

Appendices

Chapter 7

- Appendix A:** Accepted County Plan Areas
- Appendix B:** Rural Community Development Guidelines and Requirements
- Appendix C:** Specific Plan Requirements
- Appendix D:** Air Quality
- Appendix E:** Solid Waste Disposal Facilities Guidelines
- Appendix F:** Other Waste Facilities – Nonhazardous/Nondisposal Guidelines
- Appendix G:** Noise Contour Estimates
- Appendix H:** The Land Use Plan Decision Procedure

Appendix A

Accepted County Plan Areas

APPENDIX A

ACCEPTED COUNTY PLAN AREAS

Map Code 4.1

Accepted County Plan Areas include the following types of plans: Rural Community plans and Specific Plans. These plans are adopted and incorporated into the Kern County General Plan map through Map Code 4.1. For specific detailed land use diagrams and applicable policies, refer to the adopted document and map of each adopted plan on file.

**TABLE OF ACCEPTED COUNTY PLAN AREA CHARTS
GENERAL PLAN MAP CODE 4.1**

<u>Project Name</u>	<u>Acres</u>	<u>Adopted</u>
Bear Valley Springs	26,000	12/26/73
Blackwell's Corner	235	8/12/74
Boron	685	10/29/84
Buttonwillow	2,682	3/20/75
Cal-Centre	255	1/4/88
Cameron Canyon	4,455	6/19/86
Cameron Pointe	159	1/31/94
Cuddy Valley	2,425	10/11/72
Derby Acres Rural Community	800	10/15/84
Desert Lake Rural Community	640	10/29/84
Dustin Acres Rural Community	918	10/10/83
Frazier Park/Lebec	9,586	6/10/03
Glennville Rural Community	1,280	4/21/86
Golden Hills	5,846	12/15/86
Havilah Rural Community	454	10/29/84
Inyokern	4,606	1/29/90
I-5 and 58 Rural Community	640	4/21/86
Jay Hubbard	17.5	6/17/91
Keene Ranch	12,520	7/15/91
Keene Rural Community	667	1/7/85
Kelso Creek	30,721	6/19/78
Kelso Valley	196	4/6/87
Lost Hills General Plan	5,875	6/19/78
Metropolitan Bakersfield General Plan	261,120	12/03/02
McKittrick Rural Community	960	11/11/84
Mil Potero Pine Mountain Club	3,270	1/2/73
Mendiburu Springs	975	11/12/84
Mojave	31,000	10/28/03
Monolith	263	11/14/83
North Cummings	3,226	4/24/73
North Edwards	4,783	1/29/90
Oglesby	190	10/14/85
Old Towne	982	6/20/83
O'Neil Canyon	4,390.5	3/27/73
Pines of Havilah Rural Community	1,090.5	10/29/84
Ridgecrest Ranchos	638	6/2/80
Rosamond	22,619	12/11/89
Sand Canyon	28,280	11/22/76
San Emidio	9447	10/05/92
South Kern Industrial	744	10/22/02
South Lake Isabella	15,101.5	5/15/73

South of Inyokern	8,565	7/17/73
South of Mojave (Elephant Butte)	9,302	6/18/73
Stallion Springs Phase II	10,429	10/29/84
Stallion Springs Tract 4286	90	7/2/73
Tupman Rural Community	147.5	10/29/84
Valley Acres Rural Community	640	10/10/83
West Edwards Road Settlement	3,280	2/24/92
Willow Springs	44,800	9/8/86
Woody Rural Community	640	4/21/86

Appendix B

Rural Community Development Guidelines and Requirements

APPENDIX B
RURAL COMMUNITY DEVELOPMENT GUIDELINES
AND REQUIREMENTS

Map Code 4.2

Recognition of any rural community should include basic principles which reflect that the existing land use is unique relative to surrounding uses. A rural community is limited in expansion potential because of those surrounding uses, which are usually of a resource nature. Yet it is capable of providing facilities and services necessary to sustain a neighborhood and create an aesthetic environment conducive to Countywide goals. For purposes of the General Plan, a rural community shall be considered in settlements with a population of less than 1,000 persons.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any subsequently adopted Specific Plan or precise development plan within the rural community area.

This Appendix contains a series of Interim Rural Community Plan Maps for applicable Map Code 4.2 areas which are in effect until formal Specific Plans can be adopted for each respective community. Until a formal Specific Plan is adopted, proposed amendments to any Interim Rural Community Plan Map will require a General Plan Amendment of this element. The following special guidelines shall be used to augment guidelines in Appendix C for developing and adopting Specific Plans for each rural community.

LAND USE GUIDELINES - RESIDENTIAL

1. Housing density should not exceed 16 dwelling units/net acre.
2. Ultimate minimum lot sizes shall be subject to approval by the Kern County Environmental Health Department and the Regional Water Quality Control Board (RWQCB) where individual sewage disposal systems are proposed.
3. Overall residential density patterns shall be guided by consideration of: land capability, provision of adequate circulation to accommodate local traffic, the provision of adequate service facilities, and environmental limitations.
4. Use of energy conservation techniques, methods, and materials are to be encouraged.

5. The County should develop programs to stimulate remodeling, landscaping, and rehabilitation of decaying dwellings within the community.
6. Access should be from local streets. Access from major and secondary thoroughfares should be considered only when special design features (alleys, frontage roads, etc.) make this approach feasible.
7. The exploration for and development and production of natural resources should be allowed, but such activities should be subject to reasonable restrictions so as to minimize the impact upon other authorized uses.

LAND USE GUIDELINES - COMMERCIAL

Although the scale of residential use may be generally minimal in intensity when compared to the County as a whole, commercial services and development will provide, in most cases, a shopping nucleus for rural residents within a radius of several miles. Also, some communities are located along major transportation routes which generate demands for tourist-oriented commercial facilities. Also, some communities are situated within intensive resource productive areas which result in some agricultural, petroleum extraction, and like-oriented commercial facilities.

Therefore, no ratio of commercial to residential use would appear appropriate because of the uniqueness each rural community may have related to commercial use.

Typically, a rural community should have more than one of the following commercial uses:

- Food Market
- Service Station
- Drive-in Restaurant
- Bar or Tavern
- Auto Parts Store
- Barber/Beauty Shop
- Laundry
- General Hardware

Of course, a more complex variety of commercial uses are initiated into the community, as population, resource production, and transportation components demand increase.

Development Standards:

1. All commercial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. The light and glare standards should be established for each community consistent with its major land-use characteristic, i.e., residential, resource service, tourist service, or institutional.
3. Division of commercial properties should be in accordance with the requirements of the State Subdivision Map Act and the Kern County Final Map Subdivision Ordinance.
4. Proper barriers, including walls, berms, and landscaping, should be provided where necessary to separate nonconforming uses or to camouflage unsightly areas, such as refuse or box bins.
5. Compact commercial units that are energy efficient and with direct pedestrian accessibility to neighborhood residents should be encouraged.
6. Vehicular traffic-oriented commercial development should be sited in appropriate areas with efficient accessibility that does not conflict with traffic movement patterns and rates. Access should be designed to minimize hazardous traffic conditions.
7. Provision of adequate off-street parking will be necessary.

LAND USE GUIDELINES - INDUSTRIAL

Heavy industrial use would not appear compatible with the intent and purpose of the rural community designation.

Development Standards:

1. All industrial development should be reviewed pursuant to accepted community scale, architecture, and compatibility with surrounding uses.
2. Industrial light and glare shall comply with the established community light and glare standards.
3. Outside storage should be appropriately screened on all sides.
4. Uses permitted within the industrial area should directly relate to the uniqueness and major land-use characteristic of the community, i.e., residential, resource service, tourist service, or institutional.

LAND USE GUIDELINES - RESOURCE, OPEN SPACE

1. No premature development should occur beyond the boundaries of the rural community which is directly related to said community unless the area within is fully developed and additional studies reveal necessity for expansion.

LAND USE GUIDELINES - INSTITUTIONAL AND PUBLIC SERVICE FACILITIES

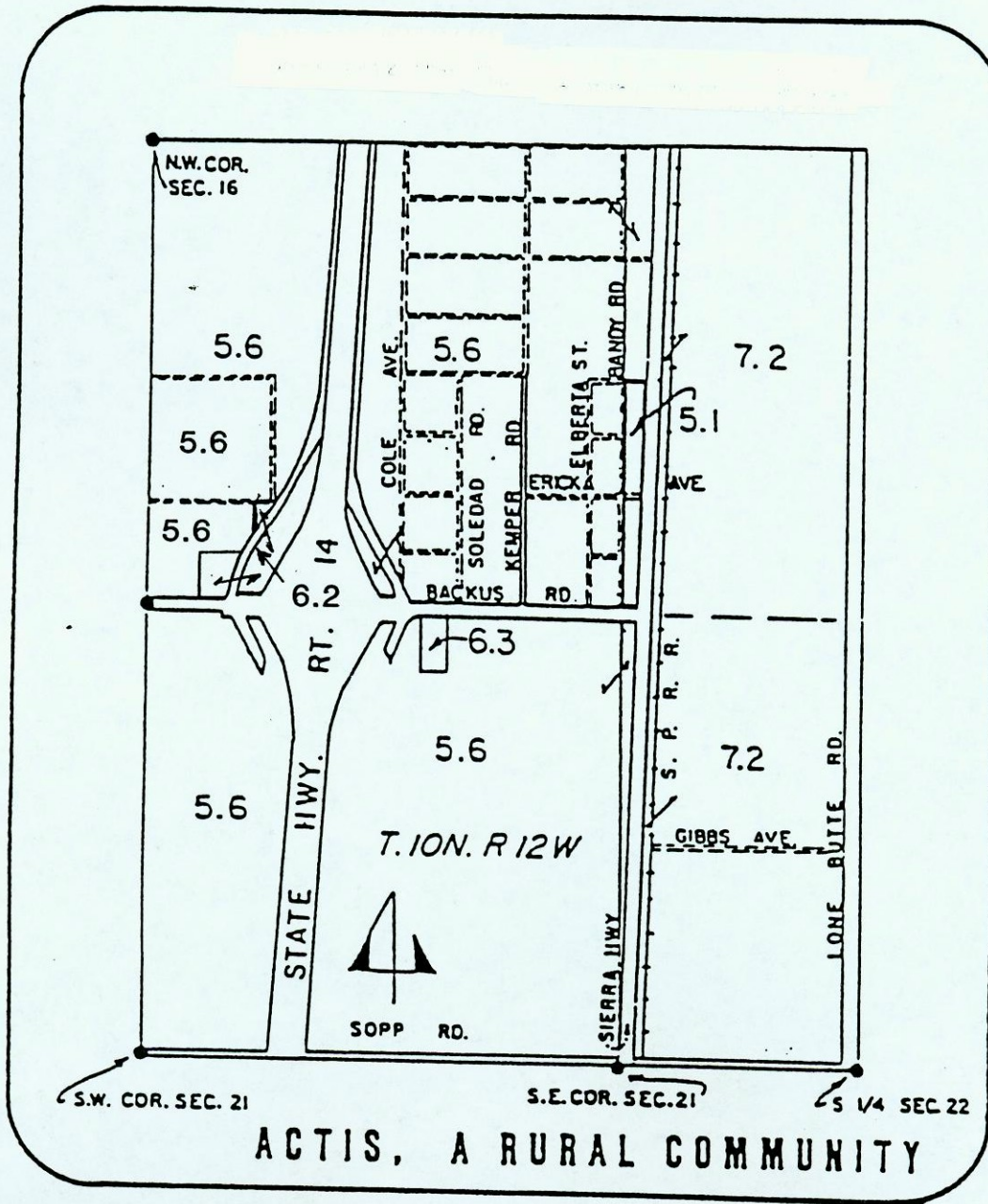
1. Schools, parks, fire stations, libraries, Sheriff's substations, post offices, medical facilities other than commercial offices, public assembly buildings, and the like shall be reviewed as to location and site development by the County Planning Agency. Recommendations pursuant to Government Code Section 65402 requirements are necessary.

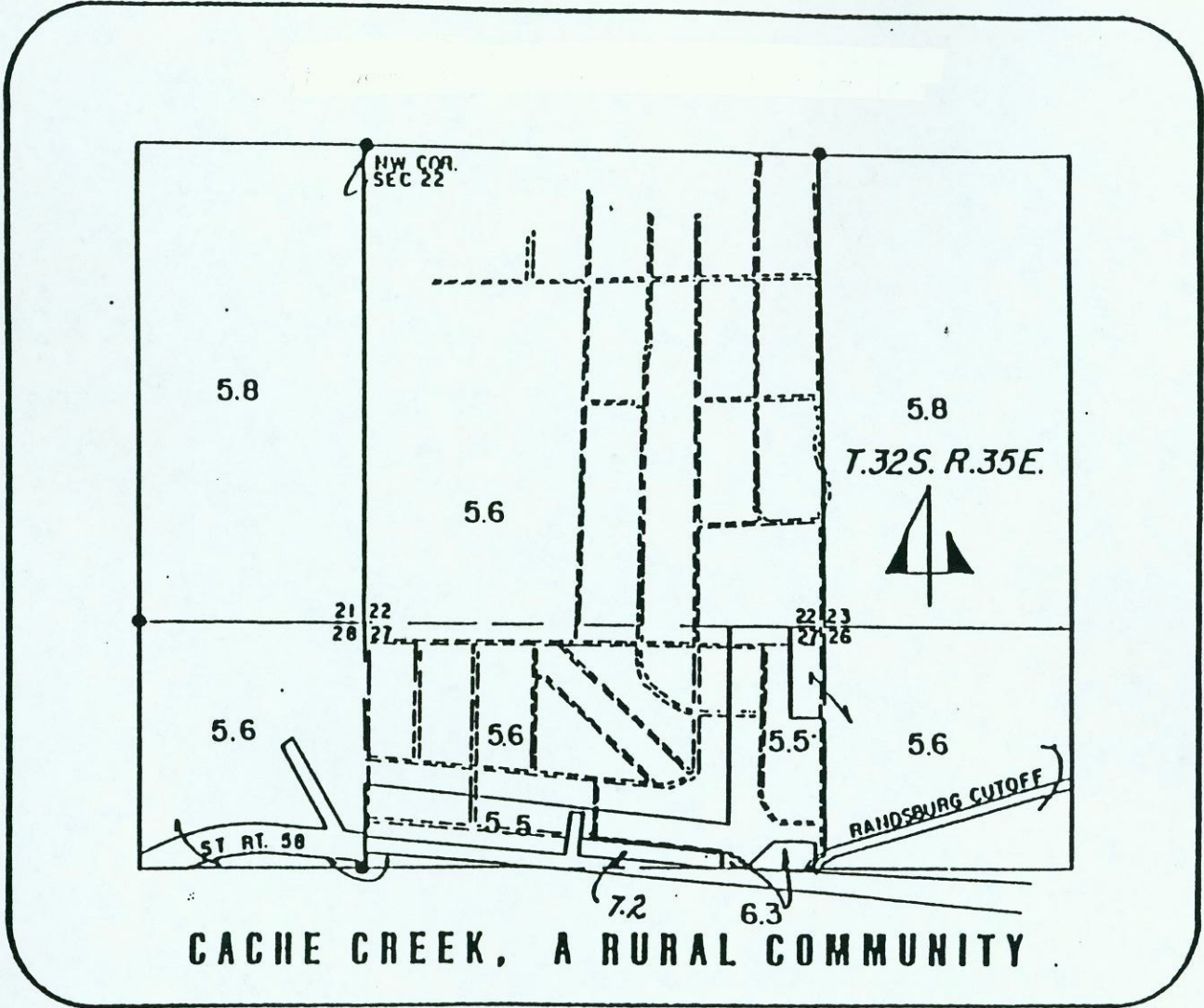
LAND USE GUIDELINES - GENERAL PROVISIONS

1. Each rural community designated on the Land Use, Open Space and Conservation Element Map Code 4.2 should, within a reasonable time, have a Specific Plan prepared and adopted for it pursuant to Government Code Sections 65450, et seq. Prior to adoption of the Rural Community Plan, an appropriate land use diagram shall be adopted through the appropriate General Plan amendment. Upon adoption of the Rural Community Plan, the applicable Interim Rural Community Plan Map within this Appendix shall be removed and included within Appendix A; the Plan Map Code indicating the community shall be amended from Map Code 4.2 to Map Code 4.1, Accepted County Plan.
2. Any development proposal within a two-mile radius of the plan area which exceeds 25 percent of the existing population or other like nonresource acreage would require a Specific Plan. If a Specific Plan has been prepared for the community, such a development proposal would require a Specific Plan amendment which would include addressing the entire community commensurate with the proposed development.

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CACHE CREEK, A RURAL COMMUNITY

NE COR. SEC 27

27 26

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CALIENTE-ROSEBUSH RD

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WINDMILL ST

HARDEN ST

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4 ST

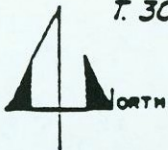
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7 ST

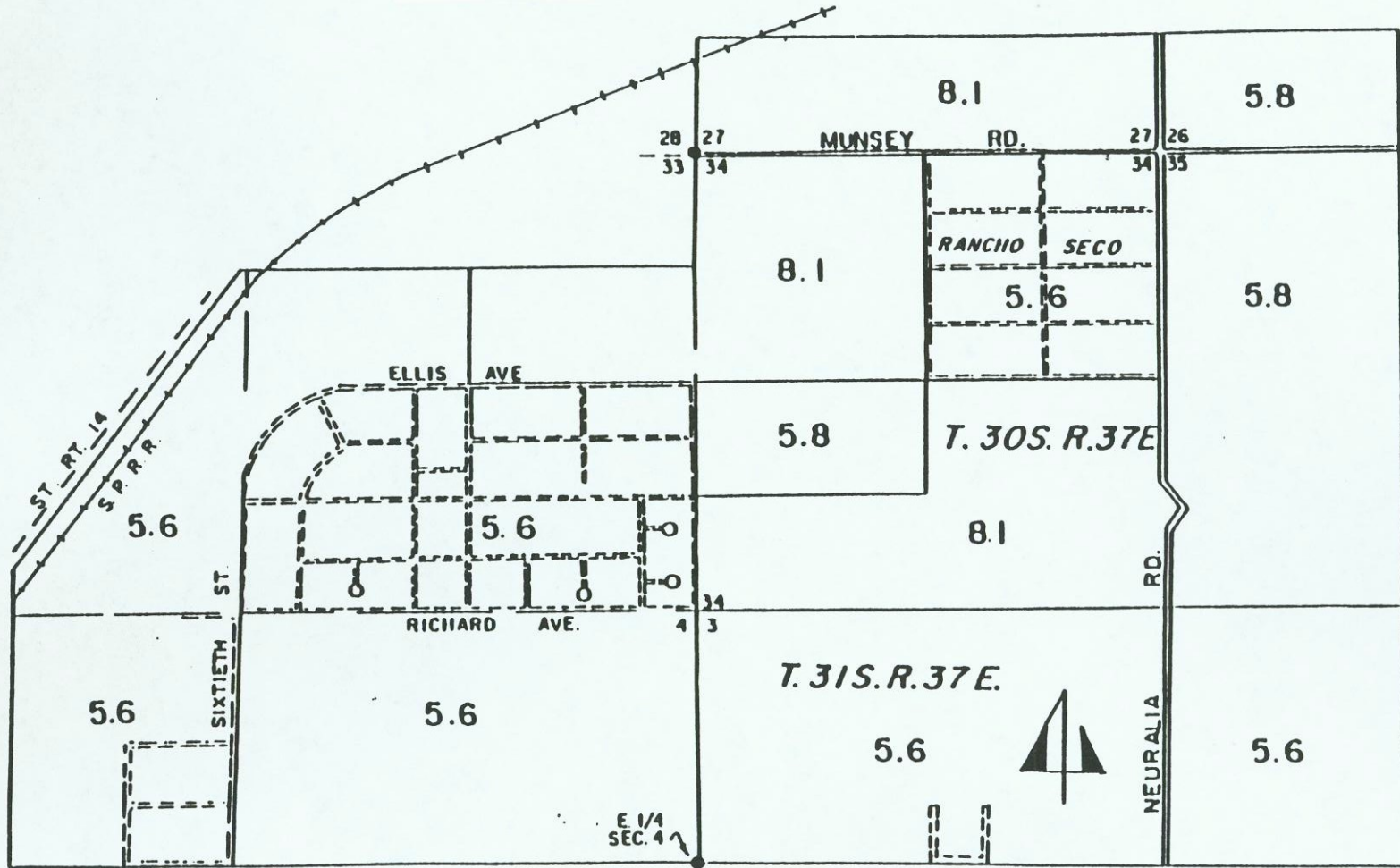
8 ST

T. 30 S. R. 31 E.



CALIENTE, A RURAL COMMUNITY

231



CANTIL, A RURAL COMMUNITY

NW COR SEC. 6

NE COR. SEC. 6

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BROADWAY

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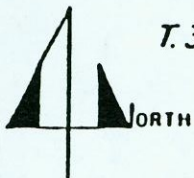
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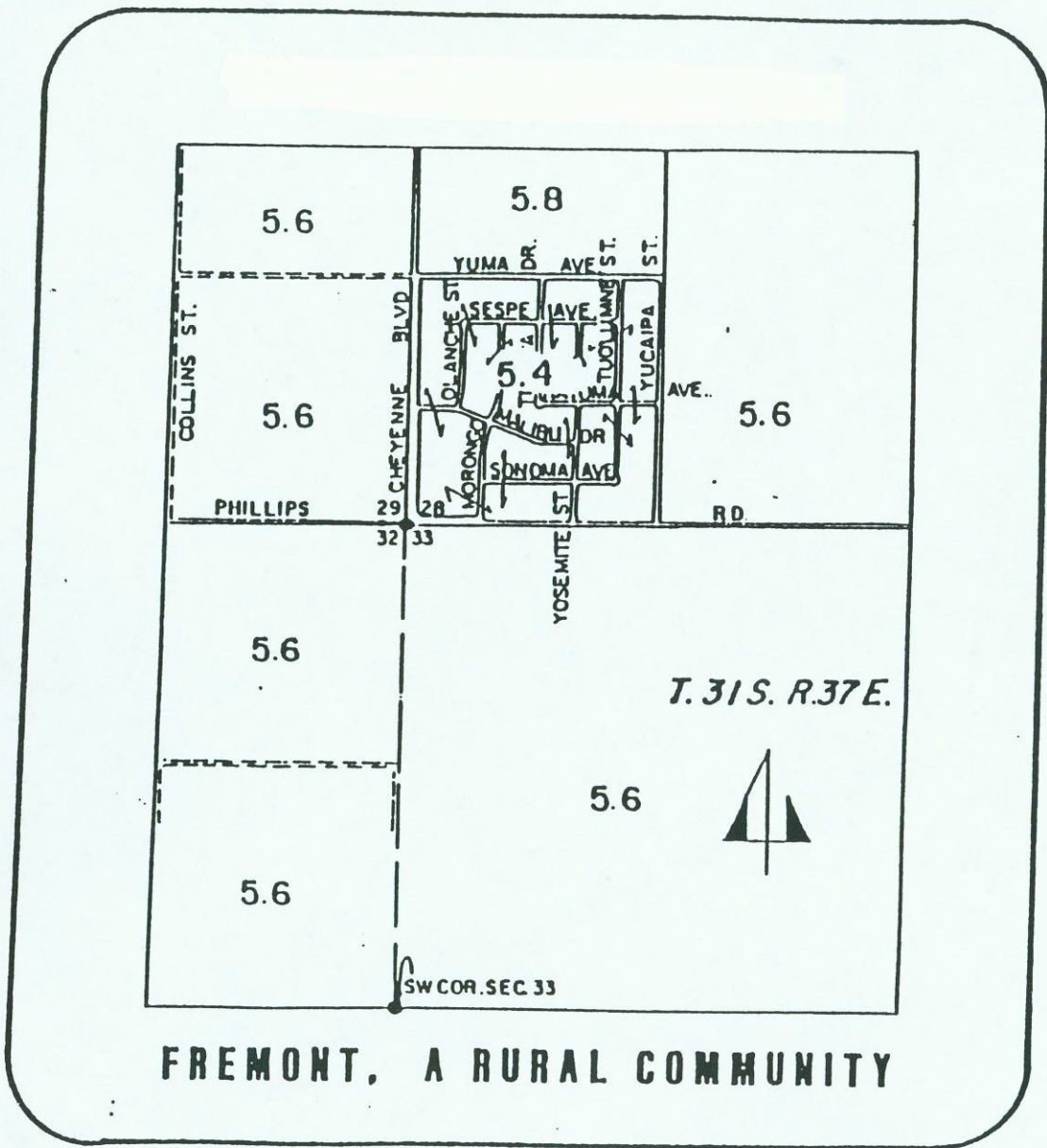
T. 32 S. R. 23 E.



