

Appendix J

**TMV Specific and Community Plan  
Mitigation Monitoring and Reporting Program**

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**Table 1-2. Mitigation Measure Monitoring Program for Tejon Mountain Village**

Impact	Mitigation Measure	Time Frame for Implementation	Responsible Monitoring Agency	Date	Initials
<b>4.1 Aesthetics</b>					
<b>#1 4.1-3</b>	<b>MM 4.1-1:</b> All development shall occur within the development envelope as identified on the Tejon Mountain Village Special Plan No. 1 Map 256, thus ensuring that approximately 80% of the site is preserved as ranchland/open area consistent with the requirements of the Tejon Mountain Village Specific and Community Plan.	Prior to approval of and subdivision map and/or commercial site development plan	Kern County Planning Department; Kern County Building Inspection Division		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. Kern County Planning Department Staff will verify that the Development Envelope has been included on all proposed Tentative Tract Maps, Parcel Maps and/or Commercial Site Development Plans prior to approval.			
<b>#2 4.1-3</b>	<b>MM 4.1-2:</b> Structures within the village mixed-use area as identified on the Tejon Mountain Village Special Plan No. 1, Map 256 shall be low profile, maintaining context with the surrounding existing setting and visual character of the area.	During Site Plan review for residential structures and during the Director's Hearing for commercial development	Kern County Planning Department; TMV Design Review and Approval Committee		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. Kern County Planning Department Staff will verify during site plan review.			

<p><b>#3 4.1-3</b></p>	<p><b>MM 4.1-3:</b> Grading plans shall be consistent with the grading standards contained in the Tejon Mountain Village Special Plan No. 1, Map 256, as described below:</p> <ul style="list-style-type: none"> <li>a. Grading shall respect the natural contour of the existing terrain wherever practicable.</li> <li>b. Where grading occurs, the principles of contour grading shall be employed wherever practicable:             <ul style="list-style-type: none"> <li>i. Long linear slopes shall be avoided;</li> <li>ii. Slopes shall be rounded and shaped to simulate the adjoining natural terrain; and</li> <li>iii. Graded slopes shall blend with naturally occurring slopes at a radius compatible with the existing natural terrain.</li> </ul> </li> <li>c. Where practicable, retaining walls shall be used to reduce the extent of grading or to protect significant resources or aesthetic features such as rock outcrops and oak trees. Retaining walls shall be designed to minimize the visual impact of the walls. This may include stepping walls to minimize individual wall height, using a “plantable” wall such as a geogrid reinforced block system, landscaping to screen the wall, or using materials or treatments that blend with surrounding terrain.</li> <li>d. Graded slopes shall be re-vegetated with native plant materials or a mixture of introduced grasses and shrubs that are compatible with the native vegetation adjoining the graded slope and consistent with the permitted plant list contained within the Tejon Mountain Village Specific Plan Master Design Guidelines.</li> <li>e. Multi-lot grading to provide multiple home sites and access roads shall be designed with the natural terrain in mind. Long linear slopes and linear parallel terraces shall be discouraged. Cut and fill slopes along the perimeter of multi-lot graded sites shall employ the principles of contour grading as described in the Tejon Mountain Village Special Plan No. 1, Map 256 grading standards.</li> <li>f. Multi-family and resort grading shall use the principles of stepped pads to avoid the unnatural appearance of large flat pads with high adjacent slopes.</li> </ul>	<p>Prior to issuing grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Division</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.1-3 will be included as a note on any grading permit issued for the proposed project.</li> <li>A. Kern County Planning and Building Inspection Departments will verify during site and grading plan review</li> <li>B. Kern County Building Inspection Division will verify in the field during the construction period.</li> </ul>			

<p><b>#4 4.1-4</b></p>	<p><b>MM 4.1-4:</b> In keeping with the rural mountainous character of Tejon Mountain Village, street lighting shall only be provided at intersections.</p>	<p>During Site Plan Review for residential uses and during the required Director’s Hearing for commercial development</p>	<p>Kern County Planning Department; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Project applicant will indicate on all submitted site plans the location of any proposed any street lighting.</p> <p>C. Kern County Planning Staff will verify during the site plan review process and Director’s Hearing for Commercial Development.</p>			
<p><b>#5 4.1-4</b></p>	<p><b>MM 4.1-5:</b> All external lighting fixtures shall be permanently hooded or screened to prevent light and glare from spilling onto adjacent properties. This mitigation measure shall be included on the list of Design Guidelines in the Tejon Mountain Village Specific and Community Plan. The golf courses within Tejon Mountain Village shall not have night lighting. The project shall also comply with the following specific requirements:</p> <ul style="list-style-type: none"> <li>a. Luminaires will be cut-off-type fixtures (i.e., fully shielded and emitting no light above the horizontal plane) and will be models recommended by the International Dark-Sky Association</li> <li>b. Luminaires will not utilize swivel mounting hardware, which can be inadvertently or intentionally adjusted to cause spillover impacts. Instead, luminaries will be professionally and permanently installed to direct light away from residential units and natural areas adjacent to the proposed project site.</li> <li>c. Fixtures that project upward and horizontally will not be used.</li> <li>d. Luminaires will be focused only where needed (such as on building entrances) and will not provide a general “wash” of light on building surfaces.</li> <li>e. Luminaires will be restricted to no more than 500 lux (1 lumen per square meter) or 50 foot-candles.</li> </ul>	<p>Prior to issuance of final occupancy permit</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will review and approve lighting plan and will verify compliance with the plan during site plan review.</p> <p>C. Building Inspector will verify that the approved plan is implemented prior to final occupancy.</p>			

	<p>f. Luminaire lamps will provide good color rendering and natural light qualities. Luminaire intensity will be the minimum feasible for security and maintenance and access safety.</p> <p>g. Luminaires will be placed at the minimum height to reduce the potential for backscatter into the nighttime sky and incidental spillover into adjacent properties and open space.</p> <p>h. Floodlighting will not be used.</p> <p>i. Luminaire mountings will have non-glare finishes</p> <p>j. The project shall comply with any adopted Kern County Dark Sky ordinance if it is more restrictive than the design guidelines and shall be incorporated into the Design Guidelines (Appendix B) of the Tejon Mountain Village Specific and Community Plan.</p>				
<p><b>#6 4.1-4</b></p>	<p><b>MM 4.1-6:</b> The helicopter pads included in the project shall be equipped with pilot-activated lighting that will limit the illumination of the helipads to during arrivals and departure. Lighting intensity shall be limited to the minimum levels required by the Federal Aviation Administration regulations.</p>	<p>Prior to issuing electrical permits for helicopter pad lighting</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Justification:</b> The impacts to Aesthetics are considered significant and unavoidable. All feasible and reasonable changes or alterations have been required in, or incorporated into, the proposed Project that substantially lessen the potentially significant effect as identified in the Final EIR.</p>		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant will submit to the Kern County Building Inspection Department a lighting plan.</p> <p>C. Kern County Planning Staff will review and approve lighting plan and will verify compliance with the plan during site plan review.</p>			

<b>4.2 Agriculture</b>					
#7 4.2-1	<b>MM 4.2-1.</b> Prior to approval of any final subdivision map, as appropriate for that map, the project shall utilize conservation easements or deed restrictions and implement funding mechanisms in accordance with the Tejon Mountain Village Specific Plan to ensure that grazing operations are permanently protected on, ultimately, 21,335 acres within the project.	Prior to approval of any subdivision map	Kern County Planning Department		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. Kern County Planning Department will verify prior to map approval.			
#8 4.2-2	<b>MM 4.2-2:</b> The proposed Tejon Mountain Village Specific Plan amendment and zone change request for all lands currently enrolled in the Williamson Act program and encumbered by existing contracts, and the removal of these from Agricultural Preserves No. 4 and No. 19, as applicable, shall not become effective until such time as the existing Williamson Act contracts have expired. Any maps adopted as part of the project prior to the expiration of Williamson Act contracts shall clearly show that those areas remain under contract. Upon expiration of the existing contracts, the underlying land use and zoning classifications adopted in conjunction with the proposed Tejon Mountain Village Specific Plan amendment and zone change request and the requested exclusion of the lands from the agricultural preserves shall become effective.	Concurrent with project approval	Kern County Planning Department		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. The proposed general plan amendment, zone change request and exclusion from Agricultural Preserves No. 4 and No. 11, on land currently enrolled in the Williamson Act Program will be placed in suspense pending expiration of the Land Use Contract. C. The identified land shall be shown on the approved Zone Map and Agricultural Preserve Maps and on the Tejon Mountain Village Special Plan No. 1, Map 256.			
#9 4.2-3	<b>MM 4.2-3:</b> Prior to issuance of occupancy for any residential or commercial use, the project shall prepare an environmental education program to educate residents and resort guests on the value of grazing operations. This program shall include handouts and/or brochures and will be provided to future residents and resort guests. The program will discuss the environmental, fire safety, and other values and benefits associated with continued grazing operations within and adjacent to the project site.	Prior to issuance of final occupancy permits	Kern County Planning Department; TMV Master Dev/ Master POA; Project Biologist		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. The applicant shall submit evidence of the environmental education program to the Kern County Planning Department during the site plan review process.			
<b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.					

<b>4.3 Air Quality</b>					
<b>#10 4.3-1</b>	<p><b>MM 4.3-1:</b> Prior to issuance of any building permit, the applicant shall submit evidence, verified by the San Joaquin Valley Air Pollution Control District (SJVAPCD), specific to any portion of site development, that the residential and/or commercial development has a total project construction and operations mitigated baseline below 2 tons per year for NOX (total project construction and operations) and a mitigated baseline below 2 tons per year for PM<sub>10</sub> emissions (total project construction and operations) within the San Joaquin Valley Air Basin (SJVAB). Required reductions can be achieved from any combination of project design, compliance with the Indirect Source Rule (ISR), and/or a Developer Mitigation Contract (DMC) or Voluntary Emission Reduction Agreement (VERA). If a DMC/VERA is utilized, a copy of the executed agreement and implementing reports shall be provided to the Planning Department to substantiate compliance. As there still could be unmitigated emissions of ROG under this mitigation measure, participation in any air mitigation program adopted by Kern County that provides equal or more effective mitigation than this mitigation measure can be utilized as a replacement for the requirements of this mitigation measure.</p>	<p>Prior to issuing building permits</p>	<p>Kern County Planning Department; San Joaquin Valley Air Pollution Control District; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of a building permit, the applicant shall submit written verification from the San Joaquin Valley Air Pollution Control District that the project has mitigated the NOx and PM 10 emissions for construction and operations to under 2 tons.</li> <li>C. A copy of any Development Mitigation contract or Voluntary Emission Reduction Agreement used as part of the compliance shall be submitted with the written verification form the Air District.</li> <li>D. Kern County Planning Department will verify compliance before issuance of the building permit.</li> </ul>			

<p><b>#11 4.3-2</b></p>	<p><b>MM 4.3-2:</b> Prior to issuance of grading or building permit, the applicant shall implement the following dust control practices during construction. All measures shall be included in a Dust Control Plan that construction contractors shall be required to prepare and submit to the San Joaquin Valley Air Pollution Control District for their approval at least 30 days before any earthmoving or construction activities. Grading or Construction activities shall not commence until the Dust Control Plan has been approved or conditionally approved.</p> <ul style="list-style-type: none"> <li>a. Structural Demolition             <ul style="list-style-type: none"> <li>i. Water the following areas for the duration of the demolition activities:                 <ul style="list-style-type: none"> <li>a. Building exterior surfaces;</li> <li>b. Unpaved surface areas where equipment will operate;</li> <li>c. Razed building materials; and</li> <li>d. Unpaved surface areas within 100 feet of structure during demolition.</li> </ul> </li> </ul> </li> <li>b. Pre-Activity             <ul style="list-style-type: none"> <li>i. Pre-water the work site and phase work to reduce the amount of disturbed surface area at any one time; and</li> <li>ii. Phase work to reduce the amounts of disturbed surface area at any one time.</li> </ul> </li> <li>c. Active Operations             <ul style="list-style-type: none"> <li>i. Effectively control fugitive dust emissions from all land clearing, grubbing, scraping, excavation, leveling, grading, cut-and-fill, and demolition activities by applying water or presoaking;</li> <li>ii. Construct and maintain wind barriers, and apply water or dust suppressants to the disturbed surface areas;</li> <li>iii. Apply water or dust suppressants to unpaved haul/access roads and unpaved vehicle/equipment traffic areas;</li> <li>iv. Limit or expeditiously remove the accumulation of mud or dirt from adjacent public roads at least once every 24 hours during all operations. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. The use of blower devices is also expressly forbidden.); and</li> <li>v. Operate construction equipment no longer than 8 cumulative hours per day.</li> </ul> </li> </ul>	<p>Prior to issuance of grading or building permits</p>	<p>Kern County Building Inspection Division; San Joaquin Valley Air Pollution Control District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of grading permits, the applicant will submit evidence to the Kern County Building Inspection Division that the San Joaquin Valley Air Pollution Control District has approved a Dust Control Plan for the proposed grading or building permit.</li> <li>C. The Kern County Building Inspection Department will verify compliance in the field during the construction period.</li> </ul>					

	<ul style="list-style-type: none"> <li>d. Inactive Operations, Including after Work Hours, Weekends, and Holidays               <ul style="list-style-type: none"> <li>i. Effectively stabilize all disturbed areas, including storage piles that are not being actively utilized for construction purposes, of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover;</li> <li>ii. Apply water or dust suppressants on disturbed surface areas</li> <li>iii. Restrict vehicle access to maintain the visible crust; and</li> <li>iv. Shut down equipment when not in use for extended periods of time, and minimize idling time (i.e., 15 minute maximum).</li> </ul> </li> <li>e. Temporary Stabilization of Areas that Remain Unused for 7 or More Days               <ul style="list-style-type: none"> <li>i. Restrict vehicular access and apply and maintain water or dust suppressants at all un-vegetated areas;</li> <li>ii. Establish vegetation on all previously disturbed areas;</li> <li>iii. Apply gravel and maintain at all previously disturbed areas; and</li> <li>iv. Pave previously disturbed areas.</li> </ul> </li> <li>f. Unpaved Access and Haul Roads, Traffic, and Equipment Storage Areas               <ul style="list-style-type: none"> <li>i. Effectively stabilize all onsite unpaved roads and offsite unpaved access roads of dust emissions using water or chemical stabilizer/suppressant;</li> <li>ii. Post speed limit signs of not more than 15 miles per hour at each entrance, and again every 500 feet;</li> <li>iii. Apply water or dust suppressants to vehicle traffic and equipment storage areas; and</li> <li>iv. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1%.</li> </ul> </li> <li>g. Wind Events               <ul style="list-style-type: none"> <li>i. Apply water to control fugitive dust during wind events, unless unsafe to do so; and</li> <li>ii. Cease outdoor construction activities that disturb the soil whenever visible dust emissions cannot be effectively controlled.</li> </ul> </li> </ul>	
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- h. Outdoor Handling of Bulk Materials
  - i. Apply water or dust suppressants when handling bulk materials; and
  - ii. Install and maintain wind barriers with less than 50% porosity, and apply water or dust suppressants.
- i. Outdoor Storage of Bulk Materials
  - i. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, effectively stabilize said piles of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;
  - ii. Cover storage piles with tarps, plastic, or other suitable material and anchor in such a manner that prevents the cover from being removed by wind action;
  - iii. Install and maintain wind barriers with less than 50% porosity around the storage piles, and apply water or dust suppressants; and
  - iv. Use a three-sided structure (< 50% porosity) that is at least as high as the storage piles.
- j. Onsite Transporting of Bulk Materials
  - i. Limit vehicle speed on the work site;
  - ii. Load all haul trucks such that the freeboard is not less than 6 inches when transported across any paved public access road;
  - iii. Apply a sufficient amount of water to the top of the load to limit visible dust emissions; and
  - iv. Cover haul trucks with a tarp or other suitable cover.
- k. Offsite Transporting of Bulk Materials
  - i. Clean or cover the interior of emptied truck cargo compartments before leaving the site;
  - ii. Prevent spillage or loss of bulk materials from holes or other openings in the cargo compartment's floor, sides, and tailgates;
  - iii. Cover haul trucks with a tarp or other suitable cover or load them such that the freeboard is not less than 6 inches when transported on any paved public access road to or from the project site and apply a sufficient amount of water to the top of the load to limit visible dust emissions; and
  - iv. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1%.

	<p>l. Outdoor Transport using a Chute or Conveyor</p> <ul style="list-style-type: none"> <li>i. Fully enclose chute or conveyor;</li> <li>ii. Use water spray equipment to sufficiently wet the materials; and</li> <li>iii. Wash or screen transported materials to remove fines (PM10 or smaller).</li> </ul> <p>m. Valley Fever Mitigation</p> <ul style="list-style-type: none"> <li>i. All disturbed areas, including storage piles that are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover.</li> <li>ii. Crews shall be required to use respirators during project clearing, grading, and excavation operations in accordance with California Division of Occupational Safety and Health regulations.</li> <li>iii. Construction roads shall be paved or treated with environmentally safe dust-control agents.</li> <li>iv. Where acceptable to the fire department, weed growth shall be controlled by mowing instead of discing, thereby leaving the ground undisturbed and with a mulch covering.</li> <li>v. During rough grading and construction, the access way into the project site from adjoining paved roadways shall be paved or treated with environmentally safe dust-control agents.</li> <li>vi. Existing residents located near later phases of construction shall be notified prior to soil-disturbing activities and advised on reducing exposure to dust potentially containing valley fever fungus through methods such as limiting outdoor activities, keeping windows closed, and frequently cleaning or replacing air intake filters for air conditioning systems.</li> </ul>				
<p><b>#12 4.3-2</b></p>	<p><b>MM 4.3-3:</b> During construction, the owners, developers, and/or successors-in-interest shall comply with all other requirements of San Joaquin Valley Air Pollution Control District Regulation VIII (Fugitive Dust Rules).</p>	<p>During grading</p>	<p>San Joaquin Valley Air Pollution Control District; Kern County Building Inspection</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p>			

<p><b>#13 4.3-2</b></p>	<p><b>Mitigation Measure 4.3-4:</b> Tejon Mountain Village shall require the use of alternative fuel technologies for construction vehicles equipment (as defined by the San Joaquin Valley Air Pollution Control District as, construction vehicles used for land clearing, excavation related to construction, land leveling, grading, cut and fill grading, and the erection or demolition of any structure) by including language in construction bid specifications and weighting the use of alternative fuel technologies in the selection of construction contractors, or provide evidence to the Kern County Planning Department why this is infeasible. During all grading and construction activities, the following requirements shall be imposed on construction equipment:</p> <ul style="list-style-type: none"> <li>a. Tier 2 or Tier 3 engines shall be used on all equipment;</li> <li>b. Engines on all off-road construction equipment must be no more than 10 years old or have equivalent emissions of an engine 10 years old or newer. This measure excludes water trucks;</li> <li>c. Diesel particulate filters shall be required on many pieces of equipment;</li> <li>d. Diesel oxidation catalysts shall be required on all equipment;</li> <li>e. Global positioning systems shall be used to guide grading equipment.</li> <li>f. All diesel-fueled engines used in construction and grading shall have clearly visible tags issued by the onsite designee of the applicant showing that the engine meets these conditions.</li> </ul> <p>As feasible, Lake Drive will be utilized by construction equipment accessing the Project site. Should use of the Rising Canyon access point be necessary via the Fort Tejon interchange at Interstate 5, the Project applicant will prepare, and shall provide to ETUSD for review and comment, a Construction Traffic Control Plan that identifies the safety measures that will be utilized to minimize interference with the students and faculty of El Tejon school. Safety measures may include flag persons, traffic cones, limited hours of operation, etc.</p>	<p>Prior to the issuance of grading plans</p>	<p>Kern County Building Inspection; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.3-4 will be included as a note on all grading plans.</li> <li>C. Kern County Planning Department will verify the note prior to issuance of grading permits.</li> <li>D. Prior to issuance of grading permits, the applicant shall submit evidence of implementation of this mitigation measure to Kern County Planning Department.</li> <li>E. Kern County Building Inspection Department will verify compliance in the field.</li> </ul>					

<p><b>#14 4.3-2</b></p>	<p><b>MM 4.3-5: Material Selection and Disposal/Recycling.</b> The selection of sustainable construction materials reduces emissions associated with the extraction, processing, and transportation of materials and may reduce waste sent to landfills. The following measures are required of builders and custom lot owners in choosing and disposing of construction materials for development on the Tejon Mountain Village project site.</p> <ul style="list-style-type: none"> <li>a. Builders, developers, and custom lot owners are required to use low volatile organic compound finishes as practicable including, but not limited to, those found in paints and coatings, adhesives and sealants, carpet, and composite woods.</li> <li>b. Builders, developers, and custom lot owners are required to comply with recycling measures for construction waste, including waste and unused materials generated during the construction and building process, and existing waste and unused materials on site prior to construction. Recycling options may include the use of onsite spoils and bulk site clearing materials for existing project needs, such as backfill, mulch, erosion, and sedimentation control; donation of materials to charitable organizations; or exported for use in other local construction projects in the project area.</li> <li>c. A centralized information repository shall be maintained in the Eco-House on site to identify which construction materials can be recycled and to provide direction as to which sources accept recyclable building and construction materials.</li> <li>d. Pending completion of an Eco-House, Developer shall provide a centralized information repository to identify the availability of recycled building materials in the area.</li> </ul>	<p>Prior to issuing grading or building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.2-2 will be included as a note on all grading or building permits.</li> <li>C. Kern County Planning Department will verify the note prior to issuance of grading or building permit.</li> <li>D. The Kern County Building Inspection Department will verify prior to issuance of grading permits (for construction disposal and recycling measures) and building permits (for Design Guidelines)</li> </ul>			

	<p>In addition, the following measures are included to encourage builders and custom lot owners in choosing and disposing of materials for development at the Tejon Mountain Village project site.</p> <ol style="list-style-type: none"> <li>a. Tejon Mountain Village Master Design Guidelines include affirmative direction to builders and custom lot owners regarding the use of recycled building materials, such as timber beams, barn siding, brick, concrete, etc., whenever practicable.</li> <li>b. The following materials should be avoided whenever possible: polyvinyl chloride (PVC), wood treated with copper chromium arsenate (CCA), and persistent bioaccumulative toxic (PBT) chemicals such as mercury, lead, or cadmium found in products such as some paints, varnishes, caulks, electrical switches and thermostats, fluorescent bulbs, solders, and vinyl.</li> <li>c. Preference should be given to sustainable and environmentally friendly building materials.</li> <li>d. Preference should be given to building materials and products that are locally and regionally extracted and manufactured when available. Information regarding availability of such materials shall be maintained at the Eco-House on the project site.</li> <li>e. Roofing and paving materials and systems should maximize efficient energy use and natural rainwater infiltration.</li> <li>f. Building or construction materials that are not recyclable should be hauled off site to the nearest waste disposal facility rather than transporting such materials farther from the project site, thereby generating increased emissions from waste transportation. Preference shall be given to local construction haulers or waste disposal services, if available.</li> </ol>	
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<p><b>#15 4.3-3</b></p>	<p><b>MM 4.3-6:</b> The project applicant shall incorporate measures into the design and operation of the proposed project to ensure energy efficiency that is 25% beyond what is required by 2008 Title 24 Standards on a time dependant valuation basis, which shall be verified by an energy audit.</p> <p>a. <b>Energy Efficiency.</b> Custom lot owners and builders shall be subject to energy efficiency requirements of 25% above 2008 Title 24 Standards on a time dependant valuation basis, which increase energy efficiency and reduce emissions.</p> <p>i. An Energy Incentive Program for builders and custom lot owners shall require at least 25% efficiency beyond what is currently required in 2008 Title 24 Standards on a time dependant valuation basis. To meet this efficiency requirement, builders and custom lot owners may select from the following but are not limited to the list of possible items below. An energy audit shall be conducted in order to verify that this requirement is met. Consideration shall be given for computer modeling tools and simulation programs that shall help identify the best combination of energy-efficient strategies, including passive solar heating, cooling, and daylighting of interior spaces, and to maximize winter sun exposure.</p> <p>a. Energy Star appliances, including clothes washers, dishwashers, refrigerators, air conditioning units, and water heaters, may be installed. These appliances use 10–15% less energy and water than standard models (U.S. Environmental Protection Agency 2008a).</p> <p>b. Energy Star qualified lighting products may be installed for indoor and outdoor lighting in residential and commercial buildings. Energy Star qualified lighting can use up to 75% less energy than standard lighting (U.S. Environmental Protection Agency 2008b).</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant shall provide Kern County Building Inspection Division an energy audit detailing how the proposed building is meeting the required energy efficiency standards.</p> <p>C. The applicant shall provide Kern County Planning Department Building Inspection proof of water efficiency measures and the assigned Maximum Applied Water Allowance for each building and home</p> <p>D. The applicant shall provide Kern County Planning Department proof of education and outreach program</p> <p>E. The applicant shall provide Kern County Planning Department Services proof that fire places will not be wood burning.</p> <p>F. MM 4.3-6 will be incorporated as a condition of approval for any subsequent discretionary action and included in a note on all approved final subdivision maps and approved site plans.</p> <p>G. Kern County Planning Department will verify the note prior to approval.</p>			

	<ul style="list-style-type: none"> <li>ii. Wood-burning fireplaces shall be prohibited in all structures (residential and commercial). High-Efficiency Particulate Arresting (HEPA) filters are required on all under-fired charbroilers in all restaurants.</li> <li>iii. Builders and custom lot owners in Tejon Mountain Village shall be required to site, orient, and design buildings to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure. The guidelines below are provided as a menu approach to selecting the most practical design features for the building or home to achieve the required level of energy efficiency.             <ul style="list-style-type: none"> <li>a. Buildings and homes designed and oriented such that one axis of each structure is at least 1.5 times longer than the other and such that the longer axis is within 15 degrees of the geographical east/west axis generally achieve optimal conditions for natural heating and cooling. Walls enclosing spaces such as garages or porches are not included in this measurement. (This design option is most practical for custom home projects.)</li> <li>b. Homes oriented so that the south side of the home is within 30 degrees of due south facilitate maximum solar gain.</li> <li>c. By clearing the southern exposure of buildings of large obstacles, such as tall buildings or tall trees that block sunlight, interior spaces will achieve maximum solar gain. Limited building exposure to the north will minimize the effect of winter cold on interior spaces.</li> <li>d. South-facing windows that receive full sun can be shaded with some combination of landscaping, overhangs, shutters, and solar window screens to help optimize southerly solar heat gain in winter and shading in summer.</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>e. By placing habitable rooms on the south side of buildings and by placing rooms with minimal heating and lighting requirements (e.g., closets, corridors, laundry, garage, utility rooms) along the north side of buildings and homes, natural heating and cooling can be optimized.</li> <li>f. The placement of windows on buildings or homes directly impacts the natural heating and cooling functions of the structure. To optimize southern solar heat gain, major window openings can be located on the southeast, south, and southwest sides of the building or home. To minimize cold winter exposure, windows on the north, east, and west facing walls can be kept small in size.</li> </ul> <p>iv. Heating and cooling optimization shall be required through building design to minimize the need for mechanical cooling and heating. The following measures shall be provided to guide building design and material selection.</p> <ul style="list-style-type: none"> <li>a. Top-quality windows provide added insulation for buildings and homes, keeping interior spaces cool in the summer and warm in the winter. Building glazing can be optimized by evaluating the R-value, visible light transmittance, and solar heat gain coefficient of the glass.</li> <li>b. Thermal mass can be incorporated in floors and walls to serve as a heat sink for direct passive solar heating strategies and to minimize indoor temperature fluctuations. Radiant floor heating produced by a solar hot water system can also assist in maintaining indoor temperatures and comfort.</li> <li>c. Exterior sun controls and shading techniques such as trees, awnings, or trellises, as opposed to interior controls such as drapes and shutters, will block light and heat before they penetrate the building or home, thereby reducing energy demand from mechanical cooling and heating.</li> </ul>	
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	<ul style="list-style-type: none"> <li>d. By strategically locating shade trees, trellises, awnings, exterior blinds, or shutters, the use of glazing can be minimized and shaded.</li> <li>e. Skylids can be used for direct heat gain. Skylights can be used for natural lighting and indirect (i.e., solar tube) to eliminate overheating and glare.</li> <li>f. Building openings can be arranged to catch cooling summertime breezes. Outlet openings can be sized and located so as to accelerate the flow of breezes through habitable rooms.</li> <li>g. Vegetation, water ponds, or fountains placed outside inlet openings will pre-cool air flow into buildings. Asphalt driveways and other “heat sinks” (area or object that absorbs and dissipates heat) placed immediately outside inlet openings will trap heat and prevent cool air from flowing into buildings and homes.</li> <li>h. Reflective foil and airspace underneath the roof sheeting can be used to reduce heat penetration.</li> <li>i. Architectural devices such as cupolas, belvederes, operable skylights, clerestory windows, and thermal chimneys at roof peaks can be incorporated to extract heat from interior spaces.</li> <li>j. Light-colored, nonreflective finishes can be used and balanced with glare control for outdoor sidewalks, driveways, patios, and parking areas to keep surfaces cool and reduce the potential for “heat sinks.”</li> <li>v. Natural lighting shall be optimized to provide daytime interior lighting and minimize the need for artificial lighting. The following measures are provided to guide natural lighting optimization:             <ul style="list-style-type: none"> <li>a. Clerestory windows, roof monitors, and skylights can be installed for overhead natural lighting; however, consideration should be given to potential overheating from skylights.</li> <li>b. Reflective ceilings and light-colored interior surfaces will increase interior lighting.</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>c. Shading devices can be incorporated to minimize direct-beam sunlight penetration into workspaces. Task lighting can supplement natural lighting in workplaces.</li> <li>d. Lighting and control systems, such as automated natural light-actuated controls that adjust depending on the amount of natural light entering the interior space, can be arranged for maximum flexibility and adjustability depending on the layout of the building or home and the natural exposure of the structure to natural daylighting.</li> <li>e. Maximum daylighting can be achieved by zoning lighting so that lights near windows can be off at times when lighting further from the window is necessary.</li> </ul> <p>b. <b>Solar Energy.</b> Solar energy technology shall be utilized in the Tejon Mountain Village area to maximize power obtained from renewable energy sources. Active solar energy systems such as photovoltaic installations and solar hot water systems provide access to renewable energy.</p> <ul style="list-style-type: none"> <li>i. All community amenity buildings shall be equipped with active solar energy systems.</li> <li>ii. All pools and spas shall be equipped with solar hot water systems.</li> <li>iii. Active solar dryers shall be installed for the wastewater plant.</li> <li>iv. All homebuyers shall be provided the option to include a photovoltaic array system as a home design feature.</li> <li>v. All single-family residences shall include capacity for an electric-vehicle recharger, or the equivalent, in an appropriate location of the garage.</li> </ul> <p>c. <b>Water Conservation.</b> Water efficiency measures shall be implemented in the Tejon Mountain Village area to minimize water demand and maximize use of recycled water. Each building or home shall be assigned a Maximum Applied Water Allowance budget that must not be exceeded.</p>	
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	<ul style="list-style-type: none"> <li>i. A Water Wise Program shall be implemented within Tejon Mountain Village that includes all feasible mitigation measures that will reduce water and energy use. Builders, developers, and custom lot owners shall be required to implement water and energy use reduction measures such as interior fixtures, tankless water heaters, and low-flow plumbing to assist in complying with the Maximum Applied Water Allowance for each land use. Installation of high-efficiency plumbing fixtures that meet the definition of high-efficiency toilets and high-efficiency clothes washers should be incorporated when feasible.</li> <li>a. Homeowners shall be required to select plants from the Tejon Mountain Village Landscape Plant List so that the estimated applied water use recommended for the project site does not exceed the Maximum Applied Water Allowance budget that is assigned to each lot or home. Similar species may be approved by the Homeowner’s Association Design Review Committee.</li> <li>b. The following measures regarding plant selection and placement are required and shall be enforced through review of landscape plans:             <ul style="list-style-type: none"> <li>i. To the extent feasible, native species and natural vegetation should be protected and preserved.</li> <li>ii. Stockpiling of top soil for use in restoration of native and natural vegetation is required.</li> <li>iii. Preference should be given to selecting water-efficient plants.</li> <li>iv. Selection of plants from local and regional landscape program plant lists (e.g., California Friendly Landscapes, Lush &amp; Efficient) should be considered.</li> <li>v. Plants with similar water needs should be grouped into distinct hydrozones (i.e., very low, low, medium, or high water needs).</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>c. Plants should be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Invasive species of plants, as listed in the Prohibitive List contained in the Tejon Mountain Village Master Design Guidelines, shall not be planted within the project area. The following additional guidelines are highly recommended:             <ul style="list-style-type: none"> <li>i. The Sunset Western Climate Zone System should be used, which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate.</li> <li>ii. Horticultural attributes of plants should be considered (e.g., mature plant size, invasive surface roots) to minimize damage to property or infrastructure such as buildings, sidewalks, power lines, etc.</li> <li>iii. Solar orientation of plants placement should be considered to maximize summer shade and winter solar gain.</li> </ul> </li> <li>d. The following standards are required for all turf areas to reduce irrigation runoff and overspray and to improve irrigation efficiency:             <ul style="list-style-type: none"> <li>i. Installation of long, narrow, or irregularly shaped turf areas less than 8 feet wide in all directions is not permitted unless such areas are irrigated with subsurface irrigation or other low-volume irrigation such as surface drip.</li> <li>ii. Turf areas irrigated with overhead spray and rotary heads should be set back a minimum of 24 inches from curbs, driveways, sidewalks, or any other areas that may direct runoff and overspray onto the pavement. The landscape buffer created by the setback may be covered with mulch, permeable materials, or vegetated with plant material on drip irrigation or other low-volume irrigation.</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>iii. Preference should be given to water-efficient turf species that require minimal use of pesticides and fertilizers and are resistant to disease.</li> <li>iv. A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas except in turf areas and creeping or rooting groundcovers. In mulched planting areas, use of drip irrigation systems is required.</li> <li>e. The following soil management practices shall be considered and evaluated for appropriate implementation in landscape design to minimize water runoff and maintain plant health:             <ul style="list-style-type: none"> <li>i. Soil texture (percent clay, silt, and sand);</li> <li>ii. Approximate soil infiltration rate;</li> <li>iii. pH levels;</li> <li>iv. Total soluble salts; and</li> <li>v. Other physical or chemical properties of soil relevant to improving water efficiency and maintaining plant health, such as conductivity and levels of nitrogen, phosphorus, potassium, calcium, magnesium, sodium, and sulfur.</li> </ul> </li> <li>f. The water used for water features on the Tejon Mountain Village project site shall be managed according to the following requirements:             <ul style="list-style-type: none"> <li>i. Recirculating water shall be used for decorative water features.</li> <li>ii. When available, recycled water shall be used as the source for water features on golf courses, hotels, and commercial centers.</li> <li>iii. Surface area of water features shall be included in the Maximum Applied Water Allowance calculation. The evaporation rate for all water features shall be equivalent to the evapotranspiration rate of a high plant water use.</li> <li>iv. Pool and spa covers are required.</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>g. Irrigation shall be designed to maximize water efficiency and meet Maximum Applied Water Allowance requirements. The following irrigation efficiencies shall be required:             <ul style="list-style-type: none"> <li>i. For optimum water efficiency, the irrigation system shall be designed to match plant type and not cause the home or lot to exceed the Maximum Applied Water Allowance.</li> <li>ii. The irrigation system shall be designed to prevent runoff, low-head drainage, overspray, or other similar conditions that cause irrigation water to flow onto adjacent properties, nonirrigated areas, hardscapes, roadways, or structures.</li> <li>iii. Soil types and infiltration rates shall be considered in irrigation system design.</li> <li>iv. Irrigation system design shall conform to the hydrozones of the landscape design plan.</li> <li>v. Trees shall be placed on separate valves from shrubs, groundcovers, and turf areas, where feasible.</li> <li>vi. Head-to-head coverage is required when designing the sprinkler system to ensure uniform water application. Consideration shall be given to the prevailing wind direction and speed to make necessary adjustments. The coefficient of uniformity should be as close to 1.0 as possible.</li> <li>vii. Long, narrow, or irregular-shaped landscape areas and median islands or strips less than 8 feet wide shall be irrigated with subsurface irrigation or other low-volume irrigation, such as surface drip.</li> <li>viii. “Smart” controllers such as weather-based irrigation controllers or other self-adjusting irrigation controllers are required for all irrigation systems and must be able to accommodate all aspects of the landscape and irrigation design plans.</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>ix. Placement of valves as close as possible to the point of connection of the water supply is required to minimize water loss caused by an emergency situation (e.g., water main break or repair).</li> <li>x. Sensors that suspend irrigation during unfavorable weather conditions (i.e., rain, freeze, wind) are required on all irrigation systems.</li> </ul> <p>d. <b>Educational Outreach.</b> An education and outreach program to the existing and future Tejon Mountain Village community shall be provided to encourage the sustainable design features offered by Tejon Mountain Village. The educational outreach program includes the following components:</p> <ul style="list-style-type: none"> <li>i. Environmental education program to promote advantages of water conservation, energy efficiency, limited site disturbance, open space preservation, and renewable energy technologies.</li> <li>ii. A temporary “Eco-House” to be built on site as a prototypical residential green structure. The model home will function as a resource center to showcase green technologies and serve as a centralized information repository for sustainable development technologies, resource materials, and best practices for sustainability. Eventually, the model eco-house will be sold as part of the model home sales for Tejon Mountain Village.</li> <li>iii. Coordination with the Tejon Ranch Conservancy and other similar organizations such as the Mountain Lion Foundation, The Nature Conservancy, Endangered Habitats League, The Sierra Club, the Audubon Society, and the Natural Resources Defense Council to prepare, periodically review, and produce materials for the educational program.</li> <li>iv. Conservation education and citizen awareness program for the open space areas, informing residents and guests of the natural resource values and vulnerabilities within the Tejon Mountain Village open space areas.</li> </ul>	
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<p><b>#16 4.3-3</b></p>	<p><b>MM 4.3-7:</b> A transit connection is included on site, which is accessible by local and regional transit routes if desired by transit operator.</p>	<p>Prior to approval of any Site Development Plan for the Village Mixed Use Center</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Concurrent with the submittal of the first commercial site development plan in the Village Mixed Use Center, the applicant shall indicate where the transit connection is to be located.</li> <li>C. Kern County Planning Staff shall verify the proposed location is accessible by local and regional transit routes.</li> <li>D. The proposed location shall be included as a condition of approval for any approved commercial site development plan.</li> </ul>			
<p><b>#17 4.3-3</b></p>	<p><b>MM 4.3-8:</b> Best available alternative fuel technology is required for community service vehicles.</p>	<p>Prior to issuance of certificates of occupancy for the Golf Course Cart Barn and Community Maintenance Buildings</p>	<p>Kern County Engineering &amp; Services Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> </ul>			

