling trip rates based on the latest Institute of Traffic Engineers (ITE) manual.
- Screening Scenarios: A total of 22 reduced ICR project development Screening Scenarios representing a broad spectrum of possible development buildout scenarios were identified for preliminary screening analysis
    - Scenario 1: Proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses with a 10-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 2: Proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses with a 20-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 3: Proposed project development of 75 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (9,000 dwelling units and 3.825 million square feet of commercial/light industrial land uses) with a 10 percentage point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 4: Proposed project development of 75 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (9,000 dwelling units and 3.825 million square feet of commercial/light industrial land uses) with a 20-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 5: Proposed project development of 50 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (6,000 dwelling units and 2.550 million square feet of commercial/light industrial land uses) with a 10-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 6: Proposed project development of 50 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (6,000 dwelling units and 2.550 million square feet of commercial/light industrial land uses) with a 20-percentage-point reduction in the Project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
    - Scenario 7: Proposed project development of 25 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (3,000 dwelling units and 1.275 million square feet of commercial/light industrial land uses) with a 10-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.

- Scenario 8: Proposed project development of 25 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (3,000 dwelling units and 1.27 million square feet of commercial/light industrial land uses) with a 20-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
- Scenario 9: Development of 14,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/light industrial amenities or onsite employment-generating land uses.
- Scenario 10: Development of 12,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/light industrial amenities or onsite employment-generating land uses.
- Scenario 11: Development of 10,500 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/light industrial amenities or onsite employment-generating land uses.
- Scenario 12: Development of 9,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 13: Development of 7,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 14: Development of 6,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 15: Development of 5,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 16: Development of 3,500 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 17: Development of 3,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/ light industrial amenities or onsite employment-generating land uses.
- Scenario 18: Development of 5.1 million square feet of commercial/light industrial uses with no onsite dwelling units and complementary residential school or park amenities.
- Scenario 19: Development of 3.825 million square feet of commercial/light industrial uses with no onsite dwelling units and complementary residential school or park amenities.
- Scenario 20: Development of 2.55 million square feet of commercial/light industrial uses with no onsite dwelling units and complementary residential school or park amenities.
- Scenario 21: Development of 1.275 million square feet of commercial/light industrial uses with no onsite dwelling units and complementary residential school or park amenities.

- Scenario 22: Development of 14,000 dwelling units, subject to the reduction of onsite commercial/light industrial uses to about 3.1 million square feet, as permitted under the proposed Project Specific Plan.
- Reduced ICR Scenarios: Of the 22 Screening Scenarios, five Reduced ICR scenarios were selected for further analysis based upon selection criteria including lower ICR and higher projected VMT. For ease of reference, the five Reduced ICR Scenarios are renamed in order of presentation and will be referenced consistently in this SREIR.
  - Scenario A (Screening Scenario 1): Proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses with a 10-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
  - Scenario B (Screening Scenario 2): Proposed project development of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses with a 20-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
  - Scenario C (Screening Scenario 4): Proposed project development of 75 percent of 12,000 dwelling units and 5.1 million square feet of commercial/light industrial land uses (9,000 dwelling units and 3.825 million square feet of commercial/light industrial land uses) with a 20-percentage-point reduction in the project's ICRs from the levels used in the FEIR (2016) and Updated 28.7% HBW ICR analysis.
  - Scenario D (Screening Scenario 9): Development of 14,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/light industrial amenities or onsite employment-generating land uses.
  - Scenario E (Screening Scenario 10): Development of 12,000 dwelling units and schools and parks as required by applicable land use laws and regulations, with no complementary commercial/light industrial amenities or onsite employment-generating land uses.

Throughout the SREIR, relevant information on the Screening Scenarios and Reduced ICR Scenarios is presented in concert with information on the 2016 FEIR analysis and Updated 28.7% HBW ICR analysis to support effective comparison of the impacts of the new analysis.

## 3.2 Project Location and Environmental Setting

### Regional Setting

The project site is situated in the southern end of the San Joaquin Valley, in Kern County. Kern County is California's third largest county in land area and encompasses approximately 8,202 square miles. The County's geography includes mountainous areas, agricultural lands and deserts. The County's dominant land use is agriculture. Bakersfield is the largest city in Kern County and has a current estimated population of 369,505 residents (California Department of Finance [DOF], 2014).

The San Joaquin Valley portion of the project site ranges in elevation from roughly 1,000 to 1,300 feet above mean sea level (amsl), with elevation sloping gradually upwards from north to south. While this area may be generally characterized as "open flats," outside of leveled fields and

orchards it is better described as an uneven plain consisting of extensive alluvial fans, debris flows and over-bank deposits. The debris flows and deposits spread outward from the primary drainages within the project site, Grapevine Creek near the project site's western side, and, to a lesser degree, from Live Oak Canyon, near the center of the project site, and Pastoria Creek, at the project site's eastern boundary. The Tehachapi Mountains foothill portion of the project site ranges roughly from 1,300 to 2,200 feet amsl. It includes the mouths of three primary canyons/drainages, Grapevine, Live Oak, and Pastoria creeks, from west to east. (ASM Affiliates, Inc., 2015).

Vegetation on the valley floor is predominated by modern cultigens and other nonnative species, such as Russian thistle (tumbleweed) and grasses, but also includes cheatgrass and doveweed. The mountain front includes oak woodlands and riparian environments. Noted vegetation on the mountain front includes vinegar weed, dove weed, fiddleneck, scrub and live oak, poison oak, saltbush, coyote brush/chaparral broom, gooseberry trees, California buckeye trees, jimsonweed, Russian thistle, cheatgrass, and other annual grasses. Adjacent areas include row crops and grape vineyards as well as walnut, almond, and pistachio orchards (ASM Affiliates, Inc., 2015a and 2014).

## Local Setting

The project site is within the west-central portion of the 270,000-acre Tejon Ranch, which is privately owned by Tejon Ranchcorp, within unincorporated Kern County (refer to Figures 3-1 and 3-2). The project is located south of the I-5 and State Route (SR) 99 junction, approximately 25 miles south of downtown Bakersfield, 8 miles north of the County of Los Angeles, 3.2 miles north of Lebec, 7.3 miles northeast of Frazier Park, 0.5 miles southeast of Wheeler Ridge, and 4 miles southeast of Mettler. The area is generally bounded by the Tehachapi and San Emigdio Mountains and Tejon Ranch conservation lands immediately to the south, east, and west; the Tejon Ranch Tecuya Creek Conservation Easement and Wind Wolves Preserve to the west; and the TRCC to the north. The California Aqueduct traverses the project site near the northern boundary. The Edmonston Pumping Plant Road bisects the project site from east to west and I-5 bisects the project site from north to south.

The project site is within three United States Geological Survey 7.5-minute quadrangles: Grapevine (approximately 7195 acres); Pastoria Creek (approximately 576 acres); and Mettler (approximately 287 acres). The project is located in multiple Sections, Townships, and Ranges, including: Sections 4, 5, 6, 7, 8, and 9 of Township (T) 10 North (N), Range (R) 19 West (W); Sections 29, 30, 31, 32, 33, and 34 of T11N, R19W, all in the San Bernardino Base and Meridian. In addition, the portion of the project site south of T10N R19W Sections 7 through 12, are located within Rancho Castac, and the very southeastern tip of the project site is located in Rancho El Tejon; the area within the Ranchos do not have Township, Range, and Section number designations.

The latitude and longitude of the approximate center of the project site is 34°57'9" N and 118°55'39" W. The Universal Transverse Mercator coordinates for the approximate center are Easting 323999 meters and Northing 3869472 meters, in Zone 11.

## Surrounding Land Uses

Large-scale farming, oil and gas extraction, mining, and cattle grazing currently exist within the Tejon Ranch boundaries. These activities are overseen by the ranch headquarters located at the top of Grapevine Canyon, and subject to the Tejon Ranch Conservation and Land Use Agreement

(Ranchwide Agreement) signed in 2008, which preserves approximately 240,000 acres of the Tejon Ranch property in open space in perpetuity. Current and historic uses of the project site include irrigated agriculture (almond orchards), a commercial area, including hospitality facilities, surrounding the I-5/Grapevine Road interchange, cattle grazing, air quality monitoring facility, two north-south trending transmission corridors and a switching station, and filming uses. Surrounding land uses include the following:

- **North** –TRCC, a fully entitled business park with existing and planned major employment, retail, visitor-serving, and commercial uses, is located on the east and west sides of I-5, immediately to the north of the project site. The TRCC is located within the boundaries of the Tejon Industrial Complex Specific Plan, adopted in November 2005. The TRCC is entitled to accommodate approximately 20,000,000 square feet with approximately 6,000,000 square feet currently built.

Additionally, several oil fields are located surrounding the northern portion of the project site, north of the California Aqueduct. The Tejon North oil field is located to the north and northwest of the project site, and overlaps the northern project site boundary. The Wheeler Ridge oil field is located to the west of the northern portion of the project site.

- **South** – The mountain foothills and slopes to the south are undeveloped. The Tehachapi and San Emigdio Mountains and Tejon Ranch conservation lands are located immediately south. The Los Padres National Forest is located approximately nine miles south and west of the project site and the communities of Lebec and Frazier Park, including Pine Mountain Club, are located 3.2 miles and 7.3 miles from the project site, respectively.

In addition, the adopted Tejon Mountain Village Specific and Community Plan is located approximately two miles south of the project site and is also located within the approximately 270,000-acre Tejon Ranch. The Tejon Mountain Village by TMV, LLC Environmental Impact Report (State Clearinghouse Number 2005101018) was certified by the Kern County Board of Supervisors on October 5, 2009. The Tejon Mountain Village project would ultimately provide the following:

- 3,450 residences;
- Up to 160,000 square feet of commercial development;
- Hotel, spa, and resort facilities, which include up to 750 lodging units;
- Up to 350,000 square feet of facilities in support of two 18-hole golf courses, riding and hiking trails, equestrian facilities, two helipads, fire stations, private community centers, electrical sub-station facilities, permanent and interim water treatment and wastewater treatment facilities and access and utilities to serve the project, and ranchland and other undeveloped open space.
- 21,335 acres of the project site would be permanently preserved as ranchland and other undeveloped open space.

To date, the Tejon Mountain Village Specific and Community Plan has not been constructed.

- **West** – The Wind Wolves Preserve conservation area, owned by the Wildlands Conservancy, is located to the west of the project site, as well as the Tejon Ranch Tecuya Creek Conservation Easement.

The San Emidio New Town Specific Plan was adopted by the Kern County Board of Supervisors on October 5, 1992. The San Emidio New Town Specific Plan is a proposed master planned community that would provide a balanced mix of residential, commercial, public facility, and industrial land uses linked through a comprehensive network of parks, greenbelts, golf courses, and open space. At this time, implementation of the San Emidio New Town Specific Plan requires additional discretionary actions for the Kern County Board of Supervisors approval prior to any construction.

- **East** – The Pastoria Energy Facility, Griffith Sand and Gravel Mine, and Edmonston Pumping Plant are all located east of the project site. The Tejon oil field is within and east of project site. The Tejon Hills oil field is located east and northeast of the project site.

## Existing Land Use and Site Characteristics

### Existing General Plan Designations

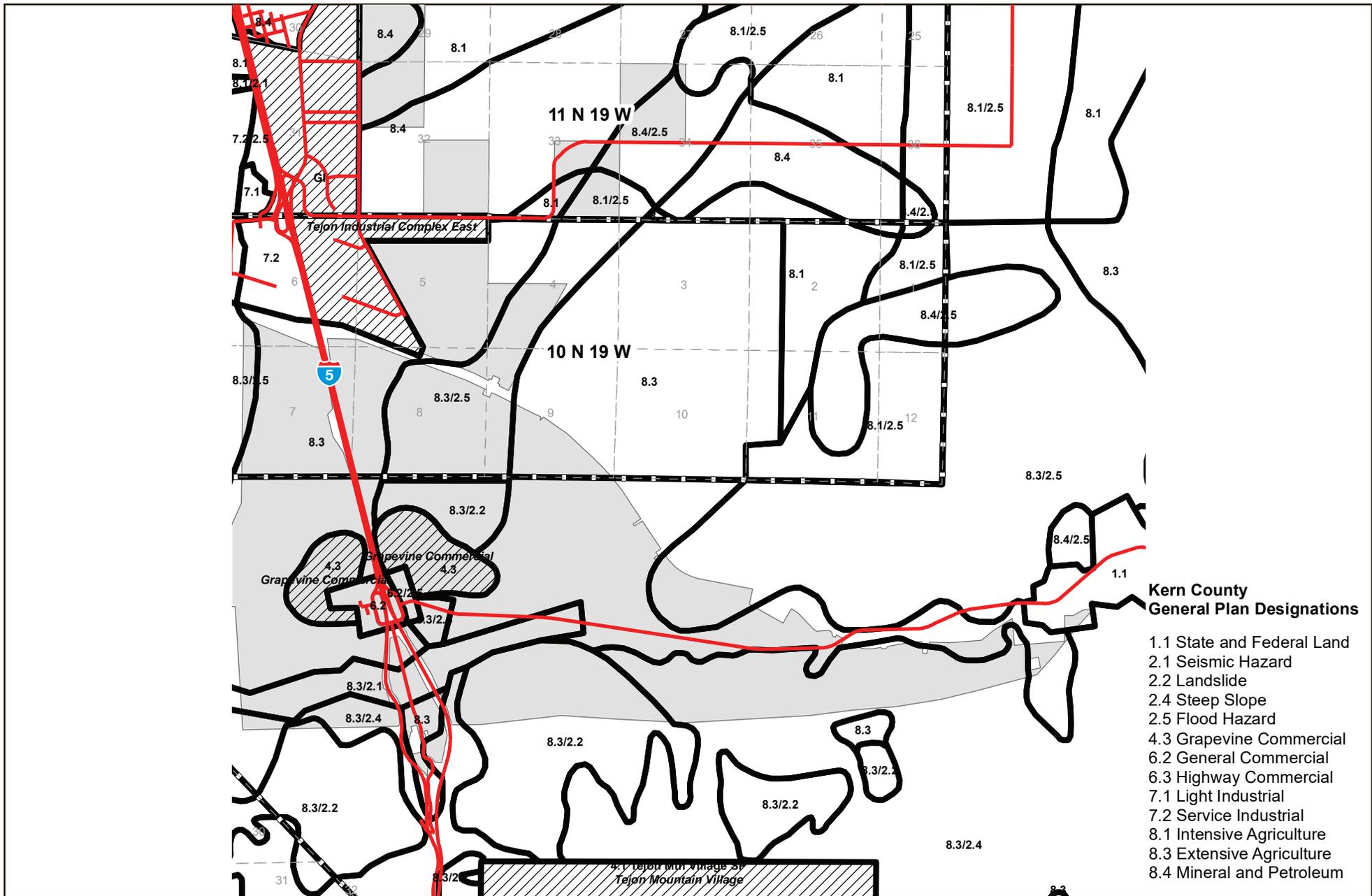
The project site is located within the KCGP (Figure 3-5, *Existing KCGP Land Use Designations*). Within the KCGP, project site lands have the following designated map codes:

<b>Table 3-2. Existing KCGP Land Use Designations</b>	
<b>Map 202</b>	
8.1	Intensive Agriculture – Min 20 Acres
8.1/2.5	Intensive Agriculture – Min 20 Acres, Flood Hazard
8.4	Mineral and Petroleum – Min 5 Acres
8.4/2.5	Mineral and Petroleum – Min 5 Acres, Flood Hazard
<b>Map 218R</b>	
4.3	Specific Plan Required
6.2	General Commercial
6.2/2.5	General Commercial, Flood Hazard
8.3	Extensive Agriculture – Min 20 Acres
8.3/2.1	Extensive Agriculture – Min 20 Acres, Seismic Hazard
8.3/2.2	Extensive Agriculture – Min 20 Acres, Landslide
8.3/2.4	Extensive Agriculture – Min 20 Acres, Steep Slope
8.3/2.5	Extensive Agriculture – Min 20 Acres, Flood Hazard
<b>Map 219</b>	
8.3	Extensive Agriculture – Min 20 Acres
8.3/2.4	Extensive Agriculture – Min 20 Acres, Steep Slope

### Existing Zoning Classifications

As shown in Figure 3-6, *Existing Zoning Classifications*, project site lands have the following zone classifications:

<b>Table 3-3. Existing Zone Classifications</b>	
<b>Map 202</b>	
A	Exclusive Agriculture
<b>Map 218R</b>	
A	Exclusive Agriculture
C-2 PD	General Commercial, Precise Development Combining
C-2 PD FPP	General Commercial, Precise Development Combining Floodplain Primary
<b>Map 219</b>	
A	Exclusive Agriculture



- Kern County  
General Plan Designations**
- 1.1 State and Federal Land
  - 2.1 Seismic Hazard
  - 2.2 Landslide
  - 2.4 Steep Slope
  - 2.5 Flood Hazard
  - 4.3 Grapevine Commercial
  - 6.2 General Commercial
  - 6.3 Highway Commercial
  - 7.1 Light Industrial
  - 7.2 Service Industrial
  - 8.1 Intensive Agriculture
  - 8.3 Extensive Agriculture
  - 8.4 Mineral and Petroleum

**Legend**

- General Plan Boundaries
- Specific Plans
- Township/Range
- Grapevine Planning Area
- Roadways

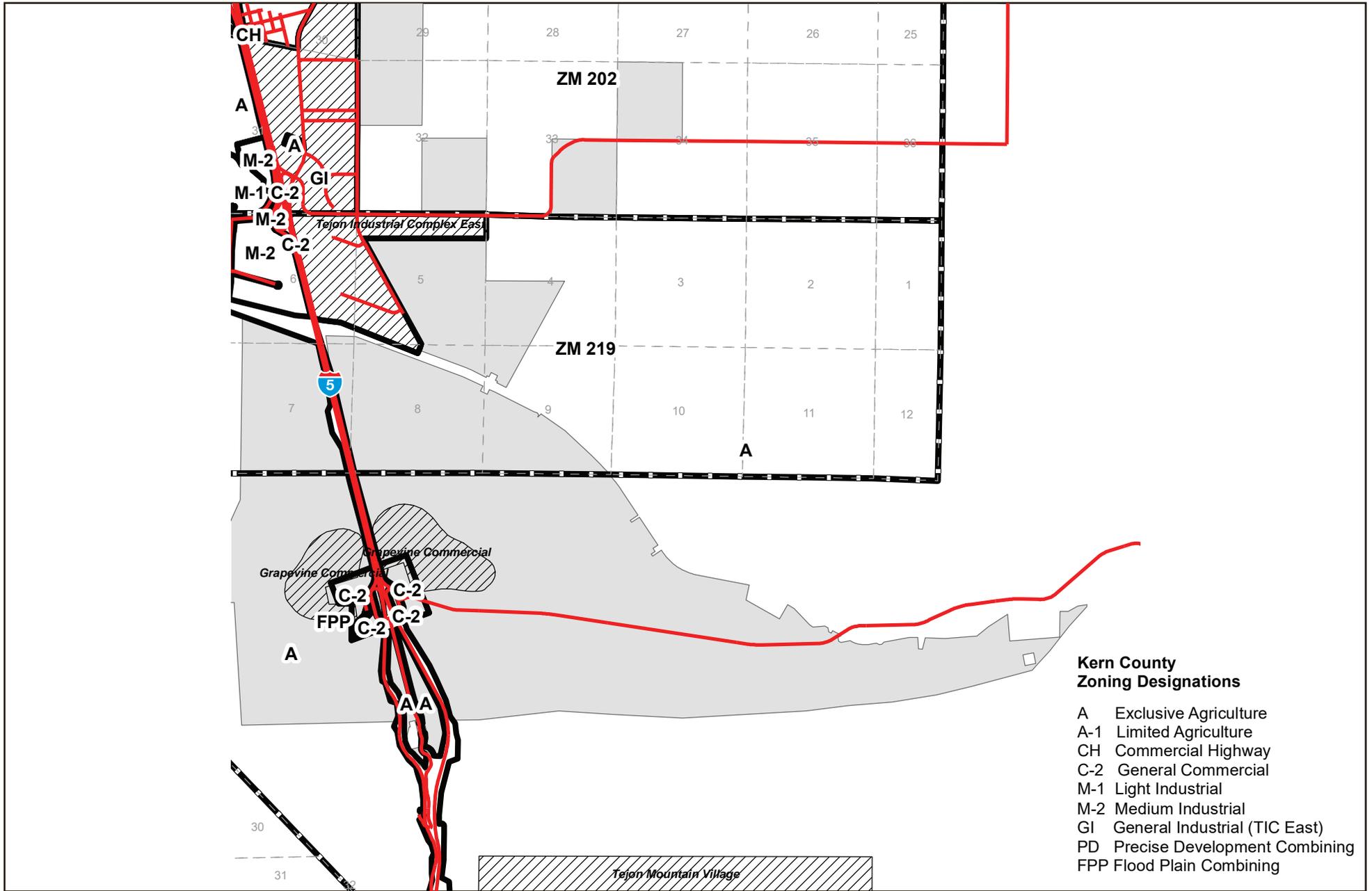


**GRAPEVINE PROJECT • SREIR**

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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202; ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

**Existing KCGP Land Use Designations**

Figure 3-5



- Kern County  
Zoning Designations**
- A Exclusive Agriculture
  - A-1 Limited Agriculture
  - CH Commercial Highway
  - C-2 General Commercial
  - M-1 Light Industrial
  - M-2 Medium Industrial
  - GI General Industrial (TIC East)
  - PD Precise Development Combining
  - FPP Flood Plain Combining

**Legend**

- Zone Map
- Zoning Boundaries
- Specific Plans
- Grapevine Planning Area
- Roadways



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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202; ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

**Existing Zoning Classifications**

Figure 3-6

## Utilities

Existing utility systems within the project site are owned and operated by Pacific Gas & Electric (PG&E), Southern California Edison (SCE), Southern California Gas Company, Pacific Pipeline (petroleum products pipelines), AT&T Communications (fiber optic line parallel and adjacent to I-5), Verizon Communications (fiber optic line parallel and adjacent to I-5), and MCI Communications (fiber optic line approximately two miles east of I-5). SCE operates two transmission lines that traverse the site: a 220-kilovolt (kV) transmission line which extends north-south in the eastern tip of the project site; and a 66kV transmission line that begins in the northwest corner of the project site near Laval Road and extends south to the I-5/Grapevine Road interchange, at which point it continues south beyond the project boundary. PG&E also operates two facilities: a 70kV transmission line that parallels I-5; and local 12kV distribution facilities used to serve existing residential and commercial development along I-5, including TRCC, the CVEF area, and the I-5/Grapevine interchange commercial area. Southern California Gas Company has existing natural gas transmission mains that traverse the project site; however, specific locations and capacities of this line are not disclosed within this SREIR due to Homeland Security constraints.

## Farmland

The project site is located within an area that is designated by the California Department of Conservation (DOC) as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland, and Grazing Land (DOC, 2014c). The land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is broken down as follows: Approximately 127 acres of Prime Farmland; Approximately 291 acres of Farmland of Statewide Importance; Approximately 115 acres of Unique Farmland; and Approximately 6,796 acres of Grazing Land. The project site does not contain Farmland of Local Importance (DOC, 2014c). The project site is located within Kern County Agricultural Preserve No. 19, as is the standard practice in Kern County for any land that is Zoned A (Exclusive Agriculture). The Grapevine Specific and Community Plan area contains 3,761.21 acres of land currently under Williamson Act land use contracts. The Tejon Ranch has filed notices of non-renewal on 3,761.21 acres of land within the Grapevine Specific and Community Plan boundaries that are currently under Williamson Act contracts (Dudek, 2016a). The project site is not subject to the Kern County Estray (grazing) Ordinance.

The project site contains active agricultural uses which include almond orchards, wine grapes, and several corrals associated with cattle ranching operations. The almond orchards are located in the northeast portion of the project site, while the wine grape vineyard is located in the southern portion of the project site, between the northbound and southbound lanes of I-5. The west side of I-5 is grazed by livestock from winter to spring, depending on foraging production, and on the east side of I-5, livestock are moved to the project site for birthing and processing in late fall to early winter before returning to higher elevations, within the larger Tejon Ranch property.

