

# **APPENDIX B**

*Tejon Ranch*

*Interim Ranch-Wide Management Plan*



# Tejon Ranch

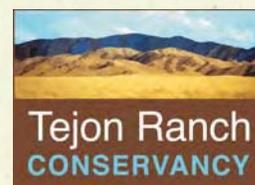
## Interim Ranch-Wide Management Plan



PREPARED BY



IN COOPERATION WITH



SEPTEMBER 2009



# **TEJON RANCH**

## **INTERIM RANCH-WIDE MANAGEMENT PLAN**

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**Prepared by: Tejon Ranch Company and Tejon Ranch Conservancy**

**Approved and Adopted by: Tejon Ranch Conservancy**

**SEPTEMBER 18, 2009**

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## **APPENDICES**

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# 1. INTRODUCTION

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## **1.1 INTRODUCTION TO THE TEJON RANCH CONSERVATION AND LAND USE AGREEMENT**

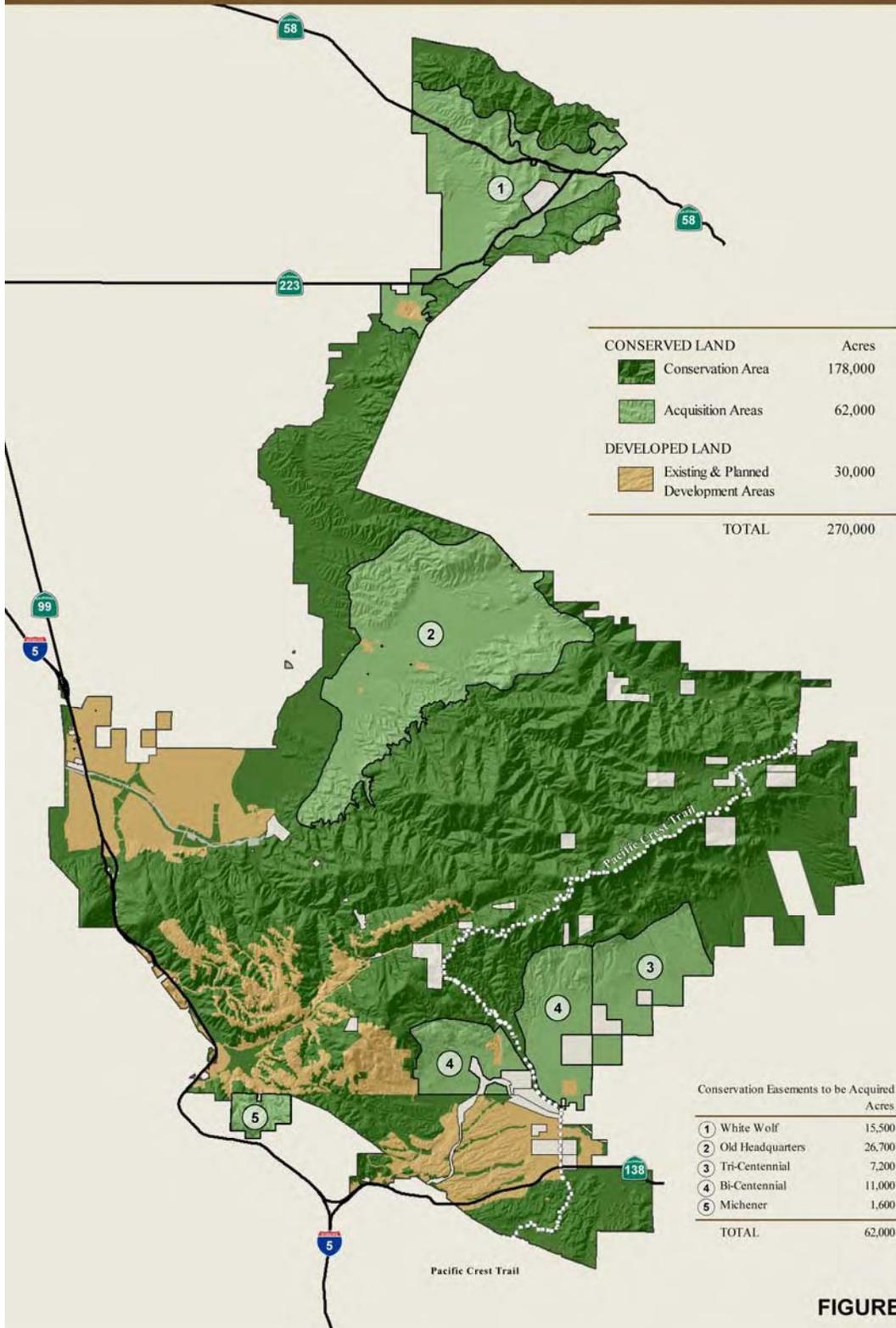
### **1.1.1 SUMMARY**

On May 8, 2008, Tejon Ranch Company (TRC) and five of the nation's largest environmental resource organizations, the Sierra Club, Natural Resources Defense Council, Audubon California, the Planning and Conservation League and the Endangered Habitats League - collectively, the Resource Groups - announced one of the largest conservation and land use agreements in California history when a landmark agreement on the future of the Tejon Ranch (the Ranch) was unveiled. Executed on June 17, 2008 (the Effective Date), the Tejon Ranch Conservation and Land Use Agreement (Ranch-Wide Agreement, Agreement or RWA) provides for the permanent protection of up to 240,000 acres of the Ranch - approximately 90% of the entire landholding - the natural resources, location, and size of which made it the most sought-after conservation property in the state.

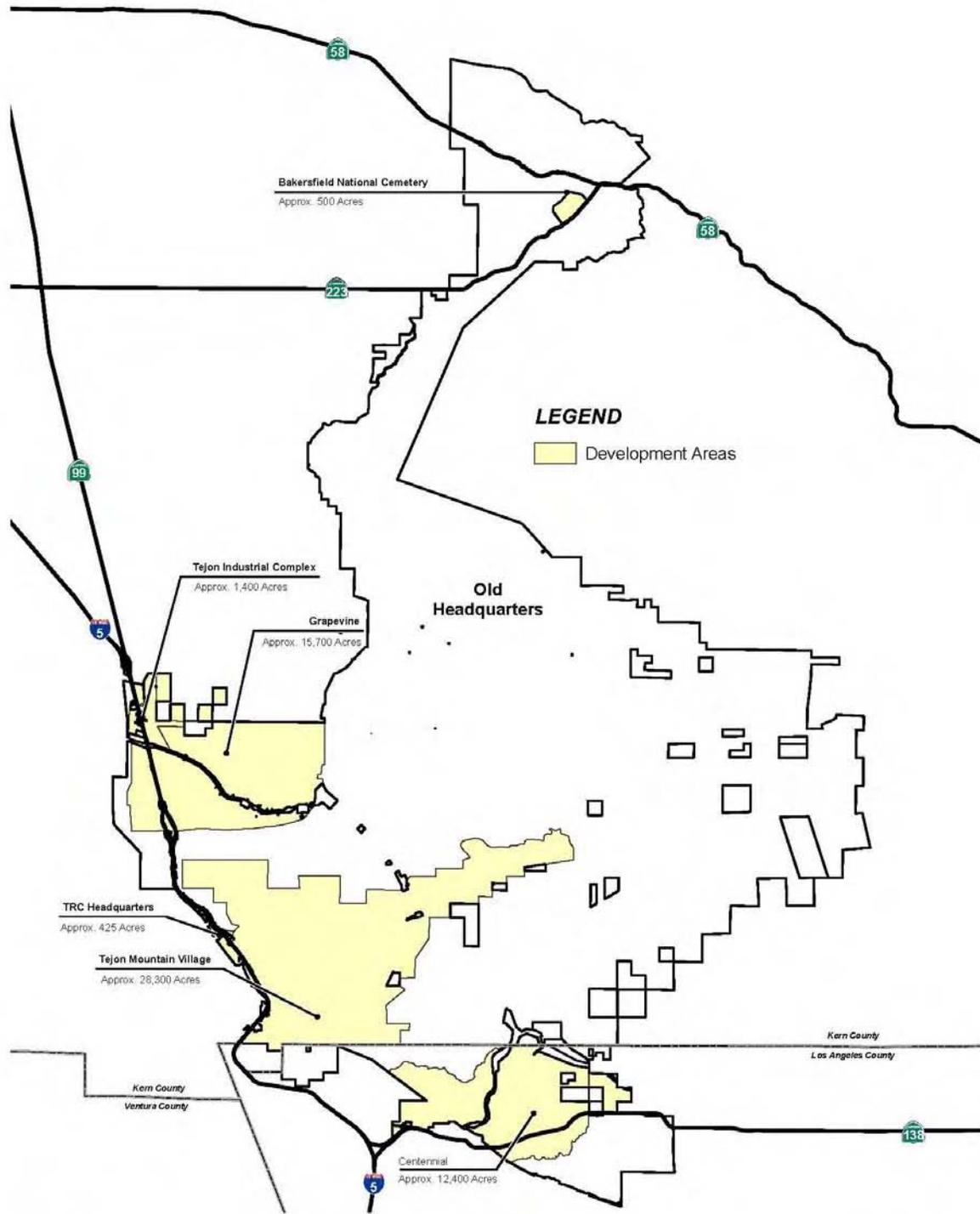
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The following key provisions and Figure 1 are excerpted from the RWA Executive Summary prepared and issued jointly by TRC and the Resource Groups in June 2008:

- The Resource Groups are assured, as of the date of execution of the Agreement, and at no cost to taxpayers, of the permanent preservation of approximately 178,000 acres of the Ranch through the phased recordation of conservation easements.
- The Resource Groups have been granted options, which can be exercised until December 31, 2010, to acquire the development rights over five parcels comprising an additional 62,000 acres of the Ranch. As documented in Section 6.3 of the RWA, the option exercise date is subject to extension to either December 31, 2011 or December 31, 2012 if certain conditions are met. The option price for each parcel will be established pursuant to an independent appraisal commissioned in accordance with California state law. Once these options are exercised, the total amount of conserved lands would be approximately 240,000 acres. As of execution of the Agreement, no development is permitted on these optioned areas until and unless the option period expires, and even then development would not occur if a subsequent conservation arrangement is accepted by the parties.
- The Agreement does not authorize development. For any development project TRC wishes to pursue on the approximately 30,000 acres not subject to conservation under the Agreement, TRC will be required to seek applicable approvals, including the completion of all environmental review and permitting processes to develop the Centennial, Tejon Mountain Village and Grapevine projects, shown on Figure 2, Depiction of Development Areas, in compliance with all laws, regulations and standards. The entitlement process consists of extensive public review and public hearing processes, including Environmental Impact Reports and numerous agency approvals for each project. Frequent opportunities for public involvement, review, comment and testimony on the three planned projects will be available.



**FIGURE 1**



**Depiction of Development Areas**

**FIGURE 2**

- 
- The Agreement requires that TRC propose a suite of environmental protection and sustainability requirements as part of each project to address traffic, air quality, climate change and other important issues.
  - The protection and stewardship of the conserved lands is assured, from the date of execution of the Agreement, by the creation and funding of the independent Tejon Ranch Conservancy, a nonprofit public benefit corporation to be qualified as tax-exempt under Section 501(c)(3) of the Internal Revenue Code. The Conservancy has a twelve-member Board with four independent directors, four appointed by the Resource Groups and four by TRC.
  - To ensure that the public will be able to use and enjoy the conserved lands, the Agreement guarantees significant public access to Tejon Ranch, to be defined in a public access plan developed and implemented by the Conservancy. Public access will include realignment of 37 miles of the Pacific Crest Trail on approximately 10,000 acres through the heart of the Ranch and docent-led tours to Bear Trap Canyon. The parties have also agreed to work cooperatively with state officials to create a major new state park on the Ranch.
  - The Agreement was reached after two years of careful scientific analysis and intense negotiations between TRC, its partners and the Resource Groups. All parties believe that the Agreement provides for a far better conservation outcome than the typical project-specific permitting and protracted litigation methods most often used in development and conservation disputes.

## **1.1.2 TEJON RANCH CONSERVANCY**

### **1.1.2.1 INDEPENDENT CONSERVANCY**

The Conservancy is governed by a twelve-member board consisting of four members appointed by TRC (Class A Members), four members appointed by the Resource Groups (Class B Members) and four independent members jointly appointed by the Resource Groups and TRC during the first three years and by the Conservancy Board thereafter (Class C Members). The current board consists of:

Class A: Gary Hunt, Randall Lewis, Roberta Marshall, Kathleen J. Perkinson

Class B: Graham Chisholm, Jim Dodson, Joel Reynolds, Dan Silver

Class C: Emmy Cattani, Frank Davis, Sopac McCarthy Mulholland, Al Wright

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In accordance with its goal of hiring experienced staff with expertise in land trust administration, conservation biology and open space land management, the Conservancy hired Tom Maloney in February 2009. Formerly with The Nature Conservancy, where he served in various capacities for over eight years, Maloney worked extensively on rangeland conservation and public lands management issues. In addition, Michael White, PhD, former Senior Ecologist and San Diego Director for Conservation Biology Institute, an expert in habitat conservation planning and riparian ecology, who was contracted to serve as interim Science Director starting in August 2008, accepted an offer to assume that role on a full-time basis starting August 2009. Jennifer Browne has served as the Operations Manager for the Conservancy since April 2009. She was previously a Project Manager for the Tejon Ranch Company where she worked closely with the Conservancy's interim executive director and board. Additional staffing will be added as necessary to achieve the Conservancy's goals of providing for science based stewardship and significant public access.

### **1.1.2.2 RANCH-WIDE STEWARDSHIP**

Per Article 2, Section 2.1 of the RWA:

“The mission of the Conservancy is to preserve, enhance and restore the native biodiversity and ecosystem values of the Ranch and Tehachapi Range for the benefit of California's future generations. The Conservancy will work collaboratively with TRC to promote the long-term science-based stewardship of the Ranch and to provide for public enjoyment through educational programs and public access.”

As such, the Conservancy will:

- Bring together the expertise of leading experts in conservation, natural resource management and business interests to further develop the framework for stewardship of the conserved lands;
- Adopt, update, monitor and enforce implementation of this Ranch-Wide Management Plan, which will be applicable to all Conservation Easement Areas;
- Manage and monitor natural resource mitigation activities in Conservation Easement Areas and hold all conservation easements, subject to regulatory agency approval, if required;

- 
- Receive and allocate conservation fees and other sources of funding; and
  - Oversee managed public access to conserved lands and will provide interpretive and environmental education programs for the local communities, focusing in particular on underserved populations.

### **1.1.2.3 CONSERVANCY FUNDING**

Funding for the Conservancy will be assured through a combination of advances from TRC and payment of conservation fees collected at the time of initial sales and resales of residential units and certain lots within Development Areas as follows:

- A conservation fee covenant will be recorded encumbering the development projects of Centennial, Tejon Mountain Village and Grapevine. The covenant shall provide for a fee, payable in perpetuity, equal to one-quarter percent (.25%) of the retail sales price of each covered transaction, which generally includes initial sales and resales of custom lots and single family attached and detached homes and excludes units designated as affordable.
- TRC will advance amounts necessary to adequately fund the Conservancy for a minimum of seven years (up to fourteen years) as described below.
  - For the 2008 calendar year, TRC advances were \$820,000 and for 2009 and 2010, TRC annual advances will be \$1,070,000. The advances for these first three years include \$1,100,000 for costs of Conservancy formation and for costs associated with securing funding for acquisition of the conservation easements for the five Acquisition Areas.
  - For calendar years 2011 through 2014, which may be extended to 2021 if conservation easements for at least four Acquisition Areas are purchased, TRC annual advances will be \$800,000.
  - During the advance period and two years before the Conservancy takes responsibility to manage and monitor natural resource mitigation activities in the Conservation Easement Areas, the TRC annual advance will be increased to \$1,500,000.

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- During the advance period and in the year the Conservancy takes responsibility to monitor and maintain natural resource mitigation, the TRC annual advance will be adjusted to include the actual mitigation costs for each year.
  - Conservation fees in excess of amounts required to meet the Conservancy's core obligations and to fund mitigation obligations will be used to repay TRC advances without interest.

In addition to these funding mechanisms, the Conservancy will actively seek other opportunities for outside funding, including agency and foundation sources, to advance the enhancement and restoration of native biodiversity and ecosystem values of the Ranch as well as other programmatic goals of the organization, such as expansion of public access opportunities on the Ranch.

## **1.2 INTRODUCTION TO RANCH-WIDE MANAGEMENT PLAN**

### **1.2.1 BACKGROUND**

As agreed upon in the RWA, the Conservation Easement Area, generally depicted on Figure 3, will be managed pursuant to the reserved rights, prohibited uses and conservation activities described in Exhibit M of the RWA, which is attached as Appendix A hereto, and this RWMP, developed by TRC and the Conservancy.

The Conservation Easement Area includes all of the land encumbered or proposed to be encumbered by a Dedicated Conservation Easement or a Purchased Conservation Easement. The Dedicated Conservation Easement Area, generally depicted on Figure 3, Conservation Easement Area, is approximately 145,000 acres. The Purchased Conservation Easement Areas, also depicted on Figure 3, consist of the Acquisition Areas for which conservation easements may be acquired pursuant to the RWA. These Acquisition Areas together comprise approximately 62,000 acres and include Bi-Centennial, Michener, Old Headquarters, Tri-Centennial and White Wolf. The Acquisition Areas are discussed further in Section 4, Geographic Sub-Areas for Baseline Development of this Interim RWMP. Together, the Dedicated Conservation Easement and Purchased Conservation Easement Areas total

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approximately 207,000 acres of Conservation Easement Area covered by the RWMP.<sup>1</sup>

Exhibit M of the RWA provides for TRC's ongoing ownership and use of the Conservation Easement Area, specifically discussing the "Reserved Rights" including, for example, various Core Activities and Ranch Activities. Exhibit M also describes the Conservation Activities in which the Conservancy may engage. The RWMP and, specifically, the Best Management Practices (BMPs) contained within Section 3 of this document, add additional detail on the manner in which activities shall be performed, which will be updated with revisions to the RWMP, as described in Section 1.2.4 below. The RWMP shall be implemented as follows:

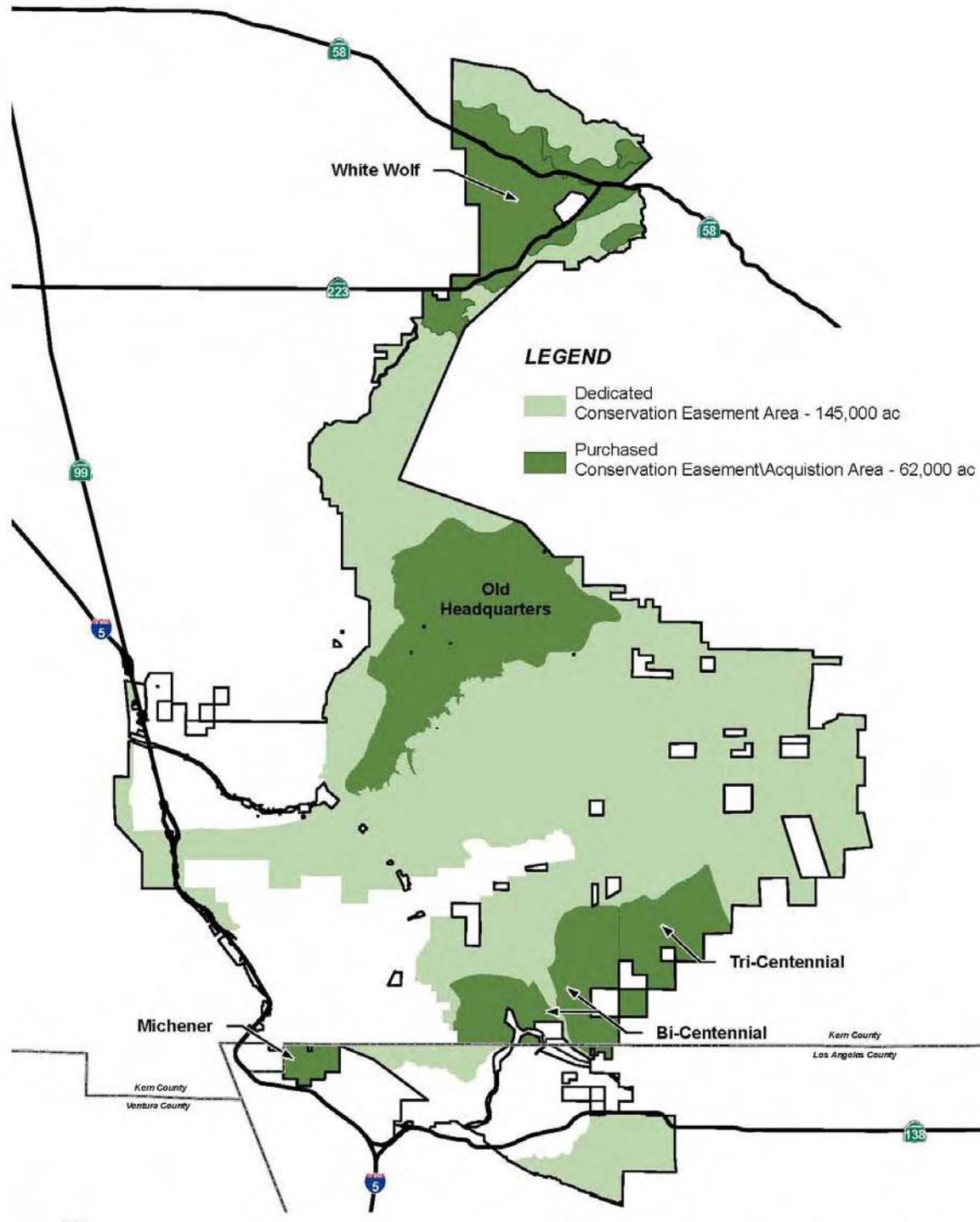
- Following adoption of the Interim RWMP and until the adoption of the Initial RWMP, TRC shall manage and use the Conservation Easement Area consistent with Exhibit M, and shall commence and diligently pursue implementation of the BMPs set forth in the Interim RWMP for all Reserved Rights on the Conservation Easement Area consistent with Exhibit M. TRC shall have any and all rights pursuant to Exhibit M.
- Following adoption of the Initial RWMP pursuant to Section 3.3 of the RWA or subsequent updates pursuant to Section 3.4, TRC shall manage and use the Conservation Easement Area consistent with Exhibit\_M, including implementation of BMPs as set forth in the RWMP, and TRC shall have any and all rights pursuant to Exhibit\_M.

The RWMP will be prepared in three phases:

- TRC is responsible for preparation of this Interim RWMP (this document), which is to be submitted for Conservancy adoption
- The Conservancy is responsible for preparation of the Initial RWMP, to be completed within 5 years of the Effective Date (June 16, 2013).

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<sup>1</sup> The RWA also provides for open space within designated Development Areas. These project open space areas are not included within the Conservation Easement Areas and are therefore not subject to this Interim RWMP.



**Depiction of Conservation Easement Area**

**FIGURE 3**

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- Updates of the RWMP (Revised RWMPs) shall be prepared by the Conservancy every 5 years thereafter, with more frequent revisions also authorized by the RWA.

## **1.2.2 DOCUMENT INTERFACE**

It should be noted that narrative text and summary descriptions of the Tehachapi Uplands Multi-Species Habitat Conservation Plan (TUMSHCP) or RWA provisions included in this Interim RWMP are not intended to, and do not by inclusion in this RWMP, modify the TUMSHCP or RWA. In the event of any conflict between this Interim RWMP and the TUMSHCP, the TUMSHCP shall control.

## **1.2.3 INTERIM RWMP**

This Interim RWMP is prepared in accordance with Section 3.2 of the RWA, which states:

“Within one (1) year from the Effective Date, TRC shall draft a planning document (the “Interim RWMP”) in cooperation with the Conservancy, which includes:

- (a) a list and summary of currently available reports and other materials documenting baseline conditions of the Conservation Easement Area;
- (b) a list of proposed Best Management Practices (BMPs) for each of the Reserved Rights (other than the Core Activities) consistent with the “Current Stewardship Standard”;
- (c) a list of proposed geographic sub-areas which shall receive priority in the development of additional baseline evaluations and sub-area conservation goals in the RWMP;
- (d) a proposed interim public access plan developed in accordance with Section 3.11 of the RWA including provision for docent-led tours to specified portions of the Conservation Easement Area and Bear Trap Canyon; and
- (e) a general process and timeline proposed for implementation of the RWMP, including information needs for future revisions of the RWMP...”

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The "Current Stewardship Standard" permits BMPs and other TRC activities and actions that preserve the Conservation Values that were present on the Conservation Easement Areas as of the Effective Date. Existing Ranch uses, and the operational practices of this working ranch, have resulted in the existing environmental conditions.

## **1.2.4 INITIAL AND REVISED RWMP**

Per Section 3.3 of the RWA:

“Upon the Conservancy’s adoption of the Interim RWMP, the Conservancy shall commence baseline studies and monitoring in accordance with the Interim RWMP and the preparation of the RWMP. The initial RWMP shall be completed promptly, but no later than the end of the Initial Period.”

TRC and the Conservancy will work cooperatively to ensure that this timeline is met.

Per Section 3.4 of the RWA:

“The Conservancy shall update the RWMP, in consultation with TRC, every five (5) years after the Initial Period and as otherwise needed...”

Such updates will reflect changes in the Conservancy's understanding of Conservation Values and if appropriate, changed conditions (e.g., changes relating to economic conditions, weather cycles, technologies, and conservation practices), consistent with the applicable Management Standard.

The Initial and Revised RWMPs will establish conservation goals and objectives designed to preserve as well as enhance the Conservation Values present on the Conservation Easement Area, on a sub-area or management unit basis, as documented in the baseline studies and any available monitoring information for any designated sub-area or management unit, taking into account seasonal variations, other climate cycles, and TRC's Reserved Rights. The Conservancy may undertake restoration and conservation activities within the Conservation Easement Area after June 16, 2013 (after expiration of the Initial Period, which is 5 years after the Effective Date), as set forth in Section 3.8(a) of the RWA and Paragraph 3 of Exhibit M of the RWA, subject to an Adaptive Management Standard, which allows for enhancing Conservation Values while recognizing that the continued economic use of the Conservation Easement Area, as a whole, will be respected.

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Pursuant to Section 3.3 of the RWA, the Initial and Revised RWMPs may include, among other items:

“BMPs for soil and water conservation, erosion control, grazing management, pest management, nutrient management, wildlife management, public access programs, water quality and habitat protection on the Conservation Easement Area. Subject to the terms of the RWA, BMPs may also include, without limitation: (a) controls on the active introduction and spread caused by TRC of non-native exotic invasive plant and animal species; (b) residual dry matter guidelines, which may vary according to slope, soil, precipitation and other conditions; and (c) other practices to protect water quality and riparian and other native habitats and species within the Conservation Easement Area, all consistent with the applicable Management Standard.”

## **1.2.5 GUIDING PRINCIPLES**

TRC and the Resource Groups have jointly prepared policy-level guiding principles that will guide development of the Initial and Revised RWMPs. TRC has coordinated with the Conservancy to draft this Interim RWMP and will work with the Conservancy to implement it and to develop the Initial RWMP, in accordance with these guiding principles, within the Initial Period.

The guiding principles, as found in Section 3.1 of the RWA, are as follows:

- a) Identify and assess the Conservation Values of the Conservation Easement Area and opportunities for protection, enhancement, and restoration of those Conservation Values;
- b) Establish sustainable strategies for the stewardship of the Conservation Easement Area, with appropriate provision for both the protection of the Conservation Values of the Conservation Easement Area and the continued use of the Conservation Easement Area for the Reserved Rights;
- c) Establish reasonable and economically feasible conservation goals and objectives for the Conservation Easement Area, including goals and objectives with regard to the following:
  - i) Promotion and restoration of native biodiversity and ecosystem values.
  - ii) Protection and enhancement of natural watershed functions and stream and aquatic habitat quality.

- 
- iii) Maintenance of healthy, diverse native forests.
  - iv) Protection of human life and property, public safety, and natural resource values from wildfire, recognizing that fire is a natural ecological process.
  - v) Protection and appropriate restoration and interpretation of significant historical and cultural resources.
  - vi) Protection of scenic vistas and rare visual resources.
- d) Achieve the RWMP goals and objectives through the establishment of BMPs for permitted uses of the Conservation Easement Area, identifying appropriate Conservation Activities, monitoring programs, and research consistent with Paragraph 3 of Exhibit M, and providing flexibility to implement BMPs and Conservation Activities in an adaptive fashion to achieve the RWMP conservation goals and objectives all in accordance with the applicable Management Standard;
  - e) Provide opportunities for significant, well managed public access through a Public Access Plan developed in accordance with Section 3.11 of the RWA; and
  - f) Establish environmental education and outreach programs, including maintaining relationships with local Native American groups.

### **1.3 TEHACHAPI UPLAND MULTI-SPECIES HABITAT CONSERVATION PLAN**

Approximately 116,500 acres of the Dedicated Conservation Easement Areas and approximately 12,800 acres of the Acquisition Areas—in total, approximately 130,000 acres of the Conservation Easement Area covered by the RWMP—are also included as "Covered Lands" in the pending TUMSHCP as depicted on Figure 4, Conservation Easement Area and TUMSHCP Covered Lands. The TUMSHCP takes into consideration implementation of the RWA and the potential preservation of the Acquisition Areas. The TUMSHCP provides coverage under the Endangered Species Act for many of the Reserved Rights set forth in the RWA, with limited exceptions (e.g., hunting is not a Covered Activity). The TUMSHCP generally allows for the continuation of existing uses on the Covered Lands and for the preservation of these lands to protect the 27 covered species included in the TUMSHCP. During the 50-year term of the TUMSHCP, the U.S. Fish and Wildlife Service (FWS) has review and approval authority over the RWMP solely for purposes of assuring compliance with the TUMSHCP and

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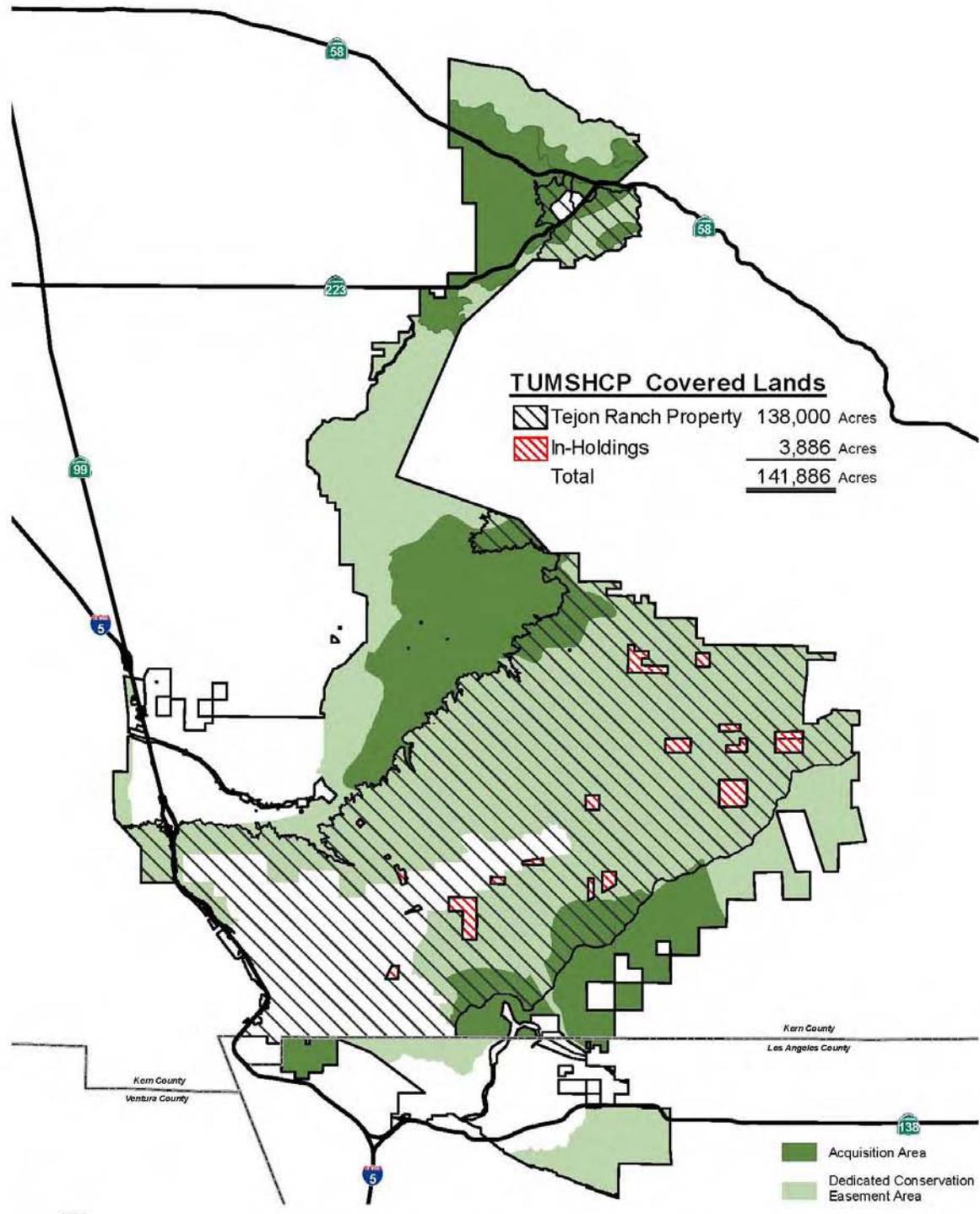
Endangered Species Act on the Covered Lands. Following this permit term, FWS has review authority of the RWMP solely for purposes of assuring compliance with the Endangered Species Act on the Covered Lands.

This RWMP also applies to the portions of the Conservation Easement Area that are considered “Mitigation Lands” under the TUMSHCP. Many of the Reserved Rights and Core Activities are also “Covered Activities” in the TUMSHCP. The TUMSHCP provides generally for the continuation of historical ranching activities on TUMSHCP Mitigation Lands, and also provides for the permanent ground disturbance of up to 200 acres of Mitigation Lands for the construction of new roads and ancillary structures (if needed) for these ongoing Ranch uses, provided that any such new ground disturbance complies with the TUMSHCP and is consistent with the applicable requirements of the RWA. The Conservancy’s role in mitigation, as outlined in Section 3.10 of the RWA, is discussed in Section 3.2.15 of this RWMP.

The TUMSHCP Covered Activity list, and its relationship to certain Reserved Rights in the RWA, is summarized in Table 3.1.1 below.<sup>2</sup>

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<sup>2</sup> Note: Table 3.1.1 is provided solely to facilitate an understanding between the various categories of Reserved Rights and Covered Activities.



**Conservation Easement Area & TUMSHCP Covered Lands**

**FIGURE 4**

**Table 1.1.1**  
**RWA Reserved Rights and TUMSHCP Covered Activities**

RWA Reserved Right	TUMSHCP Covered Activity
Ranching/Livestock Management	Grazing/Range Management (Includes construction, operation, and maintenance of watering facilities, feeding areas, fences, corrals, and other ancillary ranch structures. Grazing at a total head number of 14,500 would continue consistent with past Ranch practices.) (Commercial hunting not covered.)
Farming	Farming and Irrigation Systems (Experimental orchard and vineyard areas within Covered Lands.)
Wildlife Management	Predator and Pest Control (Commercial hunting not covered.)
Filming	Film Production
Oil, Gas, and Hydrocarbon Extraction	Not covered by TUMSHCP (Does not occur within TUMSHCP Covered Lands.)
Mineral Extraction	Not covered by TUMSHCP
Fuel Management	Fuel Management; Grazing
Employee Housing Incidental Ranch Facilities Existing and New Structures	Ancillary Ranch Structures
Fencing	Fencing
Signs	Ancillary Ranch Structures
Hunting Cabins	Back Country Cabins
Private Recreational Use	Passive Recreation (Excluding hunting)
Mitigation Activities	Monitoring and Management Activities
Tribal Rights	Not covered by TUMSHCP
Groundwater Extraction; Surface Alterations for Water Storage	Grazing; Ancillary Ranch Structures

## **1.4 INTRODUCTION TO TEJON RANCH**

### **1.4.1 LOCATION AND SIZE**

Tejon Ranch is located approximately 60 miles north of Los Angeles, California and 30 miles south of Bakersfield, California in the southern San Joaquin Valley, as depicted on Figure 5, Regional Map. The Ranch measures approximately 270,000 acres (Figure 6, Depiction of Tejon Ranch). Approximately 247,000 acres of the Ranch are located in southern Kern County and approximately 23,000 acres are located in northern Los Angeles County. The Ranch measures approximately 40 miles from north to south, and 26 miles from east to west. Given its size, Tejon

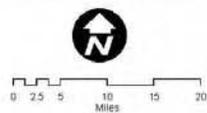
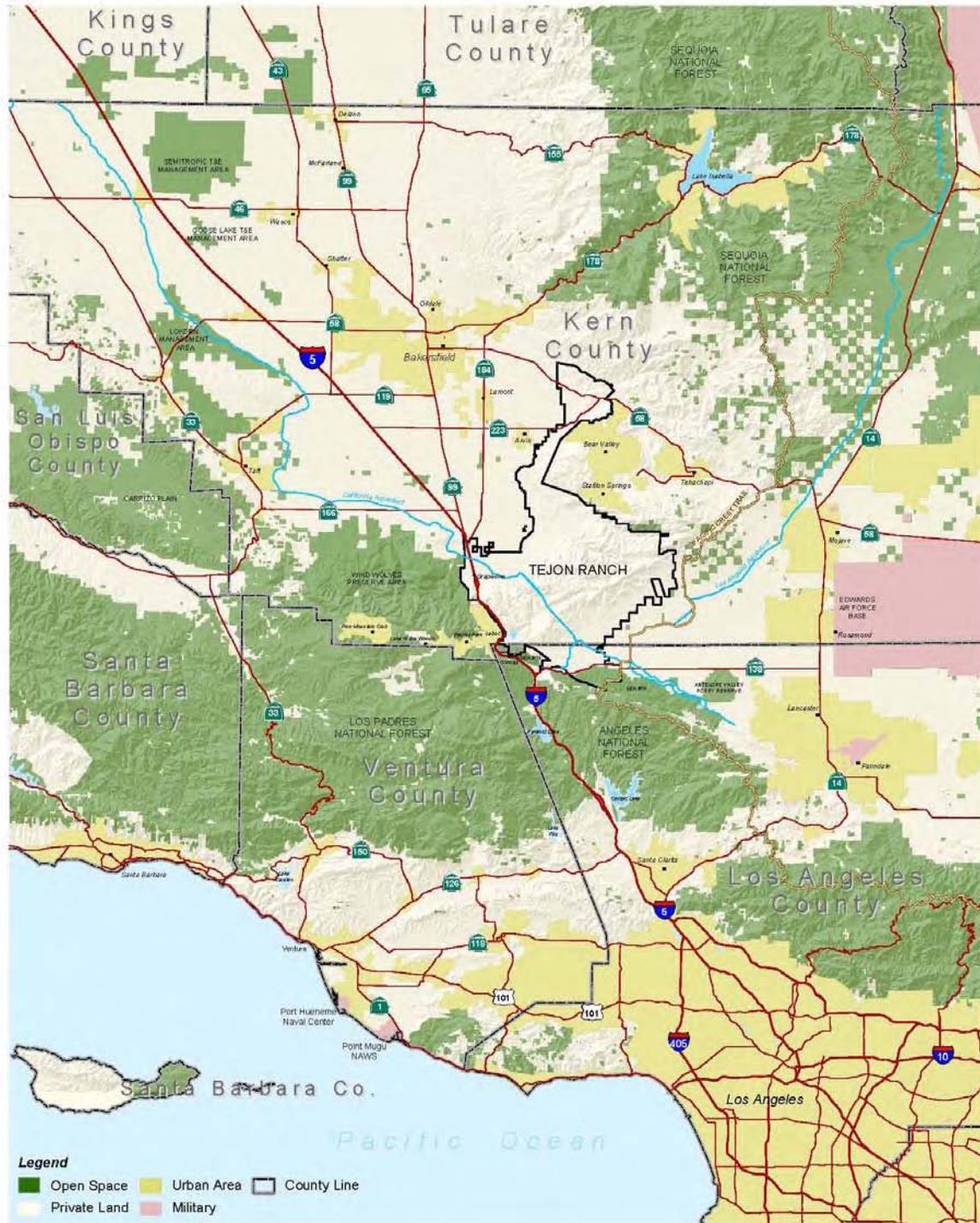
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Ranch is the largest contiguous, privately owned landscape in the State of California.

### **1.4.2 CULTURAL HISTORY**

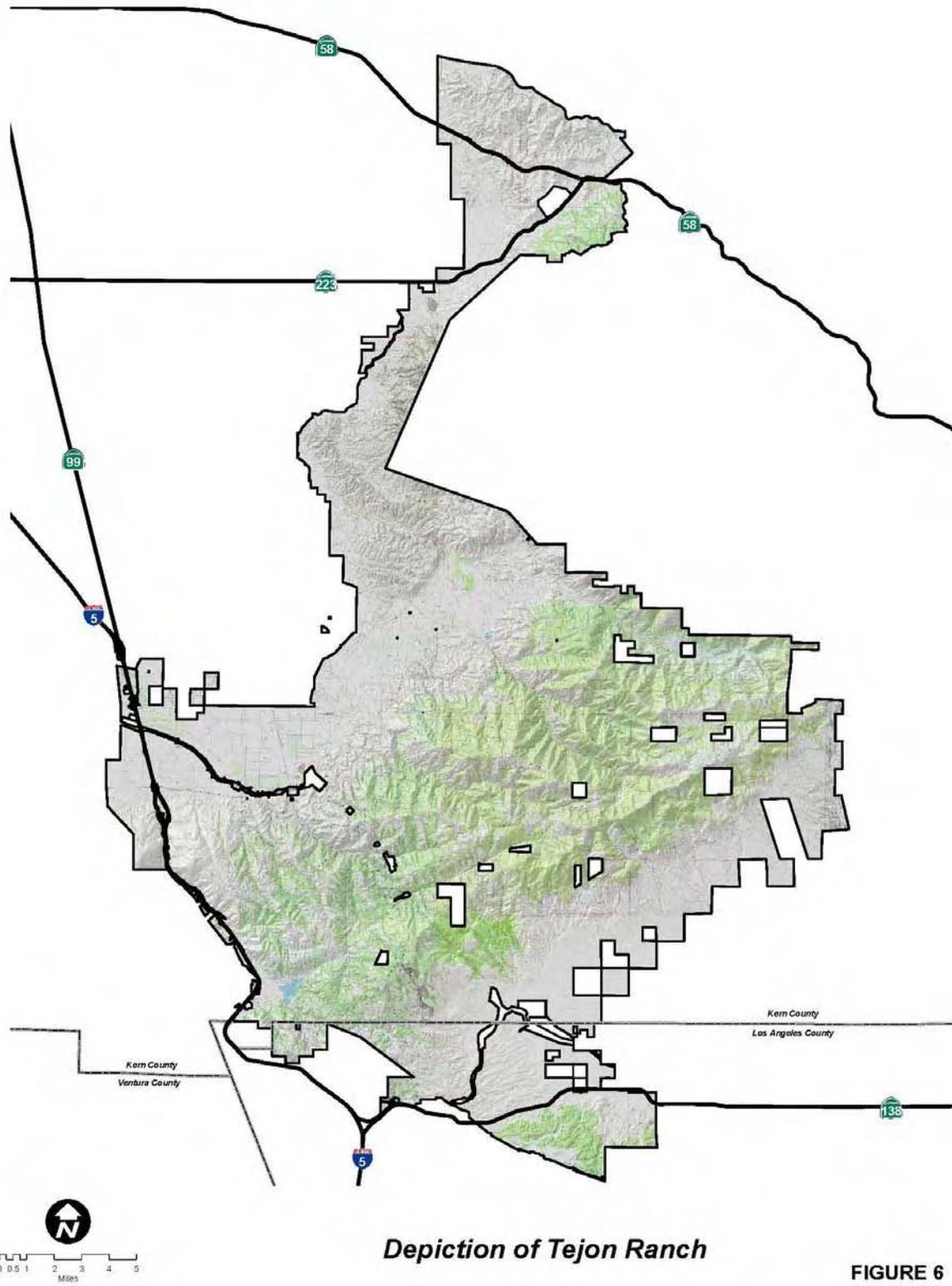
Studies indicate that prior to 1800, five Native American tribes resided on portions of the Tejon Ranch and the surrounding region. The Kitanemuk, who lived in the Tehachapi Mountains and the foothills east of Castac Lake (also known as Tejon Lake), occupied the largest area of the Ranch. The other tribe occupying a large portion of the Ranch was the Yokuts, who inhabited the San Joaquin Valley, just east of Grapevine Canyon. The Ranch includes the far eastern edge of former Chumash lands, and Chumash did live at the mouth of Grapevine Canyon and along Castac Lake. The Tatavium inhabited the far western edge of the Antelope Valley. Finally, the territory of the Kawaiisu included the far northern reaches of Tejon Ranch, though they lived where the City of Tehachapi is now located.

Lieutenant Francisco Ruiz named the Tejon region in 1806 when he found a dead badger at the mouth of a canyon. Tejon Canyon was then named for the Spanish word for badger: Tejon. The Ranch itself further takes its name from Rancho El Tejon, one of four historic Mexican land grants that the noted early California figure General Edward Fitzgerald Beale purchased in the mid-1800s to form the landscape that today is Tejon Ranch.