<p><b>#18 4.3-3</b></p>	<p><b>MM 4.3-9:</b> Builders, developers, and custom lot owners are required to include high-speed communication technology to encourage telecommuting and working from home.</p>	<p>Prior to issuance of final occupancy permit for residential units and hotels.</p>	<p>Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant shall provide the Kern County Building Inspection Department proof of the high-speed communication technology required of builders, developers, and custom lot owners has been included in all residential dwellings.</p> <p>C. Building Inspector shall verify prior to issuance of final occupancy permit.</p>			
<p><b>#19 4.3-3</b></p>	<p><b>MM 4.3-10:</b> Commercial areas and amenity buildings shall be designed to be accessible by pedestrians, bicyclists, and community electric vehicles.</p>	<p>Prior to approval of Commercial Site Development Plans</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will review the accessibility by pedestrians, bicyclists and community electric vehicles for compliance during review of the Commercial Site Development Plans.</p>			

<p><b>#20 4.3-3</b></p>	<p><b>MM 4.3-11:</b> The commercial area shall include bicycle storage racks.</p>	<p>Prior to approval of the Commercial Site Development Plan and issuance of commercial building permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will verify during review of the Commercial Site Development Plan that bicycle storage racks are included.</p>			
<p><b>#21 4.3-3</b></p>	<p><b>MM 4.3-12:</b> Signage shall be provided on the parking lot of a portion of the commercial site identifying a maximum of 10 parking places that can be used by project commuters as a park-and-ride facility.</p>	<p>Prior to approval of the Commercial Site Development Plan and Prior to issuance of final occupancy permits for commercial buildings</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will verify during review of the Commercial Site Development Plan that the required parking places are included.</p> <p>C. Building Inspector will verify in the field that the required parking places have been included prior to issuance of any final occupancy permit for commercial buildings.</p>			

<p><b>#22 4.3-3</b></p>	<p><b>MM 4.3-13:</b> Signage shall be provided at parking spaces for employee use in each commercial area nearest to the employee entrance identifying those spaces as preferential parking reserved for carpool/vanpool usage. Signage shall also be provided identifying loading and unloading areas for transit and vanpools.</p>	<p>Prior to approval of the Commercial Site Development Plan and Prior to issuance of final occupancy permits for commercial buildings</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will verify during review of the Commercial Site Development Plan that the required parking places are included.</p> <p>C. Building Inspector will verify in the field that the required parking places have been included prior to issuance of any final occupancy permit for commercial buildings.</p>			
<p><b>#23 4.3-3</b></p>	<p><b>MM 4.3-14:</b> In compliance with applicable law, signage shall be placed on parking spaces in the commercial area nearest to the entrance of the commercial retail uses identifying them as preferential parking for alternative fuel vehicles (hybrid (electric/gas), liquefied petroleum gas, or biodiesel).</p>	<p>Prior to approval of the Commercial Site Development Plan and Prior to issuance of final occupancy permits for commercial buildings</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Staff will verify during review of the Commercial Site Development Plan that the required parking places are included.</p> <p>C. Building Inspector will verify in the field that the required parking places have been included prior to issuance of any final occupancy permit for commercial buildings.</p>			

<p><b>#24 4.3-4</b></p>	<p><b>MM 4.3-15:</b> Construction activities within 1,500 feet of any school will be limited to after-school hours, weekends, or times when the school is not occupied unless a written agreement is provided from the school district allowing for other hours.</p> <p>At least 14 days prior to the commencement of any construction activity that would take place within 1,500 feet of El Tejon Middle School, the Project applicant shall provide for El Tejon Unified School District's review and comment on a Construction Operations Plan that identifies the activities to be undertaken, the type of equipment to be used, and the scheduled hours of use for each type of equipment.</p> <p>A setback area of 300 feet from areas with more than one potential source of Toxic Air Containments shall be required for all residential structures. A setback area of 500 feet from Interstate 5 shall be required for all sensitive land uses, including schools, community centers or other community gathering places as determined by the Planning Director.</p>	<p>Prior to the issuance of any grading permit or building permit.</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. For any project located within 1,500 feet of El Tejon Middle School, the applicant shall provide to the Kern County Building Inspection Division a copy of the Construction Operations Plan approved by the El Tejon Unified School District.</p> <p>C. Kern County Planning Department shall review the Construction Operations Plan prior to issuance of the permit.</p> <p>D. The applicant shall indicate all setback areas on the submitted site plan reviews.</p> <p>E. Kern County Planning Staff shall verify compliance during site plan review.</p> <p>F. MM 4.3-15 shall appear as a note on all grading and building permits issued.</p>					
<p><b>#25 4.3-5</b></p>	<p><b>MM 4.3-16:</b> If odors from any equestrian facility become a nuisance, as determined by the Kern County Environmental Health Services Department, the project applicant shall impose additional manure management practices, as required by Kern County Environmental Health Services Department.</p>	<p>During operations</p>	<p>Kern County Environmental Health Services Department; TMV Master Developer/Master Property Owners Association</p>		

		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.3-16 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval. If requested, the applicant shall provide Kern County Environmental Health Services Department proof of implementation of additional manure management practices</li> <li>C. If requested, the applicant shall provide the Kern County Planning Department proof of additional manure management practices.</li> </ul>			
<p><b>#26 4.3-5</b></p>	<p><b>MM 4.3-17:</b> If odors from the water reclamation facility become a nuisance, as determined by complaints to the Kern County Environmental Health Services Department and the SJVAPCD, the Kern County Environmental Health Services Department and SJVAPCD shall consult to determine additional odor control measures to impose, including if necessary, an odor biofilter that would be installed by Tejon Castac Water District.</p>	<p>During operations</p>	<p>Kern County Environmental Health Services Department; Kern County Planning Department; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.3-17 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval. If requested, TCWD shall provide proof of implementation of additional odor control measures imposed by Kern County Environmental Health Services Department in consultation with SJVAPCD</li> <li>C. If requested, the applicant shall provide to Kern County Planning Department proof of consultation and approved additional odor control measures.</li> </ul>			

<p><b>#27 4.3-8</b></p>	<p><b>Mitigation Measure 4.3-18:</b> Prior to the issuance of building permits for residential or commercial construction (with the exception of the gate house, and sales and marketing facility), a focused greenhouse gas report shall be submitted that identifies the measures (regulatory or applicant-implemented, in all sectors relevant to project GHG emissions, including but not limited to cleaner fuels and more efficient cars and trucks, cleaner energy from the grid, more energy-efficient building materials and standards used onsite, emission offsets, applicant-funded offsite energy conservation improvements to existing homes and structures, etc.) to confirm that the project is reducing by 29% in relation to business as usual (2008 base year) its CO<sub>2</sub> equivalent emissions as quantified in the Draft Environmental Impact Report and applied to the final number of houses or square footage and type of commercial constructed for each site. The focused greenhouse gas report shall be submitted to the San Joaquin Valley Air Pollution Control District for review and comment regarding the methodology used to quantify greenhouse gas reductions. The report can be for an individual house, multiple structures, or for a phase of a tract.</p> <p>Any mitigation program for the reduction of greenhouse gases adopted by Kern County that can be implemented for the specific project site and that provides equal or more effective mitigation than this mitigation measure can be utilized by the applicant as a replacement for the requirements of this mitigation measure. In addition, the project shall comply with any Climate Change Action Plan that is adopted by the Board of Supervisors prior to issuance of building permits and any other relevant State or Federal regulations on climate change.</p>	<p>Prior to issuance of building permits for residential or commercial construction</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant will develop a focused greenhouse gas report and will submit the report to the SJVAPCD for review and comment. Prior to issuing building permits, the applicant will provide Kern County Planning Department proof of the reviewed greenhouse gas report.</p> <p>C. The greenhouse gas report will be utilized to confirm that the project is reducing its CO<sub>2</sub> equivalent emissions by 29% in relation to business as usual. Project design features used to achieve the reduction shall be verified as incorporated into all precise development plans, final parcel maps and subdivision maps.</p>					

<p><b>#28 4.3-8</b></p>	<p><b>MM 4.3-19:</b> Tejon Mountain Village shall require the use of alternative fuel technologies for grading construction vehicles by including language in construction bid specifications and weighting the use of alternative fuel technologies in the selection of grading construction contractors or provide evidence to the Kern County Planning Department why this is infeasible. Refer to Mitigation Measure 4.3-4 for details on alternative fuel use in grading equipment.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.3-19 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>C. Kern County Planning Department will verify the note prior to approval.</p>			
<p><b>#29 4.3-8</b></p>	<p><b>MM 4.3-20:</b> Tejon Mountain Village shall maintain a centralized information repository for available recycled building materials. Recycled building materials such as timber beams, barn siding, brick, and concrete shall be incorporated where practicable. Refer to Mitigation Measure 4.3-5 for details on recycled building materials and recycling of construction waste.</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department to verify prior to issuance of building permits</p>			

<p><b>#30 4.3-8</b></p>	<p><b>MM 4.3-21:</b> Prior to the issuance of grading or building permits, the proponent shall identify where all construction equipment will be stored. The location of this storage area shall appear as a note on any grading or building permit issued for the site. In areas not subject to mass grading, builders and custom lot owners shall be required to flag the smallest site disturbance area possible and restrict storage of construction equipment to these areas. Builders and custom lot owners shall also be required to ensure that grading of areas includes diversion of flow to permeable areas. Builders and custom lot owners shall be required to manage and replace oak trees consistent with the Oak Tree Management Plan, which shall be adopted with the Tejon Mountain Village Specific Plan and Community Plan.</p>	<p>Prior to issuance of grading and landscape permits</p>	<p>Kern County Building Inspection; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Building Inspection to verify during grading and landscape plan review</p>					
<p><b>Justification:</b> The impacts to air quality are considered significant and unavoidable. All feasible and reasonable changes or alterations have been required in, or incorporated into, the proposed Project that substantially lessen the potentially significant effect as identified in the Final EIR.</p>					

<p><b>4.4 Biological Resources</b></p>					
<p><b>#31 4.4-1</b></p>	<p><b>MM 4.4-1:</b> The following shall be implemented prior to the issuance of any certificate of occupancy for the site:</p> <p>a. Hunting within the project site shall be limited to guided hunts, generally as required to control wildlife and non-native, invasive species (e.g., wild pigs). All participants in any such onsite population management efforts shall be educated in the identification and behavior of the California condor, golden eagle, bald eagle, and prairie falcon, and supervised by a trained hunting guide to avoid any accidental encounter with these species. In addition, non-permitted hunting of any wildlife species shall be strictly prohibited, which will also be subject to enforcement by the project Conservation Managers and trained hunting guides. Pursuant to the lead ammunition ban that was implemented over the entire Tejon Ranch beginning January 1, 2008, only non-lead ammunition shall be used at all times within the project site during hunts of any kind.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Developer/Master Property Owners Association; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuance of residential certificates occupancy, the applicant shall provide evidence of educational material informing hunting participants of identification and behavior of the California condor, golden eagle, bald eagle, and prairie falcon to Kern County Building Inspection Department.</p> <p>C. The Kern County Planning Department will verify compliance prior to issuance.</p>					

	<p>b. An amendment to the existing agreement between the County and the U.S. Department of Agriculture (USDA) shall be executed or other implementation mechanism as approved by the Planning Department , to provide funding to cover the costs for depredation management associated with the on-site implementation of the Tejon Mountain Village Community and Specific Plan.</p>				
<p><b>#32 4.4-1</b></p>	<p><b>MM 4.4-2:</b> No new aboveground high-voltage towers or power lines shall be built as part of the project. If existing utilities are relocated within 1,000 feet of existing overhead structures for the project, or the project requires aboveground structures for the installation of underground utility lines, best management practices to prevent birds from colliding with or being electrocuted by utility lines, towers, and poles shall be implemented using the “Avian Protection Plan Guidelines” prepared by the Edison Electric Institute’s Avian Power Line Interaction Committee and United State Fish and Wildlife Service (2005). The “Avian Protection Plan Guidelines” shall be used in conjunction with “Suggested Practices for Raptor Protection on Power Lines: The State of the Art in 1994” (Avian Power Line Interaction Committee 1994) and “Mitigating Bird Collisions with Power Lines: The State of the Art in 2006” (Avian Power Line Interaction Committee 2006), or the most current editions of these documents at the time of the installation or construction of these structures. Implementation of these guidelines is the responsibility of the Project Biologist during construction of master improvements and the appropriate project Conservation Manager according to the location of the activity thereafter.</p>	<p>Prior to approval of TTMs that include electrical transmission lines</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.4-2 will be included as a note on all approved tentative tract maps maps and approved site plans.</p> <p>C. The Kern County Planning Department will verify the note prior to approval.</p> <p>D. During TTM review, the applicant shall provide evidence to Kern County Planning Department that either no new aboveground high-voltage towers or power lines shall be built as part of the project or if existing utilities are to be relocated that construction specifications are consistent with : “Avian Protection Plan Guidelines” prepared by the Edison Electric Institute’s Avian Power Line Interaction Committee and United State Fish and Wildlife Service (2005); the “Avian Protection Plan Guidelines” shall be used in conjunction with “Suggested Practices for Raptor Protection on Power Lines: The State of the Art in 1994” (Avian Power Line Interaction Committee 1994) and “Mitigating Bird Collisions with Power Lines: The State of the Art in 2006” (Avian Power Line Interaction Committee 2006)</p>			

<p><b>#33 4.4-1</b></p>	<p><b>MM 4.4-3:</b> Tejon Mountain Village, LLC shall retain professional environmental specialists to create and disseminate a condor educational curriculum that shall include information concerning the life history of the California condor, where condors potentially occur within the Tejon Mountain Village site, prohibited behaviors related to condors such as the pursuit, capture, harassment, and all other potential direct interaction of the species. The information shall also identify types of microtrash that could be ingested by adult breeding condors and describe measures to eliminate microtrash on and near all construction sites, recreational areas, roads, and backcountry locations where human presence has occurred. The education program shall include training of key personnel at the Ranch, appropriate signage at trailheads or entrances to project open space areas, and dissemination of pertinent information at onsite nature centers or other public areas. The focus will be to educate all Tejon Mountain Village construction and work crews, residents, and guests, particularly those engaging in recreational activities such as hiking that could put them in close proximity to ridgelines and other areas that provide higher quality foraging habitat for California condors. Project Conservation Managers shall be empowered to take action to prevent any such activity under the terms of project conservation easements; covenants, conditions, and restrictions (CC&amp;Rs); and similarly enforceable measures. Compliance with condor protection measures shall be enforced by means of CC&amp;Rs recorded on each of the private parcels within the Tejon Mountain Village Specific Plan and Tejon Mountain Village Special Plan No. 1, Map 256 or by similarly enforceable measures.</p>	<p>Prior to issuance of grading permits (for preparation of educational material) and prior to issuance certificates of residential occupancy (for CC&amp;R's and Conservation Easements)</p>	<p>Kern County Planning Department; Kern County Building Inspection ; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant shall contract professional environmental specialists to create and disseminate a condor educational curriculum to Project construction and work crews, residents, and guests</p> <p>C. The Kern County Planning Department will verify compliance prior to issuance.</p> <p>D. The applicant shall provide evidence of execution of condor educational curriculum and inclusion of the applicable biological mitigation requirements in the CC&amp;R's to Kern County Building Inspection Department</p>					
<p><b>#34 4.4-1</b></p>	<p><b>MM 4.4-4:</b> The following shall be implemented to address potential impacts to California condor:</p> <p>a. A condor educational curriculum shall be created and disseminated that will include information concerning prohibited behaviors related to condors such as the pursuit, capture, and harassment of condors and all other potential direct interaction with the species. Compliance with condor</p>	<p>Prior to issuing building and grading permits (for preparation of educational material) and residential certificates of occupancy (for CC&amp;R's)</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Project Biologist</p>		

	<p>protection measures will be implemented by means of covenants, conditions, and restrictions (CC&amp;Rs) recorded on each of the private parcels within the Tejon Mountain Village Specific and Community Plan or by similarly enforceable measures.</p> <p>b. Tejon Mountain Village, LLC shall provide for routine community maintenance activities that will include regular efforts to eliminate microtrash on and near all roads and back-country areas where human presence has occurred. All trash receptacles will be fitted with animal- and weather-resistant lids.</p> <p>c. Construction workers, Tejon Ranch staff, and residential and commercial occupants and their guests shall 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 the property owner's association manager, in consultation with the Project Biologist and the California Department of Fish and Game. The CC&amp;Rs shall provide examples and authorize the Project Biologist to respond to changing California condor behaviors, human activities, and other conditions with restrictions that are the least intrusive necessary to provide the protection intended.</p> <p>d. Recreational activities, particularly organized hikes or similar events, and filming projects on key ridgelines and on other areas where condors are known or expected to occur, shall be closely regulated to minimize any effects that could disturb feeding or roosting condors. Such regulation can include the dissemination of information regarding condors, and steps to take to avoid and minimize potential disturbances to condors, prior to any organized events that will take place in or adjacent to areas where condors may feed or roost.</p> <p>e. Information, as stipulated in Mitigation Measure 4.4-3, regarding microtrash and appropriate behaviors if condors are encountered, shall be disseminated to guests and/or visitors to all backcountry cabins.</p>	<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 3.4-4 will be incorporated as a condition of approval on all subsequent discretionary actions and included as a note on all approved final subdivision maps and approved site plans.</p> <p>C. Kern County Planning Department will verify the note prior to approval.</p> <p>D. The applicant shall contract professional environmental specialists to create and disseminate a condor educational curriculum.</p> <p>E. The applicant shall provide Kern County Building Inspection Department with evidence of inclusion of the condor management measures in the CC&amp;R's.</p> <p>F. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</p>
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<p><b>#35 4.4-1</b></p>	<p><b>MM 4.4-5:</b> The following shall be implemented to address potential impacts to California condor:</p> <p>a. On Grapevine, Middle, Squirrel, Silver, Lolas, and Geghus Ridges, including the upper slopes on either side of these ridges; the east–west ridge above Rising Canyon; or on any other ridge within the Tejon Mountain Village Specific Plan area deemed by the Project Biologist as suitable foraging habitat for condors, the following restrictions shall apply:</p> <p>i. The project shall not place or allow the placement of any antennae outside of existing antenna farms or place new antennae or extend current antennae within an existing antenna farm if any such antenna would be higher than other existing antennae in the existing farm. Currently, the tallest antenna is 100 feet high.</p> <p>ii. The project may construct and maintain, or allow any third party to construct and maintain, phone towers consisting of single telephone/cell phone poles of standard height or other similar structures outside of existing antenna farms. The tops of such phone towers and electricity poles must not extend above any of the above-identified ridges likely to be used by California condors.</p> <p>iii. All surfaces on new antennae and phone towers shall be designed and operated with anti-perching devices. All antenna and phone tower sites shall be kept clean of debris, such as cable, trash, and construction materials.</p> <p>b. Because of the potential for raptors, including the California condor, to collide with wind turbines, no wind farms or wind turbines shall be constructed anywhere on Tejon Mountain Village (and Tejon Ranch Company agrees to expand the ban to all Ranch lands). However, individual wind turbines, which have the primary purpose to serve electrical generation needs on site, may be constructed if, after review and approval by the U.S. Fish and Wildlife Service and the California Department of Fish and Game, such turbines are of a design and in a location that would not pose a threat to California condors.</p>	<p>Prior to approval of a Site Development Plan containing utility towers and prior to approval of residential building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.4-5 incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>C. The Kern County Planning Department will verify the note prior to approval.</p> <p>D. Prior to approval of a Site Development Plan, for utility towers the applicant shall provide Kern County Planning Department a biological report illustrating condor foraging areas</p> <p>E. Prior to approval of residential building permits, applicant shall provide the Kern County Building Inspection Department with a copy of the CC&amp;R’s showing prohibition on wind turbines</p>					

	<p>c. No new aboveground high-voltage towers, transmission lines, or other aerial obstructions with dimensions that have been associated with condor mortality shall be built within the project area. Relocation of existing towers and lines shall be permitted within 1,000 feet of existing lines as long as they do not occur on the ridgelines, or break the ridgelines, of Grapevine, Middle, Squirrel, Silver, Lolas, or Geghus Ridge.</p> <p>d. Communication towers may be placed on the project site to assure adequate communications are available for Kern County’s emergency services and other purposes, provided that such towers are not served by electricity from any new above-ground powerlines except in the immediate vicinity of the tower itself. Such towers will be designed with anti-raptor devices or other measures to discourage use by, and collisions with, raptors and other protected bird species. Such towers may be constructed if, after consultation with the US FWS, such towers are of a design that would not pose a threat to California condors.</p>				
<p><b>#36 4.4-1</b></p>	<p><b>MM 4.4-6:</b> The project shall participate by providing funding with the Tejon Ranch Company to ensure that the following additional conservation measures will be implemented to benefit the California condor:</p> <p>a. Fund and implement a supplemental feeding program to provide source of clean, lead-free and contaminant-free food for California condors using suitable areas within Tejon Ranch as foraging habitat. The program shall contain the following components:</p> <p>i. Two feeding sites shall be identified with the concurrence of the United States Fish and Wildlife Service to serve as a repository for food carcasses, either within the northernmost or easternmost open space areas within the project site or off site within either the open space areas north of Tejon Mountain Village or within the Condor Study Area.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that either the terms of any permit issued to the applicant by the United States Fish and Wildlife Service related to the condor are being fulfilled or that the condor mitigation measures are not applicable due to the extent or location of grading activity.</p>			

	<ul style="list-style-type: none"> <li>ii. No structures, other than an electrified fence to ward off predators, shall be built on or near the feeding site. A pulsating, non-lethal, solar powered electric fence charger shall be used to energize electrical fencing on wooden posts. The fenced enclosure configuration and placement shall take into consideration such factors as topography, vegetation, and the amount of space needed for condor access and to prevent the possibility of collision with fence wires. Food carcasses will generally be stillborn calves supplied by a local dairy or ranch or dead cattle or other large animals (e.g., deer, pigs) that have been determined to be free of lead and other contaminants. The frequency of carcass placement will be determined by the Tejon Ranch Company, in cooperation with the United States Fish and Wildlife Service, depending on overall use of the feeding stations by condors.</li> <li>iii. The program shall be implemented by a qualified biologist. The biologist will be trained by United States Fish and Wildlife Service personnel in feeding station protocols prior to the biologist being able to supply the designated feeding site with carcasses.</li> <li>iv. The program shall continue until the 50-year term of the take authorization permit, or other replacement agreements or programs that mitigate impacts of the project with Fish &amp; Wildlife Service, for the Tehachapi Upland Multiple Species Habitat Conservation Plan expires or until United States Fish and Wildlife Service determines that a supplemental feeding program is no longer necessary for the recovery of the species, whichever comes first.</li> <li>b. Fund an additional 25 global positioning system (GPS) satellite tracking transmitter units to allow United States Fish and Wildlife Service to track higher numbers of California condors in the wild to better understand and proactively respond to challenges and opportunities in the recovery of this species. Specifically, \$150,000 will be provided prior to the issuance of any grading permits affecting suitable condor</li> </ul>	<ul style="list-style-type: none"> <li>C. Prior to issuance of grading permits, the applicant shall provide Kern County Planning and Building Inspection Departments with proof of phased payment for the condor GPS units</li> <li>D. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning and Building Inspection Departments that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>
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	<p>foraging or temporary roosting habitat and then \$25,000 will be provided every year afterwards for a total of 10 years.</p> <p>c. Fund a full-time, permanent biologist responsible for implementing mitigation measures set forth in this Draft EIR for the California condor and other protected species and sensitive habitats present within portions of the Tejon Ranch and within the Tejon Mountain Village project area. With respect to condors, the biologist's primary function will be to assist the project in avoiding interactions between humans and California condors and in administering the mitigation measures pertaining to condors set forth in this Draft EIR.</p>				
<p><b>#37 4.4-1</b></p>	<p><b>MM 4.4-7:</b> The project shall ensure that adequate funding is made available to pay for the United States Fish and Wildlife Service's costs to capture, monitor, provide for veterinary treatment, and/or relocate to a California condor facility, any California condor that United States Fish and Wildlife Service concludes has become habituated to structures or human activity areas within Tejon Mountain Village.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department and County Building Inspection Department that either the terms of any permit issued to the applicant by the United States Fish and Wildlife Service related to the condor are being fulfilled or that the condor mitigation measures are not applicable due to the extent or location of grading activity.</p>			

<p><b>#38 4.4-1</b></p>	<p><b>MM 4.4-8:</b> Prior to construction activities involving mass grading and construction of backbone infrastructure, a Project Biologist shall be retained by the Master Developer to perform the following for development within each planning area:</p> <ul style="list-style-type: none"> <li>a. Attend the pre-construction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing/location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds) to the maximum extent practicable.</li> <li>b. Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas prior to clearing, grubbing or grading.</li> <li>c. Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction with the contractor and other key construction personnel prior to clearing, grubbing or grading.</li> <li>d. Review/designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading.</li> <li>e. Site haul roads, access roads, and onsite staging and storage areas within grading areas shall, to the extent practicable, avoid and minimize degradation of vegetation communities adjacent to these areas. If ground-disturbing activities outside grading area limits are necessary, the Project Biologist shall evaluate them to ensure that no special-status or sensitive biological resources are significantly affected.</li> <li>f. Conduct a field review of the staking to be set by the surveyor designating the limits of all construction activity prior to clearing, grubbing, or grading.</li> <li>g. Flag or temporarily fence any construction activity areas within 100 feet of riparian areas, Special Management Areas, and special-status plants located outside the development envelope, prior to clearing, grubbing, or grading; silt fencing shall be installed in areas that are suitable for amphibians and reptiles to prevent their movement into the construction zone.</li> </ul>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>					

	<p>h. Be present during initial vegetation clearing, grubbing, and grading.</p> <p>i. Relocate special-status species, if practicable, outside of the construction zone and into designated open space if species are observed above the surface during vegetation clearing and grading.</p> <p>j. Maximum construction vehicle speed will be 15 miles per hour for haul roads located outside the development envelope. Contractor education shall be provided to raise driver awareness about vehicle/wildlife conflicts and drivers shall be trained to drive around wildlife or otherwise avoid wildlife collisions, including those involving reptiles and amphibians.</p>				
<p><b>#39 4.4-1</b></p>	<p><b>MM 4.4-9:</b> Grading plans shall be reviewed by the Project Biologist to verify that plans include necessary design features and construction notes to protect, to the maximum extent practicable, vegetation communities and special-status plant and wildlife species that are located outside the development envelope (and outside the offsite infrastructure areas) and that are adjacent to construction.</p> <p>To address hydrology impacts, the Project Biologist shall verify that grading plans include a Stormwater Pollution Prevention Plan (SWPPP), which will include, at a minimum, the best management practices (BMPs) listed below. The combined implementation of these requirements shall protect adjacent habitats and special-status species during construction to the maximum extent practicable. At a minimum, the following measures and/or restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacts on special-status species during construction.</p> <p>The Project Biologist shall verify the implementation of the following design requirements:</p> <p>a. No planting or seeding of invasive plant species, as identified in Appendix B, Design Guidelines, of the Tejon Mountain Village Specific Plan and Community Plan and Tejon</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p> <p>C. Prior to issuance of grading permits, Kern County Engineering &amp; Survey Department will verify that the project applicant has prepared a SWPPP</p>			

<p><b>Tejon Mountain Village Specific and Community Plan Mitigation Measure Monitoring Program</b></p>	<p>Mountain Village Special Plan No. 1, Map 256 (Appendix B-1) or the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region (Cal-IPC 2008) will be permitted.</p> <ul style="list-style-type: none"> <li>b. Location and details will be provided for any dust control fencing along development envelope.</li> <li>c. Construction activity will not be permitted in wetland, water, or riparian areas except as authorized by applicable law and permit(s), including permits and authorizations approved by the United States Army Corps of Engineers, California Department of Fish and Game, United States Fish and Wildlife Service, and Regional Water Quality Control Board.</li> <li>d. Silt settling basins installed during the construction process will be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes.</li> <li>e. If a stream channel has been altered during the construction and/or maintenance operations pursuant to applicable permit(s), its low-flow channel will be returned as nearly as practical to pre-project topographic conditions and contours.</li> <li>f. Temporary structures and storage of construction materials not designed to withstand high seasonal flows will be moved to areas above the ordinary high water mark before such flows occur.</li> <li>g. Staging/storage areas for construction equipment and materials will be located outside the ordinary high water mark.</li> <li>h. Any equipment or vehicles driven and/or operated within a streambed will be checked and maintained by the operator daily to prevent leaks of oil or other petroleum products that could be deleterious to aquatic life if introduced to the watercourse.</li> <li>i. Stationary equipment, such as motors, pumps, generators, and welders that may be located within a streambed construction zone will be positioned over drip pans. No fuel storage tanks will be allowed in the streambed.</li> <li>j. No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, or petroleum products will be stored where it may be washed by rainfall or runoff into watercourses.</li> <li>k. When construction operations are completed, any excess materials or debris will be removed from the work area.</li> </ul>	<p style="text-align: right;"><b>October 5, 2009 As Adopted by Board of Supervisors</b></p>
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	<ul style="list-style-type: none"> <li>l. No equipment maintenance will be performed within or near any streambed where petroleum products or other pollutants from the equipment may enter these areas with stream flow.</li> <li>m. Fully covered trash receptacles that are animal-proof and weather-proof will be installed and used by the operator to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.</li> <li>n. Pets on or adjacent to construction sites will not be permitted by the operator.</li> <li>o. No guns or other weapons will be allowed on construction sites during construction, with the exception of those belonging to security personnel and only for security functions. No hunting will be authorized or permitted during construction.</li> <li>p. Construction activities within 100 feet of the outside edge of the development envelope containing habitat for special-status wildlife will be prohibited between sunset and sunrise, and all construction-related lighting will be turned off during that period, with the exception of lighting for maintenance of construction equipment. Construction equipment can be maintained between sunset and sunrise. Lighting for maintenance within 100 feet of the outside edge of the development envelope containing habitat for special-status wildlife will be downcast luminaries with light patterns directed away from natural areas.</li> </ul>	
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<p><b>#40 4.4-1</b></p>	<p><b>MM 4.4-10:</b> Development areas shall have the following dust control measures implemented and maintained to prevent dust impacts on vegetation communities and special-status plant and wildlife species:</p> <ul style="list-style-type: none"> <li>a. Fugitive fine particulate matter (i.e., dust) management plans will be implemented in compliance with San Joaquin Air Pollution Control District Regulation VIII.</li> <li>b. Where construction activities occur within 100 feet of known special-status plant species occurrences in sensitive plant Special Management Areas or outside the development envelope, chemical dust suppression will not be utilized.</li> <li>c. Where determined appropriate by the Project Biologist, a screening fence (i.e., a 6-foot high chain link fence with green fabric—or similar materials—up to a height of 5 feet), may be installed to protect special-status species occurrences in Special Management Areas or within 100 feet of the development envelope.</li> </ul>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection; San Joaquin Valley Air Pollution Control District; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.4-10 will be included as a note on all grading plans</li> <li>C. Kern County Planning Department shall verify during review of the grading plans</li> <li>D. The applicant will submit documentation of the implementation of measures to the Kern County Building Inspection</li> <li>E. Kern County Building Inspection Department will verify in the field during the construction period.</li> </ul>			
<p><b>#41 4.4-1</b></p>	<p><b>MM 4.4-11:</b> To the maximum extent practicable, trail construction and maintenance shall be restricted to existing ranch roads, which are regularly maintained (at least twice per year). As needed, additional trails may be constructed in project open space, and shall be sited in coordination with the Project Biologist to avoid impacts to special-status plant occurrences. Construction plans for trails shall note the limits of the existing ranch roads and trails.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Building Inspection to verify prior to issuance of grading permits containing trails</li> </ul>			

<p><b>#42 4.4-1</b></p>	<p><b>MM 4.4-12:</b> Approximately 21,335 acres of the project site shall be set aside for open space within planning areas. An easement or deed restriction that precludes development, as defined in the Tejon Mountain Village Specific Plan and Community Plan and Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1 of the FEIR), will be recorded on project open space. The open space within each planning area will be assured upon recordation of the tentative tract map for each planning area.</p>	<p>Prior to recordation of final tract maps (FTMs)</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify prior to the recordation of a FTM containing open space.</p>			
<p><b>#43 4.4-1</b></p>	<p><b>MM 4.4-13:</b> Prior to approval of any subdivision map or commercial site development plan the project proponent shall identify areas for open space within each planning area. A Resource Management Plan shall be prepared and submitted concurrent with applications, that specifically identifies required resource management activities and the entities that shall be responsible for managing those activities within the planning area.</p>	<p>Prior to recordation of FTMs</p>	<p>Kern County Planning Department; TMV master Developer/Master Property Owners Association; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify prior to the recordation of a FTM containing open space.</p>			

<p><b>#44 4.4-1</b></p>	<p><b>MM 4.4-14:</b> An integrated pest management plan for common area landscaping and hotel and commercial areas shall be prepared. Implementation of the integrated pest management plan shall avoid and minimize impacts related to fertilizers, pesticides, and water quality. The integrated pest management plan shall also provide mitigation by providing guidelines for the eradication of non-native, invasive species, including African clawed frog and Argentine ant, and non-native wildlife nuisances. The integrated pest management plan shall discuss the use of pesticides and other methods of passive and active controls and management on site. For common area landscaping, the integrated pest management plan shall be prepared prior to the installation of common area landscaping; for hotel and commercial areas, the integrated pest management plan shall be prepared prior to issuance of building permits.</p> <p>Covenants, conditions, and restrictions that will be recorded to inform future property owners of applicable requirements shall include language that prohibits the use of anticoagulants (used for rodent control) at Tejon Mountain Village. The Property Owners' Association, in coordination with the Project Biologist, shall also supply educational information to residents on compliance with federal and state laws governing the use of pesticide products.</p>	<p>Prior to issuance of certificates of occupancy (for hotel or commercial areas) or landscape improvement plans (for common area landscaping)</p>	<p>Kern County Building Inspection; Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify preparation of the Integrated Pest Management Plans prior to the issuance of building permits (for hotel or commercial areas) or landscape permits (for common area landscaping)</p> <p>C. Kern County Building Inspection will verify restrictions on the use of anitcogulants and pesticides have been included in the CC&amp;R's.</p>			
<p><b>#45 4.4-1</b></p>	<p><b>MM 4.4-15:</b> In order to limit impacts on water quality, the Master Developer shall comply with all water quality permits required under applicable federal Clean Water Act and state Porter-Cologne Act requirements.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Planning Department; TMV Master Developer/Master Property Owners Association; Tejon Castac Water District</p>		

		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant will provide Kern County Planning Department with copies of all applicable regulatory water quality permits</li> <li>C. Kern County Building Inspection will verify in the field during the construction period.</li> </ul>			
<p><b>#46 4.4-1</b></p>	<p><b>MM 4.4-16:</b> Prior to installation, plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and fuel modification zones within 100 feet of avoided special-status plant occurrences and sensitive vegetation communities shall be reviewed by the Project Biologist to minimize the effects that proposed landscape plants could have on vegetation communities in the open space due to potential naturalization of landscape plants in the open space. Landscape plants will not include invasive plant species, as identified in the Tejon Mountain Village Specific Plan and Community Plan Design Guidelines and Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1 of the FEIR) or the most recent version of the Cal-IPC California Invasive Plant Inventory for the project region (Cal-IPC 2008). Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates.</p> <p>Immediately prior to installation, container plants to be installed within these areas shall be inspected by the Project Biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases will be rejected. Irrigation within 100 feet of these areas will be designed to avoid the spread of water from irrigated land into designated open space.</p>	<p>Prior to approval of landscape improvement plans</p>	<p>Kern County Planning Department; Building Inspection Department; TMV Design and Review Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. The applicant shall submit evidence of landscape plans to the Kern County Planning Department.</li> <li>D. Prior to the approval of common area landscape improvement plans, Kern County Building Inspection Department will verify that that the landscape construction documents include the applicable notes.</li> <li>E. Prior to approval of residential landscape improvement plans, Kern County Building Inspection Department will verify that the CC&amp;R's contain the appropriate restrictions.</li> </ul>			

	<p>The covenants, conditions, and restrictions shall also provide that property owners operate and maintain a year-round low-moisture regime within 100 feet of open space and avoid the spread of water from irrigated land into project open space. These requirements will minimize the introduction of exotic plant and animal species, such as Argentine ant, from landscape areas into designated open space.</p>	<p>F. Prior to the approval of common area landscape plans, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p>			
<p><b>#47 4.4-1</b></p>	<p><b>MM 4.4-17:</b> The Property Owners Association shall supply educational information to residents regarding pets, wildlife, and open space areas. The material will discuss the presence of native animals (e.g., coyote, bobcat, and mountain lion), indicate that native animals could prey on pets, and indicate that no actions will be taken against native animals should they prey on pets allowed outdoors by their owners.</p> <p>To protect biological resources that are particularly sensitive to pet disturbance, pets shall be leashed while using the designated trail system and/or in any areas within or adjacent to open space. This restriction shall be noted in educational information provided to residents by the Property Owners Association and on trail system and open space signage maintained by the project Conservation Managers. In designated areas where biological resources are not sensitive to pet disturbance, which will be determined by the project Conservation Managers, pets can be leash-free under sufficient voice control to restrict the pets to existing trails. Control of stray and feral cats and dogs shall be conducted in open space areas on an as-needed basis by the project Conservation Managers as described in Appendix C of the Tejon Mountain Village Specific and Community Plan. Stray and feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals, the Kern County Department of Animal Control, or Shelter on the Hill Humane Society.</p>	<p>Prior to issuance of certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval</p> <p>C. Prior to the issuance of residential certificates of occupancy, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p> <p>D. The Kern County Building Inspection Department will verify that educational materials are available for the Property Owner's Association to distribute to residents regarding pets, wildlife, and open space areas</p>			

<p><b>#48 4.4-1</b></p>	<p><b>MM 4.4-18:</b> As identified in the Tejon Mountain Village Framework Resource Management Plan (Appendix C of the Tejon Mountain Village Specific and Community Plan), the project Conservation Managers, in consultation with CDFG, and with the Property Owners Association Manager acting as the lead manager, shall develop and implement a conservation education and citizen awareness program for the open space areas informing the public of the special-status biological resources present within Tejon Mountain Village and providing information on common threats posed by the presence of people and pets to those resources. This shall include the following:</p> <ul style="list-style-type: none"> <li>a. The project Conservation Managers shall install trailhead and trail signage indicating that the project open space is a biological conservation area and requiring that people and their animals stay on existing trails at all times. Signage shall also be posted near Castac Lake stating that feeding wildlife is prohibited.</li> <li>b. The project Conservation Managers shall provide periodic maintenance patrols to remove litter and monitor trail expansion and fire hazards within the project open space.</li> <li>c. The education program shall discuss the negative impacts of unauthorized capturing (i.e., poaching) of wildlife. The education program regarding unauthorized wildlife capture shall highlight the negative impacts of collecting salamanders.</li> </ul>	<p>Prior to issuance of residential certificates of occupancy (for educational materials) and approval of grading plans for trail systems (for signage)</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of residential certificates of occupancy, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. Kern County Engineering &amp; Survey Department will verify that educational materials are available for the Property Owner’s Association to distribute to residents regarding: the importance conservation of open space areas; the negative impacts of unauthorized capturing (i.e., poaching) of wildlife; the negative impacts of collecting salamanders and the requirements for the Property Owner’s Association to conduct periodic maintenance patrols to remove litter and monitor trail expansion and fire hazards within the project open space..</li> </ul>					

