

TEJON RANCH CLOTHING COLLECTION

## Holiday Shopping Discount Save 25% on Tejon Ranch Clothing Collection

Just in time for the holidays, readers of the *Tejon Ranch Grapevine* will be able to save 25% on any item(s) purchased from the Tejon Ranch Clothing Collection. You can choose from 37 different styles of men's premium shirts and slacks.



All our shirts are made in the USA and feature the finest quality materials and craftsmanship. To view the entire collection, go to [www.TejonClothing.com](http://www.TejonClothing.com).

To claim your discount, enter code TEJON2509 in the coupon box during checkout.



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P.O. Box 1000 | Lebec, CA 93243

TEJON RANCH COMPANY



FALL 2009

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# GRAPEVINE



## Kern County Board of Supervisors Unanimously Approve Tejon Mountain Village

[SEE STORY INSIDE]



Voting 5-0, the Kern County Board of Supervisors on October 5, 2009, unanimously approved development of Tejon Mountain Village, the remarkable mountain resort community planned for the westernmost high country of Tejon Ranch.



“We are pleased the Kern County Board of Supervisors has decided to support Tejon Mountain Village and the new jobs, enhanced public services and expanded tourism economy it will bring,” said Bob Stine, President and CEO of Tejon Ranch Company.

Tejon Mountain Village is located approximately 40 miles south of Bakersfield and 60 miles north of Los Angeles.

“A high-quality mountain resort community located just a short drive from both Bakersfield and the large and affluent Los Angeles market will be a natural draw for people who want to live in a beautiful natural setting, or for those who will use the community’s exceptional resort facilities for a relaxing respite from the hustle and bustle of urban life,” Stine added.



The Supervisors were effusive in their praise for the community, noting its environmental sensitivity, the care and planning that went into its design, and the role Tejon Mountain Village will play as a prestigious new gateway to Kern County.

“Tejon Mountain Village reflects the highest standards and should serve as a model for the rest of the state when it comes to development,” said Supervisor Michael Rubio.

Supervisor Ray Watson went even further. “Tejon Mountain Village sets standards for Kern County, sets standards for California, sets standards for the nation,” he said.

“I don’t know how you could be more thorough, more sensitive, or have taken more aggressive steps to mitigate all the environmental concerns than Tejon Ranch has done. They are good stewards of the land,” added Supervisor Mike Maggard.

*The Plan*

Tejon Mountain Village is planned on 26,417 acres in the Tehachapi Mountains. The plan will preserve 80 percent of the land as open space; an area roughly one-third the size of Bakersfield. The developed portion of the community will consist of:

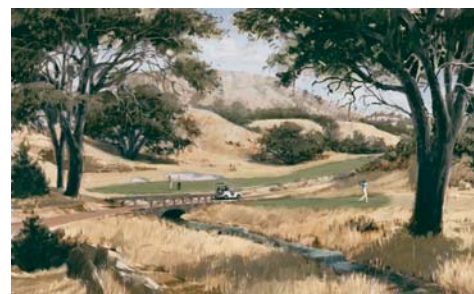
- Resort and recreational facilities, including up to 750 hotel rooms, golf and equestrian opportunities and about 75 miles of hiking, biking and equestrian trails;
- Up to 3,450 new homes (ranging from resort condominiums to multi-acre custom lots); and
- 160,000 square feet of publicly accessible commercial space.

The community is expected to generate an estimated 3,100 new jobs, including 1,600 construction jobs during the expected 15- to 20-year build-out process and 1,500 permanent positions. The community will also provide funding for public services such as fire stations and equipment, Sheriff facilities, libraries and schools as well as provide improvements to local interchanges along Interstate 5.

The homes in Tejon Mountain Village will also help fund the Tejon Ranch Conservancy, an independent body established to guide the stewardship of up to 90 percent of the Ranch (240,000 acres) that will be conserved as open space as part of the award-winning Tejon Ranch Conservation and Land Use Agreement (see related article).

