Appendix B1

Tejon Mountain Village Specific and Community Plan and Special Planning District
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INTRODUCTION

1. PROJECT LOCATION AND SETTING

The Tejon Mountain Village project is a developer initiated Specific Plan comprising 26,417 acres in the southwestern portion of Kern County, adjacent to the Los Angeles County boundary within a 270,000-acre ranch known as the Tejon Ranch. The Specific Plan Area is located along the east side of Interstate 5 near the Lebec Road interchange, approximately 35 miles south of Bakersfield. (See Exhibit 1-1, Regional Location.)

This area is located in the Transverse and Tehachapi mountain ranges. The site elevation ranges from 2,500 feet to above 5,300 feet above sea level, with most of the site above 3,500 feet. The topography is highly variable, with broad ridges, and intervening narrow drainages. The largest areas of relatively flat terrain are around Castac Lake and the Grapevine Valley near the project’s western boundary and Interstate 5. The adjacent Castac Lake, (which is not part of the project) is approximately 400 acres and flows into Grapevine Creek to the northwest. The site is located within the Middle Kern-Upper Tehachapi-Grapevine watershed. The site is located within an area of confluence of four major ecoregions, including Great Central Valley, Mojave Desert, Sierra Nevada and South Coast Ranges. Biologically, the area contains vegetation such as coastal scrub, chaparral, meadows, riparian forest, woodlands and wildlife associated with these vegetation communities.

Adjacent uses include the unincorporated community of Lebec, which is located along the westerly side of Interstate 5. With approximately 1,200 residents, Lebec is a rural community with a small amount of commercial development oriented to visitor-serving services for motorists on Interstate 5. The entire mountain community, including Lebec, Frazier Park, Pine Mountain Club, Lake of the Woods, Cuddy Valley, Pinon Pines and other communities, has approximately 7,000 persons according to the 2000 census. The adjoining property to the north, east and south are largely undeveloped. The Draft Tehachapi Uplands Multi-Species Habitat Conservation Plan identifies the Condor Study Area located off-site, adjacent to the north of the Specific Plan Area. Surrounding land uses include Castac Lake including a boat dock, El Tejon Middle School, equestrian facilities, grazing lands, mineral extraction, and ranching facilities.

The Spanish, and later the Mexican, government encouraged settlement of California by the establishment of large land grants, which were turned into ranchos, devoted to the raising of cattle and sheep. Tejon Ranch was established by a Mexican land grant in 1843. The Specific Plan Area is comprised of a portion of the following Ranchos:

1. Rancho Castac;
2. Rancho Los Alamos Y Agua Caliente; and
3. Rancho La Liebre.
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For ease of identification, “unofficial” sections, townships and ranges, as found on the Kern County Geographical Information Systems (GIS) mapping, and the approximate Rancho boundaries are shown on Exhibit 1-2, Specific Plan Location. These boundaries are to be used for approximate locations only as they have not been surveyed for accuracy.

1.2 Purpose of the Specific Plan

The Tejon Mountain Village (TMV) Specific Plan provides for the orderly and efficient development of the TMV Specific Plan Area in accordance with the provisions of the Kern County General Plan. The Specific Plan identifies the goals and policies of the General Plan that are applicable to the Specific Plan Area through the establishment of land use designations, circulation patterns, development policies, and the definition of required infrastructure to support the planned land uses. This Specific Plan also meets the requirements of a Community Plan, a mechanism of the General Plan that identifies development policies and implementation measures that specifically apply to the Specific Plan Area.

The concurrent adoption of the TMV Specific Plan and Community Plan (collectively referred to as Specific Plan in this document) and conforming General Plan amendments redesignate the area to General Plan Map Code 4.1 (“Accepted County Plan”). The Specific Plan also includes the Tejon Mountain Village Special Planning (SP) District Plan (Appendix A) for the Specific Plan Area in accordance with Section 19.52, Special Planning (SP) District, of the Kern County zoning code.

The purposes of the TMV Specific Plan and its Appendices include the following:

1. Provide detailed direction for the future development and conservation of the Specific Plan Area over an approximate 30-year buildout;

2. Identify land use designations, development goals, issues, policies, and implementation measures designed to guide the development of the project site;

3. Adopt a TMV Special Planning (SP) District Plan (Appendix A) to provide the implementation mechanisms and development standards applicable to the Tejon Mountain Village project; and

4. Establish a natural resource stewardship-based planning program for the Specific Plan Area.
1.3 Tejon Mountain Village Concept

1.3.1 Planning Overview

The Tejon Mountain Village (TMV) land use plan focuses on the preservation of the natural environment and the historic uses of the property for ranching. It is designed to preserve and integrate the natural environment and historic land use patterns in large, contiguous open spaces in conjunction with a smaller residential and resort community. The locations of the project's open space and Building Areas have been determined through the consideration of scientific data, extensive field analyses and detailed resource mapping of the Specific Plan Area. Resources mapped in conjunction with the designation include riparian corridors, wetlands, plant, animal and habitat occurrence, cultural resources, high fire hazard areas, flood hazard areas, geologic and seismic hazards and steep slope areas. Topographical considerations related to safety and development feasibility have also been considered in the design process. The project is designed to respect natural landforms and important natural resource areas. Development is situated in areas that minimize the resource impacts and maximize the permanent preservation of the sites resources and historic land uses.

The resources mapped within the Specific Plan Area are managed through the implementation of a Tejon Mountain Village Framework Resource Management Plan (Appendix C). The TMV Framework Resource Management Plan (Appendix C) establishes management requirements that protect environmental resources and guide long-term stewardship objectives.

1.3.2 Planning Principles

The TMV Specific Plan design, including the identification and location of the Building Area, roadways and other backbone infrastructure components, reflects, to the extent practicable, the following planning principles:

1. **Preserve I-5 corridor slopes.** Development is generally situated to preserve the steep slopes immediately adjacent to Interstate 5 and wetland areas in the vicinity of Grapevine Creek and Castac Lake. These resources are visible from public roads and other locations in the Lebec and Frazier Park region.

2. **Recognize noise and highway-related impacts.** Existing noise sources such as Interstate 5 were taken into consideration when locating future noise sensitive uses.

3. **Minimize new backbone infrastructure requirements.** Existing roadways and utility corridors are utilized as much as possible to reduce the need for new backbone infrastructure development in other areas and to minimize impacts to on-site resources.
4. **Respect geologic hazards.** Development is situated to avoid earthquake faults, unstable soils or landslides, flood-prone areas and steep slopes. Development located near any such potential hazards incorporates appropriate geotechnical measures to protect public safety.

5. **Preserve key features of the natural environment.** Infrastructure and Building Areas are located to avoid existing streams, wetlands and riparian areas. These resources are further avoided within the Building Area by means of a TMV Framework Resource Management Plan overlay (see Appendix C).

6. **Protect on-site plant communities and wildlife.** Infrastructure and Building Areas are situated to avoid impacts to, and preserve suitable habitat for, on-site plants and wildlife. These resources are identified avoided within the Building Area by means of a TMV Framework Resource Management Plan overlay (see Appendix C).

7. **Preserve cultural resources.** Infrastructure and Building Areas are located to avoid cultural sites and resources. These resources are identified within the Building Area by means of a TMV Framework Resource Management Plan overlay (see Appendix C).

8. **Incorporate safety precautions.** Emergency evacuation routes, residential development locations and safety-related services such as fire protection are designed to protect future residents and visitors from fires, earthquakes, existing power line or utility pipeline impacts, adjacent uses, such as mining, and other potential hazards.

9. **Reduce carbon footprint and maximize energy efficiency.** Energy planning for TMV includes: (1) air quality emission reduction programs; (2) construction related energy efficiency and generation programs; and (3) on-site and or off-site renewable projects.

10. **Conserve water resources.** To maximize conservation of the water supply, the water and wastewater plans will: utilize a state-of-the-art treatment plant design; incorporate provisions to require low-water use plant materials and irrigation systems; and require on-site recycling of water and solid wastes.

11. **Protect water quality.** TMV shall implement a water quality program that will include: construction period Best Management Practices as required by the State Water Resources Control Board General Permit pertaining to discharges associated with construction activities; and the design and construction of an extensive system of vegetative swales, basins, and landscape source controls as required to protect surface water quality standards.
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1.4 Authority and Scope

The TMV Specific Plan has been prepared in accordance with the requirements of California Government Code Section 65450, et. seq. and Appendix C, Specific Plan Requirements, of the Kern County General Plan. This Specific Plan also conforms with the requirements of a Community Plan as defined in Section 21083.3 of the California Public Resources Code. The implementation of these requirements is discussed in more detail in Chapter 7.

1.5 Background

As a part of the Tejon Ranch, the Tejon Mountain Village Specific Plan Area has been used for over a hundred and sixty years for various ranching and farming activities. For much of this period Kern County was characterized largely by agricultural and resource production activities. Kern County has experienced a high rate of population growth and has been among the fastest growing regions of California. This growth has created the need for additional housing, employment, and lifestyle choices for both Kern County and Southern California’s growing population.

The Kern County General Plan (updated in 2004) recognized that the TMV Specific Plan Area would be subject to potential development. The General Plan Land Use and Open Space and Conservation Element designated seven areas totaling approximately 4,018 acres within the Specific Plan Area as potential development sites. These areas had a General Plan Map Code designation of 4.3 (Specific Plan Required) and include the following:

1. Beartrap
2. Castac
3. Lebec
4. Natcha Mesa
5. Oso Canyon
6. Vista Peak 1
7. Vista Peak 2

Implementation of these plan areas could have had a potential yield of: 3,994 dwelling units in densities ranging from 4 to 10 units per acre within these Specific Plan Required areas; and the potential development of 1,089,000 square feet of commercial development in the designated Specific Plan Required area located adjacent to Interstate 5 (I-5).

Per the Kern County General Plan Appendix C, Specific Plan Requirements: “if a Specific Plan Required area, Map Code 4.3, is subdivided prior to adoption of a formal Specific Plan, the Map Code 4.3 designation shall be reviewed for amendment or recession. The recession, through a publicly noticed General Plan Amendment process, shall be based on the practicality of a Specific Plan on the remainder of the property.”
1.6 Project Description and Objectives

1.6.1 Tejon Mountain Village Project Description

Tejon Mountain Village, LLC proposes to construct Tejon Mountain Village, an approximate 26,417 acre project site of which approximately 21,335 acres, or about 80%, would remain undeveloped, while 5,082 acres would be developed with a mix of residential, commercial, and recreational uses. The 5,082-acre development footprint is situated within an approximate 7,867-acre Development Envelope to allow flexibility over the course of the development; however, development site criteria will limit maximum disturbance to the 5,082 acres in total. The proposed uses include up to 3,450 residences (both single-family and single-family attached units), and up to 160,000 square feet of commercial development. This resort development includes various hotel, spa, and resort facilities, with up to 750 lodging units and up to 350,000 square feet of facilities in support of, two 18-hole golf courses (36 holes of golf total), riding and hiking trails, equestrian facilities, two helipads, a fire station, private community centers, electrical substation facilities, water treatment and waste water treatment facilities, as well as associated access and utilities necessary to serve the development.

The project is designed with an approach to community planning which incorporates preservation of the existing natural environment to the maximum extent feasible. Open spaces land uses are restricted to grazing, managed hunting, environmental education, adaptive open space management, and low-impact recreation and would occupy about 80 percent of the site. Residential, commercial, and recreational uses are sensitively located on the remainder of the site subject to the TMV Framework Resource Management Plan (Appendix C).

Land uses within the planned community are implemented through the TMV Special Planning (SP) District (Appendix A). Open space land is to be governed by conservation easements and/or deed restrictions and managed by an organization tasked with preserving the environmental qualities of the open space lands as well as to ensure the safety of the residents. Development is sensitively sited to preserve environmental resources based on extensive resource mapping of the property. Two general types of residential development are proposed subject to: custom lots, which are to be developed individually by the property owners; or production homes, which are to be constructed by retail builders, both of which are subject to the TMV Design Guidelines (Appendix B). The open space (undeveloped) portion of fee simple lots are to be conserved and governed by deed restrictions, restricting development to limited uses such as fuel modification zones, trails, and emergency vehicle access routes.

Access to the site is primarily from the Lebec Road interchange at the Interstate 5 freeway. Primary circulation routes within the project extend from this location and at the Rising Canyon intersection with Lebec Road. The majority of the roads within the Specific Plan Area would be private. Water and sewer is provided by the Tejon-Castac Water District via the proposed sewer and water treatment facilities.
Currently the ranch is gated and Tejon Ranch Corporation controls all access. However, while access to the majority of the project is to remain limited with implementation of this plan, portions of the Tejon Mountain Village site are open to the public. Limited access is necessary to protect the environmental resources, continue ranching operations located on the site and adjacent Tejon Ranch lands and to protect the proposed Tejon Ranch Preserve.

1.6.2 Tejon Mountain Village Project Objectives

Based on the vision for TMV outlined above, the following is a list of objectives for the Tejon Mountain Village project:

1. Create a unique, low-density mountain resort that preserves the ranching and natural heritage of the Tejon Mountain Village property, in close proximity to, and with convenient access from, the greater Bakersfield and Los Angeles areas.

2. Conserve important biological and other natural resources by permanently preserving and managing more than 20,000 acres of habitats in a configuration that supports existing biodiversity, including funding for management, conservation and enhancement of natural lands.

3. Maintain visual resources and natural landforms by conserving visual features such as prominent ridgelines and rock outcrops, minimizing visibility of the development from key public vantage points, and minimizing mass grading.

4. Preserve cultural and historic resources to the greatest extent feasible.

5. Incorporate planning, development and building practices that conserve and protect significant on-site natural resources and minimize consumption of energy and water.

6. Use the existing and well-established Tejon Ranch entrances to minimize impacts and maintain the historic character of the surrounding area, and maximize use of the existing Tejon Ranch roadway network to minimize impacts associated with road construction.

7. Provide a fire-safe community incorporating defensible space principles.

8. Permanently fund land stewardship and community maintenance obligations from revenues generated within the new community.
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9. Create new jobs and provide substantial new tax revenues for the economy of Kern County, while at the same time minimizing demands on County services.

10. Provide flexibility in plan implementation over time to respond to changing market, financial and environmental conditions.

1.7 Administrative Compliance

A project-level Environmental Impact Report (EIR) State Clearing House # 2005101018 has been prepared to analyze addresses the impacts of the proposed project. The EIR has been prepared in conformance with the most recently adopted State of California and Kern County CEQA implementation guidelines and policies. The EIR addresses environmental conditions on the project site, considers certain project alternatives, assesses the potential impacts of project implementation, and identifies mitigation measures that eliminate or minimize potential impacts to less than significant levels where feasible. The TMV Specific Plan includes a TMV Mitigation Measure Monitoring Plan (Appendix G) in accordance with CEQA requirements. The TMV Specific Plan and the EIR have been prepared concurrently in order to maximize potential impact avoidance, minimization and, if necessary, mitigation through project design and project implementation measures, and to maintain consistency between both documents.
1.8 Specific Plan Organization

The Tejon Mountain Village Specific Plan contains goals, policies, plans and implementation measures to guide subsequent land use and development actions within the Specific Plan Area. Chapters 2 through 8 discuss the Specific Plan elements required by California law and the Kern County General Plan. The Appendices of this Plan include a TMV Special Planning (SP) District Plan (Appendix A), TMV Design Guidelines (Appendix B), TMV Framework Resource Management Plan (Appendix C), TMV Fire Protection Plan (Appendix D), Relationship to General Plan Designations (Appendix E), TMV Sustainability Plan (Appendix F), and TMV Mitigation Measure Monitoring Program (Appendix G).

The organization and content of this Specific Plan is briefly described below:

1. **INTRODUCTION**
   
   The purpose for the Introduction Chapter is to provide a project background, define the project through the project description and establish the authority and scope for the document.

2. **LAND USE, OPEN SPACE and CONSERVATION**
   
   The purpose of the Land Use, Open Space and Conservation Chapter is to provide a description of the land use development plan, the open space and conservation concept for the Specific Plan, and to establish Specific Plan land use designations, intensity of development, spatial allocation of land use, and to identify land use, open space and conservation goals, policies and implementation measures.