<p><b>#49 4.4-1</b></p>	<p><b>MM 4.4-19:</b> Open space uses are restricted to grazing, managed hunting, environmental education, adaptive open space management, recreation (e.g., hiking, biking, equestrian uses), emergency response and public safety, and infrastructure installation and other uses as described in the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1). All recreational and habitat management activities shall be directed or monitored by the project Conservation Managers. Grazing will continue to be managed by Tejon Ranch Company in coordination with the project Conservation Managers. Management could include fencing to exclude cattle or restriction of cattle in riparian areas.</p>	<p>Prior to approval of FTMs</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify that that the FTMs include easements restricting the uses of open space to grazing, managed hunting, environmental education, adaptive open space management, recreation, emergency response and public safety, and infrastructure installation and other uses as described in the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1).</p>			
<p><b>#50 4.4-1</b></p>	<p><b>Mitigation Measure 4.4-20:</b> The operator of the golf course shall prepare a golf course maintenance plan, which will include procedures to control impacts to stormwater quality and groundwater quality as a result of golf course maintenance practices, including irrigation and use of fertilizers and pesticides. The golf course maintenance plan will address potential conflicts with native burrowing animals. The golf course maintenance plan shall be prepared in accordance with federal and state laws governing the use of pesticides and fertilizers and shall be coordinated with the Integrated Pest Management plan (Mitigation Measure 4.4-14). The use of rodenticides will be avoided to the maximum extent practicable. The golf course maintenance plan shall be finalized prior to issuance of a certificate of occupancy for the golf course maintenance building.</p>	<p>Prior to issuance of a certificate of occupancy for the golf course maintenance buildings</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Kern County Engineering and Survey Services; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Building Inspection Department will verify that the golf course management plans will include procedures to control impacts to storm water quality and groundwater quality and be prepared in accordance with federal and state laws.</p>			

<p><b>#51 4.4-1</b></p>	<p><b>MM 4.4-21:</b> To minimize the potential exposure of the development areas and open space to fire hazards, the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1 of the FEIR) is subject to the requirements of the Kern County Fire Department, which provides fire protection for the area. A project-wide fire protection plan (Appendix D of the Tejon Mountain Village Specific and Community Plan has been submitted to the County as part of the project Specific Plan. It includes a fuel modification plan that depicts fuel modification zones in and adjacent to the development envelope. The fuel modification zones shall be consistent with the County requirements. Within the zones, tree pruning, removal of dead plant material, and weed and grass cutting shall take place as required by the fire protection plan. Fuel modification activities shall be managed by the Property Owners Association Manager. Ongoing grazing will be operated by Tejon Ranch Company with oversight from the project Conservation Managers.</p>	<p>Prior to approval of landscape improvement plans for fuel modification zones</p>	<p>Kern County Planning Department; Kern County Fire Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Building Inspection Department will verify that the fuel modification improvement plans are consistent with the requirements of the Fire Protection Plan.</li> </ul>			

<p><b>#52 4.4-1</b></p>	<p><b>MM 4.4-22:</b> The Master Developer shall have pre-construction surveys conducted by the Project Biologist no earlier than 7 days prior to ground-disturbing activities involving mass grading and the installation of backbone infrastructure, including clearing, grading, or grubbing, that occur during the nesting/breeding season of special-status bird species potentially nesting on the site. The Project Biologist will be qualified to conduct all avian surveys. For nesting riparian birds, the Project Biologist will be qualified and permitted to conduct surveys for willow flycatcher and least Bell’s vireo. The pre-construction surveys shall be conducted between March and September or as determined by the Project Biologist, depending on the location of the ground-disturbing activities. The purpose of the surveys will be to determine if active nests of special-status birds are present in the disturbance zone or within 500 feet of the disturbance zone boundary. If active nests are found, ground-disturbing activities within 300 feet of the nest (or 500 feet for most raptors and tricolored blackbird colonies) shall be postponed or halted, at the discretion of the Project Biologist, until the nest is vacated and juveniles have fledged, as determined by the Project Biologist. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than 7 days elapse between the survey and ground-disturbing activities. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas per the requirements stated in Mitigation Measure 4.4-8. The Project Biologist shall serve as a construction monitor during those periods when construction activities are to occur near active nest areas to avoid inadvertent impacts to these nests. The Project Biologist may adjust the 300-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected on a rocky outcrop or buffered by dense vegetation).</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. Kern County Planning Department will verify documentation prior to issuance of grading permits.</li> </ul>					

<p><b>#53 4.4-1</b></p>	<p><b>MM 4.4-23:</b> Special Management Areas requiring either avoidance or performance measures shall be established to avoid or minimize impacts on special-status plants, animals, and vegetation communities. Special Management Area descriptions and corresponding mitigation requirements are included in Appendix E-2, and listed below:</p> <ul style="list-style-type: none"> <li>a. Special Management Area 1 is an avoidance area established for the protection of the aromatic canyon gooseberry.</li> <li>b. Special Management Area 2 is an avoidance area established for the protection of the gypsum loving-larkspur.</li> <li>c. Special Management Area 5 is an avoidance areas established for the protection of Hoover’s eriastrum.</li> <li>d. Special Management Areas 3, 4, and 6 are avoidance areas established for the protection of Kusche’s sandwort.</li> <li>e. Special Management Area 7 is an avoidance area established for the protection of the small-flowered monkeyflower and aromatic canyon gooseberry.</li> <li>f. Special Management Area 8 is a performance standard area established for the protection of the gypsum loving-larkspur.</li> <li>g. Special Management Area 9 is an avoidance area established for the protection of the prairie falcon.</li> <li>h. Special Management Area 10 is a performance standard area established for the protection of riparian, wetland and drainage areas and the special-status plants and animals in these areas.</li> <li>i. Special Management Areas 11 through 121 are avoidance areas established for the protection of riparian, wetland, and drainage areas and the special-status plants and animals in these areas.</li> </ul>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#54 4.4-1</b></p>	<p><b>MM 4.4-24:</b> Impacts on breeding burrowing owls shall be avoided and minimized during construction activities through the following measures:</p> <ul style="list-style-type: none"> <li>a. Pre-construction surveys for primary and secondary breeding/foraging habitat for burrowing owls shall be conducted 30 days prior to scheduled construction activity involving mass grading and the installation of backbone infrastructure to determine whether burrowing owls are present on site and, if present, their breeding status (breeding season is March through August). Pre-construction surveys shall be conducted between March and August.</li> <li>b. If non-nesting burrowing owls are observed during these surveys, construction work shall proceed after owls are evacuated from the site using a California Department of Fish and Game-approved burrow closure procedure and after alternative burrow sites have been provided in project open space in accordance with the California Department of Fish and Game “Staff Report on Burrowing Owl Mitigation” (DFG 1995). Results of surveys and relocation efforts shall be submitted to the California Department of Fish and Game.</li> <li>c. If nesting burrowing owls are observed during these surveys, construction work within 300 feet of active nest burrows shall be delayed until fledglings have left or are independent of the nest, as determined by the Project Biologist. Nests that become active within 300 feet of construction activities after initiation of construction are not subject to the 300-foot setback. The Project Biologist may reduce the 300-foot setback based on the type and intensity of construction activity and other factors. Nests that become active within designated construction zones after initiation of construction shall be avoided (i.e., active nests would not be directly disturbed), but no setback will be provided. Results of surveys and avoidance of nesting burrowing owls shall be submitted to the California Department of Fish and Game.</li> </ul>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#55 4.4-1</b></p>	<p><b>MM 4.4-25:</b> Impacts to American badger individuals and wintering and natal dens shall be avoided and minimized during construction activities through the following measures:</p> <ul style="list-style-type: none"> <li>a. During the winter (between November 1 and March 31, when daily temperatures do not exceed 45°F), when American badgers may use winter dens to enter torpor, pre-construction surveys shall be conducted no earlier than 14 days prior to ground-breaking construction by the Project Biologist to determine if American badger winter dens are present within the limits of disturbance or within 100 feet of the disturbance zone boundary.</li> <li>b. If an American badger winter den is occupied within a construction area for construction activities involving mass grading and the installation of backbone infrastructure, then the den location shall be clearly marked with fencing or flagging to avoid inadvertent impacts on the den, and one of the following shall occur:               <ul style="list-style-type: none"> <li>i. Construction activities will be postponed or halted until it is determined by the Project Biologist that badgers are not using the den, if practicable.</li> <li>ii. If it is not practicable to avoid the wintering den during construction activities, an attempt will be made to trap or flush the individual and relocate it to designated open space. After a trapping or flushing effort is completed, construction may proceed and disturb the occupied winter den even if it remains. If trapping is required, trapping will be limited to November 16 through last day of February in accordance with Section 461, Title 14 of the CCR.</li> <li>iii. During the spring and summer, when American badgers may use dens for birthing young (generally April through August), pre-construction surveys shall be conducted by the Project Biologist no earlier than 14 days prior to construction activities involving mass grading and the installation of backbone infrastructure, to determine if American badger natal dens are present within the construction area or within 100 feet of the construction area.</li> </ul> </li> </ul>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

	<p>If American badger dens are occupied during the breeding season within these areas, construction activities shall be postponed or halted in these areas until it is determined by the Project Biologist that the young are no longer dependent on the natal den. If an active natal den is identified within 100 feet of these areas, to avoid inadvertent impacts during construction, the den location shall be clearly marked with fencing or flagging in a manner that will not inhibit normal behavioral activities (e.g., foraging) by the mother.</p>				
<p><b>#56 4.4-1</b></p>	<p><b>MM 4.4-26:</b> In accordance with Appendix B, Design Guidelines, of the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256, (Appendix B-1), exterior lighting shall be limited in order to preserve the nighttime ambience throughout the Tejon Mountain Village community. These limitations on lighting also mitigate the short- and long-term indirect impacts that lighting can have on species. All lighting along the perimeter of the open space areas exterior to the development envelope shall be downcast with light patterns directed away from natural areas and shall be consistent with the dark sky guidelines.</p>	<p>Prior to issuance of external electrical lighting permits</p>	<p>Kern County Planning Department; Project TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant will submit to the Kern County Building Inspection Department a lighting plan.</li> <li>C. Kern County Building Inspection Department will verify the lighting plan with the Kern County Planning Department.</li> <li>D. Kern County Building Inspection Department will verify that all exterior lighting is downcast and directed away from natural areas.</li> <li>E. The Building Inspector will verify continued compliance during regular inspections.</li> </ul>			

<p><b>#57 4.4-1</b></p>	<p><b>MM 4.4-27:</b> Prior to implementing active fuel modification measures during the breeding season of native birds in the region of the project site (typically March through August in the project region, or as determined by the Project Biologist during construction of master improvement and the Property Owners Association Manager thereafter), surveys shall be conducted to determine the presence of nesting birds within the fuel modification zones. Any active breeding nests shall be mapped. The fuel modification zones described in the fire protection plan (Mitigation Measure 4.4-21) shall be modified to create a 300-foot buffer (500 feet for most raptors and tricolored blackbird colonies) around these nests and avoid any clearing or grading within these buffer areas during the breeding season.</p>	<p>Prior to approval of landscape improvement plans (for fuel modification )</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Building Inspection Department will verify that the construction specifications for landscape plans in fuel modification zones include requirements for pre-construction nesting bird surveys.</p> <p>C. Prior to the issuance of landscape improvement plans for fuel modification, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p>			
<p><b>#58 4.4-1</b></p>	<p><b>MM 4.4-28:</b> Impacts on two-striped garter snake individuals will be avoided and minimized during clearing, grading, and grubbing activities. The contractor shall be provided two alternative options to avoid and minimize impacts to two-striped garter snake individuals:</p> <p>a. The Project Biologist shall perform pre-construction surveys 30 days prior to clearing, grading, and grubbing by walking through suitable habitat to clear the area of garter snakes and relocate them to suitable habitat in designated open space; OR</p> <p>b. The contractor shall erect a silt fence or other blocking device(s) around the work zone in lieu of a daily monitor. After erection of the fence or other device(s), a qualified Project Biologist shall 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.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p>			

<p><b>#59 4.4-1</b></p>	<p><b>MM 4.4-29:</b> Under the direction of the project Conservation Managers, to discourage human intrusion, appropriate signage and some permanent fencing may be installed and maintained along limited segments of highly used pedestrian trails or pedestrian trailheads that are located within 100 feet of documented occurrences of special-status plants and wildlife. Alternatively, the project Conservation Managers can elect to close a trail in lieu of permanent fencing. Fencing locations and designs may not interfere with special-status wildlife movement corridors.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			
<p><b>#60 4.4-1</b></p>	<p><b>MM 4.4-30:</b> No earlier than 30 days prior to the commencement of construction activities involving mass grading and the installation of backbone infrastructure, a pre-construction survey shall be conducted by the Project Biologist to determine if active maternity roosts of bats are present in the project disturbance zone or within 300 feet of the project disturbance zone boundary. If an active maternity roost is identified in these areas, the maternity roost will not be directly disturbed, and some construction activities within 300 feet of the maternity roost may be postponed or halted until the maternity roost is vacated and juveniles have fledged, as determined by the Project Biologist. The breeding season for native bat species in California is approximately April 1 through August 31.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.4-30 will be included as a note on all grading plans.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#61 4.4-1</b></p>	<p><b>MM 4.4-31:</b> A Grazing Management Plan shall be developed to manage future grazing activities to avoid significant impacts to special-status plant and wildlife and sensitive vegetation communities (including mitigation and restoration areas). The Grazing Management Plan shall provide for monitoring of grazing activities, and shall include seasonal rotations, temporary exclusion area fencing that does not interfere with wildlife movement, and other management practices to allow avoided and restored biological resource areas to be preserved or to enhance existing functions and values.</p>	<p>Prior to issuance of landscape improvement plans for fuel modification zones</p>	<p>Kern County Planning Department: Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant will submit a Grazing Management Plan to the Kern County Planning Department.</li> <li>C. Prior to the issuance of landscape improvement plans for fuel modification zones, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			
<p><b>#62 4.4-1</b></p>	<p><b>MM 4.4-32:</b> When work in a flowing stream is unavoidable, a plan shall be prepared to temporarily divert the stream flow around the work area with a barrier, temporary culvert, new channel, or other means. Any such temporary diversion activity shall require, and be subject to, applicable permit requirements.</p> <ul style="list-style-type: none"> <li>a. The plan shall include at minimum the following elements: <ul style="list-style-type: none"> <li>i. The location of the upstream and downstream diversion points.</li> <li>ii. Provisions for relocation of any special-status species found in the area and/or methods to preserve them until work are completed.</li> <li>iii. When work is completed, return of special-status species to the stream in a manner and place to assure their survival. Individuals that are collected may also be relocated to suitable habitat near the work area. (See Appendix D of the “Tejon Mountain Village Biological Resources Report” [Appendix E-1]).</li> </ul> </li> </ul>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department: Kern County Engineering and Survey Services; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. If necessary, applicant will submit a plan for temporary diversion to the Kern County Building Inspection Department.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

	<ul style="list-style-type: none"> <li>iv. The Project Biologist shall be present when any stream diversion takes place, and shall patrol the areas within, upstream, and downstream of the work area. The plan under Mitigation Measure 4.4-9 shall be followed unless modified in the field at the direction of California Department of Fish and Game or United States Fish and Wildlife Service.</li> <li>b. Construction of the diversion shall be as follows:             <ul style="list-style-type: none"> <li>i. Temporary diversion channels shall be constructed using the least damaging method practicable, and the removal of wetland and riparian vegetation to construct the channel shall be avoided to the greatest extent practicable.</li> <li>ii. The temporary channel shall be connected to a natural channel downstream of the construction site prior to diverting the stream.</li> <li>iii. Construction of the barrier and/or the new channel will normally begin in the downstream area and continue in an upstream direction, and the flow will be diverted only when construction of the diversion is completed.</li> <li>iv. The integrity of the channel and diversion shall be maintained throughout the construction period. Channel bank or barrier construction will be adequate to prevent seepage into or from the work area. Diversion berms shall be constructed of onsite alluvium of low silt content, inflatable dams, sand bags, or other approved materials. Channel banks or barriers shall not be made of earth or other substances subject to erosion unless first enclosed by sheet piling, rock, riprap, or other protective material.</li> <li>v. The enclosure and the supportive material will be removed when the work is completed and removal will normally proceed from downstream in an upstream direction.</li> <li>vi. The stream channel alignment shall be restored after construction.</li> </ul> </li> </ul>	
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	<p>vii. Equipment shall not be operated in areas of ponded or flowing water unless there are no practicable alternative methods to accomplish the construction work, and only after prior approval by the United States Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Game.</p> <p>viii. Installation of bridges, culverts, or other structures shall not impair movement of aquatic species. Bottoms of temporary culverts shall be placed at or below channel grade. Bottoms of permanent culverts shall be placed below channel grade.</p> <p>ix. Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.</p>				
<p><b>#63 4.4-1</b></p>	<p><b>MM 4.4-33:</b> Pre-construction surveys and avoidance measures shall be implemented for Tehachapi slender salamander subject to applicable permitting requirements. For construction activities involving mass grading and the installation of backbone infrastructure occurring in or directly adjacent to occupied or suitable habitat for the Tehachapi slender salamander, pre-construction surveys shall be conducted by the Project Biologist prior to disturbance to determine if Tehachapi slender salamander individuals are present in the disturbance zone. If visual searches are used for pre-construction surveys, the Project Biologist shall conduct surveys no earlier than 72 hours prior to disturbance, and if pitfall trapping is used, the Project Biologist shall conduct trapping no earlier than 5 days prior to disturbance. If Tehachapi slender salamanders are located, individuals within the disturbance zone shall be captured and relocated to the closest suitable habitat area containing talus, as and to the extent required by the United States Fish and Wildlife Service under the Multiple Species Habitat Conservation Plan or by the California Department of Fish and Game in a permit.</p>	<p>Prior to the issuance of grading permits</p>	<p>Building Inspection; Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p> <p>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</p>			

	<p>When occupied or modeled suitable habitat for Tehachapi slender salamander is directly impacted by construction activities involving mass grading and the installation of backbone infrastructure, a habitat restoration plan shall be developed for the Tehachapi slender salamander that specifies, at a minimum, the following: 1) the location of creation, enhancement, or restoration planting sites; 2) a complete description of the hardscape (e.g., talus, rocks, and logs) to be installed and where it will be deposited, along with desired leaf and litter cover; 3) a description of how the existing typical hydrologic regime will support Tehachapi slender salamander habitat; 4) the quantity and species of plants to be planted; 5) planting procedures, including the use of soil preparation and irrigation; 6) methods for the removal of non-native plants; 7) a schedule and action plan to maintain and monitor the creation/enhancement/ restoration area; 8) a list of criteria (e.g., growth, percent plant cover, plant diversity, debris, and hardscape) and performance standards by which to measure success of the creation/enhancement/restoration; and 9) contingency measures in the event that creation/enhancement/restoration efforts are not successful. Performance standards shall be defined by a site-specific pre-construction study of known locations occupied by Tehachapi slender salamander, including evaluation of specific cover; distance to water; water inundation levels; percent canopy cover; percent shrub and grass cover; presence of talus, boulder, log, or other refugia; and other factors. The restoration plan performance standard under this mitigation measure is to create, restore, or enhance areas so that Tehachapi slender salamanders can naturally colonize these areas or Tehachapi slender salamanders within the disturbance zone can be successfully relocated to these areas. The plan shall be prepared by the Project Biologist prior to the issuance of a grading permit for construction activities involving mass grading and the installation of backbone infrastructure that would have an impact on occupied or suitable habitat for the Tehachapi slender salamander.</p>	
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	<p>As with other special-status species, pre-construction survey methods, avoidance measures, and final mitigation requirements for this species shall be established by the United States Fish and Wildlife Service and California Fish and Game. Permit applications submitted to the California Department of Fish and Game, shall include, at minimum, environmental impact report mitigation measures.</p>				
<p><b>#64 4.4-1</b></p>	<p><b>MM 4.4-34:</b> Pre-construction surveys and avoidance measures shall be implemented for yellow-blotched salamander, coast horned lizard, coast patch-nosed snake, and silvery legless lizard.</p> <p>For construction activities involving mass grading and the installation of backbone infrastructure occurring in or directly adjacent to occupied or suitable habitat for yellow-blotched salamander, coast horned lizard, coast patch-nosed snake, and silvery legless lizard, pre-construction surveys shall be conducted by the Project Biologist to determine if these special-status species are present. If visual searches or raking (in the case of silvery legless lizard) are used for pre-construction surveys, the Project Biologist shall conduct surveys no earlier than 72 hours prior to disturbance, and if pitfall trapping is used, the Project Biologist shall conduct trapping no earlier than 5 days prior to disturbance. If these species are located in the disturbance zone, then individuals shall be captured and relocated to suitable habitat for the species within the open space.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#65 4.4-1</b></p>	<p><b>MM 4.4-35:</b> European starling monitoring, removal, and management methods shall be implemented if determined necessary by the project Conservation Managers as identified in the Tejon Mountain Village Framework Resource Management Plan (Appendix C of Appendix B-1). The plan shall be implemented if there is an abundance of European starling within 500 feet of suitable habitat for purple martin and Lewis’s woodpecker. The abundance of the starling will be based upon monitoring efforts conducted by the project Conservation Managers during the breeding season of the starling, or the presence of large winter flock sizes. Prior to implementation, the project Conservation Managers shall develop a management plan that shall specify, at a minimum, the methods for capturing European starlings and the process for euthanizing captured European starlings (e.g., humane euthanasia according to American Veterinary Medical Association [2007] Guidelines).</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department: Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			
<p><b>#66 4.4-1</b></p>	<p><b>MM 4.4-36:</b> The covenants, conditions, and restrictions shall provide that property owners keep trash in covered containers that are fitted with animal- and weather-proof lids in order to prevent artificially increasing the populations of non-native rats, opossums, raccoons, skunks, and other mesopredators; discourage special-status wildlife species, such as California condor, from foraging on trash; and discourage other wildlife species, such as bears, from foraging on trash; reduce negative interactions between wildlife and humans and pets; and reduce vehicle collisions with wildlife. As identified in the Tejon Mountain Village Framework Resource</p>	<p>Prior to issuance of certificates of residential occupancy</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; TMV Master Developer/Master Property Owners Association; Project Biologist</p>		

	<p>Management Plan (Appendix C of Appendix B-1), the Property Owners Association Manager, in coordination with the project Conservation Managers, shall supply educational information to residents on the benefits of trash receptacles fitted with animal- and weather-proof lids. The Property Owners Association Manager shall also periodically monitor receptacles for compliance.</p>	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Kern County Building Inspection will verify that the CC&amp;R's require property owners to keep trash in covered containers that are fitted with animal- and weather-proof lids.</li> <li>D. Prior to the issuance of certificates of residential occupancy, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			
<p>#67 4.4-1</p>	<p><b>MM 4.4-37:</b> The covenants, conditions, and restrictions shall provide that property owners or managers with horses restrict the animals' diet to an approved list of food sources that prohibit feed containing seeds of non-native plant species in order to prevent the spread and establishment of non-native plant species into open space. The Property Owners Association Manager shall supply educational information to residents on the approved list of food sources and the reason for restricting the diets of horses on Tejon Mountain Village.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Building Inspection Department will verify that the CC&amp;R's provide that property owners or managers with horses restrict the animals' diet to an approved list of food sources that prohibit certain feed.</li> </ul>			

<p><b>#68 4.4-1</b></p>	<p><b>MM 4.4-38:</b> Within occupied or suitable habitat for Tehachapi slender salamander, culverts shall be placed under road connections and the roads shall be designed, in coordination with the Project Biologist and in consultation with CDFG, to prevent this species from entering the onsite roads from areas where this species occurs on Tejon Mountain Village.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.4-38 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. The Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>E. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			
<p><b>#69 4.4-1</b></p>	<p><b>MM 4.4-39:</b> Surface areas disturbed by subsurface utility installations shall be restored to pre-construction habitat types to the maximum extent feasible, as determined by the Project Biologist. Utilities constructed within or adjacent to roadways and other previously disturbed right-of-way areas shall be resurfaced consistent with these ongoing right-of-way uses.</p>	<p>Prior to the approval of street improvement plans</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the approval of street improvement plans, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#70 4.4-1</b></p>	<p><b>MM 4.4-40:</b> Prior to the initial construction within 1 mile of the edge of Castac Lake, the Project Biologist shall conduct focused surveys for wintering (October through March) bald eagles within the proposed project phase and, if present, their preferred diurnal perches and roosting areas will mapped. If necessary (i.e., if diurnal perches and roosting areas for bald eagle are mapped on Tejon Mountain Village), the following standards shall apply using the data collected during the survey:</p> <p>a. Management standards developed by the project Conservation Managers, in initial coordination with the Project Biologist, will be applied to preferred diurnal tree perches or high-quality roost trees (those trees with greater than 12 inches diameter at breast height) for bald eagle that are within 100 feet of the shoreline of Castac Lake to the maximum extent practicable. (Proximity to food is likely the most important characteristic for a preferred diurnal perch site [Steenhof 1978].) Management standards may include, but will not be limited to, the following:</p>	<p>Prior to issuance of grading permits and certificates of occupancy</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. Prior to the issuance of certificates of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p> <p>B. Prior to the issuance of certificates of residential occupancy, the applicant shall provide evidence to Kern County Planning Department that: (1) only guided hunts are permitted in the Project, (2) that the use of lead ammunition is banned on hunts, and (3) that the CC&amp;R's prohibit the feeding of wildlife and include a requirement that educational signage on bald eagles be installed adjacent to Castac Lake</p>			

	<ul style="list-style-type: none"> <li>i. Diurnal perch areas will be selectively thinned to stimulate the growth of existing trees and enhance perching habitat by creating openness in these areas.</li> <li>ii. New large tree species will be planted within 100 feet of the shoreline of Castac Lake in areas preserved for bald eagle at a 1:1 ratio to replace large trees impacted within 100 feet of the shoreline of Castac Lake.</li> <li>iii. A small percentage of trees within 100 feet of the shoreline of Castac Lake in areas preserved for bald eagle may be girdled in order to create snags for perching. Because girdling will result in the death of the tree, the percentage of trees girdled will be determined by the project Conservation Managers and only performed if deemed necessary.</li> <li>iv. Existing snags and large trees within 100 feet of the edge of Castac Lake will be avoided during construction to the maximum extent practicable.</li> <li>v. Identified preferred roosting areas that are well protected from wind (e.g., in a canyon or blocked by trees) will be preserved, including an adequate setback from preserved roosting areas. The setback will be determined by the Project Biologist using data collected during the focused surveys for wintering bald eagles, which will be conducted prior to the approval of the grading plan within 1 mile of the edge of Castac Lake. Between October 15 and March 15, uses within the roost areas and the setback will be limited to those approved by the project Conservation Managers, in conjunction with the Project Biologist, during construction. Activities such as hunting (from November 1 through March 30) and other recreational uses deemed intrusive to roosting bald eagles will be excluded.</li> <li>vi. Subject to Kern County Fire Department approval, removal of preferred diurnal perches and high-quality roost trees from fuel modification zones within 1 mile of Castac Lake, as identified by the Project Biologist, will be prohibited.</li> </ul>	
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	<ul style="list-style-type: none"> <li>b. Intentional feeding of bald eagles (i.e., leaving or depositing fish or other food in areas such that it could be consumed by eagles) shall be prohibited on Tejon Mountain Village and the covenants, conditions, and restrictions shall provide that the feeding of this species and other wildlife species on Tejon Mountain Village is prohibited. The project Conservation Manager shall install signage adjacent to Castac Lake indicating that leaving food available for bald eagles is prohibited.</li> <li>c. Interpretive and educational signage shall be installed on the project site near Castac Lake, in coordination with the project Conservation Managers, informing the public about bald eagles, their habitat requirements, and their sensitivity to human disturbance during the wintering season for the species (late October through March).</li> <li>d. Per Mitigation Measure 4.4-1, hunting within Tejon Mountain Village shall be limited to guided hunts under the direction of a trained hunting guide for purposes of wildlife and non-native, invasive species population management. All participants in any such onsite population management efforts will be educated in the identification and behavior of the bald eagle and supervised by the project Conservation Managers to avoid any accidental encounter with this species. Pursuant to the lead ammunition ban that was implemented over the entire Tejon Ranch beginning January 1, 2008, only non-lead ammunition will be used at all times within the project site during hunts of any kind.</li> </ul>	
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<p><b>#71 4.4-1</b></p>	<p><b>MM 4.4-41:</b> Surveys for active golden eagle nests shall be conducted by the Project Biologist during the breeding season (January through August) prior to initiation of grading for the backbone infrastructure for each phase of development in primary breeding and breeding/foraging habitat.</p> <p>If active golden eagle nest sites are observed prior to the initiation of grading for the backbone infrastructure of each phase of development, a nest-specific viewshed analysis shall be prepared using the following standards in order to conserve the nest.</p> <ol style="list-style-type: none"> <li>a. No development will occur within the viewshed of an active golden eagle nest that is also within 0.5 mile of the nest.</li> <li>b. Between 0.25 and 1.0 mile from the active golden eagle nest and outside of the nest viewshed, and between 0.5 and 1.0 mile of the golden eagle nest and within the nest viewshed, development will be restricted to low-density development (e.g., mountain residential) and homes must be sited to minimize visibility to golden eagle nests.</li> <li>c. Between 0.5 and 1.0 mile from the active golden eagle nest, siting and design criteria will be established to avoid/minimize loss of foraging habitat, including preserving larger, contiguous blocks of foraging habitat through clustering development (i.e., higher density development).</li> <li>d. No development, new trails, or recreational activities will occur within 0.25 mile of an active golden eagle nest, within or outside of the viewshed.</li> <li>e. Trail use will be restricted within 0.25 to 0.5 mile of the viewshed of 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 Project Biologist or project Conservation Manager has determined that the nest has become inactive and trail use would not affect a nesting golden eagle.</li> </ol>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ol style="list-style-type: none"> <li>A. MM 4.4-41 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ol>			

<p>#72 4.4-1</p>	<p><b>MM 4.4-42:</b> The approximately 0.7-acre rock outcrop in Rising Canyon where a prairie falcon nests will be physically avoided, along with a 400-foot horizontal setback from the rock outcrop. This area has been placed into Special Management Area 9, comprising 18.8 acres. Within this 18.8-acre Special Management Area for prairie falcon, recreational activities, use of trails, and other activities determined by the project Conservation Managers shall be prohibited during the prairie falcon breeding season (March through August). Rising Canyon Road shall be constructed at the edge of this 18.8-acre Special Management Area (the proposed road is approximately 400 feet from the rock outcrop). In addition, active fuel modification shall be restricted within Special Management Area 9 during the prairie falcon breeding season (March through August).</p>	<p>Prior to issuance of street improvement plans in Rising Canyon</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.4-42 will be included as a note in the street improvement plans in Rising Canyon.</li> <li>C. Prior to the issuance of street improvement plans in Rising Canyon, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			

<p><b>#73 4.4-1</b></p>	<p><b>MM 4.4-43:</b> At the discretion of the Project Biologist, pre-construction surveys shall be conducted for ringtail individuals in suitable habitat areas where mass grading or the installation of backbone infrastructure would occur and within 300 feet of this disturbance area. If the ringtail is detected in these areas during the breeding/rearing period (February 1 through August 31), construction activities will be avoided during the breeding/rearing period or until the Project Biologist has determined that 1) the ringtail no longer occupy the project disturbance zone (i.e., area of mass grading/installation of backbone infrastructure) or areas within 300 feet of the project disturbance zone, and/or 2) construction activities would not adversely affect the successful rearing of young. The Project Biologist may reduce the 300-foot setback at his or her discretion depending on the site conditions.</p> <p>If the ringtail is detected in the project disturbance zone (i.e., mass grading/installation of backbone infrastructure) or areas within 300 feet of the project disturbance zone during the non-breeding/rearing period (September 1 through January 31), the Project Biologist (in consultation/coordination with California Department of Fish and Game) shall flush or exclude the ringtail located within the project disturbance zone and/or within 300 feet of the disturbance zone.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. MM 4.4-43 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>B. The Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable..</p>			
<p><b>#74 4.4-1</b></p>	<p><b>MM 4.4-44:</b> Pre-construction surveys (including aboveground visual searches and pitfall trapping) shall be conducted for western spadefoot toad in suitable habitat, and shall include relocation of any trapped individuals at the discretion of the Project Biologist. If western spadefoot toad is detected (including egg masses, larvae), construction activities shall be avoided until larvae have metamorphosed. A 300-foot setback from the occupied area shall be established if work must continue in proximity to the site with egg masses and/or larvae. The Project Biologist may reduce the 300-foot setback at his or her discretion depending on the site conditions.</p> <p>Construction activities in modeled suitable habitat for western spadefoot toad shall be monitored, and shall include exclusion fencing, if appropriate, to prevent western spadefoot toads from entering construction zones.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. MM 4.4-44 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>B. The Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p>			

<p><b>#75 4.4-1</b></p>	<p><b>MM 4.4-45:</b> Pre-construction surveys in breeding habitat for American peregrine falcon shall be conducted during the breeding season (March through August) to determine if nesting American peregrine falcons are present. If active American peregrine falcon nests are detected during pre-construction surveys, a 0.25-mile protection zone shall be established around each active nest and construction activities involving mass grading and construction of backbone infrastructure within the 0.25-mile protection zone shall be prohibited as long as the nest is active. The 0.25-mile protection zone may be reduced at the discretion of the Project Biologist.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-45 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			
<p><b>#76 4.4-1</b></p>	<p><b>MM 4.4-46:</b> If a golden eagle nest becomes established within the viewshed of an area already approved for construction and within an area where no active nests have been previously identified, construction within the viewshed that could adversely affect the success of the nest will not occur until all young have fledged. After it has been determined by the Project Biologist that the fledged young are no longer dependent upon the nest for survival, the proposed construction can proceed as planned.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-46 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			

<p>#77 4.4-2</p>	<p><b>MM 4.4-47:</b> A sitewide conceptual mitigation plan has been developed that identifies mitigation for impacts to unvegetated streambeds and riparian areas subject to California Department of Fish and Game jurisdiction under Section 1602 of the California Fish and Game Code and wetlands and waters under the jurisdiction of the United States Army Corps of Engineers pursuant to Section 404 of the Clean Water Act. Final mitigation requirements for the project will be established by these agencies, and as applicable the United States Fish and Wildlife Service and Regional Water Quality Control Board. The conceptual mitigation plan is included in Appendix H of the “Tejon Mountain Village Biological Resources Technical Report” (Appendix E-1 of this Draft EIR). The project shall implement the following measures to mitigate for onsite impacts to 24.7 acres of unvegetated streambeds and riparian habitats regulated under Section 1602 of the Fish and Game Code, of which 2.9 acres are off site. Approximately 7.2 acres of the project’s onsite riparian area impacts are within the fuel modification zone and impacts shall be limited to vegetation thinning that will not result in any fill of these resources. Approximately 2.2 acres of the 2.9 acres of offsite impacts and all onsite impacts related to the installation of underground utilities will be temporary in nature and subject to restoration following infrastructure installation. Temporarily impacted infrastructure improvement areas shall be mitigated by the creation of riparian or</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; California Department of Fish and Game, United States Army Corps of Engineers; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. Impacts to unvegetated streambeds and riparian areas subject to California Department of Fish and Game jurisdiction under Section 1602 of the California Fish and Game Code, and wetland and water resources under the jurisdiction of the United States Army Corps of Engineers pursuant to Section 404 of the Clean Water Act as described in Impact 4.4-3 and are required to follow specific requirements and measures established by these agencies.</p> <p>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</p>			

	<p>streambed areas at a 1:1 ratio relative to impacts. Permanent impacts to resources subject to California Department of Fish and Game jurisdiction under Section 1602 of the Fish and Game Code that may occur within the development envelope (a maximum of 14.6 acres) shall be mitigated by the creation of comparable habitat at either a 1:1 or 2:1 ratio. The following measures apply to impacts to unvegetated streambeds and riparian areas subject to California Department of Fish and Game jurisdiction under Section 1602 of the California Fish and Game Code, and wetland and water resources under the jurisdiction of the United States Army Corps of Engineers pursuant to Section 404 of the Clean Water Act as described in Impact 4.4-3.</p> <ol style="list-style-type: none"> <li>a. Creation of riparian habitat shall occur at suitable sites in or adjacent to the stream courses, in areas where there are appropriate hydrologic conditions to create self-sustaining riparian habitat, or in areas where bank stabilization would occur. All mitigation sites shall contain suitable surrounding land uses that are compatible with a self-sustaining functioning riparian vegetation community.</li> <li>b. Replacement riparian habitat for impacts to United States Army Corps of Engineers and California Department of Fish and Game jurisdictional areas shall be designed to replace the functions and values of the habitat being removed. The replacement habitat will have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities. In addition, the replacement habitat shall be designed to emulate the density and structure of the affected riparian habitat once the replacement habitat has met the mitigation success criteria. Average plant spacing shall be determined based on an analysis of habitat to be replaced. The Master Developer shall develop plant spacing specifications for all riparian habitat and wetlands/waters to be created, enhanced, or restored.</li> <li>c. Each tree and shrub species used in restoration shall have a minimum of 80% survivorship after 3 years and 70% survivorship after 5 years. Natural recruitment of native species may be used to offset percent survivorship of planted trees and shrubs to achieve native vegetation cover standards.</li> </ol>	
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	<p>Performance standards for cover shall be developed by the Project Biologist in consultation with the California Department of Fish and Game for each individual vegetation community type being created, based on the observed natural cover in common or private open space.</p> <p>d. Minimum growth, survivorship, and cover performance at the mitigation sites shall be measured based on random samples taken during years 3 and 5 at each individual mitigation site, or at other sampling intervals if an agency-approved alternative methodology is used. If the minimum growth, survivorship, and/or cover are not achieved at the time of the 3- and 5-year evaluations, then the Master Developer shall be responsible for taking the appropriate corrective measures to achieve the specified growth, survivorship, and/or cover criteria. The Master Developer shall be responsible for any costs incurred during the revegetation or in subsequent corrective measures. If “acts of God” (flood, fires, or drought) occur after the habitats have met the 3-year criteria for growth, survival, and cover, the Master Developer will not be responsible for replanting damaged areas. If these events occur prior to the plants meeting the 3-year criteria, the Master Developer shall be responsible for replanting the area one time only.</p> <p>e. Restoration/creation sites shall be weeded to prevent an infestation of perennial non-native invasive weeds. Weeding can be accomplished using the following methods: hand removal, use of herbicides in accordance with federal and state laws governing the use of herbicides, and/or mechanically in coordination with the Project Biologist. All perennial, non-native invasive weed species (e.g., giant reed, pampas grass, sweet fennel, perennial pepperweed, castor bean, and tamarisk) shall be controlled for a period of 5 years after the initial mitigation, or until the 5-year mitigation success criteria described in the detailed wetlands mitigation plan are met. The cover of annual, non-native plant species at the mitigation sites shall not exceed 10% at any time during the period of documenting successful restoration.</p>	
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	<p>f. Temporary irrigation or irrigation via a vehicle with water capabilities will occur as necessary for plant establishment. Irrigation will continue as needed to meet the 3-year performance criteria regarding survivorship and growth. Irrigation will be terminated in the fall to provide the least stress to plants.</p> <p>g. A mitigation status report shall be submitted to the United States Army Corps of Engineers and California Department of Fish and Game annually for the life of the permits or until 5 years after all mitigation has been completed. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites, restoration methods, and restoration performance standards. For active mitigation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs.</p> <p>h. Riparian habitat under the jurisdiction of the United States Army Corps of Engineers and California Department of Fish and Game temporarily impacted by the proposed project may be restored through a passive restoration approach. The Project Biologist shall evaluate the progress of any passive restoration approaches in the temporary impact areas to determine if natural recruitment has been sufficient for the site to eventually reach performance goals without active restoration. In the event that native plant recruitment is determined by the Project Biologist to be inadequate for successful habitat establishment, the Master Developer shall revegetate the temporary construction areas in accordance with the methods designed for permanent impacts discussed above (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will maximize the likelihood of the success of temporary mitigation areas. Riparian habitat temporarily disturbed by construction activities will also be weeded annually, as needed, for up to 5 years following construction. Weeds will be removed by hand,</p>	
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	<p>by an approved herbicide application, and/or by mechanical equipment. These areas will be monitored annually for 5 years after construction to document establishment of appropriate riparian habitat. If the native plant cover does not reach 50% of the pre-construction native plant cover, the Master Developer shall revegetate the temporary construction area per the program outlined above for permanent riparian habitat or wetland impacts. Annual monitoring reports on the status of the recovery of temporarily disturbed areas shall be submitted to the United States Army Corps of Engineers and California Department of Fish and Game as part of the annual mitigation status report.</p>				
<p><b>#78 4.4-2</b></p>	<p><b>MM 4.4-48:</b> The project shall avoid and preserve 82% of the site's oak-dominated habitat and 87% of the oak canopy within open space and Special Management Areas which will be managed by the Project Conservation Managers in compliance with the Oak Resource Management Plan included as Appendix G of the "Tejon Mountain Village Biological Resources Technical Report" (Appendix E-1). Oak tree preservation plans shall outline impact avoidance measures, and oak tree protection, preservation, and management guidelines for retained trees. Approval and enforcement of the criteria outlined in the oak tree preservation plans for custom lots will be the responsibility of Property Owner's Association. Contractors, consultants, TMV staff, and others who will be on site for any period of time prior to or during construction will receive education from the project biologist regarding preservation of oak trees.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			

