

# NOTICE OF PUBLIC HEARING

The **Kern County Planning Commission** will hold a hearing on **Thursday, May 14, 2020, at 7:00 p.m.** (or as soon as possible thereafter as the matter may be heard) to consider the request listed below. Anyone wishing to give pertinent testimony may appear and be heard. Location of the hearing is:

Chambers of the Board of Supervisors  
First Floor - Kern County Administrative Center  
1115 Truxtun Avenue (corner of Truxtun and "N"), Bakersfield, California

Free parking is available in the parking structure located south of the Administrative Center. If parking fees are being charged for an event, inform the parking attendant you are attending the Planning Commission hearing, and you will not be charged.

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

**Applicant:** Sanborn Solar Project by Sanborn Solar, LLC (PP19102)

**Location:** Approximately 1.5 miles southeast of the unincorporated community of Mojave; Supervisorial District 2 - Scrivner

**Proposal:** The proposed project would involve construction and operation of one photovoltaic (PV) power-generating facility, on two discontinuous sites, which would produce a combine total of 300 megawatts (MW) of electricity with up to 3 giga-watt hours (GWh) of energy storage on 2,006 acres of land in unincorporated Kern County. The proposal includes:

**Northern Project Site:** (a) Changes in zone classifications from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 325.11 number of acres and from A-1 H (Limited Agriculture - Airport Approach Height Combining) to A H (Exclusive Agriculture - Airport Approach Height Combining) on approximately 49.34 acres (Zone Map 196) or more restrictive districts; (b) Conditional Use Permit (CUP) to allow for the construction and operation of a solar photovoltaic electrical generating facility, including energy storage (Section 19.12.030.G) in the A (Exclusive Agriculture), A H (Exclusive Agriculture - Airport Approach Height Combining) District (CUP 45, Map 196); and (c) Amendment to the Circulation Element of the Mojave Specific Plan to remove a portion of the designated, but not constructed, arterial roadway of Purdy Avenue from United Street to Fifth Street.

**Southern Project Site:** (a) Changes in zone classifications from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 658.41 acres (Zone Map 212) and from A-1 (Limited Agriculture) to A (Exclusive Agriculture) on approximately 284.82 acres and from A-1 FPS (Limited Agriculture - Floodplain Secondary Combining) to A FPS (Exclusive Agriculture - Floodplain Secondary Combining) on approximately 40.77 acres (Zone Map 213) or more restrictive districts; and (b) Two Conditional Use Permits to allow for the construction and operation of a photovoltaic electrical generating facility, including energy storage (Section 19.12.030.G) in the A (Exclusive Agriculture) and A FPS (Exclusive

Agriculture - Floodplain Secondary Combining) Districts (CUP 5, Map 212 and CUP 66, Map 213).

The application and an Environmental Impact Report (Sanborn Solar Project) are on file in the Office of the Kern County Planning and Natural Resources Department and are available for public review.

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If you have comments about this proposal you are encouraged to send them in writing. We encourage the submittal of written comments by April 28, 2020, so that those comments may be considered when Staff formulates its recommendation; however, written comments may be submitted anytime prior to, or at, the public hearing. Correspondence should be sent to:

Kern County Planning and Natural Resources Department  
2700 "M" Street, Suite 100  
Bakersfield, CA 93301

Please make reference to the file number: **SPA #30, Map #196; ZCC #56, Map #196; ZCC #2, Map #212; ZCC #59, Map #213; CUP #45, Map #196; CUP #5, Map #212; CUP #66, Map #213**