3. **CIRCULATION and INFRASTRUCTURE**
   
   The purpose of the Circulation Chapter is to provide a description of the circulation and infrastructure systems to serve the Specific Plan Area, and to identify circulation and infrastructure issues, goals, policies and implementation measures.

4. **NOISE**
   
   The purpose of the Noise Chapter is to provide a detailed description of the noise considerations within the Specific Plan and to identify noise goals, policies and implementation measures.

5. **HOUSING**
   
   The purpose of the Housing Chapter is to explain the relationship of the Specific Plan to the General Plan Housing Element goals, policies and implementation measures.
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6. **SAFETY**
   The purpose of the Safety Chapter is to provide a detailed description of the safety considerations within the Specific Plan and to identify safety goals, policies and implementation measures.

7. **SPECIFIC PLAN ADMINISTRATION**
   The purpose of the Specific Plan Administration Chapter is to define the mechanisms that will be used to both implement the Specific Plan and the TMV Special Planning (SP) District Plan (Appendix A) to allow modifications to the Specific Plan over time as market conditions change.

8. **GLOSSARY**
   The Glossary Chapter provides definitions for a variety of terms used within the Specific Plan to provide a consistent understanding of those terms and that will govern the future interpretation of the Specific Plan’s terminology. Where necessary, the Appendices to the Specific Plan have separate glossaries or defined terms specific to each document.

APPENDICES

A. **Special Planning (SP) District Plan**
   The purpose of the TMV Special Planning (SP) District Plan (Appendix A) is to satisfy the requirements of the Kern County Special Planning (SP) District, Section 19.52, zoning designation and to establish permitted uses within the Specific Plan Area, site development regulations, and any modified infrastructure design standards.

B. **Master Design Guidelines**
   The intent of these master TMV Design Guidelines (Appendix B) is to provide general criteria for future specific guidelines for individual development packages in the areas of site planning, architecture, landscape design, signage, lighting, and the overall design review process.

C. **Framework Resource Management Plan**
   The TMV Framework Resource Management Plan (Appendix C) includes resource preservation criteria in the areas of wildlife resources, cultural and paleontological resources, sensitive plants, water resources, fire management, seismic and geologic hazard management, and agricultural resource management.
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D. Fire Protection Plan
This site-specific wildfire protection plan includes fire risk assessment, fire behavior modeling, fire department response capabilities, and demand for services. Also included in the TMV Fire Protection Plan are safety requirements for fuel modification zones, roads, and structures.

E. Relationship to General Plan Designations
Presented in a text matrix format, the Relationship to General Plan Designations (Appendix E) details conformance between the TMV Special Planning (SP) District Plan (Appendix A) zoning designations and the corresponding General Plan land use designations.

F. Sustainability Plan
The TMV Sustainability Plan (Appendix F) has been prepared to guide the development with regard to sustainable community building and development practices.

G. Mitigation Measure Monitoring Program
Mitigation measures identified in the EIR are presented in a text matrix format, as the TMV Mitigation Monitoring Program (Appendix G). The TMV Mitigation Monitoring Program (Appendix G) lists measures to mitigate potential impacts and requirements to reduce or eliminate significant impacts.
2 LAND USE, OPEN SPACE AND CONSERVATION

2.1 Purpose and Scope

The purpose of the Land Use, Open Space and Conservation Chapter, is to address the physical development of Tejon Mountain Village, describing planned land use activities and addressing the relationships between development, environmental characteristics and resource management. This chapter identifies issues, goals, policies and implementation measures to guide development of the Specific Plan Area. It includes a description of the use of the Kern County Special Planning (SP) District, Chapter 19.52 zoning mechanism to provide direction for making land use implementation decisions in the subsequent review of individual development proposals within the plan area.

2.2 Land Use, Open Space and Conservation Issues and Goals

The TMV site has the following issues that must be addressed in order to provide a safe and comprehensive development:

**Land Use Issues**

- Introduction of development into an area that includes physical and environmental constraints such as active fault zones, flood zones, wildland fire areas and steep slope landslide areas;
- Ability to respond to changing market and demographic conditions over time for a large scale planned community that will develop over a period of years;
- Developing a community in an area of limited groundwater resources;
- Developing a community in an area of limited infrastructure;
- Implementing the Kern County Noise Element standards while developing adjacent to Interstate 5;
- Develop a community which has a positive fiscal contribution to Kern County;
- Develop a community that will be fiscally responsible for its fair share of required infrastructure;
- Develop a community in an area that has been used historically for ranching and hunting;
- Develop a community in an area within a variety of ecosystems;
- Develop a community adjacent to a large scale mining operation;
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- Develop a community in a military flight corridor;
- Develop a community with limited public access; and
- Introduce additional development into an air basin with substandard air quality.

Open Space Issues

- Preserving the existing rural and natural character of the property while allowing for some development; and
- Land use conflicts between proposed development and ongoing ranching operations on the property.

Conservation Issues:

- Introduction of development into a rural area with existing biological and cultural resources;
- Continue the ability to provide active stewardship and conservation on the property over a long period of time;
- Introduction of a development into an area where there is a growing concern for maintaining “dark skies”;
- Land use conflicts between proposed development and the Condor Study Area located off-site, adjacent to the north of the Specific Plan Area; and
- Introduce development into an area of oak woodlands and forests.
Land Use Goals

The land use, open space, and conservation issues have guided preparation of goals for the development of the Specific Plan with emphasis on green building principles, minimization of impacts on the environment, and preservation of the historic ranchlands and ranching operations. These goals were used in the preparation of: the land use, open space and conservation policies; implementation measures; the Tejon Mountain Village Special Planning (SP) District Plan (Appendix A); and the Tejon Mountain Village Framework Resource Management Plan (Appendix C).

1. Create a comprehensive plan that:
   a. designates the type and location of all uses;
   b. allows for minimized impacts to the environment, functionality, economic viability, and aesthetic quality; and
   c. provides the necessary flexibility for long-term implementation of the Specific Plan.

2. Provide land use and implementation flexibility within the Specific Plan while maintaining density caps for residential and commercial development.

3. Ensure the provision of safe living environments by recognizing the existing natural hazards in the land use planning process and directing low impact development to areas which are not hazardous.

4. Develop a community that incorporates measures to protect against environmental and physical constraints.

5. Provide for the ability to cluster low impact development.

6. Provide a variety of housing opportunities.

7. Provide for a mix of commercial services, and shopping opportunities to serve the community and highway commercial for the travelling public on Interstate-5.

8. Provide a positive contribution to the County’s economic base.

9. Guarantee water availability for all residents and land use needs.

10. Provide adequate infrastructure and public services.

11. Utilize existing vehicular entrances to the project as the access points to the development areas.

12. To the maximum extent practicable, utilize the existing ranch road network for paved roads and/or trails.
Open Space Goals
(Note: Goal numbering deliberately continued):

13. Create a master planned resort-residential community with an identity consistent with the rural and natural character of the property.

14. Create a development pattern that respects the inherent environmental character of the property by carefully blending development into the property’s natural setting.

15. Carefully manage the interface between development, open space, existing utility easements, and ranching activities.

16. Utilize land use planning techniques to integrate low impact development into the natural character of the landscape, preserving historic characteristics while providing the lowest impact to the environment.

17. Create a community that incorporates and protects the ranching heritage and natural character of the property.

18. Develop a community which emphasizes the value of open space and protects conservation, biological, and cultural resources.
Conservation Goals
(Note: Goal numbering deliberately continued):

19. Create an open space and conservation plan that effectively manages
the interface between low impact development, open space, ranching
activities and the Condor Study Area located off-site, adjacent to the
north of the Specific Plan Area identified within the Tehachapi Uplands
Multi-Species Habitat Conservation Plan.

20. Develop a community that uses less energy, and minimizes the use of
resources and incorporates proven green value approaches to design
and conservation.

21. Provide a variety of recreational opportunities for the residents while
protecting the natural resources.

22. Provide an innovative approach to lighting which will limit development
impacts upon the rural, dark sky condition, consistent with the
International Dark Sky Association recommendation.

23. Promote the conservation of oak tree woodlands for their
environmental value and scenic beauty.

24. Protect oak woodlands and individual oak trees and incorporate into
project development, where possible.

25. Develop a community that utilizes on-site recycling of wastewater for
irrigation of golf courses and associated community landscaped areas
to the extent supplies become available.
2.3 Land Use Concept

The fundamental approach of the land use concept for the Tejon Mountain Village is to create a development pattern that respects the inherent environmental character of the property by carefully blending development into the property’s natural setting. In order to achieve this, the land use concept for Tejon Mountain Village combines two important objectives: preservation of environmental resources and development flexibility over time. The environmental resources of the property create the character framework in which the pattern of development must be interwoven. Based on these objectives, the following sections outline the building blocks of the land use concept.

2.3.1 Land Use Designations;
2.3.2 Williamson Act Contract Land;
2.3.3 Defining the Development Envelope and Building Area;
2.3.4 Development Caps;
2.3.5 Ranchlands Preservation; and
2.3.6 Park and Recreation

Given the relatively long timeframe (approximately 30 years) for project development and the potential for changing market conditions throughout that period, the Specific Plan attempts to incorporate flexibility in its land use designations and in the final location of Building Areas. Such flexibility allows final decisions on uses and development siting to be made as conditions change over time within a framework that ensures the other project objectives are achieved. It is the purpose of the TMV Special Planning (SP) District Plan (Appendix A of this document) to act as the implementation tool for the final siting decisions.

The land use approach utilizes the TMV Special Planning (SP) District Plan (Appendix A) to implement an array of permitted uses within each Zone Classification. It also defines a pattern of use based on those lands determined to be most suitable for development and least disruptive of environmental resources. The project incorporates the implementation of a “Development Envelope,” the area in which development may occur. (See Section 2.3.3, for definition.) The Specific Plan and the implementing TMV Special Planning (SP) District Plan, consistent with the Kern County Special Planning (SP) District Plan, Chapter 19.52. This zoning mechanism has incorporated caps on the amount of commercial and residential development allowed within the Development Envelope (See Section 2.3.4, Development Caps).
2.3.1 Land Use Designations

Exhibit 2-1, Specific Plan Land Use Designations, sets forth a general framework for development consistent with the appropriate Kern County General Plan land use designations. As reflected in this Specific Plan Land Use Designations, Exhibit 2-1, the higher intensity areas of development occur along the I-5 corridor frontage in the commercial area adjacent to I-5 and along the central internal access route. The lowest intensity development areas are located in the higher elevations and more remote areas of the property.

The Kern County General Plan Land Use Designations, which apply to the TMV Specific Plan Area, are set forth below and in Exhibit 2-1. Multiple land uses were applied to reflect the complexity of TMV land use concept and need for clustering in specific areas.

**Map Code 5.1 (29 Dwelling Units/Net Acre Maximum)** - Designed to allow high-density apartments and condominiums in proximity to and within walking distance of urban commercial centers, with a minimum of 1,502 square feet of site area per unit, yielding a maximum of 29 units per net acre.

**Map Code 5.3 (10 Dwelling Units/Net Acre Maximum)** – This category is designed to accommodate urban single-family development on lots with a minimum average size of 4,356 square feet (1/10 of an acre), yielding a maximum of 10 units per net acre in conformance with precise development, cluster, or other special planning ordinance standards.

**Map Code 5.4 (4 Dwelling Units/Net Acre Maximum)** – This category is designed to accommodate urban single-family development on lots with a minimum average size of 1/4 net acre.

**Map Code 5.45 (2 Dwelling Units/Net Acre Maximum)** – This category is designed to accommodate urban single-family development on lots with a minimum average size of 2 net acre.

**Map Code 5.5 (1 Dwelling Unit/Net Acre Maximum)** – This constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region, residential uses of this density will require urban service provision.

**Map Code 5.6 (Residential - Minimum 2.5 Gross Acres/Unit)** – This constitutes a single-family designation with rural service needs in the valley and desert regions, while in the mountain region residential uses of this density will require urban service provision.

**Map Code 5.7 (5.0 Gross Acres/Dwelling Units Maximum)** – Designated in the outlying, less densely settled areas, often characterized with physical constraints and not requiring connections to public water and sewer infrastructure.
Tejon Mountain Village

Specific Plan

LEGEND

5.1 29 Dwelling Units/Net Acre Maximum
5.3 10 Dwelling Units/Net Acre Maximum
5.4 4 Dwelling Units/Net Acre Maximum
5.45 2 Dwelling Units/Net Acre Maximum
5.5 1 Dwelling Unit/Net Acre Maximum
5.6 Residential - Minimum 2.5 Gross Acres/Unit
5.7 5.0 Gross Acres/Dwelling Unit Maximum
5.0 10 Dwelling Units/Net Acre Maximum
5.4 4 Dwelling Units/Net Acre Maximum
5.3 10 Dwelling Units/Net Acre Maximum
5.1 29 Dwelling Units/Net Acre Maximum

Note: Current General Plan land use designations over Williamson Act Contract areas in effect (see Exhibit 2-2) and Specific Plan land use designations held in suspense, until contract expiration in 2010 or 2012.
Map Code 6.2 (General Commercial) – Retail and service facilities of less intensity than regional centers providing a broad range of goods and services which serve the day-to-day needs of nearby residents.

Map Code 6.3 (Highway Commercial) – Uses which provide services, amenities, and accommodations at key locations along major roadways to visitors and through traffic.

Map Code 8.5 (Resource Management) – Primarily open space lands containing important resource values, such as wildlife habitat, scenic values, or watershed recharge areas. These areas are characterized by physical constraints, or may constitute an important watershed recharge area or wildlife habitat or may have value as a buffer between resource areas and urban areas. Other lands with this resource attribute are undeveloped, non-urban areas that do not warrant additional planning within the foreseeable future because of current population (or anticipated increase), marginal physical development, or no subdivision activity. Compatible uses include but are not limited to agriculture, grazing and recreation.

Map Code 3.3 (Other Facilities) – Existing facilities used for public or semi-public services. Permitted uses include, but are not limited to, airports, sewer farms, treatment plants, and water spreading areas.

Map Code 3.1 (Parks and Recreation Areas) – Existing public and private recreation facilities and park areas. The purpose of this designation is to provide a wide variety of facilities to serve the many recreational interests of County residents. Permitted uses shall include, but are not limited to, public and private parks containing facilities for day use, hiking, camping, walking, picnicking, riding, and other recreational activities.

2.3.2 Williamson Act Contract Lands

Approximately 4,087 acres of the Specific Plan Area were under Williamson Act contracts, which had notices of non-renewal filed, but their expiration dates had not yet been reached at the date of approval of this Specific Plan. Of those 4,087 acres, 293 acres are within the Development Envelope. Expiration for all existing contracts will occur on December 31, 2011 and December 31, 2012.

Until the Williamson Act contracts expire, the existing terms of use remain in effect and the Kern County General Plan land use designations remain in place (see Exhibit 2-2, Williamson Act Contract Areas Overlaid on General Plan Land Use Designations). Upon expiration of the contracts, the Specific Plan’s land use designation replaces the existing General Plan land use designations (see Exhibit 2-1, Specific Plan Land Use Designations). The TMV Special Planning (SP) District Plan, Sheet 15, (Appendix A), identifies Williamson Act Contract status and the proposed Zone Classification for those areas held in suspense until Williamson Act contracts have expired.
LEGEND

- Williamson Act Contract

Note: Current General Plan land use designations over Williamson Act Contract areas in effect, and Specific Plan land use designations held in suspense, until contract expiration in 2010 or 2012.
2.3.3 Defining the Development Envelope and Building Area

The Specific Plan includes a Development Envelope to define the maximum potential area of disturbance, allowing the final Building Area to float within the larger potential area of disturbance of the Development Envelope. This is to allow for flexibility in implementation over the approximately 30-year buildout for the project.

Development Envelope is defined as: The area within which development disturbance must occur. This area is subject to a development acres cap and thus will not be entirely developed. It allows flexibility in where the actual area of the development occurs by letting the final Building Area float within the larger Development Envelope's potential area of disturbance. (See also Exhibit 2-3, Development Envelope/Ranchlands Plan).

Building Area is defined as: The area within a subdivision map in which development may occur subject to the development caps or yield caps established for the Specific Plan (See Table 2-1, Development Caps).