## Floodplains

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panels 06029C3150E, 06029C3525E, and 06029C3550E, the project site contains areas surrounding Grapevine, Tecuya, and Pastoria creeks, and their tributaries, that are mapped as Zone A, which indicates special flood hazard areas subject to inundation by the one percent annual

chance flood (i.e., the 100-year floodplain). The FEMA FIRM panels do not provide a base flood elevation for areas designated as Zone A

### **Oil Fields**

Plan Areas 6a, 6b, 6c, 6d, and 6e, as well as the potential relocation of the CVEF, are located within existing oil field boundaries. Project Plan Areas 6c, 6d, and 6e are entirely within the boundaries of the Tejon oil field, while Plan Areas 6a and 6b are partially within the Tejon oil field. The northern portion of project Plan Area 6b and the potential location of the CVEF are located within the Tejon North oil field.

### **Site Access**

Access to the project area is currently available from I-5 at the existing Grapevine Road and Wheeler Ridge Road/Laval Road interchanges.

### **Tejon Ranch Conservation and Land Use Agreement**

In June 2008, Tejon Ranch Company entered into the Ranchwide Agreement with Audubon California, the Endangered Habitats League, the Natural Resources Defense Council, Planning and Conservation League, and the Sierra Club. The Ranchwide Agreement covers the entirety of Tejon Ranch, and provides for the permanent preservation of over 90 percent of Tejon Ranch (approximately 240,000 acres) through a combination of donated and acquired conservation easements, and designated open space areas within the remaining areas of Tejon Ranch. The Ranchwide Agreement also designates areas for potential future development that would not be opposed by the signatories to the Ranchwide Agreement. These areas include Tejon Mountain Village, Centennial (a project in Los Angeles County), and a 15,644-acre planning area of Grapevine, of which the Grapevine Specific and Community Plan area is an 8,010-acre portion. The Ranchwide Agreement does not authorize development, nor does it create any exemptions from applicable local, state, and federal governmental environmental review or permitting processes. The Ranchwide Agreement allows the Tejon Ranchcorp to continue existing uses on Conserved Lands as follows: grazing, game management, and filming activities, which are permitted throughout Tejon Ranch; farming, sand and gravel mining, and oil and gas extraction activities, which are permitted within existing areas and defined expansion areas.

## **3.3 Project Objectives**

The project has the following objectives:

- Respect the open space and development boundaries identified in the Tejon Ranch Conservation and Land Use Agreement executed by Tejon Ranchcorp and the Sierra Club, Audubon California, Natural Resources Defense Council, Endangered Habitats League, and Planning and Conservation League.
- Provide a proximate housing supply for existing and future employees of the TRCC and for Grapevine employers in the private and public sectors.
- Expand the economic development activity initiated at the TRCC with additional businesses that would generate commercial and retail employment opportunities and tax revenues, and expand public services and public service employment.

- Create a livable community defined by convenient access to employment, shopping, parks, schools, and housing via alternative modes of transportation in a portion of Kern County already served by major infrastructure and already developed with employment uses at the adjacent TRCC.
- Create a sustainable community that includes project design features that reduce water demand, conserve energy, incorporate water quality features, encourage alternative modes of transportation, and provide a mix of land uses with a range of housing types and densities.
- Create a community that encourages healthy living through active lifestyles and access to local agricultural products.
- Develop a land plan that conserves important natural features such as Grapevine Creek, Cattle Creek, and natural landforms to the extent feasible.
- Develop a land plan that conserves important cultural and historic resources to the extent feasible.
- Develop a land plan that respects geotechnical constraints such as earthquake faults and landslides.
- Conserve wildlife movement corridors along the foothills of the Tehachapi Mountains and California Aqueduct by conserving existing undercrossings of I-5, and including in the land plan corridors that continue to provide wildlife with access to these undercrossings. Conserve open space that supports the Tejon Ranch's existing biological diversity and maintains its ranching heritage.
- Permanently fund community maintenance and other project obligations from revenues generated by the Project, including property taxes generated within the new community.
- Create new jobs and provide new tax revenues for the local economy of Kern County while minimizing demands on County services.
- Provide flexibility in plan implementation over time to respond to changing market, financial, and environmental conditions. This flexibility could allow up to 2,000 additional dwelling units, provided that no new environmental impacts would result.

### 3.4 Proposed Project

The proposed project includes the following discretionary actions:

- a) Adoption of the Grapevine Specific and Community Plan
- b) Specific Plan Amendment No. 157, Map 500
- c) Amendments to the KCGP Land Use, Open Space and Conservation Element from Map Code(s) 2.1, 2.2, 2.4, 2.5, 4.3, 6.2, 8.1, 8.3, and 8.4, to Map Code 4.1 (Accepted County Plan Areas); upon approval of the Grapevine Specific and Community Plan, the following Map Code(s) would be established: VMU (Village Mixed Use), MU (Mixed Use), I (Industrial), EA (Exclusive Agriculture), GH (Geologic Hazard Combining), FC (Floodplain Combining), and MFR (Multifamily Residential Combining)
- d) Rescind the following Map Code 4.3 (Specific Plan Required) areas as identified in Appendix C of the KCGP;

- e) Amend the KCGP Circulation Element to delete all identified collector segments running through the project site and establish the Grapevine Circulation Plan;
- f) Adoption of the Grapevine Special Plan 2, Map 202; #3, Map 218R and #3, Map 219
- g) Change 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); and
- h) Exclusion of 7,852 acres from the boundaries of Agricultural Preserve No. 19.
- i) Approval of a Development Agreement

The project would be a new residential community and employment center that would extend the range of economic development opportunities that currently exist in TRCC and would provide options for housing and services for the existing employees of both the project site and the adjacent TRCC. The project is both a Specific and Community Plan and a Special Plan that encompasses approximately 8,010 acres of the 15,644 Grapevine planning area, as identified in the Ranchwide Agreement discussed above, in southwestern Kern County, California. The project is generally depicted on Figure 3-7, *Proposed Site Plan*, and would include the following elements:

- Approximately 4,643 acres would be developed as a residential community and employment center. The community would leverage and build upon the economic expansion and job growth that has occurred at the adjacent TRCC.
- Approximately 632 acres (approximately 8 percent of the project site) would be designated as Exclusive Agriculture (EA), and 2,734 acres (34 percent of the project site) would be designated as Open Area (OA), with grazing and open space as the predominant land uses.
- A series of walkable Plan Areas, each with a village center providing neighborhood-serving retail and office uses, schools, parks and a mix of housing would be developed on the 4,643 acres designated for development, and would be linked by bicycle and pedestrian trails, and served by transit. The new community would include:
  - Up to 12,000 dwelling units,
    - Up to 2,000 additional dwelling units would be allowed through a reduction of commercial/industrial square footage based on vehicle trip equivalency ratios as follows (refer to Table 3-1):
      - Retail: 225 square feet = 1 single-family dwelling unit; 155 square feet = 1 multi-family dwelling unit;
      - Office/Research and Development: 865 square feet = 1 single-family dwelling unit; 600 square feet = 1 multi-family dwelling unit;
      - Industrial/Warehouse: 2,675 square feet = 1 single-family dwelling unit; 1,865 square feet = 1 multi-family dwelling unit.
  - Up to 5,100,000 square feet of commercial land uses composed of the following approximate areas: 1,200,000 square feet of retail; 2,450,000 square feet of office/research and development; and 1,450,000 square feet of light industrial/warehouse.
    - The commercial land use may decrease with an increase of dwelling units based on vehicle trip equivalency ratios as described above and in Table 3-1.

- Approximately 157 acres would be set aside for schools (including one high school and five kindergarten through eighth [K-8] grade schools) and a minimum of 96 acres, and up to 112 acres, would be set aside for parks depending on the ultimate number of dwelling units constructed. Other public facilities, including fire stations, a sheriff's substation, transit facilities/park-and-rides, and water and wastewater treatment facilities, are also proposed in this community.

In addition, approximately 83 acres of additional infrastructure improvements would occur outside of the designated Grapevine Specific and Community Plan development area, and would include roadway improvements, an agricultural haul road, and the potential relocation of the CVEF.

## Plan Areas

As discussed above, the Grapevine Specific and Community Plan is divided into six Plan Areas and each Plan Area includes Special Plan district designations (refer to Figure 3-3, *Specific Plan Areas*). Plan Area boundaries are based on natural and manmade features, such as changes in topography, creeks and drainages, and major roadways.

Plan Areas 1 through 6a are designed as a series of conveniently located villages, each with a unique vision based on the existing characteristics and surroundings. The Special Plan districts would aid in guiding development towards the goals of each Plan Area. Each village would contain a village center comprised of high-density housing opportunities and a mix of neighborhood-serving retail and office uses, schools, parks, and community services.

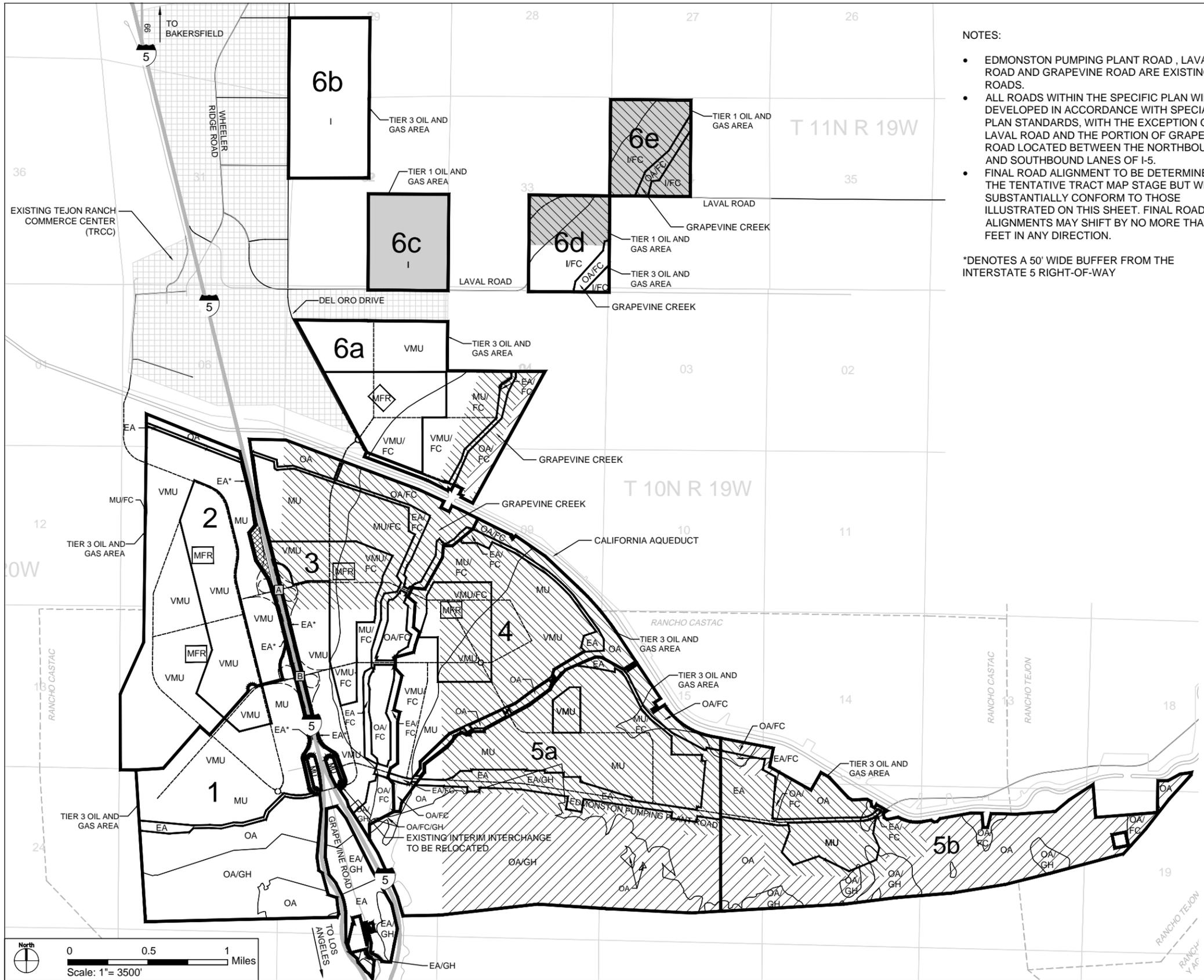
Plan Areas located closest to I-5 would include the most intensive commercial and higher-density residential uses in order to utilize freeway exposure and support efficient transportation patterns. Village centers in these Plan Areas would be designated VMU. The VMU districts are envisioned as dense mixed-use centers with compact development that would encourage walkability and meet the needs of contemporary and sustainable living.

Outside the village centers, the project would accommodate a mix of lower-density residential, office, research and development, retail, and light industrial/warehouse uses within the MU District.

The EA District is located outside the centers of each Plan Area and would serve as a buffer between adjacent development and sensitive natural resources. Sustainable agriculture opportunities would be integrated throughout the project with continued grazing in the EA District and new community gardens and in-town farms. The more intensive industrial uses (I District) would be prioritized for the northern parcels nearest TRCC, within Plan Areas 6b through 6e, with appropriate buffer distances required for residential and other sensitive uses.

Plan Areas 1 through 6 are described in more detail below. The Grapevine Special Plan implements these Plan Areas.

- Plan Area 1 encompasses the southwestern portion of the Specific Plan area, west of I-5. Given the proximity to I-5, this Plan Area is envisioned to include higher-intensity uses adjacent to the freeway and lower-intensity uses to the south and west.
- Plan Area 2 encompasses the northwestern portion of the Specific Plan area, west of I-5. Given the proximity to I-5, this Plan Area is envisioned to include higher-intensity uses adjacent to the freeway and lower-intensity uses to the west.



**NOTES:**

- EDMONSTON PUMPING PLANT ROAD, LAVAL ROAD AND GRAPEVINE ROAD ARE EXISTING ROADS.
- ALL ROADS WITHIN THE SPECIFIC PLAN WILL BE DEVELOPED IN ACCORDANCE WITH SPECIAL PLAN STANDARDS, WITH THE EXCEPTION OF LAVAL ROAD AND THE PORTION OF GRAPEVINE ROAD LOCATED BETWEEN THE NORTHBOUND AND SOUTHBOUND LANES OF I-5.
- FINAL ROAD ALIGNMENT TO BE DETERMINED AT THE TENTATIVE TRACT MAP STAGE BUT WILL SUBSTANTIALLY CONFORM TO THOSE ILLUSTRATED ON THIS SHEET. FINAL ROAD ALIGNMENTS MAY SHIFT BY NO MORE THAN 300 FEET IN ANY DIRECTION.

\*DENOTES A 50' WIDE BUFFER FROM THE INTERSTATE 5 RIGHT-OF-WAY

**LEGEND**

	Village Mixed Use
	Mixed Use
	Multi-Family Residential
	Industrial
	Open Area District
	Exclusive Agriculture District
	Floodplain Combining District
	Geologic Hazard Combining District
	Williamson Act Status: Non-Renewal Filed 2014 (Expiration will occur on December 31, 2023)
	Non-Renewal Filed 2016 (Expiration will occur on December 31, 2025) NOTE: Until the Williamson Act contracts expire or are terminated, the existing terms of use remain in effect and the Exclusive Agriculture (A) zoning remains in place. Upon expiration or termination of the contracts, the Specific Plan's EA district will replace the existing A zoning designation. Refer to Figure 19.98.015, Oil and Gas Activities Boundary Area Map in Chapter 19.98 of the KCZO for the delineation of Tier 1 and Tier 2 Oil and Gas Areas within the interim A zoning district.
	Existing Weigh Station Proposed to be relocated and the land acquired for the Grapevine Project
	Tier 1 Oil and Gas Areas
	Tier 3 Oil and Gas Areas Note: Oil and Gas facility permitting is subject to the provisions of the Grapevine Specific Plan, Grapevine Special Plan, and Chapter 19.98, Oil and Gas activities, of the Kern County Zoning Ordinance.

**OVERLAY SYMBOL**

	Freeway
	Framework Circulation - Arterials & Collectors
	Existing Off-Site Roads
	Relocated Interchange (Conceptual Location)
	Option A
	Option B
	Sub Area Boundary & Number
	Township & Range & Section

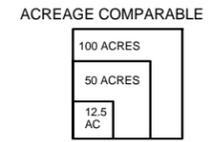
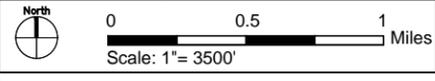


FIGURE 3-7  
Proposed Specific and Special Plan Districts

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- Plan Area 3 is located east of I-5 and south of the California Aqueduct. This Plan Area is envisioned to include higher-intensity uses adjacent to the freeway and lower-intensity uses to the north and east. Plan Area 3 would also be defined by open space adjacent to Grapevine Creek and the California Aqueduct.
- Plan Area 4 is located east of Plan Area 3 and south of the California Aqueduct. This Plan Area would accommodate lower-intensity uses than the Plan Areas adjacent to I-5 and would have a more suburban, lower-density character. Open space adjacent to Grapevine Creek and the California Aqueduct would provide important definition and recreational resources for this Plan Area.
- Plan Area 5a is located south and east of Plan Area 4, across Cattle Creek. This Plan Area would also accommodate lower-intensity uses than the Plan Areas adjacent to I-5 and would have a more suburban, lower-density character. The northern and southern portion of Plan Area 5a would accommodate open space and agricultural uses.
- Plan Area 5b is located east of Plan Area 5a and is the lowest-intensity Plan Area. This Plan Area would accommodate primarily limited lower intensity residential uses as well as open space and agricultural uses and limited lower-intensity uses. Plan Area 5b would be surrounded by open space to the east, south, and west.
- Plan Area 6a is located north of Plan Area 3 and adjacent to and southeast of the TRCC. Given the proximity to TRCC, this Plan Area is envisioned to include higher-intensity commercial, industrial, and residential uses in the western portion and lower-intensity uses in the eastern portion, including open space adjacent to Grapevine Creek.
- Plan Areas 6b through 6e are the northernmost Plan Areas and are not contiguous with the remainder of the Specific Plan area. These Plan Areas are located in proximity to the TRCC without allowed residential uses, and are envisioned to include higher-intensity commercial, industrial, and infrastructure uses that would support and expand the uses at the TRCC and Grapevine Commercial Area.

### Initial Implementation - Interstate 5 Access and Interchange Capacity

The existing I-5/Grapevine Road interchange has limited capacity, and a reconstructed and relocated Grapevine/I-5 Interchange would be required to support project buildout. Initial project development would use either the existing I-5/Wheeler Ridge Road/Laval Road interchange (“Interim A”), or the I-5/Wheeler Ridge Road/Laval Road and the existing I-5/Grapevine Road interchanges, provided that operational enhancements would be completed with Caltrans’ approval (“Interim B”), for interim access until the expanded and relocated I-5/Grapevine Road interchange is constructed to allow for complete project buildout.

Interim A would use the existing I-5/Wheeler Ridge Road/Laval Road interchange. As shown in Figure 3-7, *Proposed Site Plan*, Interim A would allow for development in project Plan Areas 3, and 6a through 6e, with construction of an arterial roadway and California Aqueduct crossing east of I-5. Approximately 2,200 dwelling units and 1,326,000 square feet of commercial uses could be developed before projected traffic volumes would cause the I-5/Wheeler Ridge Road/Laval Road interchange to operate below Level of Service (LOS) D and queuing requirements, the applicable performance standard for the interchange.

Interim B, if Caltrans approves certain operational enhancements to the existing I-5/Grapevine Road interchange for interim project use, would include both the existing I-5/Wheeler Ridge Road/Laval Road and I-5/Grapevine Road interchanges could be used for Phase 1 access. Interim B development would occur in project Plan Areas 1, 3, 4, and 6 and include locations west of I-5. Approximately 6,000 dwelling units and 2,100,000 square feet of commercial uses could be developed before projected traffic volume would cause either interchange to operate below LOS D and queuing requirements.

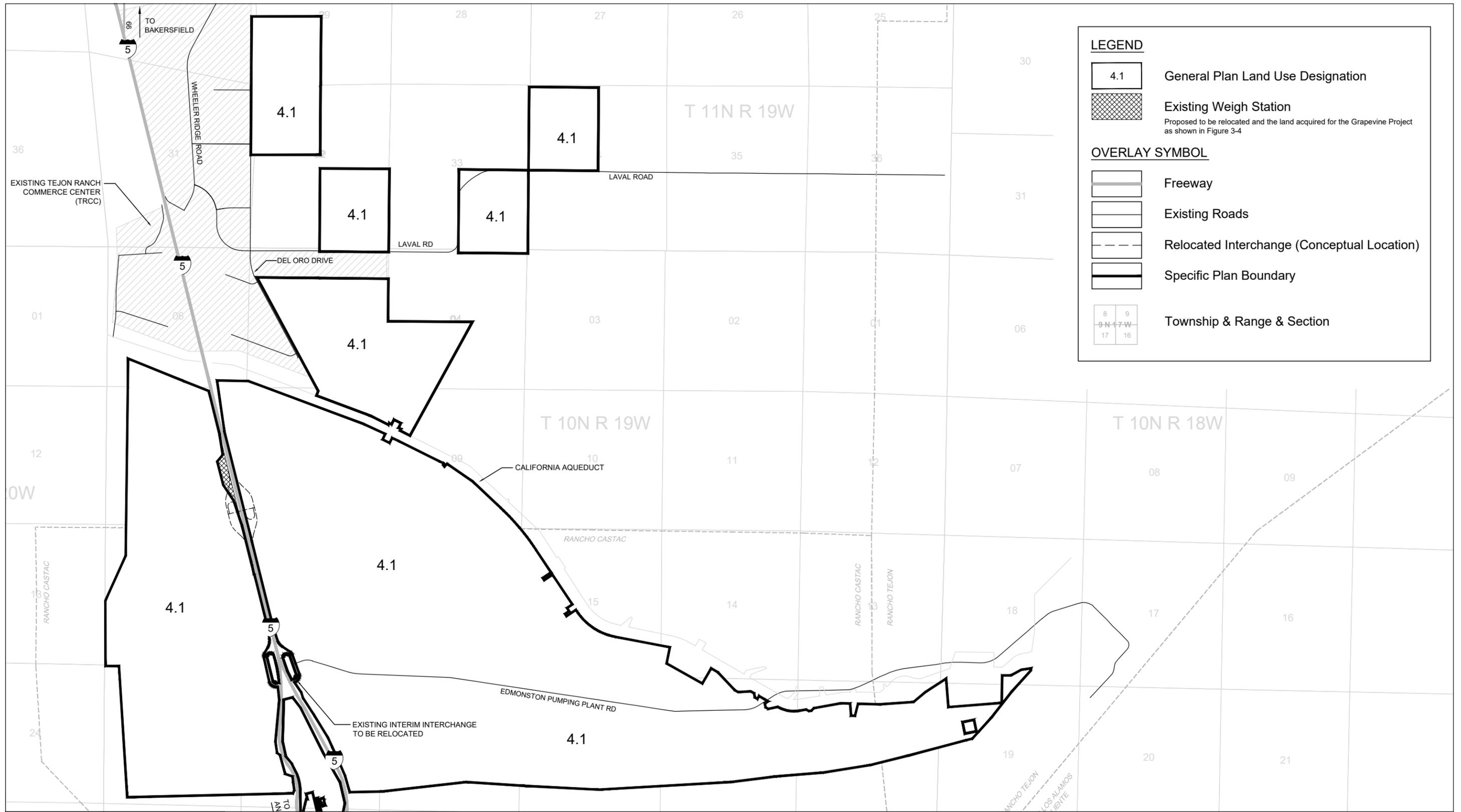
## Project Components

### Adoption of the Grapevine Specific and Community Plan and Corresponding Amendments to the KCGP Land Use Open Space and Conservation Element, Including Rescinded Map Codes

The adoption of the proposed Grapevine Specific and Community Plan would change existing KCGP map code land use designations to map code 4.1 (Accepted Plan Area), as depicted on Figure 3-8, *Proposed KCGP Land Use Designations*, and described in Table 3-4, *Proposed KCGP Land Use Designations*. The project would also require amendments to the Circulation Element of the KCGP to address changes to the planned circulation system, including the elimination of the collector and arterial designations.