**Regional Map**

**FIGURE 5**



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### 1.4.3 TEJON RANCH COMPANY

General Beale originally came to California as a naval officer and served alongside John C. Fremont in the Battle of San Pasqual, earning a reputation as a war hero. Appointed the California Superintendent of Indian Affairs, General Beale returned to California in 1852 and was instrumental in establishing Fort Tejon and the Sebastian Indian Reservation in the Tejon Canyon area of the Ranch. The time Beale spent in the region led him to pursue purchase of land in the area. In 1855, Beale purchased the Rancho La Liebre land grant of approximately 50,000 acres, his first purchase toward assembling the Tejon Ranch. Ten years later, Beale purchased Rancho Los Alamos y Agua Caliente, at approximately 25,000 acres, and Rancho el Tejon, by far the most prominent of the grants at 100,000 acres. The next year, Beale purchased the 23,000 acres of Rancho de Castac. The majority of Tejon Ranch then assembled, the Ranch lands were added to over the years by acquisition of inside ownerships and land claims on government or unclaimed lands, eventually increasing the size of the Ranch to approximately 300,000 acres (Figure 7, Mexican Land Grants and Public Lands Survey System).

General Beale established the earliest incarnation of TRC and in the early years focused on sheep grazing. After years of drought had severely affected his sheep operation—an operation that had included 125,000 sheep at its high point—Beale decided in 1880 to transition to cattle grazing. By 1891, an appraisal performed for TRC counted 25,000 cattle and 7,500 sheep. Beale and his staff also realized the value that could be gained in farming the fertile soil of the Ranch—the first irrigation canal in the San Joaquin Valley was actually built at the Sebastian Indian Reservation—and in the 1890s began commercial farming operations at the Ranch. This early farming included approximately 55 acres of oranges, figs and vineyards.

In 1893, General Beale passed away and the ownership of Tejon Ranch transferred to his son, Truxtun Beale. Truxtun operated the Ranch from afar, living primarily in San Francisco. During his tenure of ownership, Truxtun took measures to solidify the legacy of his family in Kern County, donating money to establish the Beale Memorial Library, the first free library in Kern County and the original namesake of today's facility in downtown Bakersfield, and the Beale clock tower.

Truxtun Beale eventually put Tejon Ranch on the market so that he could pursue other interests. The sale caught the attention of a group of about 30 businessmen from Los Angeles, and in 1912 the group, led by Harry Chandler and Moses Sherman, purchased the Tejon Ranch. Chandler was a member of the family that founded the Times Mirror Company, which owned the *Los Angeles Times*, and he

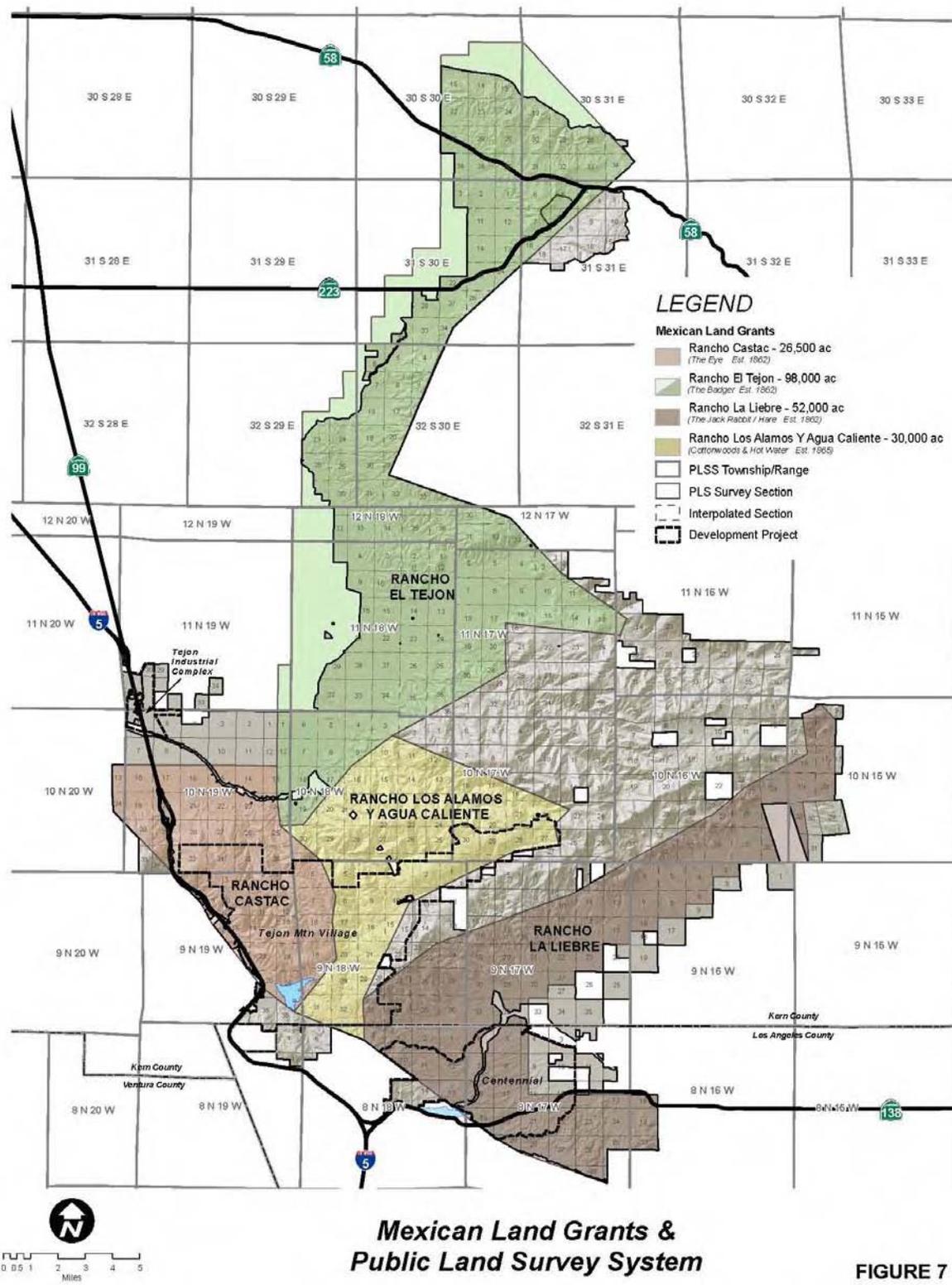


FIGURE 7

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eventually became the paper's publisher, while Sherman was the developer and namesake of Sherman Oaks. Through the early twentieth century, the Ranch expanded cattle grazing and farming operations and served as a hunting retreat for the owners. The owners also considered other business opportunities, such as development along the "Old Ridge Route", the early highway constructed through the Grapevine to ease transportation between northern and southern California.

In 1936, Harry Chandler incorporated TRC with 108,000 shares of stock outstanding and available for public purchase. Company operations continued to focus on grazing and farming through the 1970s when TRC began traveler-oriented commercial development along Highway 99 (prior to its designation as Interstate 5), the descendent of the Ridge Route. TRC also entered into an agricultural partnership in the early 1970s to increase the revenue generated from its farming operations, and contributed approximately 30,000 acres of the then 300,000-acre Ranch to the partnership, reducing the original landholding by 10% to the current 270,000 acres. In 1973, TRC shares, previously traded over the counter, began trading on the American Stock Exchange.

The 1990s brought significant change to TRC. While the company leadership, dating back to General Beale himself, had always contemplated development, the 1997 sale of the Chandler family's stock—held by Times Mirror Company—in the company precipitated a change in ownership that brought an increased emphasis on real estate development, and the Board directed TRC management to pursue entitlement of significant development rights. The intent to focus on development led TRC to transfer its livestock operations to two lessees, who now run cattle on the Ranch. The first result of this new focus was the entitlement and early development of Tejon Industrial Complex, a mixed-use commercial and industrial development consisting of two phases totaling approximately 1,450 acres, near the intersection of Interstate 5 and Highway 99 in the southern San Joaquin Valley.

TRC continued to pursue development in the early 2000s, focusing on: (i) permitting and construction of Tejon Industrial Complex, (ii) permitting of Tejon Mountain Village, a residential and resort community in Kern County planned to include approximately 3,450 homes, in addition to hotels and golf opportunities, and (iii) Centennial, a master-planned community in Los Angeles County planned to include approximately 23,000 homes to be developed over approximately 25 years. In 2003, TRC formed an Environmental Advisory Group to discuss conservation of a significant portion of Ranch lands, and later that year announced a conservation partnership with the Trust for Public Land (TPL) intended to identify 100,000 acres of Ranch lands suitable for conservation. In 2005, TRC and TPL identified 100,000

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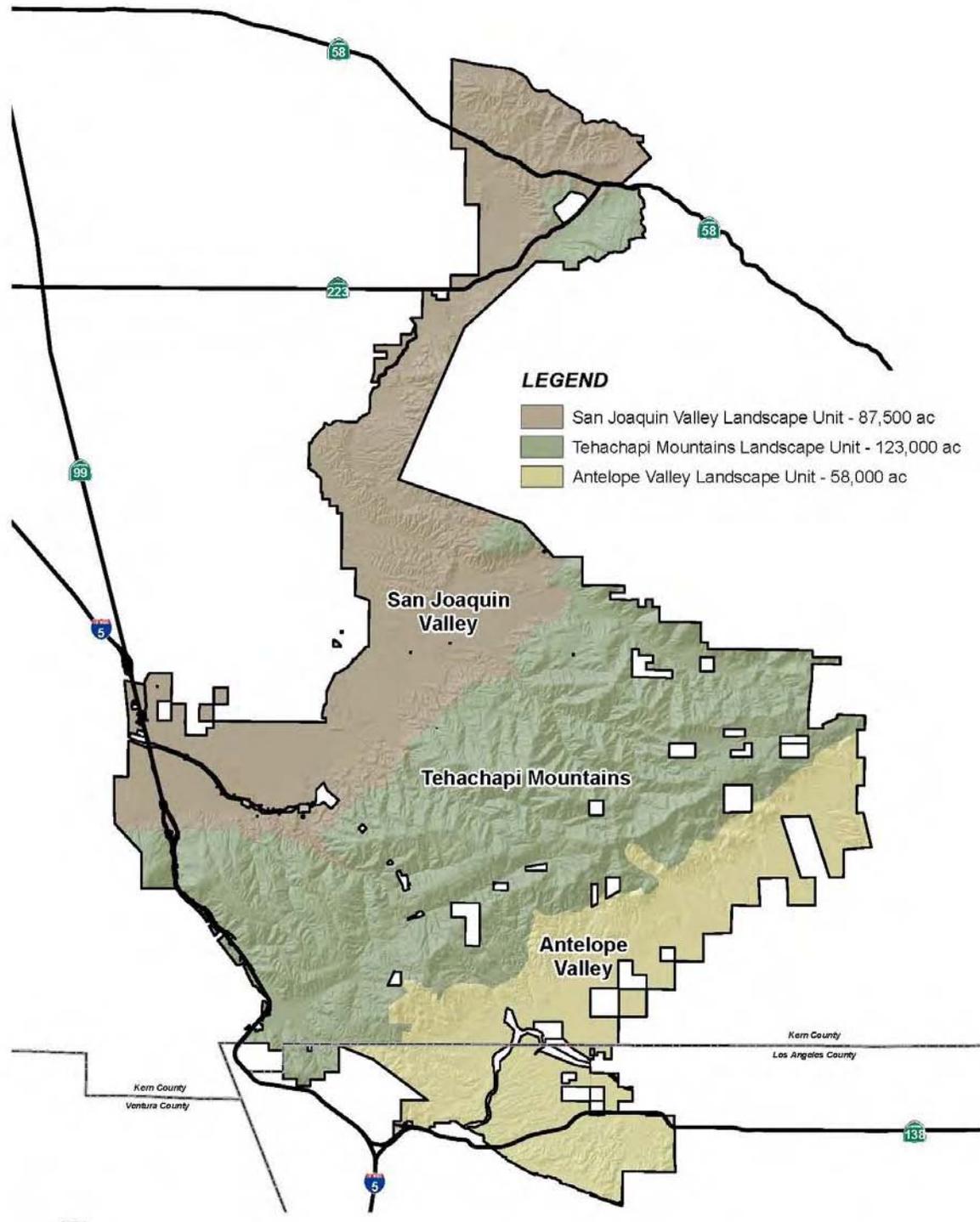
acres for a proposed Tejon Ranch Preserve. From 2005 to 2006, TRC and TPL focused on educating the regulatory and environmental community on the environmental value of the 100,000 acres.

Not satisfied that the proposed 100,000-acre preserve was sufficient, regulatory and environmental leaders urged the Ranch to consider conserving additional lands. This led to dialogue regarding development of a conservation and land use master plan for the Ranch, and in June 2008, following 18 months of collaboration with major environmental resource organizations, TRC entered into the RWA with the Resource Groups and the newly-formed Tejon Ranch Conservancy. In September 2008, TRC implemented a new divisional structure to efficiently execute the various requirements of the RWA. The company now operates four major divisions: Farming, Natural Resources and Stewardship, which is charged with fulfilling TRC's obligations under the RWA, Finance, and Real Estate.

#### **1.4.4 LANDSCAPE**

The immense landscape of the Tejon Ranch includes a range of topographical and environmental conditions. The 270,000-acre Ranch is divided from north to south by natural geographic features into three distinct landscape units: the San Joaquin Valley unit—approximately 87,500 acres—transitions upslope to the Tehachapi Mountains unit, which generally consists of Ranch lands above 2,000 feet in elevation—in all, approximately 123,000 acres. The landscape then shifts from the Tehachapi Mountains downslope to the Antelope Valley unit, which lies at the western margin of the Mojave Desert—comprising approximately 58,000 acres (Figure 8, Landscape Units). Elevation across Ranch lands ranges from just above sea level at 400 feet to a lofty 6,800 feet, where mountains can remain snow covered throughout the winter months. (Figure 9, Elevation Analysis)

In addition to the Tehachapi Mountains, other major geological features on the Ranch include two significant geotechnical faults: the White Wolf fault crossing through the Ranch from east to west in the San Joaquin Valley; and the Garlock Fault, crossing through the Ranch in the Tehachapi Mountains, and most evident in the Bear Trap Canyon and Cottonwood Creek drainages it has created. The transverse (east–west) range of the Tehachapi Mountains serves as a linkage between the peninsular (north–south) Coast Range and the Sierra Nevada Mountains located just off the Ranch (Figure 10, Geologic Features).

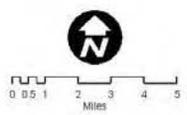


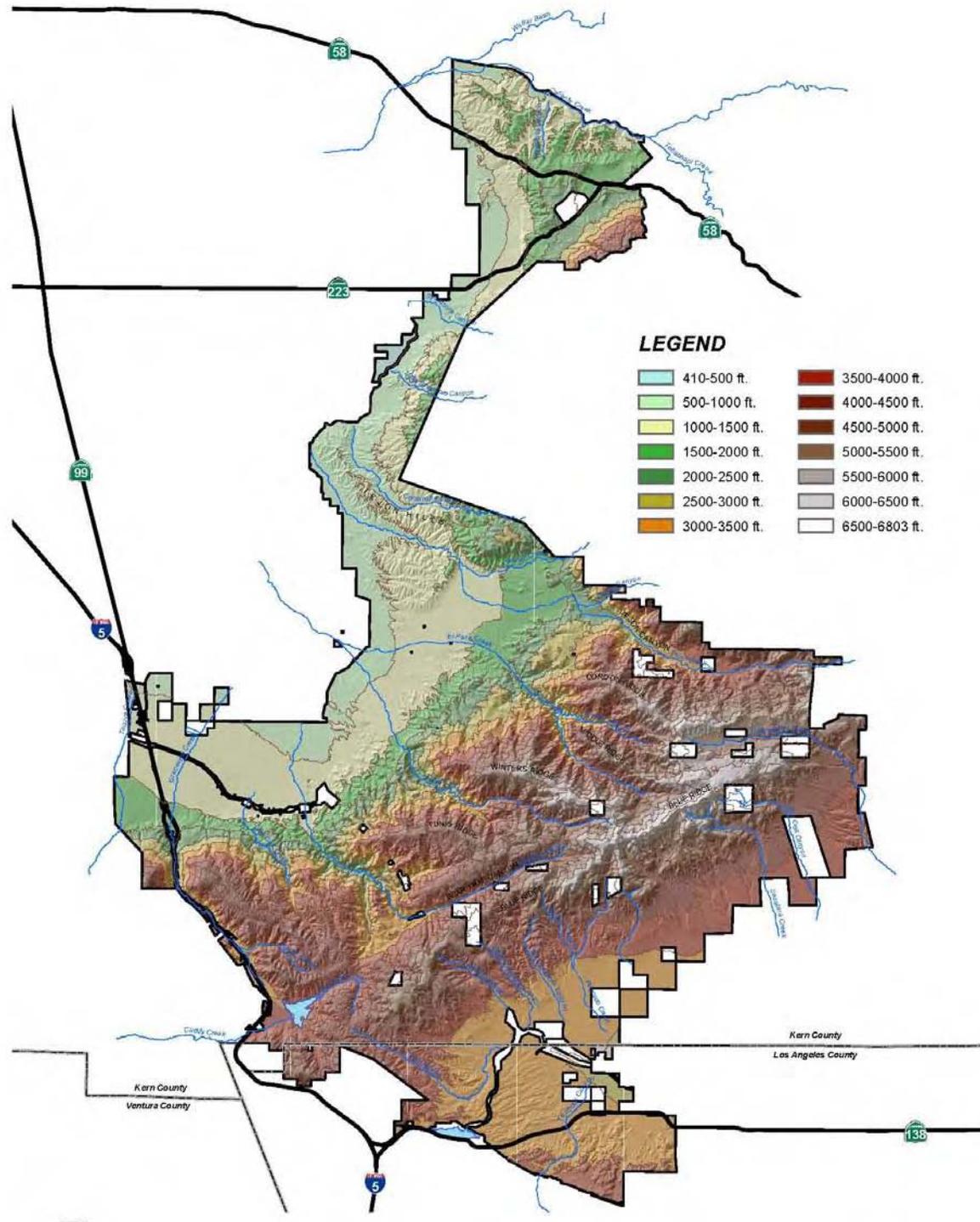
**LEGEND**

- San Joaquin Valley Landscape Unit - 87,500 ac
- Tehachapi Mountains Landscape Unit - 123,000 ac
- Antelope Valley Landscape Unit - 58,000 ac

**Landscape Units**

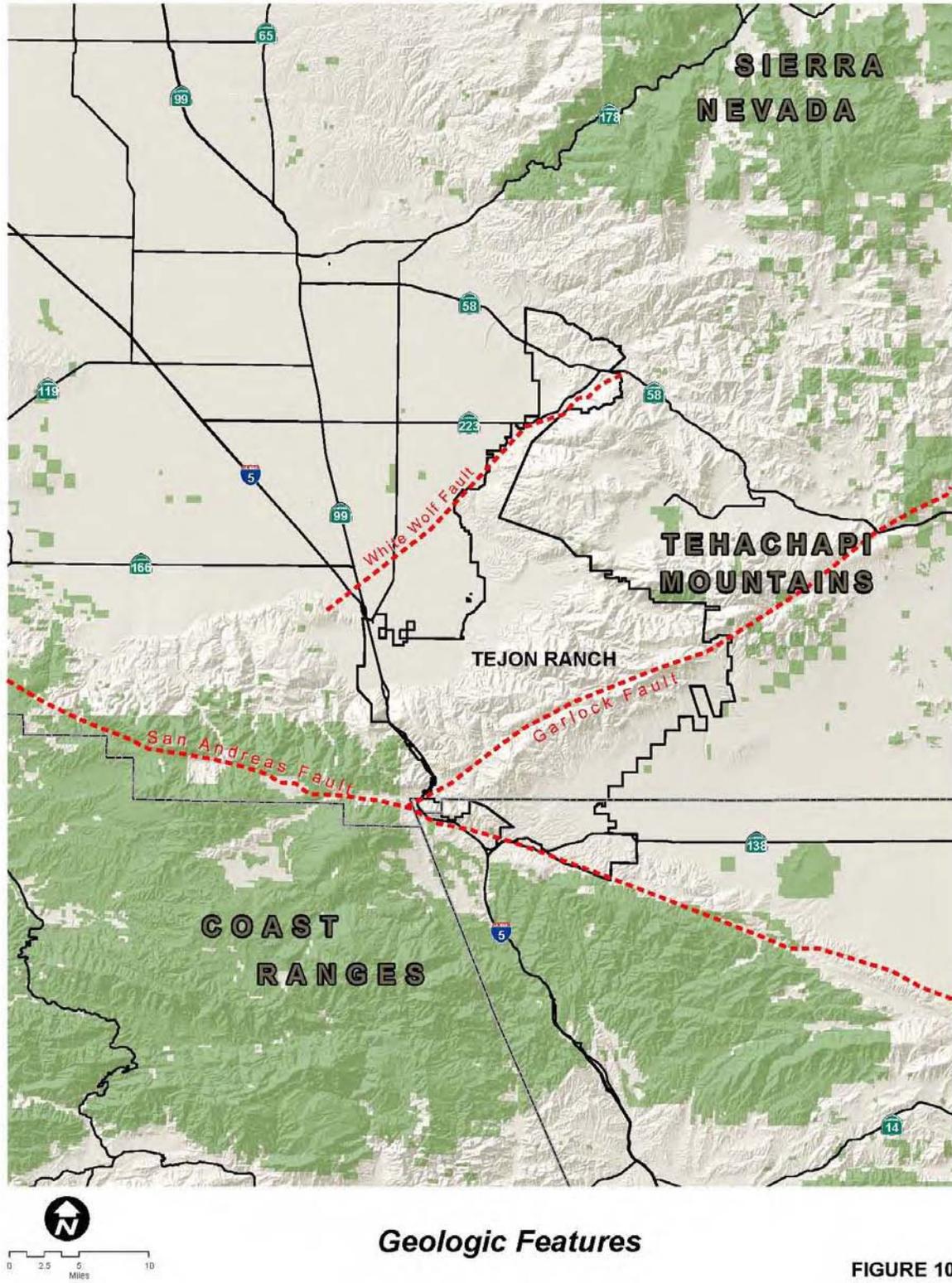
**FIGURE 8**





**Elevation Analysis**

**FIGURE 9**



**Geologic Features**

**FIGURE 10**

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## **1.4.5 EXISTING CONDITIONS**

Given its history, use and location, the touch of man on the landscape of Tejon Ranch can today be seen in the various manmade facilities found on its territory. The many uses that exist on the Ranch, from utilities, to oil and gas, to farming, have resulted in the construction of structures, pipelines, towers and canals, generally depicted on Figure 11, Existing Conditions.

The most significant of the many facilities criss-crossing the Ranch are the four major transportation corridors through the Ranch: Interstate 5 is an eight-lane freeway that cuts through the Ranch for 16 miles along its western boundary, Highway 138 crosses the southern portion of the Ranch for 5 miles, and Highway 223 runs north–south near White Wolf for 6.5 miles, and junctions at its north end with Highway 58, which runs east–west through White Wolf for 7 miles.

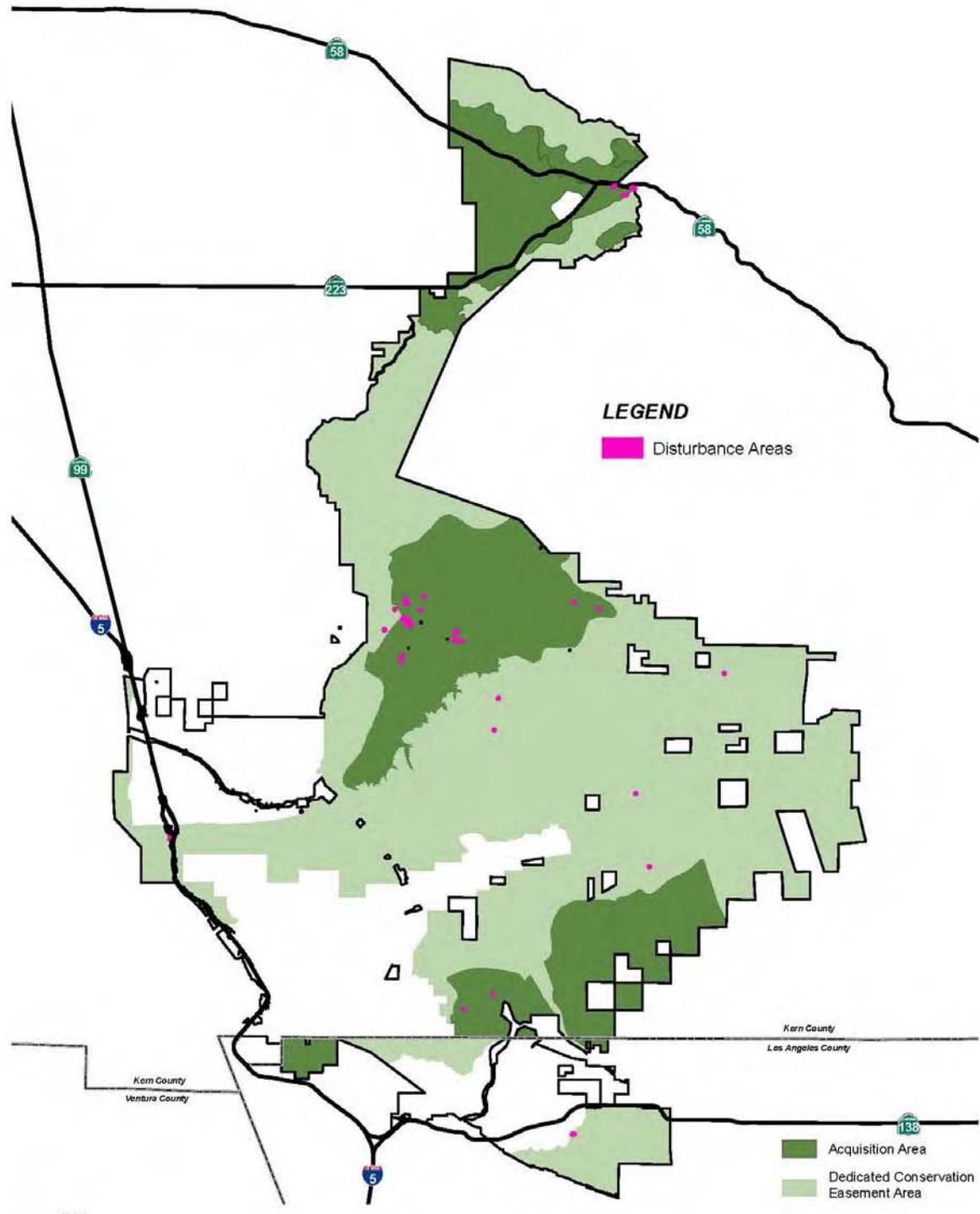
In addition to these significant roadways, the Ranch's lands have been traversed by a variety of utility corridors, including the California Department of Water Resources Aqueduct, which travels over 30 miles of the Ranch, 500kV power lines owned by Southern California Edison that run 25 miles through the Ranch, crossing through Tejon Canyon to the Antelope Valley, 230kV power lines also owned by Southern California Edison that travel across 30 miles, and a Southern California Gas Company gas line that travels underground through 15 miles of the Ranch.

The facilities and structures required for Ranch and lessee operations have also added to the Ranch. The majority of these structures are located in areas of regular activity or development, such as Old Headquarters, Tejon Industrial Complex, Grapevine Center and the current Headquarters complex. However, small structures, such as cabins and offices, can be found across the Ranch, as depicted on Figure 12, Depiction of Disturbance Areas.

## **1.4.6 NATURAL RESOURCES**

With approximately 270,000 acres, the Ranch's highly complex landscape supports a mosaic of vegetation and animal communities in four distinct eco-regions as identified by the Jepson Manual, consisting of the Sierra Nevada, Southwestern California, the Great Central Valley and the Mojave Desert. Vegetation communities host a unique mix of grasslands, wildflowers, oak savannahs, California buckeye, sycamore, and conifer timber stands of pine, white fir, and cedar, fed by year-round streams at higher elevations. Animal communities include an abundance of native wildlife, ranging from the western gray squirrel, California black bear, and





**Depiction of Disturbance Areas**

**FIGURE 12**

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California quail, to the red-tailed hawk, mule deer, and mountain lion.

The natural communities on the Ranch represent a majority of habitat types found in Southern and Central California. In addition, the landscape includes the previously mentioned Tehachapi Mountains connection that provides a continuum of suitable habitat, allowing for potential animal movement through the 270,000-acre Ranch into the Coast Ranges and mountains of Southern California.

### **1.4.7 ADJACENT LAND USES**

This section provides information on types of land uses adjacent to the boundaries of Tejon Ranch and are intended to support the Conservancy in developing a more comprehensive understanding of the Ranch and the surrounding region. The areas described below are depicted on Figure 13, Aerial Imagery Depiction of Adjacent Land Uses.

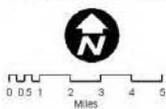
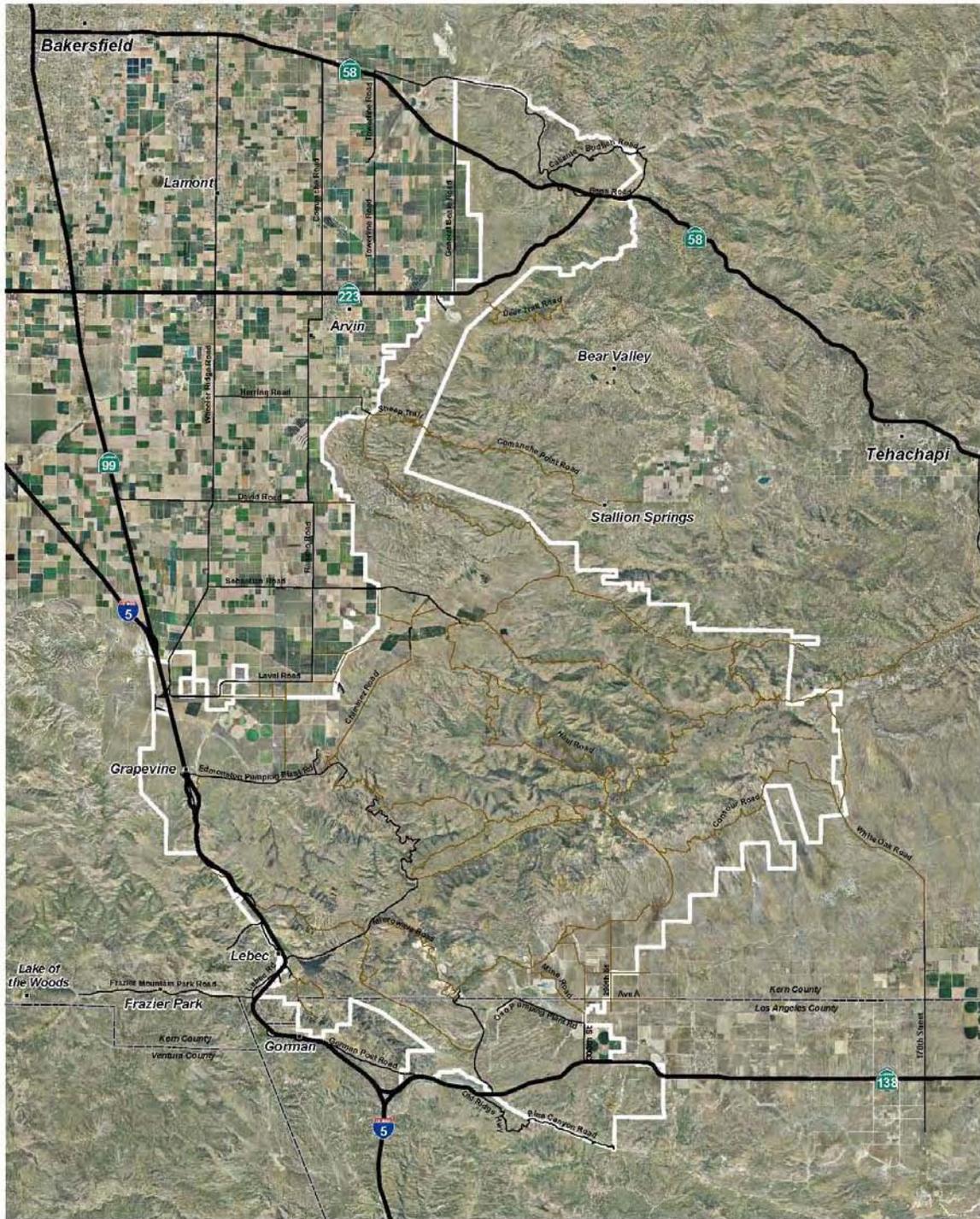
#### **Northern Section**

A majority of the northern Ranch boundary from the foot of the Grapevine to Highway 58 abuts productive farmlands. The Ranch's northernmost boundary parallels Caliente Creek and ends to the west at the 2,285-acre Bena Sanitary Landfill. All of the land off Ranch property north of Highway 58 in this section is grazed grassland or open space with scattered ranch parcels.

To the west are the two small farming communities of Arvin and Lamont. Directly to the east are the developments of Stallion Springs and Bear Valley, in the Bear Valley–Cummings Valley area. Further to the northeast are the cities of Keene and Tehachapi, home to the railroad engineering marvel known as the Tehachapi Loop. Downslope from Cummings Valley back toward the Ranch boundary are numerous parcels of land owned by development companies, and at least some of this land may one day form an extension of the existing mountain residential areas. The Bureau of Land Management (BLM) owns several full and partial sections in a checkerboard pattern in the Tehachapi Mountains east of the Ranch.

#### **Southern Section**

The southern portion of the Ranch south of Highway 138 is located in Los Angeles County. Most of the land south of the highway is open, rolling grassland, transitioning to oak woodland and chaparral and conifer mixes on upper slopes. Immediately adjacent is Quail Lake, the turnout for the west branch of the California



**Aerial Imagery  
Depiction of Adjacent Land Uses**

**FIGURE 13**

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Aqueduct, numerous small-scale residential ranch parcels, and the Angeles National Forest. Even further south is the Pyramid Lake Recreation Area and the Pyramid Lake Campground along Interstate 5. East of the La Liebre area are rural mountain communities, including Lake Hughes and Lake Elizabeth; the historic alignment of the Ridge Route meanders through the mountains between Highway 138 and Castaic Lake to the south.

### **Eastern Section**

Along the eastern Ranch boundary south of Tehachapi and extending down to the Cottonwood Creek drainage and the Antelope Valley, neighboring land uses include large-lot rural residential, ranching, agriculture, and open space. There are a handful of large, inside landowners along the southeastern portion of the Ranch, at the top of Little Oak Canyon and just south of Cottonwood Creek. At least one of these has a large private residence. Further east, on the western fringe of the Mojave–Rosamond area, there are several large mining and aggregate extraction facilities. The Tehachapi Wind Farm—the world’s second largest wind farm, with approximately 5,000 turbines—and the Northrop Grumman aerospace facility are nearby. There are rustic residential developments in the White Oak area adjacent to the Ranch boundary, northeast of Cottonwood Creek.

### **Western Section**

The western portion of the property, from the intersection of Highway 138 and Interstate 5 north to Laval Road, abuts land that includes light agricultural, grazing, recreational, scattered residential, the scattered commercial areas at the Lebec and Frazier Park interchanges, and significant amounts of relatively undisturbed open space. This portion is bordered by the 1,762,000 acre Los Padres National Forest and the 655,000 acre Angeles National Forest, and is partially adjacent to The Wildlands Conservancy’s 90,000 acre Wind Wolves Preserve, just west of Interstate 5 in the Grapevine area. Lands across from the Ranch headquarters encompass the historic Fort Tejon State Park and residential development in Digier Canyon. At the foot of the Grapevine, Ranch lands continue out onto the plains south of Laval Road.

Other uses bordering the southwestern portion of the Ranch include various rural desert residences and parcels and Hungry Valley State Vehicle Recreation Area west of Gorman. In addition, nearby are the “Mountain Communities,” which consist of the scattered developments of Gorman, Lebec, Frazier Park, Cuddy Valley, and Pine Mountain Club, encompassing a population of approximately 10,000.



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## 2. BASELINE CONDITIONS INFORMATION

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### 2.1 AVAILABLE INFORMATION

As required by Section 3.2 of the RWA, this Interim RWMP includes:

“a list and summary of currently available reports and other materials documenting the baseline conditions of the Conservation Easement Area.”

#### 2.1.1 PROJECT-SPECIFIC AND TUMSHCP STUDIES

A library of information and analysis relating to Tejon Ranch are included in the technical appendices and narrative text in the published TUMSHCP and the associated Draft Environmental Impact Statement (EIS), the Tejon Mountain Village Specific Plan and Draft Environmental Impact Report (EIR), and the Tejon Industrial Complex Specific Plan and Final EIR. Further technical reports and narrative analysis will become available with the expected publication later this year of the Centennial Specific Plan and Draft EIR.

Collectively, these reports contribute to an understanding of baseline condition information about Conservation Easement Area, including but not limited to biological surveys, reports on special-status species, and reports on environmental conditions. While the Tejon Mountain Village, Tejon Industrial Complex and Centennial documents primarily describe project areas rather than Conservation Easement Areas, these documents include information about adjacent Ranch areas and regional issues (e.g., wildlife movement corridors) that are relevant to the Conservation Easement Areas.

The list of references for the TUMSHCP and EIS is attached as Appendix B. The list of references for the Tejon Mountain Village Specific Plan and EIR is attached as Appendix C. The list of references for the Tejon Industrial Complex Specific Plan and EIR is attached as Appendix D. A list of references for the Centennial Specific Plan and EIR will be attached as Appendix E when released for publication by the County of Los Angeles.

### 3. BEST MANAGEMENT PRACTICES FOR RESERVED RIGHTS

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#### 3.1 SUMMARY

Per Section 3.2 of the RWA, the Interim RWMP shall include:

“a list of TRC's current BMPs for each of the Reserved Rights (other than the Core Activities) consistent with the Current Stewardship Standard.”

Under Article 1, Section 1.15 of the RWA:

“Best Management Practices” or “BMPs” means practices and procedures established pursuant to the RWMP that apply to the Reserved Rights, other than the Core Activities, and are (a) based on the best available scientific information, (b) feasible, both economically and technologically, (c) reasonable and practicable methods to reduce or minimize adverse impacts to natural and conservation resources resulting from such activities that are subject to BMPs, and (d) reasonably necessary to achieve the applicable Management Standard.”

From Article 1, Section 1.140 of the RWA:

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“The term ‘Reserved Rights’ means, collectively, all rights accruing from [TRC’s] ownership of the Conservation Easement Area, including, but not limited to, the right to engage in or to permit or invite others to engage in all uses of the Conservation Easement Area, that are not prohibited or limited by, and are consistent with the Conservation Purpose of, this Agreement, including all activities and uses expressly permitted by and described in Paragraph 1 of Exhibit M or elsewhere in the Agreement.”

Paragraph 1(b) of Exhibit M defines TRC’s Specific Reserved Rights as Core Activities (as found in Appendix A, Exhibit M), Ranch Uses and Groundwater Extraction/Surface Alterations for Water Storage. The following list of Ranch uses, as found in Exhibit M, are subject to BMPs:

- Ranching/Livestock Management
- Farming
- Wildlife Management
- Filming
- Oil, Gas, and Hydrocarbon Extraction
- Mineral Extraction
- Fuel Management
- Employee Housing
- Incidental Ranch Facilities
- Existing and New Structures
- Fencing
- Signs
- Hunting Cabins
- Private Recreational Use
- Mitigation Activities
- Tribal Rights
- Groundwater Extraction; Surface Alterations for Water Storage



## **3.2 BEST MANAGEMENT PRACTICES**

A compilation of BMPs, listed by Reserved Right, follows:

### **3.2.1 RANCHING/LIVESTOCK MANAGEMENT**

#### **History**

Tejon Ranch began as a ranching operation with its founding by General Beale in the mid 1800s. During the tenure of the Beale family as owners of the Ranch, cattle and sheep were run on the land, with approximately 32,000 animals recorded by an appraisal in 1891.

In the 1930s, the Ranch began to shift to a full cattle operation with a significant reduction in sheep numbers. In the 1940s and 1950s, the operation was run by lessees, but the desire to better control and enhance the profitability of cattle ranching led to TRC buying out the lessees in the 1960s. Harold Thurber, a distinguished cattleman, supervised the operation for the Ranch.

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Thurber worked to determine which cattle breed and type were best suited for the conditions on the Ranch. In the late 1960s, Mexican steers were introduced and were found to be better adapted to handling the terrain and feed conditions. Thurber developed a commercial cattle herd and continued to cross-breed cattle to develop a breed for the Ranch. The operation continued to grow throughout the late 1900s and ranged from 11,000 – 17,000 head of cattle.

In 2001, as TRC oriented its focus to real estate development, the company decided to lease out livestock operations on the Ranch and liquidate its livestock and livestock-related assets. Today, livestock, primarily cattle, graze approximately 250,000 acres of the Ranch through livestock leases. The lessees pay for the right to use Ranch lands for livestock grazing. TRC manages this activity by ensuring that lessees are in compliance with the terms of their leases; lessees are responsible for knowing the techniques and tools of proper grazing and implementing industry-accepted BMPs. The existing livestock lessees include the Echeverria Cattle Company, which leases approximately 55,000 acres located north of the Old Headquarters area and is owned by Matt Echeverria, a former Senior Vice President and interim President of TRC; and Centennial Livestock, owned by John Lacey, a renowned cattleman with operations spanning California, which leases approximately 195,000 acres south of Old Headquarters. In addition to these leases, TRC may perform livestock management activities directly, such as temporary sheep grazing for field clearing or cattle grazing to maintain TRC's registered cattle brand.

### **Role of Feed**

The implementation of livestock operations is generally driven by available feed, defined as grass or forage levels of a certain height and quality. The feed level determines which pasture livestock are in at a given time and the quality of the feed also determines which supplements are needed, and to a lesser degree, the amount of water required to maintain livestock health. Livestock, focused on feeding, will take the necessary steps to get to available feed, which informs the planning of grazing operations. Within this, different types of livestock and different breeds of a type will pursue feed differently, resulting in differences of distribution tendencies.

### **Livestock Rotation**

The primary duty of lessees or cattlemen is to ensure that their livestock have feed available to them. Therefore, livestock rotation is the practice of managing the location of livestock in pursuit of quality feed as conditions change across a

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landscape. Because livestock inherently pursue available feed, the most efficient way to provide for the movement of cattle is to open pasture gates as feed conditions change and allow livestock to “drift” through gates into different pastures where feed is available. Alternatively, cattle can be driven from pasture to pasture to ensure they’re in a position where suitable feed is available.

TRC’s livestock operators primarily employ a drift approach, continually assessing feed quality on the basis of experience and enabling livestock to access suitable feed. The season starts in the winter, when green suitable feed is available in the low, easy country of the Ranch. In February and March, the green line representing desirable feed begins to retreat uphill as lower environs warm, causing the lowland terrain and feed to dry out and turn to gold. The valley floor pasture gates are opened, allowing cattle to drift uphill into the next pasture to follow the green line. This process continues, with cattle eventually reaching the highest elevations of the Ranch in mid-summer, where they feed on the last of the green feed. Then, the downhill drift begins as the cold season begins and gates to mid-elevation pastures are opened, generally by September or October. Cattle move downhill to avoid the decreasing temperatures in the higher elevations, pursuing feed that is refreshed by fall and winter rains as they move towards the valley floor. They reach the valley floor near the end of the year, and graze the lowlands until the rotation begins again.

The primary factors affecting livestock distribution and impact are livestock type, feed type, water distribution, barriers (such as fencing), and mineral distribution (salt licks, etc.). TRC and its lessees manage these factors to produce a distribution of livestock that will ensure acceptable environmental and grazing conditions. Historically, lessees on the Ranch generally employ a cross-bred type of cattle of a large body size, and specifically have employed native or Mexican stockers. The current cow herd includes Hereford, Brahmas, or cross-bred cows, but the type of cow may change to suit conditions or operation goals. Lessees focus on the cow-calf operation, with the number of stockers determined by the amount of feed available after accounting for the cow-calf operation. Stockers are run on a 2-season system, which requires lessees to be more considerate of feed levels and grazing practices to ensure that feed levels are adequate throughout the year.

Though the majority of livestock management operations are implemented through leases, TRC has placed conditions in the leases that require lessees to operate in accordance with accepted BMPs. The Conservancy will be provided with these leases in accordance with provisions of Section 8.6 of the RWA. While lessees are responsible for livestock management, TRC maintains responsibilities for some major components of the operation, which are described below:

- 
- **Road Network:** The condition of the Ranch's network of some 2,000 miles of roads—with approximately 1,950 miles of dirt roads and 50 miles of paved roads—is a major factor in the success of the livestock management program. TRC is responsible for the maintenance, construction, and repair of roads. General BMPs for the road network and specific BMPs related to its use for fuel management are outlined in Section 3.2.7.3 below. Additional BMPs specifically related to use of the road network for livestock management are addressed in Section 3.2.1.2 below.
  - **Fencing:** The Ranch's fence network serves the livestock management program as well as other uses. TRC is responsible for the maintenance and construction of exterior Ranch fencing, while lessees are responsible for interior pasture fencing. Fencing is a Reserved Right under the RWA and, as such, BMPs for fencing are included in Section 3.2.11 below.
  - **Incidental Ranch Facilities, Existing and New Structures, and Employee Housing:** Ranching requires the use of numerous small structures, ranging from chutes and corrals to barns and employee housing. These are scattered throughout the Ranch in support of grazing operations and are generally the locations where major livestock operations such as branding, loading and unloading, and vet checks occur, and include the corrals at White Wolf and the Old Headquarters complex. BMPs for these activities are included in Section 3.2.8 (Employee Housing), Section 3.2.9 (Incidental Ranch Facilities), Section 3.2.10 (Existing and New Structures), below.
  - **Water Resources:** Management and provision of water for livestock is a major component of the livestock management program. While lessees are provided access to TRC's existing water systems, they are required to maintain and construct the livestock water systems necessary for operations. BMPs relating to water systems are discussed in this Section 3.2.1 (water systems used specifically for grazing), Sections 3.2.8 through 3.2.10 (water systems used for Employee Housing, Incidental Ranch Facilities, and Existing and New Structures), and Section 3.2.17 (Groundwater Extraction; Surface Alterations for Water Storage).