The Development Envelope/Building Area was identified by considering four major characteristics of the Specific Plan Area. These factors are described as follows:

1. **Resource Impact Avoidance.** Extensive on-site resource studies and mapping have been utilized to identify a maximum potential Development Envelope that will avoid resource impacts as much as possible. Factors considered include avoidance of riparian corridors, wetlands, habitat and species occurrence, and cultural resources. The TMV Framework Resource Management Plan (Appendix C) identifies resources in order to further avoid, to the extent feasible, resources of concern that may occur.

2. **Topography.** The Development Envelope has been situated to avoid steep slopes and canyon drainages to the greatest extent feasible.

3. **Circulation and Access.** The circulation system within the Specific Plan Area largely follows existing ranch roads that follow the natural terrain of the property. This approach minimizes resource impacts by using existing disturbed areas to the extent feasible and reducing additional impacts that may be associated with constructing new access or roadway facilities.

4. **Hazard avoidance.** The Building Area has been situated to avoid, to the extent feasible, seismic hazards, landslides and flood hazards identified within the site.

Analysis of these factors resulted in the definition of a Development Envelope of approximately 7,867 acres within which all residential, commercial, and resort development will occur (see Exhibit 2-3, Development Envelope/Ranchlands Plan). This area will be subject to the development cap discussed below which will result in an actual Building Area of 5,082 acres. Therefore, approximately 2,785 acres of the Development Envelope will not be developed and will be available to add to the Ranchlands at full buildout of the project.
Tejon Mountain Village
Specific Plan

Exhibit 2-3
DEVELOPMENT ENVELOPE / RANCHLANDS PLAN

LEGEND

RANCHLANDS SUBTOTAL 18,450± Acres (est.)

- Map Code 8.5 (Resource Management) Land Use Designation 15,150± Acres
- Ranchlands outside Development Envelope but within Map Codes 6.3 (Highway Commercial), 6.2 (General Commercial), 5.7 (5.0 Gross Acres/Dwelling Units Maximum), 5.6 (Residential - Minimum 2.5 Gross Acres/Unit), 5.5 (1 Dwelling Unit/Net Acre Maximum), 5.45 (2 Dwelling Units/Net Acre Maximum), 5.4 (4 Dwelling Units/Net Acre Maximum), 5.3 (10 Dwelling Units/Net Acre Maximum), 5.1 (29 Dwelling Units/Net Acre Maximum), 3.3 (Other Facilities), 3.1 (Parks and Recreation Areas) 3,400± Acres (est.)

DEVELOPMENT ENVELOPE SUBTOTAL 7,867± Acres

- Development Envelope 7,867± Acres

TOTAL: 26,417± Acres

Note:
1. Ranchlands identified on Tentative Tract Maps and deed restricted or preserved through conservation easements (see Section 2.3.5).
2. Includes an estimated 2,785 acres which is eventually identified as ranchlands at the time of final map approvals. When added to the 15,150 acres of 8.5 (Resource Management) land use designation and 3,400 acres of ranchlands outside the Development Envelope, the total is 21,335 acres of ranchlands (see Section 2.3.3).
2.3.4 Development Caps

The Development Envelope defines the portion of the Specific Plan Area in which Building Areas, or development, is allowed to occur. The amount of Building Area which is allowed under the Specific Plan, is based on both environmental characteristics of the property and the development vision. The stated vision for Tejon Mountain Village is to “develop a low density mountain resort-residential community sensitively blended into its unique natural setting ....” Based on this vision, plan-wide development “caps” have been established for the Specific Plan Area, to be implemented through the TMV Special Planning (SP) District Plan Zone Classification described in Appendix A and the TMV Framework Resources Management Plan (Appendix C). The development caps are listed as follows:

Table 2-1

DEVELOPMENT CAPS

<table>
<thead>
<tr>
<th>Maximum Total Specific Plan Area Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
</tr>
<tr>
<td>Retail/Office</td>
</tr>
<tr>
<td>Resort, Hotel Support and Recreation&lt;sup&gt;2&lt;/sup&gt; (i.e. hotel lobby, food and beverage, golf clubhouses, equestrian centers, private recreation facilities, etc.)</td>
</tr>
<tr>
<td>Hotel Rooms</td>
</tr>
<tr>
<td>Golf</td>
</tr>
<tr>
<td>Building Area</td>
</tr>
</tbody>
</table>

Note:

1. Does not include public or semi-public facilities (i.e. fire station, water treatment plant, etc.).
2. Does not include or limit the square footage of hotel rooms.
3. Maximum area allowed to be developed within the 7,867-acre Development Envelope.
2.3.5 TMV Ranchlands Preservation

1. Ranchlands

Approximately 21,335 acres of Ranchlands within the Specific Plan Area is permanently preserved for resource conservation, ranching, and other historical uses on the site. The Ranchlands preserved within the Specific Plan Area are shown on Exhibit 2-3 and includes three categories of land:

a. Approximately 15,150 acres of the Specific Plan Area is designated Resource Management, Map Code 8.5, consistent with Kern County General Plan and is implemented with the TMV Special Plan (SP) District Plan (Appendix A) Zone Classification as OA (Open Area), consistent with Kern County Special Planning (SP) District, Chapter 19.52. The preserved land within the 8.5 areas will be managed in perpetuity as described in detail in the TMV Framework Resource Management Plan attached as Appendix C and incorporated by reference to this Specific Plan;

b. An additional approximately 3,400 acres of the Specific Plan Area that are designated Ranchlands outside the Development Envelope, but within Map Codes 6.3 (Highway Commercial), 6.2 (General Commercial), 5.7 (5.0 Gross Acres/Dwelling Units Maximum), 5.6 (Residential - Minimum 2.5 Gross Acres/Unit), 5.5 (1 Dwelling Unit/Net Acre Maximum), 5.45 (2 Dwelling Units/Net Acre Maximum), 5.4 (4 Dwelling Units/Net Acre Maximum), 5.3 (10 Dwelling Units/Net Acre Maximum), 5.1 (29 Dwelling Units/Net Acre Maximum), 3.3 (Other Facilities), 3.1 (Parks and Recreation Areas), will be subject to conservation easements [and/or deed restrictions]; and

c. An additional approximately 2,785 acres of the Specific Plan Area that are within the 7,867-acre Development Envelope will be permanently preserved by means of conservation easements and implemented through the TMV Framework Resource Management Plan (Appendix C)].
2. Resource Management

Conservation of natural resources within the Specific Plan Area is an important objective of the TMV plan. The principal method to achieve this objective is to ultimately preserve and manage the habitats and environmental resources within the Ranchlands of the Specific Plan Area in a configuration that supports biodiversity. In addition to preservation of resources within the Ranchlands of the Specific Plan Area, some sensitive resources will occur within the defined Development Envelope and will require resource-specific management guidelines.

The planning process for TMV has identified the resource areas of highest value for preservation, and a TMV Framework Resource Management Plan (Appendix C) has been developed to establish a management plan. The TMV Framework Resource Management Plan (Appendix C) identifies those areas within the Specific Plan Area under which a conservation easement and/or deed restriction is necessary. Further, the TMV Framework Resource Management Plan (Appendix C) identifies certain areas within the Development Envelope where sensitive resources have been identified and sets forth specific management practices to protect these resources.

2.3.6 Parks and Recreation

1. Governing Regulations

Tejon Mountain Village (TMV) includes a wide array of passive and recreational opportunities within the context of a mountain resort residential community and that are expected to more than adequately offset the project’s demands for parkland. As parkland requirements are assessed at the subdivision stage of development, the proposed mitigation framework is designed to inform that assessment process by setting the standards by which credits are given for recreational facilities and open space within the TMV Specific Plan and Special Plan.

The California Subdivision Map Act (Map Act; California Government Code Section 66410 et seq.) sets forth procedures regarding the subdivision of land within the state. The Map Act includes provisions that identify allowable methods under which local land use authorities may require recreational land dedications or an in-lieu fee payment as a condition of subdivision approval. These provisions are commonly called the Quimby Act.
Section 66477 of the California Subdivision Map Act (Quimby Act) identifies allowable methods under which local land use authorities may require recreational land dedications or in-lieu fee payments as a condition of subdivision approval. Specifically, the Quimby Act provides that planned developments and real estate developments among other types of projects and condominiums, shall be eligible to receive a credit, as determined by the legislative body, against the amount of land required to be dedicated, or the amount of the fee imposed, for the value of private open space within the development which is usable for active recreational uses.

Kern County has implemented the Quimby Act in Section 18.50.080 of the Kern County Land Division Ordinance, which requires that every land division include a dedication of parkland or payment of an equivalent in-lieu fee. In addition, portions of the project area are located within the Bear Mountain Recreation and Park District and Tehachapi Valley Recreation and Park District; therefore the portions of the project that lie within these districts are subject to Chapters 19.98 and 19.100 of the Kern County Land Division Code.

2. Park and Recreation Mitigation Program

Park and Recreation requirements for TMV will be fulfilled by dedication of land and improvements to both public and private parks, trails and a variety of other recreation facilities. Quimby credits for dedication and improvements shall accrue on a cumulative basis and serve to satisfy the Quimby requirements of subdivisions as set forth in the Park and Recreation Mitigation Program of the TMV Special Planning (SP) District Plan, Sheet 15.

The framework for the TMV Park and Recreation Mitigation Program requirements shall include the following tenets:

a. It is anticipated that the commitment of land and improvements made for private recreation facilities and trails will exceed County parkland dedication requirements.

b. To the extent that adequate credit is not provided through the provision of private facilities and trails, in-lieu fees would be paid to make up any difference.

c. Credits towards each subdivision map’s parkland requirements shall accrue on a cumulative basis and serve to satisfy the County and Quimby requirements for subdivisions that are proposed within the Specific Plan Area.

d. Private recreational facilities will receive 50% credit for the land area plus 50% credit for the value of improvements.

e. Public recreational facilities will receive 100% credit for the land areas and 100% for the value of improvements.
2.4 Land Use, Open Space and Conservation Policies

Land Use Policies

1. All development shall use the Site Development Plan Review to implement the policies of this Specific Plan.

2. Implement water conservation as part of the development of the community and utilize water banking as a tool to provide a safe and reliable water source for the residents.

3. Provide a variety of residential product types/options within the Specific Plan in order to allow a range of housing opportunities within the Specific Plan Area.

4. Allow mixed-use developments, commercial and residential, by allowing all types of residential units within commercial, resort and/or recreational use Zone Classifications.

5. Allow for development of commercial uses that are located within areas designated for commercial use to serve the needs of the Specific Plan area residents, as well as visitors to the community.

6. Commercial uses of neighborhood scale may be allowed in areas designated for residential use provided that such uses are found to be appropriate and compatible with surrounding uses.

7. Ensure adequate fire, police and emergency medical response for residents and visitors.

8. Allow for the development of public service facilities to serve residents and visitors where needs have been identified.

9. Ensure adequate solid waste disposal service is available for the Specific Plan Area.

10. Require a restricted landscape palette for the landscaping plans for all development in order to protect the natural environment and prevent wildfires.

11. Development shall be designed to minimize impacts on the natural environment and natural resources and to provide a high quality living and resort environment.
12. Allow for a range of residential uses within areas designated for higher density.

13. All subdivisions maps shall identify the Development Envelope area boundary (if applicable) on each lot designated for future development and include a specific reference as to the conservation mechanism established for the area outside the Development Envelope.

14. Prior to submittal to the County, an application for Site Development Plan Review shall have verification that it has been reviewed and approved for content by the TMV architectural review committee.

15. Equestrian and recreation facilities and their ancillary uses shall be a compatible use in all Specific Plan land use designations.

16. Preserve resources by allowing ranching operations outside of all Building Areas pursuant to The TMV Framework Resource Management Plan (Appendix C).

17. Development shall only be allowed within the non-restricted portions of a parcel which will correspond to the Development Envelope area as identified on all subdivision maps.

18. To reduce car trips, provide commercial land uses within the Specific Plan Area sufficient to accommodate the daily retail and service needs of residents and visitors.

19. Maintain water quality by implementing Best Management Practices which have been identified in the water quality guidelines.

20. Golf courses shall utilize for irrigation reclaimed water from the on-site wastewater treatment plant to the extent available.

21. Community landscaped areas shall utilize reclaimed water from the on-site wastewater treatment plant for irrigation to the extent it is available and practical.

22. Create Site Development Plan Review criteria that ensures the utilization of drought-tolerant landscaping in all Building Area landscaping, including single family and multi-family development.

23. Require verification of compliance with air quality emission reduction programs through the subdivision map approval process.

24. Incorporate energy efficient construction techniques and materials consistent with comprehensive guidelines and sustainable principles.

25. The wastewater treatment plant shall utilize a state-of-the-art design and incorporate on-site recycling of water.
26. All project construction shall implement and comply with the Best Management Practices required by the State Water Resources Control Board General Permit pertaining to discharges associated with construction activities.

27. Development shall strive, to the maximum extent practicable, to avoid and/or conserve:
   a. Riparian and wetland areas;
   b. Large blocks of key habitat types, such as oak woodlands and savannah;
   c. Floodplains;
   d. Cultural resource sites; and
   e. Geologic hazards, steep and unstable slopes and fault zones.

28. All new development shall use existing vehicular access points and roadways to minimize disturbance to the extent practicable.

29. Provide for visitor serving resort facilities to encourage recreational opportunities and create a positive fiscal impact to the County.

30. Provide adequate recreational activities and service for residents and visitors while preserving the natural resources within the Ranchland areas of the site.

31. Restrict development near existing cement operations to protect against undo health and safety hazards.

32. Allow for managed hunting/predation control programs as identified within the Resource Management Plan.

Open Space Policies

33. Retain existing vegetation on undeveloped portions of property and incorporate a plant palette containing natural vegetation plant materials into landscaping for disturbed areas to be revegetated.

34. Utilize design features, operational practices and education to minimize impacts between residential and ranch operations where these land uses interface.

35. Develop resident and visitor awareness and support for local grazing operations.

36. Allow historic ranching uses and activities to continue as a permitted use within Ranchlands of the project.
LAND USE, OPEN SPACE AND CONSERVATION

37. Allow for existing ranching operations to remain in operation outside of all development areas pursuant to a resource management plan designed to preserve resources and to maintain cultural and historical values of the site.

38. Restrict uses within Ranchlands to grazing, environmental education, adaptive open space management, low impact recreation such as hiking and equestrian on designated trails, and managed hunting/predation control programs.

Conservation Policies

39. Develop broad design guidelines to create and preserve a community character that is consistent with the natural character and rural nature (including the dark night sky) of the Specific Plan Area.

40. Ensure that light and glare from new development projects are minimized throughout the Specific Plan Area by using dark sky guidelines for all outdoor lighting.

41. Prohibit residential (excluding caretaker’s quarters) or commercial development within conservation easements and/or Map Code 8.5 (Resource Management).

42. Prohibit motorized activities within the 8.5 (Resource Management) land use designation areas, except on: community streets; emergency/maintenance vehicle access routes; permitted wildlife monitoring routes; and for ranching activities.

43. Form a resource management organization to manage the Ranchlands portion of the Specific Plan Area, and implement the conservation easements and/or deed restrictions.

44. Require impacted oak tree canopies to be identified on all plans submitted for site plan and grading plans review.

45. Utilize design features, operational practices, cooperation with State and federal agencies, and resident education programs to sustain a healthy natural environment within the project’s Ranchlands and minimize impacts between project development and sensitive wildlife resources.

46. Incorporate guidelines designed to encourage the use of renewable resources both on-site and off-site.

47. Preserve approximately eighty percent (80%) of the Specific Plan Area as Ranchlands to preserve the rural character of the site.
LAND USE, OPEN SPACE AND CONSERVATION

48. Utilize resource mapping to identify environmental features and to provide connectivity to adjacent conservation areas.

49. Maintain visual resources and natural landforms by conserving prominent topographic features which are to be identified in a specific exhibit on all subdivision maps.

