

FALL 2005

PRESERVING CALIFORNIA'S LEGACY



TEJON RANCH

PROVIDING FOR CALIFORNIA'S FUTURE

# GRAPEVINE

## News Flash

Tejon Ranch recently filed plans with Kern County for the world-class mountain retreat of Tejon Mountain Village.

For details, go to:

[www.tejonmountainvillage.com](http://www.tejonmountainvillage.com)



# Tejon Industrial Complex (TIC) is well on its way to fulfilling its economic promise for Kern County.

Tejon Industrial Complex (TIC) is well on its way to fulfilling its economic promise for Kern County. TIC has created more than 1,000 permanent jobs since 1998 by moving forward with the initial phases of development



at the site. From IKEA's Western Regional Distribution operation to the restaurants and transportation maintenance services at the Petro Center, employment opportunities are growing in a region of Kern County in need of stable, local, good paying positions. When complete, TIC is expected to generate 6,000 jobs in the local community, covering such diverse occupations as: warehouse/logistics operations; transportation maintenance; light manufacturing; retail services; hospitality; and a host of associated support services.

In addition to being an economic success story, Tejon Industrial Complex is also taking very progressive steps to be environmentally friendly. TIC is the first major developing industrial site in the San Joaquin Valley to sign a contract with the San Joaquin Valley Unified Air Pollution Control District to completely offset all additional emissions that might result from further industrial development. This is significant. The offsetting mitigation, in the form of replacing older diesel engines operating in the valley with the latest technology in emission-efficient engines, will be accomplished immediately, even though the industrial development will occur over a number of years. Thus, we are improving air quality in the valley well before we generate any new emissions, which will have a very beneficial impact on our quality of life. Think of

it this way: lots of great new jobs, and no new air pollution. That's environmental leadership in opinion!

Tejon Industrial Complex is an economic leader, an

environmental leader, and now an entertainment leader? Perhaps. During July 2005, a European documentary crew visited TIC looking for case studies on unique and successful companies. In Kern County, they found what they were looking for. The drive-through Starbucks location at the Tejon Industrial Complex has gained international recognition for both its extraordinarily high volume of quality mochas, lattes and cappuccinos, and for its tremendous efficiencies. Since the location opened, the store has received an unprecedented amount of business from the constant flow of travelers, truckers, workers and locals. This ever-increasing demand has thrust the Kern County staff of the Starbucks into the limelight as one of the most efficient crews world-wide for a chain operating on just about every continent.



The documentary crew spent several weeks at the location, interviewing staff, profiling the store's unique location, showcasing operations and describing the efficient processes of the operation.

*For more information on TIC, visit [www.tejonranch.com](http://www.tejonranch.com) and click on "Tejon Industrial Complex."*



# What is the future of farming on the Ranch?



The future of farming on Tejon Ranch is stronger than ever.

Our vision for the future of Tejon Ranch includes conservation, continuing our ranching, farming and hunting operations, and the limited development of about 5% of the Ranch's land.

Farming on Tejon Ranch can be traced to the 1850s, when Native Americans cultivated an area on Rancho de Castac – one of the original Mexican land grants that eventually became part of the Tejon Ranch of today. Records show that vineyards and orchards were planted by the 1890s, with 20 acres of oranges, 20 acres of figs and 15 acres of vineyards and mixed deciduous trees listed.

Over 100 years later, that tradition continues with about 4,250 acres devoted to permanent crops like pistachios, almonds, walnuts and winegrapes.

An additional 2,500 acres of row and grain crops, including such vegetables as potatoes, onions, broccoli and carrots, can be found on the Ranch.

Consistent with our core values of conservation and good stewardship, Tejon Ranch uses the latest and best farm management practices to minimize the potential environmental effects of farm operations:

- Preserving air quality with a no burn policy
- Conserving water using state-of-the-art irrigation including drip and fan jet systems.
- Conserving power using gravity in irrigation
- Using natural and environmentally friendly pest management techniques

Tejon Ranch's agricultural operation is truly helping preserve California's farming legacy while providing for California's future.

## TEJON RANCH VISION

### Tejon Ranch's Vision includes continued commitment to...

*Historic Ranching* ▶



▲ *Historic Farming* ▶



## TEJON IN THE COMMUNITY

- Construction is underway on Kern County's first privately financed fire station: Station 55 – Tejon. The new \$1.6 million station, which will replace the older and outdated Mettler station, is located at the Tejon Industrial Complex and is being completely paid for by Tejon Ranch. The station is expected to be completed early next year. Once operational, Station 55 – Tejon will serve the Tejon Industrial Complex, and crews will also respond to incidents on the Grapevine as well as other portions of I-5 and Highway 99.
- Tejon awarded scholarships to five outstanding graduates of Frazier Mountain High School. The students were selected based on their scholastic excellence and community involvement. This effort is consistent with Tejon Ranch's commitment to *Provide for California's Future*.
- Employees of Tejon Ranch hosted a blood drive with Houchin Community Blood Bank at Ranch headquarters.

Members of the Frazier Park and Lebec communities joined Ranch employees in donating life-saving blood.

**We get much from our community, and we want to give something back. Tejon Ranch Company supports a variety of cultural, service and athletic organizations, both with service and with dollars.**

- Tejon Ranch contributed to the Police Activities League's efforts to create a safe haven for disadvantaged youth to participate in after school and summer programs by becoming a "Gold Hero Sponsor" of the Bakersfield Hometown Heroes Benefit Dinner and Auction.

- Tejon Ranch is supporting Arts & Culture in Kern County through its title sponsorship of the 2005-2006 Broadway season at the Rabobank Theater in Bakersfield. Local residents will enjoy a wide variety of shows, from Broadway classics like "42nd Street" and "Oklahoma" to the current hit "Mama Mia."



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