

**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) **December 10, 2019**

**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.

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**Item 8.01 Other Events**

On December 10, 2019, the Kern County Board of Supervisors unanimously re-approved the development of Grapevine at Tejon Ranch, a new mixed-use master planned community in Kern County. The community will be located adjacent to the existing Tejon Ranch Commerce Center near the base of the foothills in the southern San Joaquin Valley.

**Item 9.01 Financial Statements and Exhibits**

Exhibit 99.1 – [Press Release of the Company dated December 10, 2019, announcing Kern County Board of Supervisors unanimous approval of Grapevine at Tejon Ranch.](#)

**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: December 11, 2019

TEJON RANCH CO.

By: /S/ ALLEN E. LYDA

Name: Allen E. Lyda

Title: Executive Vice President, and Chief Operating Officer



**FOR IMMEDIATE RELEASE**

**KERN COUNTY BOARD OF SUPERVISORS UNANIMOUSLY REAFFIRMS APPROVAL OF GRAPEVINE AT TEJON RANCH  
Master planned community will include 12,000 residential units and 5.1 million square feet of commercial development**

**Bakersfield, CA (December 10, 2019)** – By a 5-0 vote, the Kern County Board of Supervisors unanimously reapproved the development of Grapevine at Tejon Ranch, a new master planned community in southern Kern County. The community will be located adjacent to the Tejon Ranch Commerce Center near the base of the foothills in the southern San Joaquin Valley. The Supervisors reviewed and approved a Supplemental Re-circulated Environmental Impact Report prepared in response to a court ruling requiring additional study and mitigation of potential traffic impacts.

“Three years after the initial vote, we are very pleased the Kern County Board of Supervisors has once again approved these entitlements for Grapevine at Tejon Ranch,” said Gregory S. Bielli, President and CEO of Tejon Ranch Company. “This new community will support the thousands of jobs already in the area and will serve as a catalyst for further economic development and job creation in the region.”

The development plan for Grapevine at Tejon Ranch calls for 12,000 residential units and 5.1 million square feet of commercial space. The community will develop along both sides of Interstate 5 and will provide nearby residential opportunities for the thousands of workers currently employed at businesses within the Tejon Ranch Commerce Center, as well as support the attraction of future employers to further grow the employment base at Grapevine.

***Sustainable Development***

Residents of Grapevine will enjoy a state-of-the-art community and active lifestyle in a beautiful foothill setting. 50% or more of the community’s energy supply will be generated on site by renewable sources, consistent with Tejon Ranch’s commitment to sustainable development. The community will be designed to promote water efficiency and will be developed as an extremely walkable community, with an extensive network of bike and walking trails, and with key retail and commercial uses being located within close-proximity to residential areas.

The Supervisors were effusive in their praise for the community, noting its environmental sensitivity, the care and planning that went into its design, and the role Grapevine will play in the future of Kern County.

“This project is a cutting-edge project and represents the opportunity for people to live, work and recreate in close proximity to each other,” said Zack Scrivner, Second District Supervisor.

### ***Community Details***

The community plan for Grapevine involves 8,010-acres of the 270,000-acre Tejon Ranch. 4,200 acres within the plan is designated and zoned for residential, commercial and civic uses, including public services, education, and medical opportunities. These uses will be grouped into six different mixed-use villages, which will be developed over an expected 20-year time period. 3,800 acres within the plan is designated as open space, with agriculture, recreation, and grazing as the primary uses, and will connect to 240,000-acres of open space and recreation on Tejon Ranch.

Centered in Tejon Ranch’s rich and historic legacy and offering almost unlimited opportunities for individuals, families and companies, Grapevine represents a true expression of Kern County’s brand of “Grounded and Boundless.”

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### ***About Tejon Ranch***

Tejon Ranch Co. (NYSE: TRC) is a growth-oriented, 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.

More information about Tejon Ranch Co. can be found on our website at [www.tejonranch.com](http://www.tejonranch.com).

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### **CONTACT:**

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