With TRC's responsibilities for these components, TRC is in regular communication with lessees to ensure that operational needs are met. In addition, TRC coordinates with lessees to ensure that lease guidelines and BMPs are being implemented.

TRC retains the right to use, and to permit other parties to use, the Conservation Easement Area for commercial and non-commercial ranching and livestock

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management activities, including but not limited to pasturing and grazing of livestock, and holding and feeding pens for livestock pending purchase or sale or for other livestock management purposes or practices. TRC shall perform, or cause to be performed, all such activities in accordance with the following BMPs established for such use in this Interim RWMP, provided such BMPs are consistent with the applicable RWA management standard. Notwithstanding anything to the contrary contained in this Interim RWMP, and pursuant to the RWA, neither the BMPs nor the Adaptive Management Standard shall cause TRC to fail to meet the requirements to retain the Tejon Ranch cattle brand.

### **3.2.1.1 PLANNING**

The following BMPs are general planning principles that TRC and its lessees use to guide livestock management operations on the Conservation Easement Area:

- TRC requires that grazing is controlled in a manner consistent with the highest standard of BMPs practiced regionally.
- With the understanding that livestock breed and type affect level of movement, temperament, and distribution, TRC and its lessees seek to employ the appropriate type of livestock for Ranch conditions.
- TRC requires that lessees graze a sufficient number of livestock to reduce and manage fuel loads, and TRC establishes minimum and maximum numbers of livestock required.
- TRC and its lessees work constantly to maintain an appropriate balance of livestock sex, breed, and type to produce a distribution of livestock that ensures acceptable environmental and grazing conditions.
- TRC and its lessees work to ensure that the appropriate numbers of livestock are grazed for the carrying capacity of the land, which may vary due to a variety of factors, including but not limited to climate and precipitation. A maximum of 14,500 head of cattle occur Ranch-wide.
  - Lessees are contractually obligated to graze a specified minimum number of cattle, unless drought reduces the carrying capacity; and a maximum number of cattle, unless higher-than-average rainfall permits a greater number of cattle. These minimum and maximum numbers may be adjusted with various combinations of type of cattle (e.g., fewer cows, bulls, and cow-calf units balanced by more stockers).

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### **3.2.1.2 ROAD NETWORK**

TRC works with lessees to ensure that the road network provides safe, passable access for operations in accordance with the following BMPs:

- TRC manages the road network and responds to requests for maintenance, repair, and new construction in a manner appropriate to the urgency of the request to ensure continued operation.
- Lessees must submit requests for new construction of roadways used for grazing to TRC for review.
  - TRC will review requests, and perform a Site Evaluation of the requested new roadway segment, to avoid sensitive resources to the extent practicable.
  - After TRC has identified a preferred new roadway segment pursuant to a lessee request, TRC will consult with the Conservancy for written consent if required by the provisions of the RWA, and, if determined to be required, will also obtain relevant agency permits or approvals prior to construction.
  - Personnel engaged in construction activities for new roadways will be required to comply with applicable design specifications and other agency requirements.

### **3.2.1.3 WATER RESOURCES MANAGEMENT**

The majority of water delivery outlets for livestock operations are of the improved type, which includes tanks and troughs. These improved facilities allow for the distribution of water to where it's needed and reduce demand and subsequent impacts on unimproved sources such as springs, streams or other water bodies. Because the location and availability of water has a significant effect on the distribution of livestock, TRC works with lessees to ensure that water resources management is performed efficiently while providing necessary water for operations and appropriate distribution:

- TRC requires lessees to maintain water systems, but due to the importance of maintenance of water resources and their effect on livestock, and to ensure that this function is being performed, TRC also has an employee dedicated to livestock water systems maintenance.
- TRC requires that lessees use water efficiently in their operations.

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- Livestock water systems are checked regularly for maintenance needs.
  - Additional Needs: The following BMPs relate to the process for addressing additional livestock water system needs:
    - Livestock water systems are reviewed regularly for additional needs.
    - Request for construction of new livestock water systems or significant modifications must be submitted by lessee to TRC for review.
    - As with requests for new roadway segments by lessees (see above), TRC will review the request for new water systems with the lessee, and then complete a Site Evaluation and make practicable adjustments to the requested water system to avoid or minimize impacts to sensitive resources. If determined to be required, TRC will then apply for and obtain relevant approvals for new watering systems under the RWA and under applicable laws. TRC also oversees construction workers and construction activities, for compliance with design specifications and other agency requirements.
  - TRC precludes lessees from transferring water from the Ranch to non-Ranch areas.

#### **3.2.1.4 HEALTH AND SAFETY**

TRC coordinates with lessees to implement the following BMPs to ensure the health and safety of livestock populations and staff involved in the operations:

- TRC requires that lessees ensure that livestock are in compliance with all applicable livestock health regulations to ensure population health and reduce the risk of contagious disease.
- TRC requires that all livestock are inspected and medically certified as disease-free before entering Ranch lands, which protects the Ranch herds as well as other wildlife such as deer, elk, and antelope.
- TRC requires that lessees vaccinate livestock appropriately to ensure livestock population health and reduce the risk of disease spreading.
- TRC requires that diseased livestock are treated appropriately to ensure livestock population health.
- TRC and its lessees utilize mineral and feed supplements to ensure the health and proper nutrition of livestock populations.

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### 3.2.1.5 ENVIRONMENTAL

TRC coordinates with lessees managing the livestock operations to implement the following environmental BMPs:

- TRC requires that lessees manage grazing in a manner that maintains a reasonable amount of residual dry matter (RDM) throughout the year.
  - TRC practices a light-to-moderate grazing regime and a seasonal rotation of cattle on the Ranch, with grazing generally concentrated in lower elevations during the winter, higher elevations during the summer, and at transitional elevations in the spring and fall.
- TRC requires that lessees manage grazing to ensure that feed is available throughout the seasons.
- Riparian and Stream Interface: The following BMPs relate specifically to measures implemented to reduce impacts to riparian and stream areas:
  - TRC works with lessees to plan and provide for the distribution of a variety of water sources across the land, thereby reducing the demand for water from stream and riparian areas. Water resources are placed to avoid or minimize cattle congregating in streambank riparian/wetland areas, to prevent soil erosion and compaction, and to protect water quality from sediments, manure, and urine.
  - TRC encourages the widespread distribution of salt and mineral supplement blocks away from water sources to draw livestock and distribute them more evenly, resulting in reduced impacts to riparian and stream areas. Mineral supplements are placed to avoid or minimize cattle congregating in streambank riparian/wetland areas to prevent soil erosion and compaction, and to protect water quality from sediments, manure, and urine.
- TRC and its lessees work to adjust the location of fencing to ensure the desired distribution of livestock across Ranch lands consistent with a light-to-moderate grazing regime, resulting in reasonable levels of RDM and protection of range resources (e.g., vegetation, soils, and riparian areas).

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### **3.2.1.6 INCIDENTAL RANCH FACILITIES**

The following BMPs guide the use and development of Incidental Ranch Facilities related to livestock management by TRC and its lessees:

- Existing Facilities: Existing facilities are required to be maintained by lessee in good repair consistent with current grazing practices.
- New Facilities: The following BMPs relate to the process for addressing additional facility needs:
  - As with requests for new roadway segments by lessees (see above), TRC will review the request for new incidental ranch facilities with the lessee, and then complete a Site Evaluation and make practicable adjustments to the requested water system to avoid or minimize impacts to sensitive resources. If determined to be necessary, TRC will then apply for and obtain appropriate approvals, as required for incidental ranch facilities required for grazing, under the RWA and under applicable laws. TRC also oversees construction workers and construction activities for compliance with design specifications and other agency requirements.
- TRC requires that Ranch lands be maintained in a neat and orderly condition, ensuring that equipment, materials, and trash do not accumulate and become attractants to California condors or pest species such as non-native rats.
- TRC requires that lessees shall not deface or remove Ranch property or facilities.

### **3.2.1.7 PREDATOR AND PEST CONTROL**

TRC performs predator control activities to ensure protection of livestock and safety for Ranch employees and staff. Such activities include:

- Depredation: In accordance with historical practice, in the event that predators, such as mountain lions, cause livestock losses and a deceased animal is found, TRC may obtain a depredation permit in accordance with relevant regulations to hunt the predator in an effort to reduce livestock losses.
- Commercial Hunting: TRC will continue to manage a commercial hunting program pursuant to authorization from the California Department of Fish and Game (DFG) to maintain the existing balance between wildlife management

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and grazing activities. (See also Wildlife Management as described in Section 3.2.3 below.)

- **Other Activities:** TRC engages in activities to reduce the number of other predators, such as coyotes, to ensure protection of livestock through government-regulated programs. An example of such is the U.S. Department of Agriculture's (USDA) Animal and Plant Health Inspection Service's Wildlife Damage Management program, through which TRC participates in a program to reduce predator numbers where documented livestock losses have occurred. The USDA employs a variety of techniques to control predators, including aerial hunts. Details on the program can be found at [http://www.aphis.usda.gov/wildlife\\_damage/](http://www.aphis.usda.gov/wildlife_damage/).
- **Pest and Fire Fuel Management:** Pesticide use is not generally required as part of grazing activities, although pesticides are used in and near structures where food for employees or other materials are stored. Herbicides are used for fire fuel and invasive plant management purposes. To manage fire fuel availability, herbicides are applied in areas immediately around barns or other structures used as part of the grazing operation. Pesticide and herbicide usage in or near barns or other structures that are part of the grazing operations follows applicable legal requirements.
- **Invasive Plant Management:** In order to maintain the quality of the feed available to its grazing operations and to preserve the biological values of the Ranch, TRC has used herbicides to combat the encroachment of invasive plant species on Ranch lands. Invasive plant species that the Ranch has identified and controlled through use of herbicides include *Lepidium appelianum*, or hairy white-top, and *Centaurea solstitialis*, or yellow starthistle. Limited populations of these invasive species exist in the pasture adjacent to I-5 and the Tejon Ranch Equestrian Center. For the past 25 years, TRC has employed sporadic aerial and ground herbicide spraying to combat yellow starthistle. In 2007, TRC performed its first aerial spray to combat hairy white-top. TRC believes that both invasive plant species could be generally eradicated with 3-4 years of regular focused spraying.



### **3.2.2 FARMING**

Farming on the Ranch dates back to the Native American inhabitants, but the oldest remnant is about 2 acres of olive trees from a 160 acre orchard planted in the Old Headquarters area during the days of General Beale. The first formal installation of irrigation and other facilities was at the site of the old Ostrich Ranch – named for a fleeting operation intended to capitalize on the demand for ostrich feathers during the 1910s – in the Grapevine Development Area. Farming development continued through the first half of the 20<sup>th</sup> century, primarily producing cash crops – those with quick growth to sales cycles such as grain and hay.

Agricultural development in those days was strictly limited by the availability of water, but the routing of the California Aqueduct through the Ranch, completed in the early 1960s, was an impetus for further development. The formation of Tejon Ag Partners (TAP) in the 1970s provided capital that enabled Tejon Ranch and its partners to significantly increase farming operations and in the 1980s; rubired grapes were planted (and are still producing) and a winery was built. TAP managed farming operations across the Ranch and attracted significant talent from agricultural and scientific fields.

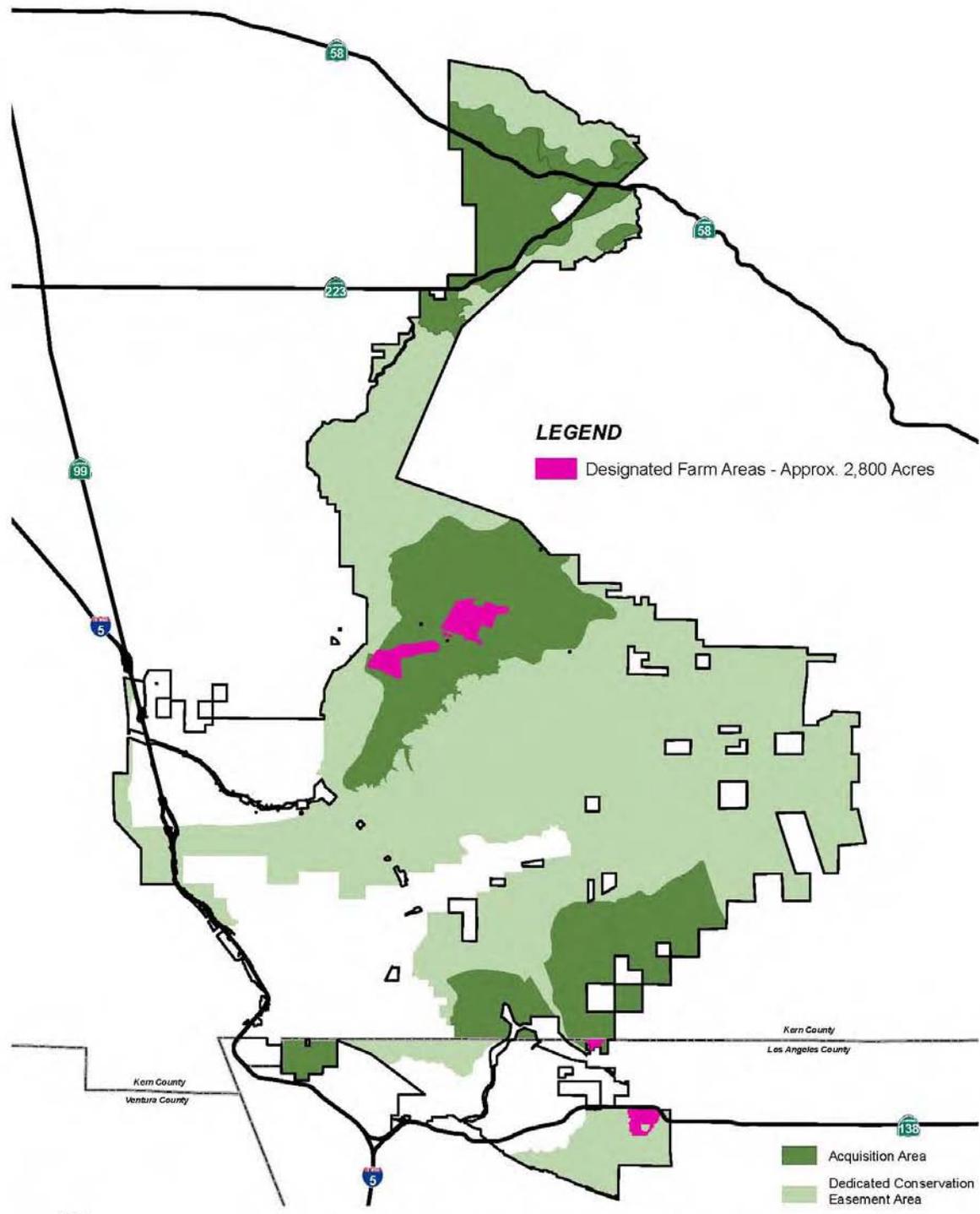
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The early 1990s were marked by significant pest infestations that created orchard health issues. Working with State and academic scientists, TRC identified the cause of the infestation and recovered the orchards. In the mid-1990s, farming reached its peak in terms of acreage, with about 25,000 acres under production. TAP soon folded, leading to the sale of its lands, with TRC retaining the Old Headquarters and Grapevine areas.

Presently, agricultural fields and orchards on Ranch land primarily occur at the southeastern end of the San Joaquin Valley near the Ranch's Old Headquarters, on the western portion of the property in the Grapevine area, and in Los Angeles County near Highway 138 and 300th Street. TRC's farming operations comprise about 6,750 acres and generally include the following crops: alfalfa, almonds, apples, wine grapes, forage, pistachios, and wheat. TRC also intermittently leases portions of its farmland to tenant farmers by season, who may grow a variety of crops, including potatoes, onions, and carrots.

The farm lands in the Conservation Easement Area are depicted on Figure 14, Depiction of Designated Farm Areas, and include approximately 2,800 acres of farm lands consisting of both currently farmed areas and potential future farming areas. None of the Designated Farm Areas are within the Covered Lands in the TUMSHCP.

TRC retains the right to use, and to permit other parties to use, the Designated Farm Areas for commercial and non-commercial farming purposes, including but not limited to planting, cultivating, and harvesting orchards, vineyards, and row and grain crops, and related irrigation, pest control, use, handling, disposal of waste products (farm residue), storage (including but not limited to cold storage), processing, packaging and distribution activities. TRC shall perform to the best of its abilities, or cause to be performed, all such activities in accordance with the following BMPs established for such use in this Interim RWMP, provided such BMPs are consistent with the Farm Area Standard.



**Depiction of Designated Farm Areas**

*(Excludes areas used for farming in Development Areas)*

**FIGURE 14**

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### **3.2.2.1. PLANNING**

In planning for crop planting and production, TRC has implemented the following BMPs:

- To reduce water, pesticide, and maintenance requirements, select crops and varieties best suited to the climatic and environmental conditions in which they will be planted. Applications include the use of grapevine root stalks that are developed and proven to be resistant to common California or Central Valley pests and well-suited for the Southern San Joaquin Valley's arid climate.
- To reduce disturbance to new lands, plan for crop installation in areas that have been farmed historically, which includes the Designated Farm Areas.

### **3.2.2.2 MAINTENANCE**

While maintaining crops during the growing season, TRC has implemented the following BMPs:

- Integrated Pest Management: Farming operations employ a variety of pest control strategies to reduce the impact of pests on crop production while being considerate of the environment.
  - Prevention: TRC uses crop planning, biological, and cultural management techniques to reduce the level of pesticide use necessary to maintain crops.
    - Where appropriate, TRC employs attractor plants to diffuse pest impacts to crops, thereby reducing the need for pesticide use.
    - TRC employs beneficial insects that eat target pests whenever possible, ensuring that introduced insects are approved by industry experts. Introduced beneficial insects are considered in terms of their effects on non-native target species.
    - TRC uses orchard sanitation techniques, such as pruning, limb removal, and poling, to ensure that pest germination is limited.
    - TRC employs animal restrictive fencing, including but not limited to chicken-wire, grid-style fencing, or electric fencing to protect crops from predatory animals, including feral pigs, where appropriate.
  - Pesticide Use: TRC employs pesticides as a secondary option to biological and cultural management.

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- To avoid the negative side effects, such as time required for the agricultural environment to regain balance and the significant costs involved, TRC employs major pesticide sprays only when absolutely necessary to maintain crop health.
  - When pesticide use is necessary, pesticides that target specific pests are used in place of broad-spectrum pesticides where possible, to avoid and minimize impacts to native plant and animal resources to the extent feasible.
  - Regulatory Oversight:
    - To ensure compliance with appropriate regulatory guidelines, TRC follows pest control policy as established by the California Department of Pesticide Regulation.
    - To ensure pesticide use is performed correctly, TRC operates under the supervision of the Kern County Agricultural Commissioner's office, which implements the policies established by the California Department of Pesticide Regulation.
    - As necessary, TRC obtains the approval of the Kern County Agricultural Commissioner to employ pesticides in field areas. These permits include information on specific chemicals to be used and proximity of fields to sensitive land uses.
    - TRC reports all incidences of pesticide use to the Kern County Agricultural Commissioner.
    - TRC provides open access to personnel of the Kern County Agricultural Commissioner's office for inspection.
  - Use:
    - TRC uses pesticides only when determined necessary under recommendation of a Certified Pest Control Adviser or other appropriately trained personnel. The pesticide most commonly employed by TRC is sulfur, generally considered to be a milder pesticide, and used as a soil amendment and in other forms to prevent mildew and control pests.
    - TRC ensures that employees using pesticides are trained or certified as appropriate in proper safety procedures.

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- TRC follows best practice guidelines established by pesticide manufacturers for use, including safety requirements such as clothing, field re-entry time after use, and concentration recommendations.
  - TRC avoids applications during rainy conditions to prevent pesticide runoff into water resources and during windy conditions to prevent drift into non-target areas.
  - Storage:
    - TRC stores pesticides in a secured facility and limits access to authorized staff.
    - TRC ensures that the storage facility is appropriately signed with warnings and chemical identification in accordance with the law and to facilitate fire fighting if necessary.
  - Water Use: TRC will use water judiciously and efficiently, employing the following BMPs:
    - TRC employs drip irrigation or other water efficient methods whenever practical, eliminating overspray and other effects of standard irrigation, to reduce water use required for crop maintenance. The Ranch's vineyards utilize drip or mini jet fan sprinklers for 90% of irrigation needs. Orchards generally require spray or mini jet fan sprinklers to meet irrigation needs.
    - TRC employs instrumentation and techniques to measure soil moisture, climate, and crop conditions, and adjusts irrigation levels to reduce water needs while maintaining crop health.

### **3.2.2.3 CROP DISPOSAL**

When crops have reached the end of their productive life or are to be removed to allow for other uses, TRC follows the BMPs below:

- Where practical, TRC attempts to find an appropriate re-use for the crop material, including furniture production, mulch, or chipping for co-generation power development.

### **3.2.2.4 OTHER**

- Environmental and Air Quality: TRC employs the following BMPs to reduce and eliminate negative effects of farming operations on the environment and

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air quality, working with the San Joaquin Valley Air Pollution Control District (SJVAPCD):

- TRC employs a “No-Burn Policy” for agricultural trimmings.
- TRC works with the SJVAPCD to measure and reduce agricultural engine emissions.
- TRC has implemented a dust control plan that reduces particulate matter through use of oil and polymers to bind soil on well-traveled roads.
- Equipment used in farming activities is maintained in good condition to prevent leakage of materials (e.g., anti-freeze, oil, and other petroleum products).
- Maintenance and repair of equipment used in farming activities occurs in a manner that prevents spillage of material such as anti-freeze, oil, and other petroleum products.
- No maintenance or repair of equipment is allowed in areas where materials such as anti-freeze, oils, and petroleum products can enter riparian or wetland areas.
- Stationary equipment, such as motors, pumps, generators, and welders, are positioned over drip pans.



### **3.2.3 WILDLIFE MANAGEMENT**

Prior to the 1950s, hunting on the Ranch was an informal, unstructured activity. The Ranch was generally used as a private hunting reserve by its owners, whether the Beale's from the 1850s to the early 1900s or the Chandler-Sherman group that owned the Ranch from the 1910s until TRC went public in the 1930s. Hunts during these days likely included species historically found on the Ranch, including grizzly bears and other native species.

The formal hunting operation was initiated in the 1950s and was intended to increase the security of the Ranch by requiring Ranch users to register in order to gain access to Ranch lands. Deer hunting was recognized as a potentially valuable business opportunity and the hunting program was soon covering the costs of Ranch security and border fencing. In the 1970s, the Ranch's border fence was completed at Old Headquarters and the hunting program moved from a security orientation to a focus on revenue generation under the leadership of John Ortega.

The 1980s held several milestones that led to the development of the wildlife management operation as it exists today. The first Rocky Mountain Elk hunts were

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held in 1980, with the species having first been sighted on the Ranch in 1964 after migrating from a Tehachapi hunting operation. Don Geivet assumed leadership of wildlife management in 1982 and increased the focus on generating profit in the operation. Working with DFG, TRC conducted a three-year trial run from 1979-1982 of the Private Lands Management program, which allowed TRC to issue tags for the take of the State's wildlife, set seasons that differ from the state, and also required TRC to enhance habitat. The program proved successful and TRC obtained a Private Lands Habitat Enhancement and Management Area license permit through DFG to continue it. In the mid-1980s, TRC discontinued the use of Compound 1080, a rodenticide with multi-generational kill effects. This served to increase the number of varmint and predators on the Ranch.

The 1990s were marked by the introduction of wild Russian boar to the Ranch, having escaped from an adjacent Ranch in Tehachapi. Recognizing the potential of expansion for this recognized invasive species, the Ranch has focused hunting operations on reducing pig numbers since they were introduced. In 1996, a change in management at the Ranch and subsequent development entitlement processes led to increased visibility for the wildlife management operation.

Presently, TRC's wildlife management program continues to be conducted through a Private Lands Habitat Enhancement and Management Area license permitted through DFG. At 5 year intervals, TRC completes an application for the license – attached as Appendix F - which DFG then reviews and approves at its discretion. In addition, each year, TRC completes an annual renewal application (Appendix G), which is then approved by DFG – the current approval is attached as Appendix H. Wildlife management activities are administered by TRC's Ranch Operations department and include a variety of individual hunts (both guided and unguided), hunting area leases, an upland game hunting club, and fishing.

Wildlife management activities are managed based upon hunting seasons, which vary by species, and are located in designated hunting areas. From fall through mid-winter, state-prescribed seasons for hunting wildlife lead to a very structured hunting program. During the remainder of the year, wildlife management activities are generally administered through a managed membership program. The hunting program serves a variety of participants, including paying customers, VIPs, and other invitees, though these participants are generally referred to as "guests."

Guests purchase access permits and tags to pursue a variety of game, ranging from wild Russian boar to mule deer to Rocky Mountain elk and wild turkey. The Conservation Easement Area includes the majority of the hunting areas on the

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Ranch. TRC's Ranch Operations department manages the program and administers wildlife management activity in designated hunting areas. (Predator control activities are managed in part through commercial hunting ((e.g., varmint hunts)) but are also undertaken directly by Ranch personnel.)

TRC retains the right to use, and to permit other parties to use, the Conservation Easement Area for activities intended to manage wildlife on the Conserved Lands, including but not limited to creating, operating, and maintaining commercial and non-commercial hunting programs (including raising, lodging, introduction, and dispersal of native species and pheasant (and other non-native species, subject to Conservancy's prior written approval, which shall not be unreasonably withheld, and subject to compliance with applicable laws) for purposes of hunting on the Conservation Easement Area), non-consumptive wildlife viewing, security and patrolling, and related uses. TRC shall perform, or cause to be performed, all such activities in accordance with the following BMPs established for such use in this Interim RWMP. It should be noted that TRC does not currently raise, lodge, introduce, or disperse native species.

### **3.2.3.1 ENVIRONMENTAL**

To ensure enhanced animal population health, preserved animal habitat areas, and minimal impact to Conservation Easement Area lands, TRC has implemented the following BMPs:

- Wildlife Population: TRC limits tag sales to a designated take number for specific species, thereby avoiding over-hunting of single species and over-use of the land by guests.
- Wildlife Health: TRC has implemented the following measures to ensure the health of wildlife populations on the Ranch:
  - Generally, TRC directs guests and has developed incentive programs to encourage guests to pursue older animals, thereby leaving younger, healthier animals to enhance species populations.
    - TRC has implemented a Quality Deer Management program that encourages guests to take older deer and offers pig tags as a reward.
  - When requested by USDA or deemed appropriate by TRC, TRC coordinates with the USDA to perform sample blood tests and tissue samples on harvested animals, and submits tests for USDA analysis.

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- Upon request from DFG, TRC submits samples from harvested animals to DFG for analysis and inclusion in DFG's DNA database.
  - TRC has banned 2-, 3-, and 4-wheeled off-highway vehicles, and currently allows only larger 4x4s of the side-by-side seating type or larger size to limit the ability of guests to go off designated roads, limiting impacts to natural resources.
  - TRC requires guests to remain on paved or dirt roads while traveling on the Ranch. If guests are found to be in violation of this requirement and such violation results in environmental damage, TRC may require the violator to restore the damaged areas to their pre-existing condition or may rescind the guest's right to access the Ranch.
  - Wildfire prevention in relation to public access activities: TRC has implemented the following BMPs to reduce the potential for wildfire as part of the public access program (Section 5 of this Interim RWMP):
    - Guests with vehicles are required to carry a fire extinguisher and shovel.
    - TRC restricts time and locations for campfires, allowing them only at designated camp areas and cabins during certain times of year.
  - TRC requires all guests to participate in an orientation that includes information on environmental conditions, special subjects such as lead ban compliance, and rules for use of the Ranch.

### **3.2.3.2 LEAD BAN COMPLIANCE**

The following BMPs relate specifically to the lead ammunition ban that TRC voluntarily implemented across the Ranch in 2007 to support the goals of the FWS California Condor Recovery Program, and which was made law for a large portion of condor habitat in 2008:

- TRC informs guests of the ban on lead ammunition, and requires that guests comply with this lead ammunition ban.
- TRC reserves the right to subject guests to personal and vehicle searches for lead ammunition.
- Upon request, TRC refers guests to sellers of non-lead ammunition and may provide information and samples of ammunition.

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- TRC provides written information and a spoken orientation to ensure that guests are aware of the lead ammunition ban, the presence of the California condor, and the effect of lead ammunition on this Covered Species.
  - TRC will exercise its right to call the appropriate authorities if it suspects or has evidence that a hunter has broken the law.

### **3.2.3.3 SAFETY**

To ensure the safety of Ranch guests and employees, TRC has implemented the following BMPs in its hunting operations:

- TRC requires all guests to participate in an orientation that includes safety information, Ranch access guidelines, and information specific to the type of hunt in which they will be participating.
- Guests: TRC requires the following from guests using the Ranch:
  - Guests must comply with all state laws and obtain appropriate licensing through the state, which requires attendance of a hunter safety course.
  - Where applicable, guests must be inside a locked gate before they can pursue game and use their weapons. In cases of hunts held in Designated Farm Areas or other areas where gates are not installed, guests must ensure a safe shot before shooting.
  - To shoot, guests must be 0.5 mile from an inhabited area.
  - Guests must comply with state laws prohibiting shooting from public roadways.
  - To avoid the dangers of shooting over ridgelines, guests can only shoot at targets when they are backed by a hill.
  - Guests may not shoot from their vehicles.
  - In order to shoot near a road, guests must have a clear view of the road to ensure that no one is coming.
- Hunt Scheduling: TRC has established the following BMPs in order to ensure safety when scheduling hunts:
  - TRC plans for an appropriate ratio of participants to guides in groups to ensure the safety of all participants.

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### **3.2.3.4 OVERSIGHT**

TRC has implemented the following BMPs to provide for regulatory and internal oversight of its operations:

- TRC allows for access to the Ranch by DFG game wardens at all times.
- TRC encourages DFG game wardens to monitor TRC activity for compliance and safety purposes.
- TRC employees and consultants bring any noticeable issues to TRC's attention, and TRC then works to resolve relevant issues.
- TRC holds hunting area lessees to the same standards as all other guests and notifies lessees that they are responsible for the conduct of the guests that they allow to access their lease area. If guests are found to be in violation of requirements and such violation results in environmental damage, TRC may take appropriate action, including but not limited to requiring the violator to fund the restoration of the damaged areas to their pre-existing condition and/or rescinding the guest's right to access the Ranch.



### **3.2.4 FILMING**

The Ranch has served as Hollywood's most versatile backlot for decades. The Ranch provides a backdrop for a wide variety of productions, including feature films, television shows, commercials, and photo shoots for products or people. Notable shoots on Tejon Ranch have included movies such as *Seabiscuit*, *Braveheart*, and *Star Trek*; television shows such as *Fear Factor* and *Endurance: Tehachapi*; and commercials for *Wendy's* and *Michelin*. TRC allows companies or individual producers to access the Ranch for filming and photography. Primary filming areas in the Conservation Easement Area include the Africa Tree in Big Sycamore Canyon, the Old Headquarters area, various paved and unpaved Ranch roads, and well-used higher-elevation film locations that offer backgrounds of conifer trees and ridgelines.

TRC retains the right to use, and to permit other parties to use, the Conservation Easement Area for film and photography-related uses, including but not limited to the filming and staging of movies, television shows and commercials, photo shoots and still photography, and related uses. TRC shall perform, or cause to be performed, all such activities in accordance with the following BMPs established for

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such use in this Interim RWMP, provided such BMPs are consistent with the applicable Management Standard.

### **3.2.4.1 OVERSIGHT**

TRC has implemented the following BMPs to ensure filming activities are conducted in a safe, sustainable manner:

- To ensure the proper conduct of filming production company staff, TRC requires that TRC personnel are on site during all shoots to monitor activities.
  - Where necessary due to extraordinary crew size, TRC employs more than one monitor.
  - TRC monitors ensure compliance with all Ranch rules, including, for example, collection and cleanup of trash (including microtrash).
- TRC Filming department staff notifies other Ranch departments of film shoot activity as necessary to ensure the appropriate planning and coordination of activities between different Ranch uses.
- TRC Filming department staff obtains approval of extraordinary requests, such as special effects, from the department Vice President, to ensure compliance with TRC procedures and applicable law.

### **3.2.4.2 ENVIRONMENTAL**

TRC has implemented the following BMPs to ensure minimal impact to the environment from filming activity:

- Temporary Construction: When temporary construction is necessary for film production:
  - TRC requires all areas proposed for disturbance by film production to be identified. As with other construction activities, TRC will review the request for new temporary construction for filming with the film company representative, and then complete a Site Evaluation and make practicable adjustments to the requested construction to avoid or minimize impacts to sensitive resources. If determined to be required, TRC will then apply for and obtain relevant approvals for temporary construction under the RWA and under applicable laws. TRC also oversees construction workers and construction activities for compliance with design specifications and other agency requirements for temporary film construction.

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- Any areas disturbed by film production activities must be restored to pre-filming condition by the production companies using the sites. Such restoration may include revegetation.
  - TRC ensures that remediation is conducted appropriately and in a timely manner per film industry standard practices and applicable requirements.
  - Film crews will be required to cease any behavior that constitutes an attractive nuisance or otherwise presents an unreasonable and avoidable danger to California condors, upon direction by TRC.
  - Fire Prevention: To prevent the outbreak of wildfire caused by film production, TRC has implemented the following BMPs:
    - TRC requires a water truck on site when environmental conditions or filming activities present a risk of fire danger.
    - TRC requires vehicles to remain on paved or dirt roads whenever possible, when in transit to shoot locations and during filming.
    - TRC provides for access by Kern County or Los Angeles County Fire Department Marshals to monitor filming activities.
  - Water: Where film production is planned near water bodies, TRC has implemented the following BMPs:
    - TRC requires that film production companies drain all fluids from vehicles before inserting vehicles into water bodies.
    - TRC does not allow chemical or fuel drops in water bodies.
    - TRC monitors to ensure shoreline habitat is not adversely impacted.
    - TRC requires removal of all filming sets and props from water bodies.

### **3.2.4.3 SAFETY**

TRC has implemented the following BMPs to ensure that filming activities are coordinated safely:

- When film shoots are conducted on roads, TRC limits the number of shoots to one shoot per road at a specific time to avoid possible accidents.
- When films shoots are conducted on roads, TRC requires lock-ups to be implemented, where staff is stationed at each end of the filming area to control traffic through the shoot and ensure safety.

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- TRC limits film shoots to the number of TRC monitors available, ensuring that all film activities are monitored appropriately.

#### **3.2.4.4 OTHER**

When film production companies use animals during shoots, TRC requires trainers on site to ensure safety of crew and animals, and to ensure appropriate containment and management of animals, to avoid adverse impacts from or interactions with film production animals.



### **3.2.5 OIL, GAS, AND HYDROCARBON EXTRACTION**

With the discovery of oil in the Kern River oil field in 1899, an oil boom began in Kern County. Though the oil boom didn't reach Tejon Ranch until 1912, the discovery of oil at Rose Station in the Grapevine Area led to enhanced exploration of the Ranch. As oil pipelines were routed up the Ridge Route/I-5 corridor to move oil between Bakersfield and Southern California, development of the Tejon Field in the Grapevine Development Area began. Development flourished in the 1920s and 1930s and continued exploration throughout the mid 1900s led to the discovery of the Tejon Hills Field and Comanche Field in the Old Headquarters and Comanche Point areas.

Today, various portions of the Ranch are under oil and gas production or have the potential for production. The oil and gas production operations are conducted by lessees that pay for the right to access and extract oil and gas on the Ranch. TRC manages this activity by ensuring that lessees are in compliance with the terms of their leases, while lessees are responsible for knowing the techniques and equipment necessary to produce oil and gas and for implementing industry-accepted BMPs while doing so.

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TRC retains the right to use, and to permit other parties to use, the Designated Oil and Gas Areas (Figure 15, Depiction of Designated Oil and Gas Areas) for the drilling, exploration, development, and extraction of oil, gas, and hydrocarbons by any subsurface drilling and extraction methods, including related surface uses. The Designated Oil and Gas Areas are not located within the Covered Lands in the TUMSHCP. TRC shall perform, or cause to be performed, all such activities in accordance with the following BMPs established for such use in this Interim RWMP, provided such BMPs are consistent with the Oil and Gas Area Standard.

### **3.2.5.1 REGULATORY**

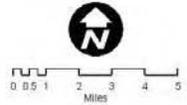
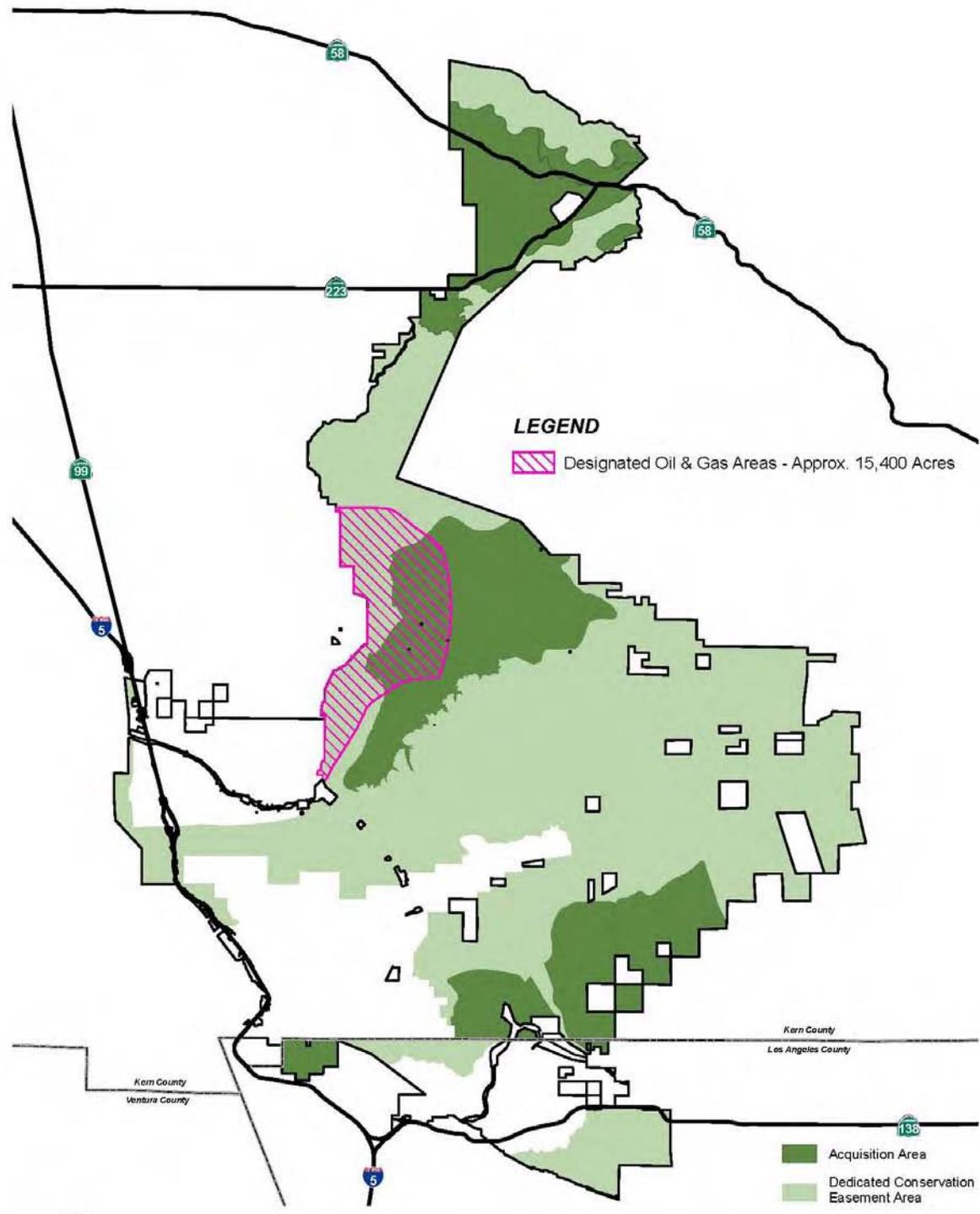
Lessees are required to operate within the following BMPs with respect to regulatory interaction:

- Lessees are required to comply with applicable laws, regulations and guidelines, including, for example, those from the California Division of Oil, Gas, and Geothermal Resources (DOGGR).
- Lessees are contractually obligated to perform all environmental investigation and permitting necessary to comply with the law and regulatory agency requirements.
- Lessees are required by law to allow for inspection by appropriate regulatory agencies.

### **3.2.5.2 OVERSIGHT**

Through its leases, TRC oversees its lessees for compliance with the following BMPs:

- TRC ensures that lessee operations are limited to the lease boundary, except in circumstances of approved pipelines or other facilities.
- TRC maintains the right to inspect the lease area for compliance with lease terms.
- TRC employees and consultants bring any noticeable issues to TRC's attention, and TRC will work to resolve relevant issues.
- When applicable, TRC has the ability to approve lease assignees when leaseholders are interested in transferring leases.
- In instances where lessees do not comply with lease terms or regulations, TRC has the prerogative to fix issues with costs covered by lessees.



**Depiction of Designated Oil & Gas Areas**  
 (Excludes areas used for oil and gas extraction in Development Areas)

**FIGURE 15**

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### **3.2.5.3 ENVIRONMENTAL**

The following BMPs are employed to ensure that lease operations cause minimal impacts to the environment:

- TRC monitors lessee compliance with lease terms requiring reversion of the lease area to its original state (or as close as possible) at lease termination.
  - TRC verifies that oil and gas areas are appropriately remediated by lessees in accordance with DOGGR guidelines relating to well abandonment, sump and spill clean-up, grading, and re-vegetation.
- TRC structures new leases to encourage notification and discussions between TRC and lessees before lessees pursue ground-disturbing activities.
- Well site disturbance is limited to the area approved by DOGGR.
- TRC includes limitations on ground disturbance in new leases.



### **3.2.6 MINERAL EXTRACTION**

Mining operations on the Ranch currently occur in four locations: an approximately 300-acre Granite Construction lease within the White Wolf Acquisition Area, an approximately 250-acre Griffith Construction lease within the Grapevine development area, National Cement, an approximately 2500-acre lease in Kern County near the Los Angeles County line, and an approximately 200-acre lease to B & B Materials for the La Liebre mine in the Bi-Centennial Acquisition Area.

Though major mining activities have occurred since the 1960s, mining has a very long history on Tejon Ranch. Reports from the 1850s provide accounts of minor temporary mining operations on Ranch lands. The early 1900s included the development of two mines in the Antelope Valley: a tin mine in the area of Bi-Centennial, with mine shafts and boarding houses still standing today, and a marble mine in the eastern Antelope Valley portion of the Ranch, east of Canyon del Gato Montes.

The first major mining operation on the Ranch came with the development of the National Cement mine in the 1960s. The 99-year lease was executed in 1966 with

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TRC as a partner to National Cement Company, but National Cement eventually bought out TRC's interest in the mine. The Granite Lease was the next lease to be executed, followed by Griffith Construction and B & B Materials. National Cement remains the largest, longest operating lease.

As mentioned above, mining operations are conducted by lessees that pay for the right to access and extract sand, gravel, aggregate, and cement on the Ranch. TRC manages this activity by ensuring that lessees are in compliance with the terms of their leases, while lessees are responsible for knowing the techniques and equipment necessary to extract minerals in compliance with applicable law, and implementing industry-accepted BMPs while doing so. Of the approximately 3,100 acres of mining leases on the Ranch, the Designated Mining Areas include approximately 475 acres located in the Conservation Easement Area, and do not include National Cement, which was addressed separately in the RWA. Sand and gravel extraction does occur within the MSHCP Covered Lands; however, mineral extraction is not an MSHCP Covered Activity. As shown on Figure 16, Depiction of Designated Mining Areas, the RWA also established a Future Mining Envelope of 2,500 acres in the White Wolf Acquisition Area, of which 800 acres may be activated by TRC as a Designated Mining Area in the future.

TRC retains the right to use, and to permit other parties to use, the Designated Mining Areas for the exploration for, development of, and the removal or extraction of any mineral or non-mineral substance by any surface or subsurface mining or extraction method. TRC shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in this Interim RWMP, provided such BMPs are consistent with the Mining Area Standard.