Table 3-4. Proposed KCGP Land Use Designations	
Existing Map Code	Proposed Map Code
Map 202	
8.1	4.1 – Accepted County Plan
8.1/2.5	
8.4	
8.4/2.5	
Map 218R	
4.3	4.1 – Accepted County Plan
6.2	
6.2/2.5	
8.3	
8.3/2.1	
8.3/2.2	
8.3/2.4	
8.3/2.5	
Map 219	
8.3	4.1 – Accepted County Plan
8.3/2.4	

Within the Grapevine Specific and Community Plan, four specialized zone classifications are identified for the Plan Areas and are set forth in the Grapevine Special Plan, as discussed below and shown in Figure 3-9, *Proposed Specific and Special Plan Districts*. All of the land within the Plan Areas would be assigned one of these specialized district classifications. In addition, there are two combining districts that apply to areas identified as having potential geologic or flooding



**LEGEND**

4.1 General Plan Land Use Designation

Existing Weigh Station  
Proposed to be relocated and the land acquired for the Grapevine Project as shown in Figure 3-4

**OVERLAY SYMBOL**

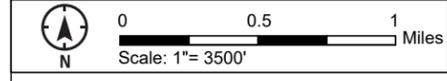
Freeway

Existing Roads

Relocated Interchange (Conceptual Location)

Specific Plan Boundary

Township & Range & Section



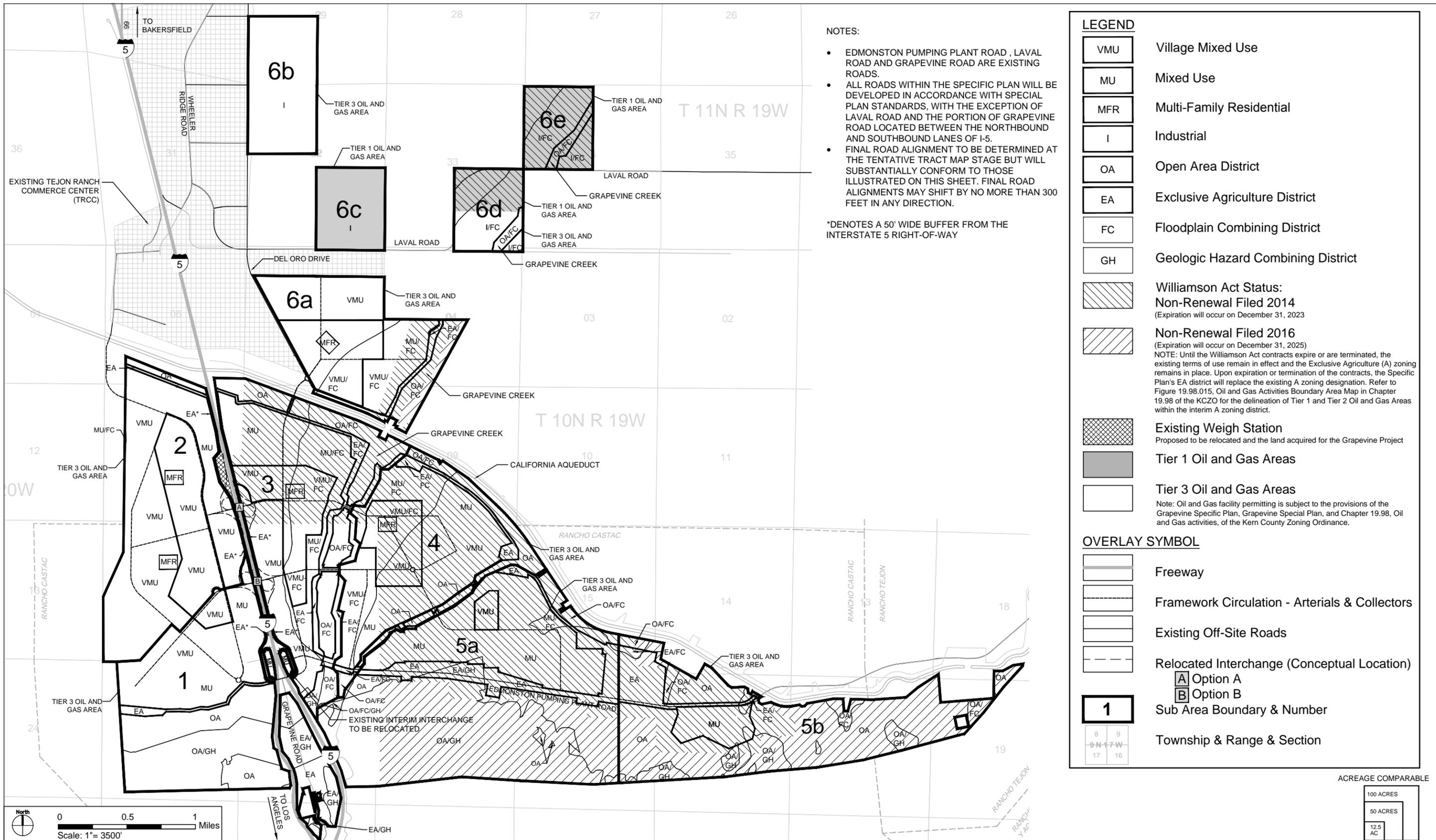
SOURCE: Tejon Ranch Company, Inc., Grapevine Specific and Community Plan

**GRAPEVINE PROJECT • SREIR**  
 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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202;  
 ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

**Proposed KCGP Land Use Designations**

Figure 3-8

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**NOTES:**

- EDMONSTON PUMPING PLANT ROAD, LAVAL ROAD AND GRAPEVINE ROAD ARE EXISTING ROADS.
- ALL ROADS WITHIN THE SPECIFIC PLAN WILL BE DEVELOPED IN ACCORDANCE WITH SPECIAL PLAN STANDARDS, WITH THE EXCEPTION OF LAVAL ROAD AND THE PORTION OF GRAPEVINE ROAD LOCATED BETWEEN THE NORTHBOUND AND SOUTHBOUND LANES OF I-5.
- FINAL ROAD ALIGNMENT TO BE DETERMINED AT THE TENTATIVE TRACT MAP STAGE BUT WILL SUBSTANTIALLY CONFORM TO THOSE ILLUSTRATED ON THIS SHEET. FINAL ROAD ALIGNMENTS MAY SHIFT BY NO MORE THAN 300 FEET IN ANY DIRECTION.

\*DENOTES A 50' WIDE BUFFER FROM THE INTERSTATE 5 RIGHT-OF-WAY

**LEGEND**

VMU	Village Mixed Use
MU	Mixed Use
MFR	Multi-Family Residential
I	Industrial
OA	Open Area District
EA	Exclusive Agriculture District
FC	Floodplain Combining District
GH	Geologic Hazard Combining District
	<b>Williamson Act Status:</b> Non-Renewal Filed 2014 (Expiration will occur on December 31, 2023)
	<b>Non-Renewal Filed 2016</b> (Expiration will occur on December 31, 2025) NOTE: Until the Williamson Act contracts expire or are terminated, the existing terms of use remain in effect and the Exclusive Agriculture (A) zoning remains in place. Upon expiration or termination of the contracts, the Specific Plan's EA district will replace the existing A zoning designation. Refer to Figure 19.98.015, Oil and Gas Activities Boundary Area Map in Chapter 19.98 of the KCZO for the delineation of Tier 1 and Tier 2 Oil and Gas Areas within the interim A zoning district.
	<b>Existing Weigh Station</b> Proposed to be relocated and the land acquired for the Grapevine Project
	<b>Tier 1 Oil and Gas Areas</b>
	<b>Tier 3 Oil and Gas Areas</b> Note: Oil and Gas facility permitting is subject to the provisions of the Grapevine Specific Plan, Grapevine Special Plan, and Chapter 19.98, Oil and Gas activities, of the Kern County Zoning Ordinance.

**OVERLAY SYMBOL**

	Freeway
	Framework Circulation - Arterials & Collectors
	Existing Off-Site Roads
	Relocated Interchange (Conceptual Location)
	Option A
	Option B
	Sub Area Boundary & Number
	Township & Range & Section

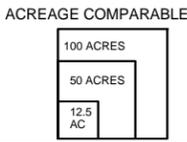
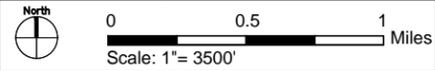


FIGURE 3-9  
Proposed Specific and Special Plan Districts

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hazards: Geologic Hazard (GH) and Floodplain (FP) Combining Districts. The MFR Combining District requires multi-family residential either as a stand-alone use or as a minimum of 50 percent of the total floor area of a mixed-use development on specified parcels in the MU and VMU districts. The combining districts overlies portions of the area within the four specialized zone classification districts (VMU, MU, I, and EA, as discussed below) and are not standalone districts. These districts and combining districts are the same as those identified in the Grapevine Special Plan (Volume 2, Appendix C), discussed below; zoning district acreages for each zoning district are listed in Table 3-4.5.

- **Village Mixed Use (VMU).** This district is intended to create pedestrian-friendly village centers by providing for a variety of compatible land uses including service-oriented commercial, office, and higher-density residential dwellings (6 to 72 dwelling units/net acre). Complimentary land uses are compact and designed to provide a pedestrian-scale environment with convenient access to everyday needs within the village centers. This district integrates multi-modal elements and development densities that would support pedestrian, bicycle, and transit modes as alternatives to automobile travel. The village centers within the VMU districts would be located approximately 0.5 mile apart to create a community identity for each village.
- **Mixed Use (MU).** This district provides gradually decreased density from the VMU districts, creating neighborhoods and employment centers. Uses in this district include a wide variety of residential dwellings (1 dwelling unit/5 net acres to 40 dwelling units/net acre), office, retail commercial, light industrial, warehouse, and other uses compatible with adjacent land uses. The MU district allows the flexibility to create suburban residential neighborhoods in close proximity to jobs, shopping, and civic uses at lower densities than found within the VMU district.
- **Industrial (I).** This district is limited to the northern project parcels located closest to the TRCC, and would provide for a variety of industrial park, research and development, commercial, manufacturing, warehouse, energy generation, and other uses that are compatible with adjacent land uses.
- **Exclusive Agriculture (EA).** This district would be consistent with the intent and purpose of the existing EA (Exclusive Agriculture) Zone Classification within Chapter 19.12 of the Kern County Zoning Ordinance. It is located outside the centers of each Sub Area and would serve as a buffer between adjacent development and sensitive natural resources. It is an agricultural open space that allows for up to 100 acres of new irrigated agricultural uses and limited ground disturbance for open space uses like the paved multi-use trails, trailhead parking, debris basins, and fenced detention basins, while continuing to provide a buffer of open space between the development Sub Areas and the OA District. Existing residences at the time of project approval would be retained in the EA district; however, no new residences are authorized within this EA District, except those accessory to a primary permitted use.

Zoning District	Total Acres
Exclusive Agriculture District (EA)	387.9
EA/ Floodplain Combining District (FC)	148
EA/ Geologic Hazard Combining District (GH)	96
Industrial District (I)	606.4
I/FC	256.3
Mixed Use District (MU)	2,411.8
MU/FC	498.7
MU/GH	8.7
MU/MFR Combining District	4
Village Mixed Use District (VMU)	559
VMU/FC	285.9
VMU/MFR Combining District	12
Open Area District (OA)	1,212.7
OA/FC	536
OA/FC/GH	10.2
OA/GH	975.3

\*Per the Specific Plan, a minimum of 16 acres of MFR combining district will be zoned for development of multi-family residential. For acreage of specific potential MFR Combining District sites, see Table 2-1 of the Special Plan.

- **Open Area (OA).** The OA District includes the southern foothills and corridors along the aqueduct and creeks. It is the most restrictive zoning, generally allowing grazing, unpaved trail connections/underground utility corridor across the aqueduct, unfenced basins (which will be grazed), bridge footings across the creek corridors, and existing water turnouts in the foothills.
- **Geologic Hazard (GH) Combining District.** The purpose of the Geologic Hazard (GH) Combining District is to protect the public's health and safety and minimize property damage by designating areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other potential geologic hazards including liquefaction, lateral spreading, and seismically induced densification and settlement by establishing restrictions on land use in such areas. These areas would be subject to the regulations identified in Kern County Zoning Ordinance Chapter 19.68.
- **Floodplain (FC) Combining District.** The purpose of the Floodplain (FC) Combining District is to protect the public health and safety and minimize property damage by designating areas that are potentially subject to flooding and by establishing reasonable restrictions on land use in such areas. The FC Combining District would be applied to those areas lying within Zone A on the FEMA FIRM and supplemented by floodplain delineating maps that have been approved by the Kern County Public Works Department. These areas would be subject to the regulations identified in Kern County Zoning Ordinance Chapter 19.70.

Detailed engineering studies would be performed and/or approved by the Kern County Public Works Department prior to the reclassification of the FC Combining District into the Floodplain Primary (FPP) District and/or the Floodplain Secondary (FPS) Combining District.

The degree of flood protection required by the Kern County Zoning Ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by manmade or natural causes, such as bridge openings restricted by debris. The Kern County Zoning Ordinance does not imply that areas outside the FC Combining District or land uses permitted within the FC Combining District would be free from flooding or flood damages. The Kern County Zoning Ordinance would not create liability on the part of the County of Kern or any officer or employee thereof for any flood damage that may result from reliance on the Kern County Zoning Ordinance or any administrative decision lawfully made hereunder.

- **Multi-Family Residential (MFR) Combining District.** The purpose of the Multi-Family Residential (MFR) Combining District is to require the development of multi-family residential use in the VMU and MU districts on specified parcels. The combining district authorizes owner-occupied and rental multi-family residential use, which may be built as an exclusive use or in mixed use when multi-family residential use occupies a minimum of 50 percent of the floor area of a mixed-use project. Figure 1-3 of the Special Plan identifies the locations of the MFR Combining District. Specific sites are identified by assessor parcel number in Section 2 of the Special Plan and are generally located in or adjacent to village centers and near major roadways for transportation access. The Special Plan allows for the transfer of acreage between sites and the exchange of sites to other locations within the VMU and MU districts through a minor modification provided that a minimum of 16 acres is zoned for the MFR Combining District, a minimum of three sites are identified within the Specific Plan area, and multi-family residential units are developed within the combining district at buildout of the Grapevine Specific Plan. A multi-family dwelling may include duplexes, triplexes, quadruplexes, apartments, condominiums, and townhouses. Density shall comply with the underlying district density allowance.

As part of the General Plan Amendments and adoption of the Grapevine Specific and Community Plan, there is an area designated Map Code 4.3 (Specific Plan Required) on the KCGP, within the project area. Corresponding land use matrices with conceptual maximum land uses may be found in Appendix C of the KCGP. The area designated Map Code 4.3 (Specific Plan Required) would be rescinded in favor of the Grapevine Specific and Community Plan, if approved, and its corresponding Land Use Matrices in Appendix C of the KCGP would need to be rescinded. The Map Code 4.3 area is as follows: Grapevine Commercial (438 acres)

The project would amend the KCGP, which would change the existing KCGP map codes for the project site to Map Code 4.1 (Accepted County Plan), as shown on Figure 3-8, *Proposed KCGP Land Use Designations*.

### **Exclusion from Agricultural Preserve No. 19**

An agricultural preserve defines the boundary of an area within Kern County that meets the criteria for property owners to enter into Williamson Act land use contracts and Farmland Security Zone contracts. Only land within an agricultural preserve is eligible for such contracts. The Kern County Board of Supervisors has established policies which include criteria for inclusion into a preserve as land having a KCGP resource land use designation (map codes 8.1, 8.2, 8.3, and 8.5), and having a zone classification of A (Exclusive Agriculture). The project site is located entirely within Kern County Agricultural Preserve No. 19 and is bounded on the west by Kern County Agricultural

Preserves No. 4 and No. 12. Thus, the project would request removal of the project site from Agricultural Preserve No. 19.

### **Grapevine Specific and Community Plan Implementation Documents**

In conjunction with the proposed Grapevine Specific and Community Plan, the following implementation documents would be adopted by resolution and are included as appendices to the Grapevine Specific and Community Plan. (The Grapevine Specific and Community Plan, including all Specific Plan Appendices, referenced below, is included in Volume 2, Appendix B.)

#### **Grapevine Specific and Community Plan Appendices**

##### **A. GRAPEVINE SPECIAL PLANNING (SP) DISTRICT PLAN**

The purpose of the Grapevine Special Planning (SP) District Plan is to satisfy the requirements of the Kern County Code of Ordinances, Zoning Ordinance, Title 19 Section 19.52, Special Planning (SP) District, and to establish permitted uses, site development regulations, and any modified infrastructure design standards.

##### **B. GRAPEVINE DESIGN PRINCIPLES**

The Grapevine Design Principles have been prepared to supplement the Grapevine Specific and Community Plan and Grapevine Special Plan and to serve as the basis for more detailed design guidelines and Covenants, Conditions and Restrictions (CC&Rs) that would be developed by Tejon Ranch in the future to guide the development with regard to community design, building, and development practices.

##### **C. GRAPEVINE SUSTAINABILITY PRINCIPLES**

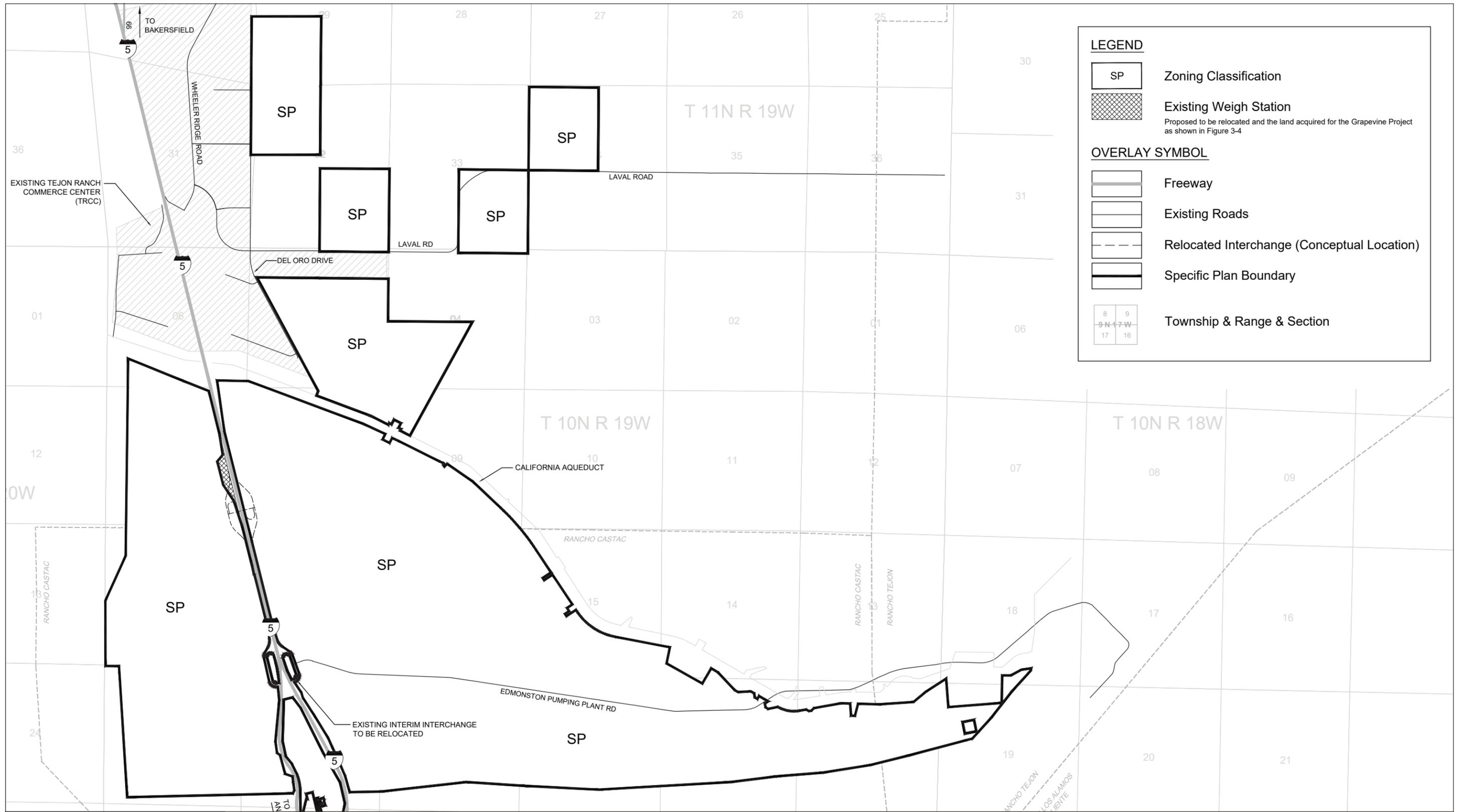
The Grapevine Sustainability Principles have been prepared to supplement the Grapevine Specific and Community Plan and Grapevine Special Plan and to serve as the basis for more detailed design guidelines and CC&Rs that would be developed by Tejon Ranch in the future.

##### **D. GRAPEVINE PROJECT MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation measures identified in this SREIR would be included in a matrix format as the Grapevine Project Mitigation, Monitoring, and Reporting Program (MMRP). This matrix would be completed as part of the EIR process, and mitigation measures from the certified Final SREIR, would be included in the final version of this MMRP, as approved by the Kern County Board of Supervisors.

### **Amendment of the County Zone Maps (ZCCs)**

To facilitate implementation of the Grapevine Specific and Community Plan, the project would change zone classifications on the Plan Areas to the Grapevine Special Plan (SP), in accordance with Section 19.52, Special Planning District, of the Kern County Zoning Ordinance, as shown in Table 3-6, *Proposed Zone Classifications*, and shown in Figure 3-10, *Proposed Zoning Classifications*.



**LEGEND**

SP Zoning Classification

Existing Weigh Station  
Proposed to be relocated and the land acquired for the Grapevine Project as shown in Figure 3-4

**OVERLAY SYMBOL**

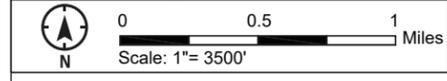
Freeway

Existing Roads

Relocated Interchange (Conceptual Location)

Specific Plan Boundary

Township & Range & Section



SOURCE: Tejon Ranch Company, Inc.

**GRAPEVINE PROJECT • SREIR**  
 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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202;  
 ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

**Proposed Zoning Classifications**

Figure 3-10

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Table 3-6. Proposed Zone Classifications	
Existing Zone Classification	Proposed Zone Classification
Map 202	
A (Exclusive Agriculture)	SP (Special Planning District) – Grapevine Special Plan
Map 218R	
A (Exclusive Agriculture)	SP (Special Planning District) – Grapevine Special Plan
C-2 PD (General Commercial, Precise Development Combining)	
C-2 PD FPP (General Commercial, Precise Development Combining Floodplain Primary)	
Map 219	
A (Exclusive Agriculture)	SP (Special Planning District) – Grapevine Special Plan

The purpose of the SP (Special Planning District) is to encourage and facilitate the creative and innovative use of land which may otherwise be limited or prohibited by the standard provisions of other parts of the Kern County Zoning Ordinance.

**Adoption of the Grapevine Special Plan (SP)**

The adoption of the proposed Grapevine Special Plan is required for implementation of the Special Plan (SP) District, which must be consistent with the KCGP and the Grapevine Specific and Community Plan. The Grapevine Special Plan is divided into 11 Plan Areas and each Plan Area includes Special Plan district designations (refer to Figure 3-3, *Specific Plan Areas*, and Figure 3-9, *Proposed Specific and Special Plan Districts*). The Grapevine Special Plan would be designed to allow diversity in the relationship between buildings and open spaces so as to create unique, interesting physical environments that maximize walkability, provide housing opportunities, proximate to support commercial, jobs, community services, and usable open space, while preserving the public health, safety, and welfare. The Grapevine Special Plan would include district classifications for the Plan Areas, caps that limit the amount of development allowed within the Plan Areas, and variations from other County ordinances and standards. The Grapevine Special Plan would include four specialized districts, the same as identified in the Grapevine Specific and Community Plan, and briefly described below. The Multi-Family Residential (MFR) Combining District requires multi-family residential either as a stand-alone by right use or as a minimum of 50 percent of the total floor area of a mixed-use development on designated parcels in the MU and VMU districts. In addition, there are two combining districts that apply to areas identified as having potential geologic or flooding hazards: Geologic Hazard (GH) and Floodplain (FP) Combining Districts. The combining districts overlay portions of the area within the four specialized districts and are not stand-alone districts. These districts and combining districts are the same as those in the Grapevine Specific and Community Plan (Volume 2, Appendix B), they are discussed below and depicted in Figure 3-9, *Proposed Specific and Special Plan Districts*, above.