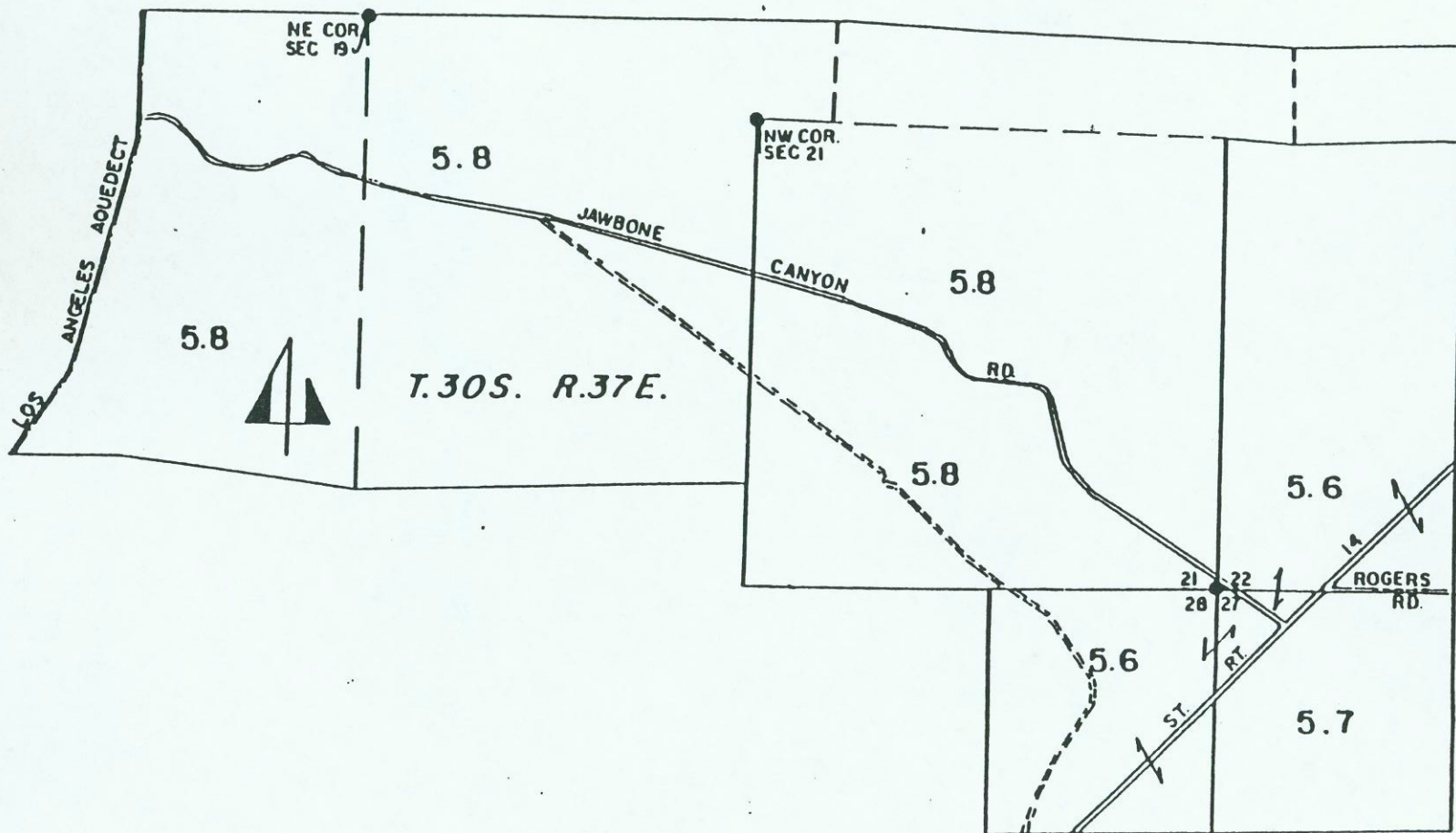
E 1/4 SEC. 6

FELLOWS, A RURAL COMMUNITY

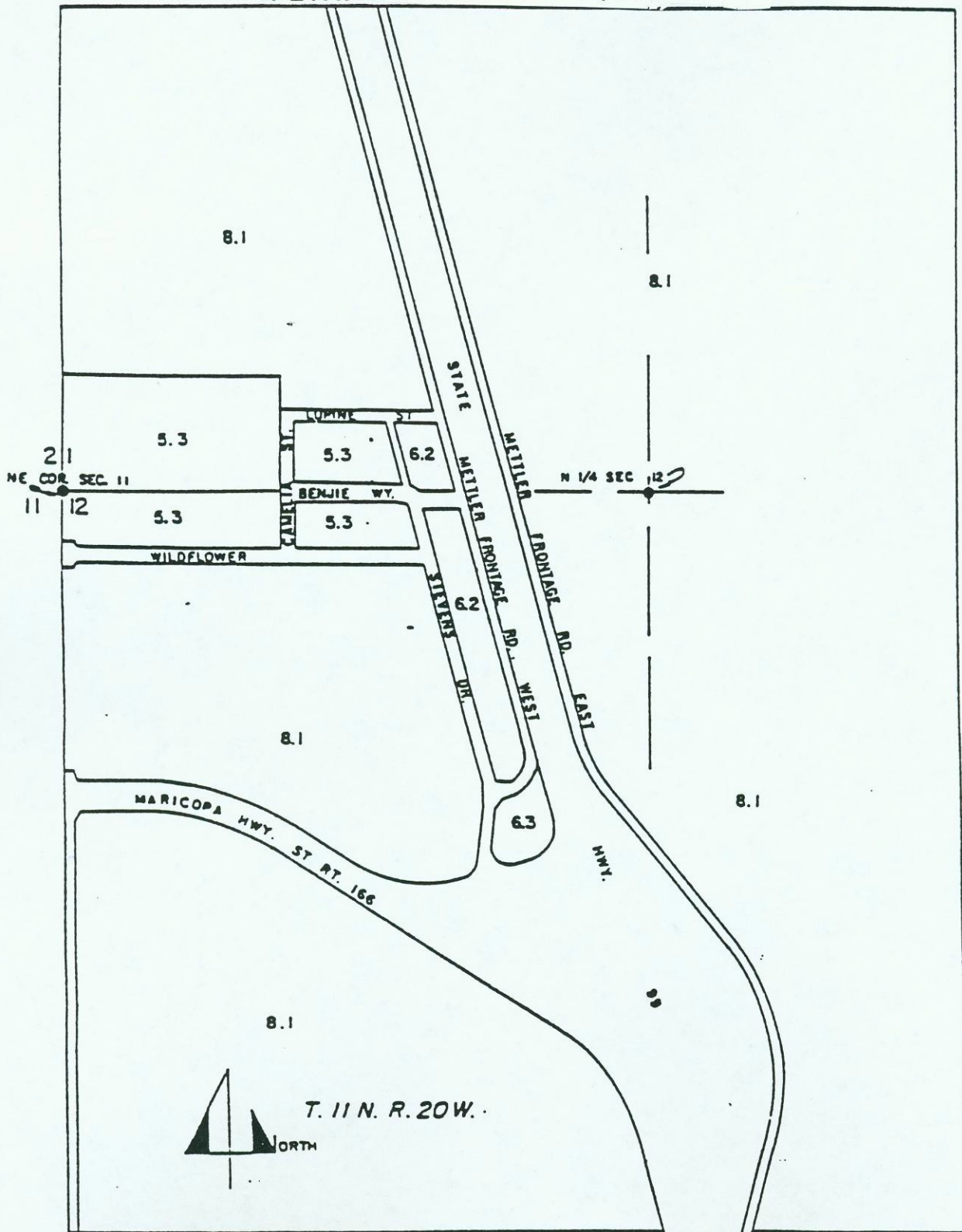
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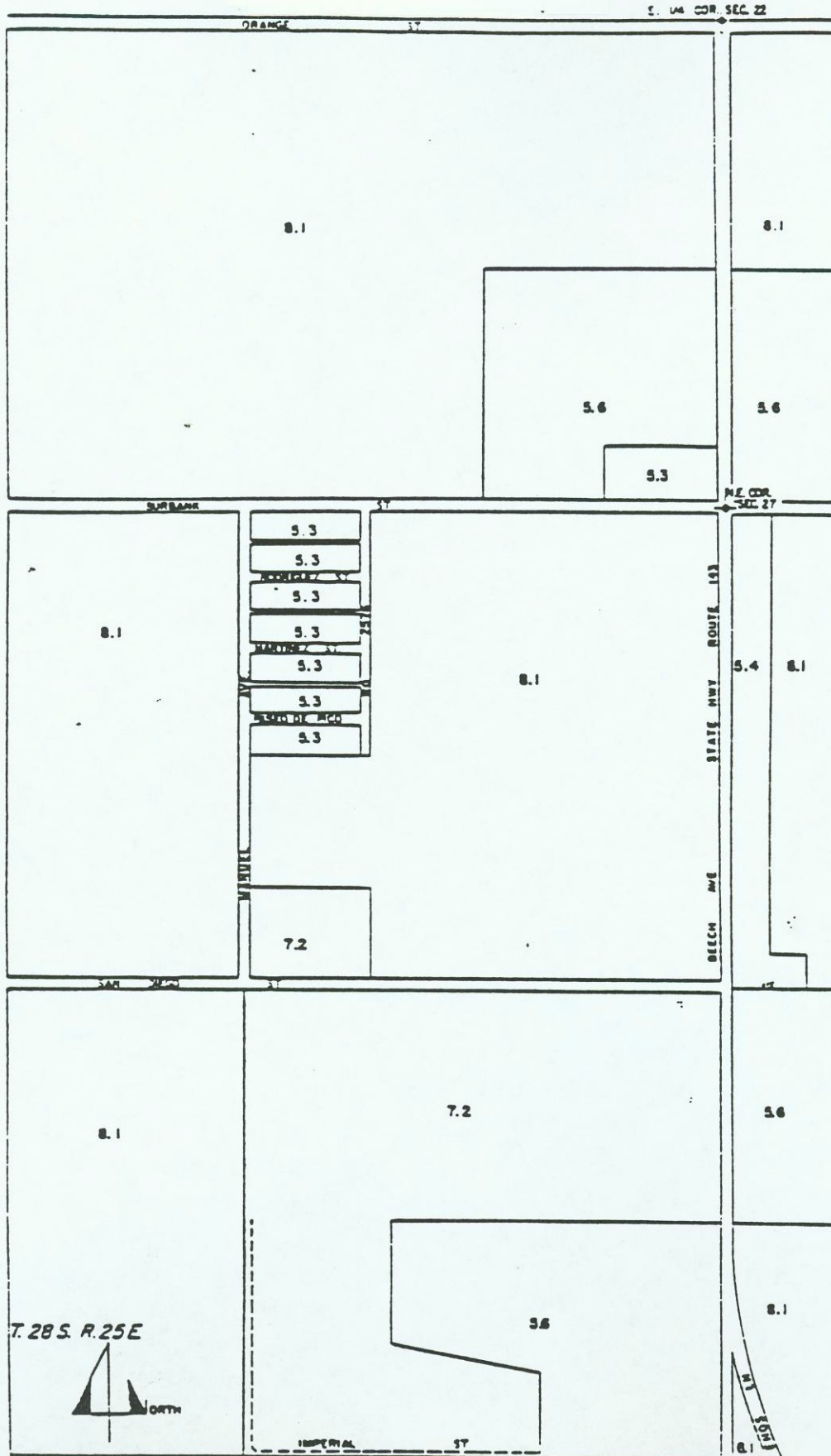
FREMONT, A RURAL COMMUNITY



JAWBONE CANYON, A RURAL COMMUNITY



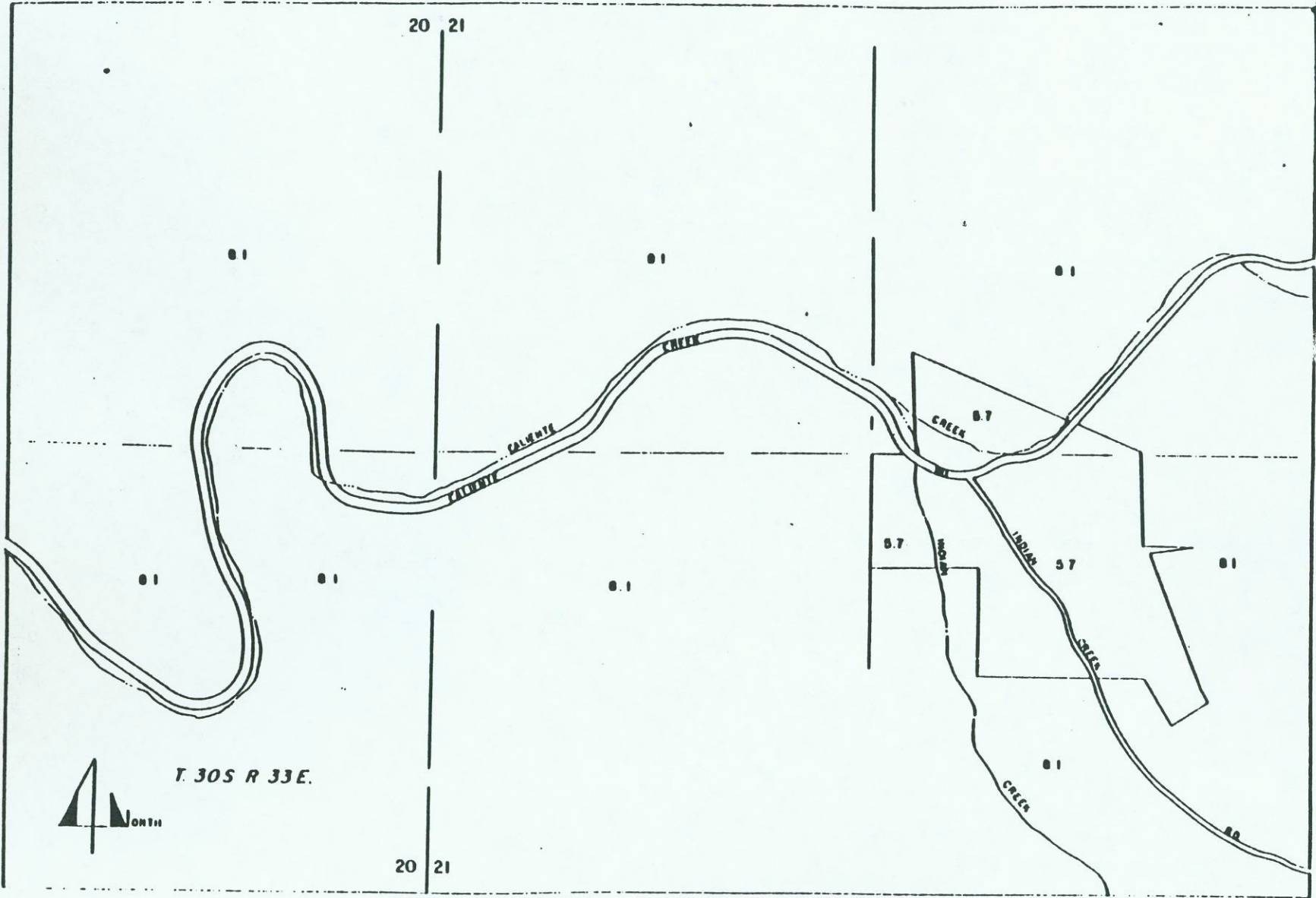
METTLER, A RURAL COMMUNITY



MEXICAN COLONY-CHEROKEE STRIP, A RURAL COMMUNITY

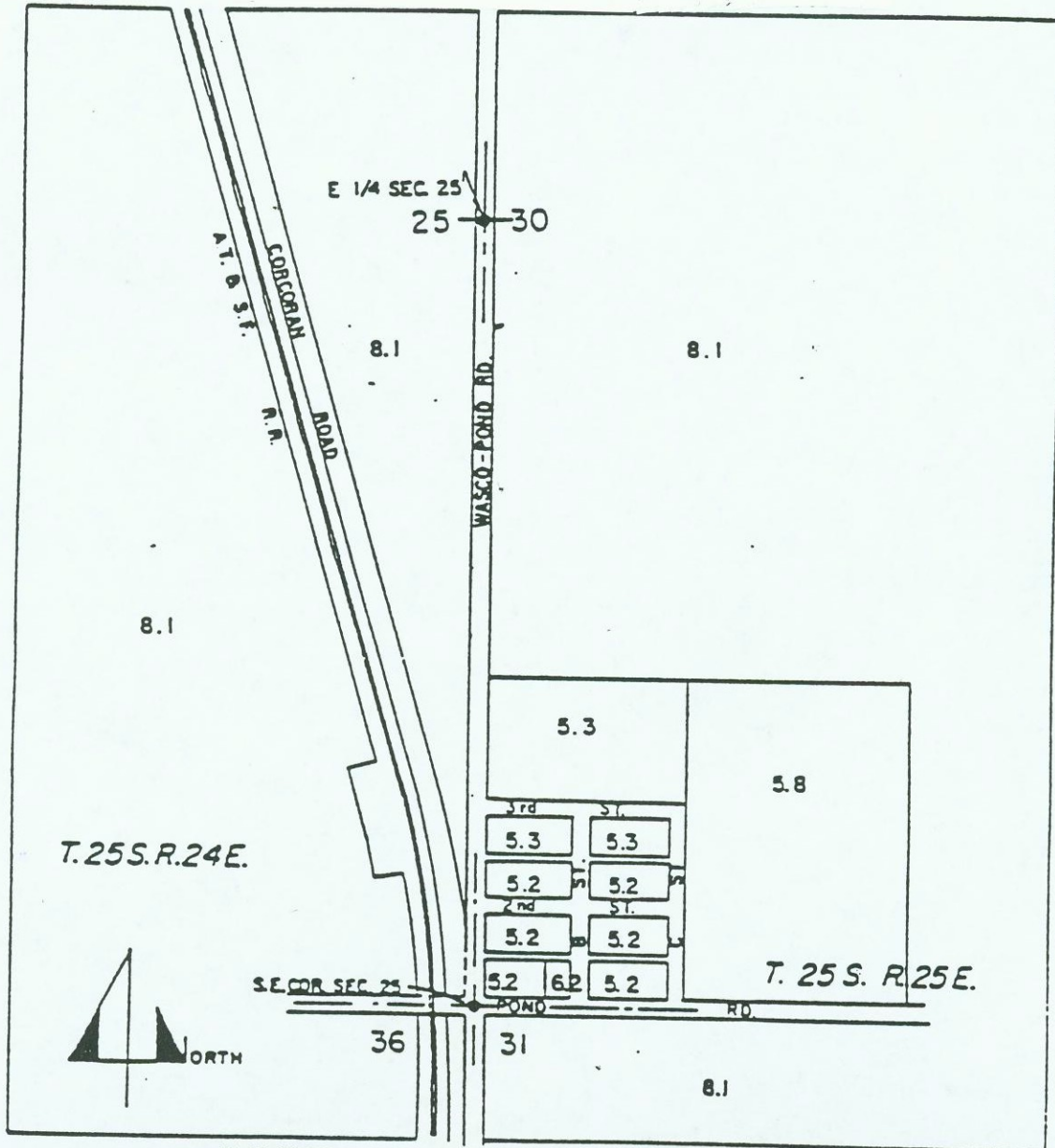
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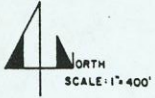
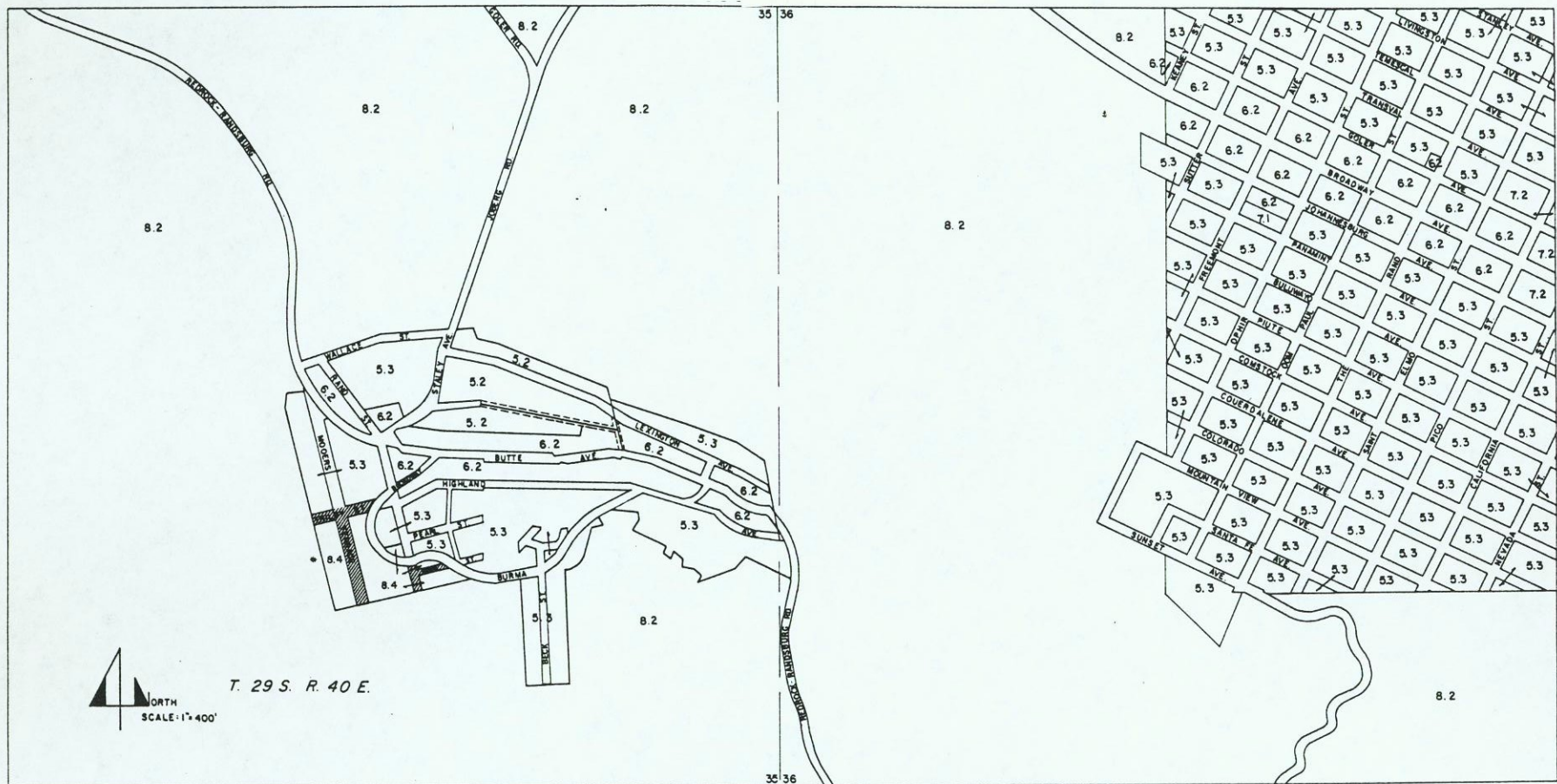