<p><b>#79 4.4-2</b></p>	<p><b>MM 4.4-49:</b> Prior to initiating grading in each planning area, active and passive restoration of large oak-dominated open space in the planning area shall be implemented by the Master Developer in conformance with restoration planting plans prepared by the Project Biologist.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. The Project Biologist will submit restoration planting plans to the Kern County Planning Department prior to issuance of grading in each planning area.</li> </ul>			
<p><b>#80 4.4-2</b></p>	<p><b>MM 4.4-50:</b> Prior to initiating grading in each planning area, enhancement and restoration to encourage natural regeneration of oaks within the oak-dominated open space in that planning area will be undertaken, both to increase overall tree populations and to establish successional populations (i.e., to encourage conditions where woodlands would be characterized by a natural diversity of trees ranging from seedlings and saplings to varying ages of semi-mature and mature trees). This will be accomplished through livestock grazing management and population management; focused non-native grass management, including timed and managed mowing or grazing at recruitment and planting areas to reduce competition; supplemental acorn planting and protection; and adaptive management techniques. The Master Developer and the Project Biologist are responsible for implementing this measure until completion of mitigation and transfer of the maintenance responsibility to the Project Conservation Managers.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.4-50 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. The Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>			

<p><b>#81 4.4-2</b></p>	<p><b>MM 4.4-52:</b> Prior to installation of landscaping, landscape plans in the urban-ranchlands interface shall be reviewed by the Project Biologist to verify that site-sensitive landscape is installed by the Master Developer within development areas. Site-sensitive landscaping, in this case, refers to planting a variety of oak tree sizes and limiting landscape planting to compatible species. The goal is to maintain the Tejon Mountain Village landscape heritage, reduce the introduction of non-native (invasive) species, and soften the edge between urban and ranchland areas. Tree plantings in the wildland/urban interface and developed areas shall include:</p> <ul style="list-style-type: none"> <li>a. Seedlings and 1-, 5-, and 15-gallon trees in areas where temporary irrigation is available for establishment;</li> <li>b. 5- and 15-gallon trees on favorable development slopes and within the communities;</li> <li>c. Relocation of small trees (less than 5-inch trunk diameter at breast height), if any are encountered within the impact area, through a rapid relocation process due to the scarcity and value of these juvenile trees on the project site.</li> </ul>	<p>Prior to approval of fuel modification plans</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-52 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the approval of fuel modification plans, the applicant shall provide evidence to the Kern Country Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>					
<p><b>#82 4.4-2</b></p>	<p><b>MM 4.4-53:</b> Prior to initiating grading in each planning area, acorns shall be collected from the site by the Project Biologist and subject to adaptive management alterations, for planting and growing at an onsite nursery to provide genetically consistent plant material. Protective root and shoot cages shall be used to reduce rodent and browse damage as part of the adaptive management program to increase overall success.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-53 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> </ul>					

<p>#83 4.4-2</p>	<p><b>MM 4.4-54:</b> Long-term monitoring shall be conducted by the Project Biologist throughout the acorn and tree establishment period of up to 7 years and then shall be continued through adaptive management by the Project Conservation Managers.</p>	<p>Prior to the issuance of grading permits</p>	<p>Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-54 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable..</li> </ul>			

<p><b>#84</b> <b>4.4-2</b></p>	<p><b>MM 4.4-55:</b> Existing oak trees within the development envelope and fuel modification zone shall be preserved as practicable through the following measures:</p> <ol style="list-style-type: none"> <li>a. A pre-grading tree inventory by the Project Biologist shall occur to identify trees that may be preserved in place with protection measures. Oak tree inventory data will be used for the disturbance footprint in combination with efforts to minimize oak tree disturbance through building positioning and other protection measures.</li> <li>b. On custom lots, oak tree preservation plans shall be required with landscape plans for approval before implementation in accordance with Appendix B, Design Guidelines, of the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256 (Appendix B-1).</li> <li>c. Contractors, consultants, Tejon Mountain Village staff, and others who will be on site for any period of time prior to or during construction shall receive education from the Project Biologist regarding preservation of oak trees.</li> <li>d. Under the direction of the Project Biologist, temporary fencing (orange webbed polypropylene barricade fence or similar) shall be provided for preserved oak trees or groupings on custom lots that are within 50 feet of active construction areas, unless natural site terrain features provide adequate oak tree protection. No parking, material storage, or chemical storage or spills are allowed within the fenced areas.</li> <li>e. All upslope grading and drainage shall be designed to minimize erosion, soil compaction, or drainage into protected oak-dominated habitats or areas. Surface runoff created by grading shall be directed away from retained oak trees or will be gathered outside the tree dripline by a swale or other means. No water shall be allowed to pool or collect within the dripline of any oak tree. Implementation of this measure shall be the responsibility of the Master Developer in coordination with the Project Biologist.</li> </ol>	<p>Prior to the issuance of grading permits for applicant installed improvements and custom lots</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ol style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has retained a full-time project biologist whose responsibility is to fulfill the terms of the EIR biological resources mitigation measures, as applicable.</li> <li>C. Prior to issuance of grading permits for custom lots, applicant shall provide evidence to Kern County Building Inspection Department that an Oak Tree Preservation Plan has been prepared per the requirements of the Design Guidelines.</li> <li>D. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> </ol>			

	<ul style="list-style-type: none"> <li>f. Construction access shall be closely managed by the Master Developer and Project Biologist to minimize unintentional impacts to oaks, including root systems and crowns.</li> <li>g. Consistent with the Migratory Bird Treaty Act (16 U.S.C. 703 et seq.), dead or hazardous branches may be removed by a qualified International Society of Arboriculture (ISA) -certified arborist, but only if necessary to reduce hazards at a particular location or to minimize tree damage from heavy equipment. Branch removal will be conducted following a survey for nesting birds by the Project Biologist or before or after the migration period.</li> <li>h. Grade changes, including cut or fill, occurring within 25 feet of an oak tree’s canopy shall be conducted in a manner that minimizes impacts to the tree, including use of retaining walls, air-spade, root-friendly equipment, directional drilling, and other measures as determined by a qualified arborist. These grade changes will be noted on construction plans.</li> <li>i. Wherever possible, underground utilities will avoid crossing under canopies of preserved oak trees. Where utilities cross tree roots, the tree will be considered impacted and will be provided with post-impact management measures including monitoring, supplemental irrigation, if determined necessary, application of organic mulch under the tree drip line, soil aeration, and in some situations, application of liquid root growth stimulants, as necessary. To further reduce oak impacts from underground utilities, such utilities will be clustered to avoid multiple trenches wherever compatible.</li> <li>j. Where oak trees will be impacted but retained on site by the Master Developer, the Project Biologist shall monitor the impact and direct procedures that will result in reduced impact, including:             <ul style="list-style-type: none"> <li>i. Using a root pruner to make clean cuts at 90° angles,</li> <li>ii. Placing moist burlap over cut, exposed roots until they are backfilled,</li> <li>iii. Backfilling with native soil to prior natural grade,</li> </ul> </li> </ul>	
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	<ul style="list-style-type: none"> <li>iv. Providing supplemental irrigation (via water truck or a temporary irrigation system) to trees with greater than approximately 20% root loss adjacent to construction,</li> <li>v. Avoiding impermeable surfaces within the dripline and minimizing them within 15 feet of tree canopies,</li> <li>vi. Placing decking near oak trees on concrete piers rather than on poured foundations.</li> <li>k. The use of species known to host the sudden oak death fungus (<i>Phytophthora ramorum</i>) will be prevented through plan-check of landscape plant palettes by the Master Developer. There are numerous plant species, including trees, shrubs, and groundcovers that are susceptible to sudden oak death and these species shall be prohibited from inclusion in landscapes on the project site. Appendix D of the Oak Resources Management Plan (Appendix G of the Tejon Mountain Village Biological Resources Technical Report [Appendix E-1 of this Draft EIR) includes a list of these species and updates shall be provided by the Project Biologist.</li> <li>l. Planting beneath oak canopies shall limited by the Master Developer to plants with soil moisture requirements compatible with oaks (infrequent winter water). Preferably, areas beneath oak canopies will be left unplanted, with the only landscape addition being suitable organic mulch.</li> </ul>	
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<p><b>#85 4.4-2</b></p>	<p><b>MM 4.4-56:</b> Prior to issuance of a certificate of occupancy of residential development within each planning area, a communitywide oak education and awareness campaign will be promoted through the community website and/or newsletter established by the Master Developer and maintained by the Project Conservation Managers.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association</p>		
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that project environmental effects after such mitigation are reduced to a less-than-significant level. Cumulative impacts are significant and unavoidable.</p>		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. MM 4.4-56 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>B. The Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of residential certificates of occupancy, applicant shall provide evidence to Kern County Building Inspection Department that an oak tree education program is available for homeowners.</li> </ul>			

<b>4.5 Cultural Resources</b>					
<b>#86 4.5-1</b>	<b>MM 4.5-1:</b> The project proponent shall provide the Kern County Planning Department with a map indicating the location of each of the identified archaeological sites. This map will be kept in confidentiality by the Kern County Planning Department.	Prior to approval of TTMs	Kern County Planning Department; TMV Design Review and Approval Committee		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. Prior to approval of any TTM, the applicant shall provide the Kern County Planning Department with a map indicating the location of each identified archaeological sites.			
<b>#87 4.5-1</b>	<b>MM 4.5-2:</b> Prior to the submittal of any building, grading, or construction application to Kern County, the project proponent shall request that the Tejon Mountain Village Design Review Committee provide a letter indicating whether the proposed activity is located within 2,500 feet of a archaeological site. This letter will be submitted to Kern County with the building, grading, or construction application. If the proposed activity is located within 2,500 feet of an archaeological site, County Staff shall make sure the appropriate mitigation measures listed below are observed.	Prior to approval of grading, street improvement or building plans	Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. The applicant or the Tejon Mountain Village Design Review Committee will provide a letter to the Kern County Building Inspection and Planning Departments indicating whether the proposed activity is located within 2,500 feet of an archaeological site.			
<b>#88 4.5-1</b>	<b>MM 4.5-3:</b> Prior to ground disturbing activities, all earth-moving and excavation contractor employees shall attend a “tailgate” session informing them of the potential for inadvertently discovered cultural resources and/or human remains, and protection measures to be followed to prevent destruction of any and all cultural resources discovered on site. The applicant’s designated project construction manager, a qualified archaeologist, and a qualified cultural resource manager/monitor from a local	Prior to issuance of grading permits	Kern County Planning Department; Kern County Engineering & Survey Services Department; TMV Design Review and Approval Committee		

	<p>California Native American tribe shall conduct the orientation. The orientation will include information regarding the potential for objects to occur on site, a summary of applicable environmental law, procedures to follow if potential cultural resources are found, and the measures to be taken if cultural resources and/or human remains are unearthed as part of the project. Within 14 days of the session, the project construction manager shall submit to the Kern County Engineering &amp; Survey Services Department a summary report that includes the following information:</p> <ul style="list-style-type: none"> <li>a. When and where the session took place;</li> <li>b. Topics discussed in the session; and</li> <li>c. A session attendance roster signed by the employees at the tailgate session.</li> </ul> <p>A copy of the report will be provided to the Southern San Joaquin Valley Information Center and maintained on site.</p>	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of grading permits, the applicant shall provide evidence to the Kern County Planning Department that it has contracted with a qualified archaeologist and Cultural Resource monitor to give a “tailgate” session with the project construction manager and crew and take role call at the session</li> <li>C. Within 14 days, the project construction manager shall submit a report of the “tailgate” session to the Kern County Engineering &amp; Survey Services Department</li> <li>D. The project construction manager shall maintain a copy of the report on-site and submit a copy to the Southern San Joaquin Valley Information Center</li> </ul>
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<p><b>#89 4.5-1</b></p>	<p><b>MM 4.5-4:</b> Site CA-KER-4010, a bedrock mortar station, has been destroyed by natural erosional processes, lacks integrity, and is not significant or unique. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#90 4.5-1</b></p>	<p><b>MM 4.5-5:</b> Site CA-KER-4389, a bedrock mortar station, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#91 4.5-1</b></p>	<p><b>MM 4.5-6:</b> Site CA-KER-4391, a bedrock mortar station, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#92 4.5-1</b></p>	<p><b>MM 4.5-7:</b> Based on Phase II test excavations, no archaeological site was present at CA-KER-6710. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#93 4.5-1</b></p>	<p><b>MM 4.5-8:</b> Site CA-KER-6712, a bedrock mortar station, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#94 4.5-1</b></p>	<p><b>MM 4.5-9:</b> Site CA-KER-6718 was recorded during Phase II testing. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#95 4.5-1</b></p>	<p><b>MM 4.5-10:</b> Site CA-KER-6719, a bedrock mortar station, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading work within the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#96 4.5-1</b></p>	<p><b>MM 4.5-11:</b> Site CA-KER-6721 was recorded during Phase II testing. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#97 4.5-1</b></p>	<p><b>MM 4.5-12:</b> Site CA-KER-6728 was subject to Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#98 4.5-1</b></p>	<p><b>MM 4.5-13:</b> Site CA-KER-6733H, which is an historical cairn, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>					

<p><b>#99 4.5-1</b></p>	<p><b>MM 4.5-14:</b> Site C CA-KER-6743, a bedrock mortar station, has been mitigated by the completion of Phase II test excavations. To ensure that additional remains are not uncovered and disturbed during development, the site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#100 4.5-1</b></p>	<p><b>MM 4.5-15:</b> Site CA-KER-127 is a village site immediately adjacent to the existing Lake Drive. This site shall be preserved in place and capped with geotextile matting and fill. Prior to any construction of grading within 100 meters of the site, the site and a 25-meter buffer (where feasible) shall be staked to prevent disturbance. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing and topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#101 4.5-1</b></p>	<p><b>MM 4.5-16:</b> Site CA-KER-265 is a prehistoric camp. This site shall be preserved in place. Locus A of this site is adjacent to the existing Bear Trap Ranch Road, and it shall be capped with a geotextile matting and fill. The route of Bear Trap Ranch Road will either be shifted north, beyond the site boundary, or the improved roadbed will be placed within but not through the fill capping. Utilities that may overlie the areas capped with geotextile matting and fill will be embedded within the fill cap, above the geotextile mat, or routed north of the site boundary. Native American monitors shall be present during any work on the site. Archaeological monitors may also be present if desired by the proponent.</p> <p>Locus B, which is on a nearby but separate and isolated landform, shall be passively preserved intact. Prior to any construction or grading within 100 meters of Locus B, the site and a 25-meter buffer (where feasible) shall be staked to prevent disturbance. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in this 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#102 4.5-1</b></p>	<p><b>MM 4.5-17:</b> Site CA-KER-307, the historical village of Kashtiq, is preserved under existing geotextile matting and capping fill, under Lake Drive. Native American monitors shall be present during any work on the site, including but not limited to, any staking activities, grubbing or topsoil grading within 100 meters of the preserved site area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#103 4.5-1</b></p>	<p><b>MM 4.5-18:</b> Site CA-KER-4009, a prehistoric camp, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. Native American monitors shall be present during any work on the site. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of the applicable TTM</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 4009, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. If any work will be done on site, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#104 4.5-1</b></p>	<p><b>MM 4.5-19:</b> Site CA-KER-4011, a large camp, shall be preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p> <p>If the construction requires encroachment on the bedrock mortars on the south side of the site and upslope of the archaeological deposit, these shall be covered with geotextile matting and fill and preserved in place prior to construction. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of the applicable TTM (for the easement) and grading permit (for the monitor)</p> <p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 4009, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. Prior to approval of a grading permit adjacent to CA KER 4011, the applicant shall provide evidence to the Kern County Building Inspection Department that it has contracted with a qualified Cultural Resource monitor. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
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<p><b>#105 4.5-1</b></p>	<p><b>MM 4.5-20:</b> Site CA-KER-4390, a prehistoric camp, is outside the development envelope and shall be passively preserved in place. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 4390, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#106 4.5-1</b></p>	<p><b>MM 4.5-21:</b> Site CA-KER-6704 is a camp with human burials that are covered by approximately 2 meters of natural soil located outside the development envelope. The site and a 25-meter buffer will be passively preserved in place. The site and the 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 6704, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#107 4.5-1</b></p>	<p><b>MM 4.5-22:</b> Site CA-KER-6705 is a prehistoric campsite located near the existing Lake Drive. If Lake Drive is expanded in a manner that would encroach on CA-KER-6705, the site shall be preserved under geotextile matting and capping fill. Utilities that may overlie the geotextile matting and fill will be embedded within the fill cap, above the geotextile mat, or routed southeast of the site.</p> <p>Prior to any construction or grading within 100 feet of the site, the site and a 25-meter buffer shall be staked to prevent disturbance. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 6705, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#108 4.5-1</b></p>	<p><b>MM 4.5-23:</b> Site CA-KER-6709H is a historical site adjacent to Rising Canyon Road that shall either be avoided and passively preserved in place or capped with geotextile matting and fill. Utilities that may overlie the geotextile matting and fill will be embedded within the fill cap, above the geotextile mat, or routed northeast of the site. Native American monitors shall be present during any work on the project site, including but not limited to, staking activities, construction, grubbing or topsoil grading within 100 meters of the preserved site area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 6709H, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#109 4.5-1</b></p>	<p><b>MM 4.5-24:</b> Site CA-KER-6711, a rock ring site, shall be passively preserved in place in a nondevelopment area that will either be deed-restricted or encumbered by a conservation easement.</p> <p>Native American monitors shall be present during any work within 100 meters of the site. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of an applicable TTM</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of TTM including CA KER 6711, the applicant shall provide evidence to Kern County Planning Department that the site will be covered by a conservation easement or deed restricted.</li> <li>C. If any work is done on the site, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#110 4.5-1</b></p>	<p><b>MM 4.5-25:</b> Site CA-KER-6716 is a village site located near a road and shall either be avoided and passively preserved in place or capped with geotextile matting and fill. Utilities that may overlie the geotextile matting and fill will be embedded within the fill cap, above the geotextile mat, or routed southeast of the site. Prior to any construction or grading within 100 meters of the site, the site area and a 25-meter buffer shall be staked to prevent disturbance. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading work in this 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>					

<p><b>#111 4.5-1</b></p>	<p><b>MM 4.5-26:</b> Site CA-KER-6720, a rock ring site, shall be preserved in place in a nondevelopment area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p> <p>If the construction requires encroachment on the bedrock mortars on the south side of the site and upslope of the archaeological deposit, these shall be covered with geotextile matting and fill and preserved in place prior to construction. Native American monitors shall be present during any work in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6720, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. Prior to approval of a grading permit adjacent to CA KER 6720, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#112 4.5-1</b></p>	<p><b>MM 4.5-27:</b> Site CA-KER-6722 is a campsite located near the existing Lake Drive. Prior to any construction or grading within 100 meters of the site, the site area and a 25-meter buffer shall be staked to prevent disturbance. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in this 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p> <p>Any expansion of Lake Drive to the northwest into the site area shall require preservation of the affected site area under geotextile matting and capping fill. Utilities that may overlie the geotextile matting and fill will be embedded within the fill cap, above the geotextile mat, or routed southeast of the site. Native American monitors shall be present during any work in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 6722, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#113 4.5-1</b></p>	<p><b>MM 4.5-28:</b> Site CA-KER-6725, a prehistoric camp, is outside the development envelope and shall be preserved in place by avoidance or by coverage with geotextile matting and fill. Utilities that may overlie covered areas of the site will be embedded within the fill cap, above the geotextile mat, or routed east of the road and site area. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a grading permit adjacent to CA KER 6725, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#114 4.5-1</b></p>	<p><b>MM 4.5-29:</b> Site CA-KER-6726 is a large campsite outside the development envelope that shall be passively preserved in place. A small rock ring associated with the site shall be staked with a 5-meter buffer prior to construction, and shall be preserved in place in a non-development area subject to an easement or deed restriction. Native American monitors shall be present during any work within 100-meter area of the site. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of a grading permit</p>	<p>Kern County Planning Department; Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6726, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. Prior to approval of a grading permit adjacent to CA KER 6726, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#115 4.5-1</b></p>	<p><b>MM 4.5-30:</b> Site CA-KER-6727, a prehistoric campsite, shall either be passively preserved in place or subject to Phase III data recovery. If the site area is preserved, it shall be staked prior to any construction or grading within 100 meters. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in this 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of a grading permit</p>	<p>Kern County Planning Department; Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6727, the applicant shall either provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction or will be subject to a Phase III data recovery.</li> <li>C. Prior to approval of a grading permit within to CA KER 6727, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities</li> </ul>			

<p><b>#116 4.5-1</b></p>	<p><b>MM 4.5-31:</b> Site CA-KER-6731, a bedrock mortar station, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. Native American monitors shall be present during any work within 100 meter area of the site. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6731; the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. If any grading or construction activities are proposed adjacent to CA-KER-6731, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities</li> </ul>			

<p><b>#117 4.5-1</b></p>	<p><b>MM 4.5-32:</b> Site CA-KER-6737, a bedrock mortar station, shall be passively preserved in place in a nondevelopment area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of a grading permit</p>	<p>Kern County Planning Department; Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6737, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. Prior to approval of a grading permit adjacent to CA KER 6737, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities</li> </ul>			

<p><b>#118 4.5-1</b></p>	<p><b>MM 4.5-33:</b> Site CA-KER-6739, a series of small rock rings, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to a applicable TTM or issuance of a grading permit</p>	<p>Kern County Planning Department and Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6739, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction. Prior to approval of a grading permit adjacent to CA KER 6739, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#119 4.5-1</b></p>	<p><b>MM 4.5-34:</b> Site CA-KER-6742, a campsite, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of a grading permit</p>	<p>Kern County Planning Department and Building Inspection Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6742, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction. Prior to approval of a grading permit adjacent to CA KER 6742, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>					

<p><b>#120 4.5-1</b></p>	<p><b>MM 4.5-35:</b> Site CA-KER-6744, a prehistoric camp, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. The site and a 25-meter buffer shall be staked prior to any construction or grading within 100 meters of the site. Native American monitors shall be present during any work on the site, including, but not limited to, staking activities, grubbing or topsoil grading in the 100-meter area. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM or issuance of grading permit</p>	<p>Kern County Planning Department; Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6744, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. Prior to approval of a grading permit adjacent to CA KER 6744, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#121 4.5-1</b></p>	<p><b>MM 4.5-36:</b> Site CA-KER-6745, a prehistoric camp, shall be passively preserved in place in a non-development area that will either be deed-restricted or encumbered by a conservation easement. Native American monitors shall be present during any work within 100 meter area of the site. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to approval of a applicable TTM</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM that includes CA KER 6745, the applicant shall provide evidence to Kern County Planning that the site will either be encumbered by a conservation easement or deed restriction.</li> <li>C. If any grading or construction activities are proposed within 100 meters or adjacent to the site, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>D. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>E. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#122 4.5-1</b></p>	<p><b>MM 4.5-37:</b> Native American monitors shall be present during any work on the site, including, but not limited to staking activities, grubbing or topsoil grading work required to complete the water system improvements to the existing California Aqueduct turnout described in Section 3.5.3.2 and Figure 4.16.2 of this FEIR. Archaeological monitors may also be present if desired by the proponent.</p>	<p>Prior to issuance of a improvement plans for the water system improvements to the CA Aqueduct</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of the improvement plans for the water system improvements to the CA Aqueduct, the applicant shall provide evidence to the Kern County Building Inspection and Planning Department that it has contracted with a qualified Cultural Resource monitor to be present onsite during any grading work within the 100-meter designated area. If the proponent desires an archaeologist to also be present, the applicant shall provide evidence that it has also contracted with qualified archaeologist monitor.</li> <li>C. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>D. The Kern County Planning Department will verify the documentation prior to initiating construction activities.</li> </ul>			

<p><b>#123 4.5-2</b></p>	<p><b>MM 4.5-38:</b> A qualified professional vertebrate paleontologist with regional experience shall monitor all excavations within the project site that are identified as having a high sensitivity for Pleistocene sediments as identified in Figure 4.5-1 in the Castac Lake basin and shown on the Tejon Mountain Village Special Plan No. 1, Map 256. If paleontological resources are exposed by excavation in the Pleistocene sediments bordering Castac Lake, work shall be redirected to another area until scientific significance of the finds is assessed. Paleontological monitors shall notify the onsite construction monitoring coordinator regarding any finds. The paleontological monitor will then assess the significance of the finds. The paleontologist will be retained to perform inspection of the excavation and to salvage exposed significant resources as necessary. Where feasible, standard samples (6,000 pounds [2,724 kilograms or 2.4 cubic meters] each) of fossiliferous sediment may be collected for recovery and identification of terrestrial microvertebrates (rodents, birds, rabbits). If fossils are discovered, work shall be redirected to another area nearby until the scientific significance of the find is assessed.</p> <p>If fossil-bearing alluvium is encountered at depth, fossils shall be salvaged only when determined, upon examination in the field, to be diagnostic or potentially diagnostic. Large vertebrate fossils exposed by excavation shall be expeditiously jacketed with plaster bandages or strips of burlap saturated with plaster, then removed and returned to a paleontology laboratory for preparation, identification, and permanent storage. Standard samples (6,000 pounds [2,724 kilograms or 2.4 cubic meters] each) of sediment of fossiliferous sediments shall be salvaged from designated microfossil sampling localities. This sedimentary matrix shall be stockpiled on site and subsequently processed; recovered specimens shall be identified and curated. Contextual data associated with the resources shall be recorded in the field, and sites shall be photo documented.</p> <p>The preservation of significant fossils (if found during construction) by removal will occur as described above, unless such removal is not feasible. In cases where the fossils cannot be removed immediately, the location of the fossils shall be</p>	<p>Prior to issuance of a grading permit in the Castac Lake Basin</p>	<p>Kern County Building Inspection Department; Kern County Planning Department</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Vinac for vertebrate fossils). Data recovery in these cases shall include documentation of pertinent data (lithology, stratigraphy, taphonomy, etc.) as well as photo documentation where possible.</li> <li>C. MM 4.5-38 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>D. Kern County Planning Department will verify the note and compliance prior to approval.</li> <li>E. Prior to the issuance of a grading permit in the Castac Lake Basin, applicant shall provide evidence to Kern County Building Inspection Department that it has entered into a contract with a professional paleontologist monitor.</li> <li>F. The applicant will submit documentation to the Kern County Building Inspection Department regarding steps to comply during grading.</li> <li>G. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> <li>H. The Building Inspector will verify during regular inspections.</li> </ul>					

	<p>stabilized to prevent further deterioration prior to data recovery under the direction of a qualified vertebrate paleontologist. Stabilization in these cases can (as necessary and safely feasible) include the following: removal of overburden, exposure of the resources, and application of an appropriate hardening agent (e.g., Vinac for vertebrate fossils). Data recovery in these cases shall include documentation of pertinent data (lithology, stratigraphy, taphonomy, etc.) as well as photo documentation where possible.</p>				
<p><b>#124 4.5-2</b></p>	<p><b>MM 4.5-39:</b> If the onsite paleontological monitor is required to assess the significance of an exposed fossil or other paleontological resources, the monitor shall stake off and flag an area of 2 meters on all sides of the find in order to alert equipment operators to the presence of a potential resource. The paleontologist shall then further expose the find in order to assess its potential significance and determine the appropriate recovery requirements. Construction crews must avoid these staked-off and flagged areas by at least 6 meters until the paleontologist has authorized continued excavation.</p> <p>Construction workers and other construction contractor personnel shall be forbidden from collecting scientifically significant fossils from any construction area during construction. Upon uncovering a potential resource, construction personnel shall be required to immediately divert excavation activities away from the potential site. Suspected resource localities must be avoided by at least 6 meters until the onsite paleontologist has approved further excavation. After diverting construction equipment, operators and crewmembers must contact the paleontological monitor, who shall coordinate next steps as provided in Mitigation Measure 4.5-38.</p>	<p>Prior to the issuance of a grading permit in the Castac Lake Basin</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.5-39 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note and compliance prior to approval.</li> <li>D. Prior to the issuance of a grading permit in the Castac Lake Basin, applicant shall provide evidence to Kern County Building Inspection and Planning Departments that it has entered into a contract with a professional paleontologist monitor.</li> <li>E. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> <li>F. The Building Inspector will verify during regular inspections.</li> </ul>			

<p><b>#125 4.5-2</b></p>	<p><b>MM 4.5-40:</b> For all macro- and microfossils (vertebrate, invertebrate, and/or plant) recovered during the field reconnaissance or during construction, a data recovery program shall be undertaken. This program will include preparation of recovered specimens to a point of identification and permanent preservation (including screen washing of fossiliferous sediment samples to recover small to microscopic vertebrate fossils); preparation of large vertebrate fossils recovered in plaster jackets; long-term stabilization of all recovered significant fossils; and analysis. The paleontological monitoring and salvage team shall include an expert in vertebrate paleontology. If specimens are discovered, a final report, including an itemized and accessioned inventory of recovered specimens, shall be prepared by a professional vertebrate paleontologist and shall be distributed to the appropriate lead agencies. This report will include any important mega-invertebrate fossil localities and/or fossil plant localities.</p>	<p>Prior to the issuance of grading permits in the Castac Lake Basin</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.5-40 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note and compliance prior to approval.</li> <li>D. Prior to the issuance of a grading permit in the Castac Lake Basin, applicant shall provide evidence to Kern County Building Inspection and Departments that it has entered into a contract with a professional paleontologist monitor.</li> <li>E. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> <li>F. The Building Inspector will verify during regular inspections.</li> </ul>			

<p><b>#126 4.5-2</b></p>	<p><b>MM 4.5-41:</b> All fossil remains recovered during construction and associated development activity shall be offered for curation at the expense of the developer at a recognized, permanent repository accredited with the American Association of Museums. This curation ensures the long-term preservation of any and all recovered paleontological resources. The nearest accredited, permanent, professional repositories to Tejon Mountain Village are the San Bernardino County Museum, the Natural History Museum of Los Angeles County, and the Raymond Alf Museum. A memorandum of agreement for curation between the developers and the repository shall be reviewed and approved; this memorandum will provide rights to these materials for guaranteed future research access. If the offered materials are not accepted by the repository, the developer shall be free to retain the materials on site or dispose of them appropriately.</p>	<p>Prior to the issuance of a grading permit in the Castac Lake Basin</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.5-41 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note and compliance prior to approval.</li> <li>D. Prior to the issuance of a grading permit in the Castac Lake Basin, applicant shall provide evidence to Kern County Building Inspection and Planning Departments that it has entered into a contract with a professional paleontologist monitor.</li> <li>E. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> <li>F. The Building Inspector will verify during regular inspections.</li> </ul>			
<p><b>#127 4.5-3</b></p>	<p><b>MM 4.5-42:</b> In the event of an accidental discovery of any human remains, the steps and procedures specified in California Health and Safety Code Section 7050.5, State CEQA Guidelines Section 15064.5(e) (OPR 2004), and California Public Resources Code Section 5097.98 shall be implemented. No further disturbance will occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. Construction must halt in the area of the discovery of human remains, the project proponent must ensure that the area is protected, and consultation and treatment will occur as prescribed by law.</p>	<p>Prior to the issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.5-42 will be included as a note on all approved final subdivision maps and approved site plans.</li> </ul>			

	<p>The Native American Heritage Commission acts as a central point of contact for notification of Native Americans, of arbitration between the Native American representative and the property owner (who is also the owner of the remains), and of any associated archaeological materials. These procedures concerning 1) notification of discovery of Native American human remains, 2) descendants, and 3) disposition of human remains and associated grave goods are set forth in Public Resources Code Section 5097.98. The process is as follows:</p> <p>a. <b>Discovery.</b> If human remains are discovered (in either an archaeological or construction context), Tejon Ranch Company or its designated representative shall notify the County coroner. The area of the discovery will be protected from disturbance. The coroner shall determine if the remains are or are suspected to be of Native American origin (California Health and Safety Code Section 7050.5). This is often done in consultation with the archaeological investigator or in consultation with a forensic or physical anthropologist. If this determination is made, the coroner will notify the Tejon Ranch Company, or its representatives, and the Native American Heritage Commission.</p> <p>b. <b>Notification of Most Likely Descendent.</b> If Native American human remains are discovered, the applicant and the Native American Heritage Commission shall immediately notify the Most Likely Descendent. The Most Likely Descendent will have 24 hours from the time he or she is contacted to inspect the remains and make recommendations to the applicant regarding the disposition of the remains.</p> <p>c. <b>Protection of Human Remains.</b> Qualified archaeological field staff shall work with the construction crew to establish a reasonable buffer zone around a discovery. Because work must stop if other discoveries are anticipated, identifying areas where work can safely continue would be of paramount importance to maintaining the construction schedule. The area where work must cease shall be marked off with temporary construction fencing or another agreed-upon method. This fencing will clearly designate the area for</p>	<p>C. Kern County Planning Department will verify the note and compliance prior to approval.</p> <p>D. The applicant shall provide evidence to Kern County Building Inspection and Planning Departments that grading plans include the appropriate notes describing contractors' responsibilities related to the accidental discovery of human remains.</p> <p>E. The Kern County Building Inspection Department will verify in the field during the construction period.</p> <p>F. The Building Inspector will verify during regular inspections.</p>
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	<p>avoidance and protect it from inadvertent intrusions by machinery, while providing for construction to continue in the remainder of the project area.</p> <p>d. <b>Removal and Reburial of Human Remains.</b> Once the above protocols have been applied, excavation or avoidance of human remains shall be required. If excavation is the preferred option, each burial or cremation shall be carefully removed using standard archaeological excavation techniques in the presence of a Native American monitor. The soil matrix surrounding a burial shall also be excavated for the recovery of all associated artifacts. There will be no disturbance of human remains in the absence of a Native American monitor.</p> <p>These excavations shall be conducted in a respectful but efficient manner. The excavations shall be designed to completely remove the burial within 1 to 3 days to allow construction to return to this portion of the project area. Sediments shall be screened through 1/8-inch mesh (if screening is part of the agreement reached with the Most Likely Descendent for disposition of the remains), and cultural materials shall be separated from the sediment matrix. The sediment matrix may be retained for reburial if so requested by the Most Likely Descendent. Crew members shall comport themselves in a respectful manner during these excavations, and access to the excavations shall be restricted to official business to ensure that the burial does not become a “tourist attraction” for curious onlookers, construction workers, other archaeologists, etc. Photos of the burial will be taken only with approval of the Most Likely Descendent, as part of the agreement reached during consultation.</p> <p>All recovered human remains shall be handled respectfully and packaged in a culturally appropriate manner (e.g., wrapped in white cotton fabric and placed within cardboard boxes). Excavated human remains and artifacts shall be</p>	
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	<p>removed from the area at the completion of each working day and secured in locked storage. The burial site shall be covered with plywood sheets when excavations are not ongoing. If necessary, overnight security protection shall be provided to protect the discovery from disturbance or vandalism.</p> <p>Once all excavations have been completed and analysis, if any, has also been completed, the recovered Native American remains and associated artifacts and soils matrix shall be legally conveyed to the Most Likely Descendent. The Most Likely Descendent will then determine final disposition of these materials including reburial onsite if requested.</p>				
<p><b>#128 Lebec Interchange Improvements</b></p>	<p><b>MM 4.5-43:</b> As a condition of all contracts for the Interstate 5/ Lebec Road interchange improvements and prior to ground disturbing activities, all earth-moving and excavation contractor employees shall attend a “tailgate” session informing them of the potential for inadvertently discovered cultural resources and/or human remains and protection measures to be followed to prevent destruction of any and all cultural resources discovered on site. The applicant’s designated project construction manager, a qualified archaeologist, and a qualified cultural resource manager/monitor from a local California Native American tribe shall conduct the orientation. The orientation will include information regarding the potential for objects to occur on site, a summary of applicable environmental law, procedures to follow if potential cultural resources are found, and the measures to be taken if cultural resources and/or human remains are unearthed as part of the project. Within 14 days of the session, the project construction manager shall submit to the Kern County Planning Department and California Department of Transportation a summary report that includes the following information:</p> <ol style="list-style-type: none"> <li>a. When and where the session took place;</li> <li>b. Topics discussed in the session; and</li> <li>c. A session attendance roster signed by the employees at the tailgate session.</li> </ol> <p>A copy of the report shall be provided to the Southern San Joaquin Valley Information Center and maintained on site.</p>	<p>Prior to approval of Lebec/I-5 street improvement plans</p>	<p>Kern County Building Inspection Department; Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ol style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall provide evidence to the Kern County Planning Department that it has a contract with a qualified archaeologist and Cultural Resource monitor to give a “tailgate” session with the project construction manager and crew and take role call at the session</li> <li>C. Within 14 days, the project construction manager shall submit a report of the “tailgate” session to the Kern County Planning Department</li> <li>D. The project construction manager shall maintain a copy of the report on-site and submit a copy to the Southern San Joaquin Valley Information Center</li> </ol>			