*Next Steps*

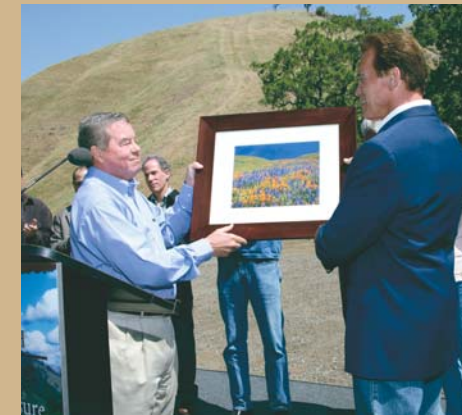
Now that it has been approved by the Board of Supervisors, Tejon Mountain Village will begin the process of obtaining a number of discretionary permits and approvals from regional, state and federal agencies, and will begin the detailed engineering work necessary for construction to begin. There’s no exact estimate on when property sales will begin, but it’s likely to be several years before the first homeowners move in.



# Tejon Ranch Conservation Agreement Wins Governor’s Award

*Historic conservation pact receives prestigious environmental honor*

The Tejon Ranch Conservation and Land Use Agreement has been awarded the Governor’s Environmental and Economic Leadership Award in recognition of the historic conservation pact signed by Tejon Ranch Company and America’s leading conservation and environmental organizations.



*Bob Stine, President and CEO of Tejon Ranch Co., presents Governor Arnold Schwarzenegger with a framed photo of Tejon Ranch wildflowers at the May 8, 2008 announcement of the Tejon Ranch Conservation and Land Use Agreement.*

The Governor’s Award, California’s highest and most prestigious environmental honor, recognizes individuals, organizations and businesses that have demonstrated exceptional leadership for voluntary achievements in conserving California’s resources, protecting and enhancing the environment, and building public-private partnerships. Awards are given in ten categories. The landmark agreement is a winner in the Environmental and Economic Partnerships category.

Past winners of this prestigious award in that category include the Hearst Ranch Conservation Project and the Irvine Ranch Land

Reserve Trust. Pardee Homes, one of Tejon Ranch’s partners in the development of the community of Centennial, won in 2005 in the category of Sustainable Practices for its “Living Smart” green building program.

The unprecedented conservation pact is the largest private conservation agreement in California history and will permanently conserve up to 240,000 acres – 90% of the historic Tejon Ranch. It permanently protects an unbroken expanse of open space more than seven times the size of San Francisco, open space that’s home to native grasslands, oak woodlands, Joshua trees and conifer forests.



*Eneas Kane, CEO of DMB Associates, Tejon’s partner in its Tejon Mountain Village development (L), looks on as Bob Stine shows Governor Schwarzenegger a relief map of Tejon Ranch. Kane and Stine’s work on the Conservation Agreement was specifically noted by the Governor’s Environmental and Economic Leadership Award.*

The agreement between Tejon Ranch Company and Audubon California, Endangered Habitats League, Natural Resources Defense Council, Planning and Conservation League, and the Sierra Club, also created the Tejon Ranch Conservancy, an independent non-profit organization that recently concluded its first year overseeing continued stewardship of the conserved lands.

P E O P L E W A N T T O K N O W

## Update on Centennial

*Public Hearings Near*

The County of Los Angeles is nearing completion of its Draft Environmental Impact Report for Centennial and public hearings on the new community could begin early next year. Centennial is part of Tejon Ranch’s Vision to create high-quality environmentally sensitive communities.

With California’s population continuing to grow, sustainable master planned new towns such as Centennial represent an environmentally superior approach to meeting California’s future housing needs,

especially in Southern California. Centennial provides a comprehensive approach to future growth, as opposed to haphazard, piecemeal development.

Centennial’s size and scale, coupled with its sustainable design features, allows it to more effectively provide for energy and water conservation, as well as reduce greenhouse gas emissions.

For continuing updates on Centennial, go to [www.centennialca.com](http://www.centennialca.com).