PARIS-LORRAINE, A RURAL COMMUNITY

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POND, A RURAL COMMUNITY

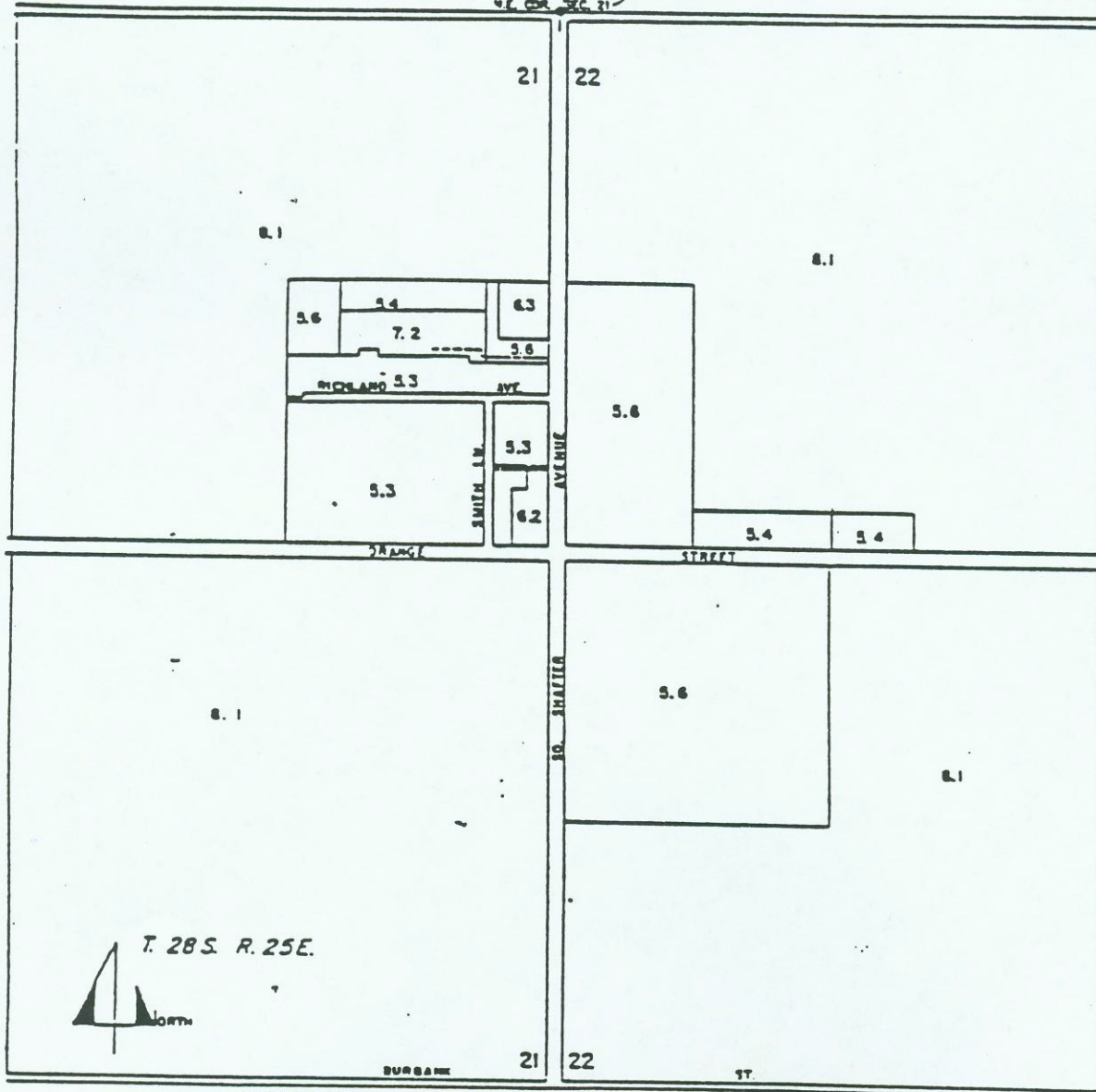


T. 29 S. R. 40 E.

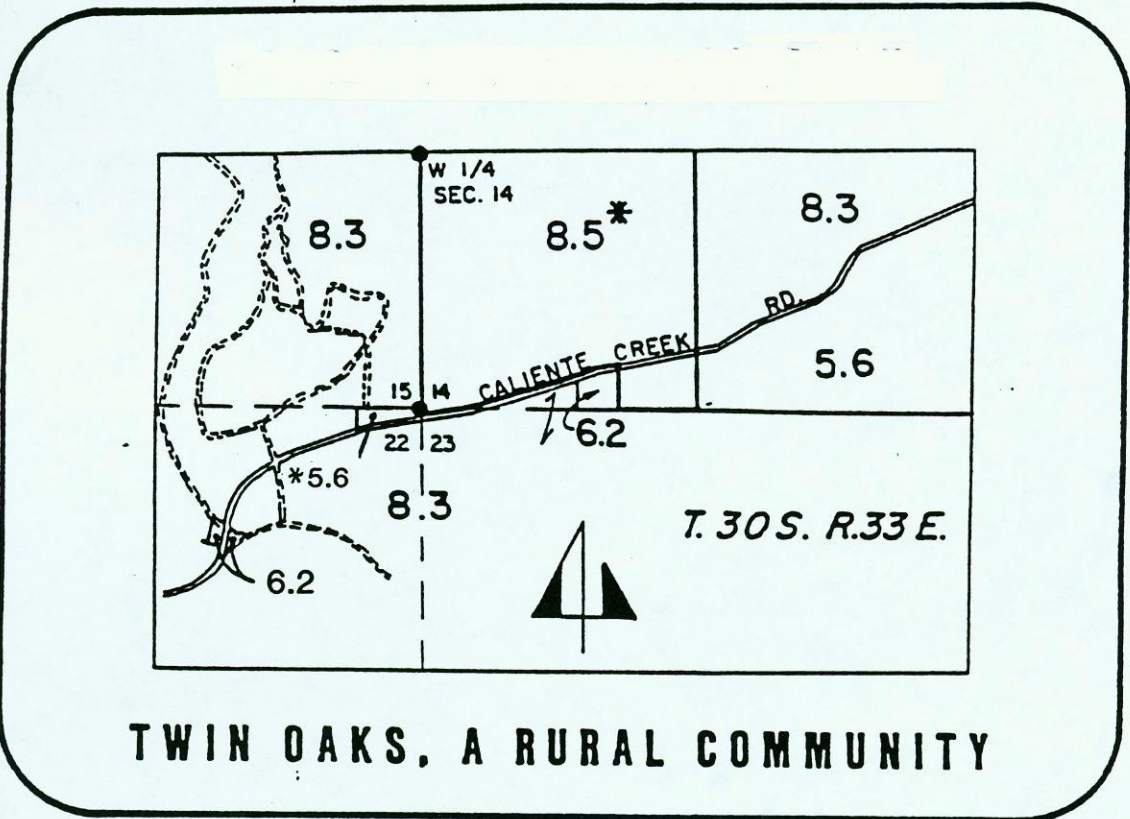
RANDBURG-JOHANNESBURG, A RURAL COMMUNITY

NE COR. SEC. 21

N 1/4 SEC. 22



SMITH'S CORNER, A RURAL COMMUNITY



Appendix C

Specific Plan Requirements

APPENDIX C

SPECIFIC PLAN REQUIREMENTS

A specific plan is a tool for the systematic implementation of the general plan, in accordance with Government Code Sections 65450 - 65457. It effectively establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision. This may include the creation of a service area or special district for waste disposal, provision of adequate street improvements, provision of public facilities or the reservation of land and system of funding for such facilities, drainage, and flood control measures, provision of suitable public access, reservation of open space areas, architectural design control, landscape design, etc.

The initiation of the specific plan process may be motivated by any number of factors including development issues or the efforts of private property owners, elected officials, citizen groups, or the local planning agency. As with a general plan, the authority for adoption of the specific plan is vested in the local legislative body pursuant to Government Code Section 65453(a). However, unlike the general plan, which is required to be adopted by resolution, two options are available for the adoption of a specific plan: 1) adoption by resolution, which is designed to be policy driven or 2) adoption by ordinance, which is regulatory by design.

SPECIFIC PLAN DEVELOPMENT REQUIREMENTS

Specific Plans may be required for developments other than "land projects" (as defined under the Land Use, Open Space, and Conservation Element's Special Treatment Areas' Assumptions section) in areas designated by the Kern County Planning Department or the County Board of Supervisors (Government Code Section 65450). Any developer wishing to initiate a project within a Specific Plan Required (Map Code 4.3) area may apply to the Planning Department for designation of a Specific Plan (Map Code 4.1) area through the General Plan Amendment process and preparation of a Specific Plan. The fee for such a plan is set forth on the latest approved Kern County Planning Department fee schedule.

Developers also will be required to submit an environmental assessment form to the Planning Department, and a determination will be made by Planning Staff as to whether an environmental impact report (EIR) will be required. Normally, such reports are required for Specific Plans. The fee for preparation of an EIR is set forth on the latest

approved Kern County Planning Department fee schedule. Further information on EIR requirements is available from the Kern County Planning Department.

The processing of a Specific Plan requires a General Plan Amendment to Accepted County Plan Area (Map Code 4.1), in conjunction with the full text and details of the Specific Plan proposal. The General Plan establishes an acceptable minimum standard of development, while the intent of a Specific Plan may be to provide an increased level of development standards than normally found in the area surrounding the project site.

The Specific Plan Required area shall be developed pursuant to the requirements set forth below:

1. The Specific Plans must conform to Government Code Sections 65450, et seq.
2. It is the policy of the Planning Department to require developers to prepare draft Specific Plans for submission to the Planning staff. Much of the data a developer must provide for the environmental document also are required for the Specific Plan and it is expected that the two documents will be closely related.
3. Specific Plans are intended as tools for the systematic execution of the General Plan, and they, therefore, are to include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or desirable for the systematic implementation of each element of the General Plan. The elements which are to be addressed within the Specific Plan text are as follows:
 1. Land Use Element
 2. Circulation Element
 3. Housing Element
 4. Conservation Element
 5. Open Space Element
 6. Noise Element
 7. Safety Element

SPECIFIC PLAN CONTENTS

Below is a summary of those items which should be included or discussed in a Specific Plan. The Planning Department may require from the developer such other information as the staff deems necessary in evaluating the proposed project. Staff will determine the necessary information to evaluate the developer's proposal. The intent of such Specific Plan is to focus on only those issues which are deemed necessary by the Department.

The Specific Plan must contain a viable implementation program. It is incumbent that the applicant/developer provides all necessary information the plan may require and,

further, provide the necessary assurance that the requirements of the State law and the Specific Plan can be fulfilled.

The provisions set forth in this General Plan text and accompanying maps shall apply, in the absence of different, more restrictive provisions, in any adopted Specific or Areawide Plan document or applicable precise development plan.

Section 65451 of the Government Code mandates that a specific plan be structured as follows:

- (a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 - (1) The distribution, location, and extent of these uses of land, including open space, within the area covered by the plan.
 - (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and energy conservation, and other essential facilities and services proposed to be located within the area covered by the plan and needed to support land uses described in the plan.
 - (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
 - (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary carry out paragraphs (1), (2), and (3).
- (b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.
 - 1. A public service and facility component will be required to be included in Specific Plans. Specific Plans shall require the implementation of a Precise Development combining district or other implementation for all commercial/industrial or multi-family residential development to implement the policies of the document. The public service and facility analysis shall follow the County of Kern Residential Fiscal Impact Analysis Guidelines. If no residential land use is proposed for the Specific Plan, then impacts will be analyzed and mitigated through the Environmental Document.
 - (a) A cost and revenue analysis and long-term plan for the provision of services;

- (b) An infrastructure capital improvement plan specifying ongoing operating and maintenance costs and revenues; and
- (c) A financing plan which assumes adequate funding for required capital Improvement investments and for ongoing operating and maintenance costs.

ENVIRONMENTAL EVALUATION CRITERIA

After the draft Specific Plan has been completed, it is to be referred to the Plan Development Division for evaluation along with a draft EIR (if required). The staff will consider a number of factors in determining whether the plan is appropriate for the area concerned.

A major goal of the specific planning process is to ensure that development occurs in an orderly fashion, with due regard to environmental factors. The Planning staff will view each project not as an isolated development but as a part of the overall fabric of the Countywide General Plan. It is the relationship between the proposed development, the surrounding area, and Kern County as a whole, which is of paramount concern. Appropriate attention to this relationship will speed the evaluation of proposals. The developer also should be sure that his proposals are consistent with standards and policies established in the various adopted elements of the Kern County General Plan as well as other applicable ordinances and regulations, such as zoning, land division, health, building codes, development standards, etc.

If a Specific Plan Required area, Map Code 4.3, is subdivided prior to adoption of a formal Specific Plan, the Map Code 4.3 designation shall be reviewed for amendment or recession. The recession, through a publicly noticed General Plan Amendment process, shall be based on the practicality of a Specific Plan on the remainder of the property.

INDEX OF SPECIFIC PLAN REQUIRED AREAS

GENERAL PLAN MAP CODE 4.3

<u>Project Name</u>	<u>Acres</u>	<u>Page</u>
Aerial Acres	2,100	249
Alpine Forest	3,515	250
Ancient Valley	4,978.5	251
Bear Trap	669	252
Bella Vista Hills	688.5	253
Buena Vista Hills	2,089	254
Castac	350	255
Comanche	580	256
Cottonwood	320	257
Cummings Peak	50	258
Cummings Ranch	2,560	259
Dutch Flat	971	260
Grapevine Commercial	360	261
Hot Springs Valley	154	262
The Remainder of Hudson Ranch	252.5	263
Joshua Heights	7,680	264
Lebec	370	265
Los Alamos	1,150	266
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Natcha Mesa	210	268
Neumarkel	438	269
Oso Canyon	1,440	270
Rattlesnake Springs	1,117	271
Saltdale	605	272
Sorrell Peak	1,280	273
Stallion Springs Phase III	6,021	274
Tejon Canyon North	600	275
Tejon Canyon Resort	240	276
Tejon Canyon South	1,250	277
Tejon Creek #1	3,460	278
Tejon Creek #2	262	279
Tejon Hills	5,115	280
Tunis Creek	650	281
Tunis Ridge	650	282
Vista Peak #1	1,000	283
Vista Peak #2	1,140	284
White Wolf	4,100	285
Winters Ridge	350	286

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Aerial Acres (proposed)
 (Project Name)

Clay Mine Road, East Kern
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sec.34, 35 T32S, R39E, MDB&M; Portion of Sec. 6 T11N, R8W and Portion of Sec. 31 T12N, R8W and Portion of Sec. 36 T12N, R9W and Portion of Sec. 2 T11N, R9W, SBB&M

TOTAL PROJECT AREA: 2,100 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>5</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		<u>5</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>46</u>	<u>58</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>812</u>	<u>2,032</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTUR (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 858 Acres 2,100

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Alpine Forest (proposed)
 (Project Name)

Cummings Mountain
 (General Area)

LEGAL DESCRIPTION (General): T12N, R16W; T12N, R15W; T11N, R16W; T11N, R15W, SBB&M

TOTAL PROJECT AREA: 3,515 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>10</u>
3.2	EDUCATIONAL FACILITIES		<u>5</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>15</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>644</u>	<u>230</u>
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>1,044</u>	<u>2,610</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>10</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		<u>635</u>
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,688 Acres 3,515

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Ancient Valley (proposed)

Solidad Mountain, West of 14

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of T10N, R12W & T10N, R13W, SBB&M

TOTAL PROJECT AREA: 4,978.5 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>10</u>
3.2	EDUCATIONAL FACILITIES		<u>15</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>25</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>20</u>	<u>25</u>
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>1,608</u>	<u>3,860</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>10</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		<u>20</u>
7.2	SERVICE INDUSTRIAL		<u>13.5</u>
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u>50</u>	<u>1,000</u>

TOTAL: Recommended Units 1,678 Acres 4,978.5

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Bear Trap (proposed)
(Project Name)

Tejon Ranch
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 25, 26, 35, & 36, T10N, R18W, SBB&M

TOTAL PROJECT AREA:		<u>669</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			<u>4</u>
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
			RECOMMENDED	
			# OF UNITS	
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>322</u>		<u>46</u>
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNITS/NET ACRE			
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT			
5.7	MAXIMUM 5 GROSS ACRES/UNIT			
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>31</u>		<u>619</u>
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

	TOTAL:	Recommended Units	<u>353</u>	Acres <u>669</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Bella Vista Hills (proposed)

South of Weldon

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of Sections 22, 23, & 26, T26S, R34E, MDB&M

TOTAL PROJECT AREA: 688.5 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>73</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		<u>18</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	<u>464</u>	<u>41.5</u>
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>308</u>	<u>44</u>
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>103</u>	<u>37</u>
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>182</u>	<u>182</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>2</u>	<u>5</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>3</u>	<u>18.5</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>7</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u>13</u>	<u>262.5</u>

TOTAL: Recommended Units 1,075 Acres 688.5

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Buena Vista Hills (proposed)

Buena Vista Golf Course

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 8, 13-15, & 24, T31S, R25E, MDB&M

TOTAL PROJECT AREA: 2,089 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>94</u>
3.2	EDUCATIONAL FACILITIES		<u>8</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>16</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE	<u>448</u>	<u>40</u>
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>140</u>	<u>20</u>
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>376</u>	<u>139.5</u>
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>640</u>	<u>801</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>366</u>	<u>915</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>10</u>
6.3	HIGHWAY COMMERCIAL		<u>5</u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u>2</u>	<u>40.5</u>

TOTAL: Recommended Units 1,972 Acres 2,089

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Castac (proposed)
(Project Name)

Tejon Ranch @ Lebec
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 17-20, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>13</u>
3.2	EDUCATIONAL FACILITIES		<u>4</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>2</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>987</u>	<u>141</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>3</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC) (MIN. 20 AC)	<u>2</u>	<u>187</u>
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 989 Acres 350

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Commanche (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 30-32, T32S, R30E, MDB&M

TOTAL PROJECT AREA: 580 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>3</u>
3.2	EDUCATIONAL FACILITIES		<u>2</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>245</u>	<u>35</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>2</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>27</u>	<u>538</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

	TOTAL:	Recommended Units <u>272</u>	Acres <u>580</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cottonwood (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 8-10, T10N, R16W, SBB&M

TOTAL PROJECT AREA: 320 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>7</u>
3.2	EDUCATIONAL FACILITIES		<u>2</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>567</u>	<u>81</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>3</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>11</u>	<u>227</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 578 Acres 320

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cummings Peak (proposed)
 (Project Name)

Cummings Mountain
 (General Area)

LEGAL DESCRIPTION (General): Portions of Section 9, T11N, R16W, SBB&M

TOTAL PROJECT AREA: 50 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>10</u>	<u>50</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 10 Acres 50

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Cummings Ranch (proposed)

North Cummings Mountain

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 32-34, T12N, R16W, SBB&M; Section 31, T32S, R32E,

MDB&M

TOTAL PROJECT AREA: 2,560 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	128	2,560

TOTAL: Recommended Units 128 Acres 2,560

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Dutch Flat (proposed)
(Project Name)

West Lake Isabella
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 12-14 & 24, T26S, R32E, MDB&M

TOTAL PROJECT AREA: 971 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>2</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>10</u>	<u>10</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>133</u>	<u>334.5</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>40</u>	<u>201.5</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT	<u>3</u>	<u>61</u>
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>1</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)	<u>18</u>	<u>361</u>
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 204 Acres 971

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Grapevine Commercial (proposed)

I-5 @ Grapevine Interchange

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 17-20, T10N, R19W, SBB&M

TOTAL PROJECT AREA: 360 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		_____
1.2	INCORPORATED CITIES		_____
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		_____
3.2	EDUCATIONAL FACILITIES		_____
3.3	OTHER FACILITIES (SPECIAL USES)		_____
3.4	SOLID WASTE FACILITIES		_____
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		_____
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		_____
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	_____	_____
5.2	MAXIMUM 16 UNITS/NET ACRE	_____	_____
5.3	MAXIMUM 10 UNITS/NET ACRE	_____	_____
5.4	MAXIMUM 4 UNITS/NET ACRE	_____	_____
5.5	MAXIMUM 1 UNITS/NET ACRE	_____	_____
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	_____	_____
5.7	MAXIMUM 5 GROSS ACRES/UNIT	_____	_____
5.8	MAXIMUM 20 GROSS ACRES/UNIT	_____	_____
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		_____
6.2	GENERAL COMMERCIAL		_____
6.3	HIGHWAY COMMERCIAL		<u>360</u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		_____
7.2	SERVICE INDUSTRIAL		_____
7.3	HEAVY INDUSTRIAL		_____
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	_____	_____
8.2	RESOURCE RESERVE (MIN. 20 AC)	_____	_____
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	_____	_____
	(MIN. 20 AC)	_____	_____
8.4	MINERAL AND PETROLEUM		_____
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	_____	_____

TOTAL: Recommended Units 0 Acres 360

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Hot Springs Valley (proposed)
 (Project Name)

Lake Isabella Community
 (General Area)

LEGAL DESCRIPTION (General): Portions of W/2 of Section 31, T26S, R33E and Portion of Section 6, T27S, R33E, MDB&M

TOTAL PROJECT AREA:		<u>154</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			<u>97</u>
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			<u>6</u>
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
			RECOMMENDED	
			# OF UNITS	
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>109</u>		<u>39</u>
5.5	MAXIMUM 1 UNITS/NET ACRE			
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT			
5.7	MAXIMUM 5 GROSS ACRES/UNIT			
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			<u>12</u>
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)			
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

TOTAL: Recommended Units 109 Acres 154

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Remainder of Hudson Ranch (proposed)

Klipstein Canyon

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): T10N, R24W SBB&M

TOTAL PROJECT AREA:		<u>252.5</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			
3.2	EDUCATIONAL FACILITIES			
3.3	OTHER FACILITIES (SPECIAL USES)			
3.4	SOLID WASTE FACILITIES			
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
			RECOMMENDED	
5.	RESIDENTIAL		# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNITS/NET ACRE			<u>252.5</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT			
5.7	MAXIMUM 5 GROSS ACRES/UNIT			
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)			
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

	TOTAL:	Recommended Units		Acres <u>252.5</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Joshua Heights (proposed)

South of Rancho La Liebre

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): T9N, R16W, SBB&M

TOTAL PROJECT AREA: 7,680 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>10</u>
3.2	EDUCATIONAL FACILITIES		<u>5</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>20</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>2,400</u>	<u>6,000</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>5</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	<u>82</u>	<u>1,640</u>
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 2,482 Acres 7,680

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Lebec (proposed)

Tejon Ranch
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 4, 9, 10, & 15, T9N, R19W, SBB&M

TOTAL PROJECT AREA: 370 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		100
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		270
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 370

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Los Alamos (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of Section 36, T9N, R18W and Portions of Sections 31 & 32, T9N, R17W, SBB&M

TOTAL PROJECT AREA: 1,150 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>50</u>	<u>250</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>45</u>	<u>900</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 95 Acres 1,150

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

MacKenzie (proposed)

Water Canyon - Tehachapi

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portion of Section 31, T32S, R33E, MDB&M

TOTAL PROJECT AREA: 88 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>10</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>19</u>	<u>23</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		<u>55</u>

	TOTAL:	Recommended Units <u>19</u>	Acres <u>88</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Natcha Mesa (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 4 & 9, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 210 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>15</u>
3.2	EDUCATIONAL FACILITIES		<u>4</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>1,057</u>	<u>151</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>4</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>1</u>	<u>36</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,058 Acres 210

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Neumarkel (proposed)
 (Project Name)

Highway 58 & Neumarkel Road
 (General Area)

LEGAL DESCRIPTION (General): Section 28, T30S, R30E, MDB&M
 TOTAL PROJECT AREA: 438 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE	56	70
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		22
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		346
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

	TOTAL:	Recommended Units <u>56</u>	Acres <u>438</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Oso Canyon (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 28-33, T9N, R18W, SBB&M

TOTAL PROJECT AREA: 1,440 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>5</u>
3.2	EDUCATIONAL FACILITIES		<u>2</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>371</u>	<u>53</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>15</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>68</u>	<u>1,365</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

	TOTAL:	Recommended Units <u>439</u>	Acres <u>1,440</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Rattlesnake Springs (proposed)
 (Project Name)

South of Wofford Heights
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 5-8 and 31, T26S, R33E, MDB&M

TOTAL PROJECT AREA: 1,117 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		<u> </u>
1.2	INCORPORATED CITIES		<u> </u>
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u> 15</u>
3.2	EDUCATIONAL FACILITIES		<u> 3</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u> 17</u>
3.4	SOLID WASTE FACILITIES		<u> </u>
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		<u> </u>
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		<u> </u>
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE	<u> 315</u>	<u> 14</u>
5.2	MAXIMUM 16 UNITS/NET ACRE	<u> 702</u>	<u> 54</u>
5.3	MAXIMUM 10 UNITS/NET ACRE	<u> 280</u>	<u> 40</u>
5.4	MAXIMUM 4 UNITS/NET ACRE	<u> 567</u>	<u> 227</u>
5.5	MAXIMUM 1 UNITS/NET ACRE	<u> 119</u>	<u> 225</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u> </u>	<u> </u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u> </u>	<u> </u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT	<u> 3</u>	<u> 64</u>
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		<u> 30</u>
6.2	GENERAL COMMERCIAL		<u> 18</u>
6.3	HIGHWAY COMMERCIAL		<u> </u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		<u> </u>
7.2	SERVICE INDUSTRIAL		<u> </u>
7.3	HEAVY INDUSTRIAL		<u> </u>
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	<u> </u>	<u> </u>
8.2	RESOURCE RESERVE (MIN. 20 AC)	<u> </u>	<u> </u>
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u> </u>	<u> </u>
	(MIN. 20 AC)	<u> </u>	<u> </u>
8.4	MINERAL AND PETROLEUM	<u> </u>	<u> </u>
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u> 20</u>	<u> 410</u>

TOTAL: Recommended Units 2,003 Acres 1,117

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Saltdale **(proposed)**

Koehn Lake

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Sec. 35, T29S, R38E and Portions of Sec. 2, 3 T30S, R38E, MDB&M

TOTAL PROJECT AREA: 605 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>5</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT	<u>224</u>	<u>560</u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		<u>5</u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		<u>35</u>
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 224 Acres 605

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Sorrell Peak (proposed)
 (Project Name)

Kelso Valley
 (General Area)

LEGAL DESCRIPTION (General): Section 20 and Portions of Sections 17-19, T29S, R35E, MDB&M