<p><b>#129 Lebec Interchange Improvements</b></p>	<p><b>MM 4.5-44:</b> Construction areas for the Interstate 5/Lebec Road interchange improvements shall be staked prior to earthmoving by a qualified archaeologist in consultation with the contractor to indicate the construction area, construction staging area, and buffer. No earthmoving, parking, or materials storage will be allowed outside the staked areas. Prior to construction, the archaeologist shall survey the area to identify any surface artifacts within the staked area. An archaeologist and Native American monitors shall be present during any grubbing or topsoil grading within the staked area. If buried cultural resources, such as flaked or ground stone, historic debris, building foundations, or nonhuman bone, are discovered during ground-disturbing activities, work will stop in that area and within an appropriate buffer area, as determined by the archaeologist. The archaeologist shall assess the significance of the affected cultural resources and, if necessary, develop feasible and appropriate treatment measures in consultation with the improvement project design staff, such as avoidance, capping with geotextile and fill, or Phase III data recovery.</p>	<p>Prior to approval of street improvement plans for Lebec Road/I-5</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of street improvement plans for Lebec Road I-5, applicant shall provide evidence to Kern County Building Inspection Department that it has entered into a contract with a archeologist and Cultural Resource Monitor.</li> <li>C. The Kern County Planning Department will verify the documentation prior to issuance of grading permits.</li> <li>D. The Building Inspector will verify in the field.</li> </ul>					
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

<b>4.6 Geology and Soils</b>				
<b>#130 4.6-1</b>	<p><b>MM 4.6-1:</b> Prior to approval of a final map containing habitable structures within a GS Combining District as identified on the Tejon Mountain Village Special Plan No. 1, Map 256, additional geotechnical studies shall be required and will make recommendations on structure location, foundation design, grading design, and other design criteria as deemed necessary. Based on the results of additional investigations, the geologic consultant would either recommend that 1) the buffer zones be modified or eliminated as appropriate, 2) the proposed habitable structures would be moved outside the buffer zone, or 3) the proposed structure would be eliminated. All remaining fault buffer zones shall be identified on final subdivision maps.</p>	<p>Prior to approval of a final map containing habitable structures within a GS Combining District</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>	
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-1 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a Final Tract Map in a GS Combining District, the applicant will submit additional geotechnical studies to Kern County Building Inspection Department.</li> </ul>		

<p><b>#131 4.6-1</b></p>	<p><b>MM 4.6-2:</b> The developer shall maintain a minimum buffer zone width of 50 feet for habitable structures around active fault traces. A minimum setback of 300 feet shall be maintained around all critical facilities, such as fire stations.</p>	<p>Prior to approval of a TTM</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-2 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a TTM, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department</li> </ul>			

<p><b>#132 4.6-1</b></p>	<p><b>MM 4.6-3:</b> Prior to approval of the tentative tract maps or modification of the Tejon Mountain Village Special Plan No. 1, Map 256, for commercial sites, the applicant shall retain a qualified geologic/geotechnical consultant to prepare a site-specific geotechnical feasibility report. The report shall include information regarding borings, test pits, trenches, and laboratory testing appropriate to address tentative tract map design issues. The reports shall provide geotechnical recommendations sufficient to evaluate the geotechnical feasibility of proposed Tentative Tract Map grading and improvement configurations and shall conform to applicable Kern County guidelines.</p>	<p>Prior to approval of TTMs or modification of the Tejon Mountain Village Special Plan No. 1, Map 259, for commercial sites</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-3 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a TTM or modification of the Tejon Mountain Village Special Plan No. 1, Map 259, for commercial sites, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval or modification.</li> </ul>			

<p><b>#133 4.6-1</b></p>	<p><b>MM 4.6-4:</b> Prior to issuance of grading permits for individual project phases within the Tejon Mountain Village, the applicant shall retain a qualified geologic/geotechnical consultant to prepare detailed design-level geotechnical investigations, including an appropriate number of borings, test pits, and trenches as well as laboratory testing to address final project design issues. Design-level geotechnical reports shall be appropriately detailed to address final project construction requirements and conform to applicable Kern County guidelines. Where appropriate, geotechnical mitigation measures shall be depicted on plans prepared by the geotechnical engineer of record or on plan sheets included with final grading plans.</p>	<p>Prior to issuing grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-4 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to issuance of a grading permits, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval or modification.</li> </ul>			

<p><b>#134 4.6-1</b></p>	<p><b>MM 4.6-5:</b> Prior to approval of any tentative tract map or the development of commercial sites, the specific subdivision design shall be reviewed to confirm that no habitable structures will be constructed within active-fault buffer zones identified by ECI in its Fault Hazard Report (see Appendix G-2). If development is planned in the vicinity of potentially active faults, prior to completion of tentative tract maps, the applicant shall retain a qualified geologic/geotechnical consultant to prepare an appropriately detailed geologic report and evaluate the age and extent of faulting by fault trenching or other appropriate methods. These studies shall conform to applicable Kern County guidelines. If active fault traces are identified, an active fault buffer zone shall be established, and no habitable structures shall be constructed within the expanded active fault buffer zone.</p>	<p>Prior to approval of a TTM or the Commercial Site Development</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-5 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Prior to approval of a commercial TTM or Commercial Site Development Permit, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department</li> <li>D. The Kern County Planning Department will verify documentation prior to approval or modification.</li> </ul>					

<p><b>#135 4.6-1</b></p>	<p><b>MM 4.6-6:</b> Prior to approval of tentative tract maps, or development of commercial sites, the applicant shall design measures to minimize risks to new critical utilities that cross active fault traces. Detailed designs shall be provided to the Kern County Engineering and Survey Department prior to approval of final tract maps, and any measures required shall be incorporated into the detailed site plans to be approved by the county. In addition, the project applicant shall ensure that lifeline providers have emergency response plans in place. Methods of mitigation may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. Designing crucial underground utilities that must cross active faults so that they do so at an oblique angle so that the pipelines fail under tension rather than compression. Alignments within and parallel to the fault zone shall be avoided;</li> <li>b. Incorporating redundancy into the design of crucial underground utilities;</li> <li>c. For locations at risk, designing for easy access and repair, with consideration given to providing pre-designed replacement/repair fittings at crucial locations where damage is anticipated; and</li> <li>d. Incorporating shutoff valves, bracing, flexible materials, flexible joints and connections, joint restraints, strengthened support structures, or other means to minimized damage.</li> </ul>	<p>Prior to approval of a TTM or Commercial Site Development Permit</p>	<p>Kern County Engineering and Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-6 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a commercial TTM or Commercial Site Development Permit, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval or modification.</li> </ul>					

<p><b>#136 4.6-1</b></p>	<p><b>MM 4.6-7:</b> Prior to approval of the tentative tract map, or development of commercial sites, the applicant shall retain a qualified geologic/geotechnical consultant to perform additional studies and identify areas within the site that may be subject to risk of ground deformation due to secondary fault rupture, ridgetop fissuring, or sackungen. If these conditions are identified, the consultant shall identify a series of appropriate geotechnical engineering measures to prevent building collapse. Prior to issuance of grading permits, the applicant shall prepare site-specific plans depicting the geotechnical methods of mitigation that are appropriate for the proposed construction. Proposed mitigation implementation methods shall be subject to approval by the Kern County Engineering and Survey Department. The following mitigation methods may be implemented by the applicant:</p> <ul style="list-style-type: none"> <li>a. Avoidance of identified weak zones by establishment of appropriate structural setbacks;</li> <li>b. Construction of a strengthened subgrade designed to resist cracking and ground deformation by over-excavation to a specified depth and reconstruction of the subgrade with engineered fill reinforced with geogrid; and</li> <li>c. Support structures on strengthened foundations, such as post-tensioned slabs, heavy structural mats, or similar means, as recommended by a qualified geotechnical consultant and structural engineer.</li> </ul>	<p>Prior to approval of a TTM or Commercial Site Development Permit</p>	<p>Kern County Engineering and Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-7 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a TTM or Commercial Site Development Plan, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval or modification.</li> </ul>					

<p><b>#137 4.6-1</b></p>	<p><b>MM 4.6-8:</b> The developer shall provide emergency shutoff valves for both water and sewer pipelines that may cross the main trace of the Garlock fault.</p>	<p>Prior to approval of water and sewer improvement plans crossing the Garlock fault</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of any water or sewer improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include a note requiring emergency shutoff valves</li> <li>C. Kern County Building Inspection Department will verify implementation in the field.</li> </ul>			

<p><b>#138 4.6-1</b></p>	<p><b>MM 4.6-9:</b> The developer shall provide a means to rapidly affect a temporary emergency bypass for any sewer pipelines that cross the main trace of the Garlock fault. An emergency pump-around configuration is the recommended means to accomplish this requirement. The recommended feature will include the ability to pump-around up to 50 feet on either side of the main trace.</p>	<p>Prior to approval of sewer improvement plans that cross the Garlock Fault</p>	<p>Kern County Engineering and Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of any water or sewer improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that the sewer improvement plans include a means to rapidly affect a temporary emergency bypass.</li> <li>C. The Kern County Building Inspection Department will verify implementation in the field.</li> </ul>			

<p><b>#139 4.6-1</b></p>	<p><b>MM 4.6-10:</b> The developer shall provide a means to rapidly affect a temporary emergency bypass for water pipelines that cross the main trace of the Garlock fault. Installation of manifolds on the water lines that would accommodate large-diameter hoses is the recommended means to accomplish this requirement. The recommended feature will include the ability to temporarily replace damaged sections up to 50 feet on either side of the main trace.</p>	<p>Prior to approval of improvement plans for water lines that cross the Garlock fault</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of any water improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include a means to rapidly affect a temporary emergency bypass.</li> <li>C. The Kern County Building Inspection Department will verify implementation in the field.</li> </ul>			

<p><b>#140 4.6-1</b></p>	<p><b>MM 4.6-11:</b> Sewer and water pipelines crossing the main trace of the Garlock fault shall incorporate design features that cause them to preferentially break at the main trace. Within 50 feet of the main trace, the most appropriate design would be a simple bell and spigot connection that would fail under tension. In addition, the pipelines should be oriented at an oblique angle (i.e., rotated slightly counter-clockwise from perpendicular to the fault) so that the pipelines fail under tension rather than compression.</p>	<p>Prior to approval of improvement plans for sewer and water lines that cross the Garlock fault</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of any water or sewer improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include design features that cause them to preferentially break at the main trace.</p> <p>C. The Kern County Building Inspection Department will verify implementation in the field.</p>			
<p><b>#141 4.6-1</b></p>	<p><b>MM 4.6-12:</b> Away from the main trace of the Garlock fault and in the zone of restricted development, pipelines shall be constructed with constrained joints and/or seamless pipe to allow some movement of the pipe without the pipe failing. During a larger seismic event with significant differential movements, this design feature would force failure at the main trace, where emergency design features could be employed.</p>	<p>Prior to approval of improvement plans for sewer and water lines that cross the Garlock fault</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		

		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of sewer and water improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include evidence that pipelines have been constructed with constrained joints and/or seamless pipe.</p> <p>C. The Kern County Building Inspection Department will verify implementation in the field.</p>			
<p><b>#142 4.6-1</b></p>	<p><b>MM 4.6-13:</b> Temporary bypass systems shall be employed for sewer and water pipelines crossing the fault identified south of the proposed Village Mixed-Use Area. The temporary pipeline bypasses shall be designed to accommodate pipeline breakage of up to 50 feet on either side of the normal fault.</p>	<p>Prior to approval of sewer and water improvement plans for lines that cross the Garlock fault</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of any water or sewer improvement plans that cross the Garlock fault south of the Village Mixed Use Center, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include temporary bypass systems.</p> <p>C. Kern County Building Inspection Department will verify implementation in the field.</p>			

<p><b>#143 4.6-1</b></p>	<p><b>MM 4.6-14:</b> The project applicant shall work with Southern California Gas Company to install the recommended shutoff valves on the high pressure gas line to provide the capability to stop flows within the line in case of a seismic emergency if existing capabilities are not adequate. These emergency shutoff valves shall be located on each side of the main trace of the Garlock fault where the pipeline crosses the fault or other appropriate location determined by the gas company.</p>	<p>Prior to approval of gas improvement plans that cross the Garlock fault</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of gas improvement plans that cross the Garlock fault, applicant will provide evidence to Kern County Engineering and Survey Services Department that it has requested that Southern California Gas Company install shutoff valves on high pressure gas line to be located on each side of the main trace of the Garlock fault, or other appropriate location determined by the gas company.</li> <li>C. Kern County Building Inspection Department will verify implementation in the field.</li> </ul>			

<p><b>#144 4.6-1</b></p>	<p><b>MM 4.6-15:</b> Any natural gas lines installed within the project site shall be constructed with emergency shutoff valves that engage in the event a line is ruptured.</p>	<p>Prior to approval of gas improvement plans</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval any gas improvement plans, applicant will provide evidence to Kern County Engineering and Survey Services Department that the improvement plans include emergency shutoff valves.</li> <li>C. Kern County Building Inspection Department will verify implementation in the field.</li> </ul>			

<p><b>#145 4.6-1</b></p>	<p><b>MM 4.6-16:</b> The developer shall provide all buyers of any residential or commercial units on the site with disclosure of the location of the Alquist-Priolo Earthquake Fault Zone, the locations of fault buffer zones established for the project, the mapped location of the Garlock fault, and the potential for a seismic event that could cause damage or injury.</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Building Inspection; TMV Master Developer/Master Property Owners Association</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-16 will be included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to issuance of residential or commercial certificates of occupancy, applicant will provide evidence to the Kern County Building Inspection and Planning Departments that buyers of residential or commercial units will receive a disclosure of the location of Alquist-Priolo Earthquake Fault Zone, the locations of fault buffer zones established for the project, the mapped location of the Garlock fault, and the potential for a seismic event that could cause damage or injury.</li> </ul>			

<p><b>#146 4.6-1</b></p>	<p><b>MM 4.6-17:</b> Prior to issuance of the first certificate of occupancy for any residential or commercial unit, the community services district shall prepare—in consultation with the Kern County Emergency Medical Services Department and the Kern County Fire Department—an emergency preparedness and evacuation plan that addresses seismic events. The plan will be provided to all homeowners and business owners in the development and updated on an annual basis.</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Kern County Fire Department; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-17 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Prior to issuance of residential or commercial certificates of occupancy, the applicant will provide evidence that an emergency preparedness and evacuation plan that addresses seismic events has been prepared and will be provided to home buyers and business owners.</li> <li>D. Kern County Planning Department will verify the documentation prior to issuance of a certificate of occupancy.</li> </ul>			

<p><b>#147 4.6-2</b></p>	<p><b>MM 4.6-18:</b> Prior to issuance of building permits, building plans shall be prepared and submitted to the Kern County Building Inspection Division for review and approval. Plans will show that all structures within the project site have been designed, and will be constructed, in accordance with seismic safety design criteria specified in the latest California Building Code requirements, at a minimum, or as otherwise recommended by a qualified registered structural engineer. Mitigation measures shall be implemented by the applicant at the time of final design of improvements for subdivision tracts or custom lots. Plans for improvements shall be subject to approval by the Kern County Engineering and Survey Department.</p>	<p>Prior to issuing building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-18 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to approval of building permits, Kern County Building Inspection Department will confirm that all structures have been designed per the California Building Code.</li> <li>D. The Kern County Building Inspection Department will verify compliance in the field prior to final occupancy.</li> </ul>					

<p><b>#148 4.6-3</b></p>	<p><b>MM 4.6-19:</b> Prior to the approval of tentative tract maps, or development of commercial areas where soft fine-grained soils subject to cyclic softening, ground lurching, and compression due to clay/silt consolidation underlie proposed improvements shall be identified based on the tentative-map-level geotechnical reports). The tentative tract maps shall be designed based on consideration of appropriate geotechnical mitigation measures for these soils. Prior to issuance of grading permits, detailed project-specific geotechnical mitigation measures shall be developed based on design-level geotechnical reports and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included with final grading plans. Proposed mitigation methods shall be subject to approval by the Kern County Engineering and Survey Department. The following mitigation methods shall be implemented by the applicant, where appropriate, based on cost and constructability considerations:</p> <ul style="list-style-type: none"> <li>a. Removal of liquefiable/densifiable/collapsible soils and replacement with engineered fill. Removal and replacement will be feasible above the water table or in dewatered excavations; and</li> <li>b. Liquefiable/densifiable/collapsible soils both above and below the water table can be improved by in situ ground densification using deep dynamic compaction, rapid impact compaction, compaction with vibratory probes (e.g., vibroflotation, terraprobe), stone columns, and/or compaction piles.</li> <li>c. Increase soil density and shear strength and reduce soil moisture content of soils subject to cyclic softening, ground lurching, and static compression through consolidation under fills. The level of soil improvement will be sufficient to bring estimated post-construction settlement or seismic ground deformation to acceptable levels. Depending on the proposed fill thickness and site-specific soil conditions, mitigation could be effected either by proposed project fills or by the application of temporary surcharge fills;</li> </ul>	<p>Prior to approval of TTMs or Commercial Site Development Plans</p>	<p>Kern County Engineering &amp; Survey Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-19 as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a TTM or Commercial Site Development Plan, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

	<p>d. Support large, heavy, or multi-story structures on deep foundations, such as driven piles, reinforced concrete caissons, or structural mat foundations, if ground improvement by placement of surcharge fills will not be effective;</p> <p>e. Dewater and remove soft, compressible soils and replace them with engineered fill; and</p> <p>f. Design the project to avoid areas underlain by soils subject to cyclic softening, ground lurching, and static compression.</p>				
<p><b>#149 4.6-4</b></p>	<p><b>MM 4.6-20:</b> Prior to the approval of tentative tract maps or development of commercial areas, existing landslide maps shall be refined based on tentative-map-level geotechnical reports. Prior to the issuance of grading permits, detailed project-specific geotechnical mitigation methods shall be developed based on design-level geotechnical reports and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included with final grading plans. Detailed site-specific slope stability analyses shall be performed as part of the design-level geotechnical reports to preserve the natural topography, wildlife habitat, and vegetation of the site, mitigation measures shall be implemented only for landslides that directly threaten the proposed improvements. Proposed mitigation methods shall be subject to approval by the Kern County Engineering and Survey Department. The following mitigation methods shall be implemented as required based on cost and constructability considerations:</p> <p>a. Design the project improvements to avoid landslides where possible;</p> <p>b. Incorporate landslide mitigation methods;</p> <p>c. Stabilize landslides through the removal of landslide debris by excavation, complete removal and replacement of landslide debris with engineered fill, partial removal of landslide deposits and construction of engineered shear buttresses, or designing the project to incorporate debris benches and setback areas. Earthwork repairs shall include appropriate subsurface drainage; and</p> <p>d. Stabilize landslides with appropriately engineered earth-retention systems.</p>	<p>Prior to approval of the TTMs or Commercial Site Development Plans and prior to the issuance of grading permits</p>	<p>Developer and Kern County Engineering &amp; Survey Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.6-20 will be included as a note in all approved final subdivision maps and approved site plans.</p> <p>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</p> <p>D. Prior to approval of a TTM or Commercial Site Development Plan and grading plans, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</p> <p>E. The Kern County Planning Department will verify documentation prior to approval.</p>			

<p><b>#150 4.6-4</b></p>	<p><b>MM 4.6-21:</b> Prior to approval of tentative tract maps, or development of commercial areas where proposed improvements are subject to debris-flow and rockfall hazards shall be identified based on the tentative-map-level geotechnical reports. The tentative tract maps shall be designed based on consideration of appropriate geotechnical mitigation measures for these hazards. Prior to issuance of grading permits, detailed project-specific mitigation methods shall be developed based on design-level geotechnical reports and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included with final grading plans. Proposed mitigation implementation methods shall be subject to approval by the Kern County Engineering and Survey Department. The following mitigation methods shall be implemented as required based on cost and constructability considerations:</p> <ul style="list-style-type: none"> <li>a. Avoiding susceptible areas;</li> <li>b. Constructing debris-flow deflection berms, debris-flow diversion channels, or a combination of both, as depicted in Figures 13a and 13b of the Preliminary Geotechnical Exploration and Summary of Geologic Constraints, Tejon Mountain Village, Kern County, California (Appendix G-1);</li> <li>c. Constructing properly engineered debris-flow deflection walls;</li> <li>d. Removing source area deposits determined to be prone to debris-flow failures; and</li> <li>e. Scaling slopes to remove loose and unstable rocks, bolting rock faces, or designing catchment benches, berms, or engineered fences.</li> </ul>	<p>Prior to approval of the TTMs or Commercial Site Development Plans and prior to the issuance of grading permits</p>	<p>Developer and Kern County Engineering &amp; Survey Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-21 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to approval of a TTM or Commercial Site Development Plan and grading plans, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

<p><b>#151 4.6-4</b></p>	<p><b>MM 4.6-22:</b> Prior to issuance of grading permits, detailed project-specific mitigation measures shall be developed based on design-level geotechnical reports. Prior to issuance of building permits, building plans shall be prepared and submitted to the Kern County Building Department for review and approval. Plans will show that all structures within the project site have been designed, and will be constructed, with appropriate consideration of site-specific soil conditions. Mitigation methods shall be implemented by the applicant at the time of final design of improvements for subdivision tracts or custom lots. Plans for improvements will be subject to approval by the Kern County Engineering and Survey Department. Mitigation methods for areas in which more highly plastic and expansive soils occur may include:</p> <ol style="list-style-type: none"> <li>a. Observation of construction excavations by the geotechnical engineer of record to identify expansive soil deposits encountered during construction;</li> <li>b. Excavation of expansive soil and replacement with non-expansive fill material;</li> <li>c. Moisture conditioning of the expansive soils to a high moisture content;</li> <li>d. Capping expansive soils with non-expansive fill; and</li> <li>e. Placing support structures on foundations that are appropriately designed for expansive soil conditions, such as post-tensioned slabs, heavy structural mats, or pier-and-grade-beam foundations.</li> </ol>	<p>Prior to issuing grading permits</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ol style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-22 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to issuance of a grading permit, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> </ol>					

<p><b>#152 4.6-4</b></p>	<p><b>MM 4.6-23:</b> Graded slopes constructed for the project shall be engineered to comply with the standard of care for residential construction. Slope stability analyses shall be performed as part of the design-level geotechnical report based on the proposed grading depicted on the final maps. Recommended geotechnical mitigation methods shall be depicted on plans prepared by the geotechnical engineer of record or on plan sheets included with the final grading plans. Proposed engineering and design methods shall be subject to approval by the Kern County Engineering and Survey Department. The following mitigation methods shall be implemented as required based on cost and constructability considerations:</p> <ul style="list-style-type: none"> <li>a. Graded slopes shall be inclined no steeper than 2:1 (horizontal to vertical) unless special engineering measures, such as geogrid reinforcement, are employed;</li> <li>b. Critical slopes shall be designed in accordance with the standard of care used in residential construction in Kern County which typically requires a minimum factor of safety of 1.5 for static conditions and 1.1 for seismic loading conditions;</li> <li>c. Nonstructural slopes in nonhabitable portions of parks and recreational areas, on golf courses, and along secondary circulation roads and emergency vehicle access roads shall be designed to a level of seismic stability that will not affect basic functionality or threaten life and safety;</li> <li>d. Cut slopes with identified potentially adverse geotechnical conditions shall be stabilized by construction of drained, engineered fill buttresses; local flattening of cut-slope inclinations; or incorporation of earth-retention measures, such as structural walls (soil nail walls or tied-back reinforced concrete structures) or mechanically stabilized earth buttresses; and</li> <li>e. Fill slopes shall be designed with shear keys, benching into supporting materials, and subsurface drainage judged to be appropriate to provide adequate post-construction stability.</li> </ul>	<p>Prior to issuing grading permits</p>	<p>Kern County Engineering and Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-23 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval and prior to issuance of building permits.</li> <li>D. Prior to issuance of grading permits, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

<p><b>#153 4.6-4</b></p>	<p><b>MM 4.6-24:</b> All grading and construction on site will be in compliance with the requirements of the California Building Code Standards as adopted by Kern County, Kern County Grading Ordinance and will adhere to all specifications, procedures and site conditions presented in the reports to this Final EIR. All grading plans and geotechnical reports must be submitted to the Kern County Engineering and Survey Services Department for review and approval prior to implementation.</p> <p>All grading and construction and any changes to the recommendations that result from or occur during grading in these reports will be reviewed by a qualified special inspector whose selection is approved by the Kern County Engineering and Survey Services Department and whose duties and responsibilities are outlined in Chapter 17 of the California Building Code. The special inspector will verify all grading operations are in accordance with the approved grading plan, the geotechnical investigation, and recognized principles and practices. The developer’s engineer of record for the grading, the geotechnical engineer, and the special inspector will provide site investigative reports for various phases of the engineered grading for review by the Kern County Engineering and Survey Services Department. Timing and frequency of the submittal of these reports will be based on a schedule approved by the Kern County Engineering and Survey Services Department before grading activities begin. Any changes to the duties of the special inspector shall be approved by the Kern County Engineering and Survey Services Department.</p> <p>The developer will be responsible for all costs of the special inspector and county staff for review and approval of ongoing engineered grading activities, including review of the required reports.</p> <p>The following construction methods shall be implemented by the applicant during construction:</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-24 as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to issuance of a grading permit, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Engineering &amp; Survey Services Department.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

	<ul style="list-style-type: none"> <li>a. Fills shall be properly moisture-conditioned and compacted in accordance with the design-level geotechnical report (Mitigation Measure 4.6-2) and the recommendations of the geotechnical engineer of record in the field. Fill construction shall be observed and tested by the geotechnical engineer of record. The records of engineering testing and observation shall be supplied to the party responsible for long-term maintenance of the proposed project and Kern County;</li> <li>b. Subsurface drainage shall be constructed in accordance with the corrective grading plans and the recommendations of the geotechnical engineer of record in the field. The elevations and locations of subsurface drain systems and their outfall points shall be surveyed in the field during construction and compiled on an as-constructed subdrain map. The as-constructed subdrain map shall be supplied to the party responsible for long-term maintenance of the project and Kern County;</li> <li>c. The geotechnical engineer of record, subject to review by the special inspector, shall observe all mass-grading excavations, including cut slopes, pad and roadway cuts, corrective grading removals, shear keys, and landslide repairs, and make appropriate field recommendations to the owner based on revealed conditions; and</li> <li>d. Geologic conditions exposed in construction excavations shall be mapped in the field by the geotechnical engineer of record and compiled on a field-verified geology map. The field-verified geology map shall be supplied to the party responsible for long-term maintenance of the project and Kern County.</li> </ul>	
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<p><b>#154 4.6-5</b></p>	<p><b>MM 4.6-25:</b> Prior to issuance of a grading permit, the applicant shall retain a qualified erosion control consultant to prepare a Stormwater Pollution Prevention Plan, including a site-specific Erosion Control Plan, depicting appropriate best management practices, as well as a post-construction stormwater management plan designed to limit soil erosion based on the site's soil conditions and the proposed grading plan. The plan shall be submitted to Kern County Engineering and Survey Services Department for review and approval. The Stormwater Pollution Prevention Plan, Erosion Control Plan, and post-construction stormwater management plan shall conform to federal, state, and Kern County requirements. Implementation of the Stormwater Pollution Prevention Plan, Erosion Control Plan, and post-construction stormwater management plan will be subject to inspection by Kern County personnel. The applicant will be responsible for Stormwater Pollution Prevention Plan, Erosion Control Plan, and post-construction stormwater management plan implementation during and following construction.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of a grading permit, applicant will submit to the Building Inspection Department a Stormwater Pollution Prevention Plan, including a site-specific Erosion Control Plan prepared by a qualified erosion control consultant.</li> <li>C. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

<p><b>#155 4.6-5</b></p>	<p><b>MM 4.6-26:</b> Prior to the approval of tentative tract maps or the development of the commercial areas, the applicant shall formulate an appropriate long-term maintenance plan to address post-construction maintenance issues that are typically encountered in hillside development projects. The applicant shall designate an appropriately funded entity, such as a benefit district or Geologic Hazard Abatement District (GHAD), to administer long-term maintenance. The maintenance entity shall designate appropriate qualified consultants and contractors to perform periodic inspections of slopes and drainage facilities. The designated consultants and contractors shall be retained on an on-call basis to allow timely response to maintenance issues as they occur. The long-term maintenance budget shall be prepared by a geotechnical engineer.</p>	<p>Prior to approval of TTM or Commercial Site Development Plans</p>	<p>Kern County Building Inspection; Planning Department; TMV Design Review and Approval Committee; Geologic Hazard Abatement District</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.6-26 will be included as a note in all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to approval of a TTM or Commercial Site Development Plan, applicant will provide evidence to Kern County Planning Department that a long-term maintenance plan and an appropriately funded entity has been established to administer long-term maintenance of hillside areas.</li> </ul>					

<p><b>#156 4.6-8</b></p>	<p><b>MM 4.6-27:</b> The following requirements shall be implemented through the implementation of the Tejon Mountain Village Special Plan No. 1, Map 256:</p> <p>a. All development shall be connected to public sewer or Septic Tank Effluent Pumping (STEP) system as approved by Tejon Castac Water District.</p>	<p>Prior to approval of sewer improvement plans ( for commercial development) and Prior to issuance of certificates of occupancy (for septic systems)</p>	<p>Kern County Building Inspection Department; Kern County Environmental Health Services Department; TMV Design Review and Approval Committee; Tejon Castac Water District</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of commercial sewer improvement plans by Kern County Building Inspection Department, applicant will provide evidence that lines are connected to a public sewer.</p> <p>C. Prior to approval of temporary septic systems, plans will be reviewed and approved by the Kern County Environmental Health Services Department.</p>			
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

4.7 Hazards and Hazardous Materials					
<p>#157 4.7-2</p>	<p><b>MM 4.7-1:</b> Prior to the issuance of any grading permit, the project proponent shall indicate whether blasting will be required. If blasting is required during grading, the contractor shall prepare a blasting safety plan that describes implementation and safety measures during any blasting activities. The blasting safety plan shall be submitted to the Kern County Fire Department for review and approval prior to the issuance of any grading permit. Additionally, if blasting is required, the project proponent shall not transport, store, or use any explosives on site until such time as the grading permit is issued. The blasting safety plan shall include the following components:</p> <ol style="list-style-type: none"> <li>a. Description of explosive materials to be used on the site,</li> <li>b. Schedule of blasting activities,</li> <li>c. Provisions for onsite storage and security arrangements (if onsite storage is required),</li> <li>d. Contact information for residents and/or property owners within 1,000 feet of the blasting site boundaries,</li> <li>e. Description of pre-blasting notification procedures, and</li> <li>f. List of emergency contact numbers</li> </ol> <p>If blasting is required, the construction contractor shall provide advance notification of blasting activities to all property owners and residents located within 1,000 feet of the blasting site boundaries and to the Kern County Fire Department. Blasting materials shall be stored in a suitable locked container that meets California Fire Code requirements. In addition, if blasting is required during project construction activities within 200 feet of a natural gas pipeline, the utility owning the pipeline shall be notified and consulted to coordinate appropriate safety procedures to assure that this construction activity will not cause a pipeline rupture risk.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; Kern County Fire Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ol style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-1 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to issuance of a grading permit, applicant will submit a geotechnical report prepared by a qualified geologic/geotechnical consultant to Kern County Building Inspection Department</li> <li>D. If blasting is anticipated, applicant will submit a blasting safety plan to Kern County Fire Department for review and approval.</li> <li>E. The Kern County Planning Department will verify documentation prior to approval.</li> <li>F. The Building Inspector will verify compliance in the field prior to and during the construction period.</li> </ol>			

<p><b>#158 4.7-4</b></p>	<p><b>MM 4.7-2:</b> Prior to initiating construction or soil disturbance activities, a soil management plan shall be provided to construction contractors that summarizes applicable legal requirements regarding the discovery, reporting, management, and disposal of hazardous materials or hazardous wastes. Contractors will also be obligated to comply with applicable legal requirements.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-2 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to approval of a grading permit, applicant will provide evidence to Kern County Building Inspection Department that a soil management plan has been prepared.</li> <li>D. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>			

<p><b>#159 4.7-4</b></p>	<p><b>MM 4.7-3:</b> Development located immediately adjacent to the existing easements for the underground crude oil pipelines and gas pipelines at Tejon Mountain Village will require coordination between the contractors and the easement holders for crude oil and gas pipelines to address any safety issues and to monitor construction to ensure that pipelines are avoided during construction activities. If any abandoned or unrecorded wells are discovered during excavation or grading activities, the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) will be contacted immediately, and all excavation and/or grading activities will cease until such time as remedial plugging operations can be performed in accordance with DOGGR requirements.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-3 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to issuance of grading permits, applicant shall provide evidence to Kern County Building Inspection Department that grading plans include construction notes indicating that contractors will coordinate directly with the easement holders of crude oil and gas pipelines to address any safety issues.</li> <li>D. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>			

<p><b>#160 4.7-4</b></p>	<p><b>MM 4.7-4:</b> Prior to grading, existing transformers on the Tejon Mountain Village site shall be inspected. Transformers that are leaking or deteriorated that contain polychlorinated biphenyls shall be replaced with newer models that do not contain PCBs. Any replaced transformers containing polychlorinated biphenyls shall be disposed of through a commercially permitted polychlorinated biphenyls disposal company, as identified by the U.S. Environmental Protection Agency.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p>Steps to Compliance:</p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of grading permits, applicant shall provide evidence to Kern County Building Inspection Department that (1) a hazardous materials consultant or its designated remediation contractor has inspected existing transformers on the Tejon Mountain Village site; (2) all transformers that are leaking or deteriorating will be replaced by a hazardous materials consultant or designated remediation contractor with newer models that do not contain PCBs; and (3) PCBs will be disposed of by a PCB disposal company as identified by U.S. EPA.</li> </ul>			

<p><b>#161 4.7-4</b></p>	<p><b>MM 4.7-5:</b> Prior to construction in the vicinity of the target areas at the Venado Hunting Lodge, the upper 3 to 6 inches of soil with lead concentrations exceeding the California Human Health Screening Level value of 150 milligrams per kilogram (VL16, VL17, VL18, and VL25, as identified in the Supplemental Investigation Report for the Venado Hunting Lodge, Appendix H-7) shall be excavated, profiled, and disposed of in accordance with applicable regulations, under the direction of a qualified remediation engineer. Excavation confirmation sampling shall be conducted to confirm that remaining lead concentrations are less than the residential California Human Health Screening Level value of 150 milligrams per kilogram. This and any further required remediation activity shall be completed under the oversight of an appropriate remediation agency.</p>	<p>Prior to issuance of grading permits at the Venado Hunting Lodge</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of grading permits in the vicinity of the target area at the Venado hunting Lodge, applicant will provide evidence to Kern County Building Inspection Department that : (1) a qualified remediation engineer will remove the upper 3 to 6 inches of soil with lead concentrates exceeding California Health Screening Levels and (2) any contaminated soil will be excavated, profiled, and disposed of in accordance with applicable regulations under the direction of a qualified remediation engineer and with the oversight of an appropriate remediation agency.</li> <li>C. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>			

<p><b>#162 4.7-4</b></p>	<p><b>MM 4.7-6:</b> Lead shot and lead bullets shall not be used for target practice at the Venado Hunting Lodge or elsewhere at the project site.</p>	<p>Prior to issuance of certificates of residential occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-6 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to issuance of certificates of residential occupancy, the applicant will submit evidence to Kern County Building Inspection department that the use of lead ammunition is not permitted on the property.</li> <li>D. The Kern County Planning Department will verify documentation prior to approval.</li> </ul>			

<p><b>#163 4.7-4</b></p>	<p><b>MM 4.7-7:</b> The project shall not construct any residential development within 500 feet of Interstate 5. Excavated soil from nonresidential construction activities within 500 feet of Interstate 5 with elevated lead levels shall be stockpiled and tested for appropriate reuse or offsite disposal in accordance with applicable laws.</p>	<p>Prior to approval of a TTM (for residential units adjacent to I-5) and issuance of a grading permit (for non-residential construction adjacent to I-5)</p>	<p>Kern County Building Inspection; Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-7 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to approval of any TTM that includes residential units adjacent to I-5, applicant will demonstrate to Building Inspection the Kern County Planning Department that no residential development will be constructed within 500 feet of Interstate 5.</li> <li>D. Prior to the issuance of a grading permit for non-residential construction adjacent to I-5, applicant will provide evidence to Kern County Planning Department that grading improvement plans include construction notes requiring soil excavated within 500 feet of Interstate 5 will be stockpiled and tested for appropriate reuse or offsite disposal.</li> </ul>			

<p><b>#164 4.7-4</b></p>	<p><b>MM 4.7-8:</b> Prior to the initiation of any construction within 500 feet of the Old Post Office on the west side of Interstate 5 (sample location I5-042 identified in Appendix H-7), additional sampling shall be conducted. Appropriate measures shall be implemented to assure the safe handling and disposition of any impacted soils and that the remaining soils are safe for the intended uses to be constructed at the site.</p>	<p>Prior to issuance of a grading permit adjacent to the Old Post Office</p>	<p>Kern County Building Inspection; Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>#165 4.7-4</b></p> <p><b>MM 4.7-9:</b> No development shall occur within 500 feet of the former Lebec Sanitary Landfill, Lebec Burn Dump No. 1, or Lebec Burn Dump No. 2.</p>		<p>Prior to approval of TTMs</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.7-8 will be incorporated as a condition of approval for any subsequent discretionary action.</p> <p>C. Prior to the issuance of a grading permit for construction adjacent to the Old Post Office on the west side of I-5, applicant will provide evidence to Kern County Building Inspection Department that grading improvement plans include construction notes requiring: (1) additional soil sampling; (2) proper disposal of any impacted soil; and (3) documentation that remaining soils are safe for the intended uses to be constructed at the site.</p> <p>D. The Kern County Planning Department will verify documentation prior to approval.</p>			

<p><b>#166 4.7-8</b></p>	<p><b>MM 4.7-10:</b> Prior to approval, the Kern County Fire Department shall review each project area tentative tract map submitted for approval to the Kern County Planning Department to ensure that the map is consistent with the Fuel Modification Zone requirements set forth in the Tejon Mountain Village Fire Protection Plan and as identified by the Kern County Fire Department.</p>	<p>Prior to approval of TTM's</p>	<p>Kern County Building Inspection; Fire Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM, Kern County Building Inspection Department will ensure that the Kern County Fire Department has reviewed each TTM to confirm the map is consistent with the Fuel Modification Zone requirements.</li> </ul>			

<p><b>#167 4.7-8</b></p>	<p><b>MM 4.7-11:</b> All prospective landowners within the project site shall be provided copies of the prohibited plants list and vegetation management zone requirements and limitations as set forth in the Tejon Mountain Village Fire Protection Plan. These provisions shall be enforced by recording applicable covenants, codes, and restrictions on each private lot and by notifying each private lot owner in writing prior to the lot or other property purchase of applicable plant use prohibitions and vegetation zone management requirements.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-11 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to issuance of residential certificates of occupancy, the applicant will provide evidence to the Kern County Building Inspection Department that the CC&amp;R's include lists of prohibited plants and vegetation management zone requirements as set forth in the Tejon Mountain Village Fire Protection Plan.</li> </ul>			