50. Allow areas with Williamson Act contracts to continue their existing uses and activities providing they are in conformance with the contract’s Uniform Rules.
2.5 Land Use, Open Space and Conservation Implementation Measures

The following land use, open space, and conservation implementation measures are identified for the project:

A. The TMV Special Planning (SP) District Plan defines Zone Classifications that incorporate custom lots, attached products, clustered products, fractional and condominium opportunities to broaden the residential pricing and ownership opportunities. **(Policy 1)**

B. To ensure compliance within all requirements of the SP TMV Special Planning (SP) Plan (Appendix A) Plan and any mitigation measures adopted by the Board of Supervisors, all development within the TMV Specific Plan area, including single family residences, are required to do a Site Development Plan Review that is first reviewed by TMV for certification of its adherence to the Specific and TMV Special Planning (SP) District (Appendix A) and then approved by the County prior to issuance of building permits. **(Policies 1 and 14)**

C. The TMV Special Planning (SP) District Plan (Appendix A) includes special Zone Classifications that allow mixed development combining residential, commercial and resort and/or recreational uses in designated locations as well as different housing types and styles. **(Policies 2, 4, 6 and 39)**

D. TMV Special Planning (SP) District Plan (Appendix A) identifies permitted residential uses within the Resort, Mountain Residential, Village Mixed Use, and Open Area Zone Classifications and limits density through the development standards provisions of that zone. **(Policy 11, 12 and 13)**

E. The implementing TMV Special Planning (SP) District Plan (Appendix A) development standards provide for innovative residential design through the incorporation of flexible design and siting standards, and promote clustering as a means of maximizing the preservation of open space. **(Policies 2, 3, 4 and 24)**

F. The TMV Special Planning (SP) District Plan (Appendix A) allows commercial development in the Village Mixed Use, Mountain Residential, and/or Resort Zone Classification areas. **(Policies 4 and 5)**

G. The implementing TMV Special Planning (SP) District Plan (Appendix A) development standards, as well as the TMV Design guidelines (Appendix B) provide for innovative commercial and resort development design through the incorporation of flexible design and siting standards. **(Policies 4 and 5)**
H. Prior to approval of development projects, developers will be required to coordinate with the appropriate agencies to determine adequate service and response for fire, police, emergency medical services, and solid waste disposal services are available and adequate to serve the development. (Policies 7, 8, and 9)

I. The TMV Special Planning (SP) District Plan identifies public facilities, and other uses such as museums and libraries as permitted uses within each Zone Classification. (Policies 7, 8, and 9)

J. The Site Development Plan Review process implements TMV Design Guidelines (Appendix B) and TMV Special Planning (SP) District Plan (Appendix A) development standards that ensure that the design and siting of development is integrated into the natural setting with as little disruption of the natural character of the Specific Plan Area as possible. (Policies 3, 10, 32, 33 and 45)

K. A landscape plan is required as a requirement of the Site Development Plan Review process for all development lots, including single family residences. Landscape materials shall be compatible with the surrounding existing vegetation and conform to the drought-tolerant landscaping requirements set forth in the TMV Design Guidelines (Appendix B) in areas of plant material, water features, mulch and irrigation. (Policies 10 and 29)

L. TMV Design Guidelines (Appendix B) incorporates design criteria to address minimization of light and glare and preservation of dark skies in the area. The guidelines shall also incorporate the principles of buffering through the use of orientation and landscaping, and compatible use of materials and colors to minimize excess light spillover and reflection within buildable areas, especially where development abuts open space areas. (Policies 34, 35, 39 and 40)

M. TMV Design Guidelines (Appendix B) incorporates design criteria to address community image and create an aesthetic style that is consistent with the ranching and natural setting of the project that will allow development to blend into the environment and reduce visual impacts. (Policies 11 and 34)

N. Subdivision maps within the Specific Plan Area are required to plot the Development Envelope boundary on all lots and to add clear annotation of the proposed conservation easement mechanism proposed to conserve Ranchlands. (Policy 13)

O. Submittal requirements for County Site Development Plan Review shall include documentation that the appropriate Tejon Mountain Village review organization such as a Homeowner’s Association, Property Management Companies or the Tejon Mountain Village Master
Developer have reviewed and approved the development plans that are being submitted. *(Policies 1 and 17)*

P. Submittal requirements for County Site Development Plan Review shall include showing oak tree canopies within the area to be developed on plans submitted for review. *(Policy 44)*

Q. TMV Special Planning (SP) District Plan (Appendix A) identifies permitted equestrian and recreational uses within the Resort, Mountain Residential, Village Mixed Use, and Open Area Zone Classifications. *(Policy 15)*

R. Implementing development standards of the TMV Special Planning (SP) District Plan (Appendix A) includes ranching operations as permitted uses all Zone Classification areas. *(Policies 15, 16, 32 and 33)*

S. TMV Design Guidelines (Appendix B) shall include specific development design criteria to guide development improvements in order to preserve and protect the rural ambiance of the region. Development design criteria shall also provide methods to appropriately incorporate development that compliments physically and environmentally constrained areas. *(Policies 26, 34, 36, 48 and 49)*

T. The implementing TMV Special Planning (SP) District Plan (Appendix A) development standards prohibit off highway, motorized activities within the Ranchlands of the Specific Plan except for maintenance, security, emergency vehicle access, permitted wildlife management, security vehicles and ranching activities. *(Policy 36, 37 and 42)*

U. The Master Developer shall form resource stewardship organizations to manage portions of the Specific Plan Area. The resource stewardship organization shall be formed prior to issuance of the first residential building permit. *(Policy 36, 38 and 43)*

V. Conservations easements (or other similar conservation mechanism), shall be recorded over open space areas designated for conservation at the time of final map recordation. *(Policies 13, 17, 36 and 41)*

W. An Oak Tree Management Plan is incorporated as part of the TMV Framework Resource Management Plan (Appendix C) to the Specific Plan. One of the goals of the program is to improve the conservation value of preserved oak woodlands by increasing age diversity to minimize impacts to oak trees. The Oak Tree Management Plan includes criteria for oak tree removal and replacement. *(Policies 40 and 44)*
X. The Master Developer utilizes conservation easements to govern Ranchlands and limit public access to allow only residents, resort guests, and conservancy-led public tours. Prior to the issuance of the first residential building permit, the Master Developer establishes a permanent funding mechanism for a conservancy or land stewardship organization to implement the TMV Framework Resource Management Plan (Appendix C) which shall include guidelines for:

1. Habitat Management;
2. Sensitive Species Management;
3. Flood Plain Management;
4. Agricultural/Ranching Activities;
5. Cultural Resources Management;
6. Wildfire Management;
7. Public Access Guidelines;
8. Environmental Education; and

The TMV Special Plan incorporates these programs into conditions of the plan as part of the subsequent review and approval of site plans and/or subdivision maps. (Policies 26, 27, 34, 37, 39, 42, 44, 45, 46 and 48)


Z. Prior to the submittal of the first Site Development Plan Review plan, the Master Developer shall prepare an environmental education program to be developed and disseminated to educate residents and resort guests on the value of environmental education and the value of grazing operations. A copy shall be submitted to the Planning Department as a requirement of the Site Development Plan Review process. (Policies 31, 33, 37 and 38)

AA. TMV shall construct a reclaimed water treatment facility and will use reclaimed water for golf course and community landscape irrigation systems; to the extent supply is available. Biosolids from the wastewater treatment facility will be treated on-site. The TMV Special Planning (SP) District Plan (Appendix A) provides options to dispose of treated biosolids on Sheet 4. (Policies 20 and 25)

BB. The TMV Design Guidelines (Appendix B) incorporates a prohibitive plant materials plant palette and a permitted plant materials plant palette. The intent of the prohibitive plant palette is to protect the existing TMV vegetation and landscape improvements from invasive plant species. The permitted plant palette lists those plant species suitable for use in both Master Developer landscape treatments and individual site-specific landscape plans for homeowners. (Policy 21)
CC. The TMV Design Guidelines (Appendix B) and the TMV Sustainability Plan (Appendix F) shall incorporate energy-efficient design features outlining energy and water conservation techniques for site planning and building design. Included in the energy-efficiency section of the TMV Design Guidelines (Appendix B) and the TMV Sustainability Plan (Appendix F) shall be: air quality emission reduction programs; construction related energy efficiency programs; and on- and/or off-site renewable energy programs. (Policies 2, 22, 23, and 43)

DD. TMV Design Guidelines (Appendix B) and TMV Sustainability Plan (Appendix F) include feasible measures that serve to reduce water and energy use (e.g., for interior fixtures, require tank-less water heaters and low flow plumbing) and establish a Maximum Applied Water Allowance (MAWA) budget for each lot or home. (Policy 2)

EE. The Specific Plan includes a TMV Fire Protection Plan (Appendix D) which provides development requirements relative to fire prevention and emergency. (Policies 10 and 30)

FF. To avoid, minimize and mitigate impacts to aquatic resources and protected aquatic species, the Master Developer shall comply with the terms of all Clean Water Act Section 404 Permits issued by the U.S. Army Corps of Engineers, Section 401 Water Quality Certifications made by the Regional Water Quality Control Board, and Streambed Alteration Agreements completed with the California Department of Fish and Game as may be required. (Policies 26, 27, 30, 33, 43 and 45)

GG. Master Developer is required to establish an ongoing environmental educational outreach program for original and subsequent purchasers prior to issuance of grading or building permits, informing them of the natural resource issues within the Specific Plan Area, and on the larger Tejon Ranch. (Policies 26, 30, 33, 37, 38, 43 and 45)

HH. Provide for visitor serving resort facilities with up to 750 lodging units and up to 350,000 square feet of support facilities through conditions on the TMV Special Planning (SP) District Plan (Appendix A), and as identified as permitted uses within the Resort Zone Classification. (Policies 4, 18 and 29)

II. Allow for up to 160,000 square feet of commercial and highway commercial use, through conditions on the Special Planning (SP) District Plan, and as identified as permitted uses of the Zone Classifications in order to provide for the daily retail, service and entertainment needs of residents and visitors. (Policies 4, 6 and 18)

JJ. Preserve approximately 21,335 acres or eighty percent (80%) of the Specific Plan as Ranchlands by limiting development to occur within the Development Envelope and within the 3,400 acres of designated development areas and setting development cap limits through conditions on the TMV Special Planning (SP) District Plan (Appendix A). (Policies 17 and 47)
KK. The implementing TMV Special Planning (SP) District Plan (Appendix A) incorporates private rural road standards and TMV Design Guidelines (Appendix B) for the road network to ensure that the design and siting of roadways is integrated into the natural setting with as little disruption as possible. (Policy 28)

LL. The implementing TMV Special Planning (SP) District Plan (Appendix A) shall provide an opportunity for transit connection area to be located within the Visitor Mixed Use Zone Classification, the location of which is to be coordinated with Kern Regional Transit, Los Angeles County, Santa Clarita Transit, and Amtrak for bus service to the Specific Plan Area. The TMV Design Guidelines (Appendix B) shall also provide criteria for the inclusion of bicycle storage racks in the commercial center and at all commercial and recreational centers. (Policy 28)

MM. The Specific Plan and TMV Special Planning (SP) District Plan (Appendix A) specify that current General Plan land use designations and Zoning Designations shall remain in effect and that the proposed Specific Plan land use designations and Zoning Designation is to be held in suspense until contract expiration. (Policy 50)

NN. Development standards of the TMV Special Planning (SP) District Plan (Appendix A) shall allow all residential types in the Resort (R) Zone Classification subject to the density provisions of the Specific Plan. (Policy 3)
3 CIRCULATION AND INFRASTRUCTURE

3.1 Purpose and Scope

The Circulation and Infrastructure Chapter addresses the circulation system of Tejon Mountain Village. It describes present and planned circulation facilities which link residential, commercial, recreational, and open space uses within Tejon Mountain Village, as well as provide an overview of how the Specific Plan Area is linked to surrounding circulation facilities. The circulation system consists of vehicular and non-vehicular facilities including roads and multi-purpose trails. Establishing a guide for future development of the system, the chapter identifies the general distribution, location, and type of circulation components to be developed within TMV. The circulation system has been designed to maximize the use of existing roadways and utilize existing access points. The Backbone Circulation Plan (Exhibit 3-1) classifies vehicular facilities according to their function.

This chapter also addresses backbone infrastructure. The circulation system provides the principal alignment for water and sewer distribution, collection and conveyance facilities, as well as the principal system that will cross the various drainage courses on the site. Water, sewer and drainage plans also depict the respective infrastructure systems at a backbone design level.

This chapter also contains a discussion of existing circulation facilities and identifies circulation and infrastructure issues within the Specific Plan Area. The identified issues provide direction for developing goals and policies to guide circulation and infrastructure facility decisions in the subsequent implementation of the Specific Plan Area.

3.2 Circulation and Infrastructure Issues and Goals

The circulation and infrastructure issues and goals set forth below have guided preparation of the circulation and infrastructure plans, policies, and implementation program.

3.2.1 Circulation Issues

County-wide Issues:

• The Kern County Circulation Element requires a minimum standard of Level of Service D for all County roads;

• Portions of Interstate 5 serving the TMV Specific Plan Area are required by Caltrans to maintain, meet, or exceed the existing Level of Service C;

• The Kern County Circulation Element designates a number of public Collector roads for future development through the Tejon Mountain Village Specific Plan Area which are not consistent with the Specific Plan development scheme and goals;
Design Issues:

• Provide safe public and private access roads throughout the Specific Plan Area which meet Kern County emergency services safety standards;

• Provide a safe roadway network into a mountainous area with limited access points;

• Topographic and natural resource considerations necessitate circulation design flexibility;

• Wildlife and ranch cattle are a safety hazard on roadways;

• Provide alternative transportation options within and outside the Specific Plan for the preservation of air quality, energy efficiency, and health considerations and reduce traffic impacts on local roads and Interstate 5;

Access Issues:

• Lebec/I-5 interchange as a main access point to the property may be limited to adequately serve the needs of the residents and visitors of the plan area;

• This area provides only limited access to the Specific Plan Area, which at the time of approval is limited to Interstate 5 and connection to other local road networks via Lebec Road;

• Provide adequate fire and emergency vehicle access to all areas of the Specific Plan;

Maintenance Issues

• The long-term maintenance of the private roadway portion of the roadway system;

• Snow and ice removal for the privately-maintained road system; and

• Adequate access for the ongoing ranching activities for maintenance and emergency purposes.
3.2.2 Infrastructure Issues

- Designing drainage control and erosion prevention improvements compatible with sensitive natural resources;
- Maintaining the high aesthetic quality of the existing rural and natural character of the property while providing infrastructure to serve the commercial and residential developments;
- Provide adequate water to serve the residents and businesses of TMV;
- Lakes and golf courses must use other sources of water than local groundwater per the policies of the Kern County General Plan; and
- The developer must provide adequate infrastructure for the residents and visitors of the Specific Plan per the policies of the Kern County General Plan;
- Provide responsible alternatives for disposal of biosolids; and
- Protecting habitable structures and wastewater treatment facilities from flood risks.

To address the circulation issues identified above, the following goals have been set forth:

3.2.3 Circulation Goals:

**County-wide:**

1. Delete the collector reservations as shown on the Kern County General Plan Circulation map while providing adequate private circulation to the residents and visitors to the Specific Plan Area.

2. Maintain a minimum Level of Service D on all County circulation system segments.

**Design:**

3. Design a circulation system that maximizes existing roadways and utilizes existing access points to minimize disturbance in the plan area.

4. Create a comprehensive and integrated circulation plan that designates the type, location, and extent of vehicular and non-vehicular facilities, and embraces all aspects of design including environmental preservation, functionality, economic efficiency, and aesthetic quality.

5. Create a circulation plan that carefully manages the interfaces between circulation improvements, infrastructure improvements, open space, and environmental resources.
6. Create a non-vehicular circulation system (i.e., trail system) to provide controlled access to open space areas and environmental features of the property; and promote healthy alternatives to vehicular transportation.

7. Create trail design options which allow for the implementation of multi-use trails adjacent to the public road network of the Specific Plan Area.

**Access:**

8. Provide safe and adequate access for the residents and visitors of Tejon Mountain Village.

9. Develop private improvement standards that accommodate adequate fire emergency vehicle circulation and turning movement requirements and meet fire ordinance standards.

**Maintenance:**

10. Create flexible design standards, which recognize and respect the rural nature and the natural topography of the Specific Plan Area while still allowing snow and ice removal, safe driving and emergency vehicle access.

11. Provide adequate maintenance of the private circulation system.

**3.2.4 Infrastructure Goals**
(Note: Goal numbering deliberately continued):

12. Develop infrastructure improvement standards that incorporate environmentally sensitive drainage control methods.

13. Develop sewer, water and drainage facility backbone plans to provide required service capacities to all Building Areas of the Specific Plan Area.