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

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

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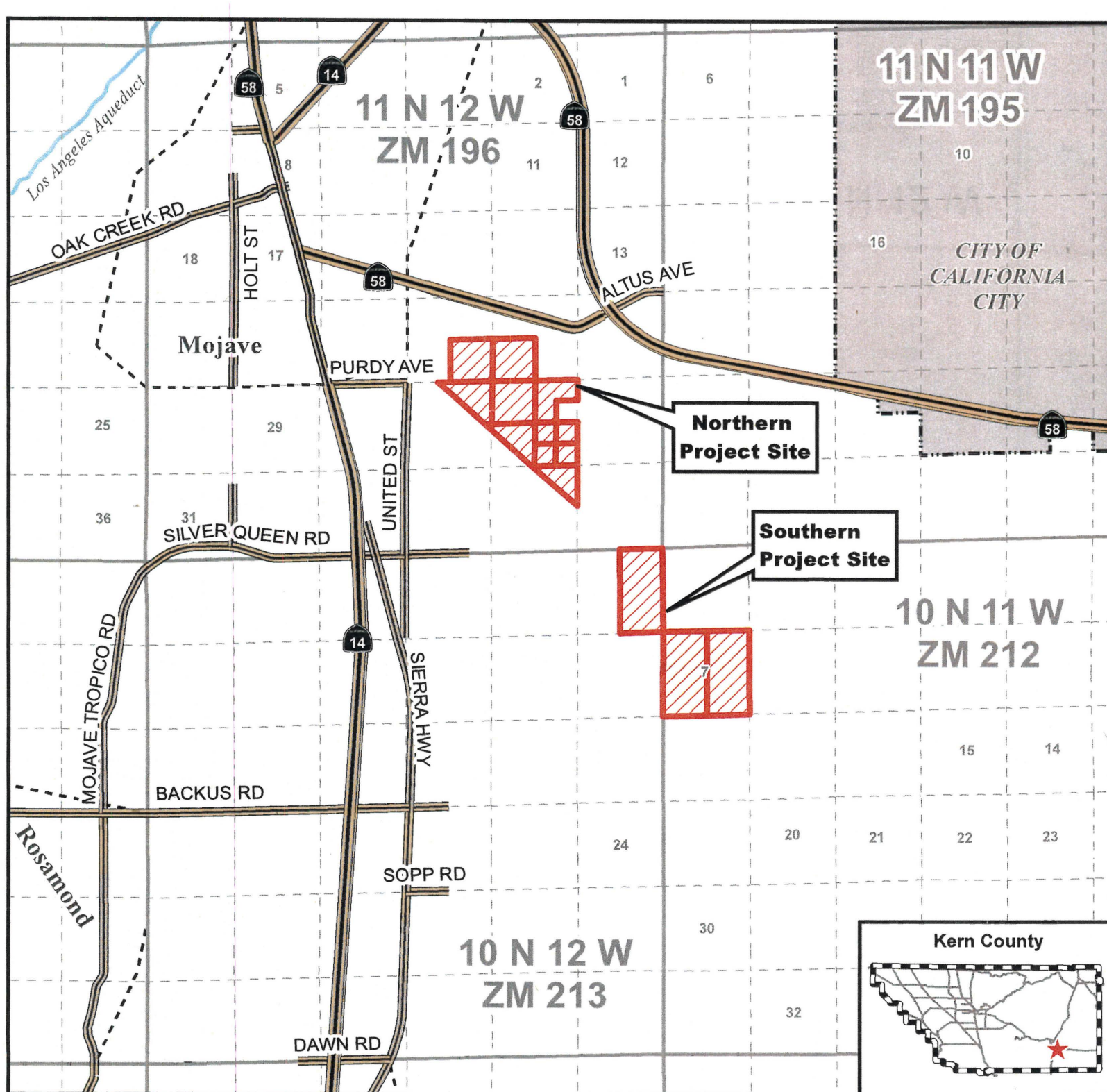
If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Planning and Natural Resources Department at, or prior to, the public hearing.

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Governor's Office of Planning & Research

APR 13 2020

STATE CLEARINGHOUSE



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

## Vicinity Map

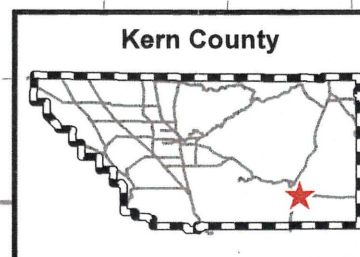
Sanborn Solar Project  
 by: Sanborn Solar, LLC

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

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

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Kern County  
 Planning & Natural  
 Resources Department

# SPA 30, Map No. 196

## Proposed Circulation Amendment

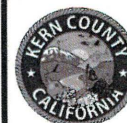
### Sanborn Solar Project

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

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

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

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Kern County  
Planning & Natural  
Resources Department



**To be Removed**

11 N 12 W

10 N 12 W

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

### Existing General Plan Map

Sanborn Solar Project  
by: Sanborn Solar, LLC

 Project Site

 SPECIFIC PLANS

#### GENERAL PLAN & SPECIFIC PLAN DESIGNATIONS

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

#### HAZARD DESIGNATIONS

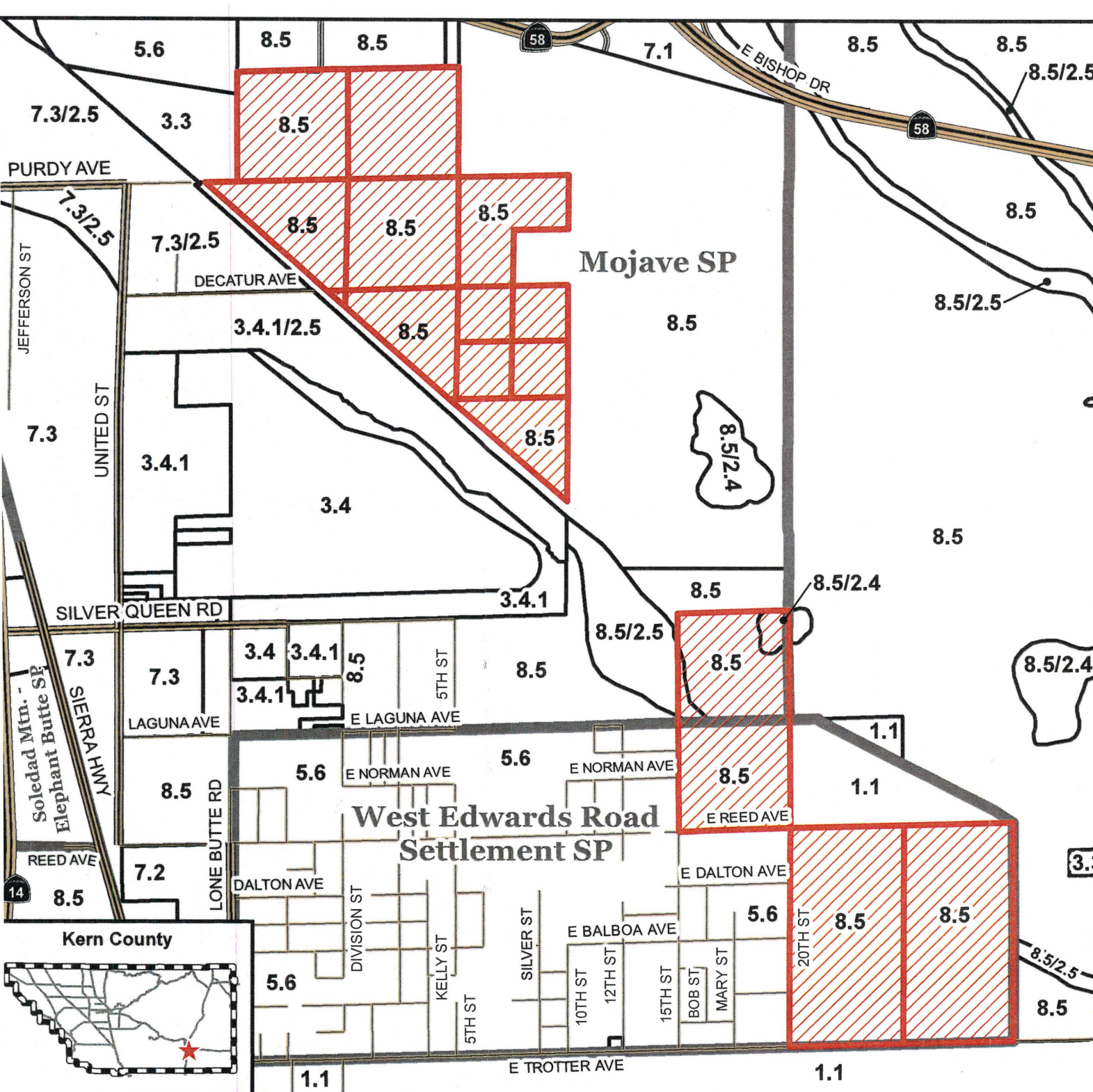
-  2.4 - Steep Slope
-  2.5 - Flood Hazard

