TEJON MOUNTAIN VILLAGE
SPECIFIC AND COMMUNITY PLAN

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Relationship to other Environmental Documents

- Tejon Mountain Village
- Ranchwide Agreement
- Tehachapi Uplands Multi-Species Habitat Conservation Plan (MSHCP)
What is a Specific Plan?

A specific plan is a tool for the systematic implementation of the general plan. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development for the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.
The project proposes the following:

- Total Project – 26,417 Acres.


- 3,450 Residences.

- 160,000 square feet of commercial development.

- Up to 750 lodging units, with a 450 unit maximum at any one location.

- 350,000 square feet of support facilities.
• Identifies Issues
• Identifies Goals
• Identifies Policies
• Identifies Implementation Measures

Land Use, Open Space and Conservation
Circulation and Infrastructure
Noise
Housing
Safety and Constraints
• Existing General Plan Land Use Designations

• Proposed Specific Plan Land Use Designations
### Maximum Total Specific Plan Area Development

<table>
<thead>
<tr>
<th>Category</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>3,450 Units</td>
</tr>
<tr>
<td>Retail/Office</td>
<td>160,000 Sq. Ft. Floor Area</td>
</tr>
<tr>
<td>Resort, Hotel Support and Recreation (i.e. hotel lobby, food and beverage, golf clubhouses, equestrian centers, private recreation facilities, etc.)</td>
<td>350,000 Sq. Ft. Floor Area</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>750</td>
</tr>
<tr>
<td>Golf</td>
<td>36 Holes</td>
</tr>
<tr>
<td>Building Area</td>
<td>5,082 Acres</td>
</tr>
</tbody>
</table>
## Hilighted Policies

<table>
<thead>
<tr>
<th>Policies</th>
<th>Land</th>
<th>Open Space &amp; Conservation</th>
<th>Circulation &amp; Infrastructure</th>
<th>Noise</th>
<th>Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>80% of the project area must remain in open space as ranchlands</td>
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<tr>
<td>Require the use of reclaimed wastewater for all golf courses</td>
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<td></td>
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<td>Policy 13, page 3-19</td>
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</tr>
<tr>
<td>All new development shall use existing vehicular access points and roadways to minimize disturbance to the extent practicable.</td>
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<td></td>
<td>Policy 14, page 3-19</td>
<td></td>
</tr>
<tr>
<td>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 Ldn or less in outdoor activity areas B. 45 dB Ldn or less within interior living spaces or other noise sensitive interior spaces.</td>
<td></td>
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<td></td>
<td>Policy 2, Page 4-3</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Policy 16, page 6-12</td>
</tr>
</tbody>
</table>
• Existing Zone Districts

• Proposed Zone Districts
• The purpose of the SP Plan is to Implement the Proposed SP Zone District

• Key Components of the SP Plan Include:
  • Project Development Caps
  • Ordinance/Development Standards
  • Allowed Uses within the Project Area
  • Key Infrastructure Locations
Proposed Development Caps Implementation

**AREA 1**
- 1,750 DUs Max
- 160,000 Commercial SF Max
- 200,000 Resort, Hotel and Recreation SF Max
- 450 Hotel Rooms Max
- 18 Golf Holes Max

**AREA 2**
- 1,200 DUs Max
- 10,000 Commercial SF Max
- 50,000 Resort, Hotel and Recreation SF Max
- 75 Hotel Rooms Max

**AREA 3**
- 900 DUs Max
- 10,000 Commercial SF Max
- 200,000 Resort, Hotel and Recreation SF Max
- 150 Hotel Rooms Max
- 18 Golf Holes Max

**AREA 4**
- 400 DUs Max
- 10,000 Commercial SF Max
- 50,000 Resort, Hotel and Recreation SF Max
- 75 Hotel Rooms Max

**AREA 5**
- 2,500 DUs Max
- 10,000 Commercial SF Max
- 250,000 Resort, Hotel and Recreation SF Max
- 450 Hotel Rooms Max
- 18 Golf Holes Max

**DEVELOPMENT CAPS (not to exceed):**
- 3,450 DUs
- 160,000 Commercial SF
- 750 Hotel Rooms
- 36 Golf Holes
- 5,082 Acres of Building Area

**KEY MAP**
COMMERCIAL LOT DESIGN OPTIONS

COMMERCIAL AND SUPPORT FACILITIES DESIGN OPTIONS

Option 1: Main Street Configuration
- Permits a mixed-use character that supports a variety of retail, dining, and entertainment uses.
- Provides pedestrian-friendly connections and a sense of place.
- Pedestrian-friendly design with limited vehicle access in a pedestrian-friendly setting.