TOTAL PROJECT AREA:		<u>1,280</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			<u> </u>
1.2	INCORPORATED CITIES			<u> </u>
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			<u> </u>
3.2	EDUCATIONAL FACILITIES			<u> </u>
3.3	OTHER FACILITIES (SPECIAL USES)			<u>20</u>
3.4	SOLID WASTE FACILITIES			<u> </u>
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			<u> </u>
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			<u> </u>
			RECOMMENDED	
			# OF UNITS	
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE		<u> </u>	<u> </u>
5.2	MAXIMUM 16 UNITS/NET ACRE		<u> </u>	<u> </u>
5.3	MAXIMUM 10 UNITS/NET ACRE		<u> </u>	<u> </u>
5.4	MAXIMUM 4 UNITS/NET ACRE		<u> </u>	<u> </u>
5.5	MAXIMUM 1 UNITS/NET ACRE		<u> </u>	<u> </u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		<u> </u>	<u> </u>
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>252</u>		<u>630</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT	<u> </u>		<u> </u>
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			<u> </u>
6.2	GENERAL COMMERCIAL			<u> </u>
6.3	HIGHWAY COMMERCIAL			<u>10</u>
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			<u> </u>
7.2	SERVICE INDUSTRIAL			<u> </u>
7.3	HEAVY INDUSTRIAL			<u> </u>
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	<u> </u>		<u> </u>
8.2	RESOURCE RESERVE (MIN. 20 AC)	<u> </u>		<u> </u>
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u> </u>		<u> </u>
		(MIN. 20 AC)	<u>31</u>	<u>620</u>
8.4	MINERAL AND PETROLEUM			<u> </u>
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)	<u> </u>		<u> </u>

	TOTAL:	Recommended Units	<u>283</u>	Acres <u>1,280</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Stallion Springs Phase III (proposed)

Horsethief Mountain

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions T32S, R30E, MDB&M

TOTAL PROJECT AREA:		<u>6.021</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			
1.2	INCORPORATED CITIES			
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			<u>20</u>
3.2	EDUCATIONAL FACILITIES			<u>4</u>
3.3	OTHER FACILITIES (SPECIAL USES)			<u>20</u>
3.4	SOLID WASTE FACILITIES			<u>6</u>
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			
			RECOMMENDED	
			# OF UNITS	
5.	RESIDENTIAL			
5.1	MAXIMUM 29 UNITS/NET ACRE			
5.2	MAXIMUM 16 UNITS/NET ACRE			
5.3	MAXIMUM 10 UNITS/NET ACRE			
5.4	MAXIMUM 4 UNITS/NET ACRE			
5.5	MAXIMUM 1 UNITS/NET ACRE	<u>317</u>		<u>396</u>
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT			
5.7	MAXIMUM 5 GROSS ACRES/UNIT			
5.8	MAXIMUM 20 GROSS ACRES/UNIT			
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			
6.2	GENERAL COMMERCIAL			
6.3	HIGHWAY COMMERCIAL			
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			
7.2	SERVICE INDUSTRIAL			
7.3	HEAVY INDUSTRIAL			
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)			
8.2	RESOURCE RESERVE (MIN. 20 AC)			
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)			<u>5,575</u>
	(MIN. 20 AC)			
8.4	MINERAL AND PETROLEUM			
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			

	TOTAL:	Recommended Units	<u>317</u>	Acres <u>6,021</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon North (proposed)
(Project Name)

Tejon Ranch
(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 14, 15, 22, & 23, T11N, R17W, SBB&M
TOTAL PROJECT AREA: 600 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>6</u>
3.2	EDUCATIONAL FACILITIES		<u>2</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>469</u>	<u>67</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>26</u>	<u>525</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

	TOTAL:	Recommended Units <u>495</u>	Acres <u>600</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon Resort (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 11-14, T11N, R17W, SBB&M

TOTAL PROJECT AREA: 240 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		240
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

 TOTAL: Recommended Units 0 Acres 240

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Canyon South (proposed)

Tejon Ranch
(General Area)

(Project Name)

LEGAL DESCRIPTION (General): Portions of S/2 of T11N, R16W, SBB&M

TOTAL PROJECT AREA: 1,250 ACRES

ACREAGE

1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>12</u>
3.2	EDUCATIONAL FACILITIES		<u>3</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>420</u>	<u>60</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>3</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>59</u>	<u>1,172</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 479 Acres 1,250

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Creek #1 (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of the E/2 of the E/2 of T11N, R18W and Portions of the westerly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 3,460 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>20</u>
3.2	EDUCATIONAL FACILITIES		<u>6</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>1,638</u>	<u>234</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>110</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>115</u>	<u>3,090</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 1,793 Acres 3,460

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Creek #2 (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portion of the E/2 of the E/2 T11N, R18W and Portion of the westerly 3/4 of T11N, R17W, SBB&M

TOTAL PROJECT AREA: 262 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>262</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)		
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 0 Acres 262

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tejon Hills (proposed)
(Project Name)

Tejon Ranch
(General Area)

LEGAL DESCRIPTION (General): Portion of the W/2 of T11N, R17W and Portion of N/4 T11N, R18W, SBB&M

TOTAL PROJECT AREA: 5,115 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>3</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT	<u>203</u>	<u>1,017</u>
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>205</u>	<u>4,095</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

	TOTAL:	Recommended Units <u>408</u>	Acres <u>5,115</u>

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tunis Creek (proposed)

 (Project Name)

Tejon Ranch

 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 31-33, T11N, R18W; Portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA:		<u>650</u>	ACRES	
				ACREAGE
1.	NONJURISDICTIONAL			
1.1	STATE AND FEDERAL LAND			_____
1.2	INCORPORATED CITIES			_____
3.	PUBLIC FACILITIES			
3.1	PUBLIC AND PRIVATE RECREATION AREAS			<u>20</u>
3.2	EDUCATIONAL FACILITIES			<u>6</u>
3.3	OTHER FACILITIES (SPECIAL USES)			_____
3.4	SOLID WASTE FACILITIES			_____
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY			_____
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			_____
			RECOMMENDED	
5.	RESIDENTIAL		# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		_____	_____
5.2	MAXIMUM 16 UNITS/NET ACRE		_____	_____
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>1,638</u>	_____	<u>234</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		_____	_____
5.5	MAXIMUM 1 UNITS/NET ACRE		_____	_____
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		_____	_____
5.7	MAXIMUM 5 GROSS ACRES/UNIT		_____	_____
5.8	MAXIMUM 20 GROSS ACRES/UNIT		_____	_____
6.	COMMERCIAL			
6.1	MAJOR COMMERCIAL			_____
6.2	GENERAL COMMERCIAL			<u>110</u>
6.3	HIGHWAY COMMERCIAL			_____
7.	INDUSTRIAL			
7.1	LIGHT INDUSTRIAL			_____
7.2	SERVICE INDUSTRIAL			_____
7.3	HEAVY INDUSTRIAL			_____
8.	RESOURCE			
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)	<u>4</u>		<u>200</u>
8.2	RESOURCE RESERVE (MIN. 20 AC)			_____
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>1</u>		<u>80</u>
	(MIN. 20 AC)			_____
8.4	MINERAL AND PETROLEUM			_____
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)			_____

 TOTAL: Recommended Units 1,643 Acres 650

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Tunis Ridge (proposed)

Tejon Ranch

(Project Name)

(General Area)

LEGAL DESCRIPTION (General): Portions of Sections 31-33, T11N, R18W and Portions of Sections 4-9, T10N, R18W, SBB&M

TOTAL PROJECT AREA: 650 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>8</u>
3.2	EDUCATIONAL FACILITIES		<u>2</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>630</u>	<u>90</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>3</u>
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>27</u>	<u>547</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 657 Acres 650

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Vista Peak #1 (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 33 & 34, T10N, R19W, SBB&M

TOTAL PROJECT AREA:	<u>1,000</u>	ACRES	
			ACREAGE
1. NONJURISDICTIONAL			
1.1 STATE AND FEDERAL LAND			<u> </u>
1.2 INCORPORATED CITIES			<u> </u>
3. PUBLIC FACILITIES			
3.1 PUBLIC AND PRIVATE RECREATION AREAS			<u> 6</u>
3.2 EDUCATIONAL FACILITIES			<u> 2</u>
3.3 OTHER FACILITIES (SPECIAL USES)			<u> </u>
3.4 SOLID WASTE FACILITIES			<u> </u>
3.5 HAZARDOUS WASTE DISPOSAL LAND FACILITY			<u> </u>
3.6 HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY			<u> </u>
		RECOMMENDED	
5. RESIDENTIAL		# OF UNITS	
5.1 MAXIMUM 29 UNITS/NET ACRE	<u> </u>		<u> </u>
5.2 MAXIMUM 16 UNITS/NET ACRE	<u> </u>		<u> </u>
5.3 MAXIMUM 10 UNITS/NET ACRE	<u> 504 </u>		<u> 72</u>
5.4 MAXIMUM 4 UNITS/NET ACRE	<u> </u>		<u> </u>
5.5 MAXIMUM 1 UNITS/NET ACRE	<u> </u>		<u> </u>
5.6 MAXIMUM 2.5 GROSS ACRES/UNIT	<u> </u>		<u> </u>
5.7 MAXIMUM 5 GROSS ACRES/UNIT	<u> </u>		<u> </u>
5.8 MAXIMUM 20 GROSS ACRES/UNIT	<u> </u>		<u> </u>
6. COMMERCIAL			
6.1 MAJOR COMMERCIAL			<u> </u>
6.2 GENERAL COMMERCIAL			<u> </u>
6.3 HIGHWAY COMMERCIAL			<u> </u>
7. INDUSTRIAL			
7.1 LIGHT INDUSTRIAL			<u> </u>
7.2 SERVICE INDUSTRIAL			<u> </u>
7.3 HEAVY INDUSTRIAL			<u> </u>
8. RESOURCE			
8.1 INTENSIVE AGRICULTURE (MIN. 20 AC)	<u> </u>		<u> </u>
8.2 RESOURCE RESERVE (MIN. 20 AC)	<u> </u>		<u> </u>
8.3 EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u> 46 </u>		<u> 920</u>
		(MIN. 20 AC)	<u> </u>
8.4 MINERAL AND PETROLEUM	<u> </u>		<u> </u>
8.5 RESOURCE MANAGEMENT (MIN. 20 AC)	<u> </u>		<u> </u>

 TOTAL: Recommended Units 550 Acres 1,000

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Vista Peak #2 (proposed)

 (Project Name)

Tejon Ranch

 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 33 & 34, T10N, R19W, SBB&M
 TOTAL PROJECT AREA: 1,140 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>12</u>
3.2	EDUCATIONAL FACILITIES		<u>3</u>
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
5.	RESIDENTIAL	# OF UNITS	
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE		
5.4	MAXIMUM 4 UNITS/NET ACRE	<u>962</u>	<u>385</u>
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		
6.3	HIGHWAY COMMERCIAL		
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>37</u>	<u>740</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

 TOTAL: Recommended Units 999 Acres 1,140

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

White Wolf (proposed)

 (Project Name)

Tejon Ranch

 (General Area)

LEGAL DESCRIPTION (General): Portion of Section 36, T30S, R30E & Portion of Sections 31 & 32, T30S, R31E & Portions of Sections 1, 2, 11-13, & 24, T31S, R30E & Portions of Sections 5-8 & 18, T31S, R31E, MDB&M

TOTAL PROJECT AREA: 4,100 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>20</u>
3.2	EDUCATIONAL FACILITIES		<u>5</u>
3.3	OTHER FACILITIES (SPECIAL USES)		<u>328</u>
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>1,841</u>	<u>263</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		<u>5</u>
6.2	GENERAL COMMERCIAL		<u>22</u>
6.3	HIGHWAY COMMERCIAL		<u>5</u>
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>173</u>	<u>3,452</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

TOTAL: Recommended Units 2,014 Acres 4,100

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

SPECIFIC PLAN REQUIRED MAXIMUM ALLOWED LAND USES

Winters Ridge (proposed)
 (Project Name)

Tejon Ranch
 (General Area)

LEGAL DESCRIPTION (General): Portions of Sections 7-9 & 16-18, T10N, R17W, SBB&M

TOTAL PROJECT AREA: 350 ACRES

		ACREAGE	
1.	NONJURISDICTIONAL		
1.1	STATE AND FEDERAL LAND		
1.2	INCORPORATED CITIES		
3.	PUBLIC FACILITIES		
3.1	PUBLIC AND PRIVATE RECREATION AREAS		<u>3</u>
3.2	EDUCATIONAL FACILITIES		
3.3	OTHER FACILITIES (SPECIAL USES)		
3.4	SOLID WASTE FACILITIES		
3.5	HAZARDOUS WASTE DISPOSAL LAND FACILITY		
3.6	HAZARDOUS WASTE DISPOSAL UNDERGROUND INJECTION FACILITY		
		RECOMMENDED	
		# OF UNITS	
5.	RESIDENTIAL		
5.1	MAXIMUM 29 UNITS/NET ACRE		
5.2	MAXIMUM 16 UNITS/NET ACRE		
5.3	MAXIMUM 10 UNITS/NET ACRE	<u>259</u>	<u>37</u>
5.4	MAXIMUM 4 UNITS/NET ACRE		
5.5	MAXIMUM 1 UNITS/NET ACRE		
5.6	MAXIMUM 2.5 GROSS ACRES/UNIT		
5.7	MAXIMUM 5 GROSS ACRES/UNIT		
5.8	MAXIMUM 20 GROSS ACRES/UNIT		
6.	COMMERCIAL		
6.1	MAJOR COMMERCIAL		
6.2	GENERAL COMMERCIAL		<u>1</u>
6.2	HIGHWAY COMMERCIAL		
6.3			
7.	INDUSTRIAL		
7.1	LIGHT INDUSTRIAL		
7.2	SERVICE INDUSTRIAL		
7.3	HEAVY INDUSTRIAL		
7.4			
8.	RESOURCE		
8.1	INTENSIVE AGRICULTURE (MIN. 20 AC)		
8.2	RESOURCE RESERVE (MIN. 20 AC)		
8.3	EXTENSIVE AGRICULTURE (MIN. 80 AC)	<u>15</u>	<u>309</u>
	(MIN. 20 AC)		
8.4	MINERAL AND PETROLEUM		
8.5	RESOURCE MANAGEMENT (MIN. 20 AC)		

**

TOTAL: Recommended Units 274 Acres 350

NOTE: The above acreages and densities are conceptual and shall be used as guidelines should a Specific Plan be developed. Actual land uses and densities shall be based on consistency with the General Plan goals and policies and environmental review and may require reduction or elimination.

Appendix D

Air Quality

The following is for compliance with Section 65302.1 of the Government Code (Assembly Bill 170 – enacted January 1, 2004).

AB 170 Section (4)(d)(1):

The Revised Update of the Kern County General Plan and Amendment of the Kern County and Incorporated Cities Integrated Waste Management Plan Siting Element Recirculated Draft Program Environmental Impact Report contains Chapter 4.2 (Air Quality) which comprises a report that describes local air quality conditions including air quality monitoring data, emission inventories, lists of significant source categories, attainment status and designations, and applicable State and federal air quality plans and transportation plans.

AB 170 Section (4)(d)(2):

LOCAL POLICIES, PROGRAMS, AND REGULATIONS			
Agency	Policy Document	Year Adopted	Purpose
Kern Council of Governments	2002 Air Quality Conformity Determination for the 2002 FTIP and 2000 RTP	2002	The Federal Clean Air Act requires a conformity determination for serious and above Nonattainment areas with urbanized area populations over 200,000.
	2003 Federal Transportation Improvement Plan	2003	The FTIP establishes a systematic, realistic approach to programming capital improvement projects over a four year term.
Kern County	Implementing Local Government Control Measures for the San Joaquin Valley Extreme Ozone Attainment Demonstration Plan	2003	Approved implementation measures for the San Joaquin Valley to reduce ozone air emissions to a level less than extreme.

LOCAL POLICIES, PROGRAMS, AND REGULATIONS

Agency	Policy Document	Year Adopted	Purpose
San Joaquin Valley Air Pollution Control District (SJVAPCD)	Adopted 2003 PM10 Attainment Demonstration Plan (Not EPA approved)	2003	The 2003 PM10 Plan is SJVAPCD's strategy for achieving the National Ambient Air Quality Standards (NAAQS) for particulate matter measuring less than 10 microns in diameter.
	1997 - 1999 PM10 Attainment Plan Progress Report	2000	Describes progress achieved by the SJVAPCD in implementing the PM10 Attainment Demonstration Plan
	Amended 2002 and 2005 Rate of Progress Plan for San Joaquin Valley Ozone (Not EPA approved)	2002	Establishes the framework for the SJVAPCD to reduce air emissions by an average of 3% and work towards attainment
	1994 Ozone Attainment Demonstration Plan	1994	Establishes the regulatory groundwork in order to bring the SJVAB into compliance with the NAAQS for ozone. This plan also satisfies the required triennial review for the CAAQS.
	California Clean Air Act Triennial Progress Report and Plan Revisions	2001	Reports progress in implementing the 1994 Ozone Attainment Demonstration Plan

	Programs administered by the SJVAPCD		Purpose
	Spare the Air	-	"Spare the Air" is a voluntary program administered by the SJVAPCD to reduce air emissions in the summer months.
	Heavy Duty Engine Incentive Program	-	The SJVAPCD provides incentives to those interested in purchasing in particular heavy duty engine categories.
	Regulations administered by the SJVAPCD		Purpose
	Regulation I		General Provisions
	Regulation II		Permits
	Regulation III		Fees
	Regulation IV		Prohibitions
	Regulation V		Procedure before the Hearing Body
	Regulation VI		Air Pollution Emergency Contingency Plan
	Regulation VII		Toxic Air Pollutants
	Regulation VIII		Fugitive PM10 Prohibition
	Regulation IX		Mobil and Indirect Sources

LOCAL POLICIES, PROGRAMS, AND REGULATIONS			
Agency	Policy Documents	Year Adopted	Purpose
Kern County Air Pollution Control District	California Clean Air Act Ozone Attainment Plan	1991	Describes regulatory framework to bring KCAPCD into compliance with CAAQS for ozone

	90 - 96 15% Ozone Rate of Progress Plan	1994	Describes progress achieved by the KCAPCD in reducing ozone precursor emissions
	Post 96 Ozone Rate of Progress Plan	1994	Describes the progress achieved by the KCAPCD in reducing ozone precursor emissions
	Ozone Attainment Demonstration Plan	1994	Establishes the regulatory groundwork in order to bring the KCAPCD into compliance with the NAAQS for ozone
	Searles Valley Planning Area (SVPA) PM10 SIP (revised)	1996	Establishes regulatory framework to bring SVPA into compliance with NAAQS for PM10
	SVPA PM10 Attainment Demonstration, Maintenance Plan, and Redesignation Request	1997	Demonstrates attainment of NAAQS for PM10
	Ozone Attainment Demonstration Plan, and Redesignation Request	2003	Demonstrates attainment of the "old" NAAQS for ozone
Agency	Regulations	Year Adopted	Purpose
Kern County Air Pollution Control District	Regulation I	1972	General Provisions
	Regulation II	1972	Permits
	Regulation III	1972	Fees
	Regulation IV	1972	Prohibition
	Regulation V	1972	Procedure before the Hearing Board

STATE POLICIES, PROGRAMS, AND REGULATIONS

Agency	Policy Documents	Year Adopted	Purpose
California Air Resources Board (CARB)	State Implementation Plans	1990	Requires the local air districts to produce a report that describes how they will obtain the National Ambient Air Quality Standards
	Air Resources Board Strategic Plan	-	Outlines the goals and milestones for CARB to obtain attainment status for air emissions
	2002 Annual Report on the Air Resource's Board Fine Particulate Matter Program	2003	Describes the progress made by CARB to reduce fine particulate matter in California.
Agency	Programs	Year Adopted	Purpose
California Air Resources Board (CARB)	Agricultural Advisory Committee for Air Quality	-	Provide a forum to discuss air quality and how it relates to the agriculture industry
	Congestion Mitigation and Air Quality Improvement (CMAQ) program	-	Provides funding for reducing mobile vehicle air pollution.
	Motor Vehicle Registration Fees Program	-	Allows the local air districts to assess fees to fund air emission reduction strategies
	Diesel Risk Reduction Program	-	This program intends to reduce particulate matter emissions from diesel engines
	Enforcement Programs	-	Allows CARB to assess fees and penalties for violations of their rules and regulations

	Alternative Fuels Programs	-	The CARB adopts standards for vehicular liquefied petroleum gas and other alternative fuels sold commercially in California for motor vehicle use and for fuel used in certification testing of new motor vehicles.
	Best Available Control Technology	-	This document is meant for use by those involved for determining control technology requirements for stationary sources.
	Smoke Management Program	-	CARB developed the Smoke Management Guidelines, which are intended to direct air districts and control agriculture and prescribed burning.
Agency	Regulations	Year Adopted	Purpose
California Air Resources Board (CARB)	California Air Pollution Control Laws - "The Bluebook"	-	CARB is responsible for interpreting and implementing the statutes pertaining to air emissions.

FEDERAL POLICIES, PROGRAMS, AND REGULATIONS

Agency	Programs	Year Adopted	Purpose
United States Environmental Protection Agency	AirNOW	-	EPA, state, and local agencies work together to report current and forecast conditions for ozone and particulate pollution.
	Emission Factor and Inventory Group program	-	Provides access to tools for estimating emissions of air pollutants and preparing air pollutants inventories.

	Emission Inventory Improvement Program	-	Promotes the development and use of standard procedures for collecting, calculating, storing, reporting, and sharing air emission data.
	Energy Stars	-	A voluntary program for businesses to reduce greenhouse gas emissions.
	Fuel Economy Guide	-	This program produces a Fuel Economy Guide book to help consumers compare automobiles for Gas mileage, greenhouse gas emissions, and air pollution ratings.
	Small Business Technical Assistance Program	-	Provides technical information developed by the Office of Air Quality Planning and Standards to assist small businesses affected by air pollution control concerns.
Agency	Regulations	Year Adopted	Purpose
United States Environmental Protection Agency	Clean Air Act	1990	Under this act, EPA sets the limit on how much of a pollutant can be in the air anywhere in the United States. Each state is required to develop a State Implementation Plan (SIP) that explains how each state will do its job under the Clean Air Act.

AB 170 Section (4)(d)(3) and Section (4)(d)(4):

The Kern County General Plan contains goals, policies, objectives, and implementation measures that may improve air quality which are consistent with the strategies listed in paragraph (3) of subdivision (a) of Assembly Bill 170. These goals, policies, objectives, and implementation measures comprehensively address general conditions and site-specific circumstances that may affect air quality. A summary of the General Plan's

goals, policies, objectives, and implementation measures addressing air quality can be found in the Kern County General Plan and Amendment of the Kern County and Incorporated Cities Integrated Waste Management Plan Siting Element Recirculated Draft Program Environmental Impact Report.

Appendix E

Solid Waste Disposal Facilities Guidelines

APPENDIX E

SOLID WASTE DISPOSAL FACILITIES GUIDELINES

Map Code 3.4

“Solid waste disposal facility” is defined as an existing or planned public, semi-public, or private solid non-hazardous waste disposal facility.

Pursuant to Public Resources Code 43000 et seq., certain findings are required for designating sites for solid waste disposal facilities. Findings must show that an existing organic or municipal solid waste disposal facility, a new facility, or future expansion of an existing facility is consistent with the Kern County and Incorporated Cities Integrated Waste Management Plan and the Kern County General Plan, and that adjacent authorized land uses are compatible with such a facility.

This Appendix is intended to provide procedural guidance and criteria to ensure land use compatibility for the health and safety of the residents of Kern County.

All proposed and existing organic or municipal solid waste disposal facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or applicable Specific Plan to designate the site as a Solid Waste Disposal Facility (Map Code 3.4). Furthermore, the following findings shall be made:

1. That the County of Kern has adopted a General Plan which complies with the requirements of Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7;
2. That the proposed establishment or expansion of a site for a solid waste disposal facility is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated "Solid Waste Disposal Facility" (Map Code 3.4);
3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the solid waste disposal facility;
4. That a conditional use permit will be required, authorizing the establishment or expansion of the solid waste disposal facility, including site improvements;
5. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

DECISION PROCEDURE FOR SITING SOLID WASTE DISPOSAL FACILITIES

1. Solid waste disposal facilities shall be designated on applicable General Plan maps or Specific Plan maps as "Solid Waste Disposal Facility" (Map Code 3.4).
 - A. When planning new organic and municipal solid waste disposal facilities. All sites shall exclude:
 - 1) Existing or planned areas of urban density (residential and commercial) as defined by this General Plan.
 - 2) Public facilities which are deemed not compatible with organic and municipal solid waste disposal facilities (Map Codes 3.1, 3.2, and sensitive existing land use within 3.3).
 - 3) Significant historic, or archaeological areas as defined by CEQA Guidelines Section 15064.5.
 - 4) 100-year floodplain (Map Code 2.5).
 - 5) High groundwater defined for facilities as:
Unlined Facilities: 100 feet below the proposed depth of refuse.
Lined Facilities: 25 feet below the proposed depth of refuse.