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

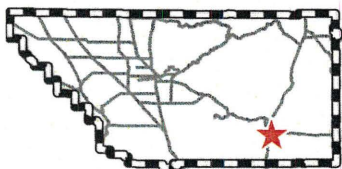
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Kern County  
Planning & Natural  
Resources Department



Kern County





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

## Proposed Zoning Map

Sanborn Solar Project  
 by: Sanborn Solar, LLC



Project Site

### KERN COUNTY ZONING DESIGNATIONS

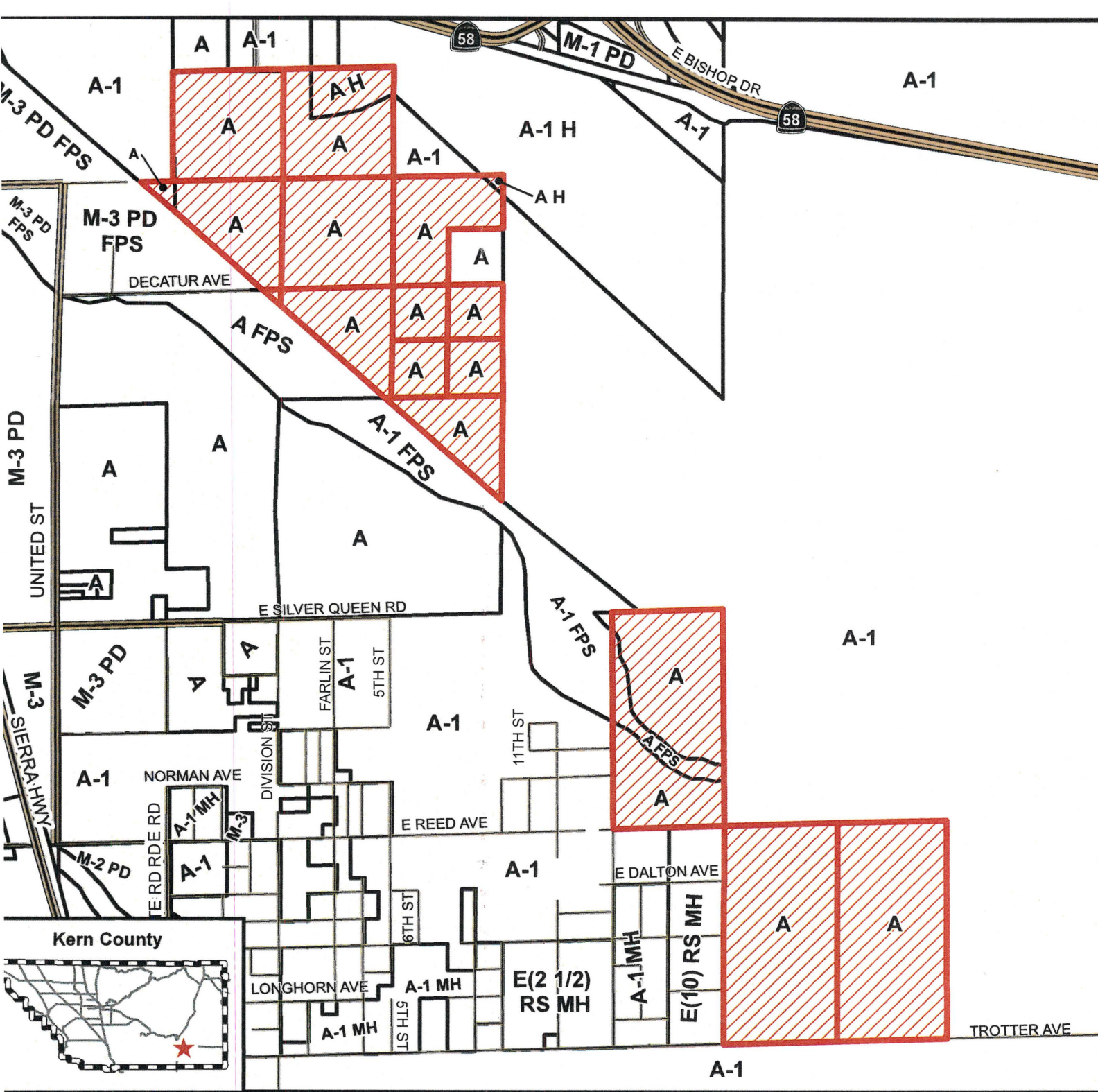
- A - Exclusive Agriculture
- A-1 - Limited Agriculture
- E(10) - Estate (10 acres)
- E(2 1/2) - Estate (2.5 acres)
- M-1 - Light Industrial
- M-2 - Medium Industrial
- M-3 - Heavy Industrial
- FPS - Floodplain Secondary Combining
- H - Airport Approach Height Combining
- MH - Mobilehome Combining
-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