<p><b>#168 4.7-8</b></p>	<p><b>MM 4.7-12:</b> All new permanent power lines shall be installed underground. Temporary power lines used during construction may be installed overhead, subject to vegetation clearing and restrictions specified in the Tejon Mountain Village Fire Protection Plan. Existing lines may be relocated aboveground with proper vegetation clearance.</p>	<p>Prior to approval of electrical improvement plans</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-12 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to approval of electrical improvement plans, the Kern County Planning and Building Inspection Departments will verify that all new permanent power lines will be installed under ground and temporary, above-ground power lines used during construction will be subject to vegetation clearance requirements included in the TMV Fire Protection Plan</li> </ul>			
<p><b>#169 4.7-8</b></p>	<p><b>MM 4.7-13:</b> Access roads shall be designed and constructed to meet all applicable state and local fire codes as described in the Tejon Mountain Village Fire Protection Plan or include equivalent fire protection performance features upon approval by the Kern County Fire Department.</p>	<p>Prior to approval of grading plans</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of grading permits, the applicant will demonstrate to Kern County Planning and Building Inspection Departments that access roads are designed and constructed to meet applicable state and local fire codes as described in the Tejon Mountain Village Fire Protection Plan.</li> </ul>			

<p><b>#170 4.7-8</b></p>	<p><b>MM 4.7-14:</b> Onsite structures shall be designed and constructed to meet all applicable state and local fire codes as described in the Tejon Mountain Village Fire Protection Plan.</p>	<p>Prior to approval of building permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuance of building permits, Kern County Planning and Building Inspection Departments will verify that onsite structures are designed and constructed to meet applicable state and local fire codes as described in the Tejon Mountain Village Fire Protection Plan.</p>			
<p><b>#171 4.7-8</b></p>	<p><b>MM 4.7-15:</b> Onsite fire hydrant, fire flow, duration, and water storage requirements, and other onsite elements of the fire protection infrastructure shall be designed and constructed in compliance with the requirements of the Tejon Mountain Village Fire Protection Plan and as identified by the Kern County Fire Department.</p>	<p>Prior to approval of street improvement plans</p>	<p>Kern County Fire Department; Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of street improvement plans, Kern County Fire Department will verify that the fire protection infrastructure is designed and constructed in compliance with the requirements of the Tejon Mountain Village Fire Protection Plan.</p>			

<p><b>#172 4.7-8</b></p>	<p><b>MM 4.7-16:</b> Prior to approval of the first tentative tract map, parcel map or commercial site development plan the project proponent shall prepare materials that explain the provisions of the Tejon Mountain Village Emergency Preparedness Plan for dissemination to all future project landowners and facility operators. The plan shall be incorporated into the emergency response plans maintained by each commercial or resort facility operator on the project site. Prior to issuance of the first building permit the applicant will develop a legal method for making annual financial contributions to the Kern County Fire Department/Environmental Health Services Department to support the reverse 911 calling system for all addresses (residential and commercial) within the development. The startup fee will be no more than \$2.50 per address.</p>	<p>Prior to the issuance of building permits</p>	<p>Kern County Fire Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.7-16 will be incorporated as a condition of approval for any subsequent discretionary action.</li> <li>C. Prior to approval of the first building permit, applicant will demonstrate to Kern County Building Inspection Department that it has prepared educational materials explaining the Tejon Mountain Village Emergency Preparedness Plan and that it will disseminate the educational materials to all future project landowners and facility operators.</li> <li>D. Prior to approval of the first building permit, the applicant will submit to the Kern County Planning Department a plan for making annual financial contributions to support the reverse 911 calling system.</li> </ul>					

<p><b>#173 4.7-9</b></p>	<p><b>MM 4.7-17:</b> Prior to issuance of a grading permit for the golf course, the project proponent shall consult with the Kern Vector Control District and incorporate measures to reduce mosquito impacts to the golf course. Written notification from the Vector Control District will be required showing that the proper measures have been included in the project design.</p>	<p>Prior to issuance of a grading permit (for a golf course)</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of a grading permit for a golf course, applicant will provide Kern County Building Inspection Department with evidence that it has consulted with the Kern County Vector Control District and that it has incorporated measures in the plan to reduce mosquito impacts.</li> </ul>			

<p><b>#174 4.7-10</b></p>	<p><b>MM 4.7-18:</b> The California Department of Real Estate sale documents shall include a disclosure of the risks of wildlife encounters at Tejon Mountain Village. The project Property Owner Association or similar entities shall post warnings regarding wildlife contact risks at community facilities and shall include such information in invoices for association dues at least annually. All guests of hotels on the project site shall receive a brochure upon check-in discussing the risks of wildlife encounters. Trails maps, trailhead entrance signs, Property Owner Association and similar association websites, hotel websites, and other websites associated with the proposed project shall also include warnings regarding the risks of wildlife encounters. The warnings will provide information regarding behaviors that will avoid encounters with wildlife, how to respond in the event of contact, and the risk of an attack based on California Department of Fish and Game publications, including the following:</p> <ul style="list-style-type: none"> <li>a. Do not hike, bike, ride, or jog alone.</li> <li>b. Avoid hiking, biking, riding, or jogging at dawn, dusk, and night.</li> <li>c. When hiking, biking, riding, or jogging, make noise to avoid surprising a wild animal.</li> <li>d. Do not go barefoot or wear sandals when hiking on trails; wear hiking boots to protect from rattlesnake bites.</li> <li>e. Do not leave trails, and especially avoid tall grass, weeds, and heavy underbrush where snakes like to hide during the day.</li> <li>f. Do not step or put hands or feet in places not visible. Be especially careful when climbing on rocks. Check out stumps or logs before sitting down.</li> <li>g. If bitten by a rattlesnake, stay calm. Wash the bite area gently with soap and water. Remove watches, rings, etc., which can constrict swelling. Immobilize the affected area. Transport the victim safely and quickly to the nearest medical facility. If this is more than 30 minutes away, keep the bite below the heart.</li> <li>h. Keep close watch of small children.</li> </ul>	<p>Prior to the first residential or resort certificate of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee: TMV Master Developer/Master Property Owners Association</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of the first residential certificate of occupancy, applicant will provide evidence to the Kern County Building Inspection Department that: (1) the California Department of Real Estate sale documents include a disclosure of the risks of wildlife encounters; (2) the landscape plans at major trails heads include signage warning residents of the risks of wildlife contact and (3) the CC&amp;R's include a requirement that the Property Association will include such information in invoices for association dues at least annually.</li> <li>C. Prior to issuance of certificates of occupancy for any lodging, the applicant will provide evidence to the Kern County Building Inspection Department that (1) the building plans for resort facilities include signage warning hotel guests of wildlife contact risks and (2) the hotels will provide all guests a brochure upon check-in regarding the risks of wildlife encounters</li> <li>D. The Kern County Planning Department will verify documentation prior to issuance of certificate of occupancy.</li> </ul>					

	<ul style="list-style-type: none"> <li>i. Do not approach wild animals, especially wild pigs, black bears, mountain lions, or any animal with injuries or with young.</li> <li>j. If a black bear or mountain lion is encountered, do not run. Instead, face the animal, make noise, and try to look bigger by waving your arms. Throw rocks or other objects. Pick up small children.</li> <li>k. If attacked by a black bear or mountain lion, fight back.</li> <li>l. If an attack by a black bear or mountain lion occurs, call 911.</li> <li>m. If wild pigs are encountered, make sure they have an escape route and then yell, wave your arms, and jump up and down.</li> <li>n. Do not attempt to feed or tame a wild animal. This includes deer, because they attract mountain lions.</li> <li>o. Store garbage in bear-proof containers or in an enclosed building.</li> <li>p. Keep food indoors or in airtight and odor-free containers.</li> <li>q. Put away leftovers from outside and clean barbecue grills.</li> <li>r. Keep pet food inside.</li> <li>s. Pick up fallen tree fruit as soon as possible, or protect fruit trees with electric fencing.</li> <li>t. Deer-proof landscaping by avoiding plants that deer like to eat.</li> <li>u. Trim bushes to reduce hiding places for mountain lions.</li> <li>v. Install fine plastic mesh (bird netting) low to the ground (2 to 4 inches above the soil) to provide a foot-tangling barrier to wild pigs.</li> <li>w. Control grubs in lawns, preferably with beneficial nematodes or soapy water.</li> <li>x. Report any black bear, mountain lion, or wild pig sightings in residential yards to the project biologist.</li> <li>y. Do not leave children or pets outside unattended. Do not allow pets outside when mountain lions are most active, at dawn, dusk, and night.</li> <li>z. Install motion-sensitive lighting around the exterior of residences, as allowed by the Tejon Mountain Village Design Guidelines.</li> </ul>	
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<p><b>#175 4.7-10</b></p>	<p><b>MM 4.7-19:</b> All outdoor residential and commercial trash containers shall be covered containers that are fitted with animal- and weather-proof lids.</p>	<p>Prior to issuance of residential and commercial certificates of occupancy</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of residential or commercial certificates of occupancy, applicant will provide evidence to Kern County Building Inspection Department that the residential CC&amp;R's and commercial center include requirements that all trash containers include animal and weather proof lids.</li> </ul>			
<p><b>Justification:</b> Impact 4.7-10 is considered significant and unavoidable. All feasible and reasonable changes or alterations have been required in, or incorporated into, the proposed Project that substantially lessen the potentially significant effect as identified in the Final EIR. All other potentially significant impacts to Hazards and Hazardous Materials are less than significant.</p>					

4.8 Hydrology and Water Quality				
<p>#176 4.8-1</p>	<p><b>MM 4.8-1:</b> Prior to the initiation of construction activity that qualifies for coverage under the California General Construction Permit, the project shall comply with applicable permit coverage and notice requirements and construction-period management requirements, including the preparation and implementation of a stormwater pollution prevention plan (SWPPP) and the identification of erosion and sediment control options that meet applicable best available technology economically achievable and best conventional pollutant control technology (BAT/BCT) standards.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>	
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process</p> <p>B. Prior to issuance of a grading permit, applicant Building Inspection will have a Stormwater Pollution Prevention Plan prepared and will provide a copy to Kern County Engineering and Survey Services Department and the Regional Water Quality Control Board for review and comment.</p> <p>C. Kern County Planning Department will verify the approved National Pollutant Discharge Elimination System General Construction Permit, Stormwater Pollution Prevention Plan and Best Management Practices prior to issuing building or grading permits. Kern County Engineering and Survey Services Department will verify in the field adherence to the Stormwater Pollution Prevention Plan and the Best Management Practices during the construction period.</p>		

<p><b>#177 4.8-1</b></p>	<p><b>MM 4.8-2:</b> During all phases of project construction, the project shall implement erosion control, including a) physical soil stabilization using hydraulic mulch, soil binders, straw mulch, bonded fiber matrices, and erosion control blankets as appropriate; b) limiting the area and duration of exposure of disturbed soils to the extent feasible; c) soil roughening of graded areas through track walking, scarifying, sheepsfoot rolling, or imprinting; d) vegetation stabilization through temporary seeding; and e) applying water or other dust controls.</p>	<p>Prior to issuance of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process</li> <li>B. MM 4.8-2 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to issuance of a grading permit, applicant shall provide evidence to Kern County Building Inspection Department that it has prepared an erosion and sediment control plan.</li> <li>E. The Kern County Planning Department will verify documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#178 4.8-1</b></p>	<p><b>MM 4.8-3:</b> During all phases of project construction, the project shall implement sediment control measures as appropriate, including a) perimeter protection using silt fences, fiber rolls, gravel bag berms, sand bag barriers, or straw bale barriers, including the protection of environmentally sensitive areas; b) storm drain inlet protection; c) sediment capture using sediment traps, storm drain inlet protection, or sediment basins; d) velocity reduction using check dams, sediment basins, outlet protection, or velocity dissipation devices; and e) off-site sediment tracking controls using stabilized construction entrances and exits, construction road stabilization, or entrance and exit tire wash facilities.</p>	<p>Prior to issuance of a grading permit</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process</li> <li>B. MM 4.8-3 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to issuance of a grading permit, applicant shall provide evidence to Kern County Building Inspection Department that it has prepared an erosion and sediment control plan.</li> <li>E. The Kern County Planning Department will verify documentation prior to issuance of grading permits.</li> </ul>			

<p><b>#179 4.8-1</b></p>	<p><b>MM 4.8-4:</b> During all phases of project construction, the project shall implement waste and materials management measures, including measures to a) avoid releases and control solid, sanitary, concrete, hazardous, and equipment-related wastes and b) protect soil stockpiles using covers, water or soil binders, or perimeter control measures.</p>	<p>Prior to issuance of grading, street improvement or building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of grading, street improvement or building permits, applicant will provide evidence that construction plans include notes summarizing waste and materials management measures.</li> <li>D. The Department of Building Inspection will verify that these measures are implemented in the field.</li> </ul>			

<p><b>#180 4.8-1</b></p>	<p><b>MM 4.8-5:</b> During all phases of project construction, the project shall implement non-stormwater management measures to reduce or limit stormwater exposure to pollutants, including a) water conservation practices; b) vehicle and equipment cleaning; and c) vehicle fueling practices that avoid and control pollutant discharges.</p>	<p>Prior to issuance of grading, street improvement or building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of grading, street improvement or building permits, applicant will provide evidence to Kern County Building Inspection that construction plans include notes summarizing non-storm water pollution control measures.</li> <li>D. The Department of Building Inspection will verify that these measures are implemented in the field.</li> </ul>			

<p><b>#181 4.8-1</b></p>	<p><b>MM 4.8-6:</b> During all phases of project construction, the project shall implement training and education measures, including a) training individuals who are responsible for storm water pollution protection program preparation, implementation, and compliance, including construction contractors and subcontractors; b) providing signage that identifies storm water pollution protection program management requirements, such as site cleanup policies and designated washout locations; and c) disseminating construction-period water quality management measures and requirements to custom lot contractors prior to construction.</p>	<p>Prior to issuance of grading, street improvement or building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of grading, street improvement or building permits, applicant will provide evidence to Kern County Engineering &amp; Survey Services Department that a SWPPP has been prepared.</li> <li>C. The Department of Building Inspection will verify that these measures are implemented in the field.</li> </ul>			

<p><b>#182 4.8-1</b></p>	<p><b>MM 4.8-7:</b> During all phases of project construction, the project shall conduct maintenance, monitoring, and inspections as required to ensure compliance with construction-period water quality control measures, including a) regular site inspections and inspections before, during (for storm events greater than 24 hours in duration), and after storm events; b) maintenance and repair of mitigation measures as required; and c) preparation and implementation of a sampling and analysis plan for non-visible pollutants of concern.</p>	<p>Prior to issuance of grading, street improvement or building permits</p>	<p>Kern County Planning Department; Kern County Engineering &amp; Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of grading, street improvement or building permits, applicant will provide evidence to Kern County Engineering &amp; Survey Services Department that a SWPPP has been prepared.</li> <li>D. The Department of Building Inspection will verify that these measures are implemented in the field.</li> </ul>			

<p><b>#183 4.8-1</b></p>	<p><b>MM 4.8-8:</b> During all phases of project construction, the project shall develop and implement a dry- and wet-weather control measure plan that will include the following provisions: a) dry-weather controls, including dust control, soil roughening of graded areas, sediment control measures at the down-gradient site perimeter and all operational storm drain inlets internal to the site, soil tracking mitigation, waste management and materials pollution control measures, nonstormwater measures to prevent or reduce stormwater contact with construction materials, and an action plan to deploy additional erosion and sediment controls as may be required within 48 hours of a predicted storm event and b) wet-weather controls, including limiting the area and duration of exposure of disturbed soil areas, erosion and sediment control measures for disturbed areas, and maintaining sufficient on-site materials to implement additional erosion and sediment controls within 48 hours of a predicted storm event.</p>	<p>Prior to issuance of grading, street improvement or building permits</p>	<p>Kern County Planning Department; Kern County Engineering &amp; Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of grading, street improvement or building permits, applicant will provide evidence to Kern County Engineering &amp; Survey Services Department that a SWPPP and erosion and sediment control plans have been prepared. The Department of Building Inspection will verify that these measures are implemented in the field.</li> </ul>					

<p><b>#184 4.8-1</b></p>	<p><b>MM 4.8-9:</b> All areas of the project that include a standard curb and gutter system shall stencil a statement or graphical icon above publicly accessible storm drain system inlets that prohibits dumping improper wastes into the storm drain system. Inserts shall be installed as required to collect trash from storm drain inlets in high-use areas of the site that include a standard curb and gutter system.</p>	<p>Prior to approval of street improvement plans</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of street improvement plans, applicant shall provide evidence to Kern County Building Inspection Department that standard curb and gutter systems include a stenciled statement or graphical icon above publicly accessible storm drain inlets prohibiting dumping of improper dumping and requiring inlet trash inserts.</li> </ul>			

<p><b>#185 4.8-1</b></p>	<p><b>MM 4.8-10:</b> Maintenance inspection of common area treatment controls shall be conducted by the project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District or other government agency with treatment control management responsibilities, as identified and approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department, at least once a year. Appropriate records of the inspection shall be maintained by the responsible entity. Common area treatment control maintenance responsibilities and obligations shall be included in the conditions, covenants, and restrictions (CC&amp;Rs), or similar restrictions, applicable to all private residences, commercial areas, or other privately owned or managed facilities within the project.</p>	<p>Prior to approval of a TTM or Commercial Site Development Permit and issuance of residential or commercial certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM or Commercial Site Development Plan, applicant will provide evidence to Kern County Planning Department that a long-term maintenance plan and an appropriately funded entity has been established with treatment control management responsibilities</li> <li>C. Prior to approval of residential or commercial certificates of occupancy, applicant will provide evidence to Kern County Building Inspection Department that the CC&amp;R's and commercial management plans include requirements for common area water quality treatment control measures.</li> </ul>			

<p><b>#186 4.8-1</b></p>	<p><b>MM 4.8-11:</b> Outdoor material storage areas shall include the following requirements: a) materials with the potential to contaminate stormwater shall be placed in an enclosure such as a shed or cabinet or protected by secondary containment structures such as berms, dikes, or curbs; b) permanent storage areas shall be paved with impervious materials; and c) permanent storage areas shall have a roof or awning.</p>	<p>Prior to issuance of building permits for the maintenance structures</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of building permits for maintenance structures, the applicant shall provide evidence to Kern County Building Inspection Department of implementation of outdoor material storage requirements.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#187 4.8-1</b></p>	<p><b>MM 4.8-12:</b> Potential pollutant source areas shall include the following requirements: a) trash storage areas shall be designed to prevent the transport of trash and debris by wind or water into nearby storm drain inlets and receiving waters; b) loading docks shall be designed to reduce the risk that spilled materials may enter the storm drain system; c) on-site vehicle repair and maintenance bays shall be designed to control potential discharges of metals, oil and grease, solvents, battery acid, coolant, and fuels to the storm drain system; d) on-site vehicle or equipment and restaurant equipment or accessory wash areas shall be designed to control discharges of metals, oil and grease, solvents, phosphates, and suspended solids to the storm drain system; e) on-site fueling areas shall be designed to control the discharge of oil and grease, solvents, car battery acid, coolant, and fuels to the storm drain system; f) parking areas shall be designed to control discharges of heavy metals, oil and grease, PAHs, and suspended solids to the storm drain system; and g) heavily used parking lots shall include treatment measures to remove oil and petroleum hydrocarbons from parking lot runoff, including regular maintenance to prevent system fouling and plugging, if required.</p>	<p>Prior to issuance of commercial building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> </ul> <ul style="list-style-type: none"> <li>A. Prior to issuance of commercial building permits, the applicant shall provide evidence to Kern County Building Inspection Department that the building plans include the appropriate pollution control requirements</li> <li>B. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#188 4.8-1</b></p>	<p><b>MM 4.8-13:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency with water quality facility management and compliance responsibilities, as approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department, shall develop and provide environmental awareness education materials to all project residents and employees that include the following information: a) household and other chemicals that should not be discharged from use locations, including discharge via hosing or other direct discharge to gutters, catch basins, and storm drains; b) the proper handling of fertilizers, pesticides, cleaning solutions, paint products, automotive products, trash and debris, and swimming pool chemicals; c) the environmental and legal impacts of illegal or harmful discharges into storm drains and sewers; d) alternative household products that reduce environmental impacts; e) household hazardous waste collection programs; f) used oil recycling programs; f) proper procedures for spill prevention and cleanup; g) proper storage of materials that pose pollution risks to local waters; h) public or private transportation alternatives; i) approved car washing facilities and locations in multi-unit residential areas; and j) proper management of pet wastes, including the use of disposal bins in high-use common areas, and the avoidance of feeding waterfowl, particularly near water bodies.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department Kern County; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of residential certificates of occupancy, applicant provide evidence to Kern County Building Inspection Department that the CC&amp;Rs include a requirement that water quality and environmental awareness educational materials are prepared and distributed to residents.</li> </ul>					

<p><b>#189 4.8-1</b></p>	<p><b>MM 4.8-14:</b> The project’s conditions, covenants, and restrictions (CC&amp;Rs) applicable to all private residences, commercial areas, and recreational areas, or other use restrictions that may be developed by a building operator through lease terms or other mechanisms applicable to privately owned or leased facilities within the project, shall include constituent use and discharge provisions as may be required for the purpose of water quality protection, including prohibitions on the use of illegal materials or pesticides or vehicle and equipment washing outside established community wash areas in multi-unit residential or commercial areas.</p>	<p>Prior to issuance of residential or commercial certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of residential or commercial certificates of occupancy, applicant will provide evidence to Kern County Building Inspection Department that the CC&amp;Rs and commercial center management documents include water quality protection measures.</li> <li>D. The Kern County Planning Department will verify documentation prior to issuance of certificates of occupancy.</li> </ul>			

<p><b>#190 4.8-1</b></p>	<p><b>MM 4.8-15:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency with water quality facility management and compliance responsibilities, as approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department, shall conduct regular litter patrols and shall regularly empty trash receptacles in common areas to prevent trash spillage or overflow.</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of residential certificates of occupancy, applicant will provide evidence to Kern County Building Inspection Department that the CC&amp;Rs include requirements for regular litter control measures.</li> <li>D. The Kern County Planning Department will verify documentation prior to issuance of certificates of occupancy.</li> </ul>			

<p><b>#191 4.8-1</b></p>	<p><b>MM 4.8-16:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency with water quality facility management and compliance responsibilities, as approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department and Engineering and Survey Services Department, shall ensure that common area and private streets and parking lots in high-use areas are swept prior to the onset of the first storm of the rainy season each year.</p>	<p>Prior to the approval of residential and commercial certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of residential and commercial certificates of occupancy, applicant will provide evidence to Kern County Building Inspection Department that the CC&amp;Rs or commercial area management documents include requirements that common area and private streets and parking lots in high-use areas are swept prior to the onset of the first storm of the rainy season each year.</li> </ul>			

<p><b>#192 4.8-1</b></p>	<p><b>MM 4.8-17:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency with water quality facility management and compliance responsibilities, as approved by Kern County Administrative Office, in consultation with the Kern County Planning Department, shall develop and implement a landscape management plan for common area landscaping within the project that includes integrated pest management (IPM) and pesticide and fertilizer application guidelines. The landscape management plan shall include the following elements: a) pesticide applicator certification, license, and training requirements, including the requirement that all pesticide applicators be certified by the California Department of Pesticide Regulation; b) pest identification; c) appropriate practices to prevent or reduce pest incidence and buildup; d) monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed; e) establishment of action thresholds that trigger control actions; f) cultural, mechanical, environmental, biological, and pesticide use control measures; g) pesticide management requirements, such as material Safety Data Sheets, precautionary statements, and protective equipment, regulatory requirements, and spill and groundwater and surface water protection measures associated with pesticide use; and h) fertilizer management recommendations, including soil assessment, fertilizer types, application methods, and storage and handling requirements.</p>	<p>Prior to approval of common area landscape improvement plans</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of common area landscape plans, the applicant will demonstrate to Kern County Building Inspection Department that an Integrated Pest management Plan has been prepared and is referenced on the landscape improvement documents.</li> <li>D. Kern County Planning Department will verify documentation prior to approval.</li> </ul>					

<p><b>#193 4.8-1</b></p>	<p><b>MM 4.8-18:</b> All on-site landscape materials, including plants used in vegetated hydromodification or treatment control mitigation areas, such as swales, bioretention areas, and basins, shall be selected from the approved plant palette list of indigenous, drought-tolerant plants with low irrigation, pesticide, and fertilizer application requirements identified in Section D.3 of the Tejon Mountain Village Specific Plan Master Design Guidelines.</p>	<p>Prior to approval of common area landscape improvement plans</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of common area landscape plans, the applicant will demonstrate to Kern County Building Inspection Department that all on-site landscape materials shall be selected from the approved plant palette identified in Section D.3 of the Tejon Mountain Village Specific Plan Master Design Guidelines.</li> <li>D. Kern County Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#194 4.8-1</b></p>	<p><b>MM 4.8-19:</b> All on-site irrigation systems shall use low-precipitation sprinkler heads, bubblers, drip irrigation, and automatic timing devices as identified in Section D.2.II.iv of the Tejon Mountain Village Specific Plan Master Design Guidelines.</p>	<p>Prior to approval of common area landscape improvement plans</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of common area landscape plans, the applicant will demonstrate to Kern County Building Inspection Department that all on-site irrigation systems are designed according to specification identified in Section D.2.II.iv of the Tejon Mountain Village Specific Plan Master Design Guidelines.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#195 4.8-1</b></p>	<p><b>MM 4.8-20:</b> Equestrian areas shall include the following source controls: a) potential runoff from water troughs shall be controlled with automatic watering systems or other means; b) pastures and other equestrian use areas shall be managed to prevent heavy grazing, and a buffer strip of vegetation downslope of paddocks, turnouts, and other bare areas shall be maintained; c) manure stockpiles shall be isolated from rainfall and stormwater runoff by the use of covers, berms, or similar measures; d) manure shall be disposed of in a timely manner in active solar dryers (solar greenhouses) used to dry and stabilize on-site waste solids; e) paddocks shall include a gravel or sand bottom; and f) horse wash area discharges shall be routed to septic tank effluent pumping (STEP) systems and discharged to the sanitary sewer system.</p>	<p>Prior to issuance of certificates of occupancy in the equestrian center</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of certificates of occupancy in the equestrian center, the applicant will demonstrate to Kern County Building Inspection Department that the CC&amp;Rs include equestrian area source control measures.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>					

<p><b>#196 4.8-1</b></p>	<p><b>MM 4.8-21:</b> All golf course areas shall implement the following requirements: a) natural vegetation areas shall be preserved to the extent possible for roughs and managed buffers; b) buffers and setbacks shall be maintained between intensively managed areas of the golf course and natural watercourses; c) native, drought-tolerant vegetation shall be incorporated into managed buffers and landscaped areas; d) the extent of impervious surfaces shall be reduced by limiting use of decorative concrete and similar means; e) walking and golf cart path widths shall be constructed with the minimum width necessary or walkways, overflow parking lots, and other low traffic areas shall use open-jointed paving materials or permeable surfaces such as pervious concrete, porous asphalt, unit pavers, and granular materials; f) impervious areas shall be disconnected to the extent possible by designing runoff from cart paths, walkways, trails, roads, and parking lots to disperse to swales, bioretention areas, or other landscaped areas or impervious areas shall use open-jointed permeable materials; g) runoff from fairways and roughs shall be captured within turfed areas and infiltrated or dispersed to swales, bioretention areas, or other landscaped areas; h) greens shall be constructed with a layered soil profile that allows water to infiltrate to the root zone; i) green underdrains separated from the water table shall be installed to capture irrigation water that infiltrates past the root zone, or to reduce root zone saturation, and to route collected water to vegetated areas or to local reservoirs for reuse; j) surface and underdrain runoff from tees shall drain to bioretention areas or swales; k) turf shall be selected to reduce irrigation, pesticide, and fertilizer requirements and to improve resistance to diseases; and l) irrigation systems shall apply water at a rate that does not exceed infiltration rates, shall include "smart" controllers that predict irrigation frequency based on vegetation evapotranspiration, and shall have automatic timers to avoid over-irrigation.</p>	<p>Prior to approval of the golf course grading and landscape permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant will submit a golf course maintenance plan to the Kern County Planning Department.</li> <li>C. Prior to approval of the golf course grading and landscape permits, the applicant shall demonstrate to Kern County Planning and Building Inspection Departments that the construction documents include water quality protection measures.</li> </ul>			

<p><b>#197 4.8-1</b></p>	<p><b>MM 4.8-22:</b> All golf course areas of the site shall develop and implement a spill prevention and control plan to ensure that chemicals and fuels are safely stored, including a) stockpiling spill cleanup materials and notifying responsible agencies in the event a spill occurs; b) disposing of cleanup materials; and c) providing requirements for storing stockpiled materials, such as sand, divot repair components, and green waste.</p>	<p>Prior to issuance of certificates of occupancy for the golf course maintenance facility</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant will submit a golf course maintenance plan to the Kern County Planning Department.</li> <li>C. Prior to issuance of certificates of occupancy for the golf course maintenance facility, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared a spill prevention and control plan.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#198 4.8-1</b></p>	<p><b>MM 4.8-23:</b> All golf course areas shall develop and implement a golf course landscape management plan identifying fertilizer application guidelines, irrigation requirements, and (IPM) approaches. The plan shall include the following elements: a) pruning, fertilizing, mowing, weed control, and irrigation requirements; b) pesticide and fertilizer restricted use areas; and c) and an integrated pest management plan. The integrated pest management plan shall include the following components: a) roles and responsibilities of golf course management entities and pest management objectives; b) a scouting or pest monitoring program; c) pest profiles and threshold tolerance levels; d) cultural control strategies, such as mowing, irrigation, or fertilization; e) biological control strategies; f) chemical control strategies; and g) effectiveness evaluation procedures and record-keeping requirements.</p>	<p>Prior to issuance of certificates of occupancy for the golf course maintenance facility</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The applicant will submit a golf course maintenance plan to the Kern County Planning Department.</p> <p>C. Prior to issuance of certificates of occupancy for the golf course maintenance facility, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared landscape management and integrated pest management plans.</p> <p>D. The Building Inspection Department will verify compliance in the field.</p>			
<p><b>#199 4.8-1</b></p>	<p><b>MM 4.8-24:</b> All golf course areas shall develop and implement a training manual and outreach plan for golf course employees and managers that shall a) identify on-site practices and activities that could affect water quality; b) identify incorrect procedures and appropriate remedies; c) summarize the required spill prevention and control plan and the landscape management plan; d) provide training on pest scouting and inspecting potential pollutant source areas; and e) identify outreach measures that shall provide golf course patrons and members with information regarding the avoidance of practices that could affect water quality.</p>	<p>Prior to issuance of certificates of occupancy for the golf course maintenance facility</p>	<p>Kern County Planning Department; Kern County Building Inspection Department ; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The will submit a golf course maintenance plan to the Kern County Planning Department.</p> <p>C. Prior to issuance of certificates of occupancy for the golf course maintenance facility, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared a training manual and outreach plan for golf course employees and managers.</p>			

<p><b>#200 4.8-1</b></p>	<p><b>MM 4.8-25:</b> Water quality basins shall be constructed and maintained to provide treatment controls for residential and commercial land uses in the Castac Lake watershed. The basins shall be designed to capture and retain for a period of 48 hours the volume of runoff produced by an 85<sup>th</sup> percentile 24-hour rainfall event as calculated in “Stormwater Best Management Practice Handbook” (2003). The basins shall also be designed to capture all dry-weather flows. The basins shall be designed in a manner consistent with the structural and sizing criteria identified in Section 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” (Appendix I-1) and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology” (Appendix I-1).</p>	<p>Prior to issuance of grading permits in the Castac lake watershed</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of grading permits in the Castac Lake watershed, the applicant will provide evidence to Kern County Building Inspection and Planning Departments that it has prepared a plan for construction and maintenance of water quality basins in the Castac Lake watershed in accordance with “Stormwater Best Management Practice Handbook” (2003), Section 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology”</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>					

<p><b>#201 4.8-1</b></p>	<p><b>MM 4.8-26:</b> Flow duration control (FDC) basins shall be constructed and maintained to provide treatment controls in the Castac Lake watershed for locations identified in the Tejon Mountain Village Specific Plan for resort residential land uses (approximately six dwelling units per acre). The FDC basins shall be designed to capture the difference in runoff volume between existing and post-construction runoff in the applicable watersheds, including dry-weather flows. The difference in runoff volume shall be infiltrated or discharged at a rate that shall not cause stream channel erosion or other adverse geomorphic effects. The FDC basins shall be designed in a manner consistent with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” (Appendix I-1) and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology” (Appendix I-1).</p>	<p>Prior to issuance of grading permits in the Castac Lake watershed</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of grading permits in the Castac Lake watershed, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared a plan for flow duration control basins to provide for treatment controls in the Castac Lake watershed for locations identified in the Tejon Mountain Village Specific Plan and consistent with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology”.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>					

<p><b>#202 4.8-1</b></p>	<p><b>MM 4.8-27:</b> Bioretention areas shall be constructed and maintained to provide treatment controls for locations identified in the Tejon Mountain Village Specific Plan for lower density resort residential and mountain residential land uses, some resort residential areas, and other low-impact, minor land uses. Bioretention areas shall be designed as landscaped, shallow depressions that will store, infiltrate, evapotranspire, and filter runoff. Bioretention areas shall be designed in a manner consistent with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” (Appendix I-1) and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology” (Appendix I-1).</p>	<p>Prior to approval of grading permits</p>	<p>Kern County Engineering and Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of grading permits in the applicable areas, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared a plan for construction and maintenance of bioretention areas in accordance with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology”.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#203 4.8-1</b></p>	<p><b>MM 4.8-28:</b> Vegetated swales or filter strips shall be constructed and maintained to provide treatment controls for roadside locations where road slopes are 6% or less. Vegetated swales or filter strips used in locations where road slopes are between 2% and 6% will include check dams to improve infiltration and settling of particulates. Vegetated swales or filter strips shall be designed in a manner consistent with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” (Appendix I-1) and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology” (Appendix I-1).</p>	<p>Prior to approval of grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of grading permits, the applicant will provide evidence to Kern County Building Inspection Department that it has prepared a plan for construction and maintenance of vegetated swales or filter strips in accordance with the structural and sizing criteria identified in Sections 6.6 and 6.7 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” and Section 3.7 of the “Tejon Mountain Village Specific Plan Water Quality Modeling Methodology”.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>			

<p><b>#204 4.8-1</b></p>	<p><b>MM 4.8-29:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency that may be approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department and Environmental Health Services Department, with water quality facility management and compliance responsibilities shall implement the water quality control system operations and management (O&amp;M) in a manner consistent with the O&amp;M tasks and responsibilities identified in Table 6-4 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification Technical Report” (Appendix I-1).</p>	<p>Prior to approval of a TTM or Commercial Site Development Plan</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM or Commercial Site Development Plan, applicant will provide evidence to Kern County Building Inspection Department that a long-term maintenance plan and an appropriately funded entity has been established.</li> </ul>					

<p><b>#205 4.8-1</b></p>	<p><b>MM 4.8-30:</b> The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency that may be approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department, Environmental Health Services Department, and Engineering and Survey Services Department, with water quality facility management and compliance responsibilities shall implement a monitoring and adaptive management plan with the following elements: a) regular hydromodification and treatment control facility performance monitoring, including: (i) visual inspection of representative swales and bioretention areas during storm events to verify storm flow capacities and identify areas of scouring, clogging, or sediment and debris accumulation; b) periodic dry-weather monitoring, including: (i) field inspections of swales, bioretention areas, and basins to identify unanticipated dry-weather flows and (ii) vegetation density and type analysis and sediment accumulation monitoring; c) periodic measurement of basin drawdown rates during storm events to verify basin detention timing and performance; d) periodic hydrologic condition and stream stability and geomorphology monitoring, including: (i) periodic surveys and a photographic record of selected channel cross sections to evaluate bed and bank conditions and materials, including high-water marks, sediment sources, new sources of bank distress, and vegetation suitability to meet conveyance and habitat objectives and (ii) taking aerial photographs of the project area every 5 years until the project is considered complete by Kern County to identify new sources of sediment, identify event-related land use disturbance or evidence of channel change and instability, and assess discontinuities in sediment transport; e) annual data review and evaluation in a manner consistent with the objectives and approaches identified in Table 6-5 of the “Tejon Mountain Village Specific Plan Water Quality and Hydromodification</p>	<p>Prior to approval of a TTM or Commercial Site Development Plan</p>	<p>Kern County Planning Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of a TTM or Commercial Site Development Plan, applicant will provide evidence to Kern County Building Inspection Department that a long-term maintenance plan and an appropriately funded entity has been established to administer long-term maintenance of water quality facilities.</li> </ul>					

	<p>Technical Report” (Appendix I-1), including (i) implementing corrective measures as necessary and as approved by applicable resource agencies and Kern County to address conditions of concern that may be identified during monitoring data review and evaluation and (ii) completing a summary and keeping adequate records of operational, maintenance, and monitoring activities on an annual basis. Hydromodification and treatment facility performance monitoring shall be implemented on an ongoing basis and shall be initiated when structural treatment measures become operational (elements a–c). Periodic hydrologic monitoring shall be implemented from project approval to 5 years following the completion of construction in each watershed (element d).</p>				
<p><b>#206 4.8-1</b></p>	<p><b>MM 4.8-31:</b> Prior to the initiation of grading, the project shall request and receive written confirmation from the Tejon Ranch Company that swimming or other contact recreational activity shall be permanently prohibited in Castac Lake and all off-site perennial or seasonal water bodies that receive runoff from the project and that are owned by the Tejon Ranch Company. Tejon Mountain Village residents and guests shall not have any access rights to engage in contact or non-contact uses on Castac Lake. The project area Geologic Hazard Abatement District (GHAD), Tejon Castac Water District, or other government agency that may be approved by the Kern County Administrative Office, in consultation with the Kern County Planning Department and Environmental Health Services Department, with water quality facility management and compliance responsibilities shall post signs and provide educational materials to project residents and guests prohibiting contact with flowing waters in on-site drainages during and following storm events to prevent potential pathogen exposure.</p>	<p>Prior to issuance of a grading permit (for TRC documentation) and certificates of occupancy for CC&amp;Rs)</p>	<p>Kern County Planning Department; Building Inspection Department; Geologic Hazard Abatement District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of a grading permit, the applicant shall request and receive written confirmation from the Tejon Ranch Company that swimming or other contract recreational activity shall be permanently prohibited in Castac Lake and all off-site perennial or seasonal water bodies that receive runoff from the project and that are owned by the Tejon Ranch Company</li> <li>D. Prior to the issuance of certificates of residential occupancy, the applicant shall provide evidence to Kern County Building Inspection Department that the CC&amp;Rs include requirements that signs be posted and disclosures prepared that prohibit residents from contact with storm water.</li> </ul>			