14. Use recycled water from an on-site wastewater treatment plant as a permanent source of water for the golf courses and community landscaped areas to the extent available for irrigation.

15. Develop acceptable options for the disposal of biosolids which do not adversely affect the residents of Kern County.

16. Develop drainage improvements that results in no increased flood risk to habitable structures or other important water treatment facilities.
3.3 Circulation Plan

Tejon Mountain Village is planned as a resort community with a rural ranch character. The circulation system and proposed road sections are designed to reinforce this theme. At the same time, the road sections and circulation connections are designed to handle projected traffic demands as well as safety objectives and emergency vehicle needs. The circulation system is comprised of two components, vehicular and non-vehicular, which are described below. The vehicular circulation system is shown in Exhibit 3-1, Backbone Circulation Plan. Public road standards are subject to Kern County design standards. The private road classifications are set forth below while their standards are set forth in the TMV Special Planning (SP) District Plan (Appendix A), Road Sections and the Roadway Development Standards.

3.3.1 Vehicular Circulation

1. Public Roads

Lebec Road will be the primary access to TMV, using the Lebec interchange at Interstate 5 as the main point. A public road system is planned to serve the commercial and hotel uses within the mixed-use commercial area adjacent to I-5 and continue into the site to formal community entry points. From these formal entry points on, the circulation system will be composed of private roads. Lake Road entering the community from the Lebec Road will serve the commercial area, making most of this Building Area accessible to the public. An opportunity for a Transit Connection is identified within this area to encourage use of public transit opportunities.

Existing Lebec Road crosses a corner of the Specific Plan Area adjacent to I-5 approximately two miles north of the Lebec/I-5 interchange near Rising Canyon Road to provide a second access point. The portions of this second public entry point will be improved subject to County road standards (i.e., intersection extension, resurfacing, and realignment).

A third access point that could be used is the Frazier Mountain Park Road Interchange at Interstate 5. Residents and visitors can go west of Frazier Mountain Park Road, go north on Lebec Road over Interstate 5 and access the specific plan area from that point.

A fourth access point that could be used is the Gorman at Interstate 5 interchange. Residents could go north on Peace Valley Road to Frazier Mountain Park Road and then access the specific plan area as outlined above.

Public road classifications are set forth on Exhibit 3-1, Backbone Circulation Plan. Other than for freeway ramps, public roads are to be constructed to county standards. Any improvements needed to freeway ramps are to be constructed per Caltrans requirements. The two main access points (interchanges) from Interstate 5 to the specific plan area are Lebec Road and Fort Tejon.
2. **Private Road System**

All internal roads within the TMV Specific Plan Area behind the gated entry points are private and privately maintained. The primary internal access road (Lake Drive) would continue into the TMV Specific Plan Area along the north side of the lake from an entry gate just beyond the mixed-use commercial area adjacent to I-5. A second access gate at the southerly side of the mixed-use commercial area provides access to the Building Areas on the south side of Castac Lake. Rising Canyon Road is a third gated entry point and provides access to the majority of the Building Areas northerly of Lake Drive. Rising Canyon Road connects to Lake Drive in the central portion of the Specific Plan Area.

The private internal road system is comprised of the following facilities that have development standards presented in TMV Special Planning (SP) District Plan (Appendix A), Road Development Standards.

- **Private Spine Roads** - A series of loop roads providing primary access to Building Areas. Private Spine Roads provide one travel lane in each direction except that turn lanes may be provided at intersections.

- **Private Neighborhood Roads** – Provide direct access to residential and resort Building Areas and individual lots. These Private Neighborhood Roads provide one travel lane in each direction.

- **Emergency Vehicle Access Roads (EVA)** - For efficient emergency and fire vehicle access, roads are looped, and Emergency Vehicle Access Roads (EVAs) are provided as needed. EVAs provide one travel lane in each direction in a 24-foot right-of-way.

For efficient emergency and fire vehicle access, long roads are looped or interconnected to provide two means of access. Emergency Vehicle Access Roads (EVAs) are provided as needed and are intended as secondary emergency access for areas with long cul-de-sacs, and are not intended to provide residents primary access to individual lots but will be used only in emergency circumstances. EVAs provide one travel lane in each direction in a 24-foot right-of-way.

- **Shared Driveways** - Lots may be served by Shared Driveways, in addition to Private Spine and Private Neighborhood Roads. Shared Driveways serve 10 lots or less and provide one travel lane in each direction.

- **Individual Driveways** - Lots may be served by Individual Driveways, in addition to Private Spine and Private Neighborhood Roads. Individual Driveways provide one travel lane.
CIRCULATION AND INFRASTRUCTURE

The internal road system generally follows existing ranch road alignments, which have been developed to fit the topography of the site. The Specific Plan Area is served by a series of road loops, which tie back to one of the three access gates described above.

Private Spine and Private Neighborhood Roads generally provide one travel lane in each direction with striping defining the center of the road, however, when terrain warrants, these roads may be physically divided to preserve significant vegetation, rock outcrops or better fit existing topography.

3.3.2 Non-Vehicular Circulation

In addition to the vehicular circulation system, a non-vehicular circulation system is incorporated within the Specific Plan Area. This non-vehicular system is composed of a variety of bicycling, horseback riding, and on-trail walking and hiking opportunities. Within higher-use activity nodes such as golf courses, resort facility areas, and clustered residential neighborhoods, private trail systems will be incorporated into final design solutions to encourage non-vehicular circulation, subject to design concepts and standards set forth in TMV Design Guidelines (Appendix B). Public access trails located in the mixed-use area outside of TMV gates, adjacent to Interstate 5, will accommodate both TMV residents and visitors.

In outlying areas, the private trails will generally follow existing trails and ranch roads, conforming to natural landforms. Additional trails may be constructed as needed, subject to design concepts and standards set forth in TMV Framework Resource Management Plan (Appendix C).

Multi-use trail alignment is shown on Conceptual Trails Plan (Exhibit 3-2) and is structured to encourage use of non-vehicular access to the mixed-use commercial area adjacent to I-5 and the Transit Connection. The multi-use trail within the public road area is subject to County road standards when included within the public road right-of-way. Design options for trail alignments, which are outside of the public road right-of-way, are set forth in the TMV Special Plan (SP) District Plan (Appendix A). Within the private road areas, the multi-use trail is of a variable dimension to provide resource sensitivity flexibility. The multi-use trail may vary between 6 feet to 12 feet in width and be paved with asphalt, concrete, and/or stabilized with earthen materials such as decomposed granite. Trail sections to be used by horses are to be constructed with earthen materials. The trail linkage to the Transit Connection is intended to encourage residents, visitors and employees to utilize non-vehicular circulation opportunities including walking within the community and off-site public transportation.
Tejon Mountain Village
Specific Plan

Exhibit 3-2
CONCEPTUAL TRAILS PLAN

LEGEND

- Multi-Purpose Trail
  (See Section 3.3.2 Non-Vehicular Circulation)
- Existing Ranch Roads Outside Development Envelope (Potential Trails)
- Offsite Trail Linkage Point
- Specific Plan Boundary

Note: Alignment is conceptual. Final alignment to be determined with each tentative tract map that covers the geography of the trail.
3.4 Infrastructure Plans

3.4.1 Water Supply and Distribution

The water supply for potable use is State Water Project provided by the Tejon Castac Water District. The SWP Aqueduct passes through the TMV Specific Plan Area and provides a turnout for access to Aqueduct water within the east-central portion of the Specific Plan Area where Lake Drive crosses Bear Trap Canyon.

A new water treatment plant is to be constructed to treat the raw aqueduct water in accordance with standards and regulations set by the Safe Drinking Water Act and State Department of Health Services for potable supplies. The treatment plant is to be expanded in phases as development needs require. In addition, temporary treatment facilities may be used on an interim basis to meet early project demands for portable water.

Due to the terrain, the geographic extent of development, the phasing of development over time, and elevation differences across the site, the TMV Specific Plan Area requires multiple pressure zones and a series of water storage tanks distributed throughout the Specific Plan Area. Individual tank storage location and capacity is based on projected water demands, minimum and maximum pressures, operational requirements, maximum day storage, and fire flow requirements. Pressure zones are interconnected for system reliability through booster pumps and/or pressure reducing stations.

Distribution pipelines are sized to meet maximum day demands, peak hour demands, and fire flow requirements, and generally follow the internal roads system with potable water pumped from the treatment plant into each pressure zone. The Backbone Water System Plan is depicted on Exhibit 3-3.

A non-potable water supply system is planned for the TMV Specific Plan Area to supply such demands as irrigation water to golf courses and selected areas for irrigating landscaping. Sources for non-potable water include raw water from the State Aqueduct and recycled water, treated to a tertiary stage (pathogen free) from the TMV wastewater treatment plant. A separate pipeline distribution system delivers non-potable water within the TMV Specific Plan Area to the golf courses and the community landscape areas along routes to the golf courses. This distribution system includes pump stations and storage tanks, and the golf courses may have on-site storage ponds or lakes for non-potable water. Storage ponds may also be needed near the wastewater treatment plant to store excess reclaimed water in cooler seasons when irrigation demands are reduced.

Design and operation of the potable and non-potable water systems are to be in accordance with the Tejon Castac Water District standards and the State Department of Health Services.
Exhibit 3-3

Tejon Mountain Village
Specific Plan

LEGEND
- Storage Tank
- Water Treatment Plant
- Water Distribution Pipeline
- Specific Plan Area

Notes: Final locations to be determined at the final engineering level.
Temporary water treatment facilities may be located within other areas of the site to serve potable demands subject to the TMV Design Guidelines (Appendix B).
3.4.2 Wastewater System

Sewer services are provided by Tejon Castac Water District. An on-site wastewater reclamation facility is located near the existing equestrian facility, in the Village Mixed-Use area. This plant is to provide pathogen free “tertiary” effluent in accordance with Title 22 of the California Code of Regulations for unrestricted reuse applications. Reclaimed water is to be used in the non-potable water distribution system for various landscaping needs within the site. In addition, temporary package plants may be constructed for early project demands.

The wastewater pipeline collection system consists of both gravity lines and lift stations with force mains. All facilities are to be constructed in accordance with Tejon Castac Water District and County of Kern Engineering & Survey Services Department Development Standards design requirements.

In the low-density areas of development, for housing pads below adjoining street grade, and for housing tracts that do not have a uniform downward slope or grade, low-pressure sewer systems or alternative systems may be used, subject to the requirements and approval of the Tejon Castac Water District. For most lots, it is expected that a septic tank (non-leach field) effluent pumping system or similar low-pressure system is to be used. For lots larger than 20 acres, alternative systems may be used subject to Tejon Castac Water District and Kern County Environmental Health Services Department approval.

During the winter months or at times when reclaimed water production exceeds the non-potable water system demands, excess treated effluent from the wastewater treatment plant is to be stored in storage ponds to be utilized during dryer months to meet irrigation demands. Storage ponds are located adjoining or in close proximity to the wastewater treatment plant. The Backbone Wastewater System Plan is depicted in Exhibit 3-4.
Exhibit 3-4
BACKBONE WASTEWATER SYSTEM PLAN

Tejon Mountain Village
Specific Plan

LEGEND

- Wastewater Reclamation Facility (WRF)
- Wastewater Collection System
- Reclaimed Water System
- Reclaimed Water Ponds
- Specific Plan Boundary

Notes:
1. Wastewater collection system to consist of a combination of gravity lines, force mains and low pressure lines.
2. Final locations to be determined at the final engineering level.
3.4.3 Drainage Plan

The drainage concept for Tejon Mountain Village is to maintain the existing drainage courses in their natural state wherever possible, preserving the natural appearance of the area while providing for the public safety. Existing drainage courses may be affected through development by road crossings, grading to raise Building Areas above flood levels, and construction of roads along or parallel to drainage courses. Where this occurs, the design approach of the drainage plan provides for the following:

- Road crossings of drainage ways consist of culverts, boxes, arched culverts and/or bridges, sized to adequately pass expected flows while protecting the roadway, adjacent properties, and the hydrologic regime of the drainage course itself;

- The design of drainage crossings is to be in accordance with the Kern County Engineering and Survey Services Department even if privately maintained.

- Water quality is to be managed primarily through the use of roadside bio-swales and on-site measures aimed at treating the water before it leaves the local site or roadway. However, water quality basins and flow duration basins are anticipated where roadway improvements encounter steep slopes for large pads that necessitate a structural solution, or where post development flows require sediment or erosion management.

Alternative road-crossing drainage structures are described as follows:

1. **Pipe Culvert and Box Culvert Crossings**

Pipe culverts and box culverts may be used as crossings where there are no significant environmental resources within the crossing area, or where resource mitigation is provided. Culverts shall be designed with inlet protection to protect the roadway embankment from erosion. Similarly, the outlets shall be provided with energy dissipation devices to reduce outlet flow velocities.

Maintaining the sediment transport capabilities of the floodwaters is an important aspect of protecting the equilibrium of the natural streams in Tejon Mountain Village. Per the TMV Design Guidelines (Appendix B), Water Quality section, all culverts should be sized to pass bulked flows, and impoundments of stormwater that would act to settle out the bedload of streams should be avoided. The only exception to this would be for those culverts and storm drain systems that outlet directly to Castac Lake or other permanent water bodies.
2. **Arch Culvert Crossings**

Arch culverts are designed to span a natural stream as well as to support earthen embankments for a roadway crossing. This type of crossing may be used where there are sensitive environmental resources.

Given the natural, soft bottom nature of these culverts, the velocity of flows through the culverts can be a concern, as increases in velocity could cause localized erosion within the culvert and deposition of sediments downstream. Energy dissipation techniques will be incorporated to reduce the potential for streambed erosion.

3. **Bridge Crossings**

Bridge crossings are to be utilized where the combination of flow, topography, and environmental resources precludes the use of other crossing types. As with arch culverts, velocity through the bridge opening, and the potential for erosion of the streambed and banks, is a concern with bridge crossings. In designing bridge crossings, energy dissipation techniques are to be incorporated to reduce the potential for streambed erosion.

4. **Flood Protection Facilities**

Construction of roadways and/or grading to raise Building Areas above flood levels along or parallel to drainage courses may result in longitudinal disturbances of the natural channel. To minimize natural streambed disruption, road alignments are to be designed to cross drainages in as close to a perpendicular crossing alignment as possible. Where Building Area grading occurs along drainage channels, compacted fill and/or berming, and bank stabilization are to be used to protect the Building Area. The low flow channel of drainage courses are to be avoided wherever possible. When this is not possible, a constructed channel alongside the roadway or graded area, an underground conduit, or a combination of both will be provided. In steeper drainages, channels are to be constructed as a series of flatter stretches with rock drop structures. This design will slow water velocities and mimic natural drainage courses, which have a variety of slopes. Where roadway or Building Area embankments may be subjected to storm water flows along their base, protection of the embankment shall be provided, as needed, with protection systems which have been approved by a licensed civil engineer. In addition, development along Cuddy creek will be protected from flood hazards by a levee, or flood protection berm, and by raising structures out of the floodplain.

The Backbone Drainage System Plan is depicted in Exhibit 3-5.
3.4.4 Dry Utilities

Electricity, phone, television and high-speed internet services, and trash collection services are to be provided to all Building Areas within the Specific Plan Area. Gas service will be provided either by natural gas pipelines and/or by on-site propane storage and distribution facilities, which may be in: individual lot tanks; larger tanks located to serve development enclave; or in a combination of both approaches.

All new electricity, phone, television and high-speed internet services are to be placed underground and generally routed along the road network throughout the Specific Plan Area. Electrical sub-stations may also be developed within the Specific Plan Area.

Cellular communication facilities will be located throughout the Specific Plan Area and are to be screened consistent with the guidelines set forth in: TMV Design Guidelines, Section B.2.c.iv (Appendix B); and TMV Framework Resource Management Plan (Appendix C).
3.5 Circulation and Infrastructure Policies

Circulation Policies

1. Monitor the Lebec/I-5 interchange level of service to determine when and if improvements will be needed to the interchange.