**Village Mixed Use (VMU).** This district is intended to create pedestrian-friendly village centers by providing for a variety of compatible land uses including service-oriented commercial, office, and higher-density residential dwellings (6 to 72 dwelling units/net acre). Complimentary land uses are compact and designed to provide a pedestrian-scale environment with convenient access to everyday needs within the village centers. This district integrates multi-modal elements and development densities that would support pedestrian, bicycle, and transit modes as alternatives to

automobile travel. The village centers within the VMU districts would be located approximately 0.5 mile apart to create a community identity for each village.

**Mixed Use (MU).** This district provides gradually decreased density from the VMU districts, creating neighborhoods and employment centers. Uses in this district include a wide variety of residential dwellings (1 dwelling unit/5 net acres to 40 dwelling units/net acre), office, retail commercial, light industrial, warehouse, and other uses compatible with adjacent land uses. The MU district allows the flexibility to create suburban residential neighborhoods in close proximity to jobs, shopping, and civic uses at lower densities than found within the VMU district.

**Industrial (I).** This district is limited to the northern project parcels located closest to the TRCC, and would provide for a variety of industrial park, research and development, commercial, manufacturing, warehouse, energy generation, and other uses that are compatible with adjacent land uses.

**Exclusive Agriculture (EA).** This district would be consistent with the intent and purpose of the existing EA (Exclusive Agriculture) Zone Classification within Chapter 19.12 of the Kern County Zoning Ordinance. This district would provide for a wide variety of agricultural and incidental nonagricultural uses, and activities that are compatible with agricultural uses, such as permanent produce stands, farmers markets, and telecommunications facilities. Grazing, open space, and recreation such as hiking and biking trails would be the predominant land uses in this district. Existing residences at the time of project approval would be retained; however, no new residences are authorized within this EA District, except those accessory to a primary permitted use.

**Geologic Hazard (GH) Combining District.** The purpose of the Geologic Hazard (GH) Combining District is to protect the public's health and safety and minimize property damage by designating areas that are subject to or potentially subject to surface faulting, ground shaking, ground failure, landslides, mudslides, or other potential geologic hazards including liquefaction, lateral spreading, and seismically induced densification and settlement by establishing restrictions on land use in such areas. These areas would be subject to the regulations identified in Kern County Zoning Ordinance Chapter 19.68.

**Floodplain (FC) Combining District.** The purpose of the Floodplain (FC) Combining District is to protect the public health and safety and minimize property damage by designating areas that are potentially subject to flooding and by establishing reasonable restrictions on land use in such areas. The FC Combining District would be applied to those areas lying within Zone A on the FEMA FIRM and supplemented by floodplain delineating maps that have been approved by the Kern County Public Works Department. These areas would be subject to the regulations identified in Kern County Zoning Ordinance Chapter 19.70.

**Multi-Family Residential (MFR) Combining District.** The purpose of the Multi-Family Residential (MFR) Combining District is to authorize by right the development of owner-occupied or rental multi-family units, and prohibit single family and non-residential uses except for mixed use commercial/residential use for which a minimum of 50 percent of the total floor area is multi-family residential. The MFR Combining District requires development of these multifamily uses on designated parcels located in VMU and MU Districts. Table 5.1 of the Special Plan designates sites (including associated Assessor Parcel Numbers) within the MFR Combining District as depicted on Figures 1-5 through 1-12 of the Special Plan. The Special Plan allows for the modification of the boundaries of the combining district to allow for the transfer of acreage between

sites and the exchange of sites to other locations within the VMU and MU districts through a minor modification, provided that a minimum of 16 acres is zoned for the MFR Combining District, a minimum of three sites are identified within the Specific Plan area, and multi-family residential units are developed within the combining district at buildout of the Grapevine Specific Plan.

**Permitted Uses**

Use types set forth in Table 3-7 are defined in the Kern County Zoning Ordinance, Section 19.04, except for those that are defined in Section 6, glossary, of the Grapevine Special Plan (Volume 2, Appendix C). The definitions in the glossary take precedence over definitions in the Kern County Zoning Ordinance. For uses not included in Table 3-7, the Kern County Planning and Natural Resources Director may make a Determination of Similar Use per Kern County Zoning Ordinance Section 19.08.030.

<b>Table 3-7 Grapevine Special Plan Permitted Uses</b>					
Use Types	District				
	VMU	MU	I	EA	OA
<i>LEGEND</i>					
<i>Empty Cell = Not Permitted                      P = Permitted Use; P1 = Allowed Use on Existing, Disturbed Residential/Agricultural Areas in EA District                      SR = Requires Sensitivity Review                      SUP = Requires Special-Use Permit                      * = Sensitive Use</i>					
<b>Residential Uses (SFR-Detached, SFR/MFR-Attached)</b>					
Apartment <sup>3*</sup>	P	P			
Agricultural home stays		P		P1	
Condominium <sup>3*</sup>	P	P			
Bed-and-breakfast inn <sup>3*</sup>	SR	SR		P1	
Boarding or rooming house <sup>3*</sup>	SR	SR			
Community care facility <sup>3*</sup>	SR	SR			
Duplex <sup>3*</sup>	P	P			
Dwelling units located entirely above the ground floor of a commercial building <sup>3*</sup>	P	P			
Emergency shelter <sup>3*</sup>		P	P		
Fraternity or sorority house when located within 500 feet of associated educational facility <sup>3*</sup>	SUP	SUP			
Home occupations, including, but not limited to, cottage food operations, in accordance with California Homemade Food Act (Assembly Bill 1616)	P	P		P1	
Live/work	P	P			
Manager, caretaker, or proprietor quarters	P	P	P	P1	
Mobile home (as an accessory to permitted use), occupied by the owner or full-time on-site employee		P	P		
Mobile home park		SUP <sup>4</sup>	SUP <sup>4</sup>		
Model home complex <sup>3*</sup>	P	P			
Quadruplex <sup>3*</sup>	P	P			
Residential accessory structures	P	P		P1	
Residential facility, serving six or fewer persons when located within 500 feet of supportive services <sup>3*</sup>	SUP	SUP			
Residential hotel <sup>3*</sup>	SR	SR			
Residential "lock-out" units	P	P			
Retirement or rest home <sup>3*</sup>	P	P			
Secondary residential uni <sup>3*</sup>	P	P		P1	

<b>Table 3-7 Grapevine Special Plan Permitted Uses</b>					
<b>Use Types</b>	<b>District</b>				
	<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
Senior housing <sup>3*</sup>	P	P			
Single-family dwelling <sup>3*</sup>	P	P		<i>P1</i>	
Supportive or transitional housing when located within 500 feet of supportive services <sup>3*</sup>	SR	SR			
Tiny house village	P	P			
Townhomes <sup>3</sup>	P	P			
Triplex <sup>3</sup>	P	P			
Townhouse <sup>3*</sup>	P	P			
Triplex <sup>3*</sup>	P	P			
<b>Retail Uses</b>					
<b>Eating and Drinking Establishments</b>					
Bar, tavern, or cocktail lounge	P	P			
Ice cream parlor	P	P			
Mobile food vendor/food truck	P	P			
Outdoor dining	P	P			
Restaurant, cafe, or coffee shop	P	P	P		
Restaurant, fast-food (including drive-through)	P	P			
Wine tasting – may include food service	P	P	P	P	
<b>Food and Beverage Retail Sales</b>					
Bakery or pastry, including accessory dining	P	P	P		
Brewery, micro – may include tasting room and food service	P	P	P		
Catering	P	P	P		
Convenience market	P	P			
Distillery, micro – may include tasting room and food service	P	P	P		
Drive-in food market or dairy	P	P			
Farmers' market – outdoors	P	P		P	
Farmers' or multi-vendor market – indoors	P	P	P		
Food Hub – artisan products	P	P	P		
Food store/grocery store	P	P			
Liquor store	P	P			
Specialized, including meat, fruit, vegetables, health foods, or candy	P	P	P		
<b>General Retail Sales</b>					
Adult business, as defined by Chapter 19.89 of the KCZO			SUP		
Adult novelty and bookstore, subject to Chapter 19.89 of the KCZO <sup>1</sup>			SUP		
Animal husbandry instruction and classes – without live animal exhibits	P	P	P	P	
Animal husbandry instruction and classes – with live animal exhibits	SUP <sup>4</sup>	SUP <sup>4</sup>	P	P	
Antiques	P	P			
Appliances, including service and repair, provided there is no outside storage	P	P	P		
Ambulance	P	P	P		
Arts and craft supplies	P	P			

<b>Table 3-7 Grapevine Special Plan Permitted Uses</b>					
Use Types	District				
	VMU	MU	I	EA	OA
Art gallery	P	P			
Artist studio	P	P	P		
ATM	P	P	P		
Auto body repair and painting, wholly conducted within an enclosed building		SR	P		
Auto or equipment auction, temporary, not to exceed 4 days		P	P		
Auto leasing		P	P		
Auto, new		P	P		
Auto parts and accessories		P	P		
Auto/vehicle recharge station – electric or hydrogen	P	P	P		
Auto rental		P	P		
Auto towing		P	P		
Auto service or repair		SR	P		
Auto/gas service station including smog inspection	P	P	P		
Auto tire, including service, pursuant to Subsection 19.32.130.D of the KCZO		P	P		
Auto, used		P	P		
Auto wash (includes recreational vehicles)	P	P	P		
Bank, savings and loan, credit union or other similar financial service	P	P			
Barber or beauty shop	P	P			
Bath house, including sauna, spa, Turkish, steam, or tanning	P	P			
Bicycle, including rental and service	P	P			
Bait and tackle	P	P			
Boat sales , including service and parts		SR	P		
Boat service and parts		SR	P		
Bookstore, general	P	P			
Cannabis distribution, dispensary, cultivation, or other uses, subject to Chapter 19.120 of the KCZO	Subject to County regulation				
Carpet cleaning		P	P		
Carpet or mattress sales	P	P	P		
Check cashing	P	P			
Christmas tree or pumpkin/holiday, temporary	P	P	P	P	
Clothing and apparel	P	P			
Computer, including service and repair	P	P			
Department store	P	P			
Drugs and pharmaceuticals	P	P			
Electric appliances, including service and repair	P	P	P		
Electric equipment, including service and repair		P	P		
Equipment, small, rental	P	P	P		
Equipment, heavy, and truck or trailer rental		SR	P		
Feed, provided outside storage areas are screened from public view		SR	P		
Fireworks stand, temporary	P	P	P		

<b>Table 3-7 Grapevine Special Plan Permitted Uses</b>					
<b>Use Types</b>	<b>District</b>				
	<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
<b>LEGEND</b> <i>Empty Cell = Not Permitted</i> <i>P = Permitted Use; P1 = Allowed Use on Existing, Disturbed Residential/Agricultural Areas in EA District</i> <i>SR = Requires Sensitivity Review</i> <i>SUP = Requires Special-Use Permit</i> <i>* = Sensitive Use</i>					
Flea market or swap meet, wholly conducted within an enclosed building		P	P		
Flea market or swap meet, with outdoor activity		SUP	P		
Floor covering, drapery, or upholstery	P	P			
Florist	P	P			
Fruit and vegetable stand, temporary	P	P		P	
Fruit and vegetable stand, permanent	P	P		P	
Furniture cleaning, refinishing, or upholstery	SUP	P	P		
Furniture Sales	P	P			
Gardening and landscaping supply, provided outside storage areas are screened from public view	P	P	P		
Gift and card	P	P			
Gun sales, including repair	P	P			
Gun sales, including repair and practice range when range is completely enclosed indoors		P	P		
Hardware, general, including lumber sales, provided areas devoted to outside storage of materials are screened from public view	P	P			
Health and nutrition	P	P			
Hobby supplies	P	P			
Home or office furnishings	P	P	P		
Home improvement	P	P	P		
Horse boarding and training		SUP <sup>4</sup>		P	
Hotel or motel <sup>3</sup> *	P	P	SUP		
Interior decorator	P	P			
Janitorial service		P	P		
Jewelry and watches	P	P			
Laboratory, medical, dental, optical, or biological	P	P	P		
Laboratory, testing, classifying, or experimental, not involving the use of explosives or hazardous materials stored in containers larger than five gallons		P	P		
Lapidary	SUP	P	P		
Laundromat, self-service	P	P			
Laundry and dry cleaning, drop off and pick up only	P	P			
Lawnmower, including repair, when located entirely within a building		P	P		
Leather goods and luggage	P	P			
Locksmith or key and lock shop	P	P			
Military surplus, provided there is no outside storage	P	P	P		
Mini-warehouse, for storage of personal household goods, provided there is no outside storage; excludes cargo containers and other temporary storage structures		SUP <sup>4</sup>	P		
Mini-warehouse, for storage of personal household goods and vehicles, including outside storage		SUP <sup>4</sup>	P		
Mobile home, including rental and service		P	P		

<b>Table 3-7 Grapevine Special Plan Permitted Uses</b>					
Use Types	District				
	VMU	MU	I	EA	OA
Mortuary or funeral parlor		P	P		
Motorcycles	P	P	P		
Motorcycle, service and repair	SUP	SR	P		
Moving and shipping services		SR	P		
Musical instruments (including repair)	P	P	P		
Nail salon and massage therapy	P	P			
Newspaper or magazine stand	P	P	P		
Nursery, plant, provided outside storage areas are screened from public view	P	P	P		
Office machines and equipment	P	P	P		
Packaging and mailing services	P	P			
Paint and wallpaper	P	P	P		
Pawn shop	SUP	SUP	P		
Pest control, administrative offices only	P	P	P		
Pest control, sales and service		SUP	P		
Pet day-care	SUP <sup>4</sup>	SUP <sup>4</sup>	P		
Pet grooming	P	P	P		
Pet store	P	P			
Pet supply	P	P	P		
Photography studio	P	P			
Photographic supply or camera	P	P			
Picture framing	P	P	P		
Plumbing supply, provided there is no outside storage	P	P	P		
Pottery	P	P	P		
Printing, lithography, or blueprinting	P	P	P		
Prop Storage (TV/film)		P	P		
Recreational vehicles, including service		SUP	P		
Shoe repair	P	P			
Shoe Sales	P	P			
Shoe-shine stand	P	P	P		
Shooting range – indoors, when completely enclosed	SUP <sup>4</sup>	SUP <sup>4</sup>	P		
Shooting range – outdoors, provided it is not less than 1,000 feet from the nearest habitable building		SUP <sup>4</sup>	SUP <sup>4</sup>		
Smog inspection station		P	P		
Sporting goods and athletic equipment	P	P			
Stationery and office supply	P	P			
Studio, radio, television, recording, or movie	P	P	P		
Tailor or dressmaker	P	P			
Tanning salons	P	P			
Tattoo parlor and body piercing	P	P			
Taxidermist		P	P		
Telegraph	P	P	P		
Ticket agency	P	P			
Tire sales and service	P	P	P		
Toy Store	P	P			

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Use Types	District				
	VMU	MU	I	EA	OA
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Travel agency	P	P			
Truck fueling station (includes truck wash), with repair facilities <sup>1</sup>		SUP	P		
Truck, including rental, new or used, sales and leasing		P	P		
Truck tire and battery facilities		P	P		
Urgent care facility	P	P			
Used clothing and household goods, provided there is no outside storage	P	P	P		
Variety	P	P			
Vending Machines	P	P	P		
Veterinary, household pets only, provided there are no outside kennels	P	P	P		
Veterinary – large animal including outdoor facilities		SUP	P	P	
Video and audio tape sales and rentals	P	P			
Wedding chapel	P	P			
<b>Office and R&amp;D Uses</b>					
Business and professional	P	P	P		
Call center		SUP	P		
Chiropractic	P	P	P		
Clinic, medical or physical therapy, out-patient only	P	P	P		
Fabrication – custom or specialized, under 6,000 SF	SUP	P	P		
Fabrication – custom or specialized, over 6,000 SF		SUP	P		
Information Centers	P	P			
Manufacturing or machining – custom or specialized, under 6,000 SF	SUP	P	P		
Manufacturing or machining – custom or specialized over, 6,000 SF		SUP	P		
Medical office	P	P			
Office park	SUP	P	SUP		
Real estate, temporary on-site for tract sales, including commercial coaches	P	P	P		
Real estate, permanent	P	P	P		
Research and development facilities – with or without direct sales, under 6,000 SF	P	P	P		
Research and development facilities – with or without direct sales, over 6,000 SF	SUP	SUP	P		
Studio, radio, television, recording, or movie	P	P	P		
<b>Industrial/Warehouse Uses</b>					
<b>Industrial Manufacturing or Assembly</b>					
Acetylene or other gas			P		
Aircraft, assembly, when conducted wholly within a building		SUP	P		
Alcohol distillery			SUP		
Arts and craft products or supplies		P	P		
Auto/truck, assembly, when conducted wholly within a building		SUP	P		

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<b>Use Types</b>	<b>District</b>				
	<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
Batteries, excluding battery recycling or disposal, when conducted wholly within a building		SUP	SUP		
Brewery <sup>1</sup>			P		
Building material		SUP	P		
Cabinet shop		SUP	P		
Cannery <sup>1</sup>			SUP		
Cargo containers, when accessory to a permitted use		SUP	P		
Carpet and mattress		SUP	P		
Ceramics		SUP	P		
Chemical blending or manufacture, when conducted wholly within a building, 10,000 SF or less		SUP	SUP		
Chemical blending or manufacture, when conducted wholly within a building, greater than 10,000 SF			SUP		
Clothing, garments, or shoes		SUP	P		
Concrete blocks			P		
Cosmetics, perfumes, or toiletries		SUP	P		
Cotton compress <sup>1</sup>			P		
Creamery <sup>1</sup>			P		
Drugs and pharmaceuticals		SUP	P		
Electronic equipment		SUP	P		
Ethanol <sup>1</sup> 10,000 SF or less		SUP	SUP		
Ethanol <sup>1</sup> greater than 10,000 SF			SUP		
Fiberglass or silicone products <sup>1</sup> when conducted wholly within a building, 10,000 SF or less		SUP	SUP		
Fiberglass or silicone products when conducted wholly within a building, greater than 10,000 SF <sup>1</sup>		SUP	SUP		
Flour mill <sup>1</sup>			P		
Food or beverage products		SUP	P		
Foundry or metal casting		SUP	P		
Furniture		SUP	P		
Ice		SUP	P		
Manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, plastic compounds, precious or semiprecious metals or stones, shell, cured or finished wood, yarns, and paint provided that none of the above employ a boiling process.		SUP	P		
Musical instruments		P	P		
Neon signs		SUP	P		
Oil extraction and processing, non-mineral (from sources such as but not limited to nuts and seeds)	P	P	P	P	
Oil refining <sup>2</sup>			SUP		

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	<b>Use Types</b>	<b>District</b>				
		<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
Paint mixing, not employing a boiling process <sup>1</sup>			SUP	P		
Paper or pulp <sup>1</sup>			SUP	SUP		
Pharmaceuticals			SUP	P		
Pipe, pipe product, and pipe filter, assembly only			SUP	P		
Plastic products, involving pre-manufactured plastic pellets or compounds and which do not employ a boiling process			SUP	P		
Plastics, assembly and extrusion <sup>1</sup>			SUP	P		
Prefabricated buildings and structures			SUP	P		
Shoes			SUP	P		
Soap, cold mix only			SUP	P		
Soil amendments, not involving liquid chemical blending or organic materials			SUP	P		
Steel fabrication, excluding smelting			SUP	P		
Textiles			SUP	P		
Toy manufacturing and assembly			SUP	P		
Trusses			SUP	P		
Wind-driven electrical generators, manufacture or assembly			SUP	P		
Winery			P	P	P	
<b>Industrial Storage</b>						
Automobile			SUP	P		
Bottled gas				P		
Cargo containers				P		
Chemical storage when accessory to a permitted use			P	P		
Chemical storage as main use			SUP	SUP		
Cold storage			SUP	P		
Contractor's storage yard			SUP <sup>4</sup>	P		
Draying or freight			SUP	P		
Equipment and building materials			SUP <sup>4</sup>	P		
Feed and wood yards			SUP	P		
Liquefied petroleum gas, bulk storage or distribution in excess of 2,000 gallons capacity, when located at least ½ mile from property designated for residential use and at least ½ mile from existing residential development with a density greater than one dwelling unit per acre and at least ½ mile from any motel or hotel				SUP <sup>4</sup>		
Liquid fuel storage tanks, above ground, for dispensing purposes <sup>1</sup>			SUP <sup>4</sup>	P		
Lumber or log storage				P		
Mineral and ore storage and loading, with product storage and loading facilities wholly enclosed			SUP	P		
Mineral and ore storage, unenclosed				P		
Moving and storage, yards or warehouse			SUP	P		
Petroleum				P		
Recreational vehicle			SUP	P		

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Use Types	District				
	VMU	MU	I	EA	OA
Recyclable materials, collection and storage, provided there is no more than 3,000 square feet of outside storage and all compression and bailing operations are conducted wholly within an enclosed structure		SUP <sup>4</sup>	P		
Recyclable materials, collection and storage			P		
Salvage or junk yard			P		
Tank farm		SUP <sup>4</sup>	P		
Tire storage as a main use			P		
Truck and heavy equipment			P		
Vehicle wrecking and salvage yard			SUP		
Warehouse		SUP <sup>4</sup>	P		
<b>Other Industrial Uses</b>					
Asphaltic concrete batch plant <sup>1</sup>			SUP <sup>4</sup>		
Assaying		SUP	P		
Bakery, small, 10,000 SF or less		SUP	P		
Bakery, large, greater than 10,000 SF			SUP		
Beverage Bottling		SUP	P		
Billboard sign fabrication and storage		SUP	P		
Boat building and major repair		SUP	P		
Concrete batch plant			P		
Construction or demolition waste material collection, recovery, or recycling, excluding recovery or recycling operations involving incineration		SUP <sup>4</sup>	SUP <sup>4</sup>		
Cotton gin <sup>1</sup>			SUP		
Electroplating, when conducted wholly within an enclosed building			P		
Fertilizer, bulk storage and distribution <sup>1</sup>			P		
Fruit, vegetable, and plant products processing, including packing, canning, preserving, and shipping			SUP		
Glucose processing <sup>1</sup>			P		
Grain elevator or storage			P		
Light machining		SUP	P		
Lumber drying kiln <sup>1</sup>			P		
Machine shop		SUP	P		
Metal electroplating		SUP	SUP		
Metal casting, extrusion or fabrication			P		
Newspaper, magazine, or book printing		P	P		
Oil field service yard		SUP	P		
Pallets, including repair		SUP	P		
Photographic processing plant and/or wholesale supply		SUP	P		
Powder coating, spray painting, and sandblasting, all enclosed		SUP	P		
Sandblasting, unenclosed			SUP		
Saw or planing mill <sup>1</sup>			P		
Sheet metal shop and supply		SUP	P		