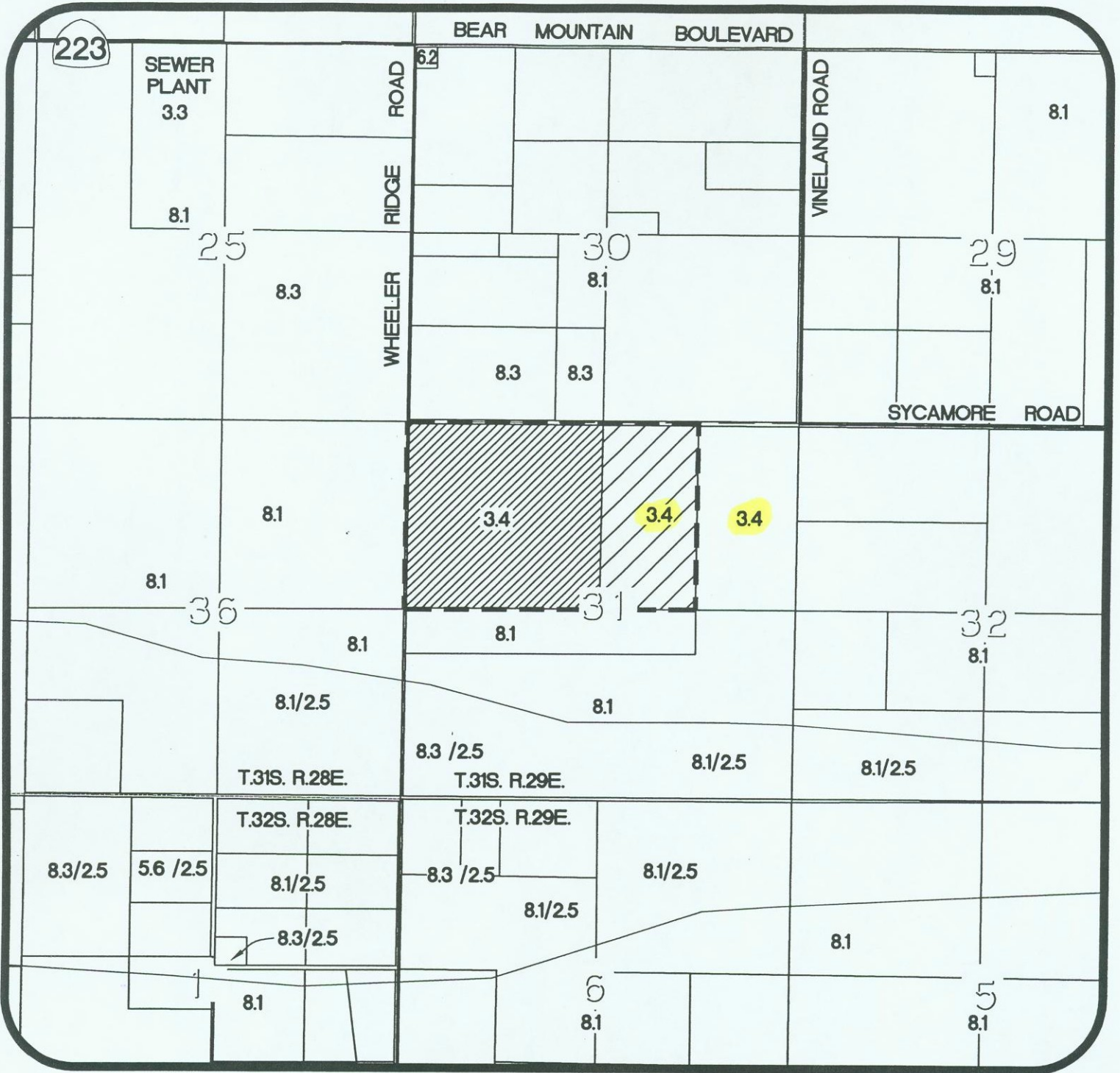
Facilities may be sited in areas of high groundwater if subsurface studies and Regional Water Quality Control Board concurrence, indicates conditions exist that could allow for development.
 - 6) Class VIII soils (rock outcrops).
 - 7) Nonqualified soils based on Natural Resource Conservation Service criteria (soils presently not rated and not included in Table 9, page 149, Soil Survey for Southeastern Part of Kern County, 1981 edition).
 - 8) Classes I and II agricultural soils with surface water delivery systems.
 - 9) Classes I, II, and III soils.
 - 10) Agricultural Preserve areas having a minimum productivity of \$200 an acre per year.
 - 11) Gas and oil producing areas that cannot be mitigated or accommodated.
 - 12) Areas containing rare or endangered plant or animal life that cannot be mitigated or accommodated.

TABLE OF MAPS

The following maps depict each official solid waste facility, type of facility, surrounding map code designation, and existing dwelling units within 1,200 feet of the site's perimeter. Only those facilities that are under the jurisdiction of the County of Kern or that are intended to operate or have operated through a private contractor are listed in this Appendix.

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Sec. 34, T. 9 N., R. 19 W.	327
Sec. 6, 7 T. 26 S., R. 34 E.....	328



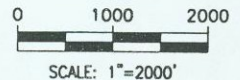
ARVIN SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 30 & 31,
T.31S., R.29E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL

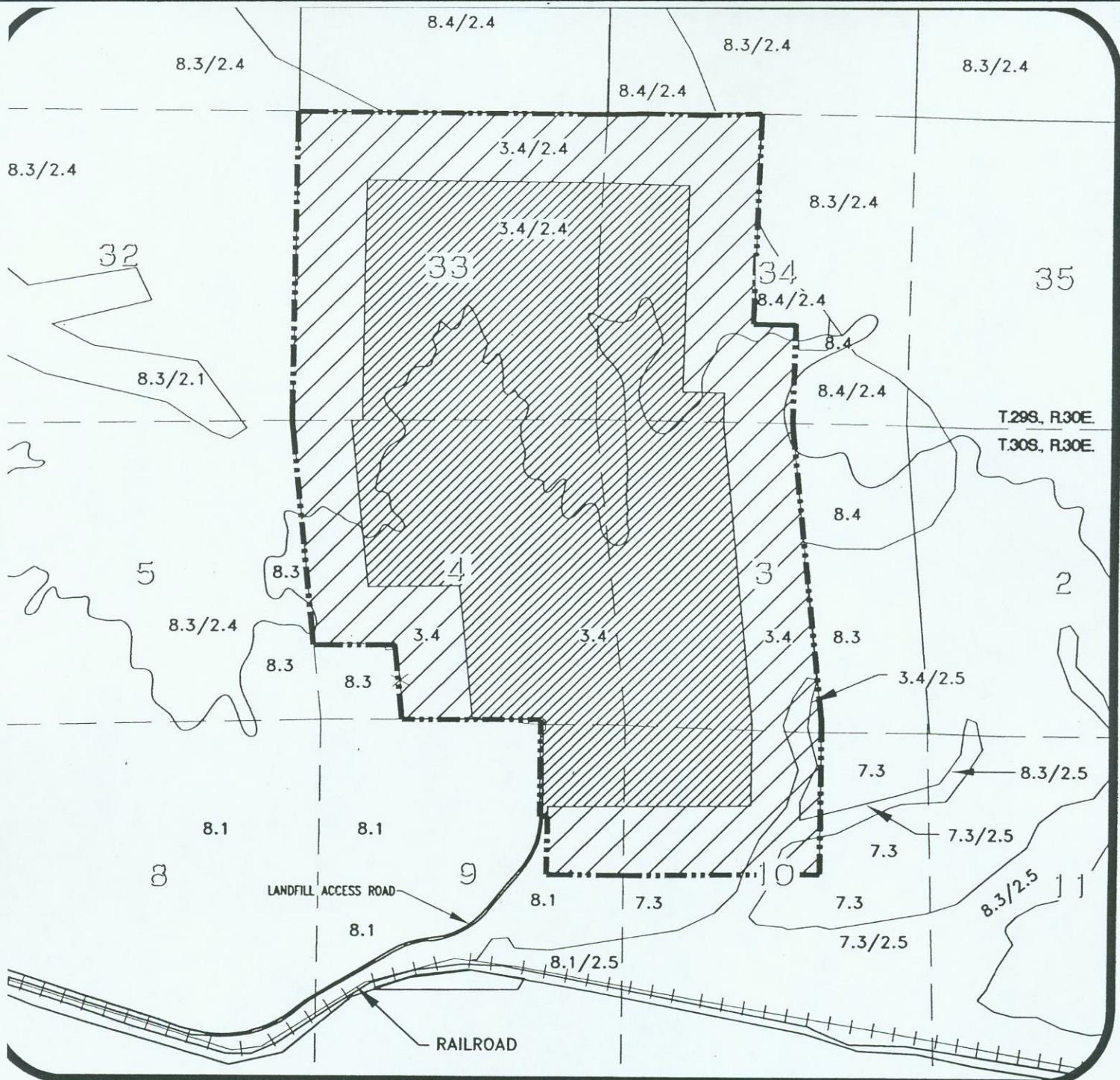


04/15/04

APPENDIX "E" MAP

04ARSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



BAKERSFIELD METROPOLITAN (BENA) SANITARY LANDFILL

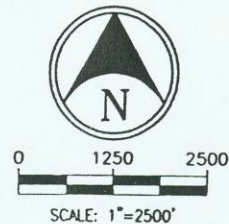
SITE LOCATION

PORTION OF SECTION 33, 34
T.29S., R.30E., M.D.B.&M.

PORTION OF SECTION 3, 4, 9, 10
T.30S., R.30E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL

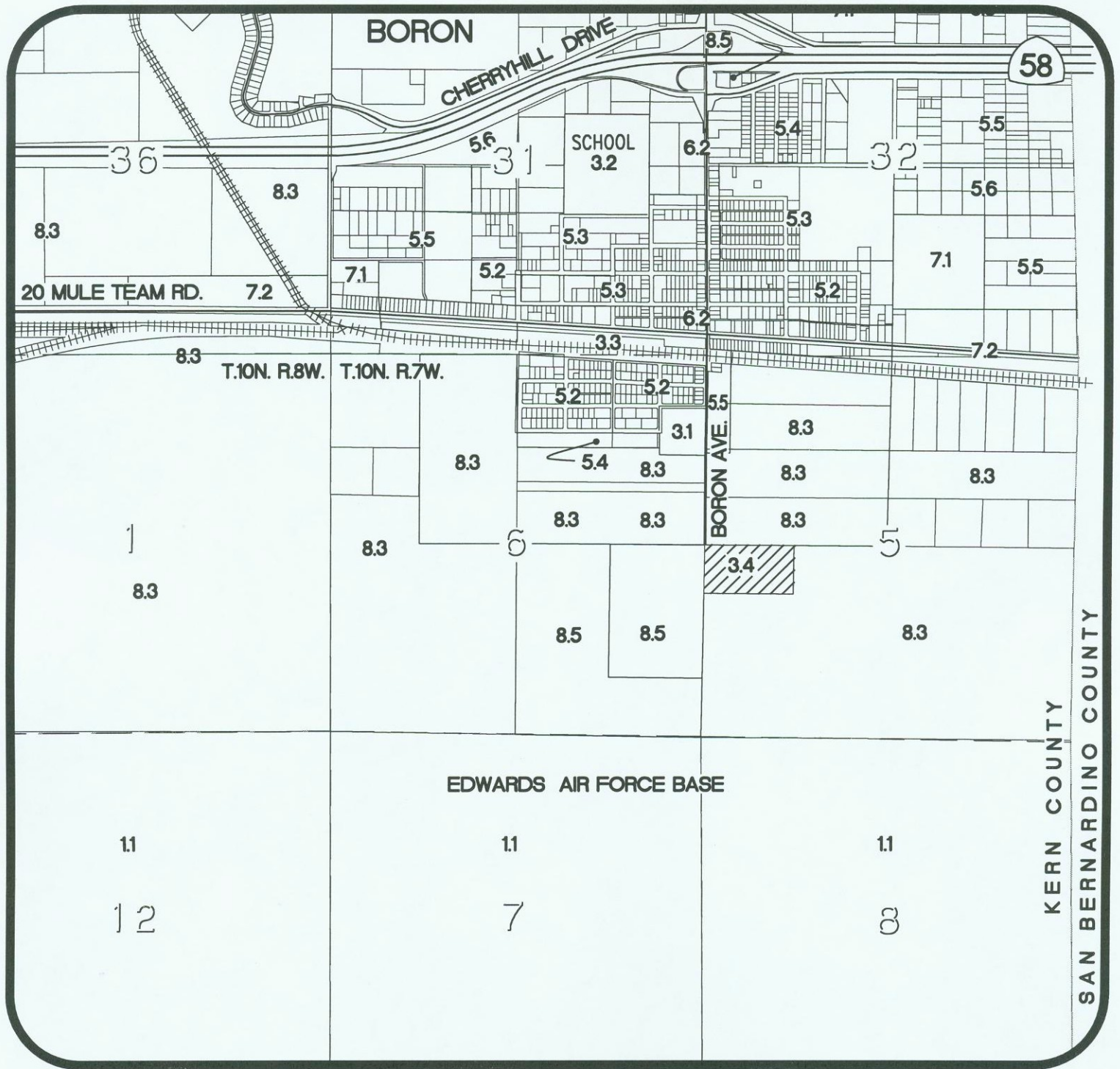


03/29/04

APPENDIX "E" MAP

04BESL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



BORON SANITARY LANDFILL

SITE LOCATION

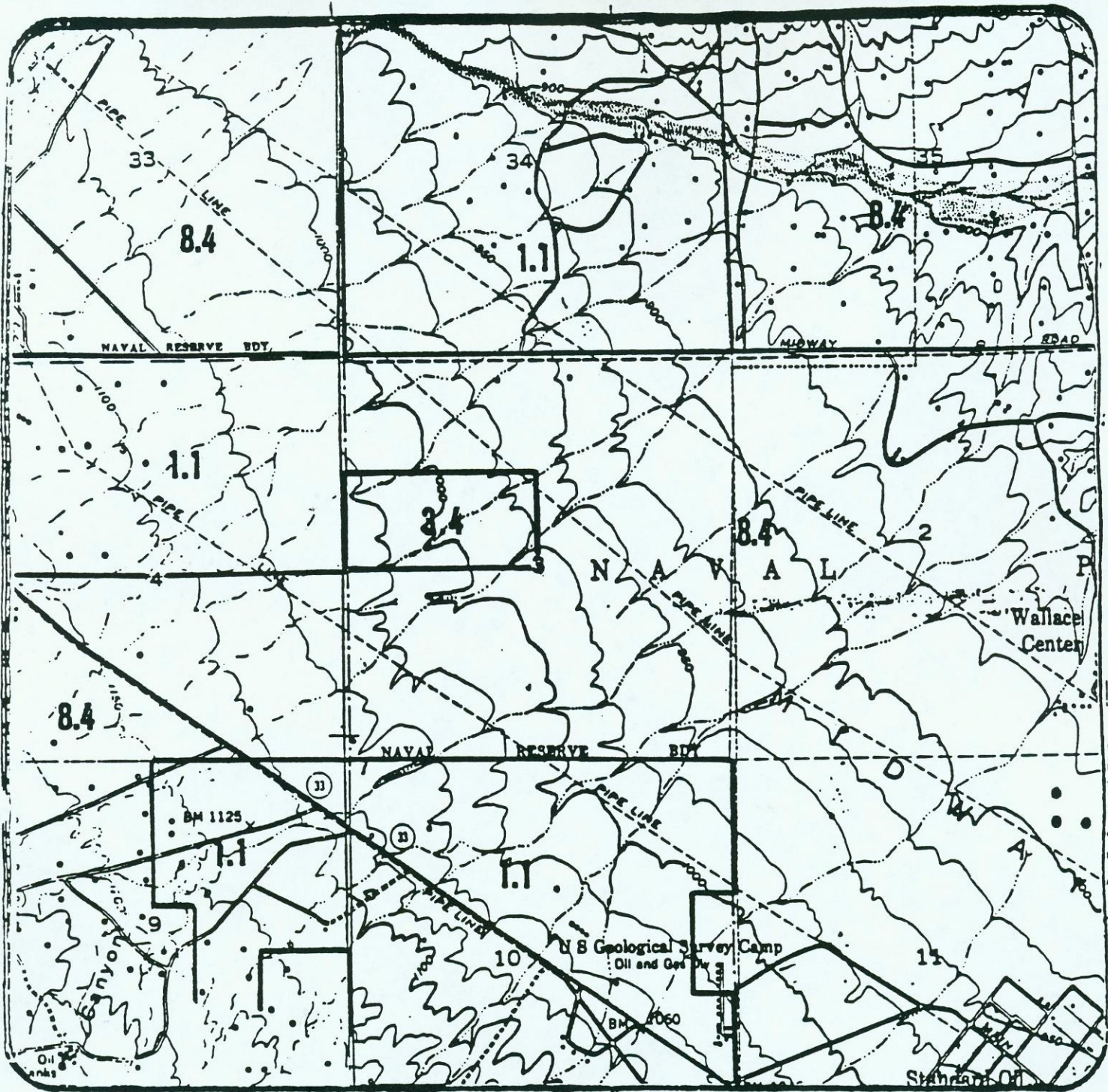
NORTH 1/2 OF THE NW 1/4
OF THE SW 1/4 OF SECTION 5,
T.10N., R.7W., S.B.B.&M.

LEGEND

LANDFILL

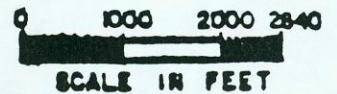
04/14/04
APPENDIX "E" MAP
04BOSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation

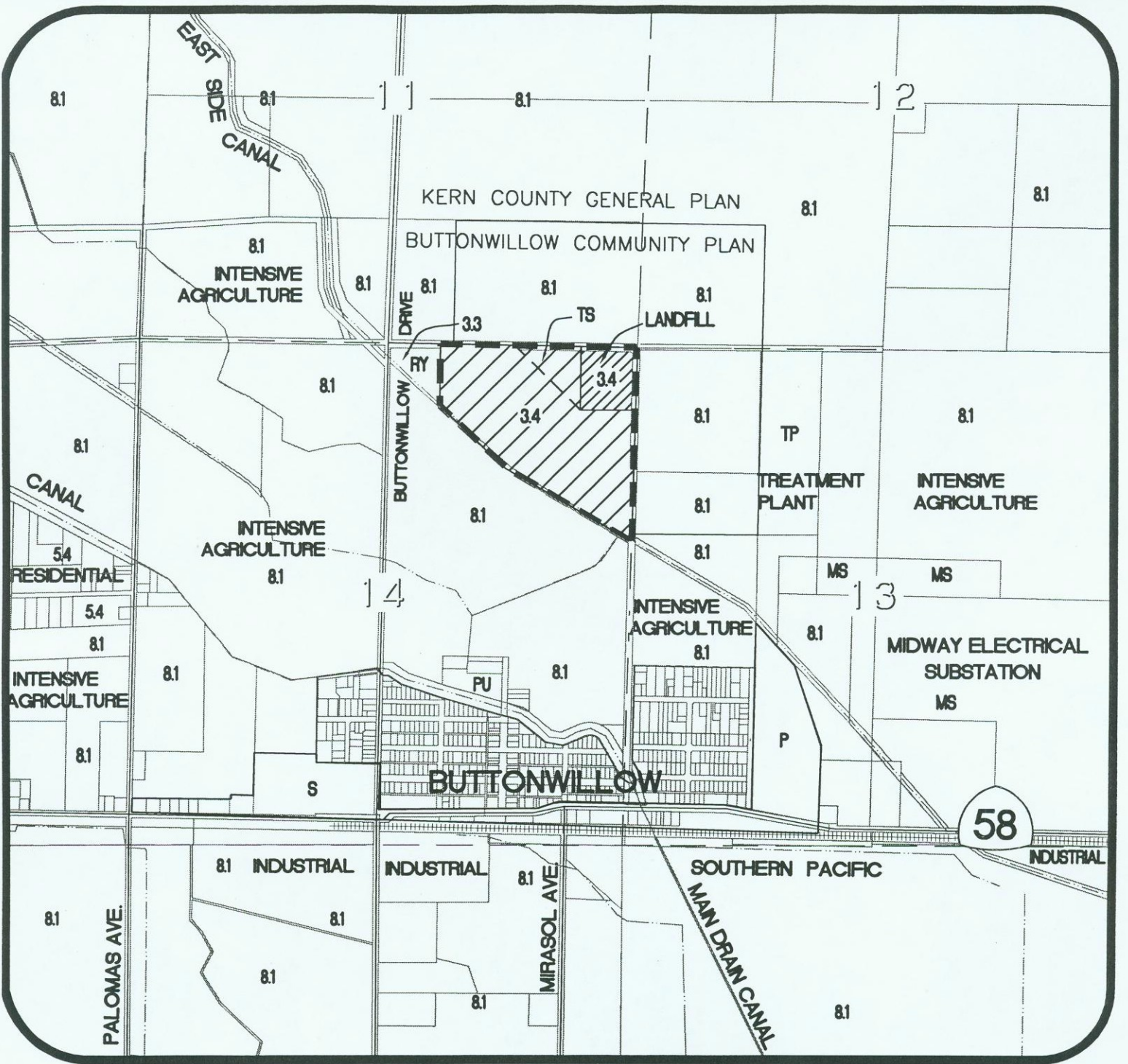


BUENA VISTA WASTE DISPOSAL

SITE LOCATION



The S 1/2 of the NW 1/4 of Sec. 3, T. 32 S. R. 23 E.



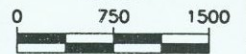
BUTTONWILLOW SANITARY LANDFILL/TRANSFER STATION

LEGEND

- BUFFER
- LANDFILL

SITE LOCATION

PORTION OF THE
NE 1/4 OF SECTION 14,
T.29S., R.23E., M.D.B.&M.