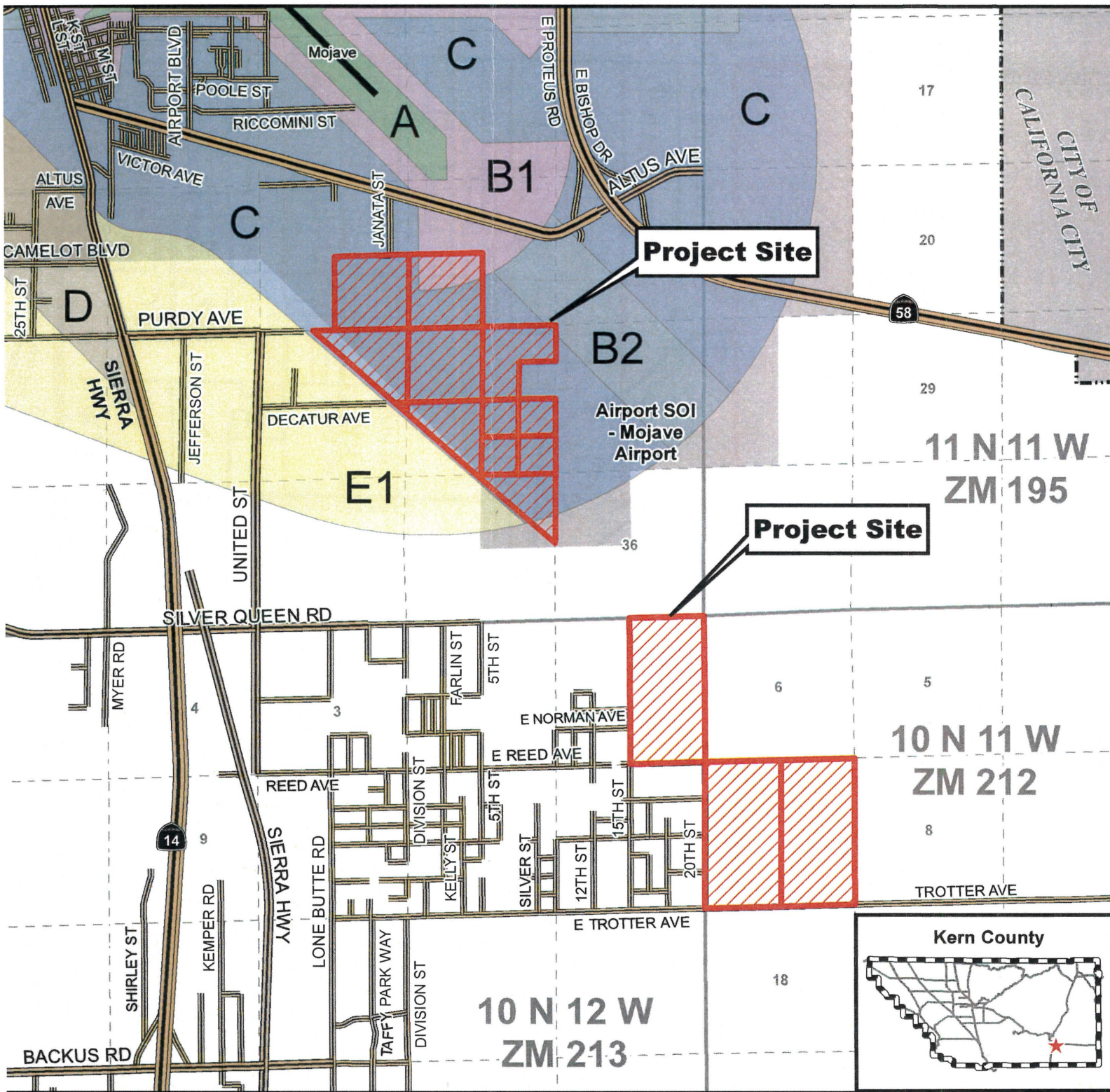
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Kern County  
 Planning & Natural  
 Resources Department