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	Use Types	District				
		VMU	MU	I	EA	OA
Sign fabrication and storage			SUP	P		
Tanning, curing, or storing animal hides <sup>1</sup>				SUP		
Timber processing				SUP		
Tire recycling, excluding recycling operations involving incineration				SUP		
Tire retreading				P		
Welding or blacksmith			SUP	P		
Well drilling service			SUP	P		
Wholesale distribution			SUP	P		
<b>Agriculture/Natural Resources</b>						
<b>Growing and Harvesting Crops</b>						
Agricultural produce stand	P	P	P	P		
Berry crops	P	P	P	P		
Bush crops	P	P	P	P		
Christmas trees	P	P	P	P		
Community farm	P	P	P	P		
Field crops, dryland	P	P	P	P		
Field crops, irrigated	P	P	P	P		
Flowers and horticultural specialties	P	P	P	P		
Flowers and horticultural specialties, wholesale only	SUP <sup>4</sup>	P	P	P		
Greenhouse, retail only	SUP <sup>4</sup>	P	P	P		
Greenhouse, wholesale only	SUP <sup>4</sup>	P	P	P		
Herbs	P	P	P	P		
Honey extraction	SUP <sup>4</sup>	P	P	P		
Hydroponically grown plants	SUP <sup>4</sup>	P	P	P		
Incubator farm	P	P	P	P		
Orchard, nut and fruit trees	P	P	P	P		
Plant Nursery	P	P	P	P		
Vegetables	P	P	P	P		
Vine crops	P	P	P	P		
Winery	P	P	P	P		
<b>Breeding and Raising Animals</b>						
Animal grazing - all	P	P	P	P	P	
Alpacas (1 animal per ½ acre)		P		P		
Beekeeping – not more than 1 hive	P	P	P	P		
Beekeeping – 3 hives or less		P	P	P		
Beekeeping – more than 3 hives		SUP	P	P		
Beef cattle or livestock grazing (1 animal per ½ acre)	P	P	P		See animal grazing above	
Birds, including show or racing			P	P		
Pigeons and other small fowl		P	P	P		
Dairy stock grazing (maximum 1 animal per ½ acre in MU District)		P	P	P		
Fish and frogs			P	P		
Hogs, excluding a hog farm or ranch (1 animal per ½ acre)		P	P	P		

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Horses, donkeys, llamas, or mules (1 animal per ½ acre)		P	P	P	
Poultry (3 hens or less), including chickens or other similar fowl, excluding roosters and ostrich	P	P	P	P	
Poultry, including chickens, ostriches, turkeys, or other fowl (more than 3 hens), excluding commercial poultry farms or ranches in which poultry are kept in confined facilities		SUP	P	P	
Rabbits or furbearing animals (3 adults or less)		P	P	P	
Rabbits or furbearing animals (More than 3 adults)		SUP	P	P	
Sheep or goats (3 animals per ½ acre)		P	P	P	
Vermiculture (Commercial)		SUP	P	P	
<b>Resource Extraction and Energy Development Uses</b>					
Cogeneration facility or steam generators, excluding coal fired <sup>1</sup>		SUP <sup>4</sup>	P		
Electrical power generating plant, excluding nuclear or coal <sup>1</sup>		SUP <sup>4</sup>	P		
Electrical power distribution facilities, including substation	P	P	P	P	
Oil or gas exploration and production pursuant to Chapter 19.98 of Kern County Zoning Ordinance <sup>2</sup>	P	P	P	P	P
Ore reduction <sup>1</sup>			SUP		
Potash manufacture <sup>1</sup>			SUP		
Rock, gravel, sand, concrete, aggregate, or soils crushing, processing, or distribution <sup>1</sup>			SUP <sup>4</sup>		
Solar energy electrical generators which are accessory to a permitted or conditionally permitted use and where the power generated does not exceed the total on-site power demand	P	P	P	P	
Solar energy electrical generators when not accessory to a permitted or conditionally permitted use		SUP <sup>4</sup>	P		
<b>Utilities and Public Facilities</b>					
<b>Utilities and Communications</b>					
Community sewage or septic disposal system <sup>1</sup>	P	P	P	P	
Drainage sump and water detention basins - Fenced	P	P	P	P	
Drainage sump and water detention basins - Unfenced	P	P	P		P
Flood control facilities and debris basins	P	P	P	P	P
Greenwaste home collection, recovery, and composting – 2 acre or less		SUP <sup>4</sup>	P	P	
Greenwaste collection, recovery, and composting – over 2 acre			P		
Managed wetlands	P	P	P	P	P
Nonhazardous oil production water disposal facility <sup>1</sup>		SUP	SUP		
Nonhazardous oilfield waste treatment or recycling <sup>1</sup>		SUP	SUP		
Nonhazardous oily or liquid waste treatment or recycling <sup>1</sup>		SUP	SUP		
Radio, television, microwave, or commercial communications transmitter, receiver, or translator – building mounted only	SUP	SUP	P	P	
Radio, television, microwave, or commercial communications transmitter, receiver, or translator – free standing	SUP	SUP	SUP	SUP	
Sewage treatment plant – fully screened	P	P	P	P	

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	<b>Use Types</b>	<b>District</b>				
		<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
Septage disposal site – fully screened <sup>1</sup>			SUP	P		
Septage storage and transfer site <sup>1</sup>				P		
Soil reclamation or remediation for soils contaminated with nonhazardous materials				SUP		
Telecommunication facilities	SUP <sup>5</sup>	SUP <sup>5</sup>		P		
Transfer station <sup>1</sup>				SUP <sup>4</sup>		
Underground facilities and transmission lines for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company or other company under the jurisdiction of the California Public Utilities Commission	P	P	P	P		P
Utility substation	P	P	P	P		
Water system, small or large	P	P	P	P		
Water turnout or groundwater recharge facilities	P	P	P	P		P
Water and waste water treatment facilities – fully screened	P	P	P	P		
Waste-to-energy facility, using conversion technology excluding incineration including anaerobic digestors and similar technologies <sup>1</sup>				SUP <sup>4</sup>		
Microwave relay station	P	P	P	P		
<b>Transportation Facilities</b>						
Airport, private <sup>1</sup>		SUP	P			
Airport, public use <sup>1</sup>		P	P			
Auto parking garage or lot, when accessory to a primary use and located within five hundred (500) feet of the business or businesses it is intended to serve	P	P	P			
Auto parking garage or lot, as primary use	SUP <sup>4</sup>	SUP <sup>4</sup>	P			
Bus depot, including service and storage	SUP <sup>4</sup>	SUP <sup>4</sup>	P			
Heliport, public	SUP <sup>4</sup>	SUP <sup>4</sup>	SUP <sup>4</sup> P			
Heliport <sup>1</sup> , private	SUP <sup>4</sup>	SUP <sup>4</sup>	SUP <sup>4</sup>			
Railroad freight classification or switching yard <sup>1</sup>			P			
Railroad station	P	P	P			
Taxi, fleet, commercial coach depot, including service and storage		SUP <sup>4</sup>	P			
Transit facilities, excluding storage or maintenance	P	P	P			
<b>Institutional/Recreational Uses</b>						
<b>Schools</b>						
Preschool <sup>3*</sup>	P	P				
Elementary school <sup>3*</sup>	P	P				
Junior high/middle school school <sup>3*</sup>	P	P				
Senior high school <sup>3*</sup>	P	P				
College or university	P	P	P			
Research Institute	P	P	P			
Agricultural extension or field office	P	P	P	P		
Animal training	P	P	P	P		
Art, craft, music or other fine art school	P	P	P			

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	Use Types	District			
		VMU	MU	I	EA
Business or trade school, provided that all instruction is conducted within a building and that there is no outside storage of materials or supplies associated with the school	P	P	P		
Dance school	P	P	P		
Driving school	P	P	P		
Fitness or exercise training	P	P	P		
Martial arts school	P	P	P		
Police/security training facility		SUP <sup>4</sup>	P		
Scientific study sites	P	P	P	P	P
Sport or athletic training facility		SUP	P		
Swim school	P	P	P		
Institutional - General					
Animal rescue, fostering 10 or fewer animals, subject to County regulations	P <sup>6</sup>	P <sup>6</sup>			
Auditorium, public	P	P			
Cemetery, mausoleum, columbarium, or mortuary		P	P		
Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary <sup>1</sup>		SUP	SUP		
Charitable or public service organization	P	P	P	P	
Church	P	P	P		
Club or lodge	P	P			
Community/neighborhood garden	P	P		P	
Community or regional correctional and similar involuntary detention facilities <sup>1</sup>			SUP		
Community or senior citizens center <sup>3*</sup>	P	P			
Convalescent hospital <sup>3*</sup>	P	P			
Day-care, adult <sup>3*</sup>	P	P			
Day-care center, with or without extended overnight services <sup>3*</sup>	P	P			
Day-care home, large family <sup>3*</sup>	SR	P			
Day-care home, small family <sup>3*</sup>	P	P			
Fire or police station	P	P	P		
Government office or building	P	P	P		
Hospital, surgery, urgent/emergency care and associated facilities <sup>3*</sup>	P	P	SUP		
Kennel, fully enclosed	SUP	SUP	P		
Kennel, including outdoor kennels, provided they are screened from public view		SUP	P		
Labor union hall		P			
Library <sup>3*</sup>	P	P			
Museum, with or without outdoor exhibits <sup>3*</sup>	P	P		P1	
Post office	P	P	P		
Public agency	P	P	P		

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<b>Use Types</b>	<b>District</b>				
	<i>VMU</i>	<i>MU</i>	<i>I</i>	<i>EA</i>	<i>OA</i>
Public utility buildings and facilities	P	P	P	P	
Rehabilitation facilities		P	P		
Skilled nursing facility	SUP	SUP			
Wildlife or nature preserve	P	P	SUP <sup>4</sup>		
Zoological (Zoo) or Botanical Gardens <sup>3*</sup>	SUP <sup>4</sup>	SUP <sup>4</sup>	SUP <sup>4</sup>		
<b>Recreational</b>					
Amphitheater	SUP <sup>4</sup>	SUP <sup>4</sup>			
Batting cage	P	P	SUP		
Bingo parlor	P	P			
Bowling alley	P	P	SUP		
Card room	SUP	SUP	SUP		
Circus or carnival, temporary, not to exceed four (4) days	SR	SR	SUP		
Community recreational facilities	P	P	SUP		
Country club	P	P			
Dance hall, ballroom, or discotheque	P	P	SUP		
Equestrian establishment		SUP <sup>4</sup>	SUP	P	
Fitness studio	P	P	SUP		
Golf course	P	P	SUP		
Golf driving range	P	P	SUP		
Health club	P	P	SUP		
Health spa and massage therapy	P	P			
Hiking, biking, walking, equestrian trails	P	P	P	P	P
Hunting or fishing club, not involving structures				P	P
Miniature golf course	P	P	SUP		
Movie theater, walk-in	P	P			
Movie theater, drive-in		SUP <sup>4</sup>	P		
Night club/live dancing/entertainment, excluding adult business, as defined by KCZO	P	SUP			
Park or playground <sup>*</sup>	P	P		P	
Plaza, paseo, pass-thru	P	P	P		
Pool or billiard parlor	P	P			
Racetrack or test track, automobile, motorcycle, or horse <sup>1</sup>			P		
Skateboard arenas, enclosed	SUP <sup>4</sup>	P	P		
Skateboard arenas, unenclosed <sup>3*</sup>	SUP <sup>4</sup>	P			
Sport arena, indoor <sup>3*</sup>	SUP <sup>4</sup>	SUP <sup>4</sup>			
Sport arena, outdoor <sup>3*</sup>	SUP <sup>4</sup>	SUP <sup>4</sup>			
Swimming pool, public <sup>3*</sup>	P	P			
Swim club <sup>3*</sup>	P	P			
Tennis club <sup>3*</sup>	P	P			
Theater or playhouse	P	P			
Trade fairs and exhibitions (including festivals), temporary (14- day maximum), excluding flea markets and swap meets	SR	SR			

*LEGEND*

*Empty Cell = Not Permitted*  
*P = Permitted Use; P1 = Allowed Use on Existing, Disturbed Residential/Agricultural Areas in EA District*  
*SR = Requires Sensitivity Review*  
*SUP = Requires Special-Use Permit*  
*\* = Sensitive Use*

Table 3-7 Grapevine Special Plan Permitted Uses					
Use Types	District				
	VMU	MU	I	EA	OA
Trailhead facilities – including parking, signage, shelters and restrooms	P	P	P	P	
Video game arcade	P	P	P		

**LEGEND**

*Empty Cell = Not Permitted*  
*P = Permitted Use; P1 = Allowed Use on Existing, Disturbed Residential/Agricultural Areas in EA District*  
*SR = Requires Sensitivity Review*  
*SUP = Requires Special-Use Permit*  
*\* = Sensitive Use*

Notes:

- Uses are permitted when located at least 500 feet from property designated on tract mapping for residential use and at least 500 feet from any sensitive use denoted by an \*, unless otherwise noted. Where these uses are existing, new sensitive uses shall only be permitted when located at least 500 feet from the pre-existing use.
- Oil and gas exploration and production (including ancillary facilities) is allowed in the VMU, MU, I, EA and OA district, the GH and FC Combining districts, and the existing Exclusive Agriculture (A) District, subject to the provisions of Section 3.16 of the Special Plan and Chapter 19.98, Oil and Gas Activities, of the KCZO.
- Uses permitted at locations within 500 feet of the outer lane of Interstate 5 (I-5), provided that interior and exterior noise level specified in the Specific Plan are met and confirmed prior to issuance of an occupancy permit and that all interior spaces meet relevant air quality standards for sensitive uses through the provision of vegetated screening, buffers, and ventilation filters or a combination.
- A Special Use Permit is not required if use is proposed by the Master Developer or Master Developer Partnership.
- A Special Use Permit is only required for new stand-alone telecommunication facilities; a Special Use Permit is not required if facilities are collated in new or with existing facilities, subject to County regulations.
- A Special Use Permit is required for animal rescue facilities fostering more than 10 animals.

### Development Caps

Given the 19-year buildout period for development of the project and the potential for market conditions to change throughout that period, the Grapevine Specific and Community Plan incorporates flexibility in its districts and in the final layout of neighborhood development areas. Such flexibility would allow final decisions on land uses and development siting to be made, as conditions change over time, within a framework that would ensure that the overall Specific and Community Plan goals are achieved. At full buildout, the Grapevine Specific and Community Plan would be authorized to have 12,000 residential dwelling units and 5,100,000 million square feet of commercial/industrial land uses. There would be flexibility in the Grapevine Specific and Community Plan to allow up to 14,000 residential dwelling units if commercial/industrial square footage is reduced, as detailed in Tables 3-8 and 3-9.

The Grapevine Special Plan would implement an array of permitted uses within each district. It would also define a pattern of use focused on those lands determined to be most suitable for development and least disruptive of environmental resources. This zoning mechanism would incorporate development “caps,” that limit the amount of commercial, industrial, and residential development allowed within the project. Table 3-9 provides the project-wide development caps for project buildout.

<b>Table 3-8. Development Included in the Grapevine Specific and Community Plan</b>	
Residential Dwelling Units Total <sup>1</sup>	12,000
Retail (Gross Leasable Area/SF)	1,200,000
Office/R&D (Gross Floor Area/SF)	2,450,000
Industrial/Warehouse (Gross Floor Area/SF)	1,450,000
<b>Commercial/Industrial Total (SF)</b>	<b>5,100,000</b>
Source: Grapevine Specific and Community Plan, Volume 2, Appendix B of this SREIR. Note: The area to be dedicated and developed for elementary, middle, and high schools (approximately 157 acres), and parks uses (approximately 96-112 acres) is not included in the numerical values presented above. <sup>1</sup> Up to 2,000 additional residential units may be allowed through a land use exchange that would ensure a commensurate reduction of commercial/industrial square footage based on vehicle trip equivalency ratios. Trip equivalency would be demonstrated by employing the trip conversions outlined in Table 2-3 of the Grapevine Specific and Community Plan.	

The Grapevine Development Maximums by Plan Areas outlined in Table 3-9, below, provide a projected range of residential units and commercial/industrial area to be developed in each Plan Area, consistent with the Grapevine Specific and Community Plan goals for flexibility in future allocation of land use. The number of residential units and the amount of commercial/industrial area that would actually be developed in any one Plan Area would be specified at the tentative map stage, falling within the development range projections for the relevant land use and subject to the overall development cap.

**Table 3-9. Grapevine Development Maximums by Plan Area<sup>1,2</sup>**

Land Use	Area 1	Area 2	Area 3	Area 4	Area 5a	Area 5b	Area 6a	Area 6b	Areas 6c-6e
Residential Total (DU)	2,075	3,865	2,675	3,390	2,890	50	1,870	n/a	n/a
SFR-Detached (DU)	1,750	2,490	1,650	2,590	2,425	50	820	n/a	n/a
SFR/MFR-Attached (DU)	325	1,375	1,025	800	465	n/a	1,050	n/a	n/a
Commercial/Industrial Total (SF)	1,130,000	2,210,000	2,280,000	565,000	600,000	n/a	2,155,000	400,000	30,000-450,000
Retail (Gross Leasable Area/SF)	70,000	670,000	990,000	165,000	100,000	n/a	350,000	n/a	n/a
Office/R&D (Gross Floor Area/SF)	560,000	1,090,000	910,000	250,000	250,000	n/a	405,000	n/a	n/a
Industrial/Warehouse (Gross Floor Area/SF)	500,000	450,000	380,000	150,000	250,000	n/a	1,400,000	400,000	450,000
Planning Area Acreage	1040.9	939	1081.4	820.3	4630.7	974.7	620	321.7	580.7 <sup>3</sup>
Notes:									
DU = dwelling unit, SF = square feet									
<sup>1</sup> The area to be dedicated and developed for elementary, middle, and high schools, parks, and institutional uses is not included in the numerical values presented.									
<sup>2</sup> The development maximums for each Plan Area are subject to the overall development caps of 5,100,000 square feet of commercial/ industrial uses and 12,000 residential dwelling units plus the 2,000 additional units available if commercial/industrial square footage is reduced.									
<sup>3</sup> Planning Area 6c is 192.8 acres; Planning Area 6d is 194 acres; Planning Area 6e is 193.9 acres.									

## Land Use Exchange Mechanism

**Residential and Commercial Land Exchange.** The overall development cap for the entire Grapevine Specific and Community Plan is a maximum of 12,000 dwelling units and a maximum of 5,100,000 square feet of commercial and industrial floor area. However, based on the built and previously permitted commercial/industrial uses at the adjacent TRCC, Grapevine may ultimately support up to 2,000 additional dwelling units. The additional 2,000 units would be authorized only with a corresponding reduction of commercial/industrial square footage on the project site based on vehicle trip equivalency ratios, and only to the extent that the additional units would not cause any significant new adverse impacts, or increase the severity of previously identified adverse impacts. At the time a land use exchange may be proposed during the tract map stage, the most current ITE Trip Generation Manual would be used to calculate the vehicle trip generation for each use involved in the land use exchange, as shown in Table 3-10, *Grapevine Land Use Exchange Table*.

Grapevine Land Use Type	Conversion Information <sup>1,2</sup>			Conversion Rate	
	ITE Code	Units	Daily Trip Rate <sup>2</sup>	SFR - Detached	SFR/MFR-Attached
SFR-Detached	210	1 DU	9.52	1	1.43
SFR/MFR-Attached	220	1 DU	6.665	0.7	1
Retail	820	1,000 SF gross leasable area	42.7	225 SF = 1 DU	155 SF = 1 DU
Office/R&D	710	1,000 SF gross floor area	11.03	865 SF = 1 DU	600 SF = 1 DU
Industrial/Warehouse	150	1,000 SF gross floor area	3.56	2,675 SF = 1 DU	1,865 SF = 1 DU

Source: Grapevine Specific and Community Plan 2016 (refer to Volume 2, Appendix B of this SREIR)

<sup>1</sup> At time of land use exchange, the most current ITE information would be used and reflected in all calculations

<sup>2</sup> Average trip rate for weekday

This mechanism to provide for a future increase in the number of residential units and correlated reduction in commercial and/or industrial uses is necessary to allow flexibility to ensure a jobs-housing balance over time, and would be monitored by County staff.

**Multi-Family Residential (MFR) Combining District Land Exchange.** The MFR Combining District and its sites are not eligible for exchange via the Grapevine Residential and Commercial Land Use Exchange. The Special Plan allows for the modification of the boundaries of the combining district to allow for the transfer of acreage between sites and the exchange of sites to other locations within the VMU and MU districts through a minor modification provided that a minimum of 16 acres is zoned for the MFR Combining District, a minimum of three sites are identified within the Specific Plan area, and multi-family residential units are developed within the combining district at buildout of the Grapevine Specific Plan.

## Deviations from Standards

All development within the Grapevine Special Plan area would conform to the Kern County Development Standards with the following exceptions described in Table 3-11, below.

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
<b>Kern County Building and Construction Code</b>				
17.32.038.503.2.1	Dimensions of fire apparatus access roads	Section 3.5	If all-weather paved access roads are required in Exclusive Agriculture (EA) areas, the project will comply as applicable except as indicated in the Special Plan development standards. Development standards provide that the minimum unobstructed widths may consist of a reduced paving section in certain cases plus an additional width of drivable, permeable crushed rock or road base to minimize impervious surfaces, maximize infiltration, and thereby reduce stormwater runoff while still providing all-weather access for emergency vehicles.	Reducing the width of fire access roads facilitates efficient land use by reducing excessive paving in EA areas consistent with the Special Plan purpose of promoting innovative land use that maximizes infiltration and reducing storm water runoff by minimizing unnecessary paving. Fire road width and paving material would be coordinated with the Kern County Fire Department to assume public safety.
17.32.042.507	Fire protection water supplies	Section 3.13	Project will comply as applicable with the following exceptions:  Stretches of roadway serving no structures may eliminate hydrants or include spacing of 0.50 mile between hydrants as approved by the Kern County Fire Department.  The required fire flow is based on all structures having approved fire sprinkler systems, with a resulting 50% reduction in the Fire Code fire flow requirements, consistent with Appendix B of the adopted 2013 California Building Code.  These exceptions provide the same practical effect as the requirements of the code and are defined in Section 3.13.	The exceptions to the provision of providing fire protection water supplies are designed to provide for the efficient provision of fire protection infrastructure while also assuming the availability of adequate fire protection water supplies for public safety. The provision of reduced hydrant spacing as approved by the Kern County Fire Department would facilitate unnecessary and premature extension of fire protection water infrastructure which is consistent with the Special Plan purpose of promoting compact and efficient land use that would adequately address public health and safety.
17.32.109	Dead-end streets	Section 3.5	Project will comply as applicable except that the Special Plan allows cul-de-sacs to be up to 20% longer with the provision of attic sprinklers and additional fuel modification requirements. In	The provision of a reduced minimum road width is designed to minimize excessive paving areas while also providing adequate access for fire protection consistent with the Special Plan purpose of

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
			addition, the minimum road width will be 20 feet, regardless of parcel size, and shall conform to Section 3.5.	promoting innovative land use while protecting public health and safety.
<b>Kern County Land Division Ordinance</b>				
18.55.030	Improvements required: Minimum right-of-way and street widths; access via private streets; sewer connections; private drainage improvements	Sections 3.5 and 3.15	<p>Project will comply as applicable, except that the Special Plan specifies that subdivisions and improvements within the project area are classified as:</p> <p>Street improvements shall be Type A; however, right-of-way widths and design for streets, alleys, public travel-ways, and easements shall conform to standards in the Special Plan.</p> <p>Connection to sewers is anticipated for every property; however, the Special Plan allows the use of alternative solutions (i.e., on-site wastewater treatment systems) for lots over 0.25 acre and more than 1,000 feet away from an active or proposed sewer system.</p>	The provision for reduced right-of-way widths, street improvement widths, alleys and other public travel ways is consistent with the Special Plan purpose of promoting land use efficiency and innovation in the provision of the transportation network serving the Grapevine Specific and Community Plan. The provision of sewer and alternative on-site wastewater treatment systems for specified lot size and locational situations not proximate to the proposed sewer system also promote diversity and innovation in sewage requirements for a wide-range of the Grapevine Specific and Community Plan land use intensities.
18.55.030.A.2.a	Dead-end streets longer than 150 feet shall include a turnaround.	Section 3.5	Special Plan development is designed to provide traffic calming and enhance public safety in certain areas with lane-fronted "Clustered Small Lot" residences, which have a dead-end street, which are referred to in the Special Plan as an Internal Lane that does not allow through traffic. In addition, Private access easements over existing ranch roads to provide legal access shall be permitted with dead ends in excess of 150 feet without turnarounds. See Special Plan Figure 3-1, Residential Design Options.	Consistent with the Special Plan purpose of providing innovative and efficient land use, the Special Plan provides for Clustered Small Lot Internal Lanes that necessitate deviations from street length and turnaround requirements, such roadway configurations would be designed to enhance public safety and would be coordinated with the Kern County Fire Department.