<p><b>#207 4.8-1</b></p>	<p><b>MM 4.8-32:</b> The project shall implement the provisions of the Tejon Mountain Village Specific Plan, the Tejon Mountain Village Master Design Guidelines, and the Tejon Mountain Village Special Plan No. 1, Map 256 that address the preservation of natural open space, reduction of impervious surfaces, use of permeable paving materials, reduction of street widths, minimization of soil disturbance during development to avoid soil compaction, and reduction of land coverage of buildings to the maximum extent feasible to ensure that, at full buildout, approximately 80% of the project area shall be permanently preserved as ranchlands or other open areas.</p>	<p>Prior to approval of a TTM</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of a TTM,, Kern County Building Inspection Department will verify that the plan provide for the preservation of natural open space, reduce of impervious surfaces, use permeable paving materials, reduce of street widths, minimization of soil disturbance during development to avoid soil compaction, and reduction of land coverage of buildings to the maximum extent feasible to ensure that, at full build-out, approximately 80% of the project area shall be permanently preserved as ranchlands or other open areas.</li> <li>D. Kern County Planning Department will verify documentation prior to approval.</li> </ul>			

<p><b>#208 4.8-1</b></p>	<p><b>MM 4.8-33:</b> The project shall reduce the amount of directly connected impervious areas (DCIAs) by using vegetated and open area buffers, including roadside swales and vegetated strips, between areas that have impervious surfaces to the maximum extent feasible.</p>	<p>Prior to approval of grading plans</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to approval of grading plans, Kern County Building Inspection Department will verify that the applicant has included vegetated swales and other methods to reduce the amount of directly connected impervious areas.</p>			
<p><b>#209 4.8-1</b></p>	<p><b>MM 4.8-34:</b> The project shall incorporate reduced discharge areas that include limited use of decorative concrete, reduced road widths, permeable paving surfaces, detention and retention integration with landscape design, disconnected impervious areas, and preserved open space to the extent feasible. Zero discharge areas such as golf course fairways and roughs shall be incorporated as feasible and appropriate in light of local hydrological and biological conditions.</p>	<p>Prior to approval of a TTM or Commercial Site Development permit</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee; Project Biologist</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to approval of a TTM or Commercial Site Development permit, Kern County Planning Department will verify that the Project includes water quality protection measures.</p> <p>D. The Building Inspection Department will verify compliance in the field.</p>			

<p><b>#210 4.8-1</b></p>	<p><b>MM 4.8-35:</b> The project shall, by appropriate means, prohibit the use of copper- or zinc-based materials for roof and roof drainage facilities. The use of exposed pressure treated woods and galvanized materials that may come into contact with storm water shall be also be limited to the extent feasible.</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to the issuance of building permits, the applicant shall provide Kern County Building Inspection Department with evidence that the CC&amp;Rs (for residential) and commercial management plan prohibits the use of copper- or zinc-based materials for roof and roof drainage facilities and shall limit the use, to the extent feasible, of exposed pressure treated woods and galvanized materials that may come into contact with storm water.</p>			
<p><b>#211 4.8-1</b></p>	<p><b>MM 4.8-36:</b> This measure shall be implemented to reduce potential long-term water quality impacts as follows:  The project shall protect on-site slopes and channels by implementing Policy 35 of the Tejon Mountain Village Specific Plan and, to the maximum extent practicable, design development to a) conserve riparian and wetland areas; b) conserve large blocks of key habitat types, such as oak woodlands and savannah; c) avoid floodplain incursions; and d) avoid geologic hazards, steep and unstable slopes, and fault zones.</p>	<p>Prior to approval of grading plans</p>	<p>Kern County Planning Department TMV Design Review and Approval</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to approval of grading permits, the applicant will provide evidence to the Kern County Planning Department that the grading plans and or geotechnical reports include provisions for protecting riparian, wetlands, key habitat types and avoid flood plans and geological hazards.</p>			

<p><b>#212 4.8-1</b></p>	<p><b>MM 4.8-37:</b> Commercial areas shall incorporate and implement the following source and treatment control measures: a) loading docks shall be covered or designed to preclude run-on and runoff, and depressed loading docks shall not be directly connected with storm drains; b) below-grade loading docks for fresh food shall drain through an appropriate treatment control mitigation measure such as a catch basin insert; c) loading docks shall be kept in a clean and orderly condition through weekly sweeping and litter control and immediate cleanup of spills and broken containers without the use of water; d) commercial areas shall not contain vehicle repair or maintenance bays except in designated auto service stations or as required for recreational activities, such as golf courses; e) commercial car wash facilities shall be self-contained or covered with a roof or overhang, equipped with a wash racks and a clarifier or other pretreatment facility, and properly connected to a sanitary sewer; f) food preparation areas shall utilize contained areas or sinks with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes, and external containment areas or sinks shall be structurally covered to prevent the entry of stormwater; g) adequate signs shall be provided and appropriately placed prohibiting other discharge of wash water to the storm drain system; h) commercial and multi-family residential parking lots shall incorporate bioretention facilities located in islands as feasible to promote filtration and infiltration of runoff; i) stormwater runoff from other parking lots shall be directed to treatment control areas such as bioretention areas and basins; j) fuel dispensing areas shall be covered with an overhanging roof structure or canopy equal to or greater than the area within the grade break and the cover and downspouts shall not drain onto the fuel dispensing area; k) fuel dispensing areas shall be paved with Portland cement concrete (or an equivalent smooth impervious surface) and the use of asphalt concrete shall be prohibited; l) fuel dispensing areas shall have a 2% to 4% slope to prevent ponding, and shall be separated from the rest of the site by a grade break; and ) concrete fuel dispensing areas must extend 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus 1 foot, whichever is less.</p>	<p>Prior to issuance of commercial building permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of commercial building permits for applicable commercial uses, the applicant shall provide evidence to the Kern County Planning Department of incorporation and implementation of the featured source and treatment control measures.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul>					

<p><b>#213 4.8-2</b></p>	<p><b>MM 4.8-38:</b> The project shall prohibit the construction of wells for the purpose of irrigating on-site golf courses or other external landscaped areas.</p>	<p>Prior to final recordation of any land division map</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to final recordation of any land division map, Kern County Planning and Building Inspection Departments to verify in the field that no such wells have been constructed</li> </ul>			

<p><b>#214 4.8-3</b></p>	<p><b>MM 4.8-39:</b> In conjunction with the submittal of any proposed tentative tract map, parcel map or commercial site development plan, the project proponent shall submit a flood hazard study/drainage plan as required by Section 18.15.030 (J) (2) of the Kern County Land Division Ordinance. This flood hazard study/drainage plan shall be reviewed and approved by the Kern County Engineering and Survey Services Department prior to final approval of any subdivision map or approval of any commercial site development plan. In general, subject to final approval by the County, the project shall implement Section 3.4.3 of the Tejon Mountain Village Specific Plan, including the following provisions: a) size road crossings of drainage ways, including culverts, boxes, arched culverts or bridges, to adequately pass flows while protecting the roadway, adjacent properties, and the hydrologic regime of the drainage course; b) design drainage crossings in accordance with the Kern County Drainage Development Standards and the Kern County Stormwater Ordinance (Chapter 14.26 of the Ordinance Code of Kern County) except as may be specifically modified in the Tejon Mountain Village Specific Plan subject to County approval or by the terms of any required regulatory permits for the project; c) culvert designs shall include inlet protection to protect the roadway embankment from erosion and outlets shall be provided with energy dissipation devices to reduce outlet flow velocities; d) culverts shall be sized to pass bulked flows, and impoundments of stormwater that would act to settle out the bedload of streams shall be avoided to the extent feasible or as may be required to maintain water quality conditions in certain receiving waters, such as Castac Lake; e) arch culverts shall be designed to span the natural stream and support earthen embankments for roadway crossings and shall incorporate energy dissipation techniques to reduce the potential for streambed erosion; f) bridge crossings shall incorporate energy dissipation techniques to reduce the potential for streambed erosion; g) road alignments shall be designed to cross drainages in as close to a perpendicular crossing alignment as possible; h) compacted fill, berming, or bank stabilization shall be utilized where grading occurs along drainage channels; and i) if the project cannot feasibly avoid an existing low-flow channel, a constructed channel or an underground conduit, or a combination of both techniques,</p>	<p>Prior to approval of street improvement plans</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of street improvement plans, Kern County Building Inspection Departments to verify drainage culvert and bridge designs are consistent with Kern County Drainage Standards and Kern County Stormwater Ordinance.</p>					

	<p>shall be used to convey post-construction flows, and in steeper drainages, a constructed channel shall include a series of flatter stretches with rock drop structures to control water velocity.</p>				
<p><b>#215 4.8-3</b></p>	<p><b>MM 4.8-40:</b> In conjunction with the submittal of any proposed tentative tract map, parcel map or commercial site development plan, the project proponent shall submit a flood hazard study/drainage plan as required by Section 18.15.030 (J) (2) of the Kern County Land division Ordinance. This flood hazard study/drainage plan shall be reviewed and approved by the Kern County Engineering and Survey Services Department prior to final approval of any subdivision map or approval of any commercial site development plan. In general, subject to final approval by the County, the project shall implement Section B.3.b of the Tejon Mountain Village Specific Plan Master Design Guidelines, including the following provisions: a) site drainage shall be designed to maximize the use of natural drainage courses, to control erosion and sedimentation, and to avoid the potential for flooding; b) natural drainage courses shall be protected and existing drainage patterns maintained to the extent feasible; c) increased water flows off of the development sites due to increases in impervious surfaces shall be managed to the greatest extent feasible on site by systems that retain water and encourage percolation; d) constructed ditches and channels shall be utilized only when necessary to ensure maximum control of drainage; e) natural appearing swales with stone and small boulders to simulate natural drainage patterns, and to slow the flow of water, shall be used wherever feasible in lieu of constructed ditches and channels; f) drainage design shall address any potential for erosion and consequent downstream water quality impacts and flooding resulting from development; g) erosion control and stream protection measures shall be required during construction; and h) surface drainage shall be managed to minimize erosion to the extent feasible by such means as the following: (i) slope gradients shall be minimized to slow water and achieve groundwater recharge and develop overland sheet drainage to avoid drainage</p>	<p>Prior to improvement of grading plans</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of grading plans,, the applicant shall submit evidence to Kern County Building Inspection Department that drainage design is consistent with Section B.3.b of the Tejon Mountain Village Specific Plan Master Design Guidelines.</p>					

	<p>concentration, (ii) water shall be intentionally directed to appropriate catchments, minimizing run-off velocity to diminish erosion and sediment, (iii) collection facilities shall be placed at the edges of paved areas and avoid extreme changes of grade related to collection facilities; (iv) collection facilities shall be constructed with sumps, traps, or other devices to trap pollutants from paved surfaces used by vehicles prior to releasing flows into natural watercourses; (v) erosion shall be controlled at the exits of drainpipes by the installation of energy dissipaters, boulders and stones, or other devices that blend in with the natural setting; (vi) water bars shall be installed on gravel or earthen pathways to minimize the potential for erosion and (vii) percolation shall be encouraged through the use of bioswales and permeable pavement materials.</p>				
<p><b>#216 4.8-4</b></p>	<p><b>MM 4.8-41:</b> Flood control berms shall be engineered and implemented as required to protect proposed development in areas subject to potential 100-year flood risks east of the Interstate 5, west of Cuddy Creek, and south of Castac Lake. The berms shall be designed to provide a minimum of 100-year flood protection and shall incorporate identified bank stabilization measures.</p>	<p>Prior to approval of grading permits adjacent to Cuddy Creek</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.8-41 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to approval of grading permits adjacent to Cuddy Creek, applicant shall submit a plan to the Kern County Building Inspection Department for the flood control berms to protect development during 100 year storm events.</li> </ul>			

<p><b>#217 4.8-4</b></p>	<p><b>MM 4.8-42:</b> Engineered embankments and berms shall be designed to include bank stabilization measures in the form of riprap, soil cement, or geo-grid slope stabilization as required to control watercourse flow rates and velocities and shall include toe-down or cut-off considerations to address potential scour where an embankment or berm meets a watercourse overbank.</p>	<p>Prior to approval of grading permits</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.8-42 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. Prior to approval of grading permits, applicant will provide evidence to the Kern County Building Inspection Department that engineered banks and berms are designed to include bank stabilization measures.</li> </ul>			

<p><b>#218 4.8-4</b></p>	<p><b>MM 4.8-43:</b> The project is required to manage flows to reduce the potential for downstream flooding. Concurrent with the submittal of any tract map, parcel map, or commercial site development plan the project proponent shall prepare a drainage study for review and approval by Kern County Engineering and Survey Services to ensure the existing flood control measures are effective and that future development does not cause flooding downstream. The following flood-control measures shall be implemented prior to the issuance of any building permit (except for permits authorizing construction of the marketing center, gatehouse and construction offices) for development that would drain into Grapevine Creek as determined by the drainage study. If the proposed development will not drain into Grapevine Creek, the project proponent will be subject to flood control measures required by Kern County Engineering and Survey Services per the submitted approved drainage study.</p>	<p>Prior to approval of improvement plans for the bridge over Grapevine Creek</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.8-43 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. The Building Inspection Department will verify compliance in the field.</li> </ul> <p>a. The proposed Lake Drive culvert modifications will be reconfigured by raising the seven 18” low level culverts to elevation 3506 above mean sea level (see Stantec Drainage Report Figure 5 for a depiction of the outlet culvert configuration). The previous proposal established an invert elevation of 3499.49 above mean sea level for the seven 18” low level culverts. This will provide the additional dead storage required to retain the increase in run-off volume associated with the developed condition and therefore mimics the existing condition frequency of discharges considering the impact of the Project.</p> <p>b. The revised conceptual culvert configuration will be finalized in conjunction with confirming flood routing results for the various return frequency storm events including the 2-Yr, 5-Yr, 10-Yr, 25-Yr and 100-Yr events. Consistent with the previous drainage study results, the final culvert configuration will also ensure peak flow rates are not increased downstream of the Project including at Lake Drive and the hydrologic confluence point at Grapevine Creek and Rising Canyon.</p>					

	<p>c. In addition to the measures mentioned above, flash boards placed immediately upstream of the low level culverts will be considered as a means to provide additional dead storage to elevation 3507 above mean sea level, resulting in an additional 423 acre-feet of storage. The flash boards will be assessed in the flood routing analyses for the various return frequency storm events in order to determine peak discharge results. However, it is assumed that the flash boards would not be installed initially but rather would provide for a reactionary program based upon downstream monitoring as it relates to the frequency of discharges.</p> <p>d. A drain culvert(s) will be incorporated into the Castac Lake outlet configuration to be set at approximately elevation 3499.5 (this would match the existing condition low flow scenarios with the existing culvert invert elevation also at approximately 3499.5 above mean sea level). The drain culvert(s) would be gated and not accounted for in the flood routing analyses.</p> <p>However, the drain culvert(s) can be “opened” in reaction to monitoring of existing wetland areas downstream and determination that low flows would benefit the habitat.</p> <p>e. Developer shall obtain a written commitment from Tejon Ranch Company (TRC) that TRC will manage Castac Lake at an elevation 3,500 above sea level, providing an additional 1,076 acre-feet of storage below elevation 3,503.</p> <p>f. Hydrologic and vegetation conditions in Grapevine Creek shall be monitored. This will include a monitoring program for pollutants of concern at a downstream monitoring location upstream (east) of I-5 for a 2-year period following the completion of Lake Drive improvements. If monitoring indicates that vegetation is being adversely affected by the reduced peak flow that would result from the proposed elevation of Lake Drive and arch culvert system, supplemental culverts, gates, or other appropriate means shall be installed as required to recreate pre-construction peak-flow discharge rates.</p>	
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<p><b>#219 4.8-6</b></p>	<p><b>MM 4.8-44:</b> To reduce the potential for recycled water to adversely affect groundwater quality through reclamation, salinity BMPs will be implemented prior to wastewater generation. BMPs are primarily in the form of a) banning self regenerating water softeners; b) regulating the discharge of salt swimming pools into the sewer system; and c) public education related to the use of garbage disposals and types of detergents that tend to increase wastewater salinity. Salinity BMPs shall be included in the Tejon Mountain Village Specific Plan, and will be applicable to all private residences, commercial areas, or other privately owned or managed facilities within the Project. Recycled water will be blended with raw water prior to application to golf course land to reduce salinity concentrations in recycled water.</p>	<p>Prior to issuance of the building permit for the waste water treatment plant</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of a building permit for the waste water treatment plant, the applicant will provide evidence to Kern County Building Inspection Department that either Tejon-Castac Water District or an appropriately funded entity has been established to monitor the effects of recycled water on ground water.</li> </ul>			

<p><b>#220 4.8-6</b></p>	<p><b>MM 4.8-45:</b> Groundwater salinity and electrical conductivity levels within the California Department of Water Resources (DWR) Basin 5-29 shall be monitored to determine if recycled water use is adversely affecting groundwater quality and whether additional salinity treatment processes should be incorporated into the reclaimed water treatment process. In addition, salinity and electrical conductivity levels in the raw water, wastewater influent, treated wastewater effluent, and effluent storage basin will also be monitored to determine the potential for recycled water use to adversely affect groundwater quality. The wastewater treatment facility operator shall ensure that, at all times, recycled water used within the project area shall be treated to the tertiary treatment standard under Title 22 of the California Code of Regulations, which allows for unrestricted outdoor irrigation use of recycled water supplies.</p>	<p>Prior to the issuance of the building permit for the waste water treatment plant</p>	<p>Wastewater Treatment Facility Operator; Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to approval of a building permit for the waste water treatment plant, the applicant will provide evidence to Kern County Building Inspection Department that Tejon-Castac Water District will ensure recycled water used within the project area shall be treated to the tertiary treatment standard under Title 22 of the California Code of Regulations.</p>					
<p><b>#221 4.8-7</b></p>	<p><b>MM 4.8-46:</b> All habitable structures that may be situated within a 100-year floodplain identified on applicable Flood Insurance Rate Maps (FIRMs) that include the project area shall be constructed on foundations, fill, or by other appropriate means to elevate each structure to a height that is a minimum of 1 foot above the 100-year flood inundation level at the location of the structure.</p>	<p>Prior to the issuance of building permits for habitable structures located within the 100 year flood plain</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. The Kern County Planning Department will verify documentation prior to approval.</p>					
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

4.9 Land Use					
#222 4.9-2	<p><b>Mitigation Measure 4.9-1:</b> Should the Master Developer, Tejon Mountain Village, LLC, or its designee or assignee file for bankruptcy and become financially unable to comply with mitigation obligations assigned to the Master Developer in the Final Environmental Impact Report Mitigation Measures, then an alternate entity (or entities) acceptable to the County, such as a Geologic Hazard Abatement District ,may assume responsibility for compliance with such mitigation obligations. Nothing in this mitigation measure alters or amends the rights of the County to fully enforce the Specific Plan and the Special Plan, and both minor and major amendments to the Specific Plan and/or Special Plan must be approved by the County Planning Department, the Planning Commission and/or Board of Supervisors, as required by applicable County ordinance. Additionally, nothing in this mitigation measure allows any deviation from the obligation to implement all mitigation measures in the Final Environmental Impact Report, the requirements of the Specific Plan and Special Plan and any proposed change to such mitigation obligations would be subject to review and approval by the County and may require further environmental review including public notice and hearings as required by applicable County ordinances, CEQA, and other applicable legal requirements.</p>	Bankruptcy of Master Developer, designee or assignee	Kern County Planning Department		
		<p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. If at the determination of the Kern County Planning Department, the Master Developer, its designee or assignee becomes financially unable to comply with the mitigation obligations, the Kern County Planning Department may approve another entity to assume responsibility for compliance with the mitigation obligations.</p>			
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

<b>4.11 Noise</b>				
<b>#223 4.11-1</b>	<p><b>MM 4.11-1:</b> The following construction noise control measures shall be implemented by the project proponent and be included as notes on all grading or building permits issued on the project site.</p> <ul style="list-style-type: none"> <li>a. Construction operations shall occur between 6:00 a.m. and 9:00 p.m. Monday through Friday or between 8:00 a.m. and 9:00 p.m. on weekends or on federal holidays. Construction activities shall not occur between the hours of nine (9:00) p.m. and six (6:00) a.m. on weekdays and on weekends or federal holidays, if audible to a person with average hearing faculties or capacity at a distance of 150 feet from the construction site or if within 1,000 feet of an occupied residential dwelling. Construction activities outside of these time periods can occur only if the emergency and other related criteria set forth in Kern County Noise Ordinance Code 8.36.020(H) are satisfied.</li> <li>b. All noise-producing construction equipment and vehicles using internal combustion engines shall be equipped with mufflers; air-inlet silencers, where appropriate; or any other shrouds, shields, or other noise-reducing features, in good operating condition, that meet or exceed original factory specification. Mobile or fixed “package” equipment (e.g., arc-welders or air compressors) shall be equipped with shrouds or similar noise-control features.</li> <li>c. To the extent feasible, the noisiest operations shall be scheduled to occur together in the construction program to avoid prolonged periods of high noise emissions.</li> <li>d. Construction site and access road speed limits shall be established and enforced during the construction period.</li> <li>e. Material stockpiles and/or vehicle staging areas shall be located as far as practicable from dwellings.</li> <li>f. The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be limited only to safety warning purposes.</li> <li>g. Any public address system operated on the project site shall be designed and adjusted to avoid and minimize the “spillover” of sound onto adjacent properties.</li> <li>h. No music or electronically reproduced speech related to project construction shall be audible at a noise-sensitive property.</li> </ul>	<p>Prior to issuance of grading and building permits</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Service Department; TMV Design Review and Approval Committee</p>	
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. MM 4.11-1 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>C. Kern County Planning Department will verify the note prior to approval.</li> <li>D. The Building Inspection Department will verify in the field during construction period.</li> </ul>		

<p><b>#224 4.11-1</b></p>	<p><b>MM 4.11-2:</b> No residential units shall be allowed within 500 feet of the Interstate 5 right of way. Each final subdivision map must identify this corridor, as shown in Figure 4.11-5.</p>	<p>Prior to approval of TTMs including residential units adjacent to I-5</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to approval of TTMs including residential units adjacent to I-5, applicant will provide evidence to Kern County Planning and Engineering &amp; Survey Service Departments that no residential units shall be allowed within 500 feet of the Interstate 5 right of way.</li> </ul>			

<p><b>#225 4.11-1</b></p>	<p><b>MM 4.11-3:</b> Any subdivision map that proposes the construction of sensitive uses including residences, parks, and recreational areas within the Interstate 5, Lake Drive, or Crane Canyon noise contours shown on Figure 4.11-5 shall require a noise assessment prior to final approval of the map. The design features required to achieve the noise standard shall include one or more of the following elements, as verified by the noise assessment: building setbacks from the roadway, noise barriers, building orientation relative to the roadway, sound-rated windows, upgraded exterior wall and/or roof construction, insulation batts, and/or forced air ventilation. Any such proposed mitigation must conform to the Design Guidelines identified in the Tejon Mountain Village Specific Plan and Community Plan and the Tejon Mountain Village Special Plan No. 1, Map 256.</p>	<p>Prior to approval of a TTM within I-5, Lake Drive or Crane Canyon noise contours</p>	<p>Kern County Planning Department; Kern County Engineering and Survey Services Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM within I-5, Lake Drive or Crane Canyon noise contours, the applicant will provide evidence to Kern County Building Inspection Department that a noise assessment has been prepared for any subdivision map that proposes the construction of sensitive uses.</li> <li>C. MM 4.11-3 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>D. Kern County Planning Department will verify the note prior to approval.</li> </ul>					

<p><b>#226 4.11-2</b></p>	<p><b>MM 4.11-4:</b> Prior to conducting onsite blasting required for project construction within 2,000 feet of residential land uses, a qualified blasting specialist shall be retained to develop a site-specific blasting program report to assess, control, and monitor airblast and ground-borne vibration. The report will be reviewed and approved by Kern County prior to issuance of a blasting permit. The report shall include, at a minimum, the following provisions:</p> <ul style="list-style-type: none"> <li>a. Current, state-of-the-art technology shall be required to reduce blast-related vibration at offsite residential and other occupied structures as low as possible, consistent with blasting safety and blast vibration, measured on the ground adjacent to a residential or other occupied structure, shall not be allowed to exceed the frequency-dependent limits specified in the Alternative Blasting Level Criteria contained in U.S. Bureau of Mines Report of Investigations 8507.</li> <li>b. Current, state-of-the-art technology shall be required to reduce airblast at offsite residential and other occupied structures as low as possible and airblast, measured at a residence or other occupied structure, shall not be allowed to exceed the 0.013-pound-per-square-inch (133 decibel) limit set forth in U.S. Bureau of Mines Report of Investigations 8485.</li> <li>c. Blasts within 1,000 feet of residential and other occupied structures shall be monitored at the residence or occupied structure closest to the blast site to verify that measured levels are within applicable limits. The monitoring shall use a blasting seismograph with three channels that record in three mutually perpendicular axes, with a fourth channel for recording airblast, a frequency response from 2 to 250 Hertz, and with a minimum sampling rate of 1,000 samples per second per channel. If blasting is found to exceed specified levels, blasting shall cease, and alternative blasting or excavation methods shall be employed so that the applicable levels are not exceeded.</li> </ul>	<p>Prior to issuance of a grading permit that includes blasting</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of any grading permit that includes the potential for blasting, applicant will provide evidence to Kern County Building Inspection Department that a qualified blasting specialist has been retained to develop a site-specific blasting program report to assess, control, and monitor airblast and ground-borne vibration</li> </ul>			

<p><b>#227 4.11-2</b></p>	<p><b>MM 4.11-5:</b> All residences located within 2,000 feet of the proposed blast site shall receive written notice at least 24 hours prior to any proposed blasting. This notice shall include the approximate time at which the blasting will take place, along with contact information for a project representative knowledgeable about the proposed blasting activity. The fire station located in closest proximity to the proposed blasting site shall also receive notice of blasting 24 hours prior to any proposed blasting.</p>	<p>Prior to issuance of a grading permit that includes blasting</p>	<p>Kern County Planning Department; Kern County Building Inspection Department ; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of any grading permit that includes the potential for blasting, applicant will provide evidence to Kern County Building Inspection Department that a qualified blasting specialist has been retained to develop a site-specific blasting program report that includes notification requirements.</li> </ul>			
<p><b>#228 4.11-3</b></p>	<p><b>MM 4.11-6:</b> The following statement shall be included as a note on the final map for all subdivisions, commercial site plans and included in the project Covenants, Conditions and Restrictions (CC&amp;Rs): “This property is presently located under military training routes and a supersonic corridor subject to use by the Department of Defense. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to the routes and corridor (for example: noise, vibration, low-level over flight or sonic booms). Tejon Ranch currently operates a helispot</p>	<p>Prior to issuance of residential certificates of occupancy</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee</p>		

	<p>and the project includes construction and operation of two additional helipads and you may be exposed to noise impacts from helicopter overflights. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."</p> <p>The Master Developer will ensure that this disclosure statement is provided to, and acknowledged in writing by, each prospective property buyer within the project.</p>	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Kern County Building Inspection Department will verify that CC&amp;R's include a disclosure describing the potential for military and helicopter over-flights.</li> </ul>			
<p>#229 4.11-6</p>	<p><b>MM 4.11-7:</b> No residential uses shall be constructed within 200 feet of the proposed helipads. The location of the proposed helipads shall be noted on the final subdivision map, as well as the 200-foot contour. The Department of Defense Regional Environmental Coordinator for Navy Southwest shall be notified when permits are submitted to Caltrans Department of Aeronautics or if the helipads are deemed to be exempt from a State permit and the locations of the helipads.</p>	<p>Prior to approval of a FTM</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a FTM, Kern County Building Inspection Department will verify that no residential uses shall be constructed within 200 feet of the proposed helipads and that the location of the proposed helipads should be noted on the final subdivision map, as well as the 200-foot contour</li> </ul>					
<p><b>Justification:</b> Impacts 4.11-1 and 4.11-3 to Noise and cumulative impacts to Noise are considered significant and unavoidable. All feasible and reasonable changes or alterations have been required in, or incorporated into, the proposed Project that substantially lessen the potentially significant effect as identified in the Final EIR. For all other Noise impacts, changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

4.13 Public Services				
<p>#230 4.13-1</p>	<p><b>MM 4.13-1:</b></p> <p>a. Prior to issuance of building permits, the applicant shall be subject to any development impact fee (in an amount ranging from \$6,000 to \$12,000) for public services adopted by the Kern County Board of Supervisors. Payment of that fee will be considered full mitigation for impacts to public services specifically referenced in the development impact fee. Adjustments to this development impact fee for mitigation already provided shall be made in consultation with the County Administrative Office based on the mitigation in the EIR and any applicable development agreement provisions that relate to the underlying costs associated with the development impact fees. The development impact fee would be reduced by the fee increment attributable to impacts included in this EIR for which mitigation has been required (e.g., fire and sheriff services, schools, libraries, and public utilities). The applicant shall be required to pay for that increment of a development fee for impacts that are not included in this EIR.</p> <p>b. Prior to the issuance of any building permits, a Geologic Hazard Abatement District (GHAD), the Tejon Castac Water District or other government agency will have completed the district formation process through order formation, as detailed in applicable government code necessary or annexation process. The district, or a combination of public agencies, will be authorized to provide the following services: water utility, sewer waste disposal, lighting and lighting maintenance, street and road construction and maintenance, vector control, drainage and drainage maintenance, resource conservation, flood control. The project applicant will provide to the Kern County Planning Department and the County Administrative Office for review and approval, a detailed description as to which government agency will be providing each of the identified public services.</p>	<p>Prior to issuing building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Geologic Hazard Abatement District; Tejon Castac Water District or Other Government Agency</p>	
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.11-4 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>C. Kern County Planning Department will verify the note prior to approval.</p> <p>D. Prior to the issuance of building permits, the applicant shall pay development impact fees for public services.</p>				

<p><b>#231 4.13-2</b></p>	<p><b>MM 4.13-2:</b> Prior to the issuance of the first building permit for the project, the project proponent shall provide approximately 1.75 acres of land to be utilized for the construction of a new fire station to replace the existing Station 56 and to house the Initial Attack Fire Crew 82. When the County is ready to exercise its right to acquire the land, the site shall be selected by the project applicant and approved by the Kern County Fire Department. The site shall be located in close proximity to the existing Station 56 and near Interstate 5. The final site, size, and configuration of the dedicated land will be per a final site plan that is acceptable to both Tejon Mountain Village and the Kern County Fire Department.</p> <p>The project applicant shall provide to the County 50% of the funding required to reconstruct Station 56 at this new location. The minimum size of the facility shall measure 11,372 square feet, including 2,346 square feet of covered porches and parking, and shall be in conformance with the fire department’s “Multi-Company Fire Station W/Battalion Chief H.Q. Floor Plan.” All requirements and specifications for construction will be to the satisfaction of the Kern County Fire Department. The County shall commence preparation of the construction documents for Fire Station 56 concurrent with issuance of the first retail or office building permit and the County’s ability to fund 50% of the facility from non-project-generated fire funds, unless mutually agreed upon by the project proponent and Kern County.</p> <p>Once the certificate of occupancy has been issued for the new Station 56 facility, the County shall transfer to ownership of Tejon Mountain Village the existing land and all existing buildings of the previous Station 56.</p>	<p>Prior to issuing building permits</p>	<p>Kern County Planning Department; Kern County Fire Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of the first residential building permit, the applicant shall provide Kern County Planning Department with evidence that it has provided approximately 1.75 acres of land in a location acceptable tot Kern County Fire Department to be utilized for the construction of a new fire station to replace the existing Station 56 and to house the Initial Attack Fire Crew 82 and that it has provided 50% of the funding required to reconstruct Station 56 at this new location to the Kern County.</li> <li>C. MM 4.13-2 will incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</li> <li>D. Kern County Planning Department will verify the note prior to issuance of the first residential building permit.</li> <li>E. Once the certificate of occupancy has been issued for the new Station 56 facility, Kern County shall transfer to ownership of Tejon Mountain Village the existing land and all existing buildings of the previous Station 56</li> </ul>			

<p>#232 4.13-2</p>	<p><b>MM 4.13-3:</b> Prior to issuance of the 500<sup>th</sup> residential building permit, the project proponent shall provide to the Kern County Fire Department funding for the purchase of a ladder truck. One year in advance of the 500<sup>th</sup> residential building permit, the project applicant shall request and be provided by the Kern County Fire Department a written statement of the amount of funding required for the purchase of the specific ladder truck.</p>	<p>Prior to issuing the 500<sup>th</sup> residential building permit</p>	<p>Kern County Planning Department; Kern County Fire Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to issuance of the 500<sup>th</sup> residential building permit</li> <li>C. Prior to the issuance of the 500<sup>th</sup> certificate of residential occupancy, the project proponent shall provide to Kern County Planning Department with evidence that it has provided the Kern County Fire Department funding for the purchase of a ladder truck</li> <li>D. One year in advance of the 500<sup>th</sup> residential building permit, the project applicant shall request and be provided by the Kern County Fire Department a written statement of the amount of funding required for the purchase of the specific ladder truck</li> </ul>			

<p><b>#233 4.13-2</b></p>	<p><b>MM 4.13-4:</b> The project proponent shall provide funding through the project’s contribution to the fire fund or if those funds are not sufficient, other methods, to cover 100% of the additional non-staffing operational costs of the ladder truck and 50% of the staffing costs of the ladder truck.</p> <p>The County Administrative Office shall determine the amount to funding necessary. One year in advance of the 500<sup>th</sup> residential building permit, the project applicant shall request and be provided by the County Administrative Office a written statement of the amount of funding required for operation of the ladder truck and the amount of funding required to cover 50% staffing costs of the ladder truck.</p>	<p>Prior to issuing the 500<sup>th</sup> residential building permit</p>	<p>Kern County Planning Department; Kern County Fire Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of the 500<sup>th</sup> certificate of residential occupancy, the project proponent shall provide to Kern County Planning Department with evidence that it has provided the Kern County Fire Department funding to cover 100% of the additional non-staffing operational costs of the ladder truck and 50% of the staffing costs of the ladder truck</li> <li>C. One year in advance of the 500<sup>th</sup> residential building permit, the project applicant shall request and be provided by the County Administrative Office a written statement of the amount of funding required for operation of the ladder truck and the amount of funding required to cover 50% staffing costs of the ladder truck</li> </ul>			

<p><b>#234 4.13-2</b></p>	<p><b>MM 4.13-5:</b> The project proponent shall provide a permanent fire station located in the Dry Fields area as identified on the Tejon Mountain Village Special Plan No. 1, Map 256. The construction of the fire station shall occur by one of the following options:</p> <p>a. Option 1. The project applicant shall construct one neighborhood-style, three-person fire station, acceptable to Kern County, at the Dry Fields location identified by the Tejon Mountain Village Special Plan No. 1, Map 256, before the Kern County Engineering and Survey Services Department, Building Inspection Division, issues the 2,000th residential building permit for the project site. Approximately 1.5 acres of land (net) will be required to accommodate the station. The minimum size of the facility shall measure 8,875 square feet, including 2,282 square feet of covered porches and parking, and shall be in conformance with the Kern County Fire Department’s “Standard Fire Station-Floor Plan.” All requirements and specifications for construction will be to the satisfaction of the Kern County Fire Department; or</p> <p>b. Option 2. Prior to the issuance of the first building permit for residential, resort, or commercial uses located in Special Plan Area 4 as identified on the Tejon Mountain Village Special Plan No. 1, Map 256, the project applicant shall provide up to \$1,000,000 to the County to construct a temporary fire station located in Special Plan Area 4. A permanent fire station shall be constructed at this location to the specifications identified above in Mitigation Measure 4.13-5(a) prior to the Kern County Engineering and Survey Services Department, Building Inspection Division, issuing the 2,000th residential building permit for the project site; or</p> <p>c. Option 3. Construction of the fire station shall occur in an alternative manner that has been mutually agreed upon by the project applicant and Kern County.</p>	<p>Prior to issuing the 2000<sup>th</sup> building permit or prior to issuing the first building permit for residential, resort, or commercial uses located in Special Plan Area 4</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuing the 2000<sup>th</sup> building permit or prior to issuing the first building permit for residential, resort, or commercial uses located in Special Plan Area 4, the applicant shall provide evidence to Kern County Planning Department that it will construct the Dry Fields fire station under one of the three featured options.</p>			

<p><b>#235 4.13-2</b></p>	<p><b>MM 4.13-6:</b> Prior to the issuance of the final certificate of occupancy for the required permanent or temporary fire station in the Dry Fields area, the project applicant shall provide to the Kern County Fire Department funding for the purchase of one Type 1 Fire Engine and one Type 3 Wildland Fire Engine. Concurrent with the issuance of a building permit for the required fire station, the Kern County Fire Department will provide the project applicant with a written statement of the amount of funding required for the purchase of the specified Type 1 Fire Engine and the Type 3 Wildland Fire Engine.</p>	<p>Prior to the issuance of the final certificate</p>	<p>Kern County Planning Department; Kern County Fire Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to Prior to issuing the 2000<sup>th</sup> building permit or prior to issuing the first building permit for residential, resort, or commercial uses located in Special Plan Area 4, the applicant shall provide evidence to Kern County Planning Department that it will provide funding for the purchase of one Type 1 Fire Engine and one Type 3 Wildland Fire Engine.</li> <li>C. With the issuance of a building permit for the required fire station, the Kern County Fire Department will provide the project applicant with a written statement of the amount of funding required for the purchase of the specified Type 1 Fire Engine and the Type 3 Wildland Fire Engine.</li> </ul>					
<p><b>#236 4.13-2</b></p>	<p><b>MM 4.13-7:</b> Prior to the issuance of the first building permit in Planning Area 2 as identified on the Tejon Mountain Village Special Plan No. 1, Map 256, the project applicant shall provide up to 1.5 acres of land to be utilized for construction of a future fire station. When the County is ready to exercise its right to acquire the land, the site shall be selected by the project applicant and approved by the Kern County Fire Department.</p>	<p>Prior to issuance of the first building permit in Planning Area 2</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of the first residential building permit in Planning Area 2, the applicant shall provide up to 1.5 acres of land in a location approved by Kern County Fire Department to be utilized for construction of a future fire station.</li> </ul>					

<p>#237 4.13-2</p>	<p><b>MM 4.13-8:</b> Prior to approval of any tentative tract maps, parcel map, or Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256, the project applicant shall provide an emergency service communications plan (or evidence of a previously implemented plan) for emergency communications with fire and sheriff department communications systems within the area covered by the project site. Communication system improvements will include up to two communications towers paid for by the project proponent. Any such new communication equipment shall be sited and constructed in compliance with the mitigation measures included in this EIR.</p>	<p>Prior to approval of any tentative tract maps, parcel map, or Commercial Site Development Plan</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of any TTM, parcel map or Commercial Site Development permit, applicant will shall provide evidence to Kern County Planning Department that it has provided an emergency service communications plan (or evidence of a previously implemented plan) for fire and sheriff department communications systems within the area covered by the project site.</p>					
<p>#238 4.13-3</p>	<p><b>MM 4.13-9:</b> Prior to issuance of any residential building permit, the project proponent shall provide a minimum 100-square-foot office facility to be located on the Tejon Mountain Village site. This office shall be located in the public access areas of the project site and remain available to the Kern County Sheriff’s Department indefinitely, or until such time as the Sheriff’s Department indicates in writing that the onsite facility is no longer required. This office facility shall have at least two rooms and include the shared use of a restroom and a kitchen.</p>	<p>Prior to issuance of any residential building permit</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuance of any residential building permit, the applicant will provide Kern County Planning with evidence that it has provided a minimum 100-square-foot office facility to be located on the Tejon Mountain Village site.</p>					

<p><b>#239 4.13-3</b></p>	<p><b>MM 4.13-10:</b> Upon issuance of the first building permit for the project, the County Administrative Office shall determine the amount to fund an additional sheriff deputy (Deputy 2 C-A) until the property tax revenue from the project fully compensates for the position. This identified funding amount shall be provided to the County by the applicant for the purposes of funding an additional sheriff deputy.</p>	<p>Upon issuance of the first building permit</p>	<p>Kern County Building Inspection Department; County Administrative Office; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuance of the first building permit, the applicant will provide evidence to Kern County Building Inspection Department that the project will fund an additional sheriff deputy (Deputy 2 C-A), in an amount determined by the County Administrative Office, until the property tax revenue from the project fully compensates for the position.</p>			
<p><b>#240 4.13-3</b></p>	<p><b>MM 4.13-11:</b> The project shall provide funding on a fair-share basis to defray the costs incurred by the Kern County Sheriff's Department in providing facilities to house additional officers to serve the project at full build out. The project's fair-share costs are estimated to be \$2,570,630 based on the Capital Improvement Plan. Prior to the issuance of any building permit, the project proponent shall pay the following development fees:</p> <ul style="list-style-type: none"> <li>a. Residential Unit    \$720 per dwelling unit</li> <li>b. Commercial            \$129 per 1000 square feet of commercial space</li> <li>c. Hotel                    \$73 per room</li> <li>d. Golf                      \$280 per golf course hole</li> </ul>	<p>Prior to issuance of any building permit</p>	<p>Kern County Planning Department; Kern County Sheriff's Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. MM 4.13-11 will be incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans.</p> <p>C. Prior to the issuance of any building permit, the applicant will provide proof of payment of Sheriff Department fees to Kern County Building Inspection Department.</p>			

<p><b>#241 4.13-4</b></p>	<p><b>Mitigation Measure 4.13-12:</b> Prior to the approval of the first building permit for the project, the project proponent shall either pay developer fees with each building permit to the appropriate school district(s) or negotiate a school mitigation agreement to the satisfaction of the school district(s) that would be affected by the project in accordance with the provisions of California Government Code Section 65996 and related implementing legislation and regulations. Within one year of Project approval, The Master Developer, Tejon Mountain Village, LLC, or their designee, will provide to El Tejon Unified, Arvin Union, and Kern High School Districts a general progress report regarding Project development status along with an estimate as to what general areas development may occur throughout the course of the year. General progress reports must be provided to each of the Districts thereafter, until Project completion, at no less than one year intervals. These progress reports may be in the form of updated Mitigation Monitoring Plans, showing which Mitigation Measures have been completed.</p>	<p>Prior to the approval of the first building permit and as part of the annual report</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to the issuance of the first residential building permit, the project proponent shall either pay developer fees with each building permit to the appropriate school district(s) or negotiate a school mitigation agreement to the satisfaction of the school district(s) that would be affected by the project in accordance with the provisions of California Government Code Section 65996 and related implementing legislation and regulations.</li> <li>C. As part of the annual monitoring report that is provided by the applicant to Kern County Planning Department and three school districts that service the project, the applicant will provide an updated construction schedule.</li> </ul>					
<p><b>#242 4.13-5</b></p>	<p><b>Mitigation Measure 4.13-13:</b> Prior to the issuance of building permits, the project applicant shall provide funding on a fair-share basis to offset costs associated with the Kern County Library Department for providing additional library volumes necessary to provide or maintain adequate levels of service to the project within County standards. The total fair-share costs are estimated to be \$692,139 based on the project’s projected 10,671 residents and the CIP’s service standard of 1.38 volumes per person with a cost of \$47.00 per volume. Required fees are subject to the most current Consumer Price Index (CPI) as determined by the County Administrative Office. Prior to the issuance of any building permit, the project proponent shall pay the following development fees:</p> <ul style="list-style-type: none"> <li>a. Residential Unit \$200.62 per dwelling unit</li> </ul>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of building permits, the applicant will provide evidence to Planning Department that it has paid library fees</li> </ul>					
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					

4.14 Recreation					
#243 4.14-1	MM 4.14-1: Prior to final recordation of the any subdivision map, the applicant will dedicate land and/or pay in-lieu fees for parkland dedication to the applicable park districts in compliance with Government Code Section 66477 (Quimby Act) and the Kern County Land Division Ordinance Chapter 18.50, 18.98 or 18.100 or provide written confirmation from applicable park districts the project has meet all requirements.	Prior to final recordation of any subdivision map	Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. MM 4.14-1 incorporated as a condition of approval for any subsequent discretionary action and included as a note on all approved final subdivision maps and approved site plans. C. Prior to recordation of any FTM that includes residential units, the applicant will provide evidence to Kern County Planning Department that it has either dedicated land and/or paid in-lieu fees for parkland dedication to the applicable park districts.			
#244 4.14-1	MM 4.14-2: Prior to issuance of building permits, the project applicant shall pay all applicable park impact fees.	Prior to issuance of building permits	Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee		
		<b>Steps to Compliance:</b> A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process. B. Prior to recordation of any FTM that includes residential units, the applicant will provide evidence to Kern County Planning Department that it has either dedicated land and/or paid in-lieu fees for parkland dedication to the applicable park districts.			
<b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.					