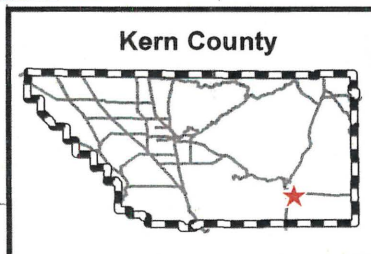
ZCC 56, Map 196;  
 ZCC 2, Map 212;  
 ZCC 59, Map 213;  
 CUP 45, Map 196;  
 CUP 5, Map 212;  
 CUP 66, Map 213;  
 SPA 30, Map 196 (circ)

# Airport Land Use Compatibility Plan (ALUCP) Map

Sanborn Solar Project  
 by: Sanborn Solar, LLC

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

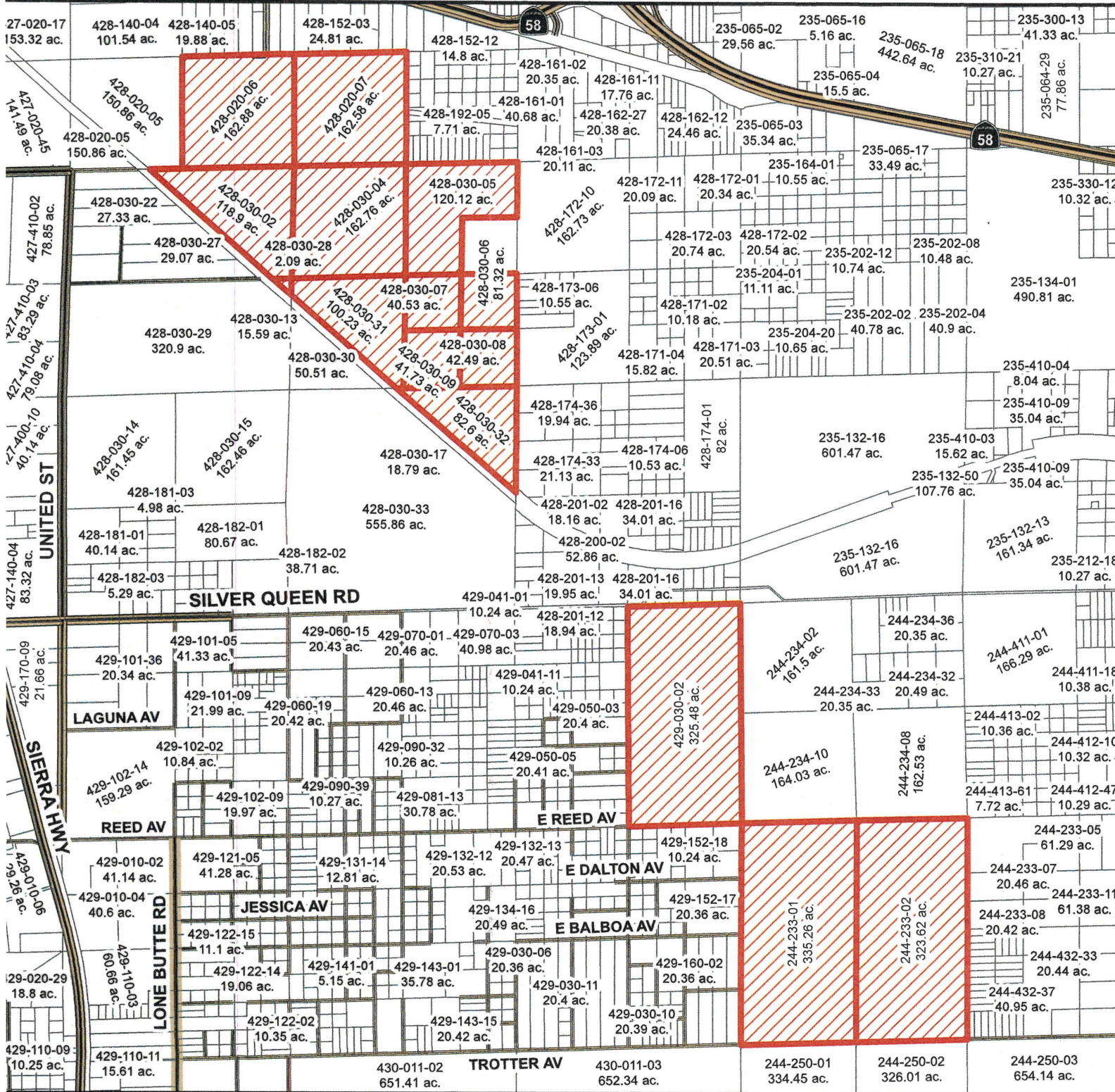
Sec. 22 & 23, 26 & 27, 35 - T11N/R12W  
 Sec. 1 - T10N/ R12W  
 Sec. 7 - T 10N/ R11W



Created on: 3/20/2020

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Kern County  
 Planning & Natural  
 Resources Department



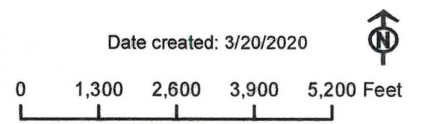
ZCC 56, Map 196;  
ZCC 2, Map 212;  
ZCC 59, Map 213;  
CUP 45, Map 196;  
CUP 5, Map 212;  
CUP 66, Map 213;  
SPA 30, Map 196 (circ)