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
18.55.050.B.1.a c	Minimum street right-of-way width	Section 3.5	Project will comply as applicable with the following exceptions: Street improvement standards for all streets shall be as stated and shown on Special Plan Figures 3-5 through 3-9, Roadway Street Sections. Private access easements over existing ranch roads to provide legal access shall be permitted with reduced street widths.	Consistent with the Special Plan purpose of providing innovative and efficient land use, street right-of-way widths would promote efficient widths that provide for an efficient traffic network while also promoting the “neighborhood scale” of land uses. Adequate access would be provided to serve the range of uses accommodated by the Grapevine Specific and Community Plan.
18.55.050.B.1.h	Industrial street design and industrial cul-de-sacs	Section 3.5	Street improvement standards for all streets shall be as stated in Section 3.5, Circulation Standards.	In order to provide innovative and efficient land use consistent with the purpose of the Special Plan, industrial street and cul-de-sac design provides for an efficient traffic network appropriate to serve industrial uses.
18.55.050.B.1.j	Dead-end roads	Section 3.5	Project will comply as applicable, except that Section 3.5, Circulation Standards, allow cul-de-sacs to be up to 20% longer with the provision of attic sprinklers and additional fuel modification requirements. In addition, private access easements over existing ranch roads to provide legal access shall be permitted with dead ends in excess of 150 feet without turnarounds.	In order to promote efficient land use with adequate means of access for fire protection purposes consistent with the purpose of the Special Plan, provision for deviation to cul-de-sac standards is provided. Alternative access would be coordinated with the Kern County Fire Department and provided for fire protection access.
18.55.050.C.1.b	Primary means of vehicular access shall be from the street that fronts the lot	Section 3.5	In keeping with the master plan design, rowhouses, townhouses, and clustered small lot residences are accessed by alleys or lanes as an integral part of the overall design. In addition, private access easements over existing ranch roads to provide legal access shall be permitted with dead ends in excess of 150 feet without turnarounds.	Consistent with the purpose of the Special Plan to provide a variety of housing types that facilitate creative and innovative land use types, the transportation network utilizes various approaches to traffic roadway design that promote transportation efficiencies, walkability and the use of alternative means of transportation.

<b>Table 3-11. Deviations from Standards</b>				
<b>Current Standards</b>		<b>Special Plan Deviations</b>		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
18.55.050.C.2.a	Minimum 30-foot-wide alley	Section 3.5	In keeping with the master plan design, rowhouses, townhouses, courtyard multi-family, and clustered small lot residences are accessed by alleys or lanes that are less than 30 feet wide, as an integral part of the overall design.	In keeping with the Special Plan purpose of promoting innovative land use with efficient roadway networks, alley design reductions are proposed that would ensure adequate local circulation.
18.55.050.C.2.b	Intersecting alleys require 20-foot by 20-foot cut-off	Section 3.5	In keeping with the master plan design, rowhouses, townhouses, courtyard multi-family, and small lot residences are accessed by alleys or lanes that intersect. The narrow lot width is an integral part of the overall design, which constrains the cut-off dimension.	In keeping with the Special Plan purpose of promoting innovative design involving narrow and small lot design, deviating from the cut-off dimension promotes an efficient and walkable land use patterns.
18.55.050.C.2.c	Alleys not to be included in single-family residential land division	Section 3.5	In keeping with the Special Plan design, rowhouses, townhouses, and small lot residences are accessed by alleys or lanes. The alley-loaded residences are an integral part of the overall design, and alleys shall conform to the standards in Section 3.5.	In keeping with the Special Plan purpose of promoting an innovative design of alley-oriented residential land use patterns the accommodation of such a network would enhance land use efficiency and provide for adequate local circulation.
18.55.050.D	Block length and width	Section 3.1	Block design criteria are not applicable to development with mixed development combining district. Site design will be driven by Special Plan areas, natural resources, and topography, with road connections made where prudent and safe.	In keeping with the innovative and walkable scale of development, provisions for block design criteria that are inflexible will be deviated from in order to provide flexibility for a range of block design criteria while also promoting a safe and adequate transportation network.
18.55.050.E	Residential block intersections shall be a minimum 20-foot radius	Section 3.1	In keeping with the master plan design, the narrow lot widths of rowhouses, townhouses, and small lot residences constrains the radius requirement.	Consistent with the Special Plan purpose of promoting innovative and efficient land use patterns, the subdivision radius design warrants deviation,

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
18.55.050.F.1	Minimum width and depth of lots	Section 3.1	Lot dimensions and shapes will be governed by the development standards in Section 3.1 and Special Plan Figures 3-1 through 3-3.	Consistent with the Special Plan purpose of encouraging innovation in land use and a diversity of land use types and patterns, the deviation from minimum lot widths and lot depth requirements is warranted.
18.55.050.F.3	Lot depth no more than three times lot width.	Section 3.1	Lot dimensions and shapes will be governed by the development standards in Section 3.1 and Special Plan Figures 3-1 through 3-3.	Consistent with the Special Plan purpose of encouraging innovation in the use of the land, the depth provision warrants deviation to promote a diversity of land use patterns.
18.55.050.F.4	Prohibits double-frontage lots	Section 3.1	Lot dimensions and shapes will be governed by the development standards in Section 3.1 and Special Plan Figures 3-1 through 3-3.	Consistent with the Special Plan purpose of encouraging innovation in land use, lot design options require flexibility to promote land use efficiency and a range of housing types.
19.82	Off-Street Parking	Section 3.4	The parking standards shall be governed by the development standards in Section 3.4.	Reduced the size and number of parking spaces to reduce the site impervious areas devoted to vehicle parking and promote alternative modes of transportation.
19.84	Signs	Section 3.6	The signage standards shall be governed by the development standards in Section 3.6.	Clearly defines the use and types of signs for the project land uses requirements throughout the community and specifically along the frontage of the I-5 Freeway.
19.86	Landscaping	Section 3.8	The landscaping shall be governed by the development standards in Section 3.8	Provides the water efficiency standards contained in the newly revised State MWEL0 dated July 2015.
<b>Kern County Development Standards</b>				
102-8d	Bike lane requirements on arterials and collectors	Section 3.5	The bike lanes and multi-purpose trails shall be as shown on Figures 3-5 through 3-10 and discussed in Section 3.5, Circulation Standards, to promote biking, walking, and accessibility.	Consistent with the Special Plan purpose of providing innovative and efficient transportation networks that are designed for public safety, bike

<b>Table 3-11. Deviations from Standards</b>				
<b>Current Standards</b>		<b>Special Plan Deviations</b>		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
				lane requirements are provided for in the Special Plan.
103-1, 103-2.02, and 103-2.03 (Plates R-1 through R-14, inclusive)	Street improvement requirements	Section 3.5	Street improvements shall be Type A; however, rights-of-way, widths, and design for streets, alleys, public ways and easements shall conform to Section 3.5, Roadway and Off-Roadway Standards.	In keeping with the Special Plan purpose of providing innovative transportation networks, street improvement requirement deviations are necessary to enhance land use efficiency and accommodate a variety of housing types while providing for adequate local circulation.
104-1.01	Minimum street centerline radius	Section 3.5	Project will comply as applicable with the minimums allowed by exception as granted by the Public Works Director per County Development Standards Section 104-1.01. In addition, private access easements over existing ranch roads to provide legal access may contain centerline radii less than 500 feet.	In order to promote efficient land use patterns and a variety of housing types served by alleys, public ways and streets, deviation from minimum street standards is required. This is consistent with the Special Plan purpose of providing creative use of the land while also providing adequate circulation.
104-1.02.a	Streets shall intersect at right angles where practicable	Section 3.5	Project will comply as applicable with the following exceptions:  Street intersections may be governed by the Specific Plan community character, natural resources, and topography, and improvement standards for streets shall be as approved during Site Development Plan Review. In addition, private access easements over existing ranch roads to provide legal access shall be permitted with intersections at angles greater than 15% skew.	In keeping with the Special Plan purpose of providing creative land use patterns and enhance community character, deviation from this standard is warranted while also providing for adequate local circulation and ensuring public safety of street intersection design.
104-1.02.b	Curb return radius	Section 3.5	Project will comply as applicable, except that industrial areas will have a curb return radius of 30 feet.	In order to provide innovative and efficient land use consistent with the purpose of the Special Plan, curb return radius deviations are warranted while also providing for public safety and adequate local circulation.

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
104-1.02.c (Plate R-41)	20-foot by 20-foot block intersection cut-off	Section 3.5	In keeping with the master plan design, rowhouses, townhouses, courtyard multi-family, and small lot residences are accessed by alleys or lanes that intersect. The narrow lot width is an integral part of the overall design that constrains the cut-off dimension.	In order to provide for innovative and efficient land use designed to accommodate a variety of housing types access by alleys and public ways, deviation to the cut-off dimension is warranted.
104-1.02.f	Tangent distance between horizontal curves	Section 3.5	In keeping with the master plan design of narrower, traffic calming roadways, the tangent distance between horizontal curves shall be a minimum of 50 feet.	In order to provide innovative and efficient land use consistent with the purpose of the Special Plan, deviation of the tangent distance between horizontal curves is warranted to enhance community character.
104-1.02	Roundabouts	Section 3.5	In keeping with the Special Plan design, roundabouts will be utilized on traffic calming roadways as defined in Section 3.5.	Consistent with the Special Plan purpose of promoting innovative land use and traffic movement, roundabouts would be used that provide for traffic circulation consistent with the community character.
104-1.03 (Plate R-46)	Dead-end roads	Section 3.5	Project will comply as applicable, except that the Special Plan allows cul-de-sacs to be up to 20% longer with the provision of attic sprinklers and additional fuel modification requirements.	In order to provide a transportation network that provides for innovative land use consistent with the Special Plan, Dead-end Road deviations are warranted.
104-2.02	Maximum street gradient	Section 3.5	The maximum street gradient for all roads will comply with in Section 3.5. In addition, private access easements over existing ranch roads to provide legal access shall be permitted with maximum grades greater than 8%.	In order to provide a transportation network that promotes innovative land use and efficient circulation patterns, maximum street gradient deviations are warranted for streets as well as private access.
104-2.04	Vertical curve	Section 3.5	Private access easements over existing ranch roads to provide legal access shall be permitted without vertical curves where changes in grade exceed 0.5%. In addition, vertical curves will be	In order to promote a transportation network that facilitates creative land use consistent with the Special Plan, deviations to vertical curve standards are warranted to reflect the use of existing ranch

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
			designed for a vehicle speed of 45 miles per hour on arterials and collectors, as defined in Section 3.5.	roads as integral to the community's transportation network.
104-2.06	Maximum intersection gradient	Section 3.5	Private access easements over existing ranch roads to provide legal access shall be permitted with maximum grades through intersections greater than 8%, as defined in Section 3.5.	In order to promote an efficient transportation network that incorporates existing ranch roads and innovative land use consistent with the purpose of the Special Plan, deviations to maximum intersection gradient standards are warranted.
104-4.02	Road surfacing	Section 3.5	Project will comply as applicable; however, pervious pavement shall also be allowed outside travel lanes and areas promoting water quality, as defined in Section 3.5.	In order to enhance infiltration, reduce storm water runoff and water quality in creative ways that is acknowledged by the Special Plan, deviations to road surfacing is warranted.
104-6	Street lighting standards	Section 3.7	Project will comply as applicable, with the following exception:  In keeping with the Kern County Dark Skies Ordinance and to limit development impacts on the dark sky condition, street lighting will be provided only as necessary for safety, as defined in Section 3.7, Lighting.	In order to acknowledge the unique character of the Grapevine project site and promote innovative land use consistent with the Special Plan, deviations to the street lighting standards is warranted.
105-3.01	1/3-mile intersection spacing on arterials	Section 3.5	Project will comply as applicable, with the following exception:  Street intersections may be governed by the Specific Plan community character, natural resources, and topography; improvement standards for streets shall be as approved by Site Development Plan Review as defined in Section 3.5, Circulation Standards.	Deviations to street intersection spacing on arterials is warranted to acknowledge the creative land use patterns and unique character of the Grapevine Community. Intersection spacing would be designed to provide adequate traffic circulation that assures public safety.

<b>Table 3-11. Deviations from Standards</b>				
<b>Current Standards</b>		<b>Special Plan Deviations</b>		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
Standards Section 105-3.02 Plates R-49 and R-50	Local street access to arterials and collectors	Section 3.5	Project will comply as applicable, with the following exception: Street intersections may be governed by the Specific Plan community character, natural resources, and topography; improvement standards for streets shall be as approved by Site Development Plan Review as defined in Section 3.5, Circulation Standards.	In order to acknowledge the Special Plan purpose of accommodating innovative land use that recognizes topography and the project site's natural resources, deviations to local street accesses standards to arterials and collectors is warranted.
105-5.01 and 105-5.02	Turn lanes at access points	Section 3.5	Where access points are allowed, turn lanes are not proposed. Site design will be governed by Special Plan community areas, natural resources, and topography, with road connections made where prudent and safe, as defined in Section 3.5, Circulation Standards.	Given the site's topography and natural resource character and the Special Plan's intent of acknowledging innovative land use and related traffic patterns, deviations for turn lanes at access points would be provided in a manner that assures public safety.
108-1.04 and 108-1.05	Corner landscape 30-inch height limitation	Section 3.8	In keeping with the Special Plan design, the narrow lot widths of rowhouses, townhouses, and small lot residences constrains the landscape requirement and is as defined in Section 3.8, Landscaping.	Given the unique land use patterns and accommodation of a variety of housing types consistent with the purpose of the Special Plan, deviations to the corner landscape height provision is warranted.
Kern County Development Standards	Subdivision street improvement notes	Section 3.5	All notes shall comply with the Specific and Special Plans.	Consistent with the Special Plan purpose of acknowledging unique land use patterns, deviations to subdivision street improvement notes are necessary to acknowledge provisions in the Grapevine Specific and Community Plan and Grapevine Special Plan.
409-2.01	Require concrete low-flow channel in detention basins	Section 3.16	In keeping with the goals and policies of the Grapevine Specific and Community Plan, no hard lining will be required in detention basins. In	Given the unique character and natural resources surrounding the project site, deviations to the concrete low-flow channel in detention basins is necessary. This deviation is consistent with the use

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
			addition, all development shall be consistent with Section 3.16.	of innovative features that is acknowledged in the Special Plan.
Division Two Standards for Water Systems	Water system standards	Section 3.14	All engineering and design for water systems shall conform to the Tejon-Castac Water District (TCWD) Technical Specifications and the Kern County Fire Code because the system will be owned and maintained by the district.	Consistent with the use of innovative approaches advocated by the Special Plan, necessary deviations to water system standards are provided to conform with the TCWD standards.
Division Three Standards for Sanitary Sewers	Sanitary sewer standards	Section 3.15	All engineering and design for sanitary sewer systems shall conform to the TCWD Technical Specifications because the system will be owned and maintained by the district.	Consistent with the use of innovative approaches advocated by the Special Plan, necessary deviations to sanitary sewer standards are provided to conform with the TCWD standards.
408-1	Retention basin design volume	Section 3.16	The retention basin design volume should be calculated according to the Kern County Development Standards; however, the average percentage of impervious area will be adjusted down based on the use of Low-Impact Design (LID) features.	Deviations to retention basin design volume are acknowledged consistent with the LID features and the Special Plan concept of accommodating innovative features in the community.
408-4	Basin fencing	Section 3.16	Project will comply as applicable; however, basins that are incorporated into other facilities to create a multi-purpose facility (e.g., basin/park site) will not be required to be fenced. In addition, fencing and access gate material shall be approved by the maintenance entity. Rodent barriers may be omitted with approval of the maintenance entity.	Basin fencing deviations are warranted consistent with the Special Plan provisions of accommodating innovative approaches in land use planning which includes multi-purpose basin/park site use which enhances land use efficiencies.
408-4	Levee fencing	Section 3.16	In keeping with the theme of the project, no fencing will be required along levees.	Levee fencing deviations are warranted in keeping with the unique character of the community and the Special Plan purpose of acknowledging unique and innovative features in the use of the land.

<b>Table 3-11. Deviations from Standards</b>				
<b>Current Standards</b>		<b>Special Plan Deviations</b>		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
Division Four Standards for Drainage	Low-impact design features	Section 3.16	The retention basin design volume should be calculated according to the KCDS; however, the average percentage of impervious area (ai) will be adjusted down based on the use of LID features as defined at the tentative map stage and approved Kern County or the maintenance entity.	Consistent with the Special Plan purpose of accommodating innovative approaches to land use, retention basin design deviations are warranted to account for LID features.
Division Four Standards for Drainage	Low-impact design features	Section 3.16	Fencing shall conform with the KCDS Section 408-4, with the following exceptions:  Basins that are incorporated into other facilities to create a multi-purpose facility (e.g., basin/park site, basin/amphitheater) will not be required to be fenced unless the side slopes of the basin exceed a 4 to 1 slope.  Fencing and access gate material shall be approved by the maintenance entity.	Basin fencing deviations are warranted consistent with the Special Plan provisions of accommodating innovative approaches in land use planning which includes multi-purpose basin/park site use that enhances land use efficiencies.
Division Four Standards for Drainage	Low-impact design features	Section 3.16	General Construction Requirements  The maintenance way shall be sloped toward the top of bank at a minimum of 2%.  Rodent barriers may be omitted with approval by the maintenance entity.	Drainage Standard deviations are warranted for construction requirements as the would incorporate LID features consistent with the Special Plan provisions of incorporating innovative approaches of land use development including supportive drainage facilities.
Division Five Standards for Landscaping	Master landscaping plan	Section 3.8	Project will comply as applicable; however, landscape widths along arterial and collector roads will be governed by the Specific/Special Plan and a master landscaping plan. In addition, landscape areas will be utilized to promote low-impact development according to Section 3.16, LID Features.	Landscaping standard deviations along arterial and collector roads are necessary to allow for landscaping that is unique to the project site and promotes innovation consistent with the Special Plan purpose.

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
Plate R-31	Parkway areas	Section 3.5.	Project will comply as applicable; however, street sections and details will be as shown in Section 3.5.	In keeping with the innovative land use and circulation network planning approaches promoted by the Special Plan, Parkway deviations to street sections and details are warranted,
Plate R-43 and R-44	Cul-de-sac locations	Section 3.5	Project will comply as applicable; however, street sections and details shall conform to Section 3.5. All cul-de-sacs shall provide pedestrian/bicycle pass-throughs.	Cul-de-sac deviations to standards are warranted to accommodate pedestrian/bicycle pass-throughs consistent with the innovative approach advocated by the Special Plan.
Plate R-47	Standard knuckles on local streets	Section 3.5	Project will comply as applicable; however, local street design shall conform to details contained in Section 3.5.	Deviations are consistent with the Special Plan use of innovative land use and circulation network approaches.
Plate R-52	Standard curbs	Section 3.5	Project will comply as applicable; however, Caltrans Type A1-6 curbs shall also be allowed.	Deviations are consistent with Special Plan use of innovative land use and circulation network approaches.
Plate R-53	Setbacks	Section 3.1	Setbacks shall conform to Section 3.1, Development Standards.	Deviations to setbacks are consistent with Special Plan use of innovative land use concepts and the development character of the community.
Plate R-56	Standard minimum access design	Section 3.5	In keeping with the Special Plan design, the narrow lot widths of rowhouses, townhouses, and small lot residences constrains the minimum access requirement and will conform to Section 3.5.	In order to accommodate a variety of housing types and lot designs consistent with the Special Plan concept of utilizing innovative planning concepts, deviations to minimum access provisions are warranted.
Plate R-75	Street lights	Section 3.7	Project will comply as applicable; however, decorative street lights may be used, as defined in Section 3.7, Lighting.	In order to accommodate decorative street lights consistent with the community's design character and the Special Plan concept of encouraging innovative land use and circulation network concepts, deviation to standards is warranted.

<b>Table 3-11. Deviations from Standards</b>				
Current Standards		Special Plan Deviations		
<i>Section</i>	<i>Standard</i>	<i>Section</i>	<i>Proposed Standard</i>	<i>Benefit</i>
Plates R-1 through R-82	Other development standards	Sections 3.1 through 3.17	Project will comply as applicable; however, deviations as specified in the Special Plan may be warranted.	Other deviations to Kern County Development Standards may be needed to effectively implement the Special Plan. Accordingly, other deviations not specifically mentioned above are acknowledged consistent with accommodating the innovative land use and circulation features of the Grapevine Special Plan.

### Phasing and Subsequent Discretionary Actions

Buildout of the project can occur only when capacity constraints at the existing Grapevine/I-5 interchange have been eliminated by construction of the replacement Grapevine/I-5 interchange. Initial and subsequent project phasing will be primarily informed by the project proponent's assessment of market demand for housing and commercial uses and its identifying suitable zoned land to support the desired housing, commercial, and public uses. Phasing is also informed by the proximity of a potential development site to existing infrastructure to provide market access to the site, as well as connectivity for new project infrastructure to support developed uses and services.

The initial Phasing Plan is shown in Exhibit 2-4 of the Specific Plan and depicts initial development areas for the project. Phase I development would occur east of I-5 in the northern portion of the project site most proximate to I-5, the Tejon Ranch Commerce Center, and the California Aqueduct. The initial phase of residential/commercial development will occur in the VMU or MU zones in Sub Area 6a (if the proposed Grapevine/I-5 interchange improvements have not yet been completed), or in Sub Area 3 (if the Grapevine/I-5 interchange improvements have been completed). Initial Industrial development will also occur based on market demand and, depending on the site size and configuration needs of users, is likely to occur in sequence from west to east on parcels 6b, 6c, 6d, or 6e.

Subsequent phasing will change over time and generally radiate outward from existing development due to the proximity of existing infrastructure and access. Each Sub Area could be developed partially or completely, or developed concurrently, as long as required infrastructure, including roads, water, sewer, and drainage infrastructure are in place and mitigation requirements, including the provision of public services, are met.

Development of the project requires the subsequent review and, in some cases, public hearings and approval by the County of tentative tract maps, commercial site plan reviews, grading and building permits, and other required subsequent approvals that allow construction and occupancy on the project site. These review processes ensure compliance with all applicable Special Plan, Specific Plan, Development Agreement, other project entitlement approvals, and require compliance with all applicable EIR Mitigation Measures and applicable federal and state laws and regulations. The project proponent is also required to submit annual reports to the County to track project buildout and compliance with initial and subsequent project approvals, and to track and report compliance with EIR Mitigation Measures.

Under CEQA, the County may not issue a discretionary approval for a project buildout activity that could cause a significant new impact that was not known and could not have been known at the time the EIR was prepared, or could worsen a significant unavoidable adverse impact that was identified in the EIR, unless a new CEQA-compliant assessment process was completed and feasible mitigation imposed to avoid or lessen such a significant new adverse impact or worsen a significant unavoidable adverse impact. (Cal. Pub. Res. Code section 21166)

Development of the project also requires compliance with applicable state laws to ensure orderly development, including, but not limited to, the adequate provision of infrastructure and other public services to serve the new development, under the California Subdivision Map Act (Map Act) (Gov't Code sections 44610 *et seq.*)

The project-specific entitlement approvals such as the Special Plan, Specific Plan, and Development Agreement, as well as project-specific CEQA mitigation measures, ensure that the project will be developed as an orderly master planned community with, for example, residential uses served by schools and community parks, and all categories of uses served by infrastructure such as roads, water and sewage treatment service, and other wet and dry utility systems. Adequate sheriff, fire, schools, and other public services are also required.

### **Parcel Maps, Tentative Tract Maps, and Financing Tentative Tract Maps**

#### ***Parcel Maps***

Parcel maps within the Grapevine Special Plan would be processed subject to Kern County Ordinance Code, Title 18, Kern County Land Division Ordinance. Discretionary approvals for each parcel map would be made through a Kern County Planning and Natural Resources Director's Hearing and the recorded Parcel Map may be utilized for financing and conveyance of land and infrastructure within the Grapevine Special Plan. Upon final discretionary approval of each residential, commercial, or industrial parcel map by the Kern County Planning and Natural Resources Director or applicable hearing body (on appeal) and recordation of the final map, the approved map would implement the Grapevine Special Plan.