### **3.2.6.1 REGULATORY**

Lessees are required to operate within the following BMPs, with respect to regulatory interaction:

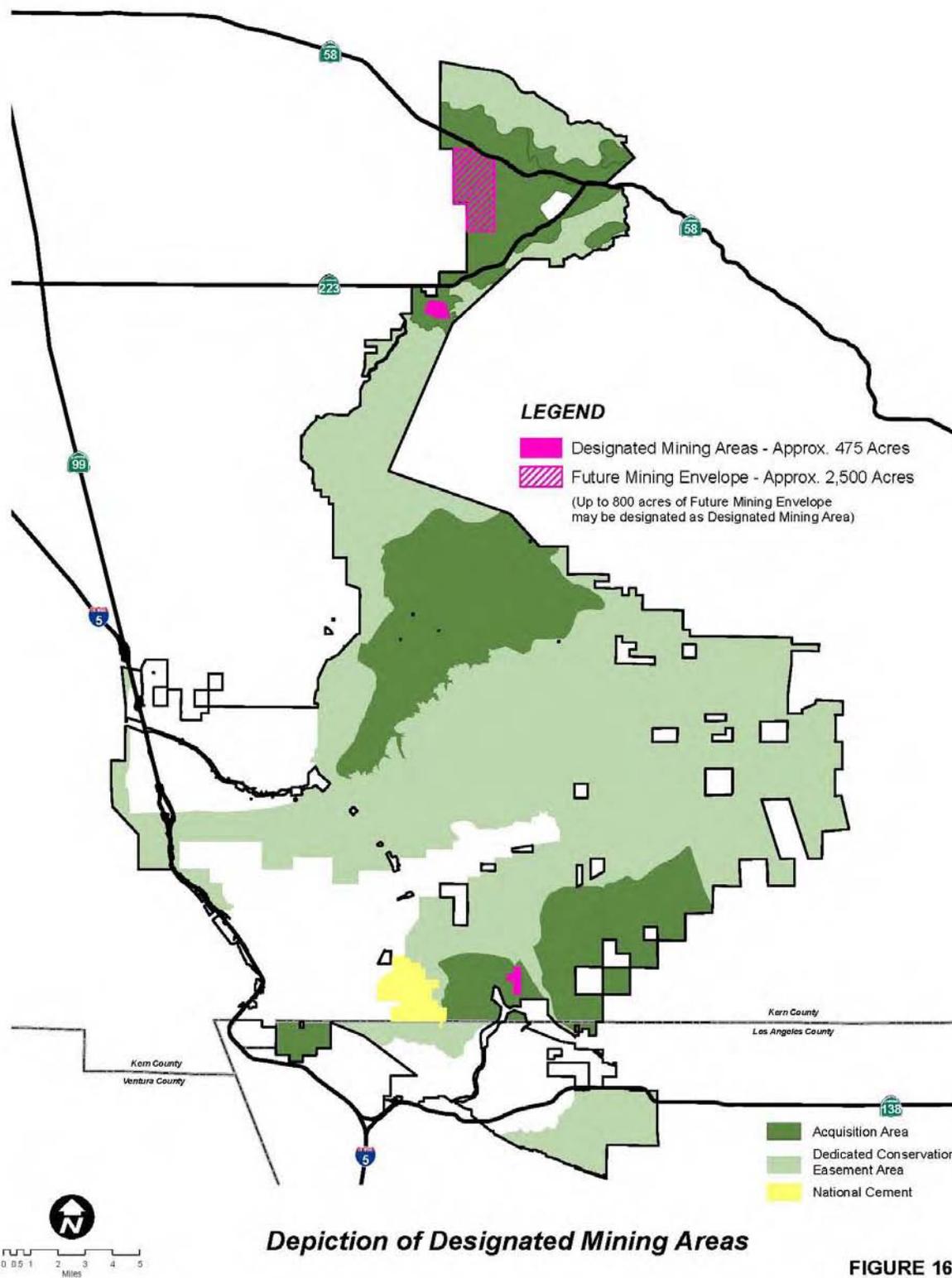


FIGURE 16

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- Lessees are required to comply with the guidelines of regulatory agencies, including those from the State Mining and Geology Board, and relevant laws, such as the Surface Mining and Reclamation Act of 1975.
  - Lessees are contractually obligated to perform all environmental investigation and permitting necessary to comply with the law and regulatory agency requirements.
  - Lessees are required by law to allow for inspection by appropriate regulatory agencies.

### **3.2.6.2 OVERSIGHT**

TRC ensures that mining operations by lessees occur within lease guidelines through the following BMPs:

- TRC ensures that lessee operations are limited to the lease boundary, except in circumstances of approved pipelines or other facilities.
- TRC maintains the right to inspect the lease area for compliance with lease terms.
- TRC employees and consultants bring any noticeable issues to TRC's attention, and TRC will work to resolve relevant issues.
- When applicable, TRC has the ability to approve lease assignees when leaseholders are interested in transferring leases.

### **3.2.6.3 ENVIRONMENTAL**

The following BMPs are employed to ensure that lease operations cause minimal impact to the environment:

- TRC monitors compliance with lease terms requiring reversion of the lease area to original state (or as close as possible) at lease termination.
  - TRC verifies that mining areas are appropriately remediated by lessees in accordance with State Mining and Geology Board guidelines, filed reclamation plans, and other applicable laws.
- Mining disturbance is limited to the area approved by the State Mining and Geology Board.



### **3.2.7 FUEL MANAGEMENT**

Due to the size of the property, vegetative conditions, and terrain, wildfire is a significant concern at the Ranch. Through the years, TRC has coordinated with local and state agencies to implement policies that reduce the risk for widespread wildfire on the Ranch.

As discussed below, TRC has implemented BMPs to manage fire fuel on the Ranch. However, TRC is subject to the oversight of various public agencies, including the California Department of Forestry (CAL FIRE), Kern County Fire Department (KCFD), and the Los Angeles County Fire Department (LACFD). The requirements of these agencies take precedence over practices established by TRC. In the case of an outbreak of wildfire on the Ranch, TRC defers and is subject to the authority of the lead fire-fighting agency, generally CAL FIRE, which may take whatever measures are necessary to fight wildfire. In such cases, to ensure efficient communication and protection of Ranch resources, TRC, as landowner, will engage exclusively in direct communication with the agency.

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TRC employs livestock grazing as its primary method of managing and reducing fire fuel loads across the Ranch. Additionally, the Ranch clears safe perimeters around structures and maintains widened roads to serve as firebreaks where special concern exists, such as areas adjacent to I-5 North from Fort Tejon to Grapevine. Agencies perform the majority of preventative measures, including vegetation clearing and road and firebreak maintenance. In the past, TRC has performed prescribed burns, generally along Blue Ridge, in accordance with the conditions of the Private Lands Habitat Enhancement and Management Area license permitted through DFG. Prescribed burns have not been employed as a fuel management measure since the late 1990s however due to policies implemented by the SJVAPCD and TRC restrictions.

TRC retains the right to perform, and to allow to be performed, activities intended to provide fire protection or to avoid or reduce fire-related impacts to the Conservation Easement Area, including but not limited to utilizing grazing and other fuel reduction techniques, establishing fire management units for pre-suppression fire and fuels management planning; and maintaining and enhancing strategic fuel-break networks along existing road and utility corridors, new roads, and utility corridors permitted under the Conservation Easement and applicable legal requirements, as well as firebreak road access along existing and new roads and predicted containment areas. Any such activities shall be performed in accordance with the BMPs established for such activities in this Interim RWMP, provided such BMPs are consistent with the applicable Management Standard. Notwithstanding the foregoing, fuel management activities that meet the definition of a Core Activity are not subject to Section 6(b)(2)(G) of the RWA.

### **3.2.7.1 LIVESTOCK GRAZING**

BMPs for grazing can be found under Section 3.2.1, Ranching/Livestock Management.

### **3.2.7.2 REGULATORY INTERFACE**

TRC works with various local regulatory agencies to manage fire fuel loads on the Ranch, employing the following BMPs:

- TRC provides open access to the Ranch for KCFD, LACFD, CAL FIRE, and other relevant agencies.
- TRC coordinates fire fuel management, road maintenance, and fire-fighting needs with relevant regulatory agencies.

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- TRC provides access for KCFD, CAL FIRE, and LACFD for road maintenance activities performed by the agencies to allow access for fire-fighting vehicles.
  - In the case of an outbreak of wildfire on the Ranch, TRC defers to, and is subject to, the lead fire-fighting agency. TRC does not engage in fire-fighting activities but will support agencies in fire-fighting operations to the extent feasible.
  - If appropriate, TRC provides agencies with access to Ranch lands or facilities for fire-fighting operation coordination and support.

### **3.2.7.3 ROAD NETWORK**

In addition to its role in facilitating Ranch operations, the Ranch's road network provides access for fire fuel management and fire-fighting activities and also serves as a fuel break network. The following BMPs relate to the interface between the Ranch's road network and fire fuel management:

- The major roads on the Ranch—both paved and dirt—provide primary access for fire fuel management and fire-fighting transit.
- Road Maintenance Standards: The Ranch's road network is maintained to provide for fuel management and fire-fighting in the following ways:
  - Major roads have been constructed at an appropriate grade and with necessary features (including turn angle, width, etc.) to allow for large fire vehicle transit.
  - Major roads have been constructed at a width to allow for fire vehicle transit.
  - Minor roads on the Ranch generally include turn-outs.
  - Vegetation clearance height is maintained along major roads to allow for fire vehicle transit.
  - Vegetation, including grasses and shrubs, along road surfaces is cleared to reduce risk of vehicle-caused fires.
  - To maintain road base stability, grasses and shrubs on road surface may be dispersed through herbicide use, thereby leaving root structure in place.

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- Herbicide application is conducted in compliance with approved herbicide application requirements to avoid and minimize impacts on biological resources.
  - Dirt roads are constructed to handle minor stormwater flows, with features such as berms to direct water flow, and water bars to evacuate water from roadways and decrease water erosion problems.

#### **3.2.7.4 FUEL BREAK NETWORK**

In addition to the road network, TRC maintains various fuel breaks to reduce the risk and range of wildfire. The following BMPs relate to fuel breaks:

- Where appropriate and feasible, TRC maintains fuel breaks around structures.
- TRC maintains existing fuel break networks implemented by the Ranch or agencies to assist in fire management in the event of future fires.
- TRC works with agencies to implement fuel management or protective measures for areas prone to fire (along highways, etc.) through mechanical or chemical methods, such as mowing or herbicide use.
  - Herbicides are used in compliance with approved herbicide application requirements to avoid and minimize impacts on biological resources.
- TRC complies with the requests of agencies to allow for prescribed burning of roadside shoulder areas owned by TRC or adjacent to TRC property.

#### **3.2.7.5 GENERAL POLICIES**

TRC has implemented the following Ranch-wide policies to reduce the risk of human-caused wildfire:

- TRC prohibits smoking on the Ranch to reduce the risk of cigarette-caused wildfire.
- TRC limits campfires to designated locations, including camp areas, across the Ranch.
- TRC prohibits campfires during fire season.
- TRC access permits instruct those traveling on Ranch lands to stay on well-maintained paved or dirt roads, thereby reducing the risk of vehicle-caused fires.

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- TRC requires vehicles traveling on the Ranch to carry a fire extinguisher and shovel, serving as a first line of defense against wildfire.
  - In order to ensure prompt reporting of fire outbreaks to reduce the time a fire burns before firefighting begins, TRC provides a listing of pertinent phone numbers to Ranch users and guests and asks that they report any concerns.

### **3.2.7.6 RANCH OPERATIONS**

TRC has implemented the following BMPs in other Ranch operations to manage fire risk and fuel:

- Filming: TRC requires a water truck on site when environmental conditions or filming activities present a risk of fire danger.
- Farming: TRC has implemented a no-burn program for agricultural clippings.

### **3.2.7.7 WATER RESOURCES**

TRC uses on-site water resources to support firefighting operations.

- TRC supports the maintenance of Castac Lake, thereby providing a water source for fire-fighting operations on and in the vicinity of the Ranch, including aerial operations.
- As discussed in Section 3.2.17, below, TRC utilizes ponds, troughs, reservoirs, pipelines, and other water facilities that serve as reliable water sources for fire-fighting operations.





### **3.2.8 EMPLOYEE HOUSING**

Throughout its history, TRC has offered housing for a portion of those people working on the Ranch and/or for TRC. In its early form, employee housing included barracks-style buildings with cafeterias for cowboys and Ranch hands. Today, while some of those buildings still stand, housing largely consists of single-family homes. Employee housing is primarily located in the TRC Headquarters development area and the Old Headquarters Acquisition Area, but housing also can be found across the Ranch. TRC's employee housing provides an opportunity for staff of the company and its tenants to live in close proximity to where they work, increasing the investment they feel in the local community and reducing traffic and associated air quality impacts.

TRC retains the right to use, and to permit the use of, all buildings existing as of the Effective Date, and all new and expanded buildings permitted pursuant to Section 6(b)(2)(J) of the RWA within Disturbance Areas A, B, and E as depicted on Exhibits F-1, F-2, and F-5 in the RWA, for housing for employees (including retired employees), and their families (provided that they are domiciled with such employee), of TRC, or any tenant of TRC, whose employment is directly related to a

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use conducted on the Conservation Easement Area. With respect to the TUMSHCP, employee housing also exists as Ancillary Ranch uses within the Covered Lands.

### **3.2.8.1 PLANNING**

TRC will follow the BMPs below in the planning of new employee housing:

- New employee housing will be constructed only as necessary to meet demand for employee housing and/or to ensure TRC's ability to attract talented employees.
- Sensitive Planning: Planning and design of new housing will incorporate the following measures:
  - A Site Evaluation will be completed for proposed housing sites to identify, and avoid or minimize, impacts to sensitive natural resources.
  - Housing will be located within Disturbance Areas (as described above) or in areas designated for development as identified in the RWA.
  - Lighting for new housing will comply with applicable "Dark Sky" requirements to minimize lighting impacts.
  - If determined to be required, TRC will apply for and obtain all relevant permits and approvals, and will comply with all applicable requirements including but not limited to the TUMSHCP and RWA. For example, construction of individual wind turbines for the purpose of on-site electrical generation will be subject to review and approval by FWS to ensure that they do not pose a threat to the California condor.

### **3.2.8.2 FEATURES**

TRC will employ the BMPs below in planning features to be included in new structures:

- Housing will be planned and designed in accordance with appropriate building codes, and will meet or exceed relevant energy and water efficiency standards.
- Housing will include appropriate amenities, including plumbing, electrical, and other services as appropriate.
- Where necessary and feasible, TRC will employ off-grid technologies, such as solar power or generators, to provide appropriate services.

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### **3.2.8.3 CONSTRUCTION**

TRC will perform construction in accordance with the following BMPs:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction impacts will be limited to a minimal area around the housing site.

### **3.2.8.4 MAINTENANCE**

In order to ensure the quality of life of employees and tenants living at the Ranch, provide a safe living environment, enhance the longevity of structures, and protect the natural environment, TRC will employ the following BMPs:

- Ensure maintenance is performed by trained staff.
- Perform regular maintenance as appropriate.
- Respond in a timely and appropriate manner to requests for service from tenants.
- Require that employee housing be maintained in a neat and orderly condition, ensuring that trash or other materials do not accumulate in a manner that becomes an attractant or threat to native wildlife such as condors (e.g., microtrash, anti-freeze) and pests such as rats.



### **3.2.9 INCIDENTAL RANCH FACILITIES**

The term “Incidental Ranch Facilities” means all facilities that are incidental to a Reserved Right, including but not limited to squeezes, loading chutes, holding and feeding fields, corrals, barns, shop and storage buildings, sewage disposal facilities and systems, water distribution and irrigation facilities, livestock and wildlife watering facilities (including impoundments and related water distribution facilities) and infrastructure.

TRC retains the right to expand existing, construct new, relocate, or remove, any Incidental Ranch Facilities on the Conservation Easement Area that are or will be used in connection with a Reserved Right, provided that such activity is de minimis and will not significantly impair Conservation Values. In addition, TRC may expand existing, construct new, relocate, or remove any Incidental Ranch Facilities on the Conservation Easement Area that are of a type that is not de minimis with the Conservancy’s prior written consent, which shall not be withheld if the proposed activity will not significantly impair the Conservation Values. Incidental Ranch Facilities (included within the category of "Ancillary Ranch Facilities" in the TUMSHCP) are located on the Covered Lands.

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TRC shall perform, or cause to be performed, any expansion or construction of new Incidental Ranch Facilities in accordance with BMPs established for such activities in this Interim RWMP, subject to consistency with the Farm Area Standard, the Mining Area Standard, and the Oil and Gas Area Standard (as applicable) in each of these designated areas. TRC and the Conservancy shall cooperate to develop procedures to ensure that the Conservancy is reasonably informed of the nature and extent of de minimis Incidental Ranch Facilities constructed.

De minimis activities shall include but not be limited to expansion, construction, relocation, or removal of any squeezes, loading chutes, holding and feeding fields, corrals, catch pens, minor watering facilities (such as troughs), water distribution and irrigation facilities, branding traps, sign-in boxes for permitted hunting activities, gun sighting boxes, and other similar types of activities on the Conservation Easement Area, and de minimis activities shall not include construction of new barns, roads, watering facilities that are not minor (such as stock ponds and modifications of springs, ponds and other natural water bodies), power transmission lines and other associated facilities, oil and gas pipelines and associated facilities, and other similar types of activities on the Conservation Easement Area.

The use, maintenance, repair, improvement, replacement, and/or reconstruction, in its existing location, within its existing footprint and without a substantial increase in height, of all buildings, structures, fixtures, infrastructure, and other improvements, including but not limited to roads, signs, and Incidental Ranch Facilities, existing on or within the Ranch on the Effective Date, and the development of infrastructure pursuant to Paragraph 1(b)(1)(D) of the RWA, are Core Activities and are not subject to this Paragraph 1(b)(2)(I) of the RWA.

### **3.2.9.1 PLANNING**

TRC will follow the BMPs below in the planning and construction of any new Incidental Ranch Facilities:

- Incidental Ranch Facilities will be constructed as necessary to meet demand for operations.
- Planning: Planning and design of new structures or facilities will incorporate the following measures:
  - A Site Evaluation will be completed for proposed sites for Incidental Ranch Facilities to identify, and avoid or minimize, impacts to sensitive natural resources.

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- If determined to be necessary, TRC will apply for and obtain all required permits and approvals, and will comply with all applicable requirements including but not limited to the TUMSHCP and RWA. For example, construction of individual wind turbines for the purpose of on-site electrical generation will be subject to review and approval by FWS to ensure that they do not pose a threat to the California condor.

### **3.2.9.2 FEATURES**

TRC will employ the BMPs below in planning features to be included in new or existing structures and facilities:

- Structures will be planned and designed in accordance with appropriate building codes and will meet or exceed relevant energy and water efficiency standards.
- Facilities will include appropriate amenities, including plumbing, electrical, and other services as appropriate.
- Where necessary and feasible, TRC will employ off-grid technologies, such as solar or other power generation, to provide appropriate services.

### **3.2.9.3 CONSTRUCTION**

TRC will perform construction in accordance with the following BMPs:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction impacts will be limited to a minimal area around the construction site.

### **3.2.9.4 MAINTENANCE**

In order to provide a safe environment and enhance the longevity of structures and facilities, TRC will employ the following BMPs:

- Ensure maintenance is performed by trained staff.
- Respond in a timely and appropriate manner to reports of problems or requests for service on facilities.
- Require that Incidental Ranch Facilities be maintained in a neat and orderly condition, ensuring that trash and other materials do not accumulate in a

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manner that becomes an attractant or threat to native wildlife such as condors (e.g., microtrash, anti-freeze) and pests such as rats.



### **3.2.10 EXISTING AND NEW STRUCTURES**

Old, new, used, and unused structures can be found across the Ranch. Throughout the years, TRC and its tenants have constructed a multitude of houses, barns, garages, and other structures to meet the need of the company's operations. Such structures occur within the Covered Lands, and are included as Covered Activities as Ancillary Ranch Structures.

Within the Disturbance Areas as identified in the RWA, TRC may enlarge, expand, construct new, relocate, or remove any building or structure on the Conservation Easement Area, provided that any enlargement, expansion, or new construction must be related to a Reserved Right and shall be subject to the Conservancy's prior written consent, which shall not be withheld if the proposed enlargement, expansion, or new construction will not significantly impair Conservation Values. Use, maintenance, repair, improvement, replacement, and/or reconstruction, in its existing location, within its existing footprint, and without a substantial increase in height, of all buildings, structures, fixtures, infrastructure, and other improvements, including but not limited to roads, signs, and Incidental Ranch Facilities, existing on or within the Conservation Easement Area on the Effective Date, is a Core Activity, and is not

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subject to Section 6(b)(2)(J) of the RWA. In addition, Section 6(b)(2)(J) of the RWA shall not apply to hunting cabins, which are governed by Section 6(b)(2)(M) of the RWA, and Incidental Ranch Facilities, which are governed by Section 6(b)(2)(I) of the RWA.

### **3.2.10.1 PLANNING**

TRC will follow the BMPs below in the planning of new, or remodeling of existing, structures:

- Construction of new structures or remodels of existing structures will be performed only as necessary to meet demand for operations.
- Sensitive Planning: Where feasible, planning and design of new structures will incorporate the following measures:
  - A Site Evaluation will be completed for proposed sites for Incidental Ranch Facilities to identify, and avoid or minimize, impacts to sensitive natural resources.
  - If determined to be required, TRC will apply for and obtain all relevant permits and approvals, and will comply with all applicable requirements including but not limited to the TUMSHCP and RWA. For example, construction of individual wind turbines for the purpose of on-site electrical generation will be subject to review and approval by FWS to ensure that they do not pose a threat to the California condor. TRC will ensure that all appropriate planning and permitting is performed.

### **3.2.10.2 FEATURES**

TRC will employ the BMPs below in planning features to be included in new or existing structures:

- Structures will be planned and designed in accordance with appropriate building codes and will meet or exceed relevant energy and water efficiency standards.
- Structures will include appropriate amenities, including plumbing, electrical, and other services as appropriate.
- Where necessary and feasible, TRC will employ off-grid technologies, such as solar or other power generation, to provide appropriate services.

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### **3.2.10.3 CONSTRUCTION**

TRC will perform construction in accordance with the following BMPs:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction impacts will be limited to a minimal area around the structure site.

### **3.2.10.4 MAINTENANCE**

In order to provide a safe environment and enhance the longevity of structures, TRC will employ the following BMPs:

- Ensure maintenance is performed by trained staff.
- Perform regular maintenance on those components requiring it, including air conditioning and other systems.
- Respond in a timely and appropriate manner to reports of problems or requests for service.
- Reduce use of harsh chemicals when possible, including pesticides and cleaning solvents.
- Require that existing and new structures be maintained in a neat and orderly condition, ensuring that materials, trash, debris, and pollutants do not accumulate in a manner that becomes an attractant or threat to native wildlife such as condors (e.g., microtrash, anti-freeze) and pests such as rats.



### **3.2.11 FENCING**

TRC employs fencing on the Ranch for a variety of reasons, from general security to needs for specific Ranch operations. Fencing provides a method of securing the Ranch from trespassers and poachers that would do harm to natural resources and Ranch operations, defining areas reserved for certain uses creating pastures for livestock, and excluding people or animals from designated areas. Currently, approximately 650 miles of fencing exist on the Ranch, which includes fencing surrounding the entire Ranch boundary. The decision to locate a fence on the Ranch is generally reached after significant discussion, and fences are largely considered to be permanent. TRC does not regularly modify its fences, and significant new fences are seldom constructed. As noted in Section 3.2.1 of this Interim RWMP, livestock management lessees are responsible for interior pasture fencing, while TRC is responsible for the maintenance and construction of exterior Ranch fencing and other fencing related to specific uses, such as farming.

TRC retains the right to maintain, repair, replace, and relocate existing fences on the Conservation Easement Area and to erect, repair, replace, and relocate new fences as reasonably necessary for a Reserved Right; provided that, whenever feasible,

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any fence built shall be of a type and design that allows passage of wildlife (i.e., “wildlife friendly”) so as not to unreasonably interfere with movement, nesting, or foraging of wildlife at the site, and provided further that the Conservancy acknowledges that certain fencing may inhibit wildlife movement for the protection of persons and property, including but not limited to crops located within the Designated Farm Areas or facilities located within the Designated Mining Areas, Designated Oil and Gas Areas or the Designated Water Bank Area. Fencing also occurs within the Covered Lands, and is a Covered Activity. TRC shall perform, or cause to be performed, any construction of new or replacement fences, or any removal of fences, in accordance with the following BMPs established for such activities in this Interim RWMP, subject to consistency with the Farm Area Standard, the Mining Area Standard, and the Oil and Gas Area Standard in each of these designated areas.

### **3.2.11.1 PLANNING**

TRC employs the following general planning BMPs in implementing fencing on Ranch lands:

- TRC reviews fences regularly to determine whether the location of a fence and the type of fencing are serving the intended purpose.
- For livestock operations, fencing serves as a primary measure to accomplish separation of livestock types. It also serves as secondary measure to control the distribution of livestock, used where water and mineral location have failed to achieve the distribution or level of desired control.
- TRC will construct or allow the construction of new fencing only if determined to be reasonably necessary for operational purposes.
- TRC employs a variety of fencing types to meet specific purposes, ranging from preventing animals from accessing an area, as discussed in relation to farming in Section 3.2.2.2 of this Interim RWMP, to providing enhanced visual aesthetics near developed areas.
- New Fences: The following BMPs guide the process of new fence planning:
  - Lessees must submit requests to allow new fence construction for livestock management to TRC.
  - TRC reviews lessees’ requests, including fence type and location, and denies or approves as appropriate after review of sensitive natural resources that could be affected (positively or negatively) by the new

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fencing, and review of applicable legal requirements such as the TUMSHCP.

### **3.2.11.2 ENVIRONMENTAL**

The following BMPs are employed to ensure that fencing is implemented in an environmentally sensitive manner:

- Design: The following BMPs relate to the implications of fencing design on environmental resources:
  - Where practicable, TRC will implement “wildlife friendly” fencing of the type and design necessary to allow for passage of wildlife.
  - Types of fencing considered wildlife friendly include barbed wire and post and rail, which wildlife generally hop, fly over, or run through. These types of fencing make up the majority of fencing currently employed on the Ranch.
  - The interface between animals and fences on the Ranch is generally monitored and adjustments are made as necessary. Where appropriate and as the company deems necessary, TRC will employ modified fencing design to allow target species passage. For example, antelope generally attempt to go under barbed wire fencing; therefore, TRC may raise the bottom strand on barb-wire fencing to allow clearance on the bottom sufficient for antelope passage where appropriate. This technique has been applied to fences placed around food plots installed for pronghorn antelope on the Antelope Valley portion of the Ranch.

### **3.2.11.3 RANCH OPERATIONS**

The following BMPs guide the implementation of fencing with respect to Ranch operations:

- TRC may employ fencing to restrict access by animals or people to Ranch resources.
- TRC may employ anti-wildlife or anti-pig fencing, such as chain-link, welded wire, or electric fencing, where necessary to restrict animal access to farm crops, ornamental vegetation, developed areas, or other Ranch resources.

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- TRC may employ a variety of fencing to enhance visual aesthetics in areas deemed appropriate, including around developed areas, disturbance areas, and other locations.

#### **3.2.11.4 CONSTRUCTION AND MAINTENANCE**

The following BMPs will guide the construction and maintenance of fencing on the Ranch:

- Fences will be constructed to be stable, economical, secure, and maintainable.
- Fences will be constructed in a manner that minimizes negative impacts to natural resources.
- Fences will be maintained to ensure that they are serving the intended purpose.
- Requests for fence maintenance will be responded to in a manner appropriate to the urgency of the request.



### **3.2.12 SIGNS**

The minimal amount of billboards and other signage on the Ranch today is the result of a decades-long preference on the part of TRC management to avoid abrasive signage along the transportation corridors passing through the Ranch. The primary signage features on the Ranch include the monument signs along the highways notifying travelers that they are passing through Tejon Ranch, signage programs related to the developments of the Tejon Industrial Complex, and a few other signs related to TRC operations. Generally, TRC has attempted to design these signs to fit in with the character of the Ranch, often using earth-tone color palettes and materials such as wood and rock.

TRC retains the right to erect, maintain, repair, modify, replace, and remove signs on the Conservation Easement Area, including but not limited to directional signs, signs denoting allowable uses, signs used to control unauthorized entry or use of the Conservation Easement Area, and highway monument signs; provided, however, that TRC shall not erect or permit the erection of any new billboard signs on the Conservation Easement Area, except new billboard signs of reasonable size immediately adjacent to Interstate 5, and any replacement or successor route or

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freeway to Interstate 5, that advertise or direct traffic to any current or future development located on Tejon Ranch. Signage does occur within the Covered Lands, and signs are Covered Activities as Ancillary Ranch Structures.

### **3.2.12.1 PLANNING AND DESIGN**

TRC will follow the BMPs below in the planning and design of new, or remodeling of existing, signs:

- A Site Evaluation will be completed for proposed sites for signs to identify, and avoid or minimize, impacts to sensitive natural resources.
- If determined to be required, TRC will apply for and obtain all relevant permits and approvals, and will comply with all applicable requirements (e.g., County signage ordinances and the TUMSHCP).
- Construction of new signs or remodels of existing signs will be performed only as necessary to meet demand for operations.
- Where feasible, TRC will employ materials, such as rock and wood, earth-toned paint palettes, or other design elements to design signs in a matter that fits in with the character of the Ranch.

### **3.2.12.2 FEATURES**

TRC will employ the BMPs below in planning features to be included in new or existing signs:

- Signs will be planned and designed in accordance with appropriate building codes and will meet or exceed relevant energy efficiency standards.
- Sign and sign site features will include appropriate services, including water for landscaping, electrical for lighting, and other services as appropriate.
- Where necessary and feasible, TRC will employ off-grid technologies, such as solar or other generation technology, to provide appropriate services for signage.

### **3.2.12.3 CONSTRUCTION**

TRC will construct new or remodeled signs in accordance with the following BMPs:

- Construction will comply with relevant permits and conditions of permits.

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- Construction will be planned to reduce impacts to sensitive natural resources.
  - Construction impacts will be limited to a minimal area around the sign and sign site.

#### **3.2.12.4 MAINTENANCE**

In order to provide a safe environment and enhance the longevity of signs, TRC will employ the following BMPs:

- Ensure maintenance is performed by trained staff.
- Perform regular maintenance on those components requiring it, including electrical and other components.
- Respond in a timely and appropriate manner to reports of problems or requests for service.
- Limit pesticide or herbicide use as practicable; if pesticides or herbicides are used, comply with application requirements to minimize environmental impacts.
- Require that signs be maintained in a neat and orderly condition, ensuring that trash or materials do not accumulate in a manner that becomes an attractant or threat to native wildlife such as condors (e.g., microtrash, anti-freeze) and pests such as rats.



### **3.2.13 HUNTING CABINS**

To serve the wildlife management operation and other Ranch operations, TRC has constructed hunting cabins located throughout the Ranch. These cabins vary in size and style and provide lodging, dining, and meeting space for TRC and Ranch guests. Hunting cabins occur within the Covered Lands, and these Backcountry Cabins are included as Covered Activities.

TRC retains the right to use and permit the use of the nine hunting cabins existing on the Conservation Easement Area for temporary lodging. In addition, TRC may relocate any hunting cabin (including by demolition and construction of a new hunting cabin) to another location on the Conservation Easement Area approved by the Conservancy, which approval shall not be withheld if such relocation would not significantly impair Conservation Values. Notwithstanding anything to the contrary contained in the Conservation Easement, TRC shall not have the right to increase the number of hunting cabins on the Conservation Easement Area or to enlarge any hunting cabin; provided, however, that TRC may enlarge the two hunting cabins that do not have indoor restroom facilities as of the Effective Date, commonly referred to as the Area 5 Cabin and the Area 16 Cabin, for the sole purpose of constructing

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indoor restroom facilities of a reasonable size. The maintenance, improvement, repair, replacement, and reconstruction of any hunting cabin existing on the Conservation Easement Area as of the Effective Date, in its existing location, within its existing footprint, and without substantial increase in height, is a Core Activity, and is not subject to Section 6(b)(2)(M) of the RWA.

### **3.2.13.1 PLANNING**

TRC will follow the BMPs below in the planning of new, or remodeling of existing, cabins:

- Construction of new cabins or remodels of existing cabins will be performed only as necessary to meet demand for operations.
- Sensitive Planning: Planning and design of new cabins will incorporate the following measures:
  - A Site Evaluation will be completed for proposed sites for Incidental Ranch Facilities to identify, and avoid or minimize, impacts to sensitive natural resources.
  - If determined to be required, TRC will apply for and obtain all relevant permits and approvals, and will comply with all applicable requirements including but not limited to the TUMSHCP. For example, construction of individual wind turbines for the purpose of on-site electrical generation will be subject to review and approval by FWS to ensure that they do not pose a threat to the California condor. TRC will ensure that all appropriate planning and permitting is performed.

### **3.2.13.2 FEATURES**

TRC will employ the BMPs below in planning features to be included in new or existing cabins:

- Cabins will be planned and designed in accordance with appropriate building codes and will meet or exceed relevant energy and water efficiency standards.
- Cabins will include appropriate amenities, including plumbing, electrical, and other services as appropriate.
- Where necessary and practicable, TRC will employ off-grid technologies, such as solar or other power generation, to provide appropriate services.

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### **3.2.13.3 CONSTRUCTION**

TRC will perform construction in accordance with the following BMPs:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction impacts will be limited to a minimal area around the cabin site.

### **3.2.13.4 MAINTENANCE**

In order to provide a safe environment and enhance the longevity of cabins, TRC will employ the following BMPs:

- Ensure maintenance is performed by trained staff.
- Perform regular maintenance as appropriate.
- Respond in a timely and appropriate manner to reports of problems or requests for service.
- Limit pesticide or herbicide use as practicable; if pesticides or herbicides are used, comply with application requirements to minimize environmental impacts.
- Require that existing and new hunting cabins be maintained in a neat and orderly condition, ensuring that trash and materials do not accumulate in a manner that becomes an attractant or threat to native wildlife such as condors (e.g., microtrash, anti-freeze) and pests such as rats.



### **3.2.14 PRIVATE RECREATIONAL USE**

Over the years, TRC has allowed access for and managed a variety of recreational activities that today serve a number of constituencies from the communities surrounding the Ranch. TRC will continue to allow for and manage these activities and will work in coordination with the Public Access Plan described in Section 5 of this Interim RWMP regarding the Conservancy's Public Access program. Private recreational use occurs within the Covered Land, and is included as a Passive Recreation Covered Activity.

TRC retains the right to use, and to permit its invitees to use, the Conservation Easement Area for non-commercial passive recreational uses. Such recreational uses include walking, hiking, sightseeing, bird watching, nature photography, picnics, fishing, boating, and limited equestrian uses, but shall not include overnight camping except (i) by TRC and its employees consistent with past practice, or (ii) as may be provided in the Public Access Plan. All such recreational uses shall be performed or permitted by TRC in accordance with the following BMPs established for such activities in this Interim RWMP, provided such BMPs are consistent with the applicable RWA management standard. In addition, TRC shall have the right to use,

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and to permit its invitees to use, the Conservation Easement Area for other (including commercial) recreational uses to the extent permitted in the Public Access Plan.

Further information related to TRC's private recreational use can be found in Section 5, Public Access Plan.

### **3.2.14.1 PLANNING**

The following BMPs will guide planning of private recreation activities by TRC:

- TRC will manage activities in accordance with Ranch access guidelines and appropriate provisions in the Public Access Plan.
- TRC will work with requestors and guests to ensure that activities avoid significant impacts to natural resources.
- TRC will coordinate with Ranch operations and the Conservancy to ensure that activities are scheduled to avoid conflicts with other Ranch uses.
- TRC will ensure that guests follow appropriate Ranch access permitting procedures prior to accessing the Ranch.
- TRC will designate areas for activities based upon conditions in the area(s) being accessed and their appropriateness for the activity type.

### **3.2.14.2 PERFORMANCE**

TRC will implement the following BMPs to guide the performance of private recreational use activities:

- Where appropriate for the type of activity, TRC will require that guests proceed on designated roads and trails, and use designated facilities.
  - If guests are found to be in violation of this requirement and such violation results in environmental damage, TRC may rescind the guest's access to the Ranch.
- TRC will require that guests perform activities in accordance with access permit conditions and additional conditions placed on activity performance by TRC; violations of such will be dealt with as above.
- Where necessary, TRC will monitor Public Access to ensure compliance with rules regarding behaviors that could adversely affect California condors and other sensitive natural resources (e.g., requiring the cleanup of microtrash).

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- TRC will investigate any complaint received from any employee, lessee, or third party concerning any allegation of violation of these Public Access BMPs.
  - Allegations regarding activities that may be harmful to California condors will also be reported to FWS.
  - For golden eagle, trail use will be restricted between 0.25 and 0.5 mile within the viewshed from an active golden eagle nest during the nesting season (February 1 through June 1). Trail use may be allowed during the nesting season, if the TRC biologist has determined that the nest has become inactive and trail use would not affect golden eagle nesting.

### **3.2.14.3 SAFETY**

TRC will implement the following BMPs to ensure the safety of guests while visiting the Ranch:

- TRC will brief guests as necessary on relevant weather or Ranch conditions to ensure that guests are prepared to access the Ranch. Such briefings may include guidance on clothing to wear.
- TRC will brief guests on appropriate safety gear to obtain prior to accessing the Ranch.
- TRC may require at least one guest from each party to carry a Global Positioning System (GPS) unit or similar device.



### **3.2.15 MITIGATION ACTIVITIES**

The RWA defines Mitigation Activities as any actions required to be taken, or any negative covenant or restriction required to be imposed in or on, or fee transfer of, any Mitigation Area(s) to satisfy a requirement or condition of a Project Approval (or any similar approval relating to a Potential Project) or required in connection with the Reserved Rights relating to the mitigation of impacts on natural resources. This includes, without limitation; conservation, preservation, monitoring, enhancement, and restoration of land and natural resource values within Mitigation Areas; to mitigate the natural resource impacts of Projects, Potential Projects, and Reserved Rights.

TRC is currently engaged in the following mitigation activities:

- **Tecuya Creek Section 7**

Frequently referred to as the “Section 7” area due to its origins in a Section 7 consultation with the USFWS, Tecuya Creek is a 1,122-acre habitat preserve area located mostly south and west of TIC West. This preserve area makes

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up the westernmost north-south portion of the Grapevine - A or GV-A Dedicated Conservation Easement area, depicted on Figure 18. TRC worked with the USFWS in 2000 to dedicate a conservation easement over the area to mitigate the loss of San Joaquin kit fox and blunt-nosed leopard lizard habitat associated with the TIC West development and the Interstate 5/Laval Road interchange improvements.

Once the project was approved, a conservation easement was recorded and a third party trust, California Rangeland Trust (CRT), was assigned compliance oversight of the terms, conditions, and overall preservation goals approved by the resource agencies in a Resource Management and Monitoring Plan (RMMP) developed for the Preserve.

Regular mitigation obligations include annual inspections by CRT and annual reporting by CRT on the status of the preserve and progress on habitat goals to USFWS. TRC coordinates with CRT to ensure appropriate access and information is available to enable CRT to monitor the preserve area and assists in the development of the annual report or other documentation where necessary.

- **Laval Farms Water Rights Cattle Exclusion Zones**

Terms of TRC's Existing Surface Water Diversions Permits No. 21189, 21190 and 21191 require TRC to set and maintain fencing to maintain three cattle exclusion zones for the purposes of monitoring and protecting Sycamore growth areas, each approximately 100 feet wide by 200 feet long, in the vicinity of Tejon Canyon, which falls within the Tejon Mountain Village - B or TMV-B Dedicated Conservation Easement Area depicted on Figure 18.

The DFG identified the desired cattle exclusion zone locations and TRC has fenced off the zones. In total, the zones encompass less than 1 acre. Terms of the permits require TRC to specify the locations in its annual permittee progress reports and to submit photographs and a photo log of the zones to the DFG annually.

TRC also retains the right to perform habitat restoration and enhancement activities within the Mitigation Bank Area in the San Joaquin Valley, and to sell or otherwise transfer "mitigation credits" (as approved by the appropriate state and federal resource agencies) attributable to the Mitigation Bank, to mitigate for impacts of development projects or other activities, other than a Project, on the habitat of the

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San Joaquin kit fox, provided that the habitat restoration and enhancement activities are not inconsistent with this Interim RWMP as reasonably determined by the Conservancy. No Mitigation Bank credits may be sold or transferred in connection with any species other than San Joaquin kit fox. All activities reasonably required to comply with any Mitigation requirements imposed pursuant to any Project Approval are a Core Activity, and are not subject to this paragraph.

In cases where regulatory agencies require mitigation as a condition of approval of communities on the Ranch, the RWA provides a process through which the Conservancy can become responsible for management and monitoring of natural resources mitigation activities. TRC can also choose to maintain responsibility for some mitigation activities while the Conservancy assumes responsibility for others. Per Section 3.10 of the RWA, when negotiating Mitigation requirements with agencies:

“TRC shall propose that any such Mitigation requirements in Mitigation Areas be managed by the Conservancy pursuant to those provisions of the RWMP applicable to such areas; provided, however, any Mitigation related requirements (including, but not limited to, land management requirements, conservation requirements, preservation and enhancement requirements, and monitoring and governance requirements) that are included in any Project Approval will apply in the event of any discrepancy (as determined by the Resource Agency or Agencies imposing the Mitigation requirements) between the RWMP and such Resource Agency approval”. Mitigation activities that TRC implements are subject to the BMPs below:

### **3.2.15.1 REGULATORY INTERFACE**

The following BMPs will guide TRC’s interaction with regulatory agencies on mitigation activities:

- TRC will work with regulatory agencies to understand mitigation requirements to assist with clarity in future implementation.

### **3.2.15.2 IMPLEMENTATION AND COMPLIANCE**

TRC will employ the following BMPs to comply with requirements for implementation of mitigation:

- TRC will oversee compliance with all mitigation requirements through diligence in implementation by TRC or other parties of required mitigation activities on the Conservation Easement Areas.

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- In implementing TRC mitigation requirements requiring ground or other disturbance, TRC will comply with all applicable requirements to achieve the mitigation objectives, including but not limited to completing Site Evaluations prior to engaging in ground-disturbance activities, using trained personnel to complete the mitigation activities, and monitoring to ensure implementation of the mitigation activities.

### **3.2.15.3 MONITORING AND MAINTENANCE**

The following BMPs will guide TRC's efforts in monitoring and maintenance of mitigation:

- TRC will oversee maintenance of Mitigation Areas and Activities to comply with requirements established by regulatory agencies.
- TRC will monitor Mitigation Activities and Areas in accordance with requirements established by regulatory agencies.
- TRC will report upon the status of Mitigation Activities to appropriate parties in accordance with requirements established by regulatory agencies.
- As appropriate, TRC will work with regulatory agencies to determine necessary modifications in mitigation requirements and processes to ensure that Mitigation Activities are meeting required goals.



### **3.2.16 TRIBAL RIGHTS**

Like much of the United States, the Tejon Ranch landscape has historical connections to Native Americans, dating back to prehistoric times. The various tribes that called portions of the Ranch home before European settlers arrived, the establishment of the Sebastian Indian Reservation in the mid-1800s, and the last Native Americans living on the Ranch up to the 1960s all served to establish a relationship between the land of Tejon Ranch and the Native American community that TRC continues to facilitate today.

TRC retains the right to permit Native American tribes to continue to use those portions of the Conservation Easement Area being used by such tribes as of the Effective Date, such as the Native American School House and Cemetery, in accordance with the BMPs established for such activities in this Interim RWMP, provided such BMPs are consistent with the applicable management standard in the RWA.

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### **3.2.16.1 PLANNING**

To ensure appropriate planning and safety for activities related to use of portions of the Conservation Easement Area by Native Americans, TRC will implement the following BMPs:

- TRC will allow visits for the purpose of maintenance of existing facilities, such as the Native American School House and Cemetery, ritual activities, and other activities.
- TRC must be notified in advance of requests for visits, to allow for coordination with Ranch operations.
- TRC will require Native American representatives to obtain permits for visits through TRC's access permitting procedure.
- In accordance with TRC's access permitting procedure, TRC must be notified of dates and duration for future visits, and permits will be issued with duration limits.
- To ensure smooth communication and scheduling, TRC will require that the various representatives from the Native American community coordinate to schedule visits prior to contacting TRC.
- Visits may include a group of representatives or an individual.

### **3.2.16.2 PERFORMANCE**

TRC will monitor activities to ensure that the following BMPs are employed in the performance of Native American activities:

- TRC will designate an access point for activities in accordance with TRC's access permitting procedure, and will require that Native American representatives enter and exit the Ranch through said access point.
- TRC will require that the provisions of the Ranch access permit, including those related to access, safety, and the environment are followed.
- TRC will require that activities to be performed by Native Americans do not adversely impact sensitive natural resources.
- TRC will ensure compliance with rules regarding behaviors that could adversely affect California condors, including the management and cleanup of microtrash, and behaviors that could adversely affect other native wildlife.

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- TRC will investigate any complaint received from any employee, lessee, or third party concerning any allegation of violation of any requirements for avoiding impacts to California condors, and will immediately notify FWS of such complaint.
  - TRC will require that requests for significant maintenance or reconstruction of facilities that will change the character of those facilities be submitted to TRC for review and approval.
    - Any maintenance or reconstruction activities will be required to comply with the BMPs listed above for new or remodeled Existing and New Structures to avoid and minimize impacts to natural resources in compliance with all applicable requirements.



### **3.2.17 GROUNDWATER EXTRACTION; SURFACE ALTERATIONS FOR WATER STORAGE**

As discussed throughout this document, TRC maintains a network of water facilities to convey the water necessary to serve its wide-ranging Ranch operations. Groundwater extraction and surface alterations for water storage, which are the only TRC water activities subject to BMPs, will be planned and managed in accordance with Paragraph 1(b)(3) of Exhibit M which states:

“In managing Owner's future native groundwater extraction activities within the Conservation Easement Area, Owner will avoid changes to or expansion of groundwater extraction practices as of the Effective Date that would cause significant groundwater related adverse impacts to the surface Conservation Values existing as of the Effective Date. In addition, Owner shall not make any alterations or improvements to the surface of the Conservation Easement Area in connection with water storage, including storage of water in underground aquifers, except as permitted by Paragraph 1(b)(1)(G).”