**Assessor's  
Parcelization  
Map**

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

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

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





KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
SANBORN SOLAR PROJECT

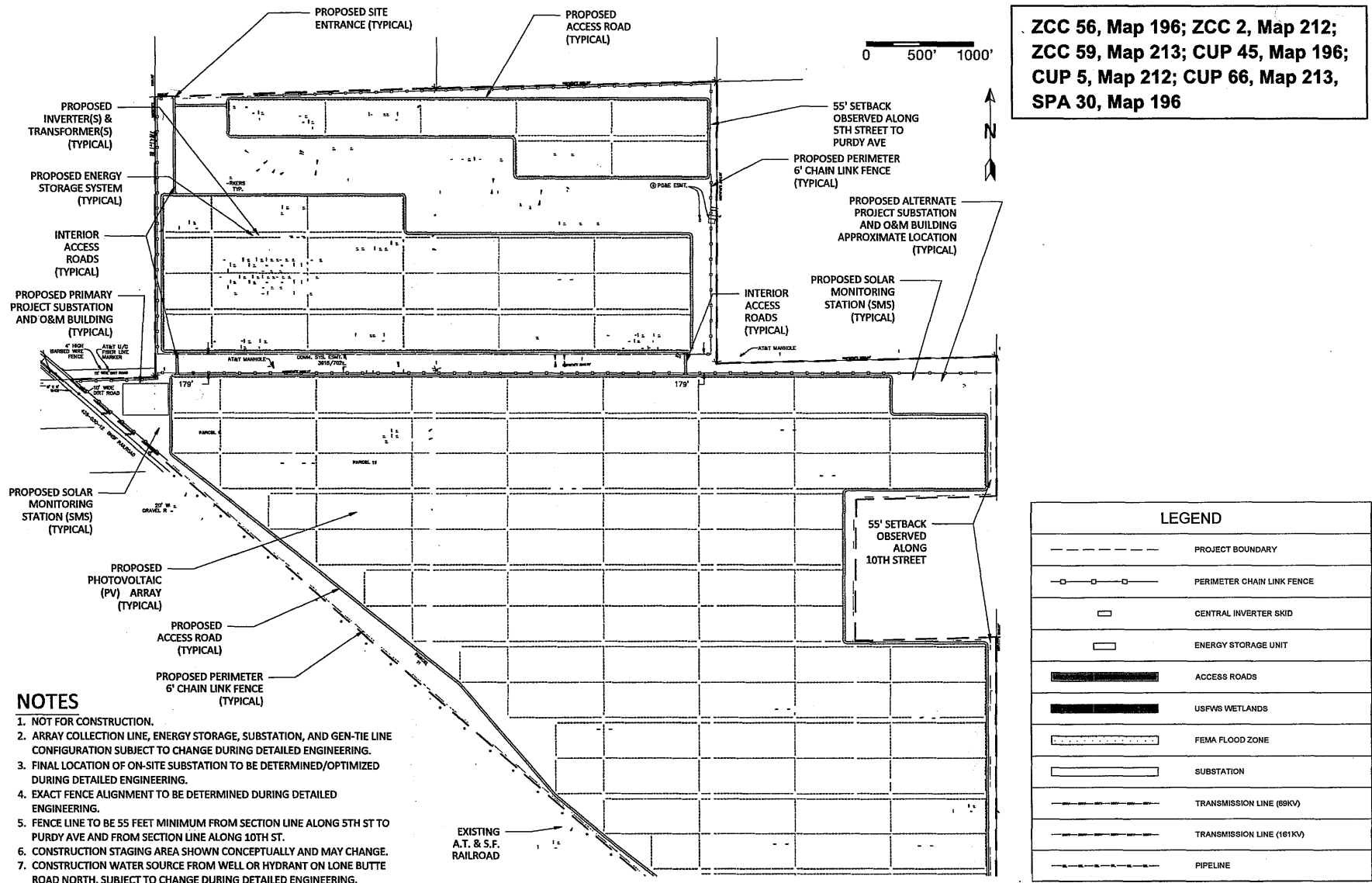


FIGURE 3-4A: NORTHERN SITE PLANS - PART 1



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
SANBORN SOLAR PROJECT

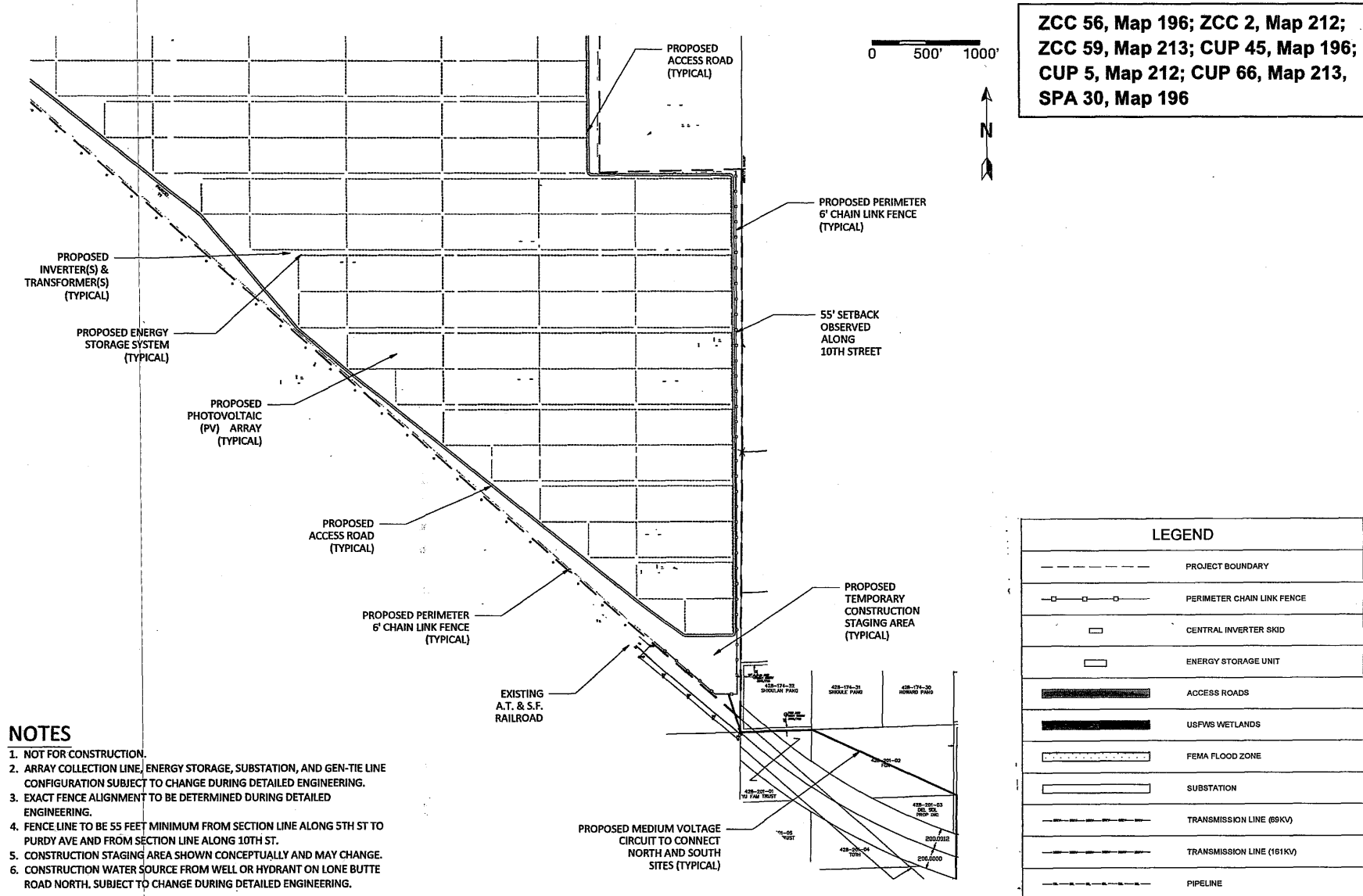


FIGURE 3-4B: NORTHERN SITE PLANS - PART 2



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