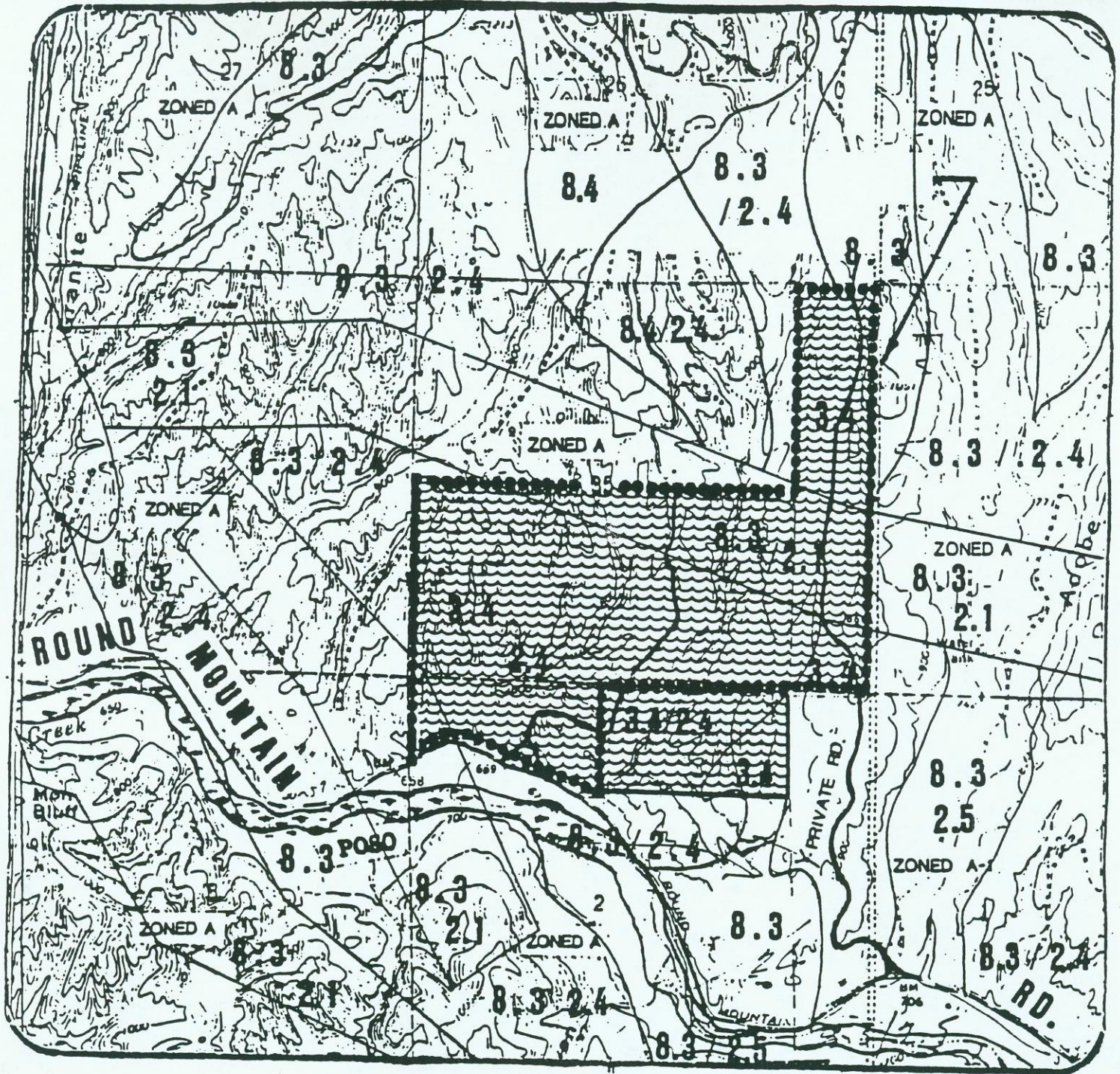
SCALE: 1"=1500'

04/15/04

APPENDIX "E" MAP

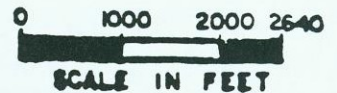
04BWSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation

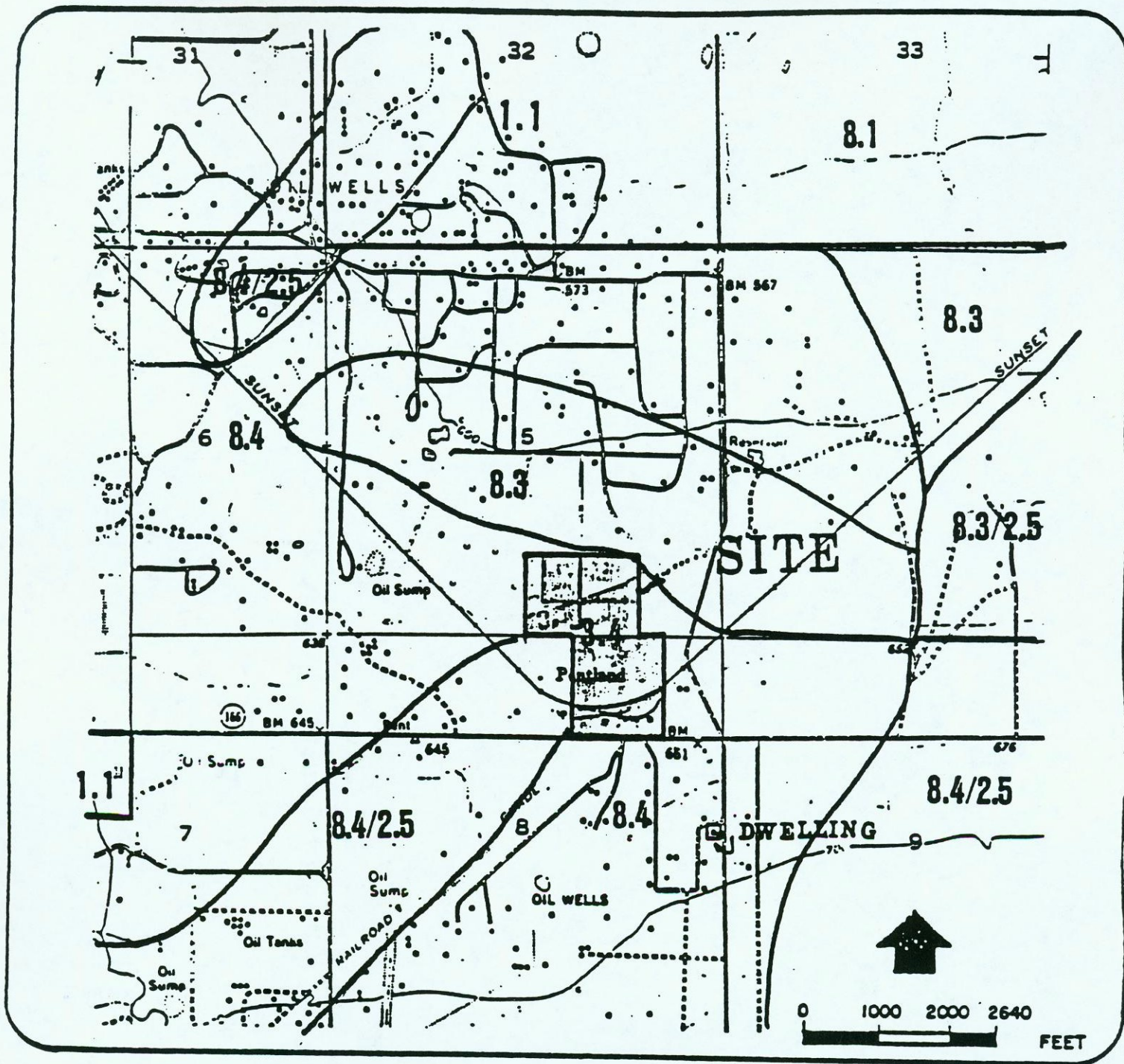


CHEMICAL WASTE MANAGEMENT

SITE LOCATION



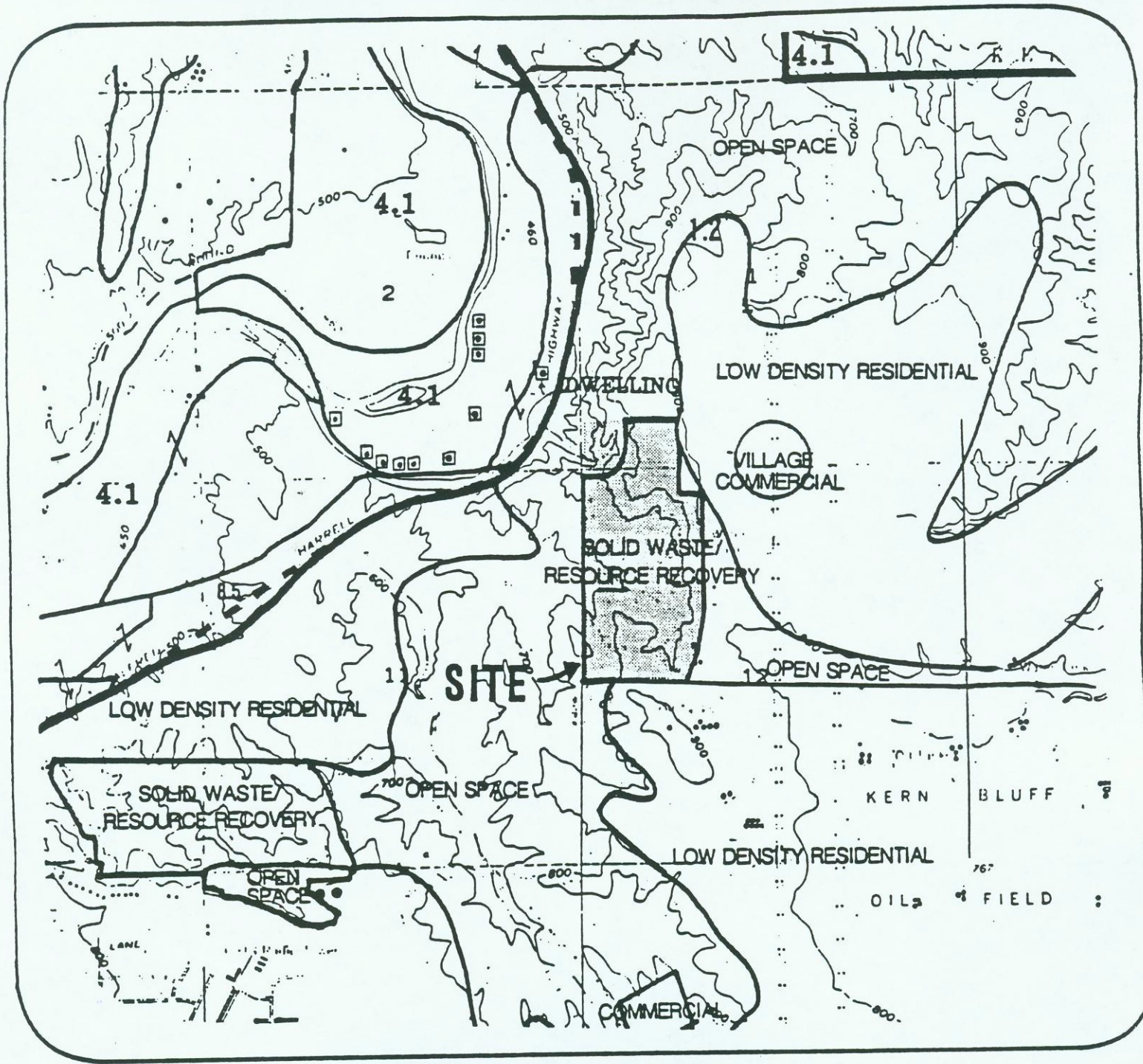
The S 1/2 of Sec. 35 and the W 1320 ft. of Sec. 36, T. 27 S. R. 28 E,
and a Portion of the N 1/2 of Sec. 2, T. 28 S. R. 28 E.



SITE LOCATION

Chevron Site: Being a portion of the $E\frac{1}{2}$ of Section 5, T11N, R23W, SBB&M. Beginning at the SW corner of Section 5; thence east 2700 feet along the south section line to the true point of beginning; thence north 1090 feet; thence east 1600 feet; thence south 1090 feet to a point on the south section line; thence west 1600 feet to the true point of beginning

Derrick Disposal Site: $E\frac{1}{2}$ of $NW\frac{1}{4}$ of $NE\frac{1}{4}$ and the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 8, T11N, R23W, SBB&M

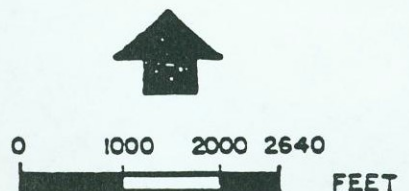


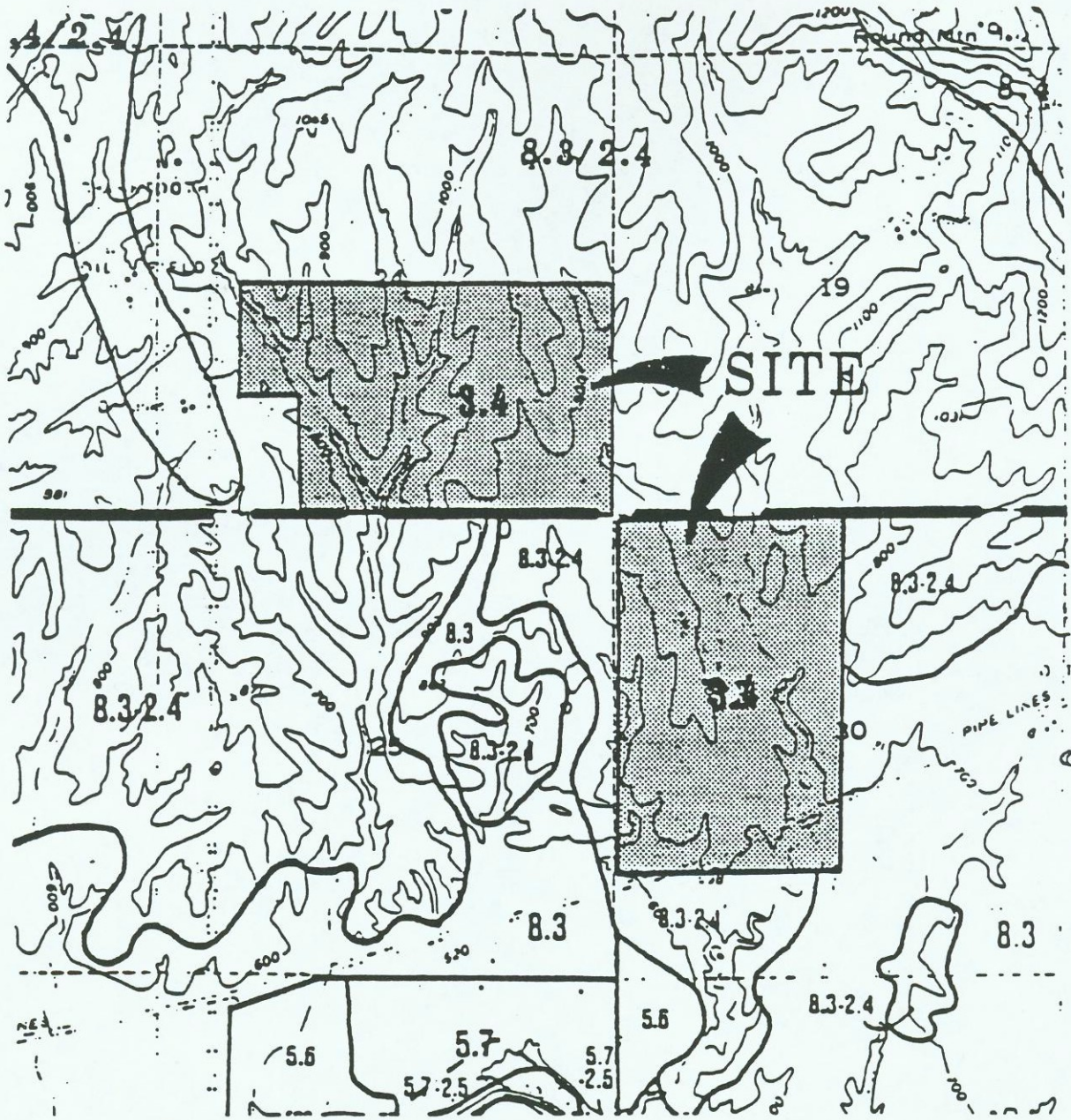
CHINA GRADE LANDFILL

SITE LOCATION

Ptns. Secs. 1 & 12, T. 29 S. R. 28 E.

Kern County Map Code 1.2 (INCORPORATED CITIES)





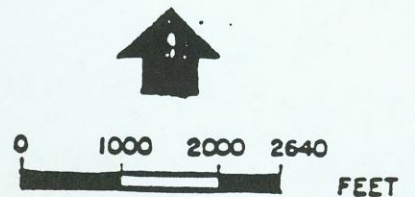
EPC EASTSIDE DISPOSAL FARM

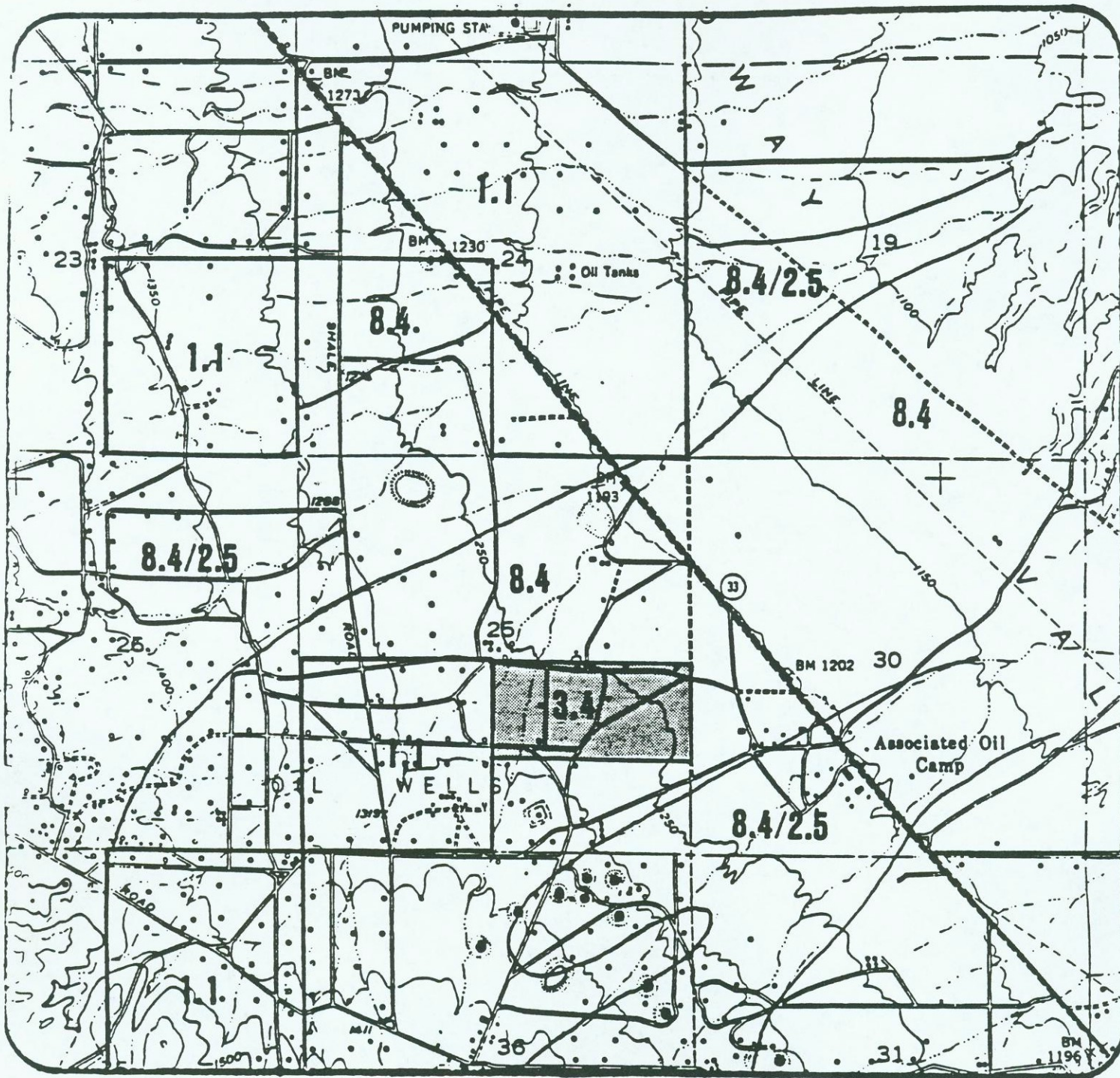
SITE LOCATION

POR. OF SEC.24 T28S R28E

POR. SEC.30 T28S R29E

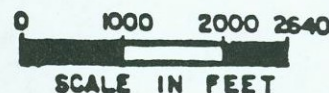
NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE



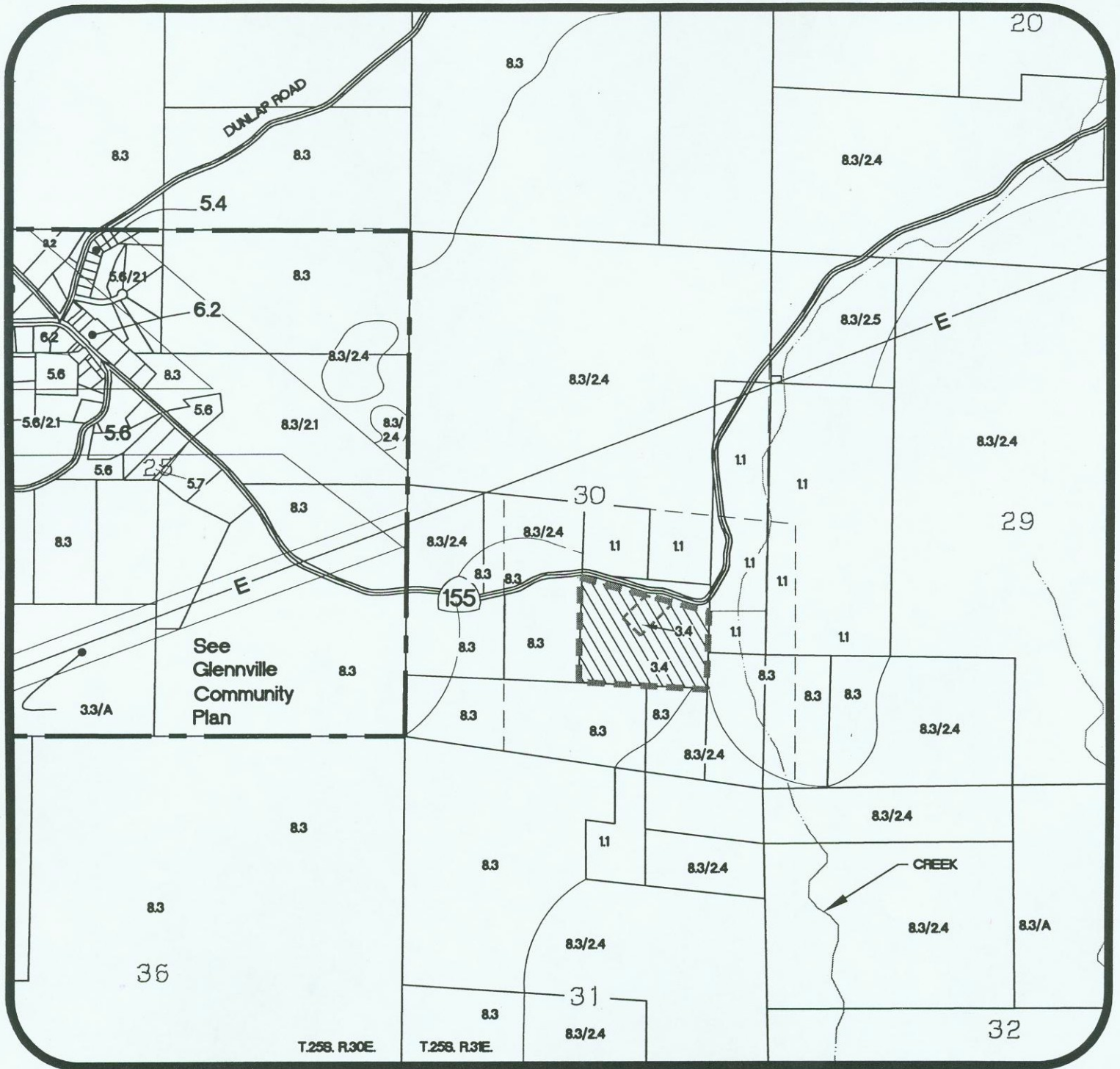


E.P.C. WESTSIDE DISPOSAL FARM

SITE LOCATION



The N 1/2 of the SE 1/4 of Section 25, T. 31 S. R. 22 E.



GLENNVILLE TRANSFER STATION/CLEAN CLOSED SANITARY LANDFILL

SITE LOCATION

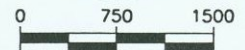
LEGEND



LANDFILL

--- GLENNVILLE COMMUNITY PLAN

PORTION OF SECTION 30,
T.25S., R.31E., M.D.B.&M.