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The RWA provides for the expansion of TRC's existing water bank in the Antelope Valley (see Figure 17, Depiction of Designated Water Bank Areas) and in other areas as set forth in Exhibit M, paragraph 9(b)(1)(G) which states:

“The banking of water in underground aquifers (groundwater banking), including alterations or improvements to the surface of the Conservation Easement Area within the Designated Water Bank Areas, and in other areas only if the Conservancy determines, in its reasonable discretion, that the alteration or improvement will not significantly impair the Conservation Values.”

### **3.2.17.1 PLANNING**

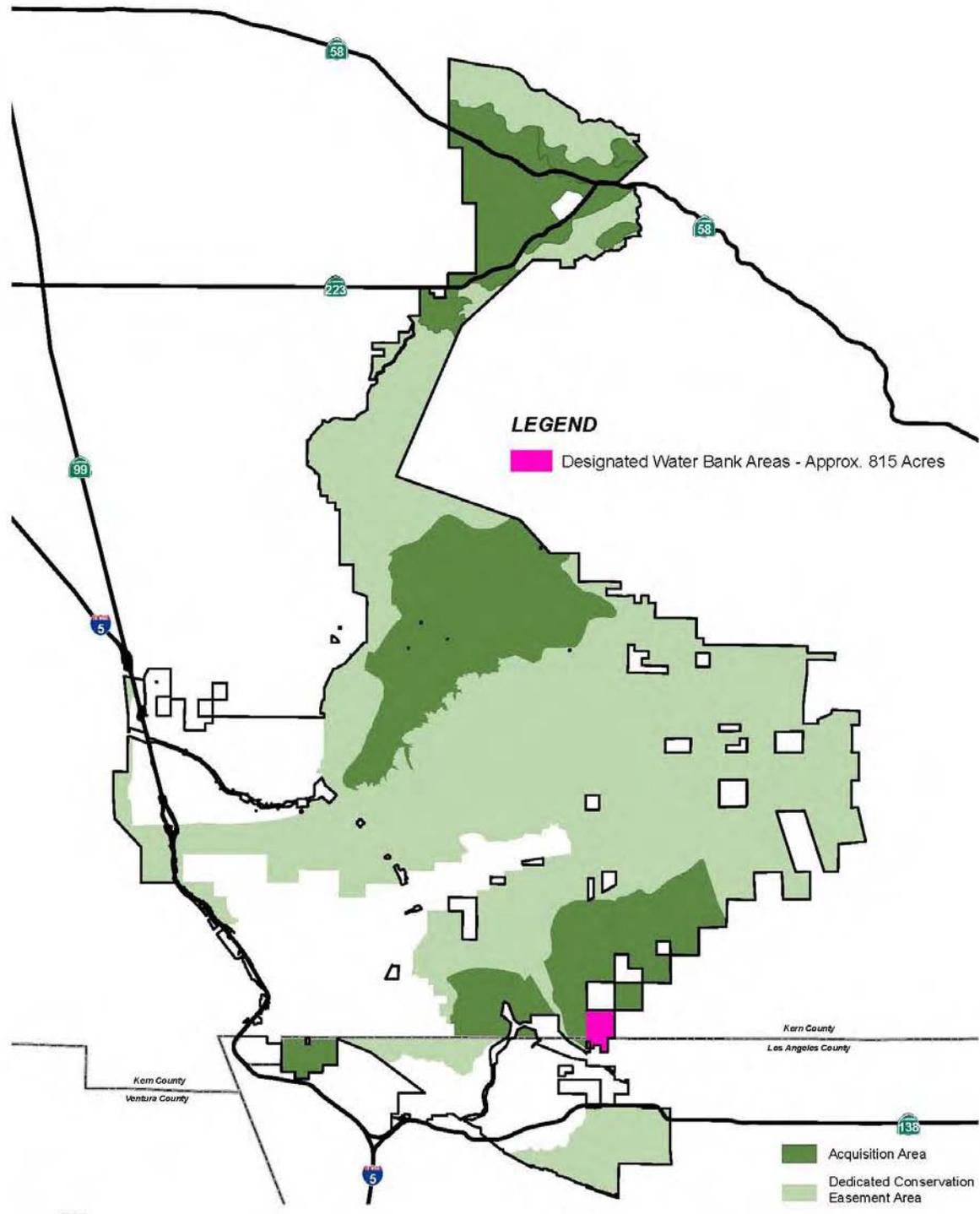
TRC implements the following BMPs in planning for any new groundwater extraction and related surface alterations. Planning and design of such new improvements will incorporate the following measures:

- A qualified consultant or staff member will perform an evaluation of the availability of groundwater at the designated groundwater extraction point(s), including depth to groundwater, expected flow rates, and other relevant factors as required to meet the intended water extraction objectives.
- A Site Evaluation will be completed for proposed surface improvements for such groundwater extraction activities to identify, and avoid or minimize, impacts to sensitive natural resources.
- TRC will apply for and obtain all required permits and approvals, and will comply with all applicable requirements, including but not limited to the TUMSHCP.

### **3.2.17.2 WATER USAGE**

TRC plans and implements practices to improve water usage efficiencies throughout its operations. The following are BMPs implemented to improve water usage efficiencies:

- Farming: The following are primary BMPs implemented in farming operations to improve water usage efficiencies. Additional farming BMPs can be found in Section 3.2.2 of this Interim RWMP:
  - TRC selects plants that match climate conditions and are suited for available water.
  - TRC has installed water usage–reducing sprinklers and irrigation systems.



**Depiction of Designated Water Bank Areas**

**FIGURE 17**

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- TRC also monitors irrigation and adjusts regularly to eliminate over-irrigation and water waste.
  - Livestock Management: TRC requires that lessees use water efficiently in livestock management operations and ensures regular maintenance of livestock water systems. Additional livestock management BMPs can be found in Section 3.2.1 of this Interim RWMP.
  - TRC installs water-efficient fixtures in new structures and when performing remodels or reconstructions of existing structures, as appropriate.

### **3.2.17.3 CONSTRUCTION**

The following BMPs apply to construction of groundwater extraction facilities or surface alterations for water storage:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction will be performed in a manner that reduces or eliminates the potential for contamination of water sources.
- Construction impacts will be limited to a minimal area around the construction site.
  - TRC also monitors irrigation and adjusts regularly to eliminate over-irrigation and water waste.
- Livestock Management: TRC requires that lessees use water efficiently in livestock management operations and ensures regular maintenance of livestock water systems.
  - TRC employs an employee to manage and maintain livestock water systems, with wages paid by livestock lessees.
  - TRC requires that livestock water systems be designed appropriately to ensure efficient water flow and appropriate storage.
  - Additional livestock management BMPs can be found in Section 3.2.1 of this Interim RWMP.
- TRC installs water-efficient fixtures in new structures and when performing remodels or reconstructions of existing structures, as appropriate.

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### **3.2.17.3 CONSTRUCTION**

The following BMPs apply to construction of groundwater extraction facilities or surface alterations for water storage:

- Construction will comply with relevant permits and conditions of permits.
- Construction will be planned to reduce impacts to sensitive natural resources.
- Construction will be performed in a manner that reduces or eliminates the potential for contamination of water sources.
- Construction impacts will be limited to a minimal area around the construction site.



### **3.3 RELATIONSHIP OF EXISTING RANCH-WIDE BMPs FOR RESERVED RIGHTS TO TUMSHCP AVOIDANCE, MINIMIZATION, AND MITIGATION MEASURES FOR COVERED (PRIMARILY PLAN-WIDE) ACTIVITIES**

The BMPs for Reserved Rights discussed in the previous section apply to the Conservation Easement Area. As discussed in Section 1.2.2, the Covered Lands included in the TUMSHCP include only a portion of the Ranch (see Figure 4). As summarized in Table 3.1.1, TUMSHCP Covered Activities include many but not all of the Reserved Rights.

The BMPs set forth in this section apply in the Covered Lands to all Reserved Rights, including TUMSHCP Covered Activities. The TUMSHCP also includes more detailed avoidance, minimization, mitigation, and monitoring measures, and also requires that BMPs be organized into 4 plans rather than 17 Reserved Rights. The TUMSHCP also distinguishes between ongoing Ranch activities (called "Plan-Wide Activities" in the TUMSHCP) and new construction or ground-disturbance activities. This section of the Interim RWMP organizes the BMPs set forth above into these TUMSHCP categories,

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and as applicable includes the more detailed avoidance, minimization, mitigation, and monitoring measures included in the TUMSHCP.

The four plans required by the TUMSHCP include a Grazing Management Plan, an Integrated Pest Management Plan, a Fire and Fuel Management Plan, and a Public Access Plan. The Public Access Plan is included in Section 5 of this Interim RWMP. The remaining three plans are set forth below, in Section 3.3.

### **3.3.1 GRAZING MANAGEMENT PLAN**

The TUMSHCP requires preparation of a grazing management that "regulates livestock grazing and range management activities to continue to maintain existing habitat for the Covered Species while continuing to provide for commercial ranching and fire protection".

The TUMSHCP also requires "maintaining and enhancing the Condor Study Area's (CSA's) recognized historical and current value to the California condor as foraging and roosting habitat by restricting and conditioning activities and uses within the CSA to its historic and customary uses and new uses that are compatible with its maintenance and protection for the California condor".

This grazing management plan regulates livestock grazing and range management activities to continue to maintain existing habitat for Covered Species, while continuing to provide for commercial ranching, fire protection, and carcass feeding opportunities for California condors. This grazing management plan is subject to FWS review and approval and shall be consistent with the TUMSHCP and federal Endangered Species Act.

The TUMSHCP provides that "cattle grazing shall continue to be consistent with light-to-moderate grazing levels comparable to past and current grazing practices. Existing levels of grazing accommodate 14,500 head of cattle on Tejon Ranch, including within Covered Lands, rotated seasonally" (Dudek 2009, p. 7-75).

#### **3.3.1.1 THE ROLE OF GRAZING IN HABITAT MANAGEMENT**

Non-native plant invasions associated with European settlement in the 1700s and 1800s led to vegetation type conversions of native herbaceous and shrub communities to non-native annual grasslands on lands in California (e.g., Minnich and Dezzani 1998). Most annual grasslands likely have developed as a result of past agricultural or urban development-related activities, including disking, brushing, grading, and grazing of native vegetation communities. At low-to-

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moderate levels, grazing can be selective and beneficial to upland biodiversity, serving to reduce biomass and the likelihood of catastrophic fire, reduce thatch with benefits to native grasslands, and reduce populations of undesired non-native plants that may compete with desired native species. Menke (1996) suggests that herbivory and fire are natural and necessary processes that remove litter, recycle nutrients, stimulative tillering, and reduce seedbanks of competitive annual plants. Grazing can also be an effective component of conservation strategies that target native plant and animal species where atmospheric nitrogen deposition is creating a fertilizer load on annual grasslands (Cione et al. 2002; Padgett and Allen 1999; Padgett et al. 1999; Weiss 1999). Many conservation planning efforts incorporate livestock grazing as a tool to assist managers in meeting explicit species–diversity goals and other productivity-related targets (WallisDevries and Raemakers 2001; Kimball and Schiffman 2003; Hayes and Holl 2003; Harrison et al. 2003).

### **3.3.1.2 RELATIONSHIP OF GRAZING TO COVERED SPECIES**

The light-to-moderate and rotational grazing scheme employed by TRC and its lessees is expected to preserve existing conditions at the Ranch, and thus continue to support existing population levels of TUMSHCP Covered Species.

For some of the Covered Species, grazing has clear beneficial effects and likely few, if any, adverse effects. These species include the California condor and the other raptor Covered Species: American peregrine falcon, bald eagle, burrowing owl, golden eagle, and white-tailed kite. The California condor benefits from the reduction of non-native grass cover, and from cow carcasses that provide foraging opportunities. Likewise, raptors, such as the peregrine falcon, bald eagle, golden eagle, and white-tailed kite, benefit from reduced grassland cover that improves detection of prey such as ground squirrels and gophers. The peregrine falcon also preys on small birds that occur in grasslands, including western meadowlark and European starling. The burrowing owl feeds on arthropods, small mammals, and birds, and needs short grass, and grazed or mowed pastures, for foraging (Haug et al. 1993).

Some Covered Species benefit from grazing, but also may experience some adverse effects of over-grazing or uncontrolled grazing. Tricolored blackbirds, for example, forage in grazed pastures, especially for grasshoppers, but over-grazing may negatively affect the quality of foraging areas due to prey reduction. Uncontrolled access by cattle to marsh breeding sites could also have negative effects on the tricolored blackbird due to habitat degradation (e.g., trampling,

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manure, and urine). Tehachapi pocket mouse is known to occur in rangelands and fallow grain fields (Zeiner et al. 1990); heteromyids (pocket mice and kangaroo rats) often occur in more open, sparse vegetation and seldom occur in dense grasslands. It is likely that a light-to-moderate level of grazing is important for maintaining suitable habitat for this species. However, over-grazing may have negative effects on the pocket mouse as a result of soil disturbances (compaction, erosion), crush of burrow systems, and reduction of shrub cover and overall plant disturbance and abundance. Similar to the Tehachapi pocket mouse, the coast horned lizard benefits from a light-to-moderate grazing regime that maintains a mosaic of annual grassland and shrublands. This species was observed in grassland habitats (Dudek 2007; TRC 2007). Grazing can maintain open areas within shrublands that support ant colonies that are the primary prey of the coast horned lizard. For purple martin, light-to-moderate grazing may improve foraging habitat quality where martins forage on the ground for ants and other insects (Bent 1942). This species was observed foraging in grassland and oak savannah within the Covered Lands (Dudek 2007; TRC 2007). The presence of nesting purple martins on the Covered Lands indicates that the existing grazing practices are compatible with this species.

Several Covered Species, generally including riparian and wetland species, are more sensitive to over-grazing because they depend on riparian and wetland systems and dense vegetation for nesting and refuge, which can be degraded by cattle. The amphibians—Tehachapi slender salamander, yellow-blotched salamander, and western spadefoot toad—and the riparian birds—least Bell's vireo, willow flycatcher/southwestern willow flycatcher, western yellow-billed cuckoo, and yellow warbler – are most susceptible to the potential adverse effects of over-grazing in riparian and wetland systems. Two-striped garter snake also may be adversely affected by cattle impacts on riparian and wetland habitats as a result of habitat degradation. The valley elderberry longhorn beetle is also vulnerable to over-grazing due to potential degradation of its host plant, elderberry, which typically is associated with forest along rivers and streams. Ringtail may also be affected by cattle-related impacts to riparian habitats; however, this species typically occurs in riparian zones within rocky rugged areas and canyons that are less accessible to cattle.

### **3.3.1.3 GRAZING BEST MANAGEMENT PRACTICES (BMPS)**

The Grazing Management Plan BMPs address the continuation of the Ranch's existing grazing activities, which have resulted in the existing mosaic of habitat types and species distribution on the Ranch. The TUMSHCP provides that

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"Cattle grazing shall continue to be consistent with light-to-moderate grazing levels comparable to past and current grazing practices. Existing levels of grazing accommodate 14,500 head of cattle on Tejon Ranch, including within Covered Lands, rotated seasonally" (Dudek 2009, p. 7-75).

Most of the BMPs described above in Section 3.2.1 relate to the continuation of the ongoing Ranch stewardship practices that have resulted in the existing habitat values on the Covered Lands. The TUMSHCP also prescribes more-detailed requirements for some activities, such as new construction and ground-disturbance activities, which also apply to new construction related to grazing, than the BMPs described above. Part I (below) includes BMPs for ongoing grazing activities as set forth in Section 3.2.1, with corresponding, more-detailed measures (as applicable) from the TUMSHCP. Part II (Section 3.3.1.1.7) includes BMPs that relate to new ground-disturbance activities undertaken in support of the grazing program at the Ranch, with corresponding, more-detailed measures (as applicable) from the TUMSHCP.

To ensure continued successful operation of the grazing and ranching activities that supports both a healthy cattle population, healthy ranching/farming activities and a healthy environment, the following grazing best management practices (BMPs) and pest management practices BMPs are in place, and comprise the Grazing and Pest Management Plan for Tejon Ranch.

### **3.3.1.3.1 PART I: ONGOING GRAZING ACTIVITY BMPS**

The TRC BMPs described in this Part I include categories of general BMP requirements for ongoing grazing activities that do not require new ground-disturbance or construction. The TUMSHCP includes specific avoidance, minimization, mitigation, and monitoring measures that add a greater degree of detail to these general requirements when such activities occur on Covered Lands. These more-detailed TUMSHCP requirements are set forth in *italic text* below.

## **RANCHING/LIVESTOCK MANAGEMENT**

### **Planning**

The following BMPs are general planning principles that TRC and its lessees use to guide livestock management operations on the Ranch:

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- TRC requires that grazing is controlled in a manner consistent with the highest standard of BMPs practiced regionally.
  - With the understanding that livestock breed and type affect level of movement, temperament, and distribution, TRC and its lessees seek to employ the appropriate type of livestock for Ranch conditions.
  - TRC requires that lessees graze a sufficient number of livestock to reduce and manage fuel loads, and TRC establishes minimum and maximum numbers of livestock required.
  - TRC and its lessees work constantly to maintain an appropriate balance of livestock sex, breed, and type to produce a distribution of livestock that ensures acceptable environmental and grazing conditions.
  - TRC and its lessees work to ensure that the appropriate numbers of livestock are grazed for the carrying capacity of the land, which may vary due to a variety of factors, including but not limited to climate and precipitation. A maximum of 14,500 head of cattle occur Ranch-wide.
    - Lessees are contractually obligated to graze a specified minimum number of cattle, unless drought reduces the carrying capacity; and a maximum number of cattle, unless higher-than-average rainfall permits a greater number of cattle. These minimum and maximum numbers may be adjusted with various combinations of type of cattle (e.g., fewer cows, bulls, and cow-calf units balanced by more stockers).

### **Road Network**

TRC works with lessees to ensure that the road network provides safe, passable access for operations in accordance with the following BMP:

- TRC manages the road network and responds to requests for maintenance, repair, and new construction in a manner appropriate to the urgency of the request to ensure continued operation.

### **Water Resources Management**

Because the location and availability of water has a significant effect on the distribution of livestock, TRC works with lessees to ensure that water

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resources management is performed efficiently while providing necessary water for operations and appropriate distribution:

- TRC requires lessees to maintain water systems, but due to the importance of maintenance of water resources and their effect on livestock, and to ensure that this function is being performed, TRC also has an employee dedicated to livestock water systems maintenance.
- TRC requires that lessees use water efficiently in their operations.
- Livestock water systems are checked regularly for maintenance needs.
- TRC precludes lessees from transferring water from the Ranch to non-Ranch areas.

### **Health and Safety**

TRC coordinates with lessees to implement the following BMPs to ensure the health and safety of livestock populations and staff involved in the operations:

- TRC requires that lessees ensure that livestock are in compliance with all applicable livestock health regulations to ensure population health and reduce the risk of contagious disease.
- TRC requires that all livestock are inspected and medically certified as disease-free before entering Ranch lands, which protects the Ranch herds as well as other wildlife such as deer, elk, and antelope.
- TRC requires that lessees vaccinate livestock appropriately to ensure livestock population health and reduce the risk of disease spreading.
- TRC requires that diseased livestock are treated appropriately to ensure livestock population health.
- TRC and its lessees utilize mineral and feed supplements to ensure the health and proper nutrition of livestock populations.

### **Environmental**

TRC coordinates with lessees managing the livestock operations to implement the following environmental BMPs:

- TRC requires that lessees manage grazing in a manner that maintains a reasonable amount of RDM throughout the year.

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- TRC practices a light-to-moderate grazing regime and a seasonal rotation of cattle on the Ranch, with grazing generally concentrated in lower elevations during the winter, higher elevations during the summer, and at transitional elevations in the spring and fall.
  - TRC requires that lessees manage grazing to ensure that feed is available throughout the seasons.
  - Riparian and Stream Interface: The following BMPs relate specifically to measures implemented to reduce grazing impacts to riparian and stream areas:
    - TRC works with lessees to plan and provide for the distribution of a variety of water sources across the land, thereby reducing the demand for water from stream and riparian areas. Water resources are placed to avoid or minimize cattle congregating in streambank riparian/wetland areas to prevent soil erosion and compaction, and to protect water quality from sediments, manure, and urine.
    - TRC encourages the widespread distribution of salt and mineral supplement blocks away from water sources to draw livestock and distribute them more evenly, resulting in reduced impacts to riparian and stream areas. Mineral supplements are placed to avoid or minimize cattle congregating in streambank riparian/wetland areas to prevent soil erosion and compaction, and to protect water quality from sediments, manure, and urine.
  - TRC and its lessees work to adjust the location of fencing to ensure the desired distribution of livestock across Ranch lands consistent with a light-to-moderate grazing regime, resulting in reasonable levels of RDM and protection of range resources (e.g., vegetation, soils, and riparian areas).

### **Incidental Ranch Facilities**

The following BMPs guide the use and development of Incidental Ranch Facilities related to livestock management by TRC and its lessees:

- Existing Facilities: Existing facilities are required to be maintained by lessee in good repair consistent with current grazing practices.

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- TRC requires that Ranch lands be maintained in a neat and orderly condition, ensuring that equipment, materials, and trash do not accumulate and become attractants to California condors or pest species such as non-native rats.
  - TRC requires that lessees shall not deface or remove Ranch property or facilities.

### **Predator and Pest Control**

TRC performs predator control activities to ensure protection of livestock and safety for Ranch employees and staff. Such activities include:

- Depredation: In accordance with historical practice, in the event that predators, including mountain lions, cause livestock losses, TRC may obtain a depredation permit in accordance with relevant regulations to hunt the predator in an effort to reduce livestock losses and restore natural predator–prey relationships.
- Commercial Hunting: TRC will continue to manage a commercial hunting program pursuant to authorization from DFG to maintain the existing balance between wildlife management and grazing activities. (See also Wildlife Management as described in Section 3.2.3 below.)
- Other Activities: TRC engages in activities to reduce the number of other predators, such as coyotes, to ensure protection of livestock through government-regulated programs. An example of such is the USDA’s Animal and Plant Health Inspection Service’s Wildlife Damage Management program, through which TRC participates in a program to reduce predator numbers where documented livestock losses have occurred, as a method of restoring balance to the wildlife population.
- Pest and Fire Fuel Management: Pesticide use is not generally required as part of grazing activities, although pesticides are used in and near structures where food for employees or other materials are stored. Herbicides are used for fire fuel and invasive plant management purposes. To manage fire fuel availability, herbicides are applied in areas immediately around barns or other structures used as part of the grazing operation. Pesticide and herbicide usage in or near barns or other structures that are part of the grazing operations follows applicable legal requirements.

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- **Invasive Plant Management:** In order to maintain the quality of the feed available to its grazing operations and to preserve the biological values of the Ranch, TRC has used herbicides to combat the encroachment of invasive plant species on Ranch lands. Invasive plant species that the Ranch has identified and controlled through use of herbicides include *Lepidium appelianum*, or hairy white-top, and *Centaurea solstitialis*, or yellow starthistle. Limited populations of these invasive species exist in the pasture adjacent to I-5 and the Tejon Ranch Equestrian Center. For the past 25 years, TRC has employed sporadic aerial and ground herbicide spraying to combat yellow starthistle. In 2007, TRC performed its first aerial spray to combat hairy white-top. TRC believes that both invasive plant species could be generally eradicated with 3-4 years of regular focused spraying.

### **3.3.1.3.2 PART II: NEW GROUND-DISTURBANCE BMPS**

Management of an effective grazing program may periodically require the construction of new road segments and/or new ancillary Ranch Facilities (e.g., corrals, barns, watering systems, chutes, employee housing, etc.). The TUMSHCP provides for 200 acres of new, permanent ground-disturbance activities (exclusive of new residential/commercial development activities) in the Covered Lands relating to grazing and other Covered Activities. Specific locations for these activities are not known, but this 200-acre disturbance allowance is intended to be adequate for the 50-year term of the TUMSHCP.

The TRC BMPs described in this Part II include categories of general BMP requirements for grazing activities requiring new ground-disturbance and construction. The TUMSHCP includes specific avoidance, minimization, mitigation, and monitoring measures that add a greater degree of detail to these general requirements when such activities occur on Covered Lands. These more-detailed TUMSHCP requirements are set forth in *italic text* below.

- **Pre-Construction Environmental Assessments:** Prior to the construction of new roadway segments or other facilities used to support grazing operations, TRC's BMPs require the completion of an environmental assessment to identify sensitive resources, and to avoid or minimize impacts to such resources as practicable. The TUMSHCP

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includes the following more detailed environmental assessment requirements, which are included as BMPs for Covered Lands:

- *The environmental assessment will include a pre-construction survey, to be completed by a qualified biologist, where the ground-disturbance area includes modeled suitable habitat for one or more Covered Species. The survey will evaluate the potential occurrence of each of the Covered Species for which modeled suitable habitat exists within the ground-disturbance area.*
  - *To the extent the survey methodology includes trapping; trapped individuals will be relocated to suitable habitat outside the disturbance area.*
  - *For western spadefoot, pre-activity surveys will be conducted to determine whether the activity could adversely affect breeding habitat, such as eliminating stockponds. If spadefoot individuals (including egg masses, larvae) are detected in or adjacent to the construction area, work activities will be avoided until larvae have metamorphosed. A 300-foot setback will be established from occupied area if work must continue in proximity to site with egg masses and/or larvae. The 300-foot setback may be reduced based on the TRC biologist's discretion, depending on site conditions.*
  - *Surveys for breeding American peregrine falcons, burrowing owls, golden eagles, least Bell's vireos, purple martins, tricolored blackbirds, southwestern willow flycatchers, western yellow-billed cuckoos, white-tailed kites, and yellow warblers will be conducted for construction activities occurring near or in modeled breeding/foraging habitat for these species where such construction is scheduled to occur during the breeding season (generally January through August, depending on species).*
  - *For occupied bird nests, the TRC biologist will establish appropriate buffers for active nests detected during pre-construction surveys in compliance with applicable regulatory protocols. Active nests and designated buffers*

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*will be shown on appropriate planning maps. Construction within the buffers will be avoided until the nests are abandoned or until the young have fledged or have been reared.*

- *Survey and relocation of burrowing owls will be reported to DFG.*
- *For ringtail, new construction in occupied ringtail habitat will be avoided during the ringtail breeding/rearing period (February 1 through August 1). At other times of the year, construction impacts to occupied ringtail habitat will be minimized within the construction area and within up to a 300-foot buffer area around the construction area through such measures as flushing individuals and allowing them to passively relocate to other available suitable riparian and/or woodland habitat.*
- *At the discretion of the TRC biologist, a pre-construction live-trapping program will be conducted for Tehachapi pocket mouse, where the ground-disturbance area and a 100-foot buffer beyond the ground-disturbance area includes suitable habitat for the Tehachapi pocket mouse. Such a pre-construction survey would take place no earlier than 7 days prior to commencement of permanent ground-disturbance activities, and pre-construction trapping would be conducted for 5 nights within suitable habitat to trap and remove as many individuals as possible and relocate them to suitable habitat away from the project disturbance zone.*
- *With respect to any new employee housing:*
  - *Ground disturbances will be avoided in riparian areas, except as necessary for road crossings and culverts.*
  - *Downcast lighting will be required.*
  - *Any employee housing located within 0.25 mile of an active golden eagle nest will be restricted to low-density, and sited to minimize visibility to golden eagle nests.*

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- *At the boundary between riparian/wetland foraging and wintering habitat for special-status birds, and new employee housing, design features are required to avoid and minimize the introduction of exotic plant and animal species and urban runoff to the adjacent natural areas.*
  - *Permanent effects on habitat must be avoided within 325 feet of striped adobe lily and Tehachapi buckwheat occurrences.*
  - **Permits and Approvals:** Once TRC, generally in consultation with its lessees, has identified a preferred location and design of proposed new construction, the Interim RWMP BMPs require that, if determined to be required, TRC apply for and obtain all relevant approvals, including Conservancy approvals as applicable, and public agency approvals as applicable. The TUMSHCP includes the following more-detailed FWS approval requirements, which are included as BMPs for Covered Lands:
    - *Any proposal to install a wind generation device (e.g., to generate power at a new or modified structure used in grazing operations) requires review and approval from FWS.*
  - **Construction Phase Requirements:** During construction activities, the Interim RWMP BMPs require that TRC train its construction personnel on permit requirements and sensitive resource issues, and oversee construction to ensure compliance. The TUMSHCP includes the following more-detailed construction-phase measures, which are included as BMPs for Covered Lands:
    - *Contractor and construction personnel pre-construction meetings will be completed that include educational information about TUMSHCP requirements and Covered Species.*
    - *Disturbance and grading area perimeters will be flagged or fenced to identify the extent of authorized disturbance areas and the boundary of non-disturbance areas.*
    - *Stormwater BMPs as required by applicable federal and state laws will be implemented to protect surface water quality from pollutants, erosion, and sedimentation.*

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- *Construction activities in modeled suitable habitat for amphibian and reptile Covered Species will be monitored, including exclusion fencing, if appropriate, to prevent individuals from entering construction zones.*
    - *Monitoring for two-striped garter snake has two alternative options:*
      - *The TRC biologist will conduct daily pre-construction surveys by walking through suitable habitat to be disturbed that day to clear the area of garter snakes and relocate them to suitable habitat outside the work area.*
      - *The project construction manager will erect a silt fence or other blocking device(s) around work zone, in lieu of daily monitor. After erection of the fence or other device(s), the TRC biologist will perform an initial clearance survey, followed by periodic checks to verify that the fencing/device(s) are intact and functioning. Once an area has been cleared completely, additional daily monitoring and fencing/device(s) will not be required.*
  - *Weekly construction monitoring by a qualified biologist is required for construction activities that occur within 325 feet of Tehachapi buckwheat occurrences. Construction monitoring tasks include reviewing and approving protective fencing, dust control measures, and erosion control devices; conducting a contractor education session at the pre-construction meeting; and reviewing the site weekly (minimum) to ensure that fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting the Tehachapi buckwheat plants. Construction monitoring reports will include remedial recommendations and issue resolution discussions when necessary.*
  - *For Fully-Protected species, the biologist will monitor construction activities to ensure avoidance of any harm to individuals and will have the authority to direct the cessation of field activities likely to cause any such harm.*

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### 3.3.2 INTEGRATED PEST MANAGEMENT PLAN

The TUMSHCP requires the development and implementation of an Integrated Pest Management Plan for Ranch-wide operations within the Covered Lands. Integrated pest management refers to a pest management strategy that may include biological controls, mechanical controls, cultural controls, and pesticide controls in a manner that avoids and minimizes crop and environmental damage. This Integrated Pest Management Plan applies to the open space lands within the Covered Lands as required by the TUMSHCP.

The goal of the Integrated Pest Management Plan is to avoid and minimize impacts from the use of fertilizers and pesticides.

**Fertilizer Use:** Fertilizer shall not be used within the TUMSHCP Mitigation Lands, with the exception of gardening or fuel break areas within 300 feet of structures suitable for human use, including back country cabins, employee housing, barns, and other ancillary Ranch structures. Fertilizers shall not be used within 100 feet of any creek or seep. All fertilizers shall be used in accordance with applicable requirements (e.g., regarding quantity and frequency of use).

**Pesticide Use:** Pesticides shall not be used within the TUMSHCP Mitigation Lands, with the exception of (1) indoor use within structures suitable for human use, including back country cabins, employee housing, barns, and other ancillary Ranch structures, and (2) outdoor use in gardening or fuel break areas within 300 feet of structures suitable for human use, including back country cabins, employee housing, barns, and other ancillary Ranch structures. Except where necessary to combat invasive species, pesticides shall not be used within 100 feet of any creek or seep. All pesticides shall be used in accordance with applicable requirements (e.g., regarding quantity and frequency of use).

**Herbicide Use:** Herbicides may be used within the TUMSHCP Mitigation Lands to reduce fuel loads and invasive weeds on open space lands that have already been disturbed for roads or other Ranch activities (except grazing). All herbicides shall be used in accordance with the Ranch BMPs as described above, and other applicable requirements (e.g., regarding quantity and frequency of use). Any proposed use of herbicides on lands that have not been disturbed for roads or other Ranch activities (except grazing) must be evaluated by a qualified biologist to avoid any significant adverse impacts to modeled suitable habitat for Covered Species.

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### 3.3.3 FIRE AND FUEL MANAGEMENT PLAN

The primary existing approach applied to fuel management and reducing fuel loads on Ranch open space areas is cattle grazing, which is practiced using the BMPs described in Sections 3.2.1 and 3.2.7. The TUMSHCP also requires a Fire and Fuel Management Plan. The Fire and Fuel Management Plan for the open space areas of Tejon Ranch is set forth below. As with the Grazing Plan required by the TUMSHCP (included in Section 3.3.2, above), most Fire and Fuel Management Plan BMPs address the continuation of the Ranch's existing fire and fuel management activities, including primarily the Ranch's grazing activities, which have resulted in the existing mosaic of habitat types and species distribution on the Ranch.

**Grazing:** The continuation of grazing at the Ranch is a cornerstone of the Fire and Fuel Management Plan, and accordingly the Grazing Plan is incorporated in its entirety into this Fire and Fuel Management Plan.

**Additional Fuel Management (Beyond Grazing):** Most of the fuel management BMPs described above in Section 3.2.7 relate to the continuation of the ongoing Ranch stewardship practices that have resulted in the existing habitat values on the Covered Lands. The TUMSHCP also prescribes more-detailed requirements for some activities, such as new construction and ground-disturbance activities relating to fuel management, than the BMPs described above.

Part I below includes BMPs for ongoing fuel management activities (other than grazing) as set forth in Section 3.2.7, with corresponding more-detailed measures (as applicable) from the TUMSHCP. Part II includes BMPs that relate to new ground-disturbance activities undertaken in support of the fire and fuel management program at the Ranch, with corresponding, more-detailed measures (as applicable) from the TUMSHCP.

#### 3.3.3.1 PART I: ONGOING FIRE AND FUEL MANAGEMENT ACTIVITY BMPS

The TRC BMPs described in this Part I include categories of general BMP requirements for ongoing fire and fuel management activities that do not require new ground-disturbance or construction. The TUMSHCP includes specific avoidance, minimization, mitigation and monitoring measures that provide a greater degree of detail to these general requirements when such activities occur on Covered Lands. These more detailed TUMSHCP requirements are set forth in *italic text* below.

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- **Regulatory Interface:** TRC works with various local regulatory agencies to manage fire fuel loads on the Ranch, employing the following BMPs:
    - TRC provides open access to the Ranch for KCFD, LACFD, CAL FIRE, and other relevant agencies.
    - TRC coordinates fire fuel management, road maintenance, and fire-fighting needs with relevant regulatory agencies.
    - TRC provides access for KCFD, CAL FIRE, and LACFD for road maintenance activities performed by the agencies to allow access for fire-fighting vehicles.
    - In the case of an outbreak of wildfire on the Ranch, TRC defers to, and is subject to, the lead fire-fighting agency. TRC does not engage in fire-fighting activities, but will support agencies in fire-fighting operations to the extent feasible.
    - If appropriate, TRC provides agencies with access to Ranch lands or facilities for fire-fighting operation coordination and support.
  - **Road Network:** In addition to its role in facilitating Ranch operations, the Ranch's road network provides access for fire fuel management and fire-fighting activities and also serves as a fuel break network. The following BMPs relate to the interface between the Ranch's road network and fire fuel management:
    - The major roads on the Ranch—both paved and dirt—provide primary access for fire fuel management and fire-fighting transit.
    - Road Maintenance Standards: The Ranch's road network is maintained to provide for fuel management and fire-fighting in the following ways:
      - Major roads have been constructed at an appropriate grade and with necessary features (including turn angle, width, etc.) to allow for large fire vehicle transit.
      - Major roads have been constructed at a width to allow for fire vehicle transit.
      - Minor roads on the Ranch generally include turn-outs.

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- Vegetation clearance height is maintained along major roads to allow for fire vehicle transit.
  - Vegetation, including grasses and shrubs, along road surfaces is cleared to reduce risk of vehicle-caused fires.
  - To maintain road base stability, grasses and shrubs on road surface may be dispersed through herbicide use, thereby leaving root structure in place.
    - Herbicide application is conducted in compliance with approved herbicide application requirements to avoid and minimize impacts on biological resources.
  - Dirt roads are constructed to handle minor stormwater flows, with features such as berms to direct water flow, and water bars to evacuate water from roadways and decrease water erosion problems.
- **Fuel Break Network:** In addition to the road network, TRC maintains various fuel breaks to reduce the risk and range of wildfire. The following BMPs relate to fuel breaks:
    - Where appropriate and feasible, TRC maintains fuel breaks around structures.
    - TRC maintains existing fuel break networks implemented by the Ranch or agencies to assist in fire management in the event of future fires.
    - TRC works with agencies to implement fuel management or protective measures for areas prone to fire (along highways, etc.) through mechanical or chemical methods, such as mowing or herbicide use.
      - Herbicides are used in compliance with approved herbicide application requirements to avoid and minimize impacts on biological resources.
    - TRC complies with the requests of agencies to allow for prescribed burning of roadside shoulder areas owned by TRC or adjacent to TRC property.

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- **General Policies:** TRC has implemented the following Ranch-wide policies to reduce the risk of human-caused wildfire:
    - TRC prohibits smoking on the Ranch to reduce the risk of cigarette-caused wildfire.
    - TRC limits campfires to designated locations, including camp areas, across the Ranch.
    - TRC prohibits campfires during fire season.
    - TRC access permits instruct those traveling on Ranch lands to stay on well-maintained paved or dirt roads, thereby reducing the risk of vehicle-caused fires.
    - TRC requires vehicles traveling on the Ranch to carry a fire extinguisher and shovel, serving as a first line of defense against wildfire.
    - In order to ensure prompt reporting of fire outbreaks to reduce the time a fire burns before firefighting begins, TRC provides a listing of pertinent phone numbers to Ranch users and guests and asks that they report any concerns.
  - **Filming and Farming:** TRC has implemented the following BMPs in other Ranch operations to manage fire risk and fuel:
    - Filming: TRC requires a water truck on site when environmental conditions or filming activities present a risk of fire danger.
    - Farming: TRC has implemented a no-burn program for agricultural clippings.
  - **Water Resources:** TRC uses on-site water resources to support firefighting operations.
    - TRC supports the maintenance of Castac Lake, thereby providing a water source for fire-fighting operations on and in the vicinity of the Ranch, including aerial operations.
    - As discussed in section 2.17, below, TRC utilizes ponds, troughs, reservoirs, pipelines, and other water facilities that serve as reliable water sources for fire-fighting operations.

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### 3.3.3.2 PART II: NEW GROUND-DISTURBANCE BMPS

Management of an effective fire and fuel management program may periodically require the construction of new road segments or other forms of fuel breaks, and/or new Ancillary Ranch Facilities used for fire and fuel management (e.g., watering systems). The TUMSHCP provides for 200 acres of new, permanent ground-disturbance activities (exclusive of new residential/commercial development activities) in the Covered Lands relating to grazing and other Covered Activities. Specific locations for these activities are not known, but this 200-acre disturbance allowance is intended to be adequate for the 50-year term of the TUMSHCP.

The TRC BMPs described in this Part II include categories of general BMP requirements for fire and fuel management activities requiring new ground-disturbance and construction. The TUMSHCP includes specific avoidance, minimization, mitigation, and monitoring measures that add a greater degree of detail to these general requirements when such activities occur on Covered Lands. These more-detailed TUMSHCP requirements are set forth in *italic text* below.

- Pre-Construction Environmental Assessments: Prior to the construction of new roadway segments or other facilities used for fire and fuel management, TRC's BMPs require the completion of an environmental assessment to identify sensitive resources, and to avoid or minimize impacts to such resources as practicable. The TUMSHCP includes the following more detailed environmental assessment requirements, which are included as BMPs for Covered Lands:
  - *The environmental assessment will include a pre-construction survey, to be completed by a qualified biologist, where the ground-disturbance area includes modeled suitable habitat for one or more Covered Species. The survey will evaluate the potential occurrence of each of the Covered Species for which modeled suitable habitat exists within the ground-disturbance area.*
    - *To the extent the survey methodology includes trapping; trapped individuals will be relocated to suitable habitat outside the disturbance area.*

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- *For western spadefoot, pre-activity surveys will be conducted to determine whether the activity could adversely affect breeding habitat, such as eliminating stockponds. If spadefoot individuals (including egg masses, larvae) are detected in or adjacent to the construction area, work activities will be avoided until larvae have metamorphosed. A 300-foot setback will be established from occupied area if work must continue in proximity to site with egg masses and/or larvae. The 300-foot setback may be reduced based on the TRC biologist's discretion, depending on site conditions.*
  - *Surveys for breeding American peregrine falcons, burrowing owls, golden eagles, least Bell's vireos, purple martins, tricolored blackbirds, southwestern willow flycatchers, western yellow-billed cuckoos, white-tailed kites, and yellow warblers will be conducted for construction activities occurring near or in modeled breeding/foraging habitat for these species where such construction is scheduled to occur during the breeding season (generally January through August, depending on species).*
  - *For occupied bird nests, the TRC biologist will establish appropriate buffers for active nests detected during pre-construction surveys in compliance with applicable regulatory protocols. Active nests and designated buffers will be shown on appropriate planning maps. Construction within the buffers will be avoided until the nests are abandoned or until the young have fledged or have been reared.*
  - *Survey and relocation of burrowing owls will be reported to DFG.*
  - *For ringtail, new construction in occupied ringtail habitat will be avoided during the ringtail breeding/rearing period (February 1 through August 1). At other times of the year, construction impacts to occupied ringtail habitat will be minimized within the construction area and within up to a 300-foot buffer area around the construction area*

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*through such measures as flushing individuals and allowing them to passively relocate to other available suitable riparian and/or woodland habitat.*

- *For the Tehachapi pocket mouse, at the discretion of the TRC biologist, a pre-construction live-trapping program will be conducted for Tehachapi pocket mouse where the ground-disturbance area and a 100-foot buffer beyond the ground-disturbance area includes suitable habitat for the Tehachapi pocket mouse. Such a pre-construction survey would take place no earlier than 7 days prior to commencement of permanent ground-disturbance activities, and pre-construction trapping would be conducted for 5 nights within suitable habitat to trap and remove as many individuals as possible and relocate them in suitable habitat away from the project disturbance zone.*
- Permits and Approvals: Once TRC has identified a preferred location and design of proposed new construction, the Interim RWMP BMPs require that TRC apply for and obtain all required approvals, including Conservancy approvals as applicable, and public agency approvals as applicable. The TUMSHCP includes the following more-detailed FWS approval requirements, which are included as BMPs for Covered Lands:
  - *Any proposal to install a wind generation device (e.g., to generate power at a new or modified structure used in fuel and fire management) requires review and approval from FWS.*
- Construction Phase Requirements: During construction activities, the RWMP BMPs require that TRC train its construction personnel on permit requirements and sensitive resource issues, and oversee construction to ensure compliance. The TUMSHCP includes the following more-detailed construction-phase measures, which are included as BMPs for Covered Lands:
  - *Contractor and construction personnel pre-construction meetings will be completed that include educational information about TUMSHCP requirements and Covered Species.*

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- *Disturbance and grading area perimeters will be flagged or fenced to identify the extent of authorized disturbance areas and the boundary of non-disturbance areas.*
  - *Stormwater BMPs as required by applicable federal and state laws will be implemented to protect surface water quality from pollutants, erosion, and sedimentation.*
  - *Construction activities in modeled suitable habitat for amphibian and reptile Covered Species will be monitored, including exclusion fencing, if appropriate, to prevent individuals from entering construction zones.*
    - *Monitoring for two-striped garter snake has two alternative options:*
      - *The TRC biologist will conduct daily pre-construction surveys by walking through suitable habitat to be disturbed that day to clear the area of garter snakes and relocate them to suitable habitat outside the work area.*
      - *The project construction manager will erect a silt fence or other blocking device(s) around work zone, in lieu of daily monitor. After erection of the fence or other device(s), the TRC biologist will perform an initial clearance survey, followed by periodic checks to verify that the fencing/device(s) are intact and functioning. Once an area has been cleared completely, additional daily monitoring and fencing/device(s) will not be required.*
  - *Weekly construction monitoring by a qualified biologist is required for construction activities that occur within 325 feet of Tehachapi buckwheat occurrences. Construction monitoring tasks include reviewing and approving protective fencing, dust control measures, and erosion control devices; conducting a contractor education session at the pre-construction meeting; and reviewing the site weekly (minimum) to ensure that fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting the Tehachapi buckwheat plants. Construction monitoring reports*

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*will include remedial recommendations and issue resolution discussions when necessary.*

For Fully-Protected species, the biologist will monitor construction activities to ensure avoidance of any harm to individuals and will have the authority to direct the cessation of field activities likely to cause any such harm.