2. The developer shall be responsible for all private roadway construction and continued maintenance, including snow and ice removal. Private roads and infrastructure shall be designed to the following standards:
   
a. Provide flexibility in private road standards and alignments to maximize conformance to topographic landforms, reduce the visual impacts of grading and protect natural features;
   
b. Provide alternative transit modes including the opportunity for a Transit Connection at the mixed-use commercial area adjacent to I-5 and bicycle facilities at all commercial and recreational centers;
   
c. Maintain and repair private roadways as necessary to maximize safety; and
   
d. Maintain drainage control to protect against erosion.

3. Provide trails which encourage pedestrian circulation within higher use activity nodes such as the mixed-use commercial area adjacent to I-5, as well as areas surrounding golf courses, resort activity areas, and clustered residential neighborhoods.

4. Provide for the integration of vehicular and non-vehicular circulation facilities and provide a linkage between the private trail system and the Transit Connection within the mixed-use commercial area adjacent to I-5.

5. Require the design and siting of circulation signage to meet design standards compatible with the rural character of the community. The Special Planning (SP) District Plan (Appendix A) includes provisions to allow development of a sign program including a review and implementation process.

6. Provide design guidelines which set criteria by which road and trail improvements are designed consistent with the rural character of the community.
Infrastructure Policies
(Note: Policy numbering deliberately continued)

7. All development shall be provided with water, sewer, and utility services, with alternative systems to be reviewed and approved as an exception for large lots.

8. Require water and wastewater services to be provided by the Tejon Castac Water District or other similar agency.

9. Require all infrastructure to be provided by the Master Developer, developers of individual projects, or by special funding mechanisms, as may be approved by Kern County.

10. Require all methods of sewage collection, sewage disposal and water supply to meet the requirements of the Tejon Castac Water District and Kern County Environmental Health Services Department and all appropriate state and federal agencies.

11. Wastewater effluent produced by the reclamation facility shall strive to exceed water quality criteria under Title 22 of the California Water Code.

12. Other than the relocation of existing overhead utilities, require all new utilities to be placed underground.

13. Require golf courses to be designed to accommodate the use of reclaimed water for irrigation once the wastewater treatment plant goes on line and has adequate supply.

14. All new development shall use existing vehicular access points and roadways to minimize disturbance to the extent practicable.

15. In the case that the sewer treatment plant is not yet online, dry sewer facilities shall be provided to new development in addition to temporary sewer facilities approved by the Kern County Environmental Health Department and Kern County Engineering and Survey Services Department until such time that the plant that serves the development come on line. At that time, tributary temporary individual septic systems shall be abandoned and the dry sewer facilities activated per Kern County Building Code of Regulations.

16. Require the on-site treatment of bio-solids from the wastewater treatment facility with approved off-site disposal options.

17. Require helipad facility installation such as to ensure rapid and safe emergency evacuation and support for emergency service agencies. Facilities shall be approved by the FAA and shall not interfere with military flight corridors.

18. Require flood plain encroachments to be fully within the project site and develop standards which ensure that any increase in base flood water flow elevation does not translate into increased flood risk to habitable structures or wastewater treatment facilities on-site of off-site.
19. Require infrastructure improvement standards to incorporate environmentally sensitive drainage control methods.

3.6 Circulation and Infrastructure Implementation Measures

A. The implementing TMV Special Planning (SP) District Plan (Appendix A) incorporates private rural road standards and TMV Design Guidelines (Appendix B) for the road network to ensure that the design and siting of roadways is integrated into the natural setting with as little disruption as possible. (Policies 2, 4, 7, and 14)

B. The Master Developer shall create, prior to the approval of the first Tentative Tract Map, a maintenance plan and funding mechanism for the long-term maintenance of the private road and trail networks. (Policy 8)

C. The implementing TMV Special Planning (SP) District Plan (Appendix A) provides for a potential transit connection, the location of which is to be coordinated with Kern Regional Transit, Los Angeles County, Santa Clarita Transit, and Amtrak for bus service to the Specific Plan Area. The TMV Design Guidelines (Appendix B) shall also provide criteria for the inclusion of bicycle storage racks in the commercial center and at all commercial and recreational centers. (Policy 3)

D. The implementing TMV Special Planning (SP) District Plan (Appendix A) incorporates a helipad as a permitted use and requires that design criteria shall be consistent with Kern County Airport Land Use Commission Plan (ALUCP), coordinate with the military (Edwards Air Force Base), as well as local, state and federal regulations. (Policy 17)

E. Roadway improvement plans are required to include trailhead improvements at appropriate locations to facilitate the interconnection of the vehicular and trail systems, and ensure that the design and siting of trails are integrated into the natural setting with as little disruption as possible. (Policies 5 and 7)

F. The TMV Design Guidelines (Appendix B) incorporate rural road lighting guidelines that limit the height of light poles, the type of lighting, and the location of light poles to minimize light spillover into natural open space areas consistent with International Dark-Sky Association Guidelines, while incorporating road safety designs. (Policy 7)

G. The TMV Design Guidelines (Appendix B) incorporates signage design guidelines for consistency throughout the Specific Plan Area and reflects the rural, ranch character of the development. (Policy 6)

H. Prior to each Tentative Tract Subdivision Map approval, the Master Developer shall verify adequate traffic volumes and service levels at the Lebec/I-5 interchange. If adequate traffic capacity will be exceeded by the Tentative Tract Map development, then mitigation acceptable to the County and Caltrans must be provided as a map condition of approval. (Policy 1)
3.6.1 Infrastructure (Note: Implementation Measure lettering deliberately continued)

I. All development project submittals are required to provide documentation through the Site Development Plan Review process that all water, electricity, telephone, TV, internet, natural or propane gas, and sewer system (or Kern County approved alternatives) services are available at the time of development. (Policies 9, 10, 16, 18 and 19)

J. All development project submittals, which include golf course facilities, are required to provide documentation through the TMV Site Development Plan Review process, that separate pipelines have been designed to incorporate reclaimed water to use for irrigation, as it becomes available and to the extent it is available. (Policies 13 and 15)

K. The TMV Design Guidelines (Appendix B) provide criteria for the undergrounding of all new infrastructures with the following exceptions: (a) surface-mounted transformers and utility pedestals, (b) water tanks, (c) electrical substations, temporary utilities, wastewater treatment plant facilities and disposal ponds, (d) cellular communication facilities, and (e) relocated overhead utilities. (Policy 12)

L. Water and wastewater facilities are required to be designed and sited to comply with the design standards of Tejon Castac Water District, Kern County Environmental Health Services Department and all appropriate state and federal agencies. (Policies 9, 10, 15 and 16)

M. The TMV wastewater reclamation plant and any temporary packages plants are required to be designed such that the plant utilizes a treatment system producing effluent that meets or exceeds water quality criteria under Title 22 of the California Water Code and all criteria identified by the Central Valley Regional Water Quality Control Board for reuse on golf courses and landscaping. (Policies 10, 11, 12 and 13)

N. The TMV Special Planning (SP) District Plan (Appendix A) requires onsite treatment of biosolids and provides options to dispose of treated biosolids. (Policy 16)

O. All development encroachments into the existing flood plain are required to be fully within the project site, and any increase in base flood elevation will not translate into increased flood risk on-site or off-site to habitable structures or wastewater treatment facilities per the Special Planning (SP) District Plan. (Policy 18)

P. Infrastructure improvement standards set forth in the Framework Resource Management Plan (appendix C) incorporate environmentally sensitive drainage control methods. (Policy 19)
4 NOISE

4.1 Purpose and Scope

Noise is generally defined as unwanted sound. High sound levels may impact people’s health and well-being, affect the economic well-being of a community, and cause annoyance. The purpose of this Noise Chapter is to identify sources of noise within the Specific Plan Area, quantify noise impacts, and provide a noise implementation program if necessary.

Noise sources in the TMV Specific Plan Area include highways, I-5, military aircraft operations, and gas line pressure relief valves.

The Noise Chapter contains a discussion of the existing noise sources and levels affecting the TMV Specific Plan Area and implementation measures, if necessary, to attenuate any adverse noise levels (Exhibit 4-1, Limits of Predicted Noise Contours). The identified noise sources and levels provide direction for developing goals and policies to protect TMV from adverse noise impacts through subsequent implementation of the Specific Plan.

4.2 Noise Issues and Goals

The following noise issues and goals set forth below have guided preparation of the noise policies, and implementation program.

Noise Issues:

- Portions of the TMV Specific Plan Area adjacent to Interstate-5 are impacted by noise;
- Excessive noise can disrupt human and wildlife activities and result in a health hazard;
- Construction-related noise may temporarily impact adjacent noise-sensitive land uses and wildlife;
- Military aircraft over-flights temporarily impact noise-sensitive land uses;
- Gas line pressure-relief valves produce periodic noise occurrences;
- Hunting and shooting ranges have the potential of producing occasional noises from guns and rifles; and
- Equestrian areas may have events that may cause noise and impacts adjacent sensitive receptors.
Noise Goals

To address the noise issues identified above, the following goals have been set forth:

1. Protect noise sensitive land uses within the commercial area adjacent I-5 from both long-term operational noise impacts (traffic noise from the I-5) and short-term construction-related noise impacts.

2. Require construction-period noise restrictions.

3. Maintain noise standards consistent with the Kern County Noise Element for noise sensitive uses as follows:

<table>
<thead>
<tr>
<th>Location</th>
<th>Noise Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor Activity Areas</td>
<td>65 dB L_{dn} or less</td>
</tr>
<tr>
<td>Indoor Living Spaces or Other</td>
<td>45 dB L_{dn} or less</td>
</tr>
<tr>
<td>Noise Sensitive Interior Spaces</td>
<td></td>
</tr>
</tbody>
</table>

4. Disclose noise impacts such as Interstate 5 and military overflight zones to future residents.

4.3 Noise Policies

1. Noise emission requirements for new development shall conform to the standards in the Kern County General Plan Noise Element.

2. Prohibit new noise-sensitive land uses in noise-impacted areas unless effective mitigation measures are incorporated into the project design. Such mitigation shall be designed to reduce noise to the following levels:

   a. 65 dB L_{dn} or less in outdoor activity areas;

   b. 45 dB L_{dn} or less within interior living spaces or other noise sensitive interior spaces.

3. Uses that are considered noise sensitive and shall require special consideration in land use planning to reduce conflicts related to noise emissions include:

   a. Residential areas;

   b. Schools;

   c. Convalescent and acute care hospitals;

   d. Parks and recreational areas; and

   e. Churches.
4. All potential impacts from transportation noise from Interstate 5 shall be identified on Site Development Plan Review submittals.

5. Require commercial land uses which generate noise in excess of 65 L_{dn} to be located away from sensitive land uses unless noise levels at the sensitive receptors can be mitigated to a less than significant level.

6. Construction activities are to be required to Kern County’s Noise Control Ordinance (Municipal Code Chapter 8.36, Noise Control), and comply with State Noise Insulation Standards (California Administrative Code Title 24) and Chapter 35 of the Uniform Building Code concerning construction of new multiple-occupancy dwellings such as hotels, apartments and condominiums.

7. New development is required to educate and notify residents, employees and resort guests about low-level military aircraft overflights, gas line pressure-relief valves, and hunting and shooting range activities.

4.4 **Noise Implementation Measures**

A. If located within a defined noise impact area of traffic noise from Interstate 5 (see Exhibit 4-1, Limits of Predicted Noise Contours), at the time of individual project approval, projects are required to submit an acoustical report indicating the means by which the project will mitigate to the Kern County’s Noise Element standards. **(Policies 1, 4 and 5)**

B. Noise attenuation measures such as setbacks, clustering, berming, and sound walls are to be incorporated as design features in the Site Development Plan Review process to mitigate noise to an acceptable level as a requirement of approval. **(Policy 2)**

C. Require new residential development to comply with Title 24 standards of the State Health and Safety Code. These standards require that sufficient insulation be provided to reduce interior ambient noise levels to 45 dB CNEL. These standards shall be reviewed during the Site Development Plan Review process. **(Policies 2 and 6)**
D. All commercial developments adjacent to noise sensitive uses shall submit a noise study at time of the Site Development Plan Review to show compliance with the Noise Element Standards through design features. Implementation of design features to minimize the adverse effects of land uses which generate excessive noise on sensitive lands uses shall include, but not be limited to, noise barriers (walls, fences, berming, trees, and shrubs), buffer strips, building orientation, setbacks and site/interior design. All commercial development shall adhere to the noise standards of the Kern County Zoning Ordinance Chapter 19.80.030 S. (Policies 3 and 5)

E. As a note and/or a condition of approval of a subdivision map, grading and building plans will contain a note stating: “Pursuant to Kern County Noise Control Ordinance (Ordinance Code, Section 8.36.020 (H)), it is unlawful for any person, within the unincorporated areas of the county to create noise from construction, between the hours of nine (9:00) p.m. and six (6:00) a.m. on weekdays and nine (9:00) p.m. and eight (8:00) a.m. on weekends, which is audible to a person with average hearing faculties or capacity at a distance of one hundred fifty (150) feet from the construction site, if the construction site is within one thousand (1,000) feet of an occupied residential dwelling except as provided below:

1. The resource management director or his designated representative may for good cause exempt some construction work for a limited time; and

2. Emergency work is exempt from this chapter. Implementation will be through the Site Development Plan Review process for each development. Verification of compliance with this statement will be the responsibility of the Kern County Building Inspection Division.” (Policies 4 and 6)

F. Development plans for multiple-occupancy dwellings such as hotels, apartments and condominiums shall ensure conformance with Title 24 and Chapter 35 of the Uniform Building Code noise insulation requirements at time of submittal for a building permit and through the Site Development Plan Review process. (Policy 1)

G. The Master Developer or Homeowners Association shall prepare an information program for dissemination to residents and visitors describing the noise impact and short duration of Military aircraft overflights, gas line pressure-relief valves, and hunting and shooting range activities. (Policy 7)
5 HOUSING

5.1 Purpose and Scope

The County’s housing element addresses the need to provide housing for residents within the County, and provides goals and policies to guide this effort. The Kern County Housing Element, as adopted on December 9, 2008, and subsequent updates thereafter, should be referenced for all direction relating to housing.
6 SAFETY AND CONSTRAINTS

6.1 Purpose and Scope

The purpose of this Safety and Constraints Chapter is to identify physical and environmental constraints within the Specific Plan Area, including seismic hazards, landslides, shallow groundwater, steep slopes, and flood hazards. These Physical and Environmental Constraints are identified using the General Plan Map Code designations are shown in Exhibits 6-1 through 6-5.

Following the physical and environmental constraints identified in the General Plan, this Safety Chapter contains an identification of the existing constraints on the TMV site that may provide safety issues for future residents and visitors of the Specific Plan Area. Goals, policies and implementation measures are set forth to mitigate any adverse safety concerns. Wildfires are also a safety concern. While not specifically identified by a map code within the General Plan, wildfires are discussed in this chapter and in Appendix D, TMV Fire Protection Plan.
SAFETY AND CONSTRAINTS

6.2 Relation to General Plan

The Kern County General Plan identifies physical and environmental constraints by map code designation, and currently identifies the following Map Codes that may apply to portions of the Specific Plan Area. This Specific Plan will also use these maps to identify areas of potential physical and environmental constraint and provide direction for special consideration of the identified constraint in land use siting and development design for those areas.

1. **Map Code 2.1 (Seismic Hazard):** Alquist-Priolo Special Study Zones and other recently active fault zones. (See Exhibit 6-1.)

2. **Map Code 2.2 (Landslide):** Areas of down-slope ground movement identified in the Kern County Seismic Hazard Atlas and other geotechnical analyses. (See Exhibit 6-2.)

3. **Map Code 2.3 (Shallow Groundwater):** Groundwater within 15 feet of the land surface, as delineated in the Kern County Seismic Hazard Atlas (also called High Water Areas). (See Exhibit 6-3.)

4. **Map Code 2.4 (Steep Slope):** Land with an average slope of 30 percent or steeper. (See Exhibit 6-4.)

5. **Map Code 2.5 (Flood Hazard):** Special Flood Hazard Areas (Zone A), as identified on the Flood Insurance Rate Maps (FIRM) of the Federal Emergency Management Agency (FEMA) and supplemented by floodplain delineating maps that are enforced by the Kern County Engineering and Survey Services Department, Floodplain Management Division. (See Exhibit 6-5.)