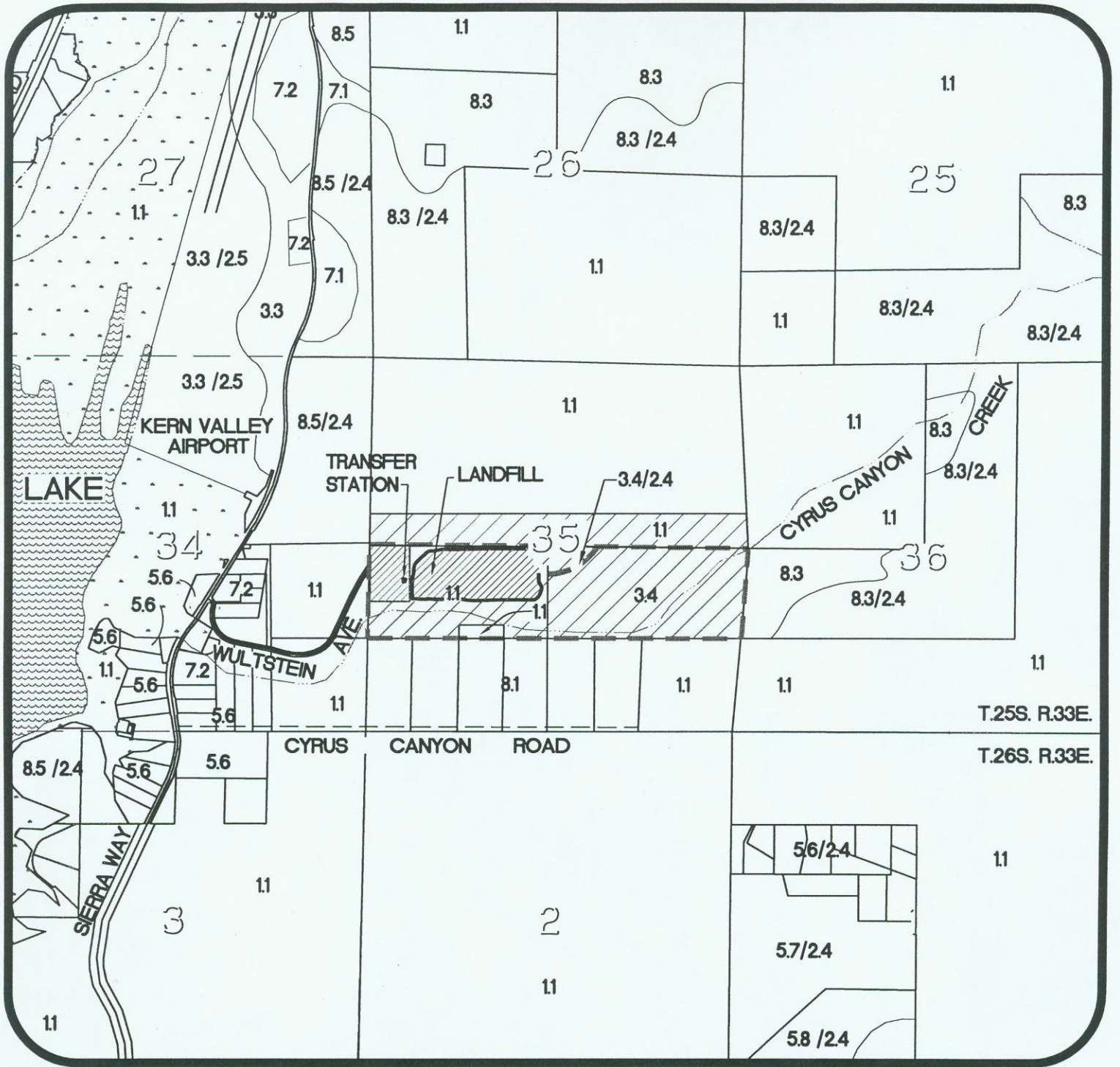
SCALE: 1"=1500'

04/16/04

APPENDIX "E" MAP

04GLSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



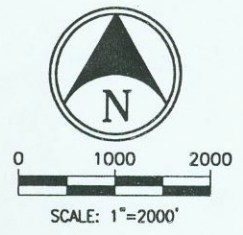
KERN VALLEY SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

PORTION OF SECTION 35,
T.25S., R.33E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL

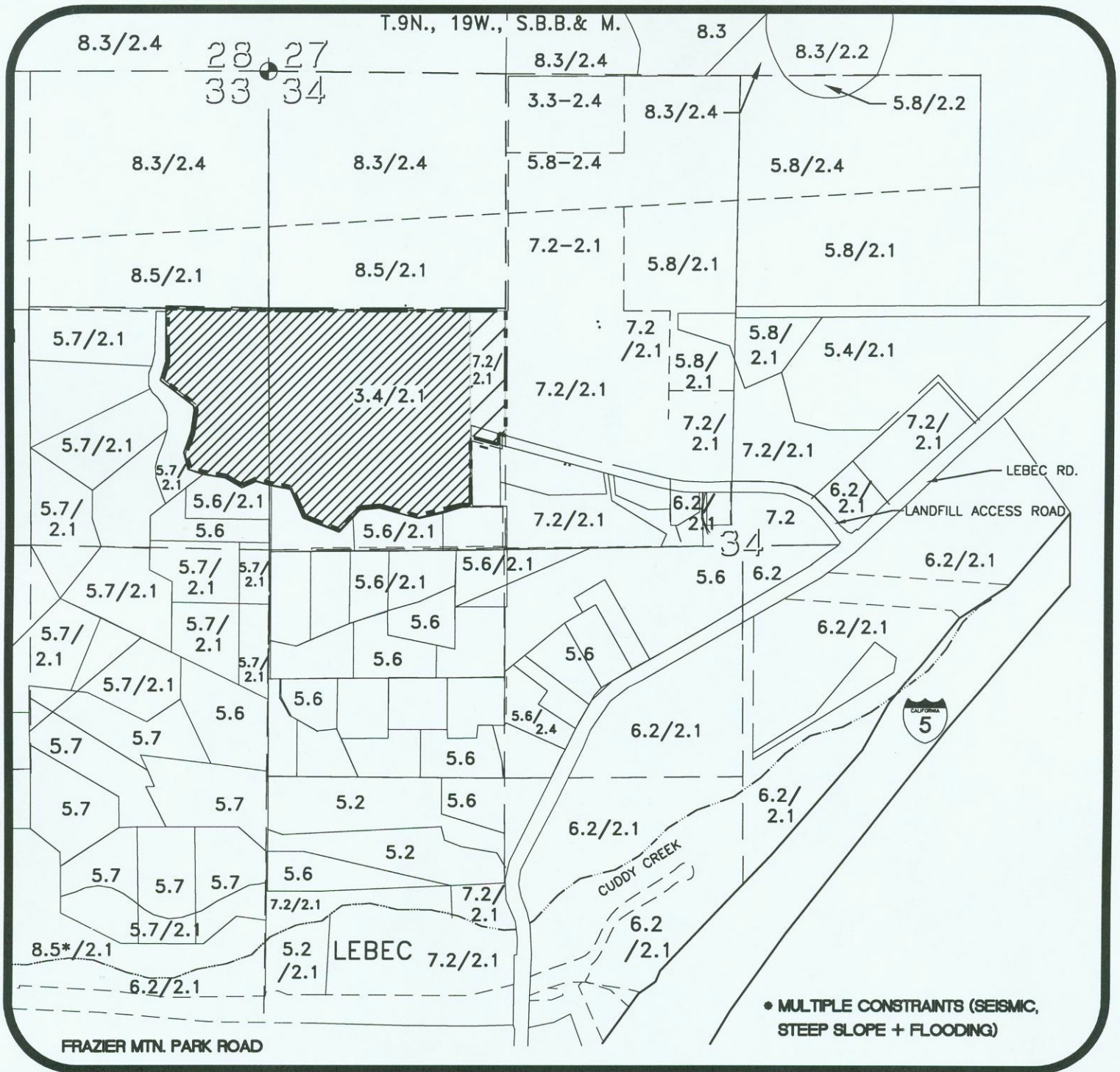


4/16/04

APPENDIX "E" MAP

04KVSLO1

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



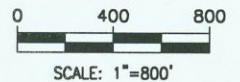
LEBEC SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

PORTION OF SECTION 33, 34,
T.9N., R.19W., S.B.B.&M.

LEGEND

-  BUFFER
-  LANDFILL

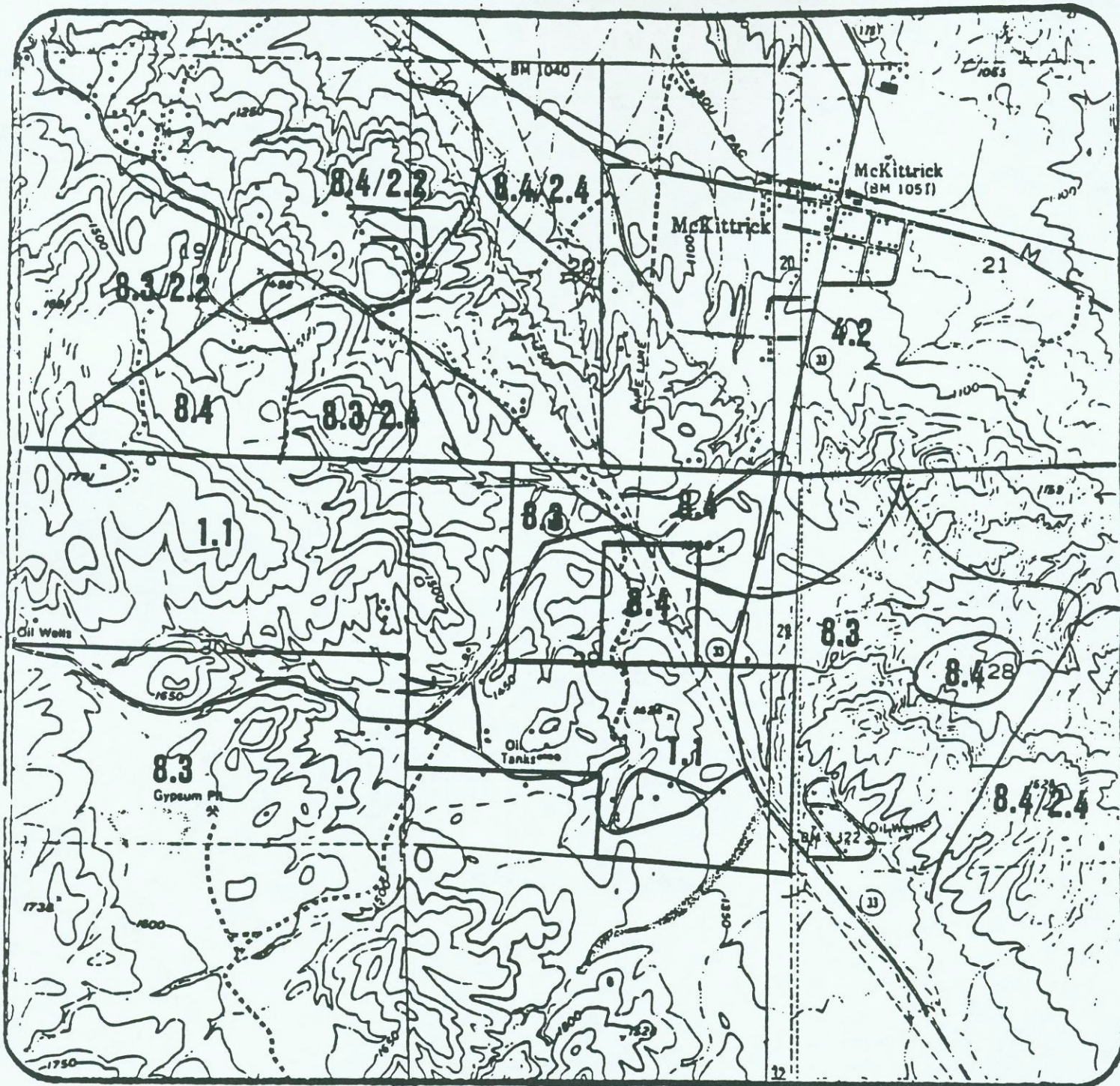


04/30/04

APPENDIX "E" MAP

04LESLO1

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



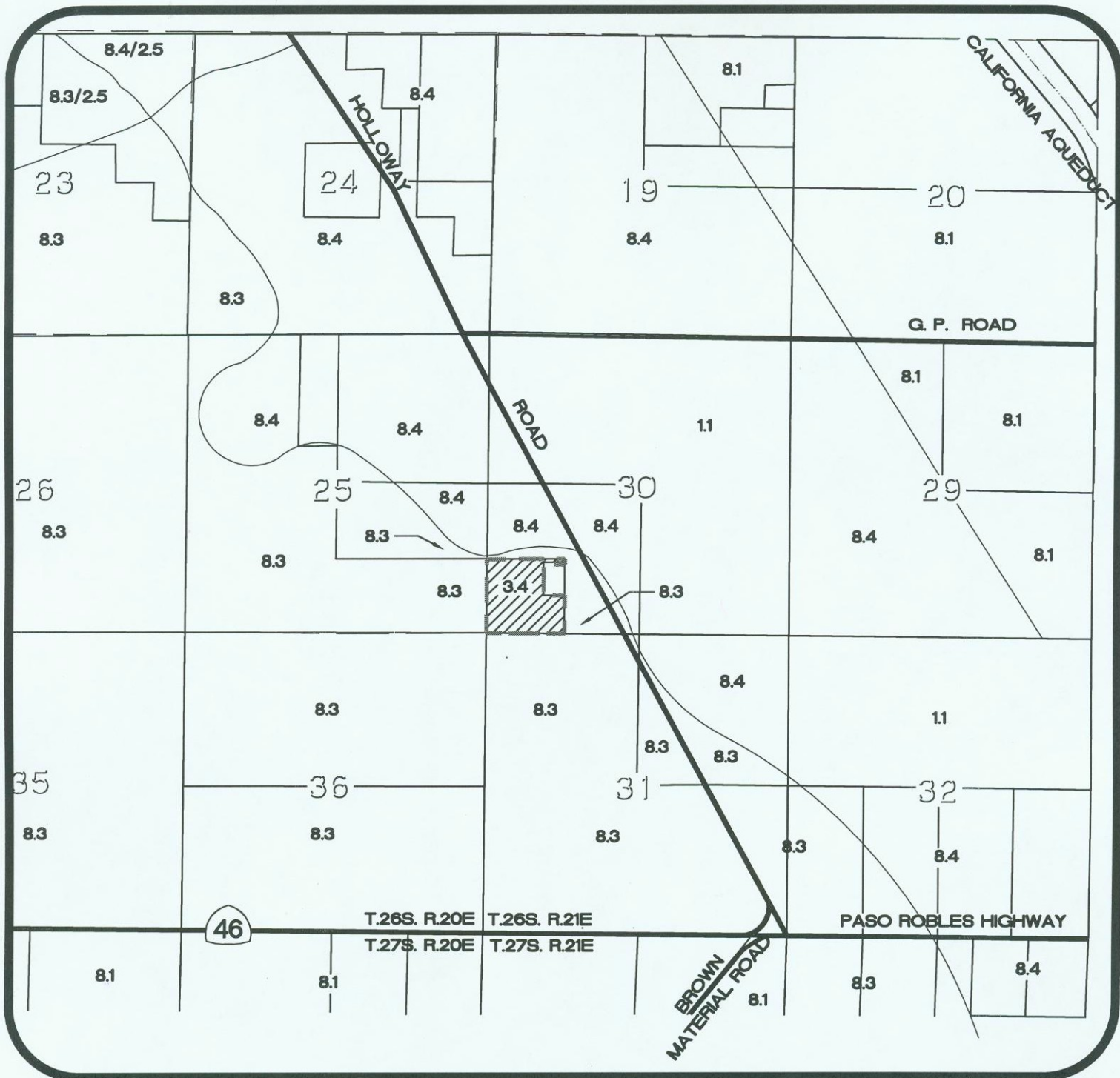
LIQUID WASTE MANAGEMENT

SITE LOCATION



The SW 1/4 of the NE 1/4 and the S 1/2
of the S 1/2 of the NW 1/4 of the NE 1/4 of Section 29, T. 30 S. R. 22 E.





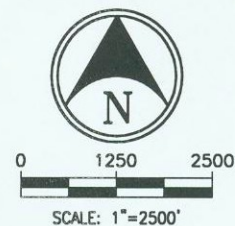
LOST HILLS SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

LEGEND

 LANDFILL

PORTION OF THE SW 1/4 OF
THE SW 1/4 OF SECTION 30
T.26S., R.21E., M.D.B.&M.

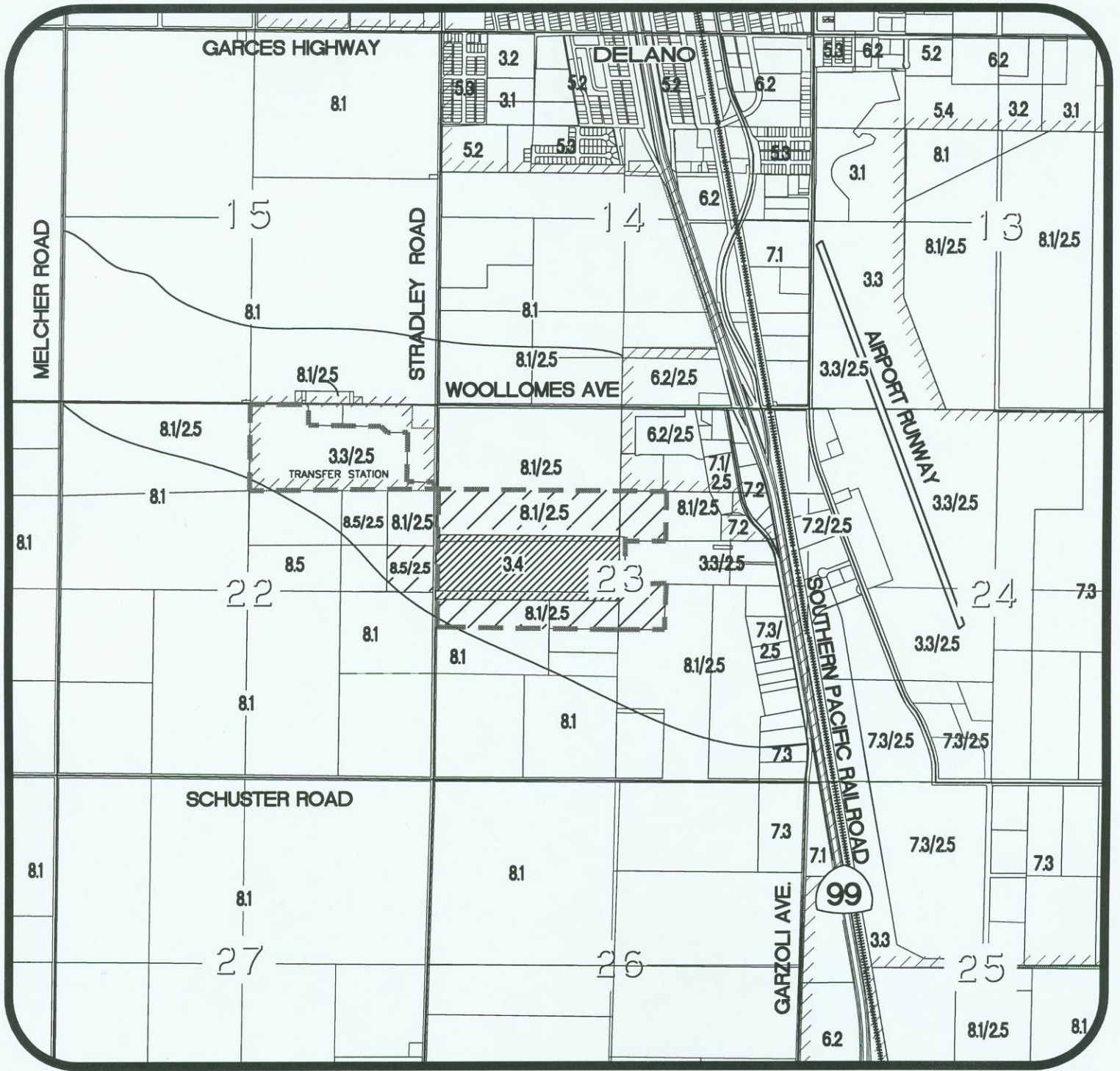


4/30/04

APPENDIX "E" MAP

04LHSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation






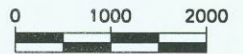
McFARLAND-DELANO SANITARY LANDFILL/TRANSFER STATION

SITE LOCATION

PORTION OF SECTION 23,
T.25S., R.25E., M.D.B.&M.

LEGEND

-  CITY LIMITS
-  BUFFER
-  LANDFILL



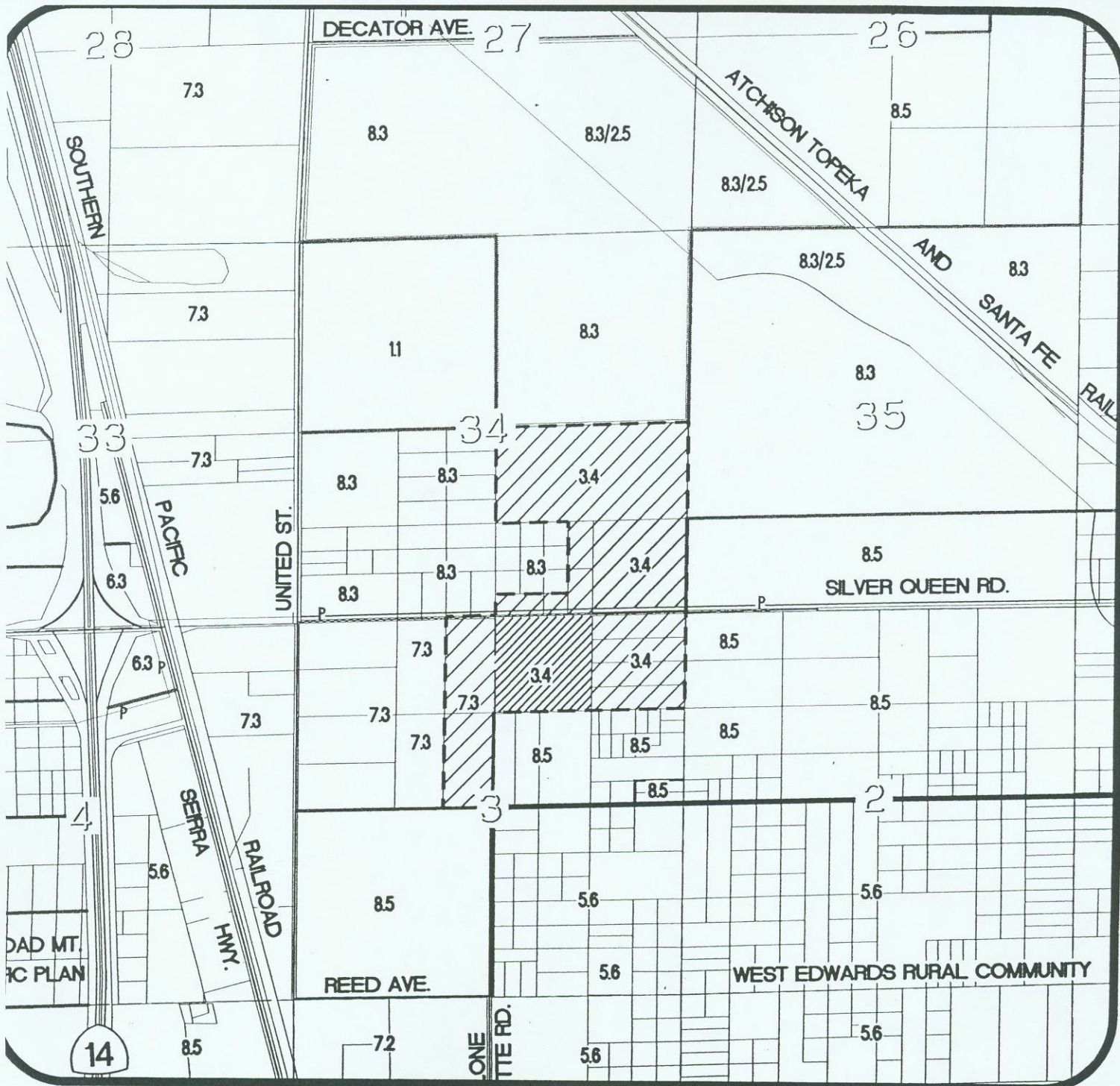
SCALE: 1"=2000'

04/30/04

APPENDIX "E" MAP

04MDSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



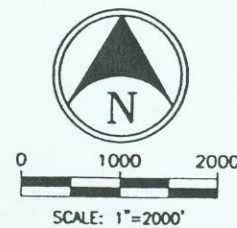
MOJAVE-ROSAMOND SANITARY LANDFILL

SITE LOCATION

LEGEND

-  BUFFER
-  LANDFILL

PORTION OF THE N. 1/2 OF SECTION 3,
T.10N., R.12W., S.B.B.&M.
PORTION OF E 1/2 SECTION 34,
26 & 27, T.11N., R.12W., S.B.B.&M.