## **4. GEOGRAPHIC SUB-AREAS FOR BASELINE DEVELOPMENT**

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### **4.1 SUMMARY**

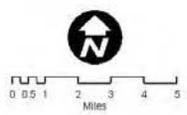
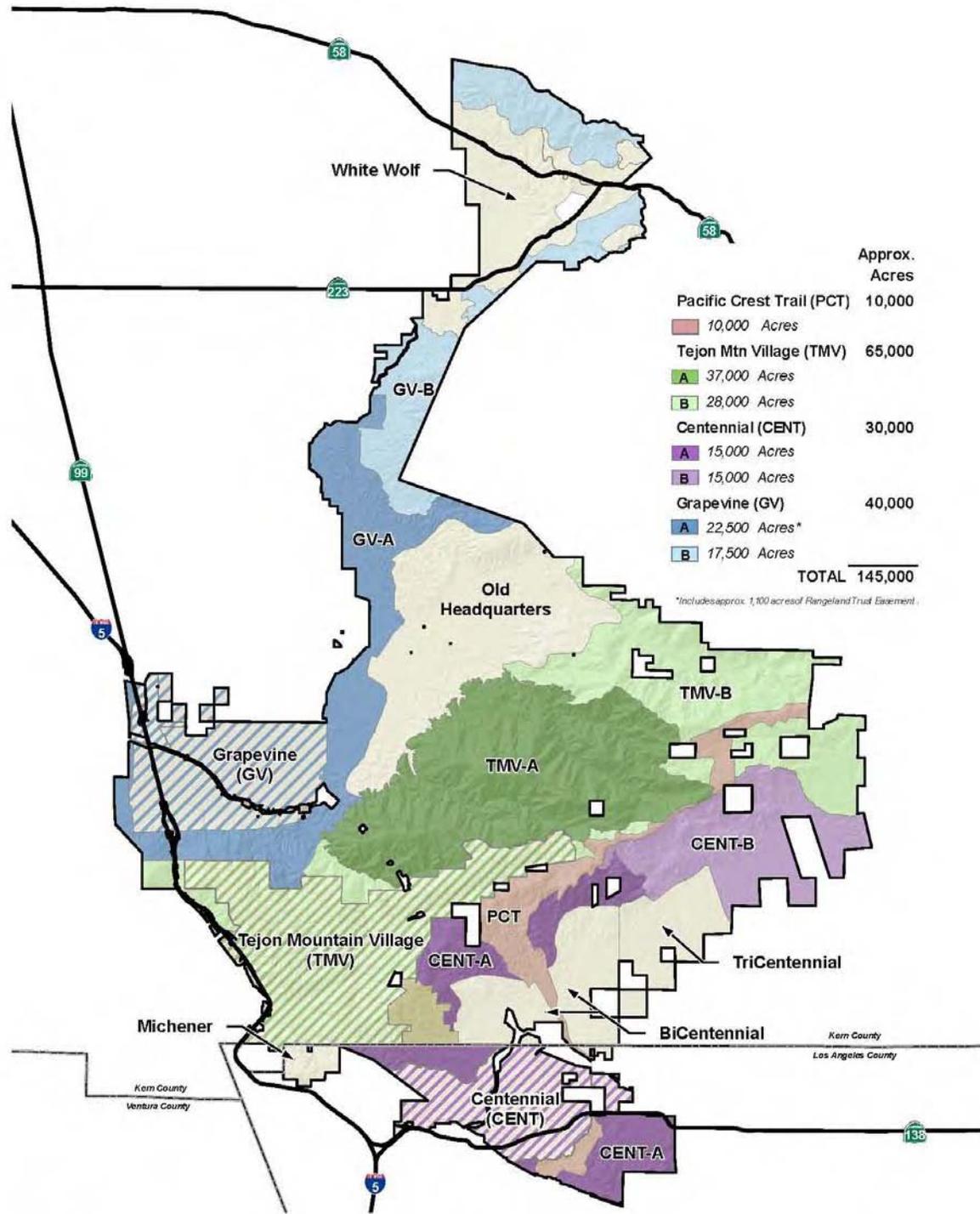
Per Section 3.2 of the RWA, the Interim RWMP shall include:

“a list of proposed geographic sub-areas which shall receive priority in the development of additional baseline evaluations and sub-area conservation goals in the RWMP.”

The geographic sub-areas generally described below can be found on Figure 18, Conservation Easement (CE) Conveyance Plan Linked Acreage.

### **4.2 PRIORITY GEOGRAPHIC SUB-AREAS**

Discussions between TRC and Conservancy representatives have led to the selection of the Acquisition Areas as the priority geographic sub-areas. The Acquisition Areas include White Wolf, Old Headquarters, Tri-Centennial, Bi-Centennial, and Michener Ranch, and are described in further detail below. These areas were designated for priority baseline and goals development for the following reasons:



**CE Conveyance Plan  
Linked Acreage**

**FIGURE 18**

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The Wildlife Conservation Board (WCB) appraisal process requires development of Baseline Conditions Reports for the Acquisition Areas in advance of purchase, which is expected to occur by December 31, 2010, subject to applicable extensions as provided for by Section 6 of the RWA.

- The Acquisition Areas are a representative sample of the variety of landscapes, climates, and vegetation and animal habitat communities found across the Tejon Ranch. Understanding conditions in these areas will be helpful in understanding similar areas across the Conservation Easement Area.
- Of the lands in the Conservation Easement Area, the Acquisition Areas are the locations most likely to have been impacted by development given their developable characteristics and proximity to existing development.

In addition to the Acquisition Areas, the Conservancy and TRC have identified the 10,000-acre area identified in the RWA for a future segment of the Pacific Crest Trail (PCT) as a priority geographic sub-area. The prioritization of this area will allow the Conservancy and other parties, including the U.S. Forest Service (the agency responsible for planning, obtaining approvals for, and managing this proposed segment of the PCT) to understand the characteristics of the area, thereby enabling discussion on trail planning, design, and management issues to avoid and minimize impacts to natural resources.

These priority geographic sub-areas are described in detail below:

#### **4.2.1 BI-CENTENNIAL**

Bi-Centennial is located along the southeastern edge of the Ranch in the Antelope Valley. The 11,000-acre site slopes upwards from south to north and includes foothills of the Tehachapi Mountains. Activities in the area include a 200-acre sand and gravel mining operation, grazing, and hunting. The Bi-Centennial area is also bisected by the proposed PCT area. A 250-acre portion of Bi-Centennial is located in Los Angeles County, with the remainder in Kern County.

#### **4.2.2 MICHENER RANCH**

Michener Ranch is approximately 1,600 acres and is located entirely in Los Angeles County. The site is primarily mountainous with rolling slopes and canyons. Activities in the area include grazing and hunting.

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### **4.2.3 OLD HEADQUARTERS**

Old Headquarters, the largest of the Acquisition Areas at 26,700 acres, is located in the San Joaquin Valley near the north–south midpoint of the Ranch. The Old Headquarters area was the original location of TRC’s headquarters before the company moved to the current location along Interstate 5 in Lebec. The landscape includes flat lands sloping, in some cases dramatically, west to east towards the Tehachapi Mountains. Tejon Canyon, a significant geological feature at the site, provides a corridor through the Tehachapi Mountains and hence is the location of several major utilities and associated easements. Significant activities at the site include farming, including orchards and vineyards, grazing operations, oil and gas operations, Ranch operational facilities, and employee housing.

### **4.2.4 TRI-CENTENNIAL**

Tri-Centennial is located near the south-eastern edge of the Ranch in the Antelope Valley. The 7,200-acre site slopes upwards from south to north and includes foothills of the Tehachapi Mountains. Activities in the area generally include grazing and hunting.

### **4.2.5 WHITE WOLF**

White Wolf is located at the northern end of Tejon Ranch. The topography of the 15,500-acre area generally includes rolling hills with interspersed broad valleys. The White Wolf area is crossed by State Highways 58 (east–west) and 223 (north–south). The site surrounds the 500-acre site of Bakersfield National Cemetery, which has, since the Effective Date, been dedicated to the U.S. Department of Veterans Affairs (VA) and is no longer owned by Tejon Ranch. Other existing activities at the site include a Granite Construction mine at the southern end and grazing.

### **4.2.6 PACIFIC CREST TRAIL (PCT)**

The PCT area is approximately 10,000 acres and runs from the southern edge of the Ranch north, and east to the eastern edge of the Ranch. This area is proposed to allow for the re-alignment of the PCT into the Tehachapi Mountain’s Blue Ridge area in lieu of its current location along the Antelope Valley floor. The area includes the foothills of the San Gabriel Mountains in the Angeles National Forest, and portions of the Antelope Valley floor, Blue Ridge, and the Cottonwood Creek drainages, within the Ranch.

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The PCT is further discussed in Section 5.6.1 of this Interim RWMP. As provided for in the RWA, TRC and the Conservancy will continue to work to dedicate a trail easement to the PCT within the 10,000-acre corridor to allow the trail to operate. TRC will dedicate the remainder of the corridor not included in the trail easement to the Conservancy.

### **4.3 ADDITIONAL GEOGRAPHIC SUB-AREAS**

The geographic sub-areas identified above will serve as the priority geographic sub-areas for baseline development required to be identified in this Interim RWMP. In addition, during the Initial Period, the Conservancy will also pursue the development of baseline evaluations and sub-area conservation goals for the following areas, which include the remaining Dedicated Conservation Easement areas:

#### **4.3.1 TMV-A**

The Tejon Mountain Village-A (TMV-A) Dedicated Conservation Easement Area is located at the core of the Ranch and is approximately 37,000 acres. This area, designated as the Condor Study Area in the TUMSHCP, includes the most dramatic ridges and canyons on the Ranch and spans 14 miles from east to west and 6.5 miles from north to south. The Conservation Easement over this area is planned to be dedicated by TRC to the Conservancy upon the initial entitlement of the Tejon Mountain Village development area.<sup>3</sup>

#### **4.3.2 CENT-A**

The Centennial-A (CENT-A) Dedicated Conservation Easement Area is approximately 15,000 acres and includes lands in southern Kern County and northern Los Angeles County. These lands generally consist of the foothills of the San Gabriel and Tehachapi Mountains and host a variety of vegetation. The Conservation Easement over this area will be dedicated by TRC to the Conservancy upon the initial entitlement of the Centennial development area.

#### **4.3.3 GV-A**

The GV-A (or Grapevine-A) Dedicated Conservation Easement Area is approximately 22,500 acres and includes lands in southern Kern County. These

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<sup>3</sup> The dedication of lands and easements used for mitigation purposes is also subject to review and approval by appropriate public agencies as provided for in the RWA.

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lands generally consist of the foothills of the Tehachapi Mountains and host a variety of vegetation with an emphasis on grasslands. The Conservation Easement over this area will be dedicated by TRC to the Conservancy upon the initial entitlement of the Grapevine development area.

#### **4.3.4 TMV-B**

The Tejon Mountain Village-B (TMV-B) Dedicated Conservation Easement Area is located in the southern San Joaquin Valley and includes the Tehachapi Mountains and the Tejon Canyon area. The 28,000-acre area also includes a portion of the Cottonwood Creek drainage and several major inholders. The Conservation Easement over this area will be dedicated by TRC to the Conservancy upon the final map recordation for the final phase of the TMV development area.

#### **4.3.5 CENT-B**

The Centennial-B (CENT-B) Dedicated Conservation Easement Area is located at the southeastern edge of the Ranch and is approximately 15,000 acres. The area includes portions of the Antelope Valley floor and Tehachapi Mountains and one major inholder. The Conservation Easement over this area will be dedicated by TRC to the Conservancy upon the final map recordation for the final phase of the Centennial development area.

#### **4.3.6 GV-B**

The Grapevine-B (GV-B) Dedicated Conservation Easement Area is approximately 17,500 acres and is located at the northern half of the Ranch, north of Old Headquarters. The area includes rolling hills and valleys of the lower Tehachapi Mountains, and vegetation largely consists of oak savannah. The Conservation Easement over this area will likely be the final Conservation Easement dedicated when TRC dedicates it to the Conservancy upon the final map recordation for the final phase of the Grapevine development area.

### **4.4 ADDITIONAL INFORMATION NEEDS**

As required by Section 3.2 of the RWA, the Conservancy has identified information needs that will support its education on the Ranch and the activities of TRC and assist in the preparation of Revised RWMPs. Generally, these information needs consist of operational data that TRC, in its role as Ranch owner and lessor does not gather or does not require lessees to provide. TRC and the Conservancy will discuss the information needs, prioritize each, and determine which procedures will be implemented

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to gather information or develop standards, as appropriate for the identified information need. TRC will also serve as liaison with its lessees in cases where the development of data to fill information needs requires interaction with lessees.

#### **4.4.1 GENERAL**

The Conservancy and TRC have identified the following general information needs:

- **Ecological Conditions and Biodiversity:** Develop a detailed understanding of existing ecological conditions and factors contributing to the development of such conditions, with an emphasis on the distribution and abundance of special status species and focal management indicator species.
- **Ranchwide Species List:** Although species list have been included in the EIRs for various development or conservation efforts on the Ranch, TRC has never compiled an official species list. Working with TRC, the Conservancy will develop and confirm an official species list for the Ranch, based upon known occurrence and potential habitat expectations.

#### **4.4.2 LIVESTOCK MANAGEMENT**

The Conservancy and TRC have identified the following information needs related to livestock management:

- **Rangeland Health Metric:** With the understanding that a variety of common measures exist, TRC and the Conservancy have discussed the Conservancy's desire to develop, or select from those in common use, a straightforward metric to assess rangeland health at the Ranch. TRC will assist the Conservancy to a reasonable extent in evaluating various metrics and selecting a final measure.
- **Stocking Rates:** The Conservancy would like to assemble information on annual stocking rates for a span of years to assist in understanding livestock management operations. TRC will work with the Conservancy and if appropriate, lessees, to determine if information is recorded and discuss procedures to communicate information to the Conservancy.
- **Livestock Rotation:** The Conservancy would like to assemble information on livestock movement between pastures to understand rangeland use patterns. TRC will work with the Conservancy and if appropriate, lessees, to determine if information is recorded and discuss procedures to communicate information to the Conservancy.

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- Pasture Utilization: The Conservancy would like to assemble information on the number of animals or Animal Units Managed (AUMs) by pasture. TRC will work with the Conservancy and if appropriate, lessees, to determine if information is recorded and discuss procedures to communicate information to the Conservancy.
  - Depredation: The Conservancy would like to assemble information on depredation activities at the Ranch. TRC will work with the Conservancy and if appropriate, lessees, to determine if information is recorded and discuss procedures to communicate information to the Conservancy.

#### **4.4.3 WILDLIFE MANAGEMENT**

The Conservancy and TRC have identified the following information needs related to wildlife management:

- Harvest Numbers: The Conservancy would like to assemble information on historic hunting take numbers by species, with details including age and sex if available. If possible, assembly of this information by hunting area would be preferred. TRC will work with the Conservancy to analyze available information and determine procedures for Conservancy assembly of data to suit their needs.
- Guest Numbers: The Conservancy would like to determine the number of guests, or hunters, that participate in TRC's wildlife management operations on an annual or season basis. If possible, assembly of this information by hunting area would be preferred. TRC will work with the Conservancy to analyze available information and determine procedures for Conservancy assembly of data to suit their needs.
- USDA or DFG Animal Sampling Information: The Conservancy would like to obtain available reports on USDA or DFG population sampling from Ranch animals. TRC will work with the Conservancy to analyze available information and determine procedures for Conservancy assembly of data to suit their needs.
- PLM Habitat Enhancement Measures: The Conservancy would like to compile a database of previous enhancement measures performed per requirements of TRC's Private Lands Habitat Enhancement and Management Area license. TRC will work with the Conservancy to analyze available information and determine procedures for Conservancy assembly of data to suit their needs.

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#### **4.4.4 MINERAL EXTRACTION**

The Conservancy and TRC have identified the following information needs related to mineral extraction:

- Reclamation Plans: TRC will work with lessees to obtain existing reclamation plans where they are available. These plans are generally required by local government agencies, such as Kern County, or by the State Mining and Geology Board and are prepared by the lessees in accordance with the forms dictated by the jurisdictional agency. Upon receipt, reclamation plans will be made available to the Conservancy for review.



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## 5. INTERIM PUBLIC ACCESS PLAN

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### 5.1 SUMMARY

In accordance with Section 3.2 of the RWA, the Interim RWMP shall include:

“a proposed interim public access plan developed in accordance with Section 3.11, including provision for docent-led tours to specified portions of the Conservation Easement Area and Bear Trap Canyon.”

TRC, the Resource Groups and the Conservancy all recognize that public enjoyment of the Conservation Easement Area is a shared priority; therefore, TRC and the Conservancy have collaborated to produce this Interim Public Access Plan that provides for significant and appropriate Public Access to the Conservation Easement Area and Bear Trap Canyon, which is located within the Tejon Mountain Village Development Area. TRC and the Conservancy will jointly and cooperatively prepare a comprehensive plan for access to the Conservation Easement Area by the Public in connection with the development of the Initial RWMP and subsequent Revised RWMPs to ensure significant, well-managed public access to the Conservation Easement Area.

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## **5.2 BACKGROUND**

Currently, all visitors to the Ranch must be approved and issued an access permit by TRC. Such visitors fall into several categories, ranging from participants in the Ranch's hunting programs, to participants in special events (e.g., group camping, hiking, equestrian, and other planned events by organizations granted access by TRC), to photographers, scientists, and other individuals or groups. These TRC visitor activities will continue, with the potential for some of the special events to be managed by the Conservancy upon mutual agreement with TRC.

There are also several properties within the Ranch boundaries that are owned by third parties, generally referred to as inholders; these property owners and their guests also have access into and across the Ranch, though such access does not require a TRC access permit.

The Interim Public Access Plan included below provides for docent-led tours to the Conservation Easement Area and Bear Trap Canyon, as well as the process by which much broader Public Access activities will be reviewed and approved by the Conservancy and TRC over time.

## **5.3 PLAN DESCRIPTION**

The level of Public Access will be substantially increased as a result of both Conservancy-managed Public Access Programs and Public Access that may occur as a result of future arrangements with three important partners who will also be seeking appropriate approvals for designated future uses in the Conservation Easement Area. These potential partners include the PCT, the California Department of Parks and Recreation, and the University of California Natural Reserve System (UC).

This Interim Public Access Plan includes the following sections:

- Conservancy Public Access Program
- TRC's Private Recreational Use
- Future Potential Public Access Activities
- Public Access Guidelines.

This Interim Public Access Plan will be in effect from the date of the Conservancy's adoption of this Interim RWMP to the date on which the Initial RWMP and associated Public Access Plan is adopted, or if an earlier revision is agreed upon by TRC and the Conservancy, the date upon which such earlier revision is adopted by the Conservancy board.

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## 5.4 CONSERVANCY PUBLIC ACCESS PROGRAM

### Public Access Activities

An increased level of Public Access to the Ranch began shortly after the Effective Date of the RWA, almost a year in advance of the RWA requirement for an Interim Public Access Plan. A pilot Public Access Program managed by the Conservancy in cooperation with TRC was initiated in October 2009. The pilot program included docent-led hikes through many of the Conservation Easement Areas, including hikes to train future docents and trip leaders.

Under this Interim Public Access Plan, the initial Conservancy-managed pilot Public Access Program will expand to include a variety of activities that meet the goal of providing significant, well-managed access to the Conservation Easement Area. These activities will include:

- **Community Hikes:** These events will target community members and partner groups. Hikes will employ pre-selected routes and be designed to serve a broad spectrum of ability levels and interests. Interested parties will have an opportunity to sign up through a website or call-in number.
- **Resource Group Hikes:** These events will target the members of the Resource Groups that were signatories to the RWA. These events will be customized to the abilities of the participants and the size of the groups, which will generally range from 10 to 30 participants.
- **Citizen Science Activities:** These events will provide for ecological enjoyment and observation by participants and groups interested in specific natural resources occurring in the Conservation Easement Areas. Events will be customized to fit the needs of the group and number of participants. Examples of Citizen Science Activities include the Audubon Christmas Bird Count, North American Field Herping Association tours, and California Native Plant Society tours.
- **School Field Trips:** These events will provide an opportunity for environmental enjoyment and education to underserved school children in neighboring communities. Special care will be taken to ensure that activities are planned in an age-appropriate, safe manner for all participants.
- **Special Events:** These events may serve donors, Conservancy board members, invited guests, and other parties. Events will be customized to fit the interests of the requesting groups.

All parties participating in hikes, field trips and other activities will be accompanied by one or more qualified trip leaders or guides that have been approved by the

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Conservancy and TRC, and have appropriate training relevant to the Ranch activities and practices, as provided in the Public Access Guidelines described below (Section 5.7).

Following the Initial Period, or at such earlier time as may be agreed upon by the Conservancy and TRC, the Public Access Program may be expanded to allow for additional activities such as multi-day hiking, equestrian usage, and camping opportunities in the Conservation Easement Area. During the Initial Period, Conservancy employees and guests may engage in multi-day activities, camping, and other uses to the extent permitted by TRC after consultation with the Conservancy, and such access shall be performed in accordance with the guidelines established in this Interim Public Access Plan and thereafter by TRC and the Conservancy.

### **Scheduling**

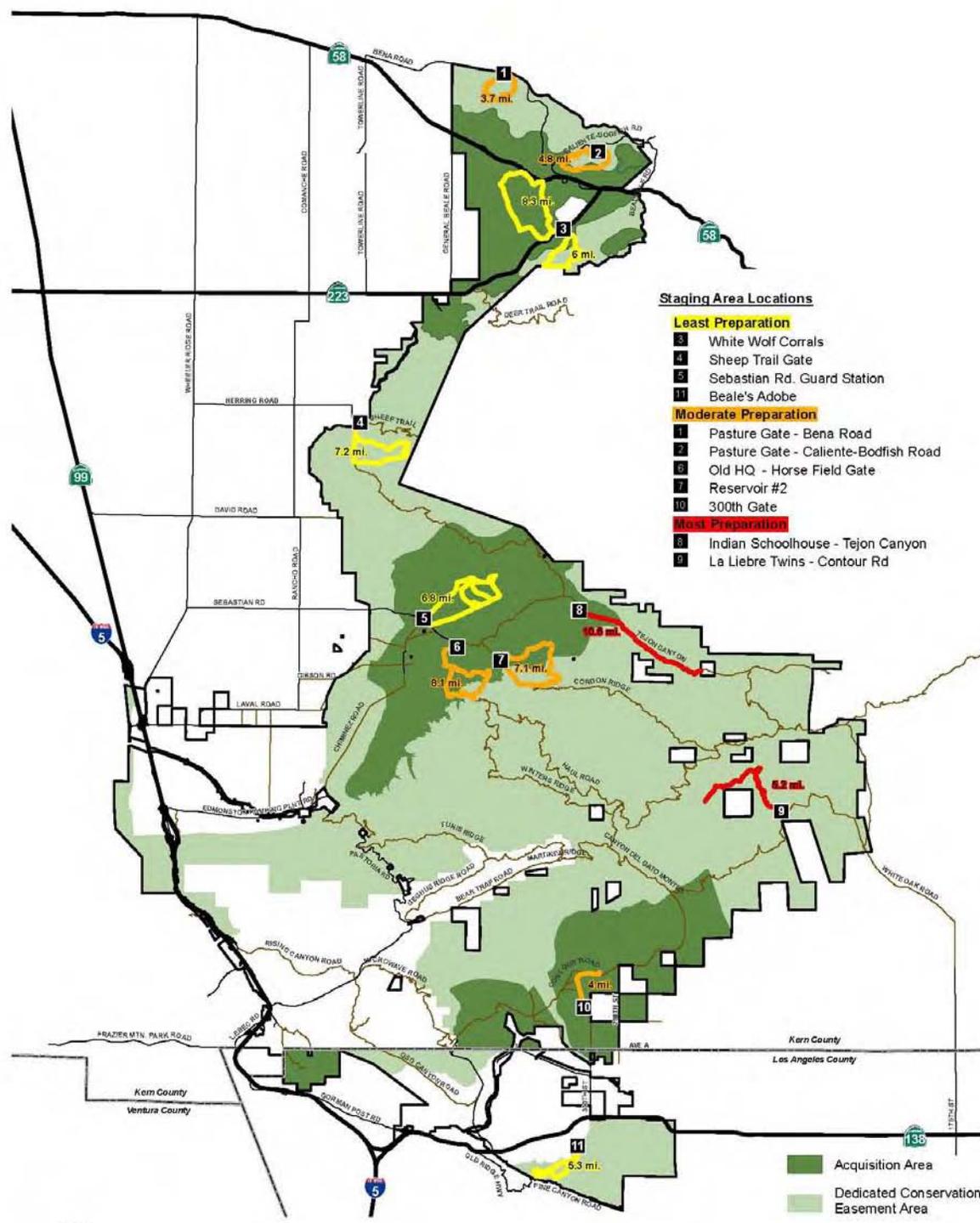
At the beginning of each year, the Conservancy will provide a proposed Public Access calendar to TRC for approval, which shall not be unreasonably withheld provided that proper coordination and consideration is given to factors such as existing Ranch operations, weather and access conditions, staff availability and visitor objectives. Modifications to the approved Public Access calendar may be requested by the Conservancy throughout the year as necessary.

### **Hike Routes**

In order to facilitate the Public Access Program, TRC and the Conservancy have developed a variety of interim hiking routes that can be utilized to meet the interests and abilities of a variety of user groups during this initial implementation process for the Public Access Program. These routes, shown on Figure 19, Available Hike Routes, will be expanded and modified in the Public Access Plan, based on the Conservancy's experiences in using the routes, user preferences, and coordination with TRC and particularly, Ranch operations. The interim routes generally include a staging area where vehicles can be parked, tables set up, etc. The routes were designated based upon difficulty, length, ease of access, and availability of staging areas, and have been rated on preparation required.

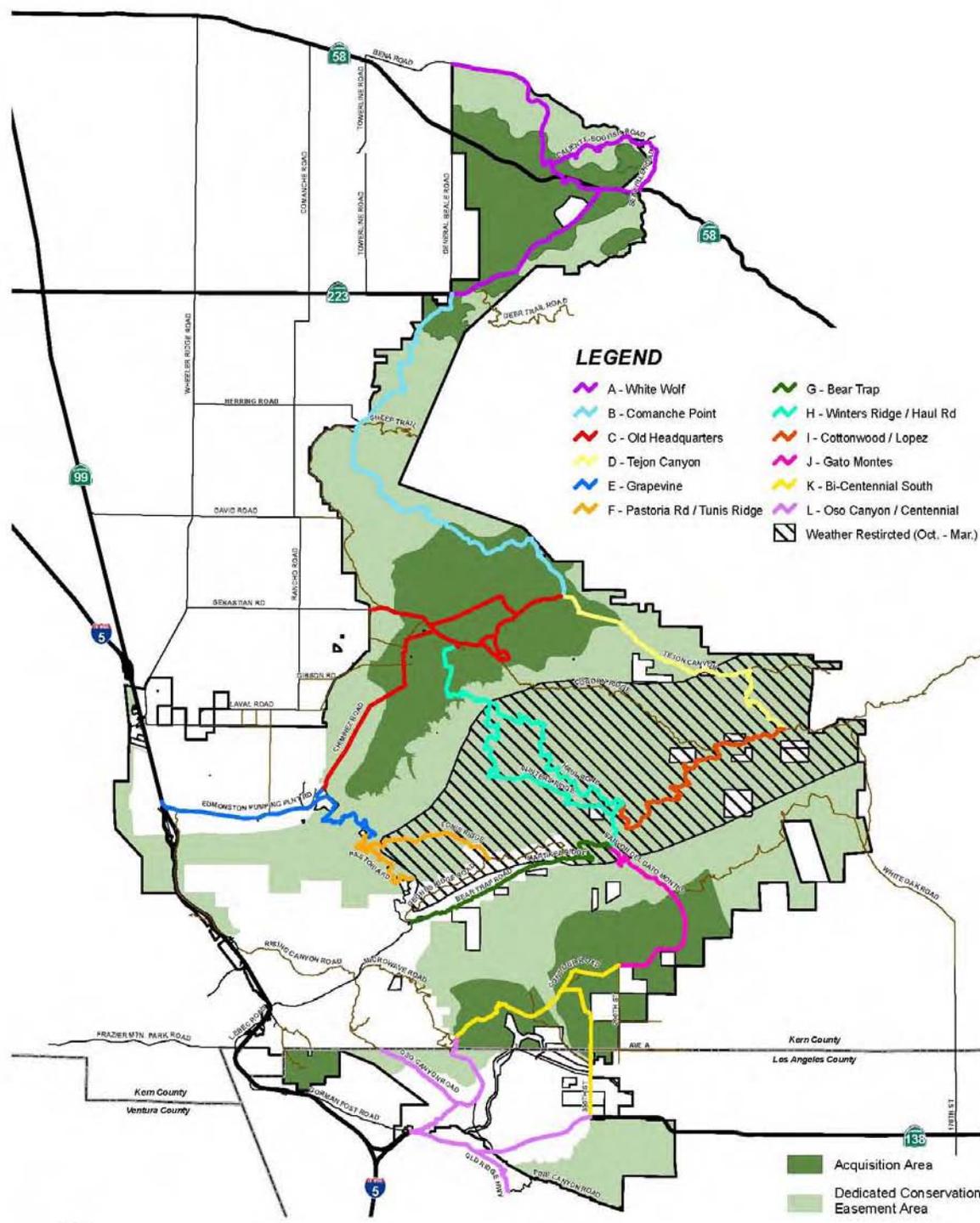
### **Vehicle Tour Routes**

TRC has also designated portions of the major road network that can be employed for Conservancy vehicle tours and for access to the staging areas discussed previously. These Vehicle Tour Routes, depicted on Figure 20, are labeled according to the area to which they provide access. Due to changing road conditions and operational needs, these roads and the corresponding routes may be modified at any time.



**Available Hike Routes**  
w/ Staging Areas

**FIGURE 19**



**Vehicle Tour Routes**

**FIGURE 20**

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## **Public Access Season**

Due to the impact of winter weather on Ranch roads, access to some portions of the Conservation Easement Areas is generally restricted between November and March, as shown on Figure 20, Vehicle Tour Routes. With this and prevailing weather conditions, it is anticipated that the majority of Public Access will generally occur between April and October.

## **Bear Trap Canyon**

Per Section 3.11(c) of the RWA:

“In addition to Public Access in the Conservation Easement Area, TRC agrees that the Conservancy shall manage Public Access to Bear Trap Canyon through the use of docent-led tours consistent with the public access plan...”.

Because Bear Trap Canyon is located within the Tejon Mountain Village Development Area and is not included in the Conservation Easement Area, TRC shall enter into, or cause the Project Sponsor for the TMV Development Area to enter into, a license agreement with the Conservancy to allow access to Bear Trap Canyon, until such time as a permanent access arrangement between the Conservancy and TRC. TRC, the Conservancy and the Project Sponsor for the TMV Development Area shall develop specific policies and procedures governing such access, consistent with the operational, safety and similar considerations, and subject to reasonable restrictions on the schedule, manner of entry and access to the area. All such access shall:

- Be at reasonable times.
- Be in accordance with reasonable requirements for entry, including insurance and indemnification requirements.
- Not unreasonably interfere with the use and quiet enjoyment of the Tejon Mountain Village development area.
- Be respectful of the privacy of future residents, the nature of the development in the Tejon Mountain Village development area, and the planning and development activities occurring in the Tejon Mountain Village development area.

In addition, the following policies will apply:

- TRC and its development partners may require that events in Bear Trap Canyon include a TRC or Tejon Mountain Village representative.
- Vehicle traffic for tours to Bear Trap Canyon will generally be required to gain entry to the canyon through the use of roads outside of the Tejon Mountain

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Village area. An example of such access is entering the canyon through the use of Contour Road, Canyon del Gato Montes, and Martinez Ridge.

These and other terms will be included in the license to be prepared by TRC, the Project Sponsor and the Conservancy during the Initial Period for Conservancy-managed Public Access to Bear Trap Canyon.

### **Public Access Program Monitoring and Coordination**

TRC and the Conservancy will regularly coordinate to schedule and manage Public Access events. Additionally, TRC and the Conservancy will perform an annual review of the Conservancy's Public Access Program to discuss its effects on Ranch operations and resources. This review will include a meeting to discuss the findings of the review and any issues identified. Additionally, if at any time TRC believes that the Conservancy's Public Access Program is causing significant harm to Ranch resources or operations, or otherwise has a concern which it deems significant, TRC may request that the Public Access Program, and any scheduled events, be temporarily suspended to allow TRC and the Conservancy to meet and confer, in good faith, with the intent of resolving the identified issues. Upon the satisfactory resolution, or identification of a process for resolution, of the identified issues by TRC and the Conservancy, the Conservancy's Public Access Program will be resumed.

## **5.5 TRC'S PRIVATE RECREATIONAL USES**

This Interim Public Access Plan also provides for the use of the Conservation Easement Area by TRC and its guests. In addition to the Conservancy-managed Public Access Programs described above, TRC will continue to provide its employees and invited guests with access opportunities on the Ranch (including Conservation Easement Areas), such as hunting, fishing, camping, and equestrian activities. TRC will provide for and manage these activities, separate from the Conservancy's Public Access Program described above. Before and after the Initial Period, in accordance with historical use, and expanding reasonably at TRC's discretion, TRC will issue access permits for and manage tours, events, multi-day hiking and camping trips, and other access opportunities, that TRC has historically hosted for its invitees, in accordance with its Reserved Right of Private Recreational Use, including local groups such as Boy Scouts and Girl Scouts.

As discussed above, Private Recreational Use is a "Reserved Right," for which BMPs are required under the RWA. The TRC BMPs for private recreational uses of the Ranch are included in this section of the RWMP to facilitate ease of review and coordination of Public Access activities by the Conservancy, the Ranch, and future partners.

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## 5.5.1 BACKGROUND

Over the years, TRC has allowed access for and managed a variety of recreational activities that today serve a number of constituencies from the communities surrounding the Ranch. TRC will continue to allow for and manage these activities in coordination with the Conservancy-managed Public Access Program.

TRC retains the right to use, and to permit its invitees to use, the Conservation Easement Area for non-commercial passive recreational uses. Such recreational uses include walking, hiking, sightseeing, bird watching, nature photography, picnics, fishing, boating, and equestrian uses. Overnight camping is not allowed except (i) by TRC and its employees consistent with past practice, or (ii) as may be provided in the Public Access Plan. All such recreational uses shall be performed or permitted by TRC in accordance with the following BMPs established for such activities in this Interim RWMP, provided such BMPs are consistent with the applicable management standard. In addition, TRC shall have the right to use, and to permit its invitees to use, the Conservation Easement Area for other (including commercial) recreational uses to the extent permitted in the Public Access Plan.

- **Planning:** The following BMPs will guide planning of private recreation activities by TRC:
  - TRC will coordinate with Ranch operations and the Conservancy to ensure that activities are scheduled to avoid conflicts with other uses.
  - TRC will ensure that guests follow appropriate Ranch access permitting procedure prior to accessing the Ranch.
  - TRC will designate areas for activities based upon conditions in the area and appropriateness for the activity type.
- **Performance:** TRC will implement the following BMPs to guide the performance of private recreational use activities:
  - Where appropriate for the type of activity, TRC will require that guests proceed on designated roads and trails, and use designated facilities.
    - If guests are found to be in violation of this requirement and such violation results in environmental damage, TRC may take appropriate action, including requiring the violator to fund the restoration of damaged areas to natural pre-existing condition or may rescind the guest's access to the Ranch.

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- TRC will require that guests perform activities in accordance with access permit conditions and additional conditions placed on activity performance by TRC; violations of such will be dealt with as above.
  - TRC will provide orientation information to guests regarding applicable environmental requirements, such as the lead-ammunition ban and microtrash collection and management requirements.
  - As appropriate, TRC will require that a TRC representative monitor private recreational activities.
  - TRC will investigate any complaint received from any employee, lessee, or third party concerning any alleged guest violation of any requirements for avoiding impacts to California condors and will immediately notify FWS of such complaint. TRC will cooperate with FWS in investigating and taking appropriate action in response to such a complaint.
  - **Safety:** TRC will implement the following BMPs to ensure the safety of guests while visiting the Ranch:
    - TRC will brief guests as necessary on relevant weather or Ranch conditions to ensure that guests are prepared to access the Ranch. Such briefings may include guidance on clothing to wear.
    - TRC will brief guests on appropriate safety gear to obtain prior to accessing the Ranch.
    - TRC will require guests to carry a GPS spot unit.

## 5.5.2 COMMERCIAL RECREATIONAL USE

In addition to the Private Recreational Use described above, TRC will permit and manage commercial recreational use of the Conservation Easement Area. Such use will be in accordance with the general public access guidelines established in Section 5.7 of this Interim Public Access Plan, and as may be modified in subsequent Public Access Plans developed by TRC and the Conservancy, and shall not significantly impair Conservation Values. Commercial recreational use includes, but is not limited to events such as weddings, bar-be-cues, and mountain bike races, equestrian-oriented activities, facility rentals, retreats, and other uses. Commercial recreational use also covers those activities not specifically covered by reserved rights, including fishing and other recreational opportunities offered by TRC.

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## **5.6 FUTURE POTENTIAL PUBLIC ACCESS ACTIVITIES**

The RWA provides for continuing discussions with three potential partners that, if successfully completed and permitted, will become a significant components of future Public Access. These future uses could provide a variety of additional Public Access opportunities and would be operated in accordance with the stated vision of TRC and Resource Groups to allow for significant, well-managed Public Access to the Conservation Easement Area. A description of these future Public Access Programs by partners is provided for informational purposes. Each partner is required to apply for and obtain all required permits and approvals, complete applicable environmental review processes, and comply with all applicable legal requirements relating to these future Public Access activities. The Conservancy and TRC are working collaboratively with each partner to refine and implement these future Public Access activities.

### **5.6.1 PACIFIC CREST TRAIL**

The Pacific Crest Trail (PCT), which is managed by the USFS and Pacific Crest Trail Association (PCTA), is a designated National Scenic Trail established under the National Trails System Act of 1968. The PCT traverses approximately 2,650 miles through three states (California, Oregon, and Washington); it begins at the Mexican border and ends near the Canadian border. Only non-mechanized activities, including foot and horse travel, are permitted; bicycle use is prohibited. In the vicinity of the Ranch, the existing alignment of the PCT follows the south-eastern boundary of the Ranch south of Highway 138 before exiting the Ranch and traveling through the Antelope Valley and into the Tehachapi Mountains.

As mentioned in Section 4.2.6 of this Interim RWMP, the purpose of the PCT project is to provide an easement to realign a 37-mile segment of the trail through the Ranch.

#### **Proposed Realignment**

Prior to the Effective Date of the RWA, the USFS, PCTA and TRC held several years of ongoing discussions regarding realignment of the PCT through the Ranch. Since the Effective Date, TRC and the Conservancy have been working with PCTA and USFS to refine the alignment of the trail and a conservation corridor through the Ranch, and to outline the terms of the Dedicated Conservation Easement and trail easement associated with the PCT. It is expected that an agreement to convey the Dedicated Conservation Easement and Trail Easement subject to USFWS approval will be executed in late 2009, and that the easements will then be conveyed in 2010.

#### **Public Access**

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Provided that a trail easement is successfully negotiated and conveyed, and all required state and federal permits are obtained, the construction process can commence, which would result in the proposed realignment being open to public use. At that point, the PCT will become a significant component of the Public Access Program. Future RWMP updates will include administrative procedures related to coordination with USFS and PCTA on PCT management through the Ranch.

## **5.6.2 CALIFORNIA STATE PARK**

The RWA also provides for discussions on the potential for a California State Park at Tejon Ranch. TRC, the Conservancy and the Resource Groups have continued the discussions with the California Department of Parks and Recreation that began shortly before the Effective Date. These continued discussions are intended to clarify the operational needs of a State Park and to ensure that a potential State Park is in alignment with the intent of TRC and the Conservancy to provide significant Public Access while also providing for the long-term stewardship of the Ranch.

### **Background**

The California Department of Parks and Recreation manages more than 270 park units which together comprise the California State Parks system. These parks contain a diverse collection of natural, cultural, and recreational resources, ranging from stands of primeval redwood forests to vast expanses of fragile desert; from the Sierra Nevada to broad sandy beaches; and from Hearst Castle to the vestiges of colonial Russia. The intent of the California State Parks system is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation. This mission is consistent with the vision of the RWA to provide for significant, well-managed Public Access to the Ranch.

TRC and the Conservancy engaged in discussion with CA Department of Parks and Recreation representatives over the last several months regarding the feasibility of a State Park. Currently, at the request of the Department of Parks and Recreation due to the fiscal crisis facing the State of California, discussions are on hold indefinitely. TRC and the Conservancy remain committed to continuing discussions on a potential State Park when State representatives feel it is appropriate.

## **5.6.3 UNIVERSITY OF CALIFORNIA NATURAL RESERVE**

The RWA provides that TRC and the Conservancy will work with the UC Natural Reserve System (Reserve System) to determine whether a portion of the

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Conservation Easement Area might be viable for inclusion as a future UC Natural Reserve or utilized for scientific study by the University of California.

As with the PCT, TRC and the Reserve System had engaged in discussion on the viability of a UC Reserve prior to the Effective Date of the RWA. Since the Effective Date, TRC, the Resource Groups and the Conservancy have further discussed the viability of a UC Reserve program in an effort to better understand the requirements of the Reserve System and the implications of a UC Reserve on Ranch management and conservation management.

## **Background**

In January 1965, The UC Regents established the Natural Land and Water Reserves System (as the Reserve System was first known) and designated seven University-owned sites as its first natural reserves. Today, the Reserve System manages 36 reserves that encompass more than 135,000 acres across 12 ecological regions in one of the most physiographically diverse regions in the United States. These reserves are a system of protected sites that broadly represent California's rich ecological diversity while serving as outdoor classrooms and laboratories. The reserves are made available specifically for long-term study, and support a variety of scientific disciplines. The reserves vary in size, remoteness, degree of human impact, and ability to support use, and many are envisioned as full-facility reserves, possessing the facilities, equipment, and professional staff necessary to support long-term research projects and multi-week field courses remote from campus services.

## **Public Access**

Discussions continue with representatives from the Reserve System regarding the establishment of a UC Reserve or scientific study utilization program on the Conservation Easement Area. Current discussions are centered on the concept of providing a dedicated core area in which TRC and Conservancy operations would be limited to allow for priority research, and a larger area, subject to regular TRC and Conservancy operations, that would be available for additional research. In the event that a UC Reserve is approved and implemented at the Ranch, it would become an important component of the Public Access Plan. A reserve would provide scientific access to the Ranch, allowing for study by world-class researchers, and could also provide docent-led Public Access. If implemented, future RWMP updates will address specific Public Access Guidelines and programs related to a UC Reserve.

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## **5.7 PUBLIC ACCESS GUIDELINES**

Over its history, TRC has developed extensive guidelines to inform the permitting and performance of Public Access activities on Tejon Ranch. These guidelines address access related issues, including logistics, safety, and environmental protection.

These guidelines will be incorporated into the Public Access Guidelines to be developed for the Conservancy's Public Access Program, in addition to other measures the Conservancy may desire to include from its expanding experience gained through managing the Public Access Program. The Public Access Guidelines will also prescribe training requirements for trip leaders and guides, along with educational and orientation requirements for guides and visitors. As discussed above, TRC and the Conservancy will also work with other potential Public Access partners (PCT, California Department of Parks and Recreation, and the Reserve System.) to coordinate appropriate guidelines for visitors to the Ranch that have access through these partner uses. Public Access Guidelines will be structured to further the success and expansion of Public Access to the Ranch.

In addition, TRC will work with the Conservancy, as required by the RWA, to develop a process through which the Conservancy shall have the ability to grant a revocable license to permit Public Access to the Conservation Easement Area for passive recreational uses, in accordance with this Interim Public Access Plan and the following access guidelines.

TRC, and the Conservancy as appropriate, reserve the right to monitor Public Access users and activities to ensure compliance with the below provisions. Where violations occur, access rights of violators may be rescinded.

### **5.7.1 ACCESS PERMIT PROCESS AND POLICIES**

Any individual or group wishing to gain access to Tejon Ranch for the purpose of Public Access must follow the application procedures contained herein and adhere to the access policies as established below by TRC and by the Conservancy for its Public Access Program.

#### **5.7.1.1 PUBLIC ACCESS PERMIT PROCESS**

TRC and the Conservancy will collaborate to develop an application and permitting process for Public Access. This process and associated access procedures will incorporate the Public Access Guidelines and the following parameters:

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- Access requests will be reviewed and approved or denied by a designated access panel, to include representatives as designated by TRC, in consultation with the Conservancy.
  - Access to Tejon Ranch will require accompaniment by a TRC or Conservancy representative or a duly-qualified representative.
  - Access requests will follow a specific form.
  - Visitors and access events will be limited by available staff, resources, and needs of TRC's Reserved Rights.
  - TRC may grant and rescind access rights at its sole discretion.
  - Visitors will be required to comply with these Public Access Guidelines to ensure safety, protection of natural resources and Ranch activities, and enjoyment.

As stated above, through an application and permitting process to be developed in accordance with the above parameters and these Public Access Guidelines, TRC will allow the Conservancy to grant revocable licenses to the Conservation Easement Area for the purpose of Public Access.

### **5.7.1.2 REQUIRED ITEMS LIST**

For their own personal safety and to minimize fire risk, all visitors are required to bring and carry a number of important items with them during any visit to the Ranch. Permitted access may include limited vehicular use and/or pedestrian use. A list of required or recommended items is provided below:

#### **5.7.1.2.1 MINIMUM AUTOMOBILE REQUIREMENTS**

- All-wheel drive (4x4 recommended)
- Good working order
- Access sticker on windshield
- Not leaking any fluids
- Heat guard on exhaust
- Adequate fuel

#### **5.7.1.2.2 VEHICLE REQUIRED ITEMS LIST**

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- Ranch Access Permit
  - Tejon Ranch map
  - Fire extinguisher (seasonal)
  - Shovel
  - First-aid kit
  - Water

#### **5.7.1.2.3 RECOMMENDED ITEMS LIST**

- GPS unit (may be provided by or required by TRC)
- Sturdy shoes
- Layered clothing
- Hat
- Two-way radios
- Snacks
- Snake guards
- Jumper cables
- Toilet paper
- Sunscreen
- Compass
- Backpack
- Tow rope
- Cell phone and car charger
- Fire blanket/shelter
- Gloves

#### **5.7.1.2.4 PACK RECOMMENDED ITEMS LIST**

- Water
- Whistle
- Snack
- Jacket
- Toilet paper
- First-aid kit
- Tejon Ranch map
- Cell phone

#### **5.7.1.2.5 OPTIONAL ITEMS**

- Binoculars
- Camera
- Bee-sting kit or epinephrine if anaphylactic
- AM radio
- Poncho
- Tube tent
- Nylon cord

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### **5.7.1.3 ORIENTATION AND SAFETY BRIEFING**

All visitors to Tejon Ranch are required to attend an orientation and safety briefing prior to being allowed access to the Ranch. The safety briefing and orientation will be given by TRC or Conservancy staff, or a designated representative. When obtaining an access permit, each individual shall acknowledge that they were present for and understood the information presented during the orientation and safety briefing.