The TMV Specific Plan utilized the General Plan map identified hazards in analyzing the property, as identified on the County Geographical Information System (GIS), augmented by updated investigation and analysis. This analysis has resulted in defining a Development Envelope for all future development within the Specific Plan Area, which avoids the majority of constraints, including the Map Code 2.4 (Steep Slopes) shown in Exhibit 6-4. Where development is proposed within these potentially constrained areas, policies and implementation measures are provided to minimize any safety hazards associated with site-specific development.

The TMV Special Planning (SP) District provisions in Appendix A provide for implementation of the identified safety hazards through the creation of Combining District designations. Applicable designations include GS – Geology and Soils Combining District and FC – Floodplain Constraint Combining District. These combining designations are shown in TMV Special Planning (SP) District Plan (Appendix A).
Tejon Mountain Village
Specific Plan

Exhibit 6-1
2.1 SEISMIC HAZARD
GENERAL PLAN ENVIRONMENTAL CONSTRAINT

LEGEND

2.1 Seismic Hazard
Tejon Mountain Village
Specific Plan

Exhibit 6-4
2.4 STEEP SLOPE
GENERAL PLAN ENVIRONMENTAL CONSTRAINT

LEGEND
- 2.4 Steep Slope
SAFETY AND CONSTRAINTS

6.3 Safety Issues and Goals

The following safety issues have been identified as potentially impacting the Specific Plan Area slated for development.

Safety Issues

- Two major fault zones, the San Andreas and the Garlock are located on or adjacent to the Specific Plan Area. Seismic hazards associated with faulting within the Specific Plan Area are a constraint that affects the location, construction and type of development allowed within certain areas of the Specific Plan;

- The Specific Plan Area has identified landslide areas, as well as areas suspected to have possible landslides. Landslides serve as a constraint that affects the location and type of structures, recreation and open space;

- High groundwater areas have been identified within the plan area that can lead to liquefaction. Areas of high ground water could cause types of ground failure including lateral spreading, flow failure, ground oscillation, and ground lurching that may affect development;

- The plan area has identified shallow groundwater which is a constraint that if the area is buildable, may require special structural foundation design and/or pre-construction site grading or dynamic ground improvement;

- Flood hazards could occur within the 100-year floodplain associated with Cuddy Creek and Grapevine Creek which both affect the plan area;

- The TMV development is surrounded and includes areas of natural lands susceptible to fire risks;

- TMV is mapped as being in Moderate, High and Very High Fire Hazard Severity Zones by the California Department of Forestry and Fire Protection (See Exhibit 6-6, Fire Hazard Severity Zones);

- The site has areas of steep slope which can be associated with landslides, slumping, and erosion; and

- This area has wild animals that can harm and even kill residents and visitors.
SAFETY AND CONSTRAINTS

Safety Goals

Based on the identified issues, the following goals are set forth below to guide the preparation of the safety policies and implementation program:

1. Minimize the risk of injury, loss of life, and property damage from seismic hazards.
2. Minimize the risk of injury, loss of life, and property damage from landslides.
3. Minimize the risk of injury, loss of life, and property damage from seismic-induced liquefaction hazards from high groundwater areas.
4. Protect the steep slope natural landscape from loss of vegetative cover and subsequent erosion and sedimentation and potential for landslides.
5. Protect community residents from undue hazards from slope instability and erosion.
6. Prevent loss of life, reduce personal injuries and property damage, and minimize economic loss resulting from flood hazard.
7. Provide for protection of people and structures from wildland fires through vegetation management that incorporates a balance between preserving natural habitats and wildlife and protection of structures, private property, and human safety.
8. Provide for infrastructure and support systems that are sufficient to protect against wildland fires.
9. Provide appropriate resources such that development does not create a burden on the County to provide adequate levels of fire services.
10. Mandate the use of fire resistant building materials within the building design for residential and commercial structures equal to or higher than the Kern County Building Code of Regulations.
### Safety Policies

1. Consider areas identified for geologic hazards in land use allocation decisions.

2. Conduct site-specific geotechnical analyses and allow open space uses such as agriculture, wildlife habitat, and limited recreation to be the preferred uses for known and potential fault zones.

3. Set site approval requirements and construction standards to incorporate practices and techniques to reduce potential damage from seismic events.

4. Adhere to Alquist-Priolo Special Studies Zone development setback standards during site planning.

5. Reduce exposure of property and people to landslide risk through a combination of geotechnical investigations, engineering practice, and enforcement of applicable Kern County ordinances.

6. Incorporate slope stabilization measures as determined by a licensed geotechnical engineer for grading design in potential landslide areas.

7. Consider the presence of shallow groundwater, expansive and compressible soils, and the potential for liquefaction in development regulations and land use location decisions.

8. Provide hillside development standards that incorporate practices and techniques to minimize the extent of topographic alteration of steep slope areas.

9. Restrict or provide mitigation for the risks associated with locating habitable residential or commercial structures in flood prone areas.

10. Minimize the alteration of natural floodplains, stream channels, and natural protective barriers that accommodate or channel floodwaters while providing adequate flood protection to areas of development.

11. Maintain floodplain’s flow conveyance capacities by preserving open space and passive recreation areas within floodways.

12. Minimize the potential for damage from floods and storm drainage by protecting the natural water storage and conveyance functions of drainage areas by giving preference, wherever practicable, to non-structural water management methods such as water quality basins and bioswales.
13. Identify and incorporate all practical erosion control measures designed to minimize the potential for erosion in areas disrupted by development activities.

14. Require development to implement features contained in the Fire Protection Plan (Appendix D) that address emergency and fire service access and responses.

15. Require the adherence of all development, including single family development, to the provision of fuel modification zones, the use of a restricted low-fire hazard plant palette, special building materials, and fire sprinklers.

16. Restrict development sited on land that is physically or environmentally constrained, as reflected by the Specific Plan physical and environmental constraints map codes, unless appropriate studies establish that such development will not result in unmitigated significant impact.
SAFETY AND CONSTRAINTS

6.5 Seismic Hazards Implementation Measures

A. Geological and soils engineering investigations are required for all development and infrastructure facilities in areas with the Geology and Soils Combining District (as shown in TMV Special Planning (SP) District Plan (Appendix A)). (Policies 1 and 17)

B. Low intensity existing land uses such as agriculture and limited recreation may be located in identified seismic hazard zones as set forth in TMV Special Planning (SP) District Plan (Appendix A). (Policy 2)

C. All new construction in TMV is required to comply with the most current Chapter 23 of the Uniform Building Code, which includes building pad and foundation design standards for structures in UBC Seismic Zone IV. (Policy 3)

D. Prior to approval of a final map containing habitable structures within a Geology and Soils Combining District (as shown in TMV Special Planning (SP) District Plan (Appendix A)), additional geotechnical studies shall be required to address the potential for secondary fault rupture risks. If this condition is identified, appropriate geotechnical setbacks and/or engineering measures (i.e., over-excavation and placement of geo-grid soil reinforcement, strengthened foundations such as post-tensioned slabs, etc.) to prevent building collapse will be recommended. Buildings for human occupancy are to be set back at least 50 feet from the trace of an active fault or as identified by the study. For critical facilities such as fire stations, the setback is at least 300 feet. (Policies 3 and 4)
6.6 Landslides and Steep Slope Implementation Measures

A. Applicants for a Site Development Plan Review of the TMV Special (SP) Planning District Plan shall demonstrate that proposed grading conforms to the grading provisions and standards contained in the TMV Design Guidelines (Appendix B) and TMV Special Planning (SP) District Plan (Appendix A) Grading Standards. (Policy 8)

B. Prior to issuance of a Subdivision Map, which allows for construction, require geological and soils investigations for all development located in areas with the Geology and Soils Combining District as set forth in TMV Special Planning (SP) District Plan (Appendix A) at time of Site Development Plan Review of the TMV Special (SP) Planning District Plan and implement recommended design measures as identified in the investigation. (Policies 5 and 17)

C. Remedial grading and slope stabilization proposed on plans submitted for Site Development Plan Review of the TMV Special (SP) Planning District Plan must demonstrate compliance with the Uniform Building Code, TMV Special Planning (SP) District Plan (Appendix A) Grading Standards and the grading recommendations within the TMV Design Guidelines (Appendix B). Grading plans shall demonstrate acceptable slope stability safety factors, or stabilization measures such as de-watering, buttressing and/or shear keys that may be used to obtain the required safety factor. All recommendations, design guidelines, and zoning requirements shall be included at time of Site Development Plan Review submittal of the TMV Special (SP) Planning District Plan. (Policies 5 and 6)

D. All new subdivisions that allow construction in areas with steep slopes, 30 percent of steeper, shall include a condition that all grading plans be reviewed for conformity with the TMV Special Planning (SP) District Plan (Appendix A) Grading Standards and grading recommendations within the TMV Design Guidelines (Appendix B) to ensure appropriate stability and drainage. Grading plans shall demonstrate acceptable slope stability safety factors, or stabilization measures such as de-watering, buttressing and/or shear keys are used to obtain the required safety factor. (Policies 6 and 8)
6.7 Flood Hazard and Shallow Groundwater Implementation Measures

A. As a condition of approval of a Site Development Plan of the TMV Special (SP) Planning District Plan, require preparation of geotechnical studies that address risks from shallow groundwater for all Building Areas within Floodplain Constraint Combining District per TMV Special Planning (SP) District Plan (Appendix A) to determine specific design features to be incorporated into the foundation design, as necessary, to prevent or reduce damage from liquefaction, expansive or compressible soils, or seismically induced settlement. (Policy 7)

B. Prior to approval of a Subdivision Map, require geotechnical investigations for all development within Floodplain Constraint Combining District per TMV Special Planning (SP) District Plan (Appendix A) that is subject to liquefaction, expansive and compressible soils, or seismically induced settlement. Implement ground improvement design features specified in the investigation reports (i.e., over-excavation and recompaction, excess water removal, grouting, surcharging, deep-pile foundation, reinforcement of shallow foundations and/or use of retaining structures). These investigations shall be submitted with the Site Development Plan Review of the TMV Special (SP) Planning District Plan for the development. (Policy 7)

C. Development within flood hazard areas, other than primary floodplains, shall be in accordance with the TMV Specific Plan and the Floodplain Management Ordinance. (Policies 9 and 10)

D. Development shall comply with the requirements of the National Flood Insurance Program Regulations Parts 59 and 60 of Title 44 of the Code of Federal Regulations. (Policies 9 and 10)

E. Development within the 100-year floodplain is regulated in accordance with the Floodplain Management Ordinance. (Policy 11)

F. Resource Management Areas, such as Grapevine Creek, shall be identified in the TMV Framework Resource Management Plan (Appendix C) and, as such, allow only limited recreational uses in this area and no development. (Policies 11 and 12)

G. Grading design shall incorporate appropriate Storm Water Pollution Prevention Plan erosion control measures. (Policy 13)
6.8 Wildfire Implementation Measures

A. The Master Developer shall develop, pursuant to the TMV Fire Protection Plan (Appendix D), a centralized information program including: shelter-in-place information; joining County Reverse 911 system; wildfire fact sheets; community web-based wildfire information; flyers and/or handouts; and signage to educate residents, architects, builders, landscape architects, and guests on the risks of wildland fires. *(Policies 14 and 15)*

B. The Master Developer shall prepare an information packet to be disseminated to homeowners, architects, builders, landscape architects, business owners, property associations, and property management entities explaining the system of fire protection features including the fuel modification zone and the critical importance that these zones be maintained to original specifications pursuant to the TMV Fire Protection Plan (Appendix D). This information shall be provided to subsequent purchasers by the Home Owners Association or similar entity. *(Policies 14, 15, and 16)*

C. The HOA shall notify property owners that they must be in strict compliance with the vegetation management requirements detailed in the TMV Fire Protection Plan (Appendix D). *(Policies 14, 15, and 16)*

D. Subdivision Maps that allow construction be reviewed by Kern County Fire Department to ensure that adequate street widths, load ratings, emergency access and grade limits sufficient to accommodate fire protection equipment and emergency vehicles are provided. *(Policy 16)*

E. Require that all roads are well marked and addresses are prominently displayed to facilitate emergency response. *(Policy 16)*

F. All development shall comply with the TMV Fire Protection Plan (Appendix D), the adopted Fire Code, and the development standards of the Kern County Fire Department regarding ingress, egress, emergency response, fire flows, emergency vehicle access, and fire protection facilities and shall be reviewed during submitted of building permit. Compliance shall be reviewed and implemented through the Site Development Plan Review submittal of the TMV Special (SP) Planning District Plan. *(Policy 16)*

G. The project’s Fire Protection Plan (Appendix D) incorporates guidelines detailing ignition resistant building materials and features for all structures within the TMV community and reviewed as part of the Site Development Plan Review process of the TMV Special (SP) Planning District Plan, which is outlined in the TMV Special Planning (SP) District Plan (Appendix A), Sheet 15, B#2, Review and Approval Procedures. *(Policy 15)*
SAFETY AND CONSTRAINTS

H. The Master Developer shall provide the following fire facilities consistent with the mitigation measures adopted for the project: (Policy 16)

a. Reserve and dedicate 3 fire station sites:
   i. Approximately 1.75 acres within the Village Mixed Use Zoning Classification near existing Station 56 (For the reconstruction of Station 56)
   ii. Approximately 1.5 acres in Dry Fields
   iii. Approximately 1.5 acres Rising Canyon/Lebec Road

b. Participate in 50% of the cost of reconstructing Station 56.

c. Purchase a ladder truck to be stationed at the reconstructed Station 56 and ensure that the cost of operating and staffing of the truck is defrayed by project generated revenues.

d. Provide a fire station, a Type 1 Fire Engine and a Type 3 Wildland Fire Engine in the Dry Fields area.

I. The TMV Fire Protection Plan (Appendix D) addresses emergency relocation/evacuation, access and evacuation routes, fuel modification, water distribution, provision of fire facilities, project fire protection guidelines, and shelter-in-place/safe refuge fire protection, and complies with Kern County fire protection standards or establishes County approved alternative fire protection measures. Applicable requirements of the TMV Fire Protection Plan shall be included in Site Development Plan Review submittals. (Policy 18)
SPECIFIC PLAN ADMINISTRATION AND IMPLEMENTATION

7 SPECIFIC PLAN ADMINISTRATION AND IMPLEMENTATION

7.1 Purpose and Scope

This chapter outlines anticipated phasing of implementation, probable financing and maintenance provisions, and the implementation process for development caps review and adjustments and/or amendments to components of the Specific Plan. Additionally, the Chapter discusses the administration and implementation of the Specific Plan and the Tejon Mountain Village (TMV) Special Planning (SP) District identified in Chapter 19.52 of the Kern County Zoning Ordinance.

As identified in Chapter 1.1, the TMV Specific Plan provides for the orderly and efficient development of the Specific Plan Area in accordance with the provision of the Kern County General Plan. The Specific Plan identifies the goals and polices of the General Plan that are applicable to the Specific Plan Area through the establishment of land use designations, circulation patterns, development policies, and the definition of required infrastructure to support the planned land uses. These goals, policies and implementation measures identified in the plan are implemented through use of the TMV Special Planning (SP) District Plan.

7.2 Specific Plan Administration

7.2.1 Specific Plan Amendment Process

The Specific Plan may be amended as necessary in the same manner it was adopted, by resolution. Each amendment shall include all chapters or portions of the Specific Plan that are affected by the change.

1. Types of Specific Plan Amendments

Types of changes, which would require a Specific Plan amendment include, but are not limited to:

a. Changes to the boundary, which would increase the size of the Specific Plan Area.

b. Expansion of the Development Envelope area greater than the 7,867 acres defined in Section 2.3.4.

c. Increase in development caps beyond the maximum 3,450 dwelling units permitted within the Specific Plan Area, 160,000 square feet of commercial, 750 hotel rooms, 350,000 square feet of resort, hotel support and recreational facilities and 5,082 acres of Building Area.
2. Compatibility Criteria

In reviewing proposed amendments to the Specific Plan, the following criteria are used in determining an amendment's compatibility with the overall intent of the Tejon Mountain Village Specific Plan:

a. Consistency with the amended General Plan goals and policies set forth by the Tejon Mountain Village Specific Plan.

b. Consistency with the Tejon Mountain Village Specific Plan Area objectives as outlined in Section 1.6.2, and with land use, conservation, open space, circulation, noise, safety and infrastructure policies as outlined in the Specific Plan.


d. Consistency with the overall theme and design character established for the Tejon Mountain Village Specific Plan.

e. Consistency with the Development Agreement.