SANBORN SOLAR PROJECT

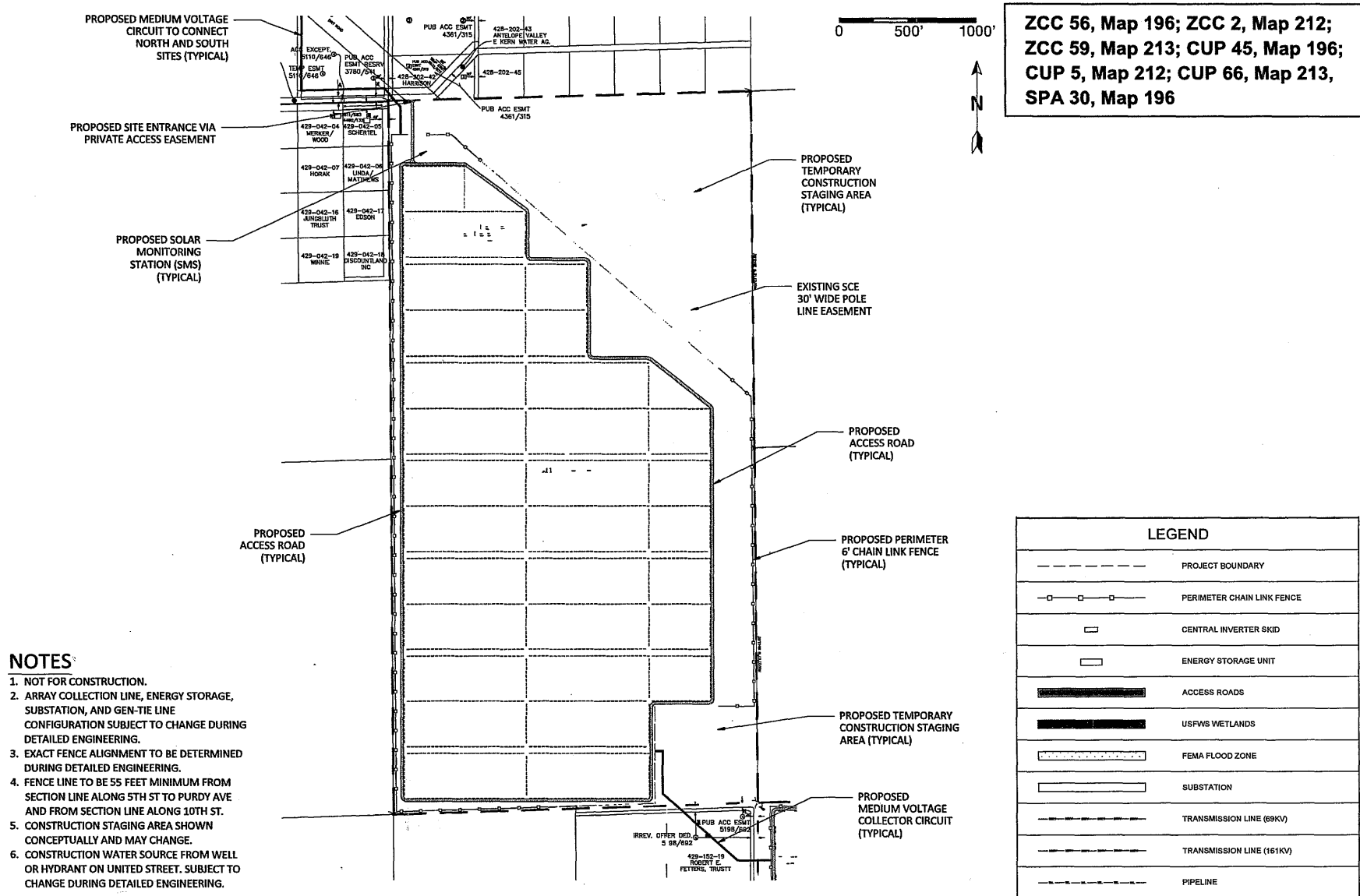


FIGURE 3-5A: SOUTHERN SITE PLANS - PART 1



KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT  
SANBORN SOLAR PROJECT

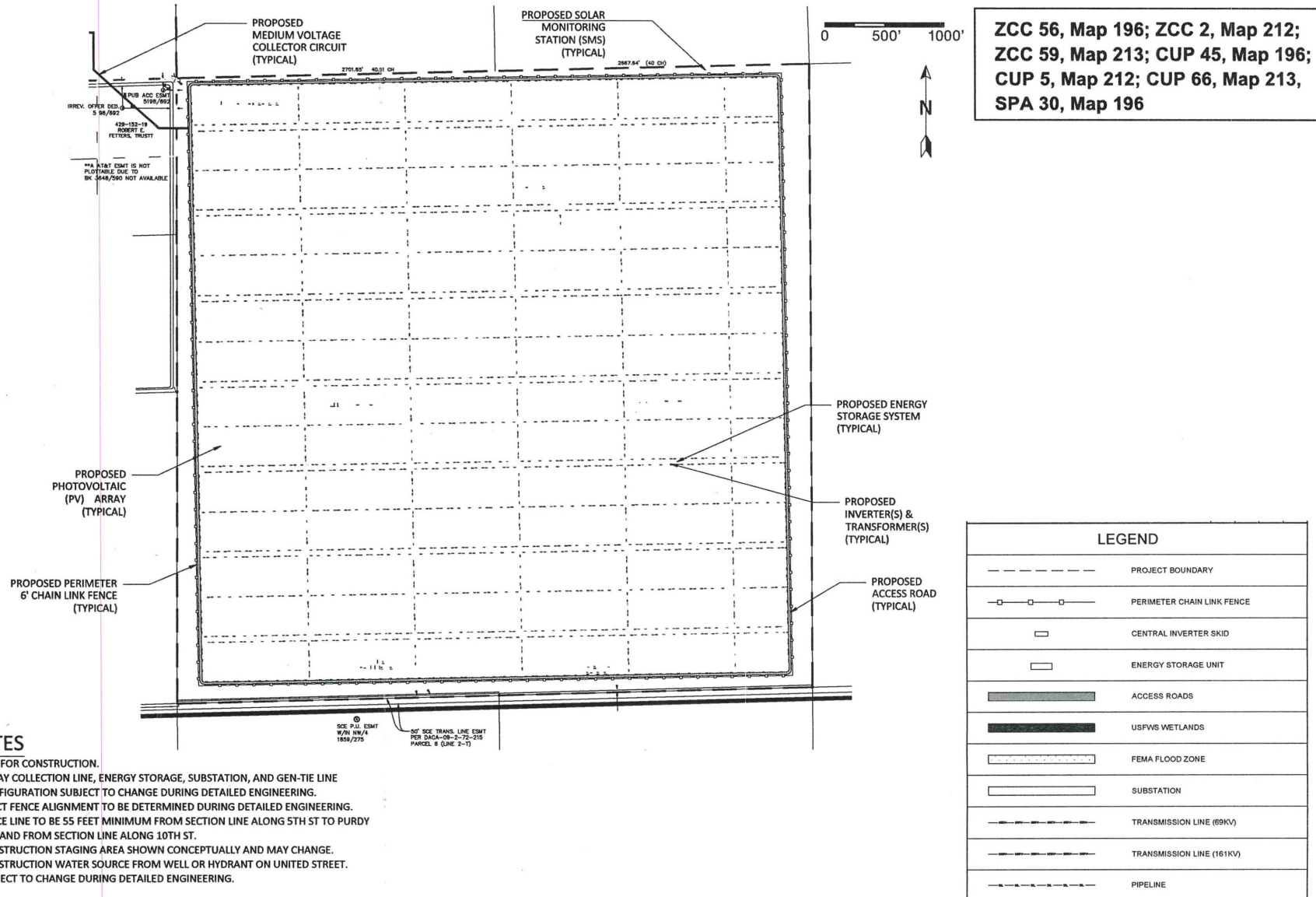


FIGURE 3-5B: SOUTHERN SITE PLANS - PART 2