### **5.7.1.4 LIABILITY AND INSURANCE**

Prior to gaining access to the Ranch, all visitors must sign a waiver of liability and may need to provide evidence of liability insurance showing TRC as an additional insured. If required, a TRC representative can help visitors obtain the required insurance through an independent insurance agent or agents.

## **5.7.2 ACTIVITIES**

### **5.7.2.1 INTRODUCTION**

Tejon Ranch is an operational, for-profit ranch with ongoing farming, ranching, hunting, mineral extraction, and real estate development activities, and communication and utility facilities and easements. Access that may interfere with these activities or that could present a conflict or hazard to visitors, TRC personnel, TRC property, or any Reserved Right will not be permitted. Additionally, the Ranch consists of vast terrain and multiple climate zones; any or all of the property may not be accessible due to these conditions.

### **5.7.2.2 AVAILABLE ACTIVITIES**

Generally, Public Access visitors on Tejon Ranch seek to enjoy nature in a non-consumptive manner. Any activity request that does fit into these accepted Ranch Public Access Guidelines should generally be considered prohibited for visitors. Requests for exceptions will be examined on an individual basis to determine whether access will be granted; such non-conforming requests should be submitted at least 90 days in advance. Activities on Tejon Ranch may be limited to certain areas and certain times of the year in order to limit the hazards associated with weather and to not interfere with TRC operations.

#### **5.7.2.2.1 DURING A PUBLIC ACCESS ACTIVITY**

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- Notify Access Coordinator of arrival, destination, and exit times and stay on course.
  - Vehicles must travel on existing roads.
  - Tread lightly off road by foot.
  - Leave ranch gates as found.
  - Perimeter gates shall be kept locked.
  - Maintain safe speed: 25 MPH or slower.
  - Pack your trash and any trash found.
  - Enjoy the natural beauty.

### **5.7.2.3 ACTIVITY LOCATIONS**

Except in the case of Bear Trap Canyon as discussed above, Conservancy-managed access to Tejon Ranch is limited to the Conservation Easement Area as shown on Figure 3, Depiction of Conservation Easement Area. Visitors should not assume that their desired location is available for activities and should remain flexible.

### **5.7.2.4 OTHER PERMITTED ACTIVITIES**

TRC also permits other activities not addressed by these Public Access Guidelines including but not limited to fishing, hunting, and filming. These activities are generally managed by TRC's Ranch Operations department. If visitors wish to participate in these activities, they are encouraged to contact the Ranch Operations department for further information on available activities and access requirements.

### **5.7.2.5 PROHIBITED ITEMS AND ACTIVITIES**

There are numerous items and activities that are prohibited on Tejon Ranch. Visitors should not expect TRC or the Conservancy to consider any request that involves the following:

- Smoking
- Bringing any toxic substance or hazardous material onto Tejon Ranch
- Cutting of fences, gates, or locks
- Fireworks
- Sling shots

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- Drinking of water from natural sources. In the case of PCT users, drinking of water from natural sources will be allowed, with users doing so at their own risk.
  - Packing of firearms unless permitted
  - Removal of animals or artifacts
  - Removal of plants, except in the case of Conservancy-sponsored events, or other cases for which prior approval is obtained from TRC
  - Bringing wild or domesticated animals onto Tejon Ranch, excepting dogs, for which an access permit must be obtained from TRC's Ranch Operations department prior to their entering the Ranch. TRC's Ranch Operations department may refuse to grant an access permit at its sole and absolute discretion.
  - Driving off existing roads
  - Harming, harassing, or feeding wild or domestic animals
  - Making extraordinary noise
  - Littering
  - Campfires outside of designated areas
  - Using or carrying lead ammunition

### **5.7.3 CONTACTS**

Visitors will be made aware of cell phone limitations on the Ranch, as it is not safe to assume that visitors will be able to make or receive calls using a cellular telephone. In case of emergency, where cell phone coverage does exist, visitors should call 9-1-1. Visitors in possession of GPS/emergency locator beacon units may also use the "emergency" button, the use of which will be explained during the orientation and safety briefing.



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## 6. GLOSSARY OF DEFINED TERMS

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- 1) **Acquisition Areas.** As defined in Section 1.2 of the RWA, the term “Acquisition Area(s)” means the areas of White Wolf, Old Headquarters, Tri-Centennial, Bi-Centennial, and Michener Ranch, as generally depicted on Figure 18, Conservation Easement (CE) Conveyance Plan Linked Acreage.
  
- 2) **Adaptive Management Standard.** As defined in Section 1.4 of the RWA, the term “Adaptive Management Standard” is a Management Standard that permits BMPs, Conservation Activities, and other actions subject to this standard consistent with the RWMP and the requirements for the RWMP set forth in Section 3 of the RWA, with recognition that (a) the continued economic use of the Conservation Easement Area, as a whole, will be respected; (b) over time, the goal is that the native biodiversity and ecosystem values of the Conservation Easement Area will be enhanced; (c) high-priority areas of particular sensitivity will be the focus of the Conservancy’s Conservation Activities, and, in such areas, the Conservation Purpose would take precedence over economic uses; (d) the enhanced biological and physical condition resulting from previously approved Conservation Activities within such areas will be maintained; (e) this standard shall not be less protective of Conservation Values

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than the Current Stewardship Standard; and (f) Conservation Activities shall be carefully coordinated with TRC's use of the Conservation Easement Area and then-existing leases, easements, and other agreements.

- 3) **Best Management Practices or BMPs.** As defined in Section 1.15 of the RWA and Section 3.1 of this Interim RWMP, the terms "Best Management Practices" or "BMPs" mean practices and procedures established pursuant to the RWMP that apply to the Reserved Rights, other than the Core Activities, and are (a) based on the best available scientific information; (b) feasible, both economically and technologically; (c) reasonable and practicable methods to reduce or minimize adverse impacts to natural and conservation resources resulting from such activities that are subject to BMPs; and (d) reasonably necessary to achieve the applicable Management Standard.
- 4) **CEQA.** As defined in Section 1.19 of the RWA, the term "CEQA" means the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) and the guidelines there under (14 CCR 15000 et seq.).
- 5) **Certified Pest Control Adviser.** The term "Certified Pest Control Adviser" means a person certified by the appropriate regulatory agencies, including the California Department of Pesticide Regulation, to monitor, diagnose, and manage insect and animal pest populations.
- 6) **Conservancy.** The term "Conservancy" means the Tejon Ranch Conservancy.
- 7) **Conservation and Land Use Agreement, Ranch-Wide Agreement, or RWA.** The terms "Conservation and Land Use Agreement", "Ranch-Wide Agreement" or "RWA" have the meaning set forth in Sections 1.1.1 and 1.1.2 of this Interim RWMP.
- 8) **Conservation Easement Area.** As defined in Section 1.31 of the RWA and Section 1.2.1 of this Interim RWMP, the term "Conservation Easement Area" means all of the land encumbered, or proposed to be encumbered, by a Dedicated Conservation Easement or a Purchased Conservation Easement, as generally depicted on Figure 3, Depiction of Conservation Easement Area.
- 9) **Conservation Purpose.** As defined in Section 1.37 of the RWA, the term "Conservation Purpose" means to (a) ensure that the Conservation Easement Area will be retained forever in its natural, scenic, and open-space condition; (b) preserve, protect, identify, and monitor in perpetuity the Conservation Values of the Conservation Easement Area; (c) prevent any activities on the Conservation Easement Area that will impair the Conservation Values of the Conservation Easement Area; and (d) following the expiration of the Initial Period, enhance and

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restore the Conservation Easement Area to the extent permitted by Section 3.8 of the RWA, all subject to and in accordance with the terms of the RWA, including but not limited to Sections 2.8, 2.9, and 2.10 of the RWA.

- 10) **Conservation Values**. As defined in Section 1.38 of the RWA, the term “Conservation Values” means those natural resource and conservation values that are identified as being the subject of promotion, protection, maintenance, restoration, or enhancement goals and objectives in the RWMP in Section 3.1(c)(i) through 3.1(c)(vi) of the RWA and including, where a Conservation Easement RWA has been recorded, the “Conservation Values” defined therein.
- 11) **Core Activities**. As defined in Section 1.39 of the RWA, the term “Core Activities” means those Reserved Rights set forth in Paragraph 1(b)(1) of Exhibit M of the RWA, attached to this Interim RWMP as Appendix A.
- 12) **Covered Activity**. As defined in the “Definitions” section of the TUMSHCP, the term “Covered Activity” denotes certain activities carried out or conducted by Permittees within the Covered Lands, and described in Section 2 of the TUMSHCP, that may result in the incidental take of Covered Animal Species and effects to Covered Plant Species for which an incidental take permit is sought.
- 13) **Covered Lands**. As defined in the “Definitions” section of the TUMSHCP, the term “Covered Lands” denotes the 141,886-acre area depicted on Figure 4, Conservation Easement Area and TUMSHCP Covered Lands.
- 14) **Covered Species**. As defined in the “Definitions” section of the TUMSHCP, “Covered Species” are the current 27 species (including the California condor) that will be conserved by the TUMSHCP when the TUMSHCP is implemented. The 27 species are listed in Table 1-1 of the TUMSHCP. The condor is described in Section 4 of the TUMSHCP. The remaining 26 species are described in Sections 5, 6, and 7 of the TUMSHCP.
- 15) **Current Stewardship Standard**. As defined in Section 1.41 of the RWA and Section 1.2.3 of this Interim RWMP, the term “Current Stewardship Standard” is a Management Standard that permits BMPs and other actions subject to this standard that preserve the Conservation Values that exist as of the Effective Date.
- 16) **Dedicated Conservation Easement**. As defined in Section 1.42 of the RWA, the term “Dedicated Conservation Easement(s)” means any Conservation Easement tendered, or required to be tendered, pursuant to the RWA encumbering the Dedicated Conservation Easement Area(s).

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- 17) **Dedicated Conservation Easement Area(s)**. As defined in Section 1.43 of the RWA, the term “Dedicated Conservation Easement Area(s)” means the area(s) generally depicted on Figure 3, Depiction of Conservation Easement Area.
- 18) **Designated Farm Areas**. As defined in Section 1.44 of the RWA, the term “Designated Farm Areas” means those portions of the Conservation Easement Area designated as Designated Farm Areas on Figure 14, Depiction of Designated Farm Areas.
- 19) **Designated Mining Areas**. As defined in Section 1.45 of the RWA, the term “Designated Mining Areas” means (a) those portions of the Conservation Easement Area designated as Designated Mining Areas on Figure 16, Depiction of Designated Mining Areas, and (b) an area not exceeding 800 acres within the “Future Mining Envelope” designated on Figure 16, Depiction of Designated Mining Areas. The specific location of the 800-acre Designated Mining Area within the Future Mining Envelope shall be determined in the reasonable judgment of TRC made in consultation with the Conservancy, with primary consideration given to the location of the minerals, but also taking into account other factors, such as avoiding or reducing impacts of access and operations on Conservation Values.
- 20) **Designated Oil and Gas Areas**. As defined in Section 1.46 of the RWA, the term “Designated Oil and Gas Areas” means those portions of the Conservation Easement Area designated as Designated Oil and Gas Areas on Figure 15, Depiction of Designated Oil and Gas Areas.
- 21) **Designated Water Bank Areas**. As defined in Section 1.47 of the RWA, the term “Designated Water Bank Areas” means that portion of the Conservation Easement Area designated as the Designated Water Bank Areas on Figure 17, Depiction of Designated Water Bank Areas.
- 22) **Development Areas**. As defined in Section 1.49 of the RWA, the term “Development Area(s)” means the following area(s) generally depicted on Figure 2, Depiction of Development Areas:
- a) Bakersfield National Cemetery;
  - b) Centennial;
  - c) Grapevine;
  - d) Tejon Industrial Complex;

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- e) Tejon Mountain Village; and
- f) TRC Headquarters.
- 23) **Disturbance Areas**. As defined in Section 1.52 of the RWA, the term “Disturbance Areas” means those portions of the Conservation Easement Area generally depicted on Figure 12, Depiction of Disturbance Areas, as Disturbance Areas.
- 24) **Effective Date**. The term “Effective Date” means that date on which the RWA was executed: June 17, 2008.
- 25) **Endangered Species Act**. The term “Endangered Species Act” means the federal Endangered Species Act (16 U.S.C. 1531 et seq.).
- 26) **Farm Area Standard**. As defined in Section 1.62 of the RWA, the term “Farm Area Standard” is a Management Standard that permits farming-related uses in accordance with Paragraph 1(b)(2)(B) of Exhibit M of the RWA in the Designated Farm Areas, and shall permit new facilities and farm-related activities, subject only to BMPs that do not substantially adversely affect TRC’s economic use of the Designated Farm Areas for uses permitted by Paragraph 1(b)(2)(B) of Exhibit M, attached to this Interim RWMP as Appendix A.
- 27) **FWS**. As defined in the “Acronyms and Abbreviations” section of the TUMSHCP, the term “FWS” means the U.S. Fish and Wildlife Service.
- 28) **Incidental Ranch Facilities**. As defined in Section 1.72 of the RWA and Section 3.2.9 of this Interim RWMP, the term “Incidental Ranch Facilities” means all facilities not otherwise described in Paragraph 1(b) of Exhibit M of the RWA, attached to this Interim RWMP as Appendix A, that are incident to a Reserved Right, including but not limited to squeezes, loading chutes, holding and feeding fields, corrals, barns, shop and storage buildings, sewage disposal facilities and systems, water distribution and irrigation facilities, livestock and wildlife watering facilities (including impoundments and related water distribution facilities), and infrastructure.
- 29) **Initial Period**. As defined in Section 1.75 of the RWA, the term “Initial Period” means the period that commences on the Effective Date and expires on the date that is 5 years thereafter.
- 30) **Initial RWMP**. The term “Initial RWMP” has the meaning set forth in Section 1.2.4 of this Interim RWMP.

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- 31) **Interim RWMP.** The term “Interim RWMP” refers to this document and has the meaning set forth in Section 3.2 of the RWA.
- 32) **Management Standard.** As defined in Section 1.81 of the RWA, the term “Management Standard” means the applicable standard governing the development of BMPs, Conservation Activities, and other actions as set forth in the RWA. The Management Standards are, collectively, the Current Stewardship Standard, the Adaptive Management Standard, the Farm Area Standard, the Mining Area Standard, and the Oil and Gas Area Standard.
- 33) **Mining Area Standard.** As defined in Section 1.84 of the RWA, the term “Mining Area Standard” is a Management Standard that permits mineral extraction–related activities and new facilities and additional exploration, development, and extraction in the Designated Mining Areas, subject only to BMPs that do not substantially adversely affect TRC’s economic use of the Designated Mining Areas for uses permitted by Paragraph 1(b)(2)(F) of Exhibit M of the RWA, attached to this Interim RWMP as Appendix A.
- 34) **Mitigation.** As defined in Section 1.86 of the RWA and Section 3.2.15 of this Interim RWMP, the term “Mitigation” means any actions required to be taken, or any negative covenant or restriction required to be imposed in or on, or fee transfer of, any Mitigation Area(s) to satisfy a requirement or condition of a Project Approval (or any similar approval relating to a Potential Project) or required in connection with the Reserved Rights relating to the mitigation of impacts on natural resources, including, without limitation, conservation, preservation, monitoring, enhancement, and restoration of land and natural resource values within Mitigation Areas to mitigate the natural resource impacts of Projects, Potential Projects, and Reserved Rights.
- 35) **Mitigation Areas.** As defined in Section 1.87 of the RWA, the term “Mitigation Area” means any area or areas within the Conservation Easement Area designated as provided in the RWA to satisfy a condition or requirement of any Project Approval (or any similar approval relating to a Potential Project), or required in connection with the Reserved Rights for Mitigation purposes. Mitigation Areas also include areas that have been previously so restricted or transferred.
- 36) **Mitigation Bank Area.** As defined in Section 1.88 of the RWA, the term “Mitigation Bank Area” means an area of approximately 16,750 acres to be located generally within the San Joaquin Valley floor portion of the Ranch, the specific boundaries of which will be defined in the Tejon Ranch Valley Floor Habitat Conservation Plan.

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- 37) **Mitigation Lands**. The TUMSHCP “Mitigation Lands” have the meaning set forth in Section 2.1 of the TUMSHCP.
- 38) **Oil and Gas Area Standard**. As defined in Section 1.101 of the RWA, the term “Oil and Gas Area Standard” is a Management Standard that permits oil and gas extraction–related uses and new facilities and additional exploration, development, and extraction in the Designated Oil and Gas Areas, subject only to BMPs that do not substantially adversely affect TRC’s economic use of the Designated Oil and Gas Areas for uses permitted by Paragraph 1(b)(2)(E) of Exhibit M of the RWA, attached to this Interim RWMP as Appendix A.
- 39) **Outside Closing Date**. The term “Outside Closing Date” means, with respect to sales of Purchased Conservation Easements, December 31, 2010, as such date may be extended pursuant to Section 6.3 of the RWA.
- 40) **Parties**. As defined by Section 1.111 of the RWA, the term “Parties” means, collectively, TRC, each of the Resource Groups, and the Conservancy, and their successors and assigns as permitted in Section 15.4 of the RWA.
- 41) **Plan-Wide Activities**. “Plan-Wide Activities” refer to those Covered Activities occurring throughout the TUMSHCP Covered Lands.
- 42) **Potential Projects** - The term “Potential Project” means any permitting, entitlement, development, use, improvement, maintenance, repair, replacement, and/or alteration, in any fashion, of an Unpurchased Acquisition Area, other than a Project.
- 43) **Project Approval(s)**. As defined in Section 1.121 of the RWA, the term “Project Approval” means, in connection with any Project (or any phase of a Project) any authorization, approval, determination, agreement, entitlement, or permit that may be sought or obtained from any Governmental Agency having jurisdiction over any aspect of a Project, including but not limited to Initial Entitlements, approval of any CEQA determination, development agreement, specific plan, parcel or subdivision map, zoning approval or determination, conditional use approval, grading permit, or the like. Without limiting the generality of the foregoing, Project Approvals include Resource Agency approvals related to a Project, including the approval of the holder and/or form of a Conservation Easement for Mitigation Areas required pursuant to the permit approval. As of the Effective Date, Project Approvals from Resource Agencies are anticipated to include but are not limited to (a) Habitat Conservation Plans to be obtained from FWS pursuant to Section 10 of the Endangered Species Act and biological opinions to be obtained from FWS pursuant to Section 7 of the Endangered Species Act; (b) permits to be obtained from the U.S. Army Corps of

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Engineers under Section 404 of the federal Clean Water Act; (c) streambed alteration agreements and California Endangered Species Act permits and agreements to be obtained from DFG; (d) Clean Water Act Section 401 certifications and water quality permits under the Porter-Cologne Water Quality Control Laws (“Porter-Cologne”), and stormwater control plans and permits required under the Clean Water Act and Porter-Cologne, from the Regional Water Quality Control Boards subject to review by the State Water Resources Control Board; and (e) natural resource mitigation measures established by the CEQA lead agencies for any Project.

- 44) **Project**. As defined in Section 1.120 of the RWA, the term “Project” means any permitting, entitlement, development, use, improvement, maintenance, repair, replacement, and/or alteration, in any fashion, of (a) Development Areas; (b) the Conservation Easement Area, as may be allowed under the terms of the RWA or any applicable Conservation Easement; or (c) an Unpurchased Acquisition Area, as would be allowed in the Conservation Easement Area consistent with the applicable terms of Section 3.5 of the RWA.
- 45) **Public**. As defined in Section 1.123 of the RWA, the term “Public” means any person who is not (a) an agent or employee of TRC or the Conservancy; (b) an employee of any local, state, federal, or other governmental agency or body while engaged in the conduct of their official duties for such governmental agency or body; (c) a tenant, licensee, occupant, or easement holder that claims an interest in the Conservation Easement Area by or through TRC; or (d) an invitee of TRC.
- 46) **Public Access**. As defined in Section 1.124 of the RWA, the term “Public Access” means the Conservancy’s right to permit Public Access to the Conservation Easement Area, and all access by the public and other activities related to such right.
- 47) **Public Access Guidelines**. The term “Public Access Guidelines” means those guidelines described in Section 5.7 of this Interim RWMP and to be further developed by TRC and the Conservancy during the Initial Period.
- 48) **Public Access Plan**. The term “Public Access Plan” means the overall plan documenting the Conservancy’s Public Access Program, establishing Public Access Guidelines, addressing TRC’s private recreational use, and can be found in Section 5 of this Interim RWMP.
- 49) **Public Access Program**. The term “Public Access Program” refers to the program of events to be managed by the Conservancy through which it will provide a variety

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of opportunities for Public Access to the Conservation Easement Area, in accordance with the Public Access Plan, found in Section 5 of this Interim RWMP.

- 50) **Purchased Conservation Easement**. As defined by Section 1.126 of the RWA, the term “Purchased Conservation Easements” means those Conservation Easements encumbering the Acquisition Areas that have been tendered, or are to be tendered, pursuant to the RWA in connection with the sale by TRC and acquisition by the Resource Organizations of such Conservation Easements.
- 51) **Ranch-Wide Management Plan or RWMP**. As defined by Section 1.130 of the RWA, The terms “Ranch-Wide Management Plan” or “RWMP” indicate certain ranch-wide management plans adopted by the Conservancy from time to time in accordance with the terms of Section 3 of the RWA and include the Interim RWMP, Initial RWMP, and Revised RWMPs.
- 52) **Reserved Rights**. As defined by Section 1.140 of the RWA, the term “Reserved Rights” means, collectively, all rights accruing from TRC’s ownership of the Conservation Easement Area, including but not limited to the right to engage in or to permit or invite others to engage in all uses of the Conservation Easement Area, that are not prohibited or limited by, and are consistent with the Conservation Purpose of, the RWA, including all activities and uses expressly permitted by and described in Paragraph 1 of Exhibit M of the RWA, attached to this Interim RWMP as Appendix A, or elsewhere in the RWA.
- 53) **Resource Groups or Resource Organizations**. The term “Resource Groups” or “Resource Organization(s)” means those organizations that were Parties to the RWA, including Sierra Club, a California nonprofit public benefit corporation; National Audubon Society, Inc., a New York nonprofit corporation d.b.a. Audubon California; Natural Resources Defense Council, Inc., a New York nonprofit corporation; Endangered Habitats League, a California nonprofit public benefit corporation; and Planning and Conservation League, a California nonprofit public benefit corporation.
- 54) **Revised RWMP(s)**. The term “Revised RWMP(s)” has the meaning set forth in Section 1.2.4 of this Interim RWMP.
- 55) **Site Evaluation**. The term “Site Evaluation” means a visual site inspection completed by a TRC employee or designated contractor.
- 56) **Tejon Ranch Company or TRC**. The terms “Tejon Ranch Company” or “TRC” indicate the Tejon Ranch Company.

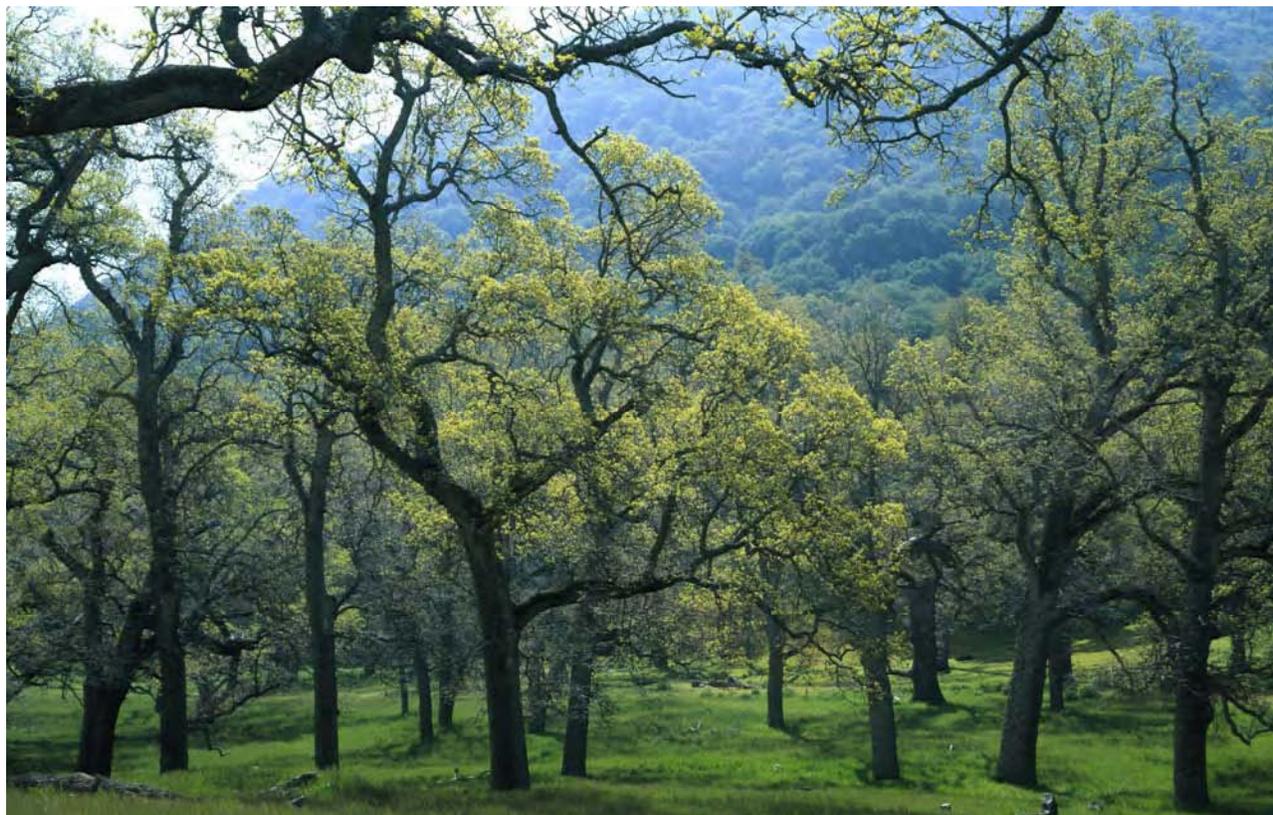
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57) **TUMSHCP.** The term “TUMSHCP” means the Tehachapi Uplands Multi-Species Habitat Conservation Plan, further described in Section 1.2.2 of this Interim RWMP.

58) **Unpurchased Acquisition Area.** As defined in Section 1.151 of the RWA, the term “Unpurchased Acquisition Area” means any Acquisition Area over which the Resource Groups fail to acquire a Purchased Conservation Easement on or before the Outside Closing Date, or the portion of the Conservation Easement Area subject to a Material Adverse Condition that the Resource Organization Designee has directed be removed from the Conservation Easement Area pursuant to Section 8.7 of the RWA.

## 7. LITERATURE CITED

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14 CCR 15000 et seq. California Environmental Quality Act (CEQA) Guidelines.

16 U.S.C. 1241–1251. National Trails System Act of 1968. Public Law 90-543, as amended through Public Law 111-11, March 30, 2009.

16 U.S.C. 1531 et seq. Federal Endangered Species Act of 1973.

26 U.S.C. 501(c)(3). Title 26: Internal Revenue Code; Subtitle A: Income Taxes; Chapter 1: Normal Taxes and Surtaxes; Subchapter F: Exempt organizations. Part I, Sec. 501(c)(3).

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**APPENDIX A**  
**TEJON RANCH CONSERVATION AND LAND USE**  
**AGREEMENT, EXHIBIT M – RESERVED RIGHTS, PROHIBITED**  
**USES AND CONSERVATION ACTIVITIES**

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**APPENDIX A**  
**TEJON RANCH CONSERVATION AND LAND USE AGREEMENT**  
**EXHIBIT M**  
**RESERVED RIGHTS, PROHIBITED USES AND CONSERVATION**  
**ACTIVITIES**

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1. Owner's Reserved Rights.

- (a) **Permitted Uses.** Owner reserves to itself, and its representatives, heirs, successors, and assigns, all of the Reserved Rights. Owner's exercise of the Reserved Rights consistent with Paragraph 1(b) are agreed to be consistent with the Conservation Purpose and shall not be precluded, prevented, or limited by this Agreement or any Conservation Easement, except as specifically precluded, prevented or limited in Paragraph 1(b) as to their extent or nature. In addition, certain of the uses set forth in Paragraph 1(b) shall be permitted only within designated areas for such uses as described below and depicted on the maps attached as Exhibit G. The Parties agree that Paragraph 1(b) is not an exhaustive list of the permitted uses or Reserved Rights, and that there may be uses not expressly listed therein that are consistent with the Conservation Purpose and the RWMP.
- (b) **Specific Reserved Rights.** Without limiting Paragraph 1(a), Owner retains the right to use the Conservation Easement Area for the following uses:
- (1) **Core Activities.** Owner retains the right to perform, and to allow to be performed, the following activities (which are collectively referred to in this Agreement as the "Core Activities") on the Conservation Easement Area:
- A. All activities reasonably required to comply with (i) any and all Applicable Laws and (ii) any Mitigation requirements imposed pursuant to any Project Approval. If a Purchased Conservation Easement is purchased with funds made available by WCB or any other Governmental Agency, Mitigation activities shall be limited to what is permitted by Applicable Law;
- B. Fire control and forestry measures, within Development Areas and a buffer zone of 400 feet immediately adjacent to the Development Areas, that are determined by the Owner Designee to be reasonably required to protect Development Areas;

## APPENDIX A (Continued)

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- C. All activities of third parties permitted under, and all activities of Owner reasonably required to comply with its obligations under, any Existing Contract;
- D. Development of Infrastructure as determined by the Owner Designee to be reasonably required to serve any Project within a Development Area or a Potential Project; provided, however, that the Owner Designee will use good faith efforts in consultation with Conservancy (and, during the Initial Period, the Resource Organizations) to avoid or minimize the footprint of such Infrastructure within the Conservation Easement Area and to use BMPs in the design and construction of such Infrastructure, subject in all events to the approval of Governmental Agencies and/or public utilities;
- E. Entering into, terminating, amending or modifying any Williamson Act Contract; provided, however, that in no event shall any new Williamson Act Contract or any amendment or modification of an existing Williamson Act Contract allow or require any use of the Conservation Easement Area not otherwise permitted in this Agreement;
- F. The use, maintenance, repair, improvement, replacement and/or reconstruction, in its existing location, within its existing footprint and without a substantial increase in height, of all buildings, structures, fixtures, Infrastructure and other improvements, including, but not limited to, roads, signs and Incidental Ranch Facilities, existing on or within the Conservation Easement Area on the Effective Date;
- G. Except for any New Surface Water Diversions, and subject to the provisions of Paragraph 1(b)(3), the storage, extraction, transfer, use, purchase, sale, manipulation, development of subsurface flows, springs and percolating groundwater, treatment as may be required for potable or nonpotable uses, and/or distribution of any water, whether originating on or off the Ranch, including, but not limited to:
  - (i) The perfection, severance, conveyance, impairment, or encumbrance of water or water rights appurtenant to the Ranch;
  - (ii) The extraction or pumping of groundwater for beneficial use for any Reserved Right, subject to Paragraph 1(b)(3);
  - (iii) The banking of water in underground aquifers (groundwater banking), including alterations or improvements to the surface of

## APPENDIX A (Continued)

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the Conservation Easement Area within the Designated Water Bank Areas, and in other areas only if the Conservancy determines, in its reasonable discretion, that the alteration or improvement will not significantly impair the Conservation Values;

(iv) The purchase, sale, conveyance, control, exchange, transfer or delivery of water (including groundwater), whether originating on or off the Ranch, to any location on or off the Ranch;

(v) The control of water-borne pests that may pose public health danger; and

(vi) The control of surface water (such as sandbagging of stormflows) or groundwater that may pose public health danger; and

H. The posting and monitoring of the Conservation Easement Area to identify, prosecute and eject trespassers and other unpermitted users.

The Parties acknowledge and agree that nothing contained in this Agreement shall interfere, impair, limit or prohibit Owner's ability to perform, or allow to be performed, the Core Activities in, on, over and across the Conservation Easement Area, except as provided in Paragraph 1(b)(3).

(2) Ranch Uses.

A. Ranching/Livestock Management. Owner retains the right to use, and to permit other parties to use, the Conservation Easement Area for commercial and non-commercial ranching and Livestock management activities, including, but not limited to, pasturing and grazing of Livestock, and holding and feeding pens for Livestock pending purchase or sale or for other Livestock management purposes or practices. Owner shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Current Stewardship Standard during the Initial Period, and the Adaptive Management Standard thereafter. Notwithstanding anything to the contrary contained in this Agreement, neither the BMPs nor the Adaptive Management Standard shall cause Owner to fail to meet the requirements to retain the Tejon Ranch brand.

## APPENDIX A (Continued)

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- B. Farming. Owner retains the right to use, and to permit other parties to use, the Designated Farm Areas for commercial and non-commercial farming purposes, including, but not limited to, planting, cultivating and harvesting orchards, vineyards and row and grain crops, and related irrigation, pest control, use, handling, disposal of waste products, storage (including, but not limited to, cold storage), processing, packaging and distribution activities. Owner shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Farm Area Standard.
- C. Wildlife Management. Owner retains the right to use, and to permit other parties to use, the Conservation Easement Area for activities intended to manage wildlife on the Conservation Easement Area, including, but not limited to, creating, operating and maintaining commercial and non-commercial hunting programs (including raising, lodging, introduction and dispersal of native species and pheasant (and other non-native species, subject to Conservancy's prior written approval, which shall not be unreasonably withheld) for purposes of hunting on the Conservation Easement Area), non-consumptive wildlife viewing, security and patrolling and related uses. Owner shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Current Stewardship Standard during the Initial Period, and the Adaptive Management Standard thereafter. Such BMPs shall include, but not be limited to, a prohibition on the use of lead ammunition in connection with any permitted hunting on the Conservation Easement Area.
- D. Filming. Owner retains the right to use, and to permit other parties to use, the Conservation Easement Area for film and photography-related uses, including, but not limited to, the filming and staging of movies, television shows and commercials, photo shoots and still photography, and related uses. All such activities shall be performed in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Current Stewardship Standard during the Initial Period, and the Adaptive Management Standard thereafter.
- E. Oil, Gas and Hydrocarbon Extraction. Owner retains the right to use, and to permit other parties to use, the Designated Oil and Gas Areas for the drilling, exploration, development and extraction of oil, gas and

## APPENDIX A (Continued)

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hydrocarbons by any subsurface drilling and extraction methods, including related surface uses. Owner shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Oil and Gas Area Standard.

- F. Mineral Extraction. Owner retains the right to use, and to permit other parties to use the Designated Mining Areas for the exploration for, development of, and the removal or extraction of any mineral or non-mineral substance by any surface or subsurface mining or extraction method. Owner shall perform, or cause to be performed, all such activities in accordance with BMPs established for such use in the RWMP, provided such BMPs are consistent with the Mining Area Standard.
  
- G. Fuel Management. Owner retains the right to perform, and to allow to be performed, activities intended to provide fire protection or to avoid or reduce fire-related impacts to the Conservation Easement Area, including, but not limited to, utilizing grazing and other fuel reduction techniques, establishing fire management units for presuppression fire and fuels management planning, and maintaining and enhancing strategic fuelbreak networks along existing road and utility corridors and new road and utility corridors permitted under this Agreement, firebreaks, road access along existing roads and new roads permitted under this Agreement and predicted containment areas. Any such activities shall be performed in accordance with the BMPs established for such activities in the RWMP, provided such BMPs are consistent with the Current Stewardship Standard during the Initial Period, and the Adaptive Management Standard thereafter. Notwithstanding the foregoing, fuel management activities that meet the definition of a Core Activity are not subject to this Paragraph 1(b)(2)(G).
  
- H. Employee Housing. Owner retains the right to use, and to permit the use of, all buildings existing as of the Effective Date, and all new and expanded buildings permitted pursuant to Paragraph 1(b)(2)(J) within Disturbance Areas A, B and E as depicted on Exhibits H-1, H-2 and H-5, for housing for employees (including retired employees), and their families (provided that they are domiciled with such employee), of Owner, or any tenant of Owner, whose employment is directly related to a use conducted on the Conservation Easement Area, or a portion thereof.

## APPENDIX A (Continued)

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- I. Incidental Ranch Facilities. Owner retains the right to expand existing, construct new, relocate or remove any Incidental Ranch Facilities on the Conservation Easement Area that are or will be used in connection with a Reserved Right, provided that such activity is de minimis and will not significantly impair the Conservation Values. In addition, Owner may expand existing, construct new, relocate or remove any Incidental Ranch Facilities on the Conservation Easement Area that are of a type that is not de minimis with Conservancy's prior written consent, which shall not be withheld if the proposed activity will not significantly impair the Conservation Values. Owner shall perform, or cause to be performed, any expansion or construction of new Incidental Ranch Facilities in accordance with BMPs established for such activities in the RWMP, subject to consistency with the Farm Area Standard, the Mining Area Standard and the Oil and Gas Area Standard (as applicable) in each of these designated areas. Owner and the Conservancy shall cooperate to develop procedures to ensure that the Conservancy is reasonably informed of the nature and extent of de minimis Incidental Ranch Facilities constructed. For purposes of this Paragraph 1(b)(2)(I), (i) de minimis activities shall include, but not be limited to, expansion, construction, relocation or removal of any squeezes, loading chutes, holding and feeding fields, corrals, catch pens, minor watering facilities (such as troughs), water distribution and irrigation facilities, branding traps, sign-in boxes for permitted hunting activities, gun sighting boxes and other, similar types of activities on the Conservation Easement Area, and (ii) de minimis activities shall not include construction of new barns, roads, watering facilities that are not minor (such as stock ponds and modifications of springs, ponds and other natural water bodies), power transmission lines and other associated facilities, oil and gas pipelines and associated facilities and other, similar types of activities on the Conservation Easement Area. Conservancy acknowledges that the use, maintenance, repair, improvement, replacement and/or reconstruction, in its existing location, within its existing footprint and without a substantial increase in height, of all buildings, structures, fixtures, Infrastructure and other improvements, including, but not limited to, roads, signs and Incidental Ranch Facilities, existing on or within the Ranch on the Effective Date, and the development of Infrastructure pursuant to Paragraph 1(b)(1)(D) are Core Activities, and are not subject to this Paragraph 1(b)(2)(I).

## APPENDIX A (Continued)

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- J. Existing and New Structures. Within the Disturbance Areas, Owner may enlarge, expand, construct new, relocate or remove any building or structure on the Conservation Easement Area, provided that any enlargement, expansion or new construction must be related to a Reserved Right and shall be subject to Conservancy's prior written consent, which shall not be withheld if the proposed enlargement, expansion or new construction will not significantly impair the Conservation Values. Conservancy acknowledges that the use, maintenance, repair, improvement, replacement and/or reconstruction, in its existing location, within its existing footprint and without a substantial increase in height, of all buildings, structures, fixtures, Infrastructure and other improvements, including, but not limited to, roads, signs and Incidental Ranch Facilities, existing on or within the Conservation Easement Area on the Effective Date, is a Core Activity, and is not subject to this Paragraph 1(b)(2)(J). In addition, this Paragraph 1(b)(2)(J) shall not apply to hunting cabins, which are governed by Paragraph 1(b)(2)(M), and Incidental Ranch Facilities, which are governed by Paragraph 1(b)(2)(I).
- K. Fencing. Owner retains the right to maintain, repair, replace and relocate existing fences on the Conservation Easement Area and to erect, repair, replace and relocate new fences as reasonably necessary for a Reserved Right; provided, that, whenever feasible any fence built shall be of a type and design which allows passage of wildlife (i.e., "wildlife friendly") so as not to unreasonably interfere with movement, nesting, or forage of wildlife at the site, and provided further that Conservancy acknowledges that certain fencing may inhibit wildlife movement for the protection of persons and property, including, but not limited to, crops located within the Designated Farm Areas or facilities located within the Designated Mining Areas, the Designated Oil and Gas Areas or the Designated Water Bank Areas. Owner shall perform, or cause to be performed, any construction of new or replacement fences, or any removal of fences, in accordance with BMPs established for such activities in the RWMP, subject to consistency with the Farm Area Standard, the Mining Area Standard and the Oil and Gas Area Standard in each of these designated areas.
- L. Signs. Owner retains the right to erect, maintain, repair, modify, replace and remove signs on the Conservation Easement Area, including, but not limited to, directional signs, signs denoting allowable

## APPENDIX A (Continued)

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uses, signs used to control unauthorized entry or use of the Conservation Easement Area, and highway monument signs; provided, however, that Owner shall not erect or permit the erection of any new billboard signs on the Conservation Easement Area, except new billboard signs of reasonable size immediately adjacent to Interstate 5, and any replacement or successor route or freeway to Interstate 5, that advertise or direct traffic to any current or future development located on the Ranch.

- M. Hunting Cabins. Owner retains the right to use and permit the use of the nine (9) hunting cabins existing on the Conservation Easement Area for temporary lodging. In addition, Owner may relocate any hunting cabin (including by demolition and construction of a new hunting cabin) to another location on the Conservation Easement Area approved by Conservancy, which approval shall not be withheld if such relocation would not significantly impair the Conservation Values. Notwithstanding anything to the contrary contained in this Agreement, Owner shall not have the right to increase the number of hunting cabins on the Conservation Easement Area or to enlarge any hunting cabin; provided, however, that Owner may enlarge the two (2) hunting cabins that do not have indoor restroom facilities as of the Effective Date, commonly referred to as the Area 5 Cabin and the Area 16 Cabin, for the sole purpose of constructing indoor restroom facilities of a reasonable size. Conservancy acknowledges that the maintenance, improvement, repair, replacement and reconstruction of any hunting cabin existing on the Conservation Easement Area as of the Effective Date, in its existing location, within its existing footprint, and without substantial increase in height, is a Core Activity, and is not subject to this Paragraph 1(b)(2)(M).
- N. Private Recreational Use. Owner retains the right to use, and to permit its invitees to use the Conservation Easement Area for non-commercial passive recreational uses. Such recreational uses include walking, hiking, sightseeing, birdwatching, nature photography, picnics, fishing, boating and limited equestrian uses, but shall not include overnight camping except (i) by TRC and its employees consistent with past practice, or (ii) as may be provided in the Public Access Plan. All such recreational uses shall be performed or permitted by Owner in accordance with the BMPs established for such activities in the RWMP, provided such BMPs are consistent with the Current

## APPENDIX A (Continued)

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Stewardship Standard during the Initial Period, and the Adaptive Management Standard thereafter. In addition, Owner shall have the right to use, and to permit its invitees to use the Conservation Easement Area for other (including commercial) recreational uses to the extent permitted in the Public Access Plan.

- O. Mitigation Activities. Owner retains the right to perform habitat restoration and enhancement activities within the Mitigation Bank Area, and to sell or otherwise transfer “mitigation credits” (as approved by the appropriate state and federal resource agencies) attributable to the conservation of the Mitigation Bank Area, to mitigate impacts of development projects or other activities, other than a Project, on the habitat of the San Joaquin Kit Fox, provided that the habitat restoration and enhancement activities are not inconsistent with the RWMP as reasonably determined by the Conservancy. No mitigation credits shall be sold or transferred in connection with any species other than San Joaquin Kit Fox. The Conservancy acknowledges that all activities reasonably required to comply with any Mitigation requirements imposed pursuant to any Project Approval are a Core Activity, and are not subject to this Paragraph 1(b)(2)(P).
- P. Tribal Rights. Owner retains the right to permit Native American tribes to continue to use those portions of the Conservation Easement Area being used by such tribes as of the Effective Date, including, but not limited to, the Native School House and Cemetery.

- (3) **Groundwater Extraction; Surface Alterations for Water Storage**. In managing Owner's future native groundwater extraction activities within the Conservation Easement Area, Owner will avoid changes to or expansion of groundwater extraction practices as of the Effective Date that would cause significant groundwater related adverse impacts to the surface Conservation Values existing as of the Effective Date. In addition, Owner shall not make any alterations or improvements to the surface of the Conservation Easement Area in connection with water storage, including storage of water in underground aquifers, except as permitted by Paragraph 1(b)(1)(G).