#### ***Tentative Tract Maps***

Tentative tract maps within the Special Plan would be processed subject to Kern County Ordinance Code, Title 18, Kern County Land Division Ordinance. Upon final discretionary approval of each Tentative Tract Map by the Kern County Planning Commission or Board of Supervisors, on appeal, and the recordation of the final map, the approved map would implement the Grapevine Special Plan.

Proposed tentative tract map adjustments greater than the established development caps may be approved in accordance with the Grapevine Land Use Exchange (refer to Table 3-10, *Grapevine Land Use Exchange Table*) by the County with a tentative tract map application provided no substantial new adverse traffic impacts would result from exceeding the established development caps. A proposal to exceed the development caps would require a determination by County Staff of the appropriate CEQA action.

Tentative tract map proposals including commercial, recreational, or industrial parcels would require a discretionary Site Development Plan Review approval process through the Kern County Planning Commission and would be processed in conjunction with the tentative tract map. Lots (parcels) for commercial, industrial, and/or recreational uses would demonstrate size and shape that facilitates these future potential uses in accordance with the requirements of the Grapevine Special Plan. Requirements would include submittal of a conceptual design that shows the following: parking with most intense potential use of the property, driveways, landscape plans, building footprints, and utilities would be sufficient to serve future potential development on such proposed lot(s).

#### ***Financing Tentative Tract Maps***

Applications for a financing tentative tract map(s) may be submitted in order to create individual legal parcels solely for the purpose of obtaining financing without encumbering the remainder of the project site. A financing tentative tract map would be submitted, reviewed, and approved in

conformance with the requirements and procedures established in Chapter 18.15 of the Kern County Land Division Ordinance.

#### ***Final Map Approval Process***

Final maps would be subject to the review and approval of the County Surveyor. Upon County Surveyor approval, all final maps are then forwarded to the Clerk of the Board of Supervisors who would certify that all necessary certificates, securities, deposits and dedications have been made pursuant Sections 18.45.040 (final tract map) and 18.45.080 (final parcel map) of the Kern County Land Division Ordinance.

#### **Site Development Plan Review Application**

A Site Development Plan Review application is completed prior to issuance of a grading of building permit. Subdivision lot and parcel development within the Grapevine Special Plan would comply with the following Site Development Plan review and approval process:

#### ***Grapevine Master Developer (MD) Review and Approval***

The Master Developer (MD) would conduct an internal design review and approval process for all parcel-specific development proposals to ensure planning, design, and character of individual property development is consistent with the overall design objectives of the Grapevine Special Plan and Grapevine Specific and Community Plan prior to submittal to the Kern County Planning and Natural Resources Department. This process would apply the development standards of the Special Plan (refer to Appendix C of this SREIR—specifically, Section 3 of the Grapevine Special Plan for further detail) and ensure compliance with the Grapevine Specific and Community Plan, including the accompanying appendices, conditions, and mitigation measures. This internal review through the MD would include design review per the Grapevine Design Principles document (refer to Volume 2, Appendix B—specifically, Appendix B of the Grapevine Specific and Community Plan, for further detail), which would be used to approve the design of proposed development, and sustainability review per the Grapevine Sustainability Principles document (refer to Volume 2, Appendix B—specifically, Appendix C of the Grapevine Specific and Community Plan), which would be used to approve the sustainability measures of proposed development.

#### ***Planning Department Site Development Plan Review and Approval***

The proposed development would comply with all applicable development regulations, implementation requirements, and mitigation measures of the Grapevine Specific and Community Plan and its appendices.

#### ***County Review Submittal Requirements***

Applications for a Site Development Plan review must include the following in lieu of the required Site Development Plan contents identified in Section 19.52.140 of the Kern County Zoning Ordinance (2017):

1. Name and address of applicant.
2. Name(s) and address(es) of property owner(s).
3. Assessor's Parcel Number(s).
4. Legal description of the property.
5. A site plan drawn at the scale specified by the Planning Director, which includes the following information:

- i. Existing topography of each Plan Area;
  - ii. Circulation Plan;
  - iii. Location of buildings;
  - iv. Location of other proposed uses;
  - v. Proposed setbacks;
  - vi. Overlay location of parks or public or quasi-public buildings;
  - vii. Landscape documentation package;
  - viii. Water Supply and Distribution;
  - ix. Sewage Disposal System;
  - x. Drainage System; and
  - xi. North arrow depicting directional information.
6. Acres of each Special Plan District area.
  7. Number of maximum dwelling units allowable within each Plan Area.
  8. A narrative description, if applicable, of the proposed development, including:
    - i. An explanation of the proposed deviations from the standards that would otherwise apply to the proposed uses and why the deviations are necessary or desirable; and
    - ii. Phasing approach description(s).

#### ***Plan Set Requirements***

An approved set of plans from the MD review and approval process would constitute the required submittal material for the County design review process.

The MD-approved plans would be accompanied by an application in the format and number of copies specified by the Kern County Planning and Natural Resources Director. Absence of an approved MD Site Development Plan package would cause the County to reject the application.

Review criteria to be checked for issuance of a Site Development Plan include setbacks, building height, parking, grading, permitted use, infrastructure development standards as set out in the Grapevine Special Plan; refer to Volume 2, Appendix C—specifically, Section 5.3.3.c of the Grapevine Special Plan for further detail.

The MD-approved plans would include applicable mitigation measures as set out in the project's adopted MMRP, refer to individual resources sections in Chapter 4, *Environmental Analysis*, provided in this SREIR for mitigation measures.

#### ***County Grapevine Residential Site Development Plan Review Process***

Site Development Plan review for residential development would require a ministerial review by Kern County Planning and Natural Resources Department Staff pursuant to Kern County Zoning Ordinance Sections 19.102.050 through 19.102.060 to confirm if all development conditions and environmental impacts identified in the MMRP, special plan conditions, and conditions of the subdivision map have been met. For uses that are identified in Table 3-6, *Grapevine Special Plan Permitted Uses*, as requiring a Sensitivity Review, the Site Development Plan review process would also include a Sensitivity Review as described in the Grapevine Special Plan; refer to Volume 2, Appendix C—specifically, Section 5.3.4.b of the Grapevine Special Plan for further detail.

### ***County Grapevine Commercial/Industrial and Institutional/Recreational Site Development Plan Review Process***

Site Development Plan Review for commercial/industrial and institutional/recreational development would require a discretionary permit approval by the Kern County Planning and Natural Resources Director through a Director's hearing process. If a Site Development Plan application is bundled with a tentative tract map, the Director may schedule a public hearing directly before the Kern County Planning Commission, in which case a decision would be rendered in accordance with Kern County Zoning Ordinance Section 19.102.160. Applications for Kern County Planning and Natural Resources Director's approval would be processed according to the provisions set forth in Kern County Zoning Ordinance Sections 19.102.070 through 19.102.120 (including the appeals process to the Board of Supervisors) and would address Development Standards of the Grapevine Special Plan (Grapevine Special Plan; refer to Volume 2, Appendix C—specifically, Section 3 of the Grapevine Special Plan for further detail ) with the following exceptions:

1. The approved set of plans and specifications from the MD review and approval process would constitute necessary plan submittal requirements for this process.
2. The proposed development plans would be in conformance with required development standards and the prototypical development design options contained within the Grapevine Special Plan.
3. The Site Development Plan review process would evaluate the potential for adverse public safety and hazard impacts in relation to the nearest residential or school use, or approved tract or parcel map authorizing such a sensitive use. The buffer distance between the proposed new use and the sensitive use must be adequate, as defined in Table 3-6, *Grapevine Special Plan Permitted Uses*, to protect the sensitive-use locations from the potential public health and safety risks relative to the hazards, odors, noise, and air emissions from the proposed new use.

### **Additional Review Processes**

#### ***Special Use Permit Review***

The Special Use Permit Review process establishes procedures to ensure compatibility of specified uses with neighboring land uses, as identified in Table 3-6, *Grapevine Special Plan Permitted Uses*. This discretionary process would be subject to the application review and approval procedures of Kern County Zoning Ordinance Sections 19.102.130 through 19.102.180, Discretionary Permit Decisions, issued by the Kern County Planning Commission.

#### ***Sensitivity Review***

For uses that are identified in Table 3-6, *Grapevine Special Plan Permitted Uses*, as requiring a Sensitivity Review, the Site Development Plan review process would reflect a five-hundred-foot setback from sensitive uses (i.e., residence, school, and tract or parcel maps authorizing residential use). Such uses subject to a Sensitivity Review must also be in compliance with the Grapevine Specific and Community Plan's Noise Element Standards. Uses requiring a Sensitivity Review would be reviewed by the Kern County Planning and Natural Resources Director for approval subject to the aforementioned standards as part of the Site Development Plan review process.

**Variance**

Variance applications would be in accordance with the procedures set forth in Kern County Zoning Ordinance Chapter 19.106 where special physical circumstances exist limiting the development of a particular property in accordance with development standards. This application process may be approved in accordance with the procedures set forth in Kern County Zoning Ordinance Sections 19.102.070 through 19.102.120, Discretionary Permit Decision by the Kern County Planning and Natural Resources Director.

**Oil and Gas Activities**

Oil and gas activities and ancillary uses would be subject to the ministerial land use permit procedures specified in Kern County Zoning Ordinance Chapter 19.98. The Grapevine Special Plan provides direction for the implementation of Tier Area standards and permit procedures as used in Kern County Zoning Ordinance Chapter 19.98; refer to Volume 2, Appendix C —specifically, Section 3.16, *Oil and Gas Production*, of the Grapevine Special Plan for further detail.

**Modifications**

The purpose of a modification application is to provide a mechanism by which certain regulations in the Grapevine Special Plan may be adjusted if the proposed development continues to meet the intended purpose of the Grapevine Specific and Community Plan or Grapevine Special Plan.

**Major Modification (or Amendment)**

A major modification or amendment may be approved in accordance with the procedures set forth in Kern County Zoning Ordinance Chapter 19.112, Amendments to Zoning, which would allow a modification to be taken to a Kern County Planning and Natural Resources Director's hearing with an appeal to the Board of Supervisors.

**Zone Modification**

Zone modification applications would be in accordance with the procedures set forth in Kern County Zoning Ordinance Chapter 19.110. The following standards may be approved as listed under Kern County Zoning Ordinance Section 19.110.040:

1. Minimum lot size, not to exceed 15 percent reduction
2. Off-street parking, not to exceed 15 percent reduction where 10 or more parking spaces are required
3. Setback requirements, not to exceed 25 percent reduction
4. Height limits excluding signs, not to exceed 25 percent
5. Height, location, or construction requirements for fences, walls or hedges.

**Geologic Hazard Abatement District**

The project proponent also proposes to form a geologic hazard abatement district (GHAD) to finance the acquisition, construction, operation, management, and maintenance of improvements related to controlling geologic hazards within the project area. A GHAD is a government district that is benefitted by and subject to a special assessment to pay for improvements that prevent, mitigate, abate, or control geologic hazards or structural concerns partly or wholly caused by geologic hazards. The formation of the GHAD may be initiated by a petition signed by at least 10 percent of the landowners in a proposed district or by a resolution adopted by the County. The

petition is subject to a public hearing by the Kern County Board of Supervisors, which would adopt a resolution to create the GHAD. The resolution would also appoint a board of directors consisting of either five landowners within the GHAD or the Board of Supervisors. California law provides that a GHAD may acquire, construct, operate, manage, or maintain improvements on public or private lands and finance the costs of these improvements by issuing bonds, obtaining financial or other assistance from any public or private source, and/or borrowing from a local agency, the state, or the federal government. Expenses incurred by a GHAD are reimbursed by assessments on land located within the district. The formation of the GHAD would not be subject to approval by the Local Agency Formation Commission (LAFCO).

### **Development Agreement**

Chapter 19.103 (Development Agreement) of the Kern County Zoning Ordinance provides for negotiation and consideration of a development agreement by the Kern County Board of Supervisors. The purpose of a development agreement is to assure applicants for a development project that, upon approval of a project, the applicant may proceed with the project in accordance with the policies, rules, regulations, and conditions of approval in effect at the time of approval. To obtain this assurance, the agreement includes contributions that provide a level of benefit to Kern County that exceeds the benefits normally derived from development projects. Development agreements are voluntary and require public notice and hearing.

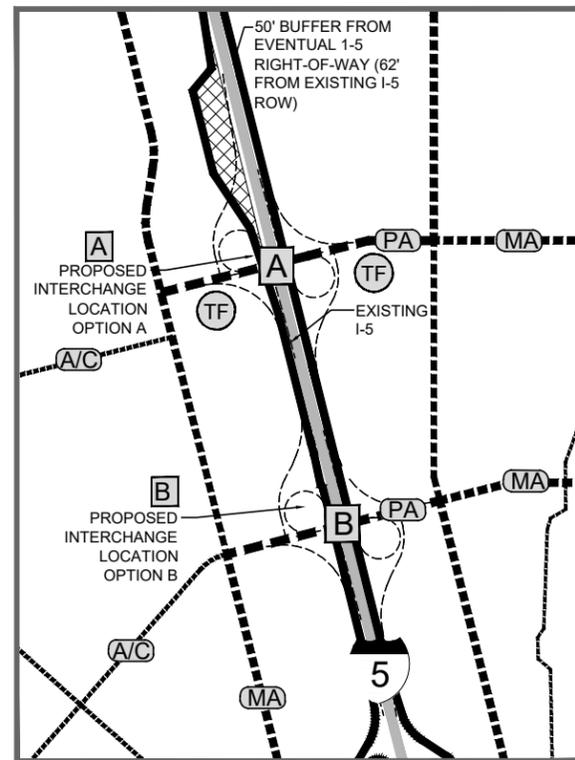
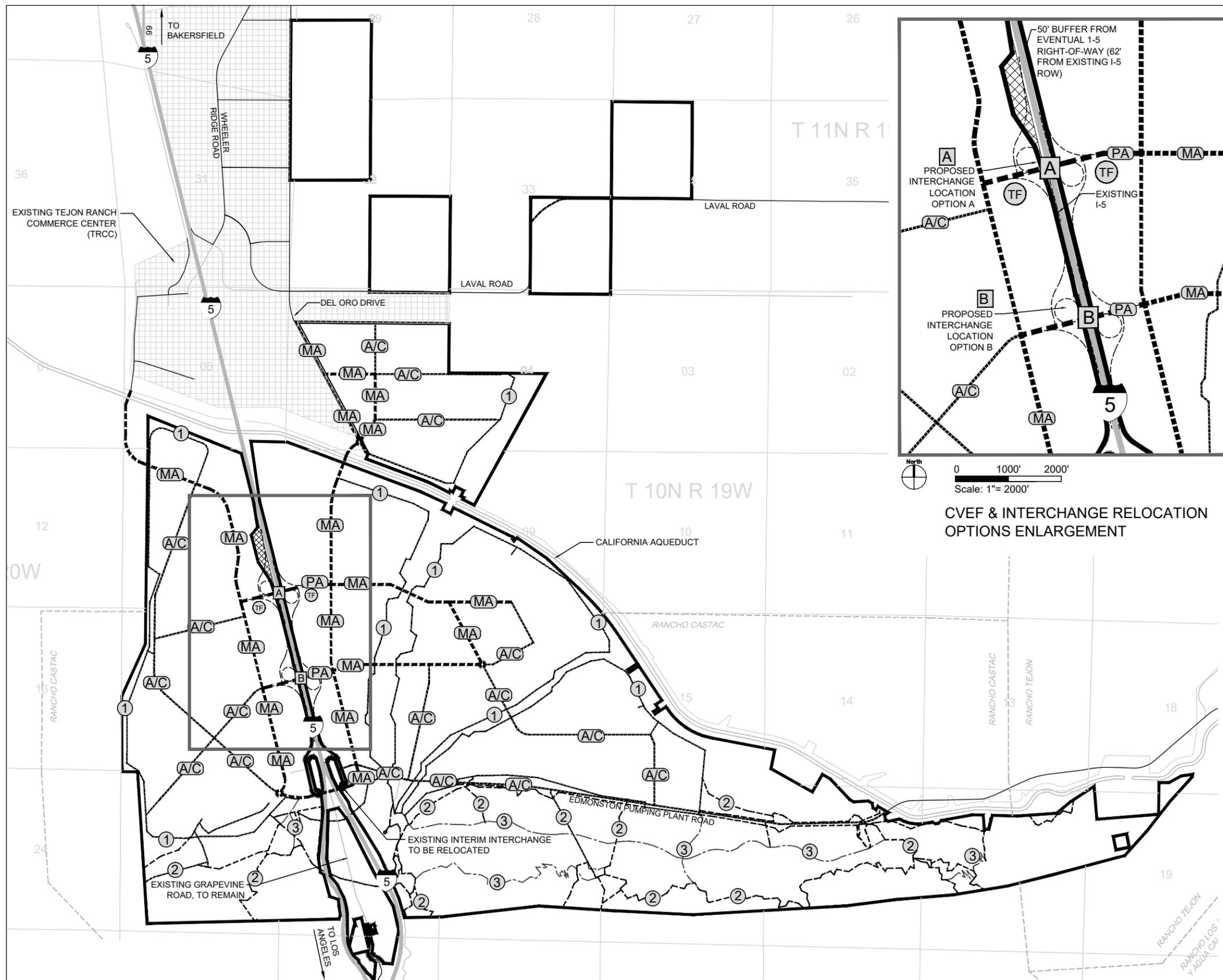
The project proponent plans to submit a development agreement for this project. This agreement would be considered by the Kern County Board of Supervisors in conjunction with the proposed project. The Development Agreement would be bound by all mitigation measures and design features included in any project approval

## **Project Facilities and Operations**

### **Circulation and Access**

The project is planned as a residential community and employment center, featuring a series of compact neighborhoods linked by streets, bicycle and pedestrian trails that provide convenient access to grocery and drugstores, professional services, schools, and parks. The circulation network would be primarily composed of two- and four-lane arterials, collector streets, and local streets (including lanes and alleys). The location and extent of proposed circulation improvements within the project site are shown on Figure 3-11, *Proposed Circulation Plan*.

The project also includes two four-lane arterial crossings of the California Aqueduct, with the west arterial travelling off-site for a portion of its extent and connecting Plan Area 2 with Tejon Industrial Drive and the TRCC, and on the east connecting Plan Area 3 and 6a via Del Oro Drive. Additionally, the project proposes to improve an existing farm access road off-site that connects Edmonston Pumping Plant Road to Laval Road to provide truck access from the Edmonston Pumping Plant, Griffith Construction Mine and Calpine Pastoria Energy Facility to I-5 (refer to Figure 3-4).



**LEGEND**

- Freeway
- Primary Arterial with Class I Bike Path
- Major Arterial/Collector with Class I Bike Path
- Minor Arterial/Collector with Class II Bike Lane
- Multipurpose Trails
- Unpaved Existing Trails
- Unpaved Trails
- Existing Off-Site Roads
- Relocated Interchange (Conceptual Location)
- Option A
- Option B
- Specific Plan Boundary
- Existing Weigh Station  
Proposed to be relocated and the land acquired for the Grapevine Project
- Township & Range & Section
- Transit Facility

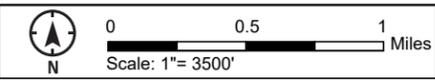
**NOTES:**

EDMONSTON PUMPING PLANT ROAD, LAVAL ROAD AND GRAPEVINE ROAD ARE EXISTING ROADS.

ALL ROADS WITHIN THE SPECIFIC PLAN WILL BE DEVELOPED IN ACCORDANCE WITH SPECIAL PLAN STANDARDS, WITH THE EXCEPTION OF LAVAL ROAD AND THE PORTION OF GRAPEVINE ROAD LOCATED BETWEEN THE NORTHBOUND AND SOUTHBOUND LANES OF I-5. SEE SPECIAL PLAN ROADWAY AND OFF-ROADWAY STREET SECTIONS FOR DESIGN OPTIONS (SPECIAL PLAN FIGURES 3-4 THRU 3-10). FINAL ROAD ALIGNMENT TO BE DETERMINED AT THE TENTATIVE TRACT MAP STAGE BUT WILL SUBSTANTIALLY CONFORM TO THOSE ILLUSTRATED ON THIS SHEET. FINAL ROAD ALIGNMENTS MAY SHIFT BY NO MORE THAN 300 FEET IN ANY DIRECTION.

TRAFFIC IMPACT ASSESSMENT SHALL DETERMINE FINAL ROADWAY OPTION SELECTION AND LANE REQUIREMENTS.

THE PRIMARY ARTERIAL WILL OCCUR AT THE SELECTED INTERCHANGE LOCATION. THE NON-INTERCHANGE LOCATION WILL REVERT TO A MAJOR ARTERIAL.



SOURCE: Tejon Ranch Company, Inc.

**GRAPEVINE PROJECT • SREIR**  
 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; Special Plan No. 2, Map No. 202; Special Plan No. 3, Map No. 218R; Special Plan No. 3, Map No. 219; ZCC No. 18, Map No. 202; ZCC No. 3, Map No. 218R; ZCC No. 14, Map No. 219; Ag. Preserve No. 19 – Exclusion, Map No. 202

# Proposed Circulation Plan

Figure 3-11

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### **Freeway Access**

As previously discussed, primary access to the Grapevine Specific and Community Plan area is from I-5. Phase 1 development can be served by the existing I-5/Wheeler Ridge Road/Laval Road interchange, and with operation improvements, by the I-5/Grapevine Road interchange. A new interchange would be constructed on I-5 to serve the project before applicable LOS standards are exceeded at any existing interchange providing interim access to the project site. There are two options for relocating the interchange, Option A and Option B, as shown on Figure 3-11, *Proposed Circulation Plan*.

Under Option A, the new interchange would be constructed approximately one mile north of the existing I-5/Grapevine interchange and would connect with planned Street A. Sufficient right-of-way would be reserved to facilitate a six-lane overpass at the interchange, if required. A two-lane overpass connecting Plan Areas east and west of I-5 would be constructed at planned Street B approximately 0.5 mile south of the interchange. The existing Grapevine Road underpass would be maintained, and freeway access at the existing interchange would be closed. Four-lane arterials would be constructed east (planned Street D) and west (planned Street C) of I-5 and would extend north/south approximately parallel with the freeway. Two new overcrossings of the California Aqueduct would be constructed east and west of I-5 to extend the arterials north to the existing I-5/Wheeler Ridge Road/Laval Road interchange system and the TRCC. A network of two-lane connectors would be constructed generally to the east and west of the project north/south arterials.

An existing CVEF is operated by the California Highway Patrol at the approximate location of the new I-5 interchange in Option A. To facilitate interchange construction, and to improve the capacity and operation of the facility, the CVEF would be moved north to the west side of the junction of I-5 and SR 99 on land owned by Tejon Ranchcorp. Access and bypass ramps would be constructed to connect the new CVEF with I-5 and SR 99, and an additional ramp would be constructed on the east side of I-5 from the new CVEF to the I-5/Wheeler Ridge Road/Laval Road interchange to accommodate truck movement. The northbound I-5/Wheeler Ridge Road/Laval Road on-ramp would be metered. Sufficient right-of-way would also be reserved from the northbound I-5/Wheeler Ridge Road/Laval Road on-ramp north to the I-5/SR 99 junction to construct an auxiliary lane if required to meet applicable LOS and safety standards. An existing agricultural road (the "Haul Road") east of the project development footprint would be improved from the existing Edmonston Pumping Plant Road north to Laval Road. The Haul Road would route utility and quarry truck traffic from activities outside of the Grapevine Specific and Community Plan boundaries around the planned development.

Under Option B, the new I-5 interchange would be constructed approximately 0.5 mile south of the preferred location and would connect with planned Street B. Sufficient rights-of-way would be reserved at the interchange in Option B to facilitate a six-lane overpass, if required. As shown in Figure 3-11, *Proposed Circulation Plan*, the two-lane I-5 overpass in Option A would be moved approximately 0.5-mile north to connect with planned Street A in Option B. The CVEF would remain in its existing location, and a braided on-ramp would be constructed east of I-5 to accommodate truck movement south from the existing CVEF to the new I-5 interchange.