Option 2: Traditional Configuration
- Provides a traditional shopping center experience with a variety of uses.
- Supports a variety of retail, dining, and entertainment uses.
- Pedestrian-friendly design with limited vehicle access in a pedestrian-friendly setting.

Option 3: Pedestrian Place
- Provides a pedestrian-friendly design with limited vehicle access.
- Supports a variety of retail, dining, and entertainment uses.
- Pedestrian-friendly design with limited vehicle access in a pedestrian-friendly setting.
QUESTIONS?
• TO INFORM Decision makers about significant environmental effects.

• TO IDENTIFY ways environmental damage can be avoided

• TO PREVENT avoidable environmental damage

• TO DISCLOSE to the public why a project is approved even if it leads to environmental damage.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>The summary outlines the project's objectives and key points.</td>
</tr>
<tr>
<td>Introduction</td>
<td>Provides an overview of the document and its purpose.</td>
</tr>
<tr>
<td>Project Description</td>
<td>Details the project's scope, goals, and implementation strategies.</td>
</tr>
<tr>
<td>Environmental Analysis</td>
<td>Analyzes the project's environmental impacts and potential mitigation.</td>
</tr>
<tr>
<td>Consequences of Project Implementation</td>
<td>Examines the potential outcomes and effects of implementing the project.</td>
</tr>
<tr>
<td>Alternatives</td>
<td>Evaluates different project options and their implications.</td>
</tr>
<tr>
<td>Response to Comments</td>
<td>Addresses any comments and feedback received from stakeholders.</td>
</tr>
<tr>
<td>Organizations &amp; Persons Consulted/Preparers/References/Glossary, Acronyms, and Abbreviations</td>
<td>Lists the organizations consulted, preparers, references, glossary, acronyms, and abbreviations.</td>
</tr>
<tr>
<td>Tejon Mountain Village Specific and Community Plan (Special Plan 1, Map 256 included)</td>
<td>Describes the specific and community plan for the Tejon Mountain Village area.</td>
</tr>
<tr>
<td>Technical Appendices/Reference Materials</td>
<td>Includes additional technical information and references.</td>
</tr>
</tbody>
</table>
QUESTIONS?
LESS THAN SIGNIFICANT IMPACTS WITH PROPOSED MITIGATION

- Agricultural Resources
- Cultural Resources and Paleontology
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Utilities and Utility Services
SIGNIFICANT AND UNAVOIDABLE IMPACTS WITH MITIGATION

Site Specific

- Aesthetics/Light and Glare (Interstate 5 Corridor & Light and Glare)
- Air Quality (ROG)
- Hazards and Hazardous Materials (Animal/Human Encounters)
- Noise (Traffic)
- Population and Housing (Growth Inducing)

Cumulative Impacts

- Aesthetics/Light and Glare (Interstate 5 Corridor & Light and Glare)
- Air Quality/Climate Change & Related Health Effects
- Biological Resources (California Condor)
- Noise (Traffic)
- Population and Housing (Growth Inducing)
- Traffic
• Must consider environmental impacts
• Feasible Alternatives or Mitigation that can substantially lessen significant environmental effects must be considered.
• Decision-makers can conclude that specific economic, social, or other benefits outweigh the impacts and approve the project in spite of those impacts.
“the wisdom of approving...any development project, a delicate task which requires a balancing of interests, is necessarily left to the sound discretion of the local officials and their constituents who are responsible for such decisions. The law as we interpret and apply it simply requires that those decisions be informed, and therefore balanced.”

California Supreme Court – Citizens of Goleta Valley v Santa Barbara Board of Supervisors (1990)
ENVIRONMENTAL IMPACT REPORT PROCESS

- Public Comments
  - DEIR (June 2009)
- Public Comments
  - RESPONSE TO COMMENTS
- Public Comments
  - PLANNING COMMISSION (August 2009)
- Public Comments
  - BOARD OF SUPERVISORS (September 2009)
EFFECTIVE CEQA INVOLVEMENT

• Understand stages of process
• Comment period only ends at the final vote.
• Written comments
• Email – include name and address
• Focus on project specific issues
• Provide information to support your position.
CONTACT INFORMATION

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