7.2.2 Specific and Community Plan Elements and Adoption

This Specific Plan conforms with and implements all of the required elements of a statutory Specific Plan and as set forth in the Kern County General Plan. The Specific Plan Provisions also meet the statutory requirements for a Community Plan. The TMV Specific Plan and Appendices which includes the TMV Special Planning (SP) District Plan (Appendix A); the Kern County General Plan, which is incorporated into this Plan by reference; and the Community Plan; comprise an internally consistent set of goals, policies, implementation measures, regulations, and a zoning ordinance implementation for the Specific Plan Area through adoption of the TMV Special Planning (SP) Special District Plan. The implementation of the Specific and Community Plan elements and adoption is described in more detail below.
7.2.3 Specific Plan Elements and Adoption

California law provides that a Specific Plan may be adopted by ordinance or resolution. The TMV Specific Plan is adopted by resolution. As such, it identifies specific policies which give direction to the mix of land uses and goals applicable to the Specific Plan Area consistent with the general plan’s statement of development policies and action programs (State of California, Planner’s Guide to Specific Plans, Office of Planning and Research, 2001). Section 65451 of the California Government Code requires that a Specific Plan contain the following information:

“1. A specific plan shall include a text and a diagram(s) which specify all of the following in detail:

   a. The distribution, location and extent of the uses of land including open space within the plan.

   b. The proposed distribution, location and extent of major transportation, sewerage, water, drainage, solid waste disposal, and energy components, and other essential facilities proposed to be located within the plan and needed to support the land uses proposed.

   c. Standards and criteria by which development will proceed, and standards for conservation, development and utilization of natural resources, where applicable.

   d. A program of implementation measures including regulations, programs, public works and financing measures necessary to carry out the plan.

2. The specific plan shall include a statement of the relationship of the specific plan to the General Plan.”

Appendix C of the Kern County General Plan requires that, in addition to the information in Government Code Section 65451, a Specific Plan must also include a discussion of each general plan element:

“Specific Plans are intended as tools for the systematic execution of the General Plan, and they, therefore, are to include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or desirable for the systematic implementation of each element of the General Plan. The elements which are to be addressed within the Specific Plan text are as follows:

1. Land Use Element
2. Circulation Element
3. Housing Element
4. Conservation Element
Appendix C of the Kern County General Plan also requires that a Specific Plan include a public service and facility component, which is defined as follows:

“A public service and facility component will be required to be included in Specific Plans. Specific Plans shall require the implementation of a Precise Development combining district or other implementation for all commercial/industrial or multifamily residential development to implement the policies of the document. The public service and facility analysis shall follow the County of Kern Residential Fiscal Impact Analysis Guidelines. If no residential land use is proposed for the Specific Plan, then impacts will be analyzed and mitigated through the Environmental Document.

(a) A cost and revenue analysis and long-term plan for the provision of services;

(b) An infrastructure capital improvement plan specifying ongoing operating and maintenance costs and revenues; and

(c) A financing plan which assumes adequate funding for required capital Improvement investments and for ongoing operating and maintenance costs.”

Chapters 2-7 and the appendices of this Specific Plan address all of the elements required by Government Code Section 65451 and Kern County General Plan Appendix C. TMV Special Planning (SP) District Plan (Appendix A) implements the Kern County SP Special Planning (SP) District for the Specific Plan Area. This chapter of the Specific Plan includes a discussion of the public service and facility component as required by Kern County General Plan Appendix C. The TMV Specific Plan is consistent with or more restrictive than the Kern County General Plan. The Kern County Energy Element is incorporated by reference.
7.2.4 Community Plan Elements and Adoption

A Community Plan is defined in Section 21083.3 of the California Public Resources Code as:

“... a part of the general plan of a city or county which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.”

Community plans are adopted by resolution. Section 65302 of the California Government Code requires that community plans include at least seven elements, including: (1) a land use element; (2) a circulation element; (3) a housing element; (4) a conservation element; (5) an open space element; (6) a noise element; and (7) a safety element. The State of California General Plan Guidelines (Office of Planning and Research, 2003) provide that “a community plan must be internally consistent with the general plan of which it is a part” and that “a community plan need not address all of the issues required by §65302 when the overall general plan satisfies these requirements.”

The TMV Community Plan is consistent with these requirements and is adopted by resolution concurrently with the Specific Plan. It includes the policies and provisions for the Specific Plan Area identified in Chapters 2-7 and the appendices of this Specific Plan. The Specific Plan is consistent with or more restrictive than the Kern County General Plan. The Kern County General Plan Energy Element is incorporated by reference. As a result, the TMV Community Plan is also consistent with the Kern County General Plan.
7.3 Specific Plan Implementation

7.3.1 TMV Special Planning (SP) District Plan

1. Purpose and Intent

The purpose of the Special Planning (SP) District Plan, Chapter 19.52 of the Kern County Zoning Ordinance, 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 this title.

The TMV Special Planning (SP) District constitutes the formal zoning designation as part of the Kern County Zoning Ordinance. As adopted by ordinance, the TMV Special Planning (SP) District Plan exhibits and development standards, as contained within Appendix A of this Specific Plan, shall satisfy the requirements of Chapter 19.52 of the Kern County Zoning Ordinance. The Special Planning (SP) District provisions contained within Appendix A includes the permitted and accessory uses, definitions and development standards for the TMV Specific Plan area.

The TMV Special Planning (SP) District Plan is designed to allow diversity in the relationship between buildings and open spaces to create unique, interesting physical environments that maximize usable open space, while at the same time to preserve the public health, safety, and welfare. All development in the TMV Special Planning (SP) District is consistent with the Specific Plan as well as the County General Plan.

Development within the TMV Special Planning (SP) District conforms to the standards specified elsewhere in the Kern County Zoning Ordinance for similar uses except to the extent that design flexibility and deviation from such standards provide additional benefits to the public by allowing for more creative design applicable to specific portions of the project setting.

To provide further definition to the intended allocation of use, the Specific Plan Land Use Designations Map for TMV is divided into five Special Plan Areas shown in TMV Special Planning (SP) District Plan (Appendix A) for the purpose of development intensity allocation. Each allocation area is assigned a maximum number of dwelling units, commercial floor area and hotel room yield to provide allocation and plan guidance on implementation of the total specific plan development caps allowed within the Specific Plan Area. The maximum numbers for each special plan area shown in Appendix A are intended to show the relative distribution of development intensity while allowing flexibility in final allocation of development intensity. It is important to note that the cumulative total of maximum yield numbers shown on each of the individual Special Plan Area plans (sheets 10-14 of the TMV Special Planning (SP) District Plan (Appendix A)) is more than the development cap allowed in this plan. The maximum development allowed within all five special plan areas cannot be more than the development caps as described in Table 2-1 of this plan and on Sheet 5 of the TMV Special Planning (SP) District Plan.
SPECIFIC PLAN ADMINISTRATION AND IMPLEMENTATION

2. Zone Classifications

The TMV Special Planning (SP) District includes four broad zoning classifications. These TMV Zone Classifications are shown in TMV Special Planning (SP) District Plan (Appendix A).

a. VM (Village Mixed-Use)

The Village Mixed-Use Zone Classification provides a variety of resident and visitor services. Located adjacent to the I-5 travel corridor, this designation area will provide travel-oriented services, resident-oriented services, and recreational uses. The VM District allows up to 160,000 square feet of commercial/office floor area, hotels, and residential dwelling units at densities up to 29 units per acre.

b. R (Resort)

The Resort Zone Classification provides for the broadest mix of residential product types along with resort uses such as hotels and golf courses, and their ancillary retail, food and beverage services. Residential densities are allowed at a maximum density up to 10 units per acre.

c. MR (Mountain Residential)

The Mountain Residential Zone Classification provides for a variety of residential products at a lower average density than other areas of the Specific Plan. Residential development will consist of custom home development on large lots as well as clustered residential products. With an allowed maximum density of 2 units per gross acre, lot sizes in this designation may range up to 20 acres or more. Ancillary uses such as private recreation and equestrian centers are also allowed.

d. OA (Open Area)

The Open Area Zone Classification identifies the primary natural resource areas of the Specific Plan to be preserved. In addition to open space preservation, these designations allow various types of recreation, ranching activities, land management activities, roads, and utilities.

3. Minor Adjustment Process

Implementation of the Specific Plan and TMV Special Planning (SP) District Plan (Appendix A) may require changes to respond to changing market conditions, absorption fluctuations, financing, more precise engineering design and other similar factors. To address these types of changes, the TMV Special Planning (SP) District Plan (Appendix A) provides review and approval procedures for both minor modifications and plan amendments as set forth in the Kern County Zoning Ordinance (Section 19.52.180 of the Zoning Code) and the TMV Special Planning (SP) District Plan (Appendix A) Sheet 15, B#2, Review and Approval Procedures.
7.3.2 Phasing

1. Purpose and Intent

The primary intent of phasing is to correlate appropriate infrastructure requirements to site development. The TMV Specific Plan does not strictly define geographical phases, but instead acknowledges that the rate and sequence of development for Tejon Mountain Village is influenced by the following factors: market demand, the economy, interest rates, availability of capital, demographics, occupancy, custom home construction scheduling, competitive projects, and changes in regional infrastructure/public facilities conditions and needs. As these factors change during the course of the buildout process, it is expected that the order, size and duration of each increment of the development will change over time. Each of the planning areas may be developed independently and in any order, partially or completely, in response to market conditions. Planning areas may also be developed concurrently to allow for maximum efficiency of infrastructure implementation and to meet market demand. Each planning area may also be developed in increments as long as infrastructure, including roads, water, sewer, and drainage infrastructure are in place as development occurs. Full build-out is expected to take up to 30 years.

The rate and sequence of development for Tejon Mountain Village is influenced by the following factors: the economy, demographics, occupancy, custom home construction scheduling, competitive projects, and changes in regional infrastructure/public facilities conditions and needs. As these factors change during the course of the buildout process, necessary adjustments in corresponding infrastructure requirements are instituted as set forth below.

2. Phasing Mechanisms

The fundamental phasing mechanisms of the TMV Specific Plan are tentative tract maps and parcel maps. As each map is processed, infrastructure requirements for that subdivision area will be clearly defined and established. Following tentative tract map and/or parcel map approval and concurrent with the submittal of each Site Development Plan Review of the TMV Special (SP) Planning District Plan, an updated detailed land use plan statistical table is filed with the County, as set forth in TMV Special Planning (SP) District Plan (Appendix A). This Site Development Plan Review process of the TMV Special (SP) Planning District Plan is outlined in the TMV Special Planning (SP) District Plan (Appendix A) Sheet 15, B#2, Review and Approval Procedures.
7.3.3 Financing and Maintenance

Various techniques are available for financing of the improvements associated with project development. The exact financing method for various improvements and ongoing maintenance is determined in conjunction with the phasing of infrastructure. Some of the possible funding sources for Tejon Mountain Village community facilities improvements may include, but are not limited to:

- Community Facility District (i.e., Mello-Roos);
- Geologic Hazard Abatement District;
- Homeowners association;
- Impact and road fee program;
- Community Service Districts;
- Assessment Districts;
- Financing through Tejon Castac Water District;
- Public Utility Districts;
- Landscape and Lighting Districts;
- Facilities benefit assessment;
- Conventional subdivision financing;
- Turn-key construction by project applicants;
- Land reservation, offers of dedication, fee dedications, and/or easements;
- Per unit hook-up charges;
- Reimbursement agreements; and
- State and/or federal grants and loans (infrastructure-financing programs).
8 GLOSSARY

8.1 Purpose and Intent

All terms used in this Specific and Community Plan have the same definitions as provided in the Kern County Zoning Ordinance, Chapter 19.04, Definitions, except the following terms, which are governed by the definitions listed below.

8.2 Definitions

Building Area -- That portion of the Specific Plan Area in which development occurs as described in this Specific Plan.

Building envelope -- The volume contained within the area bounded by the front, side and rear setbacks and the height limit, as shown in Exhibit 8-1.

Caltrans -- California Department of Transportation.

CEQA -- California Environmental Quality Act, California Public Resources Code Section 21000 et seq., as amended.

Conservation easement -- A legal agreement that a property owner makes to restrict, for the purposes of conservation, the type and/or amount of development that may take place on said property.

Development Envelope -- The area within which development disturbance must occur. This area is subject to a cap and thus will not be entirely developed. It allows flexibility in where the actual area of the development occurs by letting the final Building Area float within the larger Development Envelope’s potential area of disturbance. See Exhibit 2-3, Development Envelope/Ranchlands Plan.

EIR -- Tejon Mountain Village Environmental Impact Report, State Clearinghouse No. XXXXXXXXXXX.

Fire Protection Plan -- See Appendix D.

Framework Resource Management Plan -- The plan in Appendix C containing principles and guidelines designed to establish methods and oversight to ensure appropriate consideration of the natural open space areas of the project and sensitive resources within the development envelope of the Specific Plan. [To be completed when Draft of TMV Framework Resource Management Plan (Appendix C) is available.]
EXHIBIT 8-1
BUILDING ENVELOPE
Tejon Mountain Village Specific Plan

Building height measured from the top of roofing material to rough grade. An additional 15 feet allowed for architectural projections (tower, chimney, etc.).

Figure 1
The sides of the envelope are established by the setback of the lot.

Figure 2
The elevation of any side surface is specified by the maximum building height. Height shall be measured along perpendiculars (plumb lines) from the average of the finished grade elevation.

Figure 3
Side surfaces are established as the guideline height is applied to all points of each side.

Figure 4
The upper surface of the envelope shall run parallel to the underlying grade elevation (contours) at the guideline building height, as defined herein.
**GLOSSARY**

**Fuel Modification** -- The process of creating defensible space to protect structures from approaching wildfire, as well as to reduce the potential for a structure fire from spreading to adjoining wildlands. Fuel modification is implemented within TMV through the TMV Framework Resource Management Plan (Appendix C).

**Master Developer** -- Tejon Mountain Village LLC and its successors or assigns.

**Ranchlands** -- Open space and 8.5 (Resource Management) land use designated areas which will allow for the traditional existing ranch ranching activities to continue.

**Residential Compound:** A lot or parcel with up to five detached dwelling units on it. These units include a principal dwelling and one or more guesthouses (See “Guesthouse”). A Residential Compound is used by members of the family occupying the principal dwelling on the parcel and their guests or employees working on the premises. A Residential Compound is considered as one dwelling unit for the purposes of the Specific Plan’s residential development cap calculation and as such cannot be subdivided unless individual units from the overall development caps are assigned to each unit to be subdivided.

**Site Development Plan Review** -- The examination of preliminary development plans of a project for consistency with Kern County’s ordinances, policies and standards.

**Special Management Areas** -- Those areas designated in the TMV Framework Resource Management Plan (Appendix C) that are within the development envelope, which have additional development constraints. [To be refined further upon review of Draft Framework Resource Management Plan (Appendix C).]

**Special Plan Areas** -- Five (5) defined geographic areas within the TMV Specific Planning (SP) District Plan as depicted in Appendix A, TMV Special Planning (SP) District Plan that contain a land use designation and acreage.

**Specific Plan** -- This Tejon Mountain Village Specific and Community Plan.

**Specific Plan Area** -- That area of the Tejon Mountain Village specifically designated in the Specific Plan Legal Description.

**Specific Plan land use designations** -- Land uses as defined and designated in the Tejon Mountain Village Specific Plan. See Chapter 2 for descriptions of individual land use designations.

**TMV Special Planning (SP) District** -- Zoning as defined and designated in the Tejon Mountain Village Special Planning (SP) District Plan. See Appendix A for descriptions of individual zoning designations.
GLOSSARY

**TMV Special Planning (SP) District Plan** -- Appendix A of this document, which establishes the zoning ordinance for Tejon Mountain Village, in accordance with Kern County Code 19.52.

**Zone Classification** -- Land uses as defined and designated in the Tejon Mountain Village Special Planning (SP) District Plan. See Appendix A for descriptions of individual zone classifications.