<b>4.15 Transportation and Traffic</b>				
<p><b>#245 4.15-1</b></p>	<p><b>MM 4.15-1:</b> Concurrent with the application for tentative tract maps, or parcel maps (with the exception of financing maps) or a Commercial Site Development Plan, the project proponent shall submit to the Kern County Roads Department for review and approval a traffic evaluation detailing opening day traffic mitigation measures and all future roadway improvements.</p> <p>Caltrans and Kern County Roads Department shall review the submitted traffic evaluation. Upon review and approval, all mitigation measures shall be incorporated into conditions of approval of site plan reviews and subdivision maps. If the traffic evaluation demonstrates that the identified thresholds are exceeded, no building permits can be issued for the project site until such time as the required roadway improvements have been constructed, or as determined by Caltrans and the Kern County Roads Department.</p> <p>Possible improvements, include for example the reconstruction and realignments of the ramps and their intersections with local roads, realignment of Lebec Road in the vicinity of the interchange and replacement of the over-crossing. Improvements to the interchange ramps including additional ramp lanes and auxiliary lanes may be required if warranted by traffic volumes.</p> <p>The project proponent shall collect the following information and prepare a traffic evaluation study to establish the Level of Service (LOS) at the I-5/Lebec Interchange, Fort Tejon Interchange, and Frazier Mountain Park Road Interchange, including the over-crossing, ramps and intersections with local roads:</p> <ul style="list-style-type: none"> <li>a. weekday peak hour counts</li> <li>b. intersection turning movement counts</li> <li>c. over-crossing counts</li> <li>d. ramp counts</li> </ul>	<p>Concurrent with the application for TTM or parcel map of Site Development Plan</p>	<p>Kern County Planning Department; Kern County Roads Department; Building Inspection Department; California Department of Transportation; TMV Design Review and Approval Committee</p>	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. The applicant shall submit an appropriate traffic study to the Kern County Roads Department for review and approval.</li> <li>C. The Kern County Planning Department will verify with the Kern County Roads Department that all required information has been included within the traffic study prior to issuance of building permits.</li> <li>D. The Kern County Roads Department, in consultation with the California Department of Transportation shall determine whether identified thresholds have been exceeded and roadway improvements are required.</li> </ul>

	<p>All counts shall be classified by vehicle type and percentage total.</p> <p>The traffic evaluation should evaluate any proposed development against the following thresholds identified by the Kern County Roads Department and Caltrans:</p> <p>Lebec Road Interchange</p> <p>a. Lebec Road Overcrossing</p> <ul style="list-style-type: none"> <li>• AADT shall not exceed 13,000; or</li> <li>• The peak directional volume shall not exceed 600-passenger cars equivalent per hour per lane; or</li> <li>• The average speed of vehicles traveling across the structure shall not fall to 10 mph or below during the peak 15 minutes; or</li> <li>• If vehicle queues form on the structure and interfere with the operation of adjacent intersections.</li> </ul> <p>b. Ramps and Ramp Termini</p> <ul style="list-style-type: none"> <li>• Level of service shall not fall below "C" for any movement at the ramp termini. Delay values established by the Highway Capacity Manual should be utilized as the measurement criteria. Rather than average delay for the entire intersection, delay values shall be evaluated and determined for each of the approach legs of the intersection; or</li> <li>• The length of vehicles queues at the off-ramps shall not exceed the storage capacity of the ramp; or</li> <li>• Vehicles shall not queue back to the deceleration length segment of the ramp as illustrated in the Highway Design Manual, Figure 504.2B; or</li> <li>• At the ramp diverging or merging area, the Level of Service shall not fall below "C".</li> </ul> <p>c. Intersections</p> <ul style="list-style-type: none"> <li>• Queue length from intersections shall not extend into or interfere with the operation of adjacent intersections; or</li> <li>• Level of service for any movement shall not fall below "C".</li> </ul>	
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	<p>Fort Tejon Interchange</p> <p>a. Ramps and Ramp termini</p> <ul style="list-style-type: none"> <li>• Level of service shall not fall below "C" for any movement at the ramp termini. Delay values established by the Highway Capacity Manual should be utilized as the measurement criteria. Rather than average delay for the entire intersection, delay values shall be evaluated and determined for each of the approach legs of the intersection; or</li> <li>• The length of vehicles queues at the off-ramps shall not exceed the storage capacity of the ramp; or</li> <li>• Vehicles shall not queue back to the deceleration length segment of the ramp as illustrated in the Highway Design Manual, Figure 504.2B; or</li> <li>• At the ramp diverging or merging area, the Level of Service shall not fall below "C".</li> </ul> <p>Frazier Mountain Park Road Interchange</p> <ul style="list-style-type: none"> <li>• Level of service shall not fall below "C" for any movement at the ramp termini. Delay values established by the Highway Capacity Manual should be utilized as the measurement criteria. Rather than average delay for the entire intersection, delay values shall be evaluated and determined for each of the approach legs of the intersection; or</li> <li>• The length of vehicles queues at the off-ramps shall not exceed the storage capacity of the ramp; or</li> <li>• Vehicles shall not queue back to the deceleration length segment of the ramp as illustrated in the Highway Design Manual, Figure 504.2B; or</li> <li>• At the ramp diverging or merging area, the Level of Service shall not fall below "C" or an alternate standard approved by Caltrans.</li> </ul>	
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<p><b>#246 4.15-1</b></p>	<p><b>MM 4.15-2:</b> Prior to the approval of the first tentative tract or parcel map that allows construction or the approval of the first Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256, evidence shall be provided to the Kern County Roads Department that the applicant has formally initiated a Project Study Report with Caltrans for the Lebec Interchange.</p>	<p>Prior to the approval of the first tentative tract or parcel map that allows construction or the approval of the first Commercial Site Development Plan Commercial Site Development</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Kern County Roads Department; ; California Department of Transportation;TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the approval of the first tentative tract or parcel map allowing construction or approval of the first Commercial Site Development Plan, the applicant shall submit evidence to the Kern County Planning and Building Inspection Departments that it has formally initiated a Project Study Report with the California Department of Transportation.</p>			

<p><b>#247 4.15-1</b></p>	<p><b>MM 4.15-3:</b> Concurrent with the second and all subsequent applications for tentative tract maps, or parcel maps (with the exception of financing maps), or a Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256, the project shall conduct an appropriate traffic study to determine if project traffic volumes exiting the project and traveling southbound on Interstate 5 are consistent with the trip generation assumptions, trip distribution assumption and LOS performance and project traffic volumes identified in the EIR. If the results verify a project-related impact to Southern California segments of Interstate 5, the project shall implement a Transportation Demand Management (TDM) program. The project homeowners association, property owners association, or similar entity shall implement a TDM program, including a carpool program, a van pool program, regional shuttle coordination, a telecommuting center, or a park and ride lot, s appropriate, to reduce the project-related traffic along the southern California segment of the Interstate 5 corridor. Copies of the program, along with annual reports, shall be submitted to Caltrans, Kern County Roads Department, and Kern County Planning Department.</p>	<p>Concurrent with the second and all subsequent applications for tentative tract maps, or parcel maps (with the exception of financing maps), or a Commercial Site Development Plan</p>	<p>Kern County Planning Department; Kern County Roads Department; California Department of Transportation; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Concurrent with the second and subsequent applications for tentative tract maps, or parcel maps (with the exception of financing maps), or a Commercial Site Development Plan, the project applicant shall submit evidence to the Kern County Roads Department and Kern County Planning Department that it has completed a study of traffic on southbound Interstate 5.</li> <li>C. The Kern County Planning Department will verify with the Kern County Roads Department that all required information has been included within the traffic study prior to issuance of building permits.</li> <li>D. If the results verify a project-related impact, prior to [when?] the applicant shall submit evidence to the Kern County Planning Department and Kern County Roads Department that it has implemented a Transportation Demand Management program.</li> <li>E. Copies of the program, along with annual reports, shall be submitted to Caltrans, Kern County Roads Department, and Kern County Planning Department.</li> </ul>					

<p><b>#248 4.15-1</b></p>	<p><b>MM 4.15-4:</b> Prior to the first grading permit, the project shall develop and implement a Construction Traffic Control Plan that will:</p> <ul style="list-style-type: none"> <li>a. Provide information about project construction activities, including timing and anticipated traffic focal areas, to public transit and emergency service providers, residents, and businesses located in the project vicinity;</li> <li>b. Avoid roadway segments or intersections that are at or exceeding the applicable LOS standards to the extent feasible during the periods of pm AM and PM peak traffic loads;</li> <li>c. Identify an access and circulation plan for use by emergency vehicles in the event that construction-related lane closures or detours occur, including advance notice to local fire and police department to ensure that alternative evacuation and emergency routes are identified to maintain response times;</li> <li>d. Maintain access to existing residences in the area at all times;</li> <li>e. Provide adequate parking for construction workers, trucks, and equipment within the designated project footprint throughout the construction period;</li> <li>f. Restrict construction material deliveries to the extent feasible to between 9:00 a.m. and 3:00 p.m. to avoid peak AM and PM traffic loads;</li> <li>g. Provide traffic controls as required on roadways adjacent to the project, including flag persons with appropriate safety apparel and a Stop/Slow paddle to control oncoming traffic, and construction warning signs that are posted in accordance with local standards or those set forth in the California "Manual on Uniform Traffic Control Devices (latest edition thereof) in advance of an active construction area;</li> <li>h. Provide written notification to contractors regarding appropriate routes to and from the construction site and weight and speed limits applicable to local roadways that access the construction site; and</li> <li>i. Post signs at all active construction areas identifying the name, telephone number, and other pertinent contact information for Kern County staff regarding potential construction traffic issues or concerns.</li> </ul>	<p>Prior to issuance of first grading permit</p>	<p>Kern County Planning Department; Kern County Roads Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to issuance of a grading permit, the applicant will provide evidence to the Kern County Planning Department and Building Inspection Department that it has developed a Construction Traffic Control Plan according to the specified features.</li> </ul>			

<p><b>#249 4.15-1</b></p>	<p><b>MM 4.15-5:</b> Prior to receiving a building permit from Kern County for any hotel or other permanent onsite facility that will employ more than 100 people, the facility operator shall provide a written report to the Kern County Planning Department regarding the implementation of appropriate measures to reduce employee commuting costs, including, but not limited to, demonstrating that: 1) at least 25% of the facility’s permanent work force will be drawn from within a 30-minute commuting radius of the facility; 2) employee housing for at least 25% of the facility workforce is available within or near the project site; 3) employee shuttles, vanpools, carpools, or similar commuting options are available; or 4) public transit to and from the facility is available to at least 25% of the workforce.</p>	<p>Prior to receiving a building permit for any hotel or permanent onsite that will employ more than 100 people</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
<p><b>#250 4.15-1</b></p> <p><b>MM 4.15-6:</b> Prior to submittal of approval of any project tentative tract map, parcel map or Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256, that includes a public or private road, the Kern County Planning Department, in consultation with the Kern County Roads Department Engineering and Survey Services, may request that a traffic study or other verification method be completed in accordance with the map approval requirements of Title 18 (Land Division) of the Kern County Ordinance Code to confirm that all public roads included in the map comply with applicable County roadway standards and requirements. The project shall comply with all public roadway-related conditions of approval that may be included in an approved tentative tract or parcel map for the project.</p>		<p>Prior to submittal of approval of any project tentative tract map, parcel map or Commercial Site Development Plan</p>	<p>Kern County Building Inspection Department; Planning Department; Roads Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to receiving a certificate of occupancy, the facility operator shall provide a written report to Kern County Planning and Building Inspection Departments regarding the implementation of appropriate measures to reduce employee commuting costs, including the specified features</p> <p>C. The Kern County Planning Department will verify with the Kern County Roads Department that all required information has been included within the report prior to issuance of building permits.</p>			
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p>			

		<p>B. Prior to approval of a TTM or parcel map that includes construction or Commercial Site Development permit, Kern County Planning Department, in consultation with the Kern County Roads Department, may request that a traffic study or other verification method be completed in accordance with the map approval requirements of Title 18 (Land Division) of the Kern County Ordinance Code</p> <p>C. Prior to final approval of any project tentative tract map, parcel map that includes construction or Commercial Site Development Plan, that includes a public or private road, the Kern County Planning Department, in consultation with the Kern County Roads Department, may request that a traffic study or other verification method be completed in accordance with the map approval requirements of Title 18 (Land Division) of the Kern County Ordinance Code to confirm that all private roads included in the map comply with applicable County and Tejon Mountain Village Special Plan No. 1, Map 256 roadway standards and requirements</p>			
<p><b>#251 4.15-1</b></p>	<p><b>MM 4.15-7:</b> All project circulation elements, including onsite public and private roadways and driveways, will be designed and constructed in compliance with the goals, policies and design criteria described in the Tejon Mountain Village Specific Plan and the Tejon Mountain Village Special Plan No. 1, Map 256.</p>	<p>Prior to approval of street improvement plans</p>	<p>Kern County Engineering Survey Services Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of street improvement plans, Kern County Building Inspection Department will verify that all project circulation elements, including onsite public and private roadways and driveways, will be designed and constructed in compliance with the goals, policies, and design criteria described in the Tejon Mountain Village Specific Plan and the Tejon Mountain Village Special Plan No. 1, Map 256</p>			

<p><b>#252 4.15-1</b></p>	<p><b>MM 4.15-8:</b> The project shall implement the emergency access design requirements set forth in the Tejon Mountain Village Specific Plan, the Tejon Mountain Village Master Design Guidelines, the Tejon Mountain Village Special Plan No. 1, Map 256, and the Tejon Mountain Village Specific Plan Evacuation Plan.</p>	<p>Prior to street improvement plan approval</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to approval of street improvement plans, the applicant will provide evidence to Kern County Planning and Building Inspection Departments that it has implemented the emergency access design requirements set forth in Tejon Mountain Village Specific Plan, the Tejon Mountain Village Master Design Guidelines, the Tejon Mountain Village Special Plan No. 1, Map 256, and the Tejon Mountain Village Specific Plan Evacuation Plan</p>			
<p><b>#253 4.15-1</b></p>	<p><b>MM 4.15-9:</b> The project shall provide sufficient parking for commercial, recreational, and multi-family land uses as required by the applicable provisions of the Kern County Zoning Code, the Tejon Mountain Village Special Plan No. 1, Map 256, and the custom lot parking requirements identified in the Tejon Mountain Village Master Design Guidelines.</p>	<p>Prior to issuance of building plans</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to issuance of building permits, Kern County Building Inspection Department will verify that the project has provided sufficient parking for commercial, recreational, and multi-family land uses as required by the applicable provisions of the Kern County Zoning Code, the Tejon Mountain Village Special Plan No. 1, Map 256, and the custom lot parking requirements identified in the Tejon Mountain Village Master Design Guidelines</p>			

<p><b>#254 4.15-2</b></p>	<p><b>MM 4.15-10: (Payment of Supplemental Road Improvements):</b>                  Prior to the recordation of the first tract map or parcel map, or the approval of the first Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256, the applicant shall provide to the County a written statement of intent, which will detail the approach used to satisfy obligations for supplemental road improvements detailed in the Mitigation Measure 4.15-1. The applicant may request that the statement of intent be amended to reflect future conditions, including the potential fair share allocation of costs associated with other transportation and traffic mitigation measures in this EIR prior to the recordation of any subsequent tract map or parcel map, or approval of a subsequent Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256. The initial written statement of intent and method proposed, and any subsequent amendments that may be requested by the applicant, will be approved by the Kern County Roads Department. The applicant shall have four approaches to fulfill the road improvement responsibilities:</p> <p>a. Lump Sum Payment: Any lump sum payment shall be made prior to the recordation of a tract map or parcel map, or approval of a Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256 that generates an impact. All monies shall be paid to the Kern County Roads Department. At the time the applicant elects to pay, the Kern County Roads Department shall conduct a review of the distributed share amount and make adjustments, if required, based on increases to the construction cost index, other changes in standards or technology for required signalization or improvements, or updated development project proposals.</p> <p>Final determination of the supplemental projects and amounts of the supplement funding will be based on the final approval of the Tejon Mountain Village Specific Plan designation and zoning.</p>	<p>Prior to recordation of the first tract map or parcel map</p>	<p>Kern County Planning Department;                  Kern County Building Inspection Department;                  TMV Design Review and Approval Committee</p>		
		<p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the recordation of the first tract map or parcel map with construction, the applicant will submit a written statement of intent to Kern County Engineering &amp; Survey Services Department which will detail the approach used to satisfy obligations for supplemental road improvements detailed in transportation and traffic Mitigation Measures 4.15-11 and 4.15-1.</p> <p>C. Prior to issuance of certificates of occupancy and after determination of fair share lump sum, Kern County Roads Department shall provide approved cost allocation on a per house basis to Kern County Building Inspection Department.</p>			

	<p>The Kern County Roads Department may request, at a cost to be borne by the applicant, a supplemental traffic analysis to determine the current lump sum payment.</p> <p>b. Construction of Road Improvements: If, in an approved summary of intent, the applicant seeks to construct road improvements in lieu of a lump sum payment, the improvements shall be constructed and accepted by the County prior to issuance of the Certificate of Occupancy for the related building permits. Deviations from this sequence of events may be approved by the Kern County Roads Department.</p> <p>c. Combination of Approach A and Approach B: The applicant may choose to provide construction for certain roadway improvements and payment for other improvements. This approach must be determined in consultation with the Kern County Roads Department. All monies designed for roadway improvements shall be paid prior to the recordation of a tract map or parcel map, or approval of a Commercial Site Development Plan, as defined in the Tejon Mountain Village Special Plan No. 1, Map 256 that generates an impact as detailed in transportation and traffic Mitigation Measures 4.15-11 and 4.15-12.</p> <p>d. After determination of fair share lump sum, the cost may be allocated on a per house basis payable prior to the issuance of applicable Certificates of Occupancy. This method requires prior approval of the Kern County Roads Department.</p>	
<p><b>Justification:</b> The impacts to cumulative traffic and circulation conditions described under Impact 4.15-2 are considered significant and unavoidable. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that substantially lessens the potentially significant effect as identified in the Final EIR.</p>		

4.16 Utilities					
<p>#255 4.16-1</p>	<p><b>MM 4.16-1:</b> The project shall implement Tejon Mountain Village Specific Plan Policy 30, which requires implementation of a water-wise program that will include all feasible measures to reduce water use and will establish a Maximum Applied Water Allowance (MAWA) budget for each lot or home.</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee; Tejon Castac Water District</p>		
<p>#256 4.16-1</p>	<p><b>MM 4.16-2:</b> The project shall implement Section IV of the Sustainability Plan (Appendix F of Appendix B-1), which identifies water conservation measures applicable to the project, including the following:</p> <p>a. Each developer, builder, or custom lot owner shall implement water efficiency measures and techniques and shall incorporate landscape design and conservation measures that are most practical for a particular development project to demonstrate that the project will not use water in excess of its Maximum Applied Water Allowance;</p> <p>b. Water and energy use reduction measures, such as those</p>	<p>Prior to issuance of building permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee; Tejon Castac Water District</p>		

	<p>pertaining to interior fixtures, tankless water heaters, and low-flow plumbing, shall be used to meet the required Maximum Applied Water Allowance for each land use; and</p> <p>c. All project landscaping shall meet the design criteria and specifications for plant materials, turf and mulch, irrigation systems, soil management, water features, and grading design described in Section IV of the Sustainability Plan and in the Tejon Mountain Village Specific Plan Master Design Guidelines.</p>	<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to issuance of building permits, the applicant will provide Kern County Building Inspection Department with evidence that it has complied with water conservation requirements outlined in Section IV of the Sustainability Plan.</p> <p>C. Kern County Planning Department will verify the approved efficiency measures.</p>			
<p>#257 4.16-1</p>	<p><b>MM 4.16.3:</b> Prior to approval of each tentative tract map or development of any commercial site, the applicant shall verify that sufficient water storage capacity exists or will be constructed as may be required to assure that at least a 3-day emergency period water consumption supply and a local fire suppression supply in compliance with applicable fire code provisions will be available onsite to serve all occupied structures. If any construction or other work is proposed within the Department of Water Resources (DWR) an encroachment permit must be obtained from DWR prior to beginning work.</p>	<p>Prior to approval of TTM or Commercial Site Development permit</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Master Developer/Master Property Owners Association; TMV Design Review and Approval Committee; Tejon Castac Water District</p>		

		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval</li> <li>C. Prior to approval of each tentative tract map or Commercial Site Development permit, the applicant shall provide evidence to Kern County Building Inspection Department that TCWD (1) has sufficient water storage capacity that it will be constructed as may be required to assure that at least a 3-day emergency period water consumption supply; and (2) that the a local fire suppression supply in compliance with applicable fire code provisions will be available onsite to serve all occupied structures.</li> </ul>			
<p><b>#258 4.16-1</b></p>	<p><b>MM 4.16-4:</b> Prior to approval of each tentative tract map or development of any commercial site, the applicant shall provide a will-serve letter for water service from the Tejon Castac Water District.</p>	<p>Prior to approval of each tentative tract map or Commercial Site Development permit</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Tejon Castac Water District</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Prior to approval of a TTM or Commercial Site Development permit, applicant will provide a will-serve letter to the Kern County Building Inspection Department for water service from the Tejon Castac Water District.</li> <li>C. Kern County Planning Department will verify prior to final subdivision map recordation or issuance of building permits for commercial construction.</li> </ul>			

<p><b>#259 4.16-1</b></p>	<p><b>MM 4.16-5:</b> Prior to issuance of any building permit for residential housing, written verification shall be provided from the Tejon Castac Water District that a 7-year indoor water supply for the number of dwelling units that have been constructed or for which building permits have been issued is reserved in the water banks for the Tejon Mountain Village Specific Plan project is established. No building permits shall be issued without the applicable reserve amount being available exclusively for the Tejon Mountain Village Specific Plan area.</p>	<p>Prior to issuance of any building permit for residential housing</p>	<p>Kern County Building Inspection Department; Tejon Castac Water District; Kern County Planning Department</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to Prior to the issuance of a residential building permit, applicant will provide evidence that TCWD has a 7-year indoor water supply for the number of dwelling units that have been constructed or for which building permits have been issued is reserved in the water banks.</li> <li>C. Kern County Planning Department will verify prior to issuance of any building permit for residential housing.</li> </ul>			

<p><b>#260 4.16-2</b></p>	<p><b>MM 4.16-6:</b> Prior to issuance of building permits for the first residence or for commercial development, the applicant shall provide written verification of an agreement with the Tejon Castac Water District for the method of alternative disposal or handling of the project generated biosolids.</p>	<p>Prior to issuance of the first residential or commercial building permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; Tejon Castac Water District; Kern County Environmental Health Services Department</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuance of building permits for the first residence or for commercial development, the applicant shall provide written verification of an agreement with the Tejon Castac Water District for the method of alternative disposal or handling of the project generated biosolids</li> <li>D. The applicant will submit to the Kern County Environmental Health Services Department for review and approval documentation showing the method of alternative disposal of project generated biosolids.</li> <li>E. Kern County Planning Department will verify prior to issuing the first residential or commercial building permits.</li> </ul>			

<p><b>#261 4.16-3</b></p>	<p><b>MM 4.16-7:</b> Prior to approval of each tentative tract map or development of any commercial site, the applicant shall provide a will-serve letter for sewer service from the Tejon Castac Water District. The will serve letter shall indicate the project will connect to public sewer and/or utilize a Septic Tank Effluent Pumping (STEP) System that does not utilize leach fields.</p>	<p>Prior to approval of each tentative tract map or Commercial Site Development permit</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Tejon Castac Water District</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Kern County Planning Department will verify the note prior to approval.</p> <p>C. Prior to approval of a TTM or Commercial Site Development permit, applicant will provide to Kern County Building Inspection Department a will-serve letter for water service from the Tejon Castac Water District</p>			
<p><b>#262 4.16-5</b></p>	<p><b>MM 4.16-8:</b> During construction, demolition debris and construction wastes shall be recycled to the extent feasible. The applicant shall submit a Construction/ Demolition Recycling Plan to the Kern County Waste Management Department for review and approval. An onsite recycling coordinator shall be designated by the project applicant to facilitate recycling of all construction waste through coordination with the onsite contractor, local waste haulers, and/or other facilities that recycle construction/demolition wastes. The onsite recycling coordinator will also be responsible</p>	<p>Prior to issuing grading permits</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; Kern County Planning Department; Waste Management Department; TMV Design Review and Approval Committee</p>		

	<p>for ensuring that wastes requiring special disposal are handled according to state and County regulations that are in effect at the time of disposal. The name and phone number of the coordinator and the site plan for the disposal area shall be provided to the Waste Management Department prior to the issuance of a grading permit.</p>	<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. The applicant will submit a Construction/Demolition Recycling Plan to the Kern County Waste Management Department for review and approval.</li> <li>D. Kern County Planning Department will verify approval prior to issuance of building and grading permits.</li> <li>E. Kern County Engineering Survey Services Department will verify compliance in the field prior to final occupancy.</li> </ul>
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<p><b>#263 4.16-5</b></p>	<p><b>MM 4.16-9:</b> The project shall implement Section 3.3 of the Sustainability Plan (Appendix F of Appendix B-1), which identifies construction waste-reduction measures applicable to the project, including</p> <ul style="list-style-type: none"> <li>a. Selecting materials to reduce construction waste (Section 3.3.1), and</li> <li>b. Reducing construction waste (Section 3.3.2) by implementing measures that include             <ul style="list-style-type: none"> <li>i. Requiring builders, developers, and custom lot owners to recycle construction waste, including waste and unused materials generated during the construction and building process, and existing waste and unused materials on site prior to construction. Recycling options may include the use of onsite spoils and bulk site-clearing materials for existing project needs, such as backfill, mulch, erosion and sedimentation control, the donation of materials to charitable organizations, or the export of materials for use in other local construction projects;</li> <li>ii. Maintaining a centralized information repository on site to identify which construction materials can be recycled and provide direction as to which sources will accept recyclable building and construction materials; and</li> <li>iii. Hauling building or construction materials that are not recyclable off site to the nearest waste disposal facility rather than transporting such materials farther from the project site and thereby generating increased emissions from waste transportation.</li> </ul> </li> </ul>	<p>Prior to issuing residential or commercial building permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuing building permits, the applicant the applicant will submit evidence to Kern County Planning and Building Inspection Departments that the applicant has required builders, developers and custom lot owners to implement measures to reduce construction waste.</li> </ul>			

<p><b>#264 4.16-5</b></p>	<p><b>MM 4.16-10:</b> The project shall implement, to the extent feasible, the applicable waste-diversion and recycling measures identified by the Kern County Waste Management's Department and the Sustainability Plan to reduce the project's long-term solid waste generation. In addition, the project shall provide funding on a fair-share basis to defray the costs incurred by the Kern County Waste Management Department (KCWMD) in constructing a trans-load facility designed to offset increased waste demand at the Lebec Transfer Facility. The project's fair-share costs are estimated to be \$560,407 based on the Nexus study provided by KCWMD. Prior to the issuance of any building permit, for the following land use development units, the project proponent shall pay the following project fair share costs (commercial support facilities are excluded):</p> <p>Land Use Development Unit</p> <ul style="list-style-type: none"> <li>a. Residential Unit           \$129 per dwelling unit.</li> <li>b. Commercial               \$129 per 1,000 square feet of commercial development.</li> <li>c. Hotel                       \$129 per room.</li> </ul> <p>Required fees are subject to the most current Consumer Price Index (CPI) as determined by the County Administrative Office. Prior to the issuance of the building permit for the 501st land use development unit, and at such time that KCWMD has indicated in writing that the Department has the remaining funds and necessary land use approval to construct the trans-load facility, the project proponent shall pay the remaining \$495,907.</p> <p>If at the building permit for the 501st land use development unit or thereafter, KCWMD does not have the necessary funds and or land use approval in place for construction of the trans-load facility, the County will continue to collect fair share costs at the building permit stage. The project proponent will not be required to pay any remaining fees until such time as indicated by the KCWMD. Once KCWMD has indicated in writing that the remaining fees are due and the amount, no building permits shall be issued for the project until the requested fees are paid in full.</p>	<p>Prior to issuance of residential and commercial building permits</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuing building permits, the applicant the applicant will submit evidence to Kern County Planning and Building Inspection Departments that the applicant has required owners to implement applicable waste-diversion and recycling measures identified by the Kern County Waste Management Department and the Sustainability Plan.</li> </ul>					

	<p>Upon payment of the \$495,907 (or remaining fees as indicated by KCWMD), the County will continue to collect the required fair share costs and shall reimburse the project proponent annually for any trans-load facility payments collected during the course of the year, until such time as the project has been completely built. If these improvements are not implemented, upon mutual agreement of the County and the Developer, fees can be used for recycling programs or other waste reduction measures.</p>				
<p><b>#265 4.16-5</b></p>	<p><b>MM 4.16-11:</b> Prior to the recordation of the first tract or parcel map for division of the proposed project site, the owner of the project site shall coordinate with Kern County and impose universal trash collection on all residential and commercial development. The owner further shall agree to vote for or waive his protest rights connected with the imposition of such trash collection fees or assessments. It is a goal that this development will have bulky item collection, curbside green waste collection, and curbside recycling collection when feasible.</p>	<p>Prior to the recordation of the first tract or parcel map that includes construction</p>	<p>Kern County Planning Department; Kern County Building Inspection Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <p>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</p> <p>B. Prior to the recordation of the first tract or parcel map that includes construction, the applicant will provide evidence to Kern County Building Inspection Department that it will impose universal trash collection for all residential and commercial development and will provide evidence to Kern County waiving protest rights connected to the imposition of such trash collection fees or assessments.</p>			

<p><b>#266 4.16-5</b></p>	<p><b>MM 4.16-12:</b> Prior to the first certificate of occupancy for any multifamily unit, the applicant shall construct, subject to the review and approval of the Kern County Waste Management Department, adequate, segregated, onsite screened storage for the collection of multifamily residential waste and recyclable materials. The area shall be distinct and in addition to any requirements for the commercial development. The area shall be designed to be architecturally compatible with the development and shall not prevent security of the recyclables. Recycling area bins or containers must provide protection against adverse environmental conditions, such as rain or snow, which might render the collected materials unmarketable. Driveways and/or travel aisles shall, at a minimum, provide unobstructed access for collection vehicles and personnel. A sign clearly identifying all recycling/solid waste collection and loading areas and the materials accepted shall be posted adjacent to all points of direct access to the area.</p>	<p>Prior to the first certificate of occupancy for any multifamily unit</p>	<p>Kern County Department of Building Inspection; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the first certificate of occupancy for any multifamily unit , the applicant will provide evidence that Kern County Waste Management has approved the required storage and collection area</li> </ul>			
<p><b>#267 4.16-5</b></p>	<p><b>MM 4.16-13:</b> Prior to the first certificate of occupancy for any commercial development, the applicant shall construct, subject to the review and approval of the Kern County Waste Management Department, adequate, segregated, onsite screened storage for collection of commercial waste and recyclable materials. The area shall be designed to be architecturally compatible with the development and shall not prevent security of the recyclables. Recycling areas of the bins or containers must provide protection against adverse environmental conditions, such as rain or snow, which might render the collected materials unmarketable. Driveways and/or travel aisles shall, at a minimum, provide unobstructed access for collection vehicles and personnel. A sign clearly identifying all recycling/solid waste collection and loading areas and the materials accepted shall be posted adjacent to all points of direct access to the area.</p>	<p>Prior to the first certificate of occupancy for any commercial development.</p>	<p>Kern County Planning Department; Kern County Department of Building Inspection; TMV Design Review and Approval Committee</p>		
		<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to the first certificate of occupancy for any commercial development the applicant will provide evidence that Kern County Waste Management has approved the required storage and collection area</li> </ul>			

<p><b>#268 4.16-7</b></p>	<p><b>MM 4.16-14:</b> The project shall implement Section 3.2 of the Sustainability Plan (Appendix F of Appendix B-1), which identifies energy efficiency and conservation measures, including</p> <ul style="list-style-type: none"> <li>a. Requiring all development on the project site to exceed the California Air Resources Board AB 32 Scoping Plan Base Year (2008) Title 24 energy requirements by at least 25% (Title 24, Part 6, of the California Code of Regulations, effective October 1, 2005);</li> <li>b. Requiring active solar energy systems in all community amenity buildings and all private or community pools;</li> <li>c. Requiring project buildings and homes to be sited, oriented, and designed to optimize conditions for natural heating, cooling, and day lighting to the maximum extent practicable; and</li> <li>d. Encouraging the development of public financing methods for project homeowners to finance the cost of installing photovoltaic systems or other energy-conservation improvements over time.</li> </ul>	<p>Prior to issuing certificates of occupancy</p>	<p>Kern County Building Inspection Department; Kern County Planning Department; TMV Design Review and Approval Committee</p>		
<p><b>Steps to Compliance:</b></p> <ul style="list-style-type: none"> <li>A. This measure shall be included as a condition of approval on Special Plan #1, Map 256, and all subsequent modifications, and will be implemented through the special plan and site development review process.</li> <li>B. Kern County Planning Department will verify the note prior to approval.</li> <li>C. Prior to issuing certificates of occupancy, the applicant will submit evidence to Kern County Building Inspection that it has required all builders, developers and custom lot owners to comply with the energy efficiency conservation measures included in the Sustainability Plan.</li> </ul>					
<p><b>Justification:</b> Changes or alterations have been required in, or incorporated into the project that substantially lessen the potentially significant effect as identified in the Final EIR, so that environmental effects after such mitigation are reduced to a less-than-significant level.</p>					