

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, DC 20509**

**FORM 8-K**

**CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(D)  
OF THE SECURITIES EXCHANGE ACT OF 1934**

**Date of Report (Date of earliest event reported) January 5, 2021**

**Tejon Ranch Co.**

(Exact Name of Registrant as Specified in Charter)

**Delaware**  
(State or Other Jurisdiction  
of Incorporation)

**1-7183**  
(Commission  
File Number)

**77-0196136**  
(IRS Employer  
Identification No.)

**P. O. Box 1000, Lebec, California**  
(Address of Principal Executive Offices)

**93243**  
(Zip Code)

**Registrant's telephone number, including area code 661 248-3000**

**Not applicable**

(Former Name or Former Address, if Changed Since Last Report)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
<b>Common Stock</b>	<b>TRC</b>	<b>New York Stock Exchange</b>

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

---

**Item 8.01 Other Events**

On January 5, 2021, the Kern County Board of Supervisors unanimously approved two conditional use permits that authorize Tejon Ranch Co. (“Company”) to develop 495 multi-family apartment residences within the Tejon Ranch Commerce Center. The development is approved on a 27-acre site located immediately north of the Outlets at Tejon. Kern County’s approval is further described in the press release attached to this Current Report on Form 8K.

**Item 9.01 Financial Statements and Exhibits**

(d) Exhibits

99.1 [Press Release of the Company dated January 6, 2021, announcing approval to develop multi-family residential complex.](#)

104 Cover Page Interactive Data File (formatted as Inline XBRL and contained in Exhibit 101).

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: January 6, 2021

TEJON RANCH CO.

By: /S/ ALLEN E. LYDA

Name: Allen E. Lyda

Title: Executive Vice President, and Chief Operating Officer

**FOR IMMEDIATE RELEASE**

January 6, 2021

**TEJON RANCH CO. APPROVED TO DEVELOP****MULTI-FAMILY RESIDENTIAL COMPLEX**

Series of apartment buildings to be located adjacent to the Outlets at Tejon

(Tejon Ranch, CA) — Tejon Ranch Co. (NYSE: TRC) announced today the Kern County Board of Supervisors has approved two Conditional Use Permits (CUPs) which will authorize development of multi-family apartment uses within the Tejon Ranch Commerce Center.

The approved CUPs authorize the Company to develop up to a maximum of 495 multi-family residences, in thirteen (13) apartment buildings, as well as approximately 6,500 square feet of community amenity space and 8,000 square feet of community serving retail on the ground floor of a portion of the residential buildings. The development would be located on a 27-acre site located immediately north of the Outlets at Tejon.

####

**About Tejon Ranch Co.**

Tejon Ranch Co. (NYSE: TRC) is a growth-oriented, fully diversified real estate development and agribusiness company, whose principal asset is its 270,000-acre land holding located approximately 60 miles north of Los Angeles and 30 miles south of Bakersfield. Tejon Ranch Co. is positioned for growth with its fully operational commercial/industrial real estate development and three master planned residential communities on the horizon.

**Contact:**

Barry Zoeller, Senior Vice President, Corporate Communications & Investor Relations

[bzoeller@tejonranch.com](mailto:bzoeller@tejonranch.com)

(661) 663-4212