### 2. Prohibited Uses.

- (a) Any use of the Conservation Easement Area not authorized in this Agreement is prohibited if such use is inconsistent with the Conservation Purpose (collectively,

## APPENDIX A (Continued)

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the “Prohibited Uses”). The Parties acknowledge and agree that the following uses and activities are inconsistent with the Conservation Purpose, and shall be prohibited on the Conservation Easement Area, except to the extent that any of the following uses or activities is a Core Activity or a Reserved Right, or reasonably necessary to perform any Core Activity or Reserved Right:

- (1) Residential uses (including, but not limited to, the construction or use of structures, trailers or tents for residential use), except for residential use and occupancy by employees pursuant to Paragraph 1(b)(2)(H); provided, however, that the foregoing shall not prohibit temporary lodging in the hunting cabins pursuant to Paragraph 1(b)(2)(M) or other temporary residential uses permitted by the RWMP;
- (2) Commercial farming use, other than in the Designated Farm Areas;
- (3) Mineral extraction except to the extent permitted in the Designated Mining Areas and in Section 8.4(d) of this Agreement;
- (4) Oil and gas extraction except to the extent permitted in the Designated Oil and Gas Areas and in Section 8.4(d) of this Agreement;
- (5) Commercial feedlots, which are defined as any open or enclosed area, within which the land is not grazed or cropped at least annually, and where domestic Livestock owned by anyone other than Owner or a tenant of Owner is grouped together for intensive feeding purposes;
- (6) Recreational use of off-road vehicles and recreational use of any other motorized vehicles, except where such use is in connection with hunting activities permitted under Paragraph 1(b)(2)(C), private recreational use permitted under Paragraph 1(b)(2)(O), or Public Access permitted under Section 3.11 of this Agreement, and is confined to existing roadways and/or roadways constructed consistent with this Agreement or a Conservation Easement;
- (7) Planting, introduction or dispersal of non-native or exotic plant species, other than in Designated Farm Areas, except to the extent permitted by the RWMP or otherwise with the Conservancy’s written consent;
- (8) Introduction or dispersal of non-native animal species, other than Livestock and species introduced or dispersed to the extent permitted by Paragraph 1(b)(2)(C)) in connection with a hunting program, and except to

## APPENDIX A (Continued)

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the extent permitted by the RWMP or otherwise with the Conservancy's written consent;

- (9) Depositing or accumulation of soil, trash, ashes, refuse, waste, bio-solids or any other similar material, except as reasonably required under Applicable Laws or in the conduct of any Reserved Right;
- (10) New Surface Water Diversions, except to the extent permitted by the RWMP;
- (11) Commercial operation of a mitigation bank, or the sale or other transfer of mitigation "credits," except to the extent permitted in Paragraph 1(b)(1)(A) or 1(b)(2)(P);
- (12) Industrial uses, except as permitted in Paragraph 1, including, but not limited to, permitted oil, gas and hydrocarbon extraction within Designated Oil and Gas Areas as provided in Paragraph 1(b)(2)(E), and permitted mineral extraction within Designated Mineral Areas as provided in Paragraph 1(b)(2)(F);
- (13) Commercial uses, except as permitted in Paragraph 1;
- (14) Construction or placement of any building, or any other structure, except as permitted in Paragraphs 1 and 3;
- (15) Development within any natural watercourse or natural lake for the purpose of hydroelectric power, fish farming, or any other commercial purpose, except as permitted in Paragraph 1, including, but not limited to Paragraph 1(b)(1)(G);
- (16) Placement of revetments, rip-rap, or other armoring in or along natural water courses, natural wetlands, or other natural bodies of water, except as permitted in Paragraph 1 or as may be required in connection with the Mitigation or Conservation Activities permitted under this Agreement or a Conservation Easement;
- (17) Taking or harvesting of timber, standing or downed, on the Property, except for: (i) purposes of disease or insect control or to prevent property damage or personal injury as permitted in the RWMP or otherwise with the written consent of Conservancy (provided, however, that Conservancy's consent shall not be required in an emergency situation); (ii) collection of downed timber or branches as firewood for reasonable personal use; (iii)

## APPENDIX A (Continued)

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cutting of timber within any Designated Farm Area, Designated Mining Area, Designated Oil and Gas Area, or Designated Water Bank Area or Disturbance Area where reasonably necessary to accommodate any Reserved Right in those areas; (iv) cutting of timber in other areas where reasonably necessary to accommodate a Reserved Right and no significant impairment of the Conservation Values will result or as permitted by the RWMP or otherwise with the written consent of Conservancy; and (v) removal of hazardous trees or portions thereof if there is imminent danger to life or property; and

- (18) Installation, establishment, or maintenance of any commercial power generation equipment or facilities; provided, however, that the foregoing shall not prohibit the installation, establishment or maintenance of power generation facilities for uses permitted on the Conservation Easement Area, or the sale of excess power generated by such facilities, if the capacity of such facilities at the time of installation is consistent with Owner's reasonable anticipation of its power needs for the uses permitted on the Conservation Easement Area, and the Conservancy has determined in its reasonable discretion that the facilities will not significantly impair the Conservation Values.

- (b) Owner shall not engage in or knowingly allow others to engage in any Prohibited Use on the Conservation Easement Area, except to the extent that an Existing Contract requires Owner, or permits a party other than Owner, to engage in any Prohibited Use.

3. **Conservation Activities.** Subject to Section 3.8(a) of this Agreement, Conservancy, at its sole cost and expense, may perform the following additional activities to restore and enhance the Conservation Easement Area, each to the extent (i) necessary to further the Conservation Purpose, (ii) consistent with reasonable detail set forth in the RWMP, and (iii) consistent with the Adaptive Management Standard, and as otherwise set forth below.

- (a) **Vegetation Planting and Management.** Conservancy may plant and maintain native vegetation on the Conservation Easement Area, except that Owner's prior written consent (which may be granted or withheld in Owner's sole discretion) shall be required for any such activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and Designated Water Bank Areas.

## APPENDIX A (Continued)

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- (b) Animal Control. Conservancy may undertake reasonable actions to control or eradicate feral and non-native animals on the Conservation Easement Area (excluding Livestock and species raised, introduced or dispersed to the extent permitted by Paragraph 1(b)(2)(C) in connection with a hunting program), except that Owner's prior written consent (which may be granted or withheld in Owner's sole discretion) shall be required for any such activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and the Designated Water Bank Areas. Conservancy shall coordinate all such activities with, and shall not interfere with, the Reserved Rights, including Owner's wildlife management activities. In no event shall Conservancy have the right to introduce, transport to or within, re-introduce or disperse any animal species on the Conservation Easement Area, unless (i) Conservancy develops a reasonable written plan for any such activity and submits such written plan to Owner Designee, and (ii) Owner Designee approves such plan. Owner Designee shall not withhold its approval of such plan if it is consistent with the Adaptive Management Standard, and Owner Designee reasonably determines that the plan will not unreasonably interfere with a Reserved Right or create any material risk to the entitlement and/or development of a Project or a Potential Project.
- (c) Condor Feeding Program. Conservancy may initiate and maintain a California condor feeding and monitoring program on the Conservation Easement Area that provides feeding areas for California condors and monitors their activities, provided that Conservancy obtains the prior approval of all federal, state, regional and local agencies with discretionary approval authority over any such activity.
- (d) Signage. Conservancy may erect, maintain, and/or remove one or more signs or other appropriate markers in prominent locations on the Conservation Easement Area that may be visible from public roads or other adjoining property, except that Owner's prior written consent (which may be granted or withheld in Owner's sole discretion) shall be required for any such activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and the Designated Water Bank Areas. The location, size, content, wording and appearance of any such sign shall be subject to Owner's prior written approval, which shall not be unreasonably withheld, and, without limiting the foregoing, the content of any such sign proposed by Conservancy shall be limited to (i) information indicating that the Conservation Easement Area is protected by the Conservation Easement, and/or the participation of Conservancy and of any of the public or private sources of funding for the acquisition and/or maintenance of the Conservation Easement, (ii) trail markers and other signage related to

## APPENDIX A (Continued)

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Public Access, or (iii) natural, cultural and historic resource interpretive information.

- (e) Fencing. Conservancy may erect, maintain, and/or remove fencing on the Conservation Easement Area, except that Owner's prior written consent (which may be granted or withheld in Owner's sole discretion) shall be required for any such activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and the Designated Water Bank Areas and for the removal of any fencing not erected by Conservancy.
- (f) Weed, Non-Native Plant Control. Conservancy may use pesticides, herbicides or other biocides, mechanical removal or other reasonable methods to control noxious weeds and to eliminate non-native plant species from the Conservation Easement Area, except that Owner's prior written consent (which may be granted or withheld in Owner's sole discretion) shall be required for any such activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and the Designated Water Bank Areas, or for any controlled burning. In addition, Conservancy shall coordinate all such activities with, and shall not unreasonably interfere with, Owner's grazing and fuel management activities.
- (g) Wetlands and Stream Course Restoration. Conservancy may undertake reasonable actions to rehabilitate or restore stream courses, hydrologic conditions, riparian habitats or other wetlands, provided that no such activity shall unreasonably interfere with the Reserved Rights, including, but not limited to, the activities described in Paragraph 1(b)(1)(G).
- (h) Other RWMP Activities. With Owner's prior written consent, which shall not be unreasonably withheld, Conservancy may undertake any other programs or activities to restore and enhance the Conservation Easement Area to the extent (i) necessary to further the Conservation Purpose, (ii) consistent with reasonable detail set forth in the RWMP, and (iii) consistent with the Adaptive Management Standard. Notwithstanding the foregoing, Conservancy shall not have the right to undertake any such programs or activities in the Designated Farm Areas, Designated Mining Areas, Designated Oil and Gas Areas and the Designated Water Bank Areas without Owner's prior written consent, which may be granted or withheld in Owner's sole discretion.

## APPENDIX A (Continued)

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**APPENDIX B**  
**TEHACHAPI UPLAND MULTIPLE SPECIES HABITAT**  
**CONSERVATION PLAN AND ENVIRONMENTAL IMPACT**  
**STATEMENT – LIST OF REFERENCES**

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Tehachapi Upland Multiple Species Habitat Conservation Plan  
List of References



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**APPENDIX C**  
**TEJON MOUNTAIN VILLAGE SPECIFIC PLAN AND**  
**ENVIRONMENTAL IMPACT REPORT – LIST OF REFERENCES**

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**APPENDIX D**  
**TEJON INDUSTRIAL COMPLEX SPECIFIC PLAN AND**  
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**APPENDIX E**  
**CENTENNIAL SPECIFIC PLAN AND ENVIRONMENTAL**  
**IMPACT REPORT – LIST OF REFERENCES**

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(TO BE ADDED UPON PUBLIC CIRCULATION OF DRAFT EIR BY LA COUNTY PLANNING DEPARTMENT)



# **APPENDIX F**

## **PRIVATE LANDS WILDLIFE HABITAT ENHANCEMENT AND MANAGEMENT AREA – APPLICATION FOR 5-YEAR RENEWAL**

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**TEJON RANCH COMPANY MANAGEMENT PLAN  
PRIVATE LANDS WILDLIFE HABITAT ENHANCEMENT  
AND  
MANAGEMENT AREA  
LICENSE PERIOD 2007—2011**

I. INTRODUCTION

Tejon Ranch Company, whose address is P. O. Box 1000, Lebec, CA 93243, hereby applies to the California Department of Fish and Game for the renewal of its Private Lands Wildlife Habitat Enhancement and Management Area License. Tejon Ranch is one of the largest private ranching operations in California, with landholdings of approximately two hundred, seventy thousand (270,000) acres, located in Kern and Los Angeles counties.

As a corporation, Tejon's primary responsibility is to its stockholders and individual company functions, like the Game Management/Special Services Division must continually demonstrate the ability to make hunting programs self-supporting. Wildlife management programs must continue to show profits to the Corporation if they are to receive management priorities on a competitive basis with other functions, such as Tejon's real estate, livestock, commercial, agricultural, and oil and minerals.

The wildlife programs for many years have been limited to controlled hunting of native game. The value of these programs to Tejon stockholders has been steadily increasing due to upgrading of hunting operations, gradual increases in hunting permit fees, and continuing demand for hunting permits that exceed Ranch quotas.

II. GOAL

The goal of the Tejon Ranch is to develop a diversified wildlife management program and to maintain and manage the habitat for the benefit of the various game species in conjunction with farming, livestock, real estate, commercial, oil and minerals, and other Ranch Activities.

III. INVENTORY OF WILDLIFE AND WILDLIFE HABITAT

The following discussion of wildlife and wildlife habitat consists of excerpts from the report concerning the Tejon deer herd written by Ronald D. Thomas, of the California Department of Fish and Game, entitled "A management Plan for the Tejon Deer Herd" (1977 Draft). It should be noted that the range of the so-called Tejon deer herd includes certain other lands in addition to those owned by Tejon Ranch.

- A. Vegetative Composition – Approximately sixty percent (60%) of the total range area is annual oak-grassland. Most of the range at lower and middle elevations, up to about four thousand five hundred feet (4,500'), is this annual type with only occasional brush patches on some slopes and in some drainages.

Mixed conifer-oak woodland with a shrubby understory is a widespread habitat type in drainages and on some slopes up to about five thousand feet (5,000'). Deer utilize browse plants here, especially gooseberry and acorns, which provide excellent forage in most years.

Scrub oak and mixed brush species occur between three thousand feet (3,000') and five thousand feet (5,000') on many slopes and ridges and in canyons, especially on steep areas with poor soils. Much of the Tehachapi Range is of this habitat type. Brush fields of whitethorn (Ceanothus cordulatus) occur on some of the highest ridge tops.

Some of the areas of the range have varied topography with extensive moderate slopes, and better soil quality. A mixture of open grassland, mixed conifer-oak groves, meadows, brush patches and riparian growth constitute excellent wildlife habitat in these areas.

An open chaparral belt covers substantial acreage in middle elevations. Portions of the range on desert slopes are of similar type.

1. Oak-Grassland – This habitat type is open grassland with scattered or grouped oaks, primarily blue oak and valley oak. The herbaceous ground cover is made up of grasses, buckwheat, alfilaria, miner's lettuce, lupine and other forbs. Because this type is so widespread, its importance to the herd is high. A large portion of the Ranch in the southwestern area is oak-grassland (especially Grapevine Peak to Pastoria Canyon and on ridges surrounding most north slope drainages). Moving east and north, this type is common on low and mid-elevation slopes and along ridges. Open grasslands are interspersed with other habitat types at higher elevations.

Where this type is unbroken by other more varied plant associations, it supports a relatively even distribution of deer which depend on forbs, grasses and acorns produced annually. Deer numbers in this habitat type are directly dependent on annual rainfall and subsequent growth of forage. Successive years of favorable precipitation will result in good forage and high deer numbers. Fall rains, which bring the first green feed, are especially important to fawn survival here, since dried forbs and grasses in August, September and October are not high quality deer forage.

Production of annuals and acorns suffers during poor rainfall years and deer are forced to use low quality forage. Fluctuations in deer numbers are a result of varying weather patterns. At times, the impacts of livestock grazing depress the quality of oak-grassland deer habitat. Concentrations of cattle soon deplete annual forage and short term loss of forage results. Recovery occurs with adequate rainfall if soils are undamaged.

2. Conifer-Oak Woodland – This widespread type is most common in major drainages, but is also found high on slopes above drainage bottoms and on some ridges. It is characterized by a more varied plant community than that of oak-grassland. Trees found here include black oak, blue oak, live oak, incense cedar, yellow pine, white fir and sycamore, with buckeye on the slopes and willows on moist sites. The understory is made up of a variety of herbaceous and wood plants, several of which are beneficial to deer and other wildlife. Gooseberry, snowberry, poison oak, elderberry and miner's lettuce are especially important to deer. Grasses and forbs grow wherever sunlight penetrates.

This habitat type is capable of supporting dense deer populations given favorable rainfall. Where this is interspersed by oak-grassland, phenomenal concentrations of deer and other wildlife can occur as a varied year round forage supply is created by the proximity of grasses, forbs, browse and acorns.

Conifer-oak woodland exists as a sub-climax plant community in the Tejon deer range where use by deer and livestock serves to maintain the productive state. Unfortunately, balanced and evenly distributed use is not the rule. Favorable weather patterns stimulate deer production and survival to a point of imbalance with range carrying capacity. Cattle are turned out in large numbers and concentrate on the most favorable areas of range. Depletion of forage results in either case and soil damage can follow.

3. Brush Fields – Large acreages of climax brush field exist on the range of the Tejon deer herd – may steep canyons are covered with nearly impenetrable

growths of mixed brush. Some browse is provided by these mature plants, while grasses and forbs grow in openings and an excellent acorn crop is produced by scrub oak. Climax fields of whitethorn cover significant acreages at the highest elevations, especially in the Blue Ridge area, making excellent deer forage and cover. Edges and openings in these fields produce deer of excellent condition, as the variety of plants and the edge effects created combine to provide excellent habitat. Similarly, at their lower edge where these dense brush stands adjoin the conifer-oak woodland, limited acreages of excellent habitat also exists.

These mature brush fields in dense unbroken stands do not live up to their potential as deer habitat. The bulk of the areas of whitethorn are too dense and high to be penetrated even by deer. The mixed brush community at lower elevations forms a dense overstory generally too high for use by deer, and shades out any new growth which could provide higher quality forage.

Since such large areas of range are of this brush field type, the existence of these climax plant communities is an important factor in limited deer numbers. This is especially so during dry cycles when production of annual forage is low.

4. Mixed Habitat – This is actually a mixture of all of those previously described, with the addition of several excellent deer forage species that do not commonly occur in the other habitat. It is considered a separate type here because of its extreme importance to the deer herd. This complex mixture exists on varied topography which provides a variety of exposures and soil patterns. Wherever two habitat types adjoin, a beneficial mixture of plants generally occurs, however, in this mixed habitat the intermingling of plant communities form small areas of differing plant associations.

The upper Cottonwood and El Paso drainage on Tejon exemplify this type. Compared to the range as a whole, the area is not large and the best habitat is an area of only a few thousand acres. Within these two areas are open grasslands, sage and rabbit brush flats bisected by groves of oak and conifers. Stands of conifers and oaks with an understory of gooseberry and snowberry cover steeper north facing slopes, while numerous meadows provide green feed and cover for fawning. Choke cherry, red berry, elderberry, buck brush, wild rose, and whitethorn grow in small accessible patches interspersed by open grassy areas and fern patches. Mountain mahogany and scrub oak thickets grow on nearby slopes, while stream courses support willows and other riparian species. This is excellent habitat for deer, bear, elk, mountain lion, gray squirrels, band-tail pigeons, quail and mammals.

5. Chaparral – Though not one of the major plant communities on the Tejon deer range, chaparral does cover significant acreages. It is in a climax state here containing a mature mixture of chamise, sage, rabbit brush, flannel brush, manzanita, blue oak, scrub oak, digger pine, and buck brush. This association is most common on southward or eastward tending slopes at low to mid-elevations.

In their climax state, none of these plant communities are highly productive for deer. Annual forage consisting of acorns, grasses and forbs may be abundant during wet cycles, but browse is lacking and interface where chaparral meets other habitat types, which often supports varied wildlife populations. A monoculture of old growth wood plants is poor wildlife habitat.

These areas of chaparral do supply browse for low to mid-elevation deer when annual forage is scarce. Its nonproductive climax state depresses its value for deer and other wildlife.

## B. Wildlife

1. Deer – Buck deer hunting is presently managed on approximately twenty (20) separate hunting areas. Annual buck quotas of from six (6) to fifty (50) bucks are in effect on each of the designated hunt areas. Annual harvest quotas are set by Ranch personnel on the basis of their observations and impressions of deer numbers in each hunt area. Because of the Ranch's concern over possible over-harvest, quotas are purposely set on the conservative side. In most recent years, harvest quotas total about two hundred fifty (250) bucks and these quotas are not often reached by the end of the hunting season due to the substitution of wild pigs for buck deer. Each of the areas is leased for a fee on a year to year basis to hunting clubs. In addition, two hunting areas of excellent deer range are set aside each year for exclusive use of Ranch guests and general public hunters. Demand for buck hunting on Tejon consistently exceed the number of hunters accommodated, and this has resulted in waiting list being maintained by most of the lessee clubs. Access is tightly controlled by the Ranch to prevent unauthorized hunting and intensive patrol of Ranch lands is maintained throughout the hunting season.
2. Elk – A Rocky Mountain elk population exists on the Tejon Ranch. The population was established approximately forty-five (45) years ago. A special hunt was held in the fall of 1978 – ten fee permits were authorized for issuance to the public and one bull elk was taken. Since that time, hunts have been held yearly with almost all of the hunters harvesting mature bull elk. The herd continues to experience relatively high reproductive success and the demand for bull elk permits remains very high.
3. Pronghorn – During 1985 and 1987 approximately ninety (90) head of pronghorn were relocated from northern California to the Tejon Ranch. This herd is now well established and has demonstrated a moderate level of reproduction since the release. A harvest program has been established and the population has grown to the point that a harvestable surplus of bucks now exists.
4. Black Bear – While Tejon Ranch has always sustained an adequate population of bear, no hunting program had been initiated. In 1995 a program was started to harvest a limited number of the surplus animals. The population has been surveyed and found to be reproductive with a fairly high number of very large older male bears, as would be expected in an unharvested population.
5. Wild Pigs – Late in 1989 wild pigs were introduced to the Tejon from a neighboring ranch. These pigs have found suitable habitat and their numbers have grown rapidly, spreading throughout the property. Numbers in the areas adjacent to the initial introduction are at levels that will sustain an aggressive harvest program. All areas of the Ranch have a high level of pig activity and populations that will sustain an aggressive level of harvest. Overall, the pigs range over the entire Ranch and reproduction is very high – necessitating the need for a very aggressive harvest.
6. Upland Game – Upland game on the Ranch consists of the following:
  - Gray squirrel
  - Cottontail and jackrabbits
  - Mourning doves
  - Wild Turkey
  - Valley Quail
  - Mountain Quail
  - Chukar

At Present, hunting area lessees have the right to hunt all of the upland game species, except Wild Turkey. Merriam turkeys were established in 1989, and a harvest program was instituted in the spring of 1991. Reproductive success has been moderate and a huntable surplus of gobblers now exists.

Approximately fifty (50) people, other than hunting area lessees and employees, participate in dove hunting for a fee on Tejon each year. There is a great demand for this type of hunting and the Ranch has an established clientele for future dove hunts.

Good populations of Valley quail and Mountain quail are on the Ranch. These species are harvested as part of the hunting area lease agreements. Two special lease agreements exist for upland game hunting only.

7. Furbearers – Tejon does not currently permit the trapping of furbearing predators, but does encourage the take of bobcats and coyotes by its regular hunters.
- C. Fisheries – Tejon has various warm water fisheries in three (3) existing reservoirs and numerous smaller ponds. Presently large-mouthed bass, bluegill, crappie and catfish are represented.

#### IV. MANAGEMENT OBJECTIVES

Objectives which Tejon Ranch seeks to achieve, as feasible, during future years include the following:

- A. Increase opportunities for hunting wildlife.
- B. Increase varieties of huntable wildlife.
- C. Increase income attributable to hunting permit fees.
- D. Limit permit holders to individuals approved by Tejon.
- E. Conduct buck and antlerless deer hunts.
- F. Establish and maintain a buck / doe ratio of at least twenty-five (25) bucks per one hundred (100) does.
- G. Establish and maintain a spring fawn / doe ratio of at least forty-five (45) fawns per one hundred (100) does.
- H. Annually harvest between one hundred (100) and two hundred (200) bucks and between one hundred (100) and two hundred (200) antlerless deer.
- I. Continue late season buck hunts when the buck / doe ration exceeds twenty-five (25) bucks per one hundred (100) does.
- J. Continue to harvest mature Pronghorn bucks based on documented numbers observed.
- K. Continue a program of harvesting mature Rocky Mountain bull elk based on documented numbers observed.
- L. Continue a program that will harvest a limited number of mature male bear based on numbers documented from track surveys.
- M. Aggressively harvest wild pigs in an effort to minimize the negative impacts that this growing population has on other wildlife and the habitat.

- N. Harvest five hundred (500) to twelve hundred (1,200) quail per year under the state season, as well as conducting special seasons in selected areas from time to time.
- O. Continue to harvest wild turkeys based on documented numbers observed.
- P. Operate through a lessee a closed membership "put and take" upland game bird hunting facility for pheasant, chukar and bobwhite quail.
- Q. Provide approximately one hundred fifty (150) to two hundred (200) man-days annually of waterfowl hunting at lake, ponds, and reservoirs.
- R. Develop a warm and cold water fishery to provide approximately two thousand (2000) man-days annually of fishing.

In order to accomplish these objectives, all activities would be conducted in the manner outlined in the annual management report with the approval of the California Department of Fish and Game.

**APPENDIX G**  
**PRIVATE LANDS WILDLIFE HABITAT ENHANCEMENT AND**  
**MANAGEMENT AREA**  
**APPLICATION FOR ANNUAL RENEWAL**

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**Department of Fish and Game**  
**Application for Annual Renewal of a Private Lands**  
**Wildlife Habitat Enhancement and Management Area License**  
**July 1, 2008 through June 30, 2009**

Applicant's Name TEJON RANCH COMPANY Telephone No. (661-248-3000)  
Mailing Address BOX 1000  
Street Address 4436 LEBEC ROAD  
County(ies) of Management Area KERN AND LOS ANGELES Size of Area (acres) 270,000

Renewal application must be accompanied by an annual report which must contain but is not limited to:

1. A summary of habitat enhancement and management activities completed during the preceding year, including an evaluation of habitat enhancement projects, wildlife population levels, and hunter use;
2. Number and species of wildlife harvested;
3. Recommended changes in the general management plan;
4. A description of proposed management actions during the new permit year, including proposed wildlife habitat enhancement and management activities and harvest levels.

\_\_\_\_\_  
Signature of Applicant

Manager, Game Management, Special Services  
Title (owner, manager, etc.)

Date 03/01/08

Send renewal application and annual report by March 1 to the Department's Regional office nearest to the subject property. Accounts with the License and Revenue Branch must be cleared by March 1 in order to process renewal applications.

Note: The licensee shall return to the Department (Wildlife Management Division, 1418 Ninth St., Sacramento, CA 95814) all completed report card portions of deer tags or any other species tags on or before January 1.

Department of Fish and Game offices:

601 Locust Street, Redding, CA 96001  
1701 Nimbus Road, Rancho Cordova, CA 95670  
P.O. Box 47 Yountville, CA 94599  
1234 East Shaw Avenue, Fresno, CA 93710  
330 Golden Shore, Suite 60, Long Beach, CA 90802  
License and Revenue Branch, 3211 S Street, Sacramento, CA 95816

ANNUAL MANAGEMENT REPORT  
TEJON RANCH COMPANY  
PRIVATE LANDS WILDLIFE HABITAT ENHANCEMENT  
AND  
MANAGEMENT AREA

## I. Management Activity — 2007—2008

### A. Habitat Improvement

1. Water Development - The Ranch has continued maintenance on approximately two hundred (200) water troughs and other water sources for the mutual benefit of livestock and wildlife. The management of Tejon Ranch continues to recognize the extreme importance of adequate and well-distributed water sources and continues to work on a daily basis to locate and develop new water sources, as well as maintain and improve existing ones. This is an ongoing and extremely important benefit to the Ranch's wildlife. During the past year forty new ponds were developed in areas that will be beneficial to wildlife and provide water that is more accessible than that contained in water troughs. The Ranch continued to maintain and monitor the use of the newly developed quail guzzlers on the desert side of the ranch. The area's water is now well established and quail populations are continuing to grow.
2. During the past several years, the growing wild pig population has definitely caused a significant amount of damage to the Ranch's wildlife habitat, mainly in riparian areas and undeveloped springs. Due to this damage, a shift has been made and all habitat improvement resources were focused on reducing wild pig populations and the resulting damage. To this end several new hunts have been added in an effort to reduce the size of the wild pig herd, which is now estimated at over 6000 head.
3. Reproduction and recruitment in our Pronghorn herd has been poor over the last several years and we have developed a program to try and improve this situation. We have developed a focused program of coyote removal in the areas used by the Pronghorn, as this seems to be the greatest threat to the survival of the young animals. Over the past two years we have successfully removed a large number of coyotes from the high use areas. We also think that high numbers of cattle may have been influencing survival numbers. To address this problem we are working on reducing these numbers during certain times of the year. We have also planted two food plots and fenced them to exclude cattle. These are plots that we can irrigate to give a source of green feed during the late spring when the does are lactating. We have not generally thought that food was a problem, however we have observed the antelope using these food plots.

### B. Hunting Use

1. Elk -Six (6) bull elk tags were authorized for the 2007 season, and only four (4) tags were issued. Three bulls were harvested in 2007. The three bulls harvested were mature bulls ranging from 382—400 Boone and Crockett scores. The antler growth and development in 2007 was a little better than the previous year as is reflected in the higher scores. The harvest of elk was indicative of the overall quality of bulls available for harvest — at least thirty (30) bulls were seen that were of similar quality or better than those taken.

2. Approximately one hundred (100) bulls were observed during the fall of 2007, with approximately twenty-five percent being mature bulls. All age classes seemed to be well represented and at least twenty spike bulls were seen, which is a result of the higher level of reproduction and recruitment that has been observed during the last several years. Composition counts taken during the fall of 2007 are shown in the following table.

**TEJON RANCH  
ELK COMPOSITION COUNTS**

	<b>Bulls/100</b>	<b>Calves/100</b>	<b>Number</b>
<b>Fall</b>	<b>Cows</b>	<b>Cows</b>	<b>Classified</b>
1995	53	47	68
1996	83	44	82
1997	85	45	143
1998	73	41	137
1999	71	48	162
2000	68	38	142
2001	74	40	164
2002	78	37	139
2003	68	42	156
2004	74	38	142
2005	72	39	163
2006	54	28	190
2007	58	31	173

3. Deer—The population of deer on the Ranch has continued to be low when compared with pre-1988 levels, and seems to be decreasing slightly when compared to recent years. A “Quality Deer Management” program was initiated in 2001 on selected parts of the Ranch and expanded in 2002 to include all parts of the Ranch, with the goal of reducing buck harvest for a few years to increase the age of harvested bucks and to harvest more does to more favorably balance the buck to doe ratio. With this in mind, we instructed buck hunters to harvest only older age bucks or, in lieu of that, an antlerless deer. In addition, for those who chose not to harvest a deer, they were permitted to take two pigs. We feel this helped in two ways — reducing the deer harvest and increasing the pig harvest while reducing habitat damage, both necessary to achieve our goals. The buck harvest remained relatively steady in 2007 with ninety-nine (99) bucks being harvested. This is up slightly from 2006 when eighty-six (86) bucks were harvested. Nineteen antlerless deer were harvested for a total of one hundred and eighteen deer harvested in 2007, which is a little higher than 2006. Buck deer hunters spent an average of 11.2 days in the field for each deer harvested for a total of nine hundred and eighty (980) hunter days. Of the bucks harvested, Sixty two percent (62%) were larger than forked horn bucks, which is higher than 2006, but would be expected in a Quality Deer Management program. Also, as a part of the QDM program, incentives were offered for the take of older age forked horn bucks, which increased the harvest of 2 x 2 bucks.
4. Of the antlerless harvest, nineteen (19) of twenty (20) junior hunters sponsored by the California Deer Association, Jerry Springer and the Tejon Ranch harvested antlerless deer. These hunters were guided by Tejon Ranch guides and were provided meals and lodging in one of the ranches hunting camps. The California Deer Association and Jerry Springer advertised, promoted and selected the participants in this hunt. The ranch, CDA, and Springer will sponsor this hunt again in 2008 and will make these hunts available to twenty (20) junior hunters.

**BUCK HARVEST**

YEAR	REG.	LATE	TOTAL
1997	100	53	153
1998	121	40	161
1999	91	70	161
2000	90	71	161
2001	69	50	119
2002	74	37	111
2003	59	36	95
2004	39	49	88
2005	41	47	88
2006	48	38	86
2007	65	34	99

**ANTLERLESS HARVEST**

EITHER SEX	ANTLERLESS	TOTAL	TOTAL HARVEST
1	29	30	183
2	33	35	198
			161
	30	30	191
8	37	45	164
13	37	50	161
16	34	50	145
15	26	41	129
12	32	44	132
1	20	21	107
--	19	19	118

**TEJON RANCH  
DEER HERD COMPOSITION COUNTS**

	FAWNS/100 DOES			BUCKS/100 DOES		DEER CLASSIFIED		
	GROUND		GROUND	GROUND		GROUND		GROUND
	FALL	AIR	SPRING	FALL	AIR	FALL	AIR	SPRING
1994-95	50		32	40		171		119
1995-96	37		27	29		254		214
1996-97	21		16	60		174		277
1997-98	44		*	50		229		*
1998-99	38		30	56		173		172
1999-00	41		32	42		178		***
2000-01	48			32**		211		158
2001-02	12	27		24	37	151	159	
2002-03	17	34	16	27	24			128
2003-04	29			46		182		
2004-05	31		7	26		442		249
2005-06	59			28		457		
2006-07	22		24	24		250		159
2007-08	53			40		487		

\*Due to extreme weather conditions, an adequate sample size was not attained.

\*\* Counts were done post season so bucks/ 100 does is slightly lower than counts done preseason.

\*\*\*Composition counts for this period were done in conjunction with the Department of Fish and Game and were the initial counts using spotlights and GPS equipment. We have not yet received the results of this count.

4. Pronghorn - The Ranch was authorized to issue two (2) tags for the take of buck antelope in 2007. Two (2) tags were issued in 2007 and two (2) bucks were harvested. Several mature bucks and at least five (5) other 3-4 year old bucks were seen during the season. The reproduction levels were very high in 2006, due most likely to an increased harvest of coyotes in the general area over the last two years.

PRONGHORN  
TEJON RANCH  
COMPOSITION COUNTS

		BUCK 100 DOES	KIDS 100 DOES	NUMBER CLASSIFIED
FALL	1995	53	12	28
FALL	1996	33	22	41
FALL	1997	29	14	38
FALL	1998	48	24	36
FALL	1999	52	32	46
FALL	2000	45	22	37
FALL	2001	42	16	35
FALL	2002	45	12	38
FALL	2003	39	14	32
FALL	2004	38	12	34
FALL	2005	33	17	36
FALL	2006	21	89	40
FALL	2007	23	26	46

5. Turkeys - The number of turkeys on the Ranch continued to increase during 2007 due to another excellent spring hatch and good recruitment. Hunting conditions were very favorable during the spring months and an increased number of birds were harvested.

Overall, forty-seven (47) tags were issued, and thirty-two (32) bearded birds were harvested for a sixty eight percent (68%) success rate. One hundred and forty (140) hunter days were spent in the field by the forty-seven (47) hunters for an average of 3.0 hunter days per bird harvested.

The Ranch again provided the Department of Fish and Game with ten (10) tags for junior hunters to hunt turkeys. These tags were distributed to ten junior hunters through a statewide drawing administered by the Game Bird Heritage Program in Region 4. These ten (10) junior hunters harvested three (3) bearded birds, which are included in the totals above. These hunts are free to the participants and are guided by Tejon Ranch guides, with meals and lodging included for one night.

6. Bears – Three (3) bear tags were authorized during a season beginning on September 1, 2007, and extending through December 16, 2007. Three (3) bear tags were issued and three hunters harvested a bear. Several bears were pursued and many tracks were seen, indicating a large number of animals.

## II. Proposed Management Activities - 2007-2008

The Ranch has consistently maintained all of its rangeland acres for the positive benefit of wildlife and continues to do so today. No part of the acreage, except for the commercial development in the Laval Road area, has yet been designated for other uses. Recent changes in the ownership of the Ranch's livestock are not expected to cause any significant changes in the range or livestock management. Approximately 265,000 of the total 270,000 acres are currently rangeland with no change anticipated in the near future. Management is reviewing all grazing on the ranch and is in the process of modifying its grazing practices to create a more favorable situation for wildlife. To accomplish this, the sheep grazing operation has been discontinued and the total number of allowable steers has been reduced. We will monitor the resulting habitat changes to determine whether further cattle reductions may be beneficial.

### A. Habitat Improvement

1. Water Development - The Ranch currently has, and maintains for the mutual benefit of livestock and wildlife, at least two hundred (200) water troughs in water short areas. We will continue to review and make certain that these are useable by wildlife by providing cover where needed and installing escape ramps in water troughs where needed. We will continue to search for new water sources and develop them when feasible.

2. Wild Pig Harvest – The Ranch will continue to harvest the maximum number of wild pigs in order to reduce the damage to the habitat. The goal for 2008 will be to remove at least 1200 wild pigs from the Ranch.
  3. Pronghorn Improvement Project – The Ranch will continue with the coyote control project that is now in the third year. We will also continue to monitor the cattle use in this area and irrigate and care for the new food plots.
- B. Turkeys - The Ranch will continue to work with the Department of Fish and Game to develop a long-term plan for the management of its Merriam turkey flock. This will include assessment of the population of birds on the Tejon Ranch through roadside transect sampling, “gobbling” counts, and mark-recapture estimates. The goal of this work will be to understand the population dynamics of these birds
- C. Proposed Harvest
1. Buck Deer - It is proposed that for 2008 the harvest quota be maintained at two hundred twenty-five (225), which is the same as previous years. Deer numbers should respond to improved feed conditions and there are adequate bucks to support this level of harvest. All buck deer hunting would be conducted from September 27 through December 7, 2008. Generally, the buck season will consist of a regular season, extending from September 27 through November 2, 2008, and an extended season from September 27 through December 7, 2008. The extended season would have a harvest quota of seventy-five (75) bucks. Since this is a resident non-migratory herd, late season hunts combined with the established quota will only enhance hunter opportunity to harvest older age bucks as safely as possible.
  2. Antlerless Deer - Due to Tejon Ranch’s commitment to end the bias created by harvesting bucks only, a request is again made to harvest a limited number of antlerless animals. The Ranch has established a Quality Deer Management (QDM) program in 2001. The approach would be the same as the initial year where the hunters will be encouraged to harvest older age bucks or antlerless deer. This would give a degree of protection for younger age class bucks. In order to accomplish this, it will be necessary to raise the quota on antlerless deer that may be harvested on an either sex deer tag. Based on the above, this year’s request is for authorization to take no more than one hundred (100) antlerless deer (60) on either-sex tags and forty (40) on antlerless tags.

We would like to extend the antlerless season after the close of the buck deer season or from September 27 through December 28, 2008. This would allow us to harvest antlerless deer at a time when it would not be competitive with buck hunts. It would also allow us to conduct our Junior antlerless hunts during the time that these young people are out of school and make scheduling easier. An attempt will be made to identify those areas of the Ranch that have large concentrations of does and relatively few bucks, targeting them for removal of antlerless animals.

3. Deer Tag Request

a. Either Sex Deer Tags - 250 Tags

170 tags for period September 27 to November 2, 2008 Harvest quota - 150 Deer with no more than 40 antlerless deer

80 Tags for period September 27 to December 7, 2008 Harvest Quota - 75 deer with no more than 20 antlerless

b. Antlerless Deer Tags - 40 tags Harvest quota - 40 antlerless deer

These numbers achieve the overall quota of two hundred and sixty-five (265) deer of which no more than 60 will be antlerless harvested on either sex tags, and 40 antlerless deer harvested on antlerless tags.

4. Elk –

a. Due to the buildup of older mature bulls, we are requesting authorization to harvest Seven (7) bull elk. The approach to harvesting elk has been very conservative and, while three bulls were taken in 2007, many large mature bulls were seen during and after the season. The proposed season would run from September 1 through December 31, 2008.

b. Elk Tag Request - 7 Bull Tags

5. Pronghorn –

a. Herd composition and actual buck counts continue to show a surplus of bucks beyond that needed for reproduction. Two (2) bucks were harvested in 2007, and several large bucks were seen, as well as many smaller bucks that will support this year's request for tags. It is requested that authorization be given for the take of two (2) bucks during a season lasting from September 1 through October 19, 2008.

b. Pronghorn Tag Request -2 Buck Tags

6. Turkeys –

a. The Ranch requests a season extending from March 16, 2009, until May 15, 2009, which is longer than the anticipated state season. The road system on Tejon is fragile during the spring months and access is relatively limited. Extending the season would allow us to harvest birds from areas that are more remote and difficult to access during the spring months. This should lessen the pressure on the more accessible turkeys and allow the hunters more days and safer conditions in the field, which is in keeping with our long-term goals. We request the issuance of sixty (60) tags for the take of bearded birds during the above season. The actual harvest quota will be Sixty (60) bearded birds. With an estimated population of more than one thousand birds, this harvest quota should be very conservative. If brood surveys and population estimates in early

2009 do not support this level of harvest, the quota will be reduced prior to the season. The Ranch will again donate ten (10) one-day guided turkey hunts to the state for distribution to public junior hunters. These hunts will be for one junior hunter (under 16 years of age) and will be guided by Tejon Ranch guides. These hunts will be for the spring 2009 season.

b. Turkey Tag Request - 60 Bearded Bird Tags

7. Bear –

a. Through track surveys and observations over the last five years, a preliminary population estimate of forty (40) bear had been made, however, we now think the population has risen to about sixty (60). We would request that four (4) tags be issued for the take of bear with a season beginning on September 1, 2008 and extending until December 14, 2008. The extension during September would allow us to better integrate the bear hunt with other hunts scheduled during the fall. As with other limited take hunts on the Ranch, we would only harvest the larger, older, adult male bears that are available.

b. Bear Tag Request - 4 Tags

D. Proposed Research and Monitoring

1. Deer

- a. Herd Composition - We will continue to conduct herd composition counts under the following guidelines:
- i. Two counts will be conducted early; postseason (December-early January) and spring (March or April).
  - ii. Counts will be conducted from established routes, designed to standardize our counts, as well as measure increased use of burn areas.
  - iii. We will continue to work with the Department to identify routes that can be established as night count routes utilizing GPS and range finding equipment to more accurately estimate the composition of the deer herd
- b. Harvest Data - Information will continue to be gathered from bucks and antlerless deer for determination of body condition, antler measurements, and spot-kill mapping.

2. Elk

- a. Herd Composition - Composition counts will be derived from information gathered and observations made during the year.
- b. Harvest Data- Information will be gathered from harvested animals for age determination, antler and body measurements, and spot-kill mapping.

3. Pronghorn

- a. Herd Composition - We will continue to maintain composition data showing pronghorn presence on, and adjacent to, Tejon Ranch lands.
- b. Monitoring - Monitoring of pronghorn will continue and an attempt will be

made to monitor at least every four months. Group number, location, group composition, habitat and fawning data will be gathered. Special attention will be paid to the presence of predators during the fawning season and the possible negative impact they are having.

4. Small Game

- a. Brood Survey - Surveys will be conducted during June and July to determine hatching success and brood survival for quail and chukar when possible.
- b. Harvest Survey - The Ranch will continue to develop a more comprehensive program to survey hunters and their harvest of quail, chukar, dove, band-tailed pigeon, rabbits, squirrels, waterfowl, etc., to estimate the total harvest of these species more accurately.

5. Turkeys

- a. We will work to develop reliable methods for accurately estimating the reproductive success and the total population of birds on the Ranch.
- b. We will develop a record keeping system to gather information on the harvested birds.

6. Bear

- a. We are working to develop a system of surveying tracks observed during the bear season to determine the reproductive efficiency and composition of the bear population.
- b. We will develop a record keeping system to keep information on composition of the population and the age and condition of the harvest.

**APPENDIX H**  
**PRIVATE LANDS WILDLIFE HABITAT ENHANCEMENT AND**  
**MANAGEMENT AREA**  
**APPROVAL OF 5-YEAR AND ANNUAL RENEWAL**

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STATE OF CALIFORNIA

**Fish and Game Commission**

July 7, 2008

Mr. Don Geivet  
Tejon Ranch  
P.O. Box 1000  
Lebec, CA 93243

**COPY**

Dear Mr. Geivet:

The Commission, at its June 27, 2008, meeting in Upland, approved your ranch's Private Lands Habitat Enhancement and Wildlife Area License (2008-2013) and 2008-2009 Management Plan, subject to the following conditions:

Authorized Harvest: 225 buck deer, 100 antlerless deer, 7 bull elk, 2 buck antelope, 4 bear, and 60 bearded turkeys

1. Issue 250 either-sex deer tags including 170 tags for the period of September 27 through November 2, 2008 (Regular Season) and 80 tags for the period of September 27 through December 7, 2008 (Extended Season). Harvest quota shall be 150 deer during the Regular Season with no more than 40 antlerless deer and the remainder forked horn or better. Harvest quota shall be 75 deer during the Extended Season with no more than 20 antlerless deer and the remainder forked horn or better.
2. Issue 40 antlerless deer tags to take no more than 40 antlerless deer for the period of September 27 through December 18, 2008.
3. Issue 60 turkey tags for the period of March 16 through May 15, 2009, for the hunting of bearded birds. The actual harvest quota will be limited to 60 bearded birds.
4. Issue 7 bull elk tags for the period of September 1 through December 31, 2008.
5. Issue 2 buck antelope tags for the period of September 1 through October 19, 2008.
6. Issue 4 bear tags for the period of September 1 through December 14, 2008.
7. No person shall take more than 1 buck deer, 1 bull elk, 1 buck antelope, and 1 bear.

Mr. Don Geivet  
July 7, 2008  
Page Two

#### Habitat Improvement Program

- Continue to pursue chaparral management projects to improve the carrying capacity and the quality of forage for deer and other wildlife.
- Continue the maintenance of 200 existing water sources and develop new ones when feasible.
- 15 to 20 guzzlers are planned to improve desert habitat.
- Replace wood duck nest boxes due to a loss of original tree locations.
- Monitor the wild turkey population and establish a program, in cooperation with the Department of Fish and Game, to expand the range of turkeys using Merriam strain birds from the Tejon Ranch.
- Continue to donate 10 free one-day guided turkey hunts to the Department of Fish and Game's Game Bird Heritage Program.
- Provide 20 junior antlerless deer hunts sponsored by the California Deer Association and Mr. Jerry Springer.
- Designate the entire ranch as a quality deer management zone through encouraging the harvesting of older bucks and antlerless deer.
- Intensify the harvest of wild pigs to reduce their damage to the riparian areas and undeveloped springs.

If you have any questions concerning this matter, please contact me.

Sincerely,



John Carlson, Jr.  
Executive Director

cc: Eric Loft, Chief, Wildlife Programs Branch  
Irene Lara, License and Revenue Branch  
William Loudermilk, Manager, Central Region