## Trails

The project would include a non-vehicular circulation system that would provide pedestrian, bicycle, equestrian, and multi-use trails along Grapevine Creek, Cattle Creek, the southern foothills, the open space adjacent to the California Aqueduct, and at other locations throughout the project site. Some of these trails would connect to on-street, Class 2 bicycle lanes. Final alignments would be determined with each tentative tract map that covers the geography of the trail. The conceptual trails are shown on Figure 3-11, *Proposed Circulation Plan*.

## Potable Water Supply and Distribution

The water supply for potable use would be provided by the Tejon Castac Water District (TCWD), a California water district that currently serves the adjacent TRCC and other areas of Tejon Ranch. The water supply would consist of water delivered by the Kern County Water Agency (KCWA) under the terms of a 2001 water transfer agreement with KCWA and the Nickel Family LLC (Nickel Agreement). The Nickel Agreement obligates KCWA to supply 10,000 acre-feet per year of potable water, with 100 percent annual reliability, for 70 years, at the Tupman turnout of the California Aqueduct located north of the project site.

Tejon Ranchcorp has acquired rights to receive 6,693 acre-feet per year of the Nickel Agreement water through approximately 2079, which would fully meet or exceed the project's annual potable water demand. Additional water sources, including contractual extensions of the Nickel Agreement, other water transfers and acquisitions, and use of other supplies (including Grapevine-generated recycled water and potential local groundwater) would be secured over time as required for longer-term, future use. TCWD would provide water and wastewater services to the project, requiring approval by the Kern County LAFCO to expand TCWD's existing service area to include the project.

TCWD would be responsible for coordinating the delivery of Nickel Agreement water with KCWA from the Tupman turnout to turnout(s) along the California Aqueduct within or near the project site. Once exiting the turnouts, the water would be piped to TCWD off-site or on-site water treatment facilities that would be constructed and operated to meet all applicable potable water standards and regulations of the Safe Drinking Water Act and the State Water Resources Control Board Division of Drinking Water. The treatment facility(ies) would be expanded in phases to meet the growing demand of the Grapevine community. Plan Area 6a may receive water from the TRCC water treatment facility.

The potable water system distribution pipelines and storage tanks would be sized to meet anticipated maximum-day, peak-hour, and fire flow requirements. The alignment of the potable water distribution system would generally follow the internal roadway system, and the specific location of pipelines would be specified in subdivision maps. TCWD would also secure and operate on-site or off-site water supply and storage facilities with adequate capacity and conveyance system access to meet the project's daily potable water consumption requirements.

## Wastewater Collection and Reclamation

The wastewater system and sewer service would be operated by TCWD. Wastewater generated in Plan Areas 6a through 6e would be conveyed to a new or expanded wastewater treatment facility (WWTF) (i.e., "Area 6 WWTF") located near or adjacent to either (1) the existing TCWD East

WWTF, (2) the TCWD West WWTF, (3) or a combination of these two WWTFs. Up to two new WWTFs would be constructed to treat wastewater flows from Plan Areas 1 through 5b. These facilities consist of the primary WWTF, the Grapevine Project WWTF, and a smaller “scalping” facility in the southern portion of the project site, called the Scalping WWTF.

The WWTFs would treat wastewater to tertiary sanitary levels that meet the requirements of Title 22 of the California Code of Regulations (CCR) for unrestricted reuse. The wastewater collection system would consist of both gravity lines and lift stations with force mains. All facilities would be constructed in accordance with design requirements of TCWD, Kern County Health Department, and the Central Valley Regional Water Quality Control Board, and the State Water Resources Control Board Division of Drinking Water, which has regulatory authority over Title 22 engineering reports for recycled water projects, and for regulations applicable to the design of recycled water systems. The WWTFs would be designed to avoid wastewater discharges and would produce only tertiary-treated recycled water and biosolids.

An existing WWTF, consisting of unlined basins, currently serves existing commercial uses adjacent to the I-5/Grapevine Road interchange and is located east of the interchange. Additionally, existing TCWD WTFs and WWTFs exist west of the project and within TRCC to serve TRCC. The existing TRCC facilities may be used on an interim basis during initial phases of project development while surplus capacity remains available and until other WWTFs are constructed. Once a new WWTF is constructed, the existing I-5/Grapevine Road interchange WWTF would be decommissioned, and wastewater generated by the existing commercial uses would be transitioned to treatment at the WWTF.

The WWTFs would produce recycled water that would be piped through a non-potable water distribution system for various uses within the project development footprint, as described below. The non-potable water distribution system would include pump stations and storage tanks, and may include on-site storage ponds that would store surplus recycled water when production exceeds non-potable water demand (e.g., in the winter months when irrigation demand is low).

In addition to tertiary-treated recycled water, the WWTFs would produce and treat residual solid waste as a component of the on-site wastewater treatment process. The residual solids would be pelletized and sold, or subject to disposal in accordance with all applicable laws and regulations, including Kern County ordinance and policies.

### **Recycled Water**

The Grapevine Specific and Community Plan is designed to be water efficient and would use tertiary-treated recycled water to the maximum extent feasible to reduce potable and non-potable water demands. The project would generate wastewater from residential, commercial, and industrial indoor water uses. Wastewater would be conveyed by the wastewater collection system to the project’s WWTFs. All wastewater produced by water use within the project would be collected and treated to California Title 22 unrestricted reuse standards to supply irrigation water for all appropriate irrigation, including landscaping within roundabouts, streetscapes, commercial and industrial areas, other common areas, and residential landscaping. Recycled water would be supplemented as needed with filtered, non-potable water to meet irrigation demands.

Recycled water would be distributed through a separate system that would convey recycled water from the WWTFs for use throughout the site. Piping would be polyvinyl chloride (PVC) or high-

density polyethylene (HDPE), colored purple to help guard against cross-connections. All pipelines would be installed with appropriate clearance from other utilities. All recycled water produced by the WWTFs would be used on-site for irrigation consistent with applicable laws and regulations. The potable and non-potable water systems would be designed and operated in accordance with TCWD and State Water Resources Control Board Division of Drinking Water standards.

### **On-Site Drainage**

Grapevine Creek and Cattle Creek watercourses would be maintained in permanently preserved open space areas buffered from project development. The existing Pastoria Creek, Cattle Creek, and Live Oak Creek watercourse would be avoided by the project. Road crossings over Grapevine or Cattle creeks would be constructed with culverts, boxes, arched culverts, or bridges that are sufficient to accommodate anticipated flows and to maintain or enhance existing biological functions and values and wildlife movement while protecting roadways, adjacent properties, and drainage hydrology. Drainage crossings would be designed to meet or exceed applicable Kern County Drainage Development Standards and the Kern County Stormwater Ordinance (Chapter 14.26 of the Ordinance Code of Kern County) requirements.

As stated above, portions of the project site, areas surrounding Grapevine, Cattle, Tecuya, and Pastoria creeks, and their tributaries, are mapped on FEMA FIRM panels as being located within a 100-year flood risk zone. The project would utilize appropriate measures to reduce the extent of these areas in certain locations, and would request a Conditional Letter of Map Revision from FEMA, which would amend the applicable flood risk maps to reflect the proposed improvements. All areas and structures within the proposed development will be located or elevated a minimum of 1 foot above the adjacent base flood elevation. There are no levees or berms proposed for the project as a flood protection measure.

Water quality would be managed through the use of community and neighborhood water quality basins, roadside bioswales, and other low-impact development designs and practices. The project would comply with applicable water quality objectives for designated surface and groundwater beneficial uses and meet the requirements of a general permit for small municipal separate storm sewer systems adopted by the State Water Resources Control Board in February 2013. Post-construction hydrology, including flow rates and durations, would be managed to protect applicable biological functions and values, including the preserved watercourses and aquatic habitats within the project.

### **Dry Utilities**

Dry utilities include gas, electricity, phone, and cable services. SCE operates two transmission lines that traverse the site: a 220kV transmission line which extends north-south in the eastern tip of the project site; and a 66kV transmission line that begins in the northwest corner of the project site near Laval Road and extends south to the I-5/Grapevine Road interchange, at which point it continues south beyond the project boundary. PG&E also operates two facilities: a 70kV transmission line that parallels I-5; and local 12kV distribution facilities used to serve existing residential and commercial development along I-5. Southern California Gas Company has existing natural gas transmission mains that traverse the project site. These transmission mains are designed to serve very large service areas and loads. Southern California Gas Company has stated that they have sufficient capacity to serve the project; however, specific locations and capacities of this line are

not disclosed within this SREIR due to Homeland Security constraints. Gas service would be provided by natural gas pipelines and distribution facilities. New electricity, phone, and cable service transmission lines for the project would be placed, within, alongside, or beneath the proposed road network for the project site. A new substation on 5 to 10 acres of land would be constructed in proximity to existing infrastructure connections. Utility lines would be placed underground. Communication facilities, including microwave and cellular facilities, would be screened to the maximum extent possible.

## Construction Phasing and Financing

The project is divided into six individual phasing areas, containing 11 Plan Areas (1, 2, 3, 4, 5a, 5b, 6a, 6b, 6c, 6d, and 6e), each of which could be developed independently, partially, or completely, in response to market conditions. The Plan Areas range in size from approximately 450 to 1,400 acres. Development would be phased over a period of more than 19 years. As discussed above, overall buildout of the project can occur only when capacity constraints at the existing Grapevine/I-5 interchange have been eliminated by construction of the replacement Grapevine/I-5 interchange. Initial and subsequent project phasing will be primarily informed by the project proponent's assessment of market demand for housing and commercial uses and its identifying suitable zoned land to support the desired housing, commercial, and public uses. Phasing is also informed by the proximity of a potential development site to existing infrastructure to provide market access to the site, as well as connectivity for new project infrastructure to support developed uses and services.

The initial Phasing Plan is shown in Exhibit 2-4 of the Specific Plan and depicts initial development areas for the Project. Phase I development would occur east of I-5 in the northern portion of the project site most proximate to I-5, the Tejon Ranch Commerce Center, and the California Aqueduct. The initial phase of residential/commercial development will occur in the VMU or MU zones in Sub Area 6a (if the proposed Grapevine/I-5 interchange improvements have not yet been completed), or in Sub Area 3 (if the Grapevine/I-5 interchange improvements have been completed). Initial Industrial development will also occur based on market demand and, depending on the site size and configuration needs of users, is likely to occur in sequence from west to east on parcels 6b, 6c, 6d or 6e.

Subsequent phasing will change over time and generally radiate outward from existing development due to the proximity of existing infrastructure and access, but is not required to. Each Sub Area could be developed partially or completely, and they could be developed concurrently, as long as required infrastructure, including roads, water, sewer, and drainage infrastructure are in place and mitigation requirements, including the provision of public services, are met.

Development of each phase is subject to the subsequent project approval processing described above. This includes, but is not limited to, compliance with all Map Act requirements, including those requiring adequate infrastructure and public services. It also includes compliance with all applicable provisions in the Special and Specific Plan and all applicable mitigation measures in the certified EIR, including those requiring further study to ensure the absence of any ICR-related impact that would cause a significant new impact to traffic, air quality, greenhouse gases, noise, hazards and growth inducement that was not known and could not have been known and assessed in this EIR, or that would worsen a significant unavoidable impact to traffic, air quality, greenhouse gases, noise, hazards, and growth inducement that was identified in this EIR.

Buildout of each phase is projected to take approximately two to four years (Phase 1: two years; Phase 2: four years; Phase 3: three years; Phase 4: four years; Phase 5: four years; Phase 6: two years), with the first phase commencing in 2020.

Project phasing would be implemented through the preparation of tentative tract and parcel maps pursuant to the Map Act for specific portions of the project. Each tentative tract map would identify the infrastructure required to implement the proposed development in the map. The County would review each tentative tract map subject to the provision of the Map Act. When a tentative tract map is approved by the County, a land use statistical summary would be updated and filed with the County, as described above.

### 3.5 Entitlements Required

The Kern County Planning and Natural Resources Department, as lead agency for the project, has discretionary authority over the primary project proposal. Construction and operation of the project may require certain discretionary actions and approvals including, but not limited to, the following:

#### Kern County

- Consideration and certification of a Final SREIR with appropriate findings (15091 and 15093), the mitigation monitoring reporting program, and a Statement of Overriding Considerations by the Kern County Planning Commission and Kern County Board of Supervisors.
- Approval and adoption by the Kern County Board of Supervisors of the proposed Grapevine Specific and Community Plan and Grapevine Special Plan, including proposed text, land use designations and circulation maps
- Zone Code Change (ZCC) for the proposed site, Maps 202, 218R, and 219
- Amendment of the KCGP Circulation Element to eliminate road reservations along section and mid-section lines
- Amendment of the KCGP to change land use designations (GPA)
- Adoption of permitted uses within each zone district proposed for the site consistent with the Grapevine Special Plan
- Exclusion of the project site from Agricultural Preserve No. 19
- Approval of the Development Agreement
- Kern County Air Pollution Control District Authority to Construct/Permit to Operate
- Kern County Public Works Department - construction, grading, and building permits
- Kern County Environmental Health Services Division – Water well permits, if applicable
- Kern County Fire Department – Fire Safety Plan
- Rights-of-way crossing permits (Kern County and Department of Water Resources)
- Kern County Permit for Occupancy
- Kern County LAFCO – annexation of the project site into the TCWD jurisdiction.
- Approval of the Finance Tract Map(s);
- Approval of the formation of a Geological Hazard Abatement District in accordance with California Public Resources Code Sections 26500- 26601;
- Approval of the formation of a Community Facilities District in accordance with the Mello-Roos Community Facilities Act of 1982 (California Government Code Sections 53311-53368.3);

- Approval of vesting tentative tract maps and parcel maps (initial phase and later phases), including: (a) approvals for development or design variations that may be requested in conjunction with a final lot design; and (b) approvals required to form a Homeowners Association or other entity under the Davis Sterling Act (California Civil Code Sections 1350-1376; and
- Approval of grading, street, building, landscape, and other construction permits in accordance with the Kern County Ordinance Code and the Grapevine Special Plan 1, Map 202; #2, Map 218R and #2, Map 219.

### Other Responsible Agencies

- Approval by Caltrans for encroachment permit(s) for road access to the project site under Caltrans jurisdiction, and for approvals various I-5 freeway improvements, such as:
  - Operational enhancements at the existing I-5/Grapevine Road interchange to serve Phase 1 project development on an interim basis;
  - The relocation and reconstruction of the existing I-5/Grapevine Road interchange to support project buildout, which may include:
    - Option A: A new interchange approximately one mile north of the existing I-5/Grapevine Road interchange and relocation and reconstruction of the existing CVEF on a parcel owned by Tejon Ranchcorp, with various enhancements to I-5 mainline and/or auxiliary lane and on- and off-ramps, as well as a secondary crossing of I-5 0.5 mile north of the existing interchange; or
    - Option B: A new interchange approximately 0.5 mile north of the existing interchange, with an I-5 overcrossing one mile north and retaining the CVEF in its current location with braided ramps to facilitate traffic flow through the area.
  - Subsequent to the County's initial approval of the Grapevine project and FEIR (2016), Caltrans Districts 6 and 7 entered into mitigation agreements with the project proponent that include more detailed descriptions of the project's responsibilities relating to state highway facilities. These mitigation agreements are included as appendices to the SREIR, Volume 4, Appendix E.2.
- California Department of Water Resources (DWR), including approvals related to water conveyance and access to and bridge crossings of the California Aqueduct for arterials connecting project Plan Areas and adjacent public roads;
- Approvals from the California Public Utilities Commission for any project elements to be constructed by regulated public utilities
- San Joaquin Valley Air Pollution Control District – Fugitive Dust Control Plan, Authority to Construct, Permit to Operate, any other permits as necessary
- State Water Resources Control Board Division of Drinking Water – Water System Permit
- Central Valley Regional Water Quality Control Board
  - Waste Discharge Permits,
  - Regional Water Quality Certification (401 Permit)
  - National Pollutant Discharge Elimination System Construction General Permit
  - General Construction Stormwater Permit (Preparation of a Storm Water Pollution Prevention Plan)

- California Department of Fish and Wildlife (CDFW), Agreements/Permits/Authorizations pursuant to the California Endangered Species Acts and other authorities.
  - Subsequent to the County’s initial approval of the Grapevine Project and EIR, the project proponent has continued to work with CDFW on an incidental take permit for the project. In 2018, the CDFW and the project proponent entered into a memorandum of agreement (MOA) providing for the preservation of a ¼-mile-wide corridor to provide connectivity for kit fox between the project site and lands to the east and north. It is anticipated that the terms of the MOA will be reflected in any subsequently issued CDFW permit for the project.
    - The project proponent has also continued to work with the CDFW on a streambed alteration agreement for the project. The previously certified EIR (2016) included a quantification of impacted and preserved streams that has since been updated based on evolving jurisdictional criteria contained in a non-regulatory technical manual used by the CDFW. In the previously certified EIR (2016), then-jurisdictional impacted streams (including temporary and permanent impacts) comprised 24.6 acres and preserved streams comprised 346.8 acres, resulting in an overall 14:1 ratio of preserved to impacted streams. Under the project proponent’s application of the jurisdictional criteria in the CDFW’s technical manual, impacted streams comprise 33.09 acres and preserved streams comprise 554.53 acres, resulting in an overall 16:1 ratio of preserved to impacted streams. The designated development and preservation areas within the project site remain the same under the now-vacated approved project application and the current pending application.

Other additional permits or approvals from California responsible agencies may be required for the project. Additionally, federal approvals may be required for the project including from the United States Fish and Wildlife Service under the Federal Endangered Species Act, and FEMA relating to flood plain management.

### 3.6 Cumulative Projects

CEQA requires that an EIR evaluate a project’s cumulative impacts. Cumulative impacts are the project’s impacts combined with the impacts of other related past, present and reasonably foreseeable future projects. As set forth in the CEQA Guidelines, the discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. As stated in CEQA, Public Resources Code, Section 21083(b) (2), “a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable.”

According to the CEQA Guidelines:

Cumulative impacts refer to two or more individual effects, which, when considered together, are considerable and which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present,

and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time (CCR, Title 14, Division 6, Chapter 3, §15355).

In addition, as stated in the CEQA Guidelines, it should be noted that:

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CCR, Title 14, Division 6, Chapter 3, Section 15064[I][5]).

Cumulative impact discussions for each environmental topic area are provided at the end of each technical analysis contained within Chapter 4, under "*Impacts and Mitigation Measures*." As previously stated, and as set forth in the CEQA Guidelines, related projects consist of "closely related past, present, and reasonable foreseeable probable future projects that would likely result in similar impacts and are located in the same geographic area" (CCR, Title 14, Division 6, Chapter 3, Section 15355). In general, the cumulative study area is defined by the following boundaries:

- Northern Boundary: The Valley Floor south of the intersection of I-5 and State Route 166
- Southern Boundary: Extending south to include all of the Tejon Mountain Village development
- Eastern Boundary: The Tehachapi foothills to the east; and
- Western Boundary: the eastern boundary of the Wildlands Conservancy's Wind Wolves Preserve.

This study area is equal to, or larger than the County's six-mile radius. Table 3-12, *Cumulative Projects List*, provides a list of past, present, and reasonably foreseeable future projects that are considered as part of the cumulative impacts analysis within this EIR, and are within the cumulative study area. For biological resources, transportation and traffic, and utilities and service systems, the cumulative impact analysis uses a larger geographic area. For these specific resources, additional cumulative information on geographic area and projects is provided within the SREIR resource chapter. Finally, for some resources the cumulative analysis is based on projected growth within the project area or region.

This cumulative project list includes two projects not included in the 2016 EIR. The first is an approved but not yet constructed recreational vehicle (RV) park serving visitors located north of the project site and south of the intersection of I-5 and State Route 99. The RV park is located approximately 75 feet from I-5 in a commercial highway zone and, like other temporary highway-serving overnight options like hotels and motels, is not a sensitive use for purposes of evaluating cumulative hazard impacts in relation to the project's air emissions. The RV park has fewer than 20 permanent employees and does not result in potentially significant new traffic volumes or population increases. The second is a proposed solar plant located east of the project site adjacent to the existing Pastoria Energy Facility, and includes passive solar panels east of the project, battery storage further east, and an approximately half-mile Intertie connection to the grid that is also well east of the project site. The proposed solar project is not a sensitive use and has fewer than 20 permanent employees.

<b>Table 3-12. Cumulative Projects List</b>					
Case	Name	Project Location	Case Type	Description	Acreage
14460	Bob Shiralan by Chase Inc.	9012 Grapevine Road, Lebec	CUP	CUP to allow a cargo container assessor to mini-mart/gas station	369
14544	Brian J. Mettler	I-5 and SR-166	ZCC	ZCC from A-1 to M-1 PD	26.03
13640	De La Torre, Cecelia/J.R. Design Group	1835 Mettler Road	CUP	Commercial coach, permanent installation	1.15
13755, 13756	Garone, Frank/Rickles	Valpredo Road Frontage/ SR-99	GPA, ZCC	GPA to 7.1/2.5 and ZCC to M-1 PD	33
10221	Bloomfield/Tillema, Rich/John Schapp	Bear Mountain Road and Cottonwood Road	CUP	Dairy	1,274
6500	Cal Cart/WZI	Northeast Corner Frazier Mountain Park Road and Cuddy Canyon Road	CUP	Surface Mine/Reclamation	Unknown
10114	Cingular Wireless/AFL Telecommunications	6132 Frazier Mountain Park Road	CUP	Cellular Communication Facility	Unknown
9534, 13091	Frazier Parks Estates/Cornerstone	Frazier Mountain Park Road	SPA, ZCC	GPA to 5.1/2.1 and 6.1/2.1, ZCC A to SP	847.40
13253	Enexo Development Corporation	David Road east of Edison Road	CUP	6 Megawatt (MW) Solar Project	43
11385	Goertzen, Vernon	4358 Laval Road, Arvin	CUP	Wallboard processing to Ag Gypsum	5
12780	Solari Sand and Gravel by G S/S	Sebastian Road	CUP	Surface Mining and Reclamation Plan (SMARA); CUP 4 Map 201R	540
14461	Lee Benda	Northwest corner of Tecuya Drive and Whispering Pine	CUP	Small water treatment facility	7
14380	Michael and Karen Hessel	Southeast corner of Arroyo Trail and Canada	CUP	PD for proprietor's quarters for firewood, staff recommends a CUP for storage of wood	0.10
11249	Philips, Kathy	317 Pine Canyon Drive, Frazier Park	CUP	2 cargo containers	Unknown

Case	Name	Project Location	Case Type	Description	Acreage
13453	Robrahn, Russ & Lolette	667 Canyon Drive, Lebec	CUP	Cat rescue facility	Unknown
10274	Rosa Dairy/Agricultural Man Systems	S/Herring, W/Wheeler Ridge Road (S14)	CUP	Dairy	640
12023, 12024	Sheffield, Richard & Tammy	E/S Pine Road, 100 S Lockwood Valley Road	GPA/ZCC	GPA to 5.3/2.1, ZCC from FPP to C-2 PD	0.11, 0.64
10220	Silver Oak/David and Douglas Kaiser	Northeast corner Teale Road and Adobe Road	CUP	Dairy	632
10804, 10805	Tejon Ranchcorp	East of I-5 between Grapevine and Lebec	GPA, ACC	Tejon Mountain Village Specific Plan	Unknown
12583	Terwilliger, Thomas	E/S of Lebec Road	CUP	RV Park	6.80
11017	Wainright, James/French and Associates	Southwest corner of Lebec Road and Houser Avenue	SPA	SPA to 5.4/2.1	Unknown
12770	Wildlands Conservancy by Moule and Polyzoides	Adjacent to Windwolves Preserve	GPA	Amendment to San Emidio SP. Specific request not known at this time	3,715
14216	William Bonderov	Camelia and Wildflower Street	ZCC	ZCC R-1 to MP	10.40
Unknown	Tejon Indian Casino	West of CA 99 at Mettler	Federal	Native American Fee to Trust Reservation and Casino, Hotel	306 acres
_____	Calpine Pastoria Solar	Southeast of the intersection of SR 99 and I-5	CUP	Solar Generation and Storage	650 acres
_____	Creekside RV Park	South of intersection of SR 99 and I-5	CUP	RV Park	37.5 acres