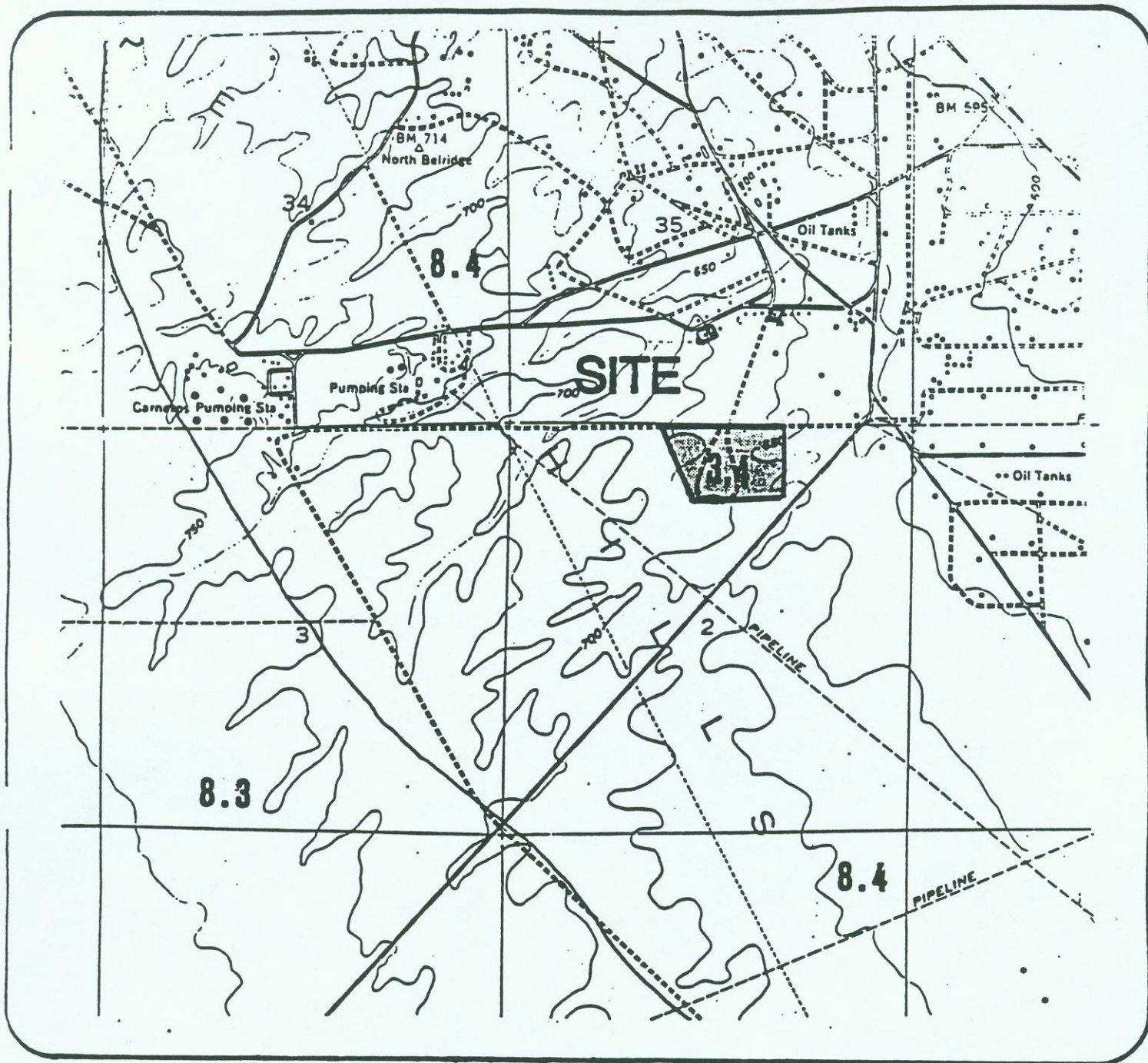


03/30/04

APPENDIX "E" MAP

04MRSLO1

See Kern County Planning Dept. for "Official" General Plan Map Code Designation

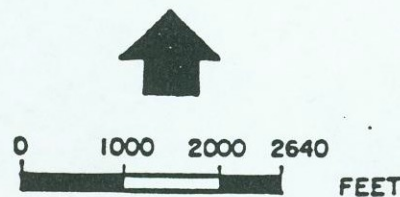


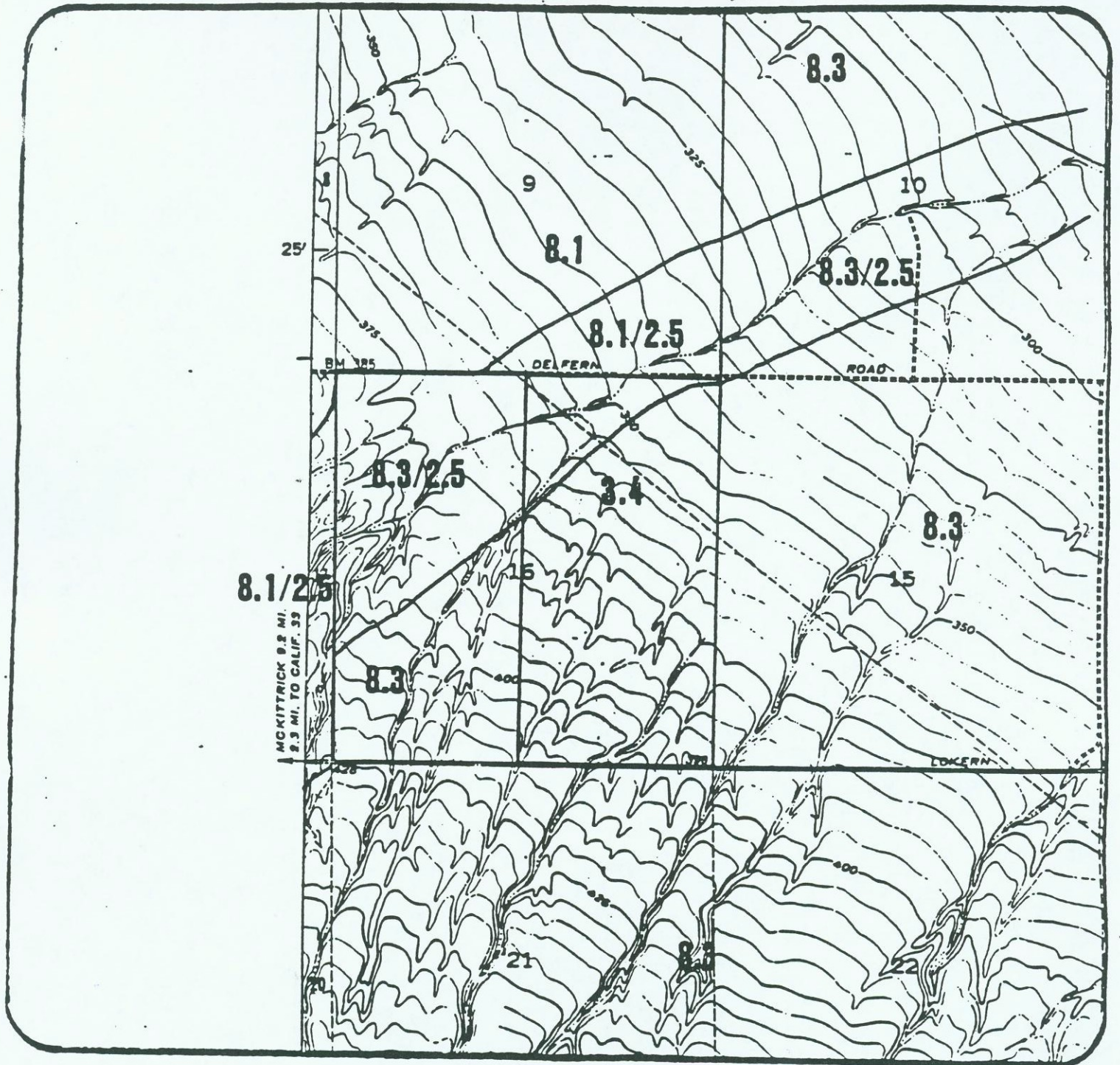
NORTH BELRIDGE

SITE LOCATION

POR. SEC.2 T28S R20E

NEAREST DWELLING UNIT APPROXIMATELY 1200 FEET FROM SITE.





PETROLEUM WASTE MANAGEMENT

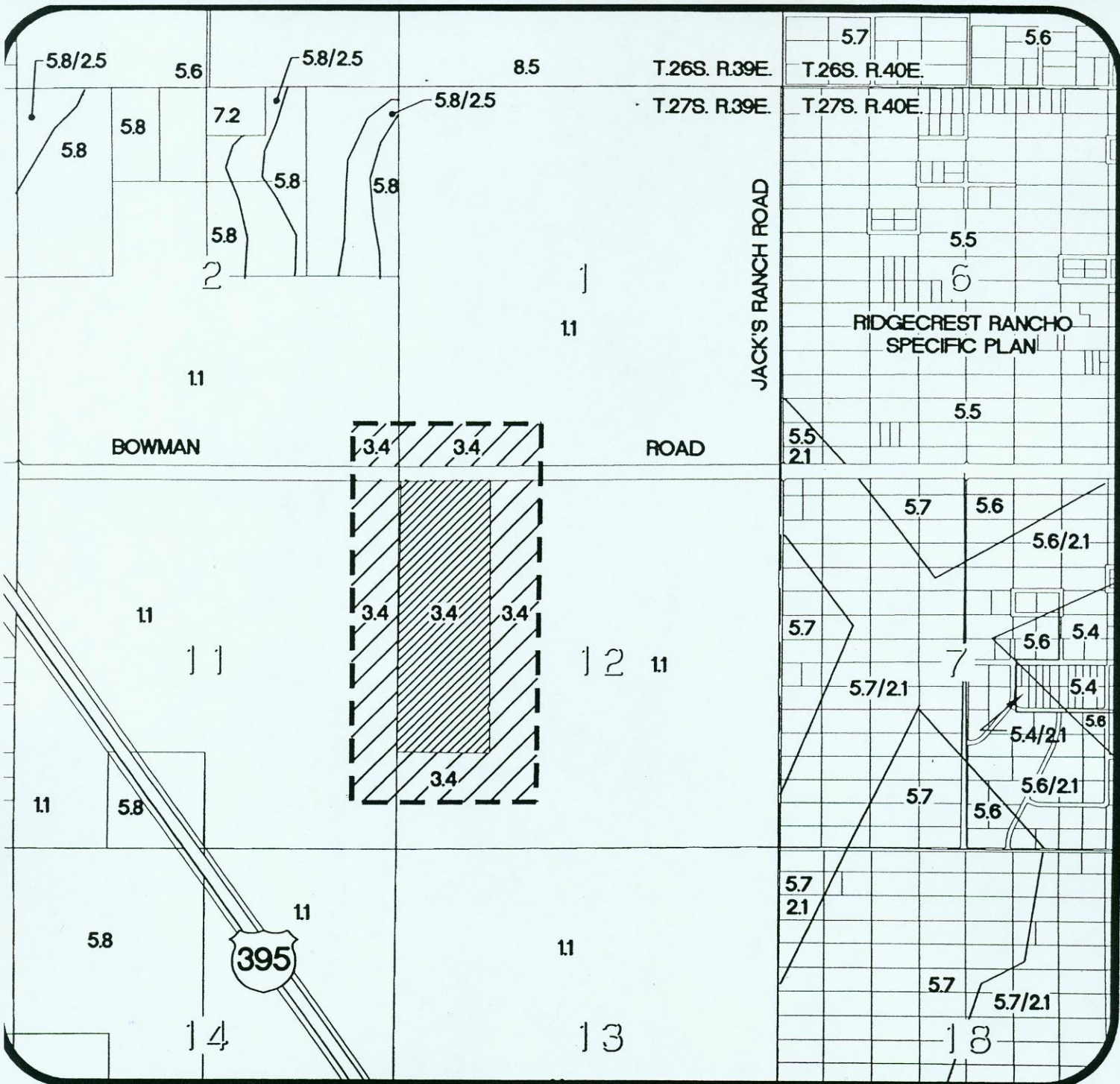
SITE LOCATION



0 1000 2000 2640

SCALE IN FEET

The East 1/2 of Section 16, T. 29 S., R. 22 E.





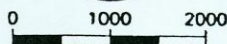
RIDGECREST SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 1, 2, 11 AND 12,
T.27S., R.39E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL



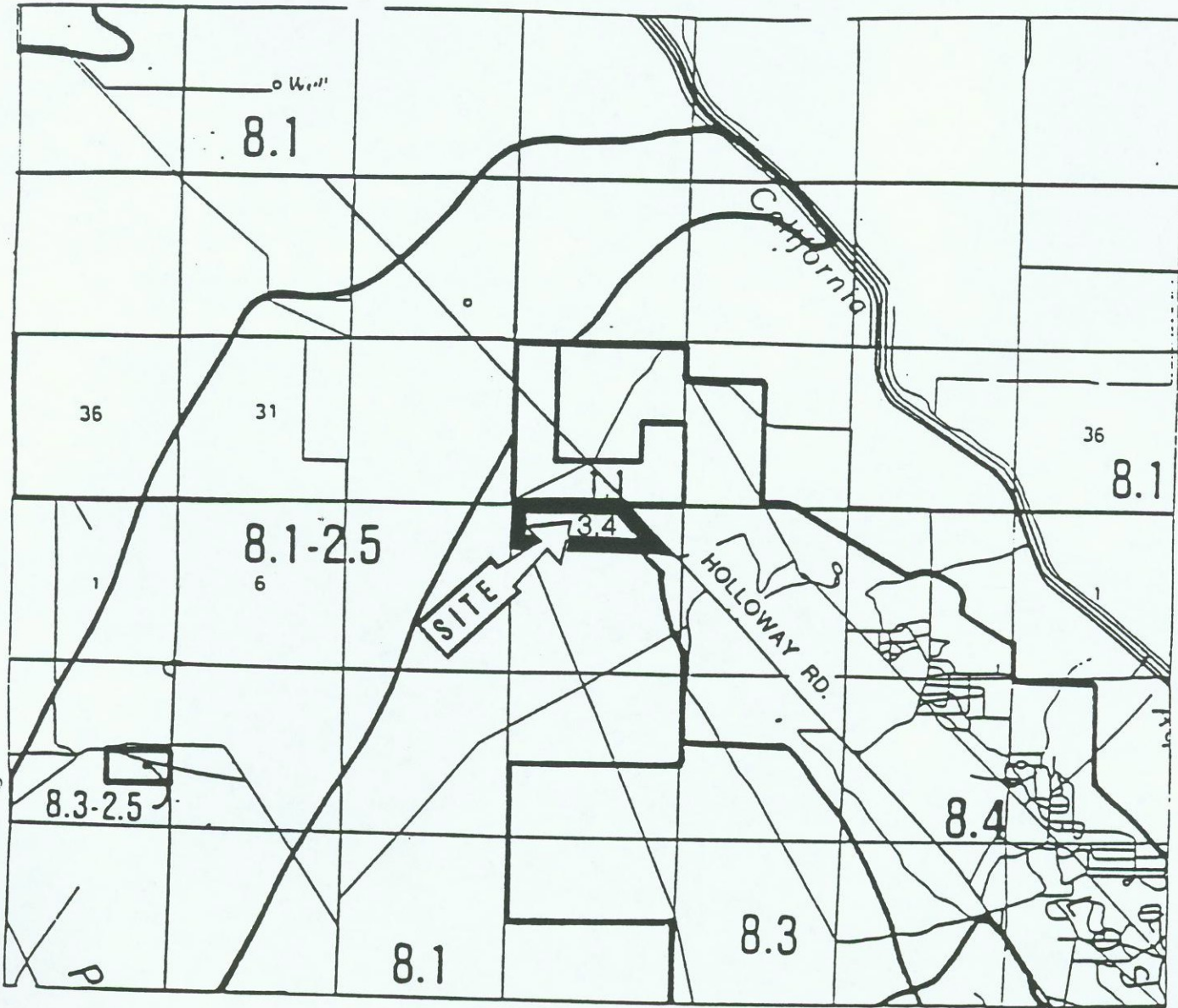
SCALE: 1"=2000'

03/30/04

APPENDIX "E" MAP

04RCSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SEC. 4, T.26 S., R.20 E.

CHANGE DESIGNATION FROM 8.4 TO 3.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY GENERAL PLAN

GPA # 1
MAP # 28

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND

- 1.1 LAND NOT SUBJECT TO STATE OR FEDERAL JURISDICTION
- 1.2 LAND NOT SUBJECT TO STATE OR FEDERAL JURISDICTION

2. PHYSICAL CONSTRAINTS OVERLAY

- 2.1 AERIAL PHOTOGRAPHIC OVERLAY
- 2.2 AERIAL PHOTOGRAPHIC OVERLAY
- 2.3 AERIAL PHOTOGRAPHIC OVERLAY
- 2.4 AERIAL PHOTOGRAPHIC OVERLAY

3. PUBLIC FACILITIES

- 3.1 AIRPORT
- 3.2 AIRPORT
- 3.3 AIRPORT
- 3.4 AIRPORT

4. SPECIAL TREATMENT AREAS

- 4.1 AERIAL PHOTOGRAPHIC OVERLAY
- 4.2 AERIAL PHOTOGRAPHIC OVERLAY
- 4.3 AERIAL PHOTOGRAPHIC OVERLAY

5. RESIDENTIAL

- 5.1 SINGLE-FAMILY RESIDENTIAL
- 5.2 SINGLE-FAMILY RESIDENTIAL
- 5.3 SINGLE-FAMILY RESIDENTIAL
- 5.4 SINGLE-FAMILY RESIDENTIAL
- 5.5 SINGLE-FAMILY RESIDENTIAL
- 5.6 SINGLE-FAMILY RESIDENTIAL
- 5.7 SINGLE-FAMILY RESIDENTIAL
- 5.8 SINGLE-FAMILY RESIDENTIAL

6. COMMERCIAL

- 6.1 GENERAL COMMERCIAL
- 6.2 GENERAL COMMERCIAL
- 6.3 GENERAL COMMERCIAL

7. INDUSTRIAL

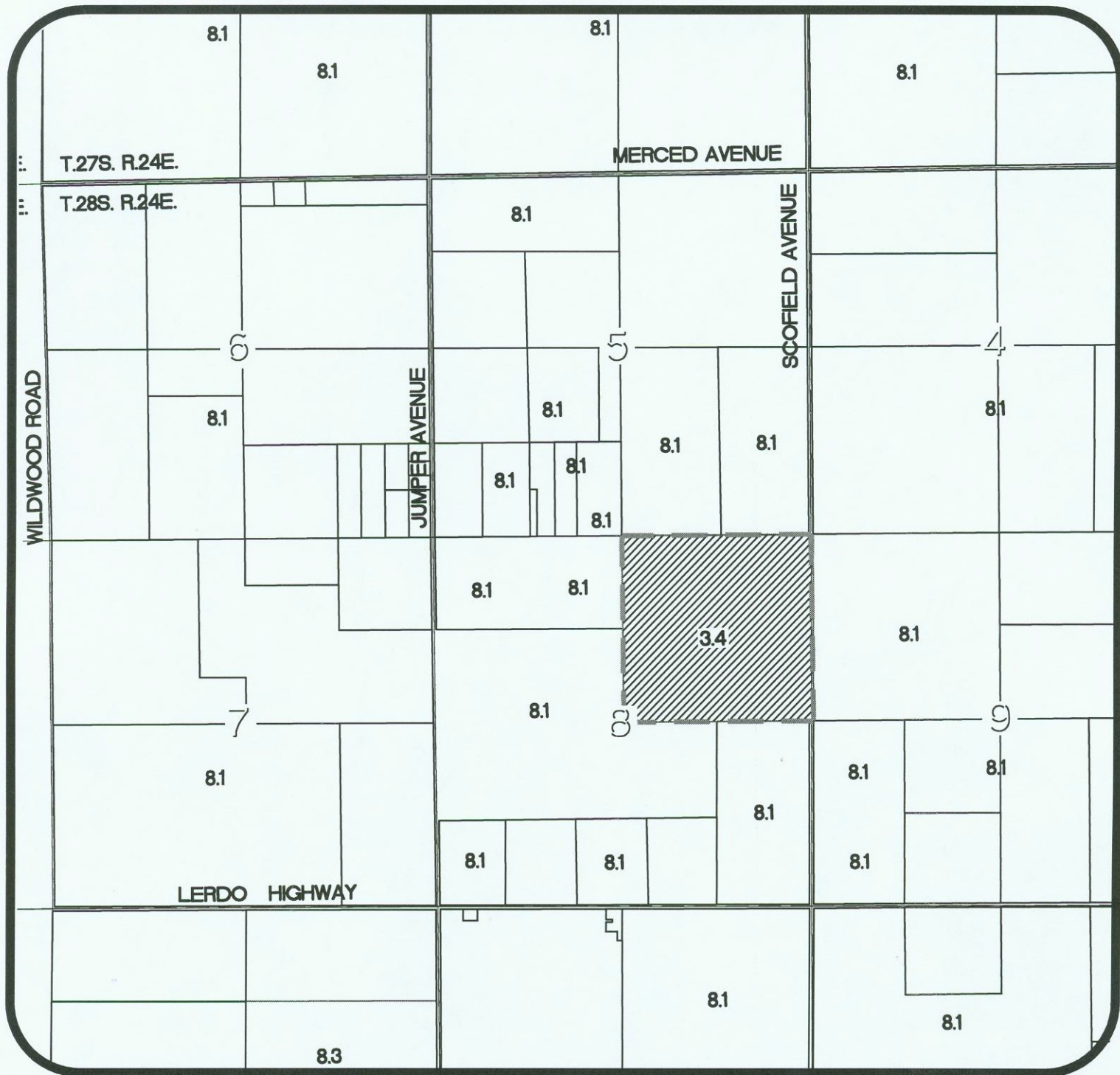
- 7.1 LIGHT INDUSTRIAL
- 7.2 HEAVY INDUSTRIAL
- 7.3 HEAVY INDUSTRIAL

8. RESOURCE

- 8.1 RESOURCE
- 8.2 RESOURCE
- 8.3 RESOURCE
- 8.4 RESOURCE



SAN JOAQUIN COMPOSTING



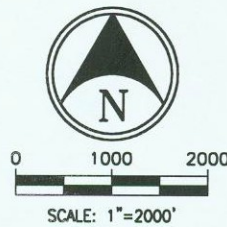
SHAFTER-WASCO SANITARY LANDFILL

SITE LOCATION

NE 1/4 OF SECTION 8,
T.28S., R.24E., M.D.B.&B.

LEGEND

 LANDFILL

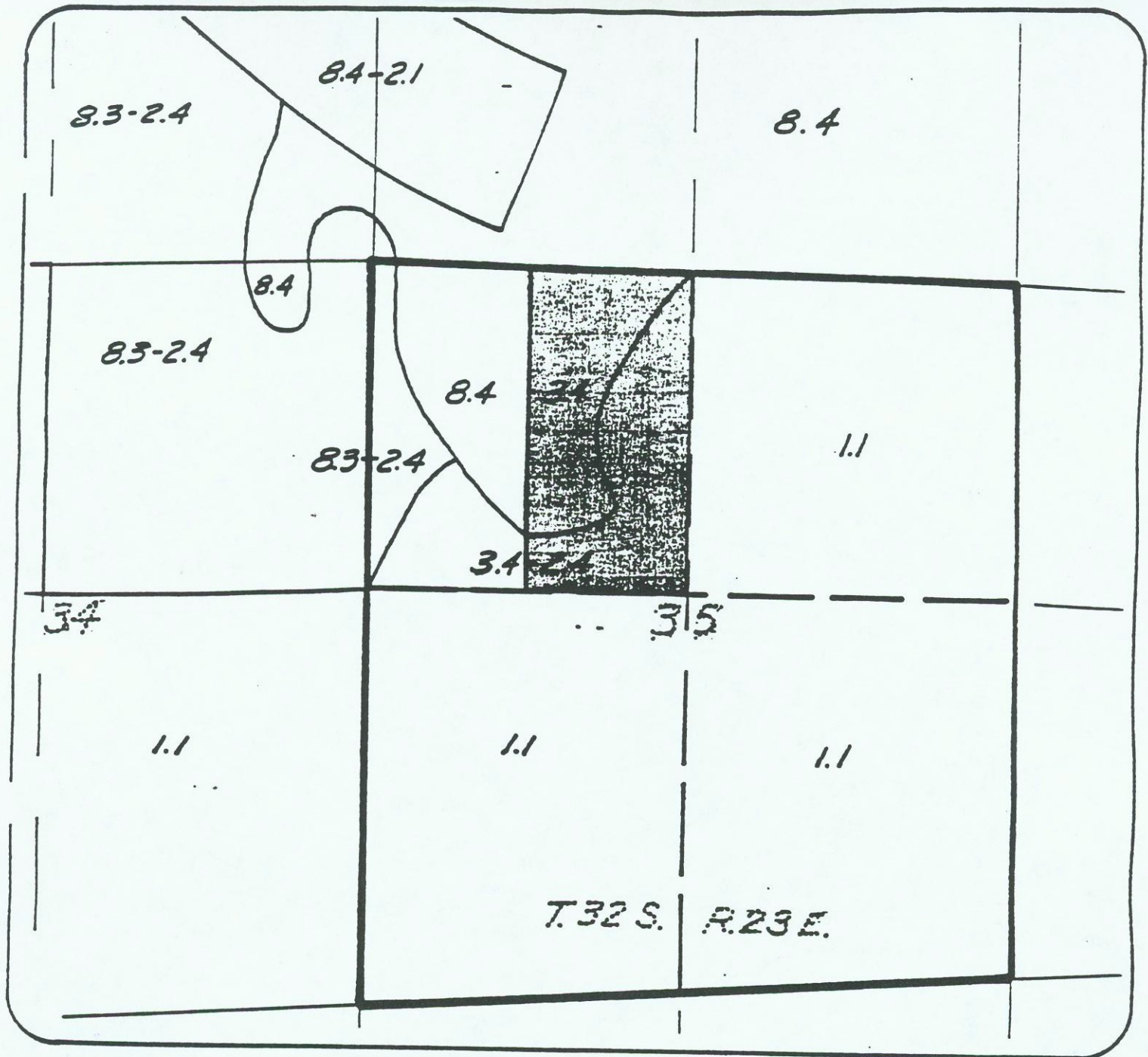


04/30/04

APPENDIX "E" MAP

04SWSL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SHELL OIL WASTE FACILITY

SITE LOCATION

E 1/2 of the NW 1/4 of Sec. 35,
T. 32 S., R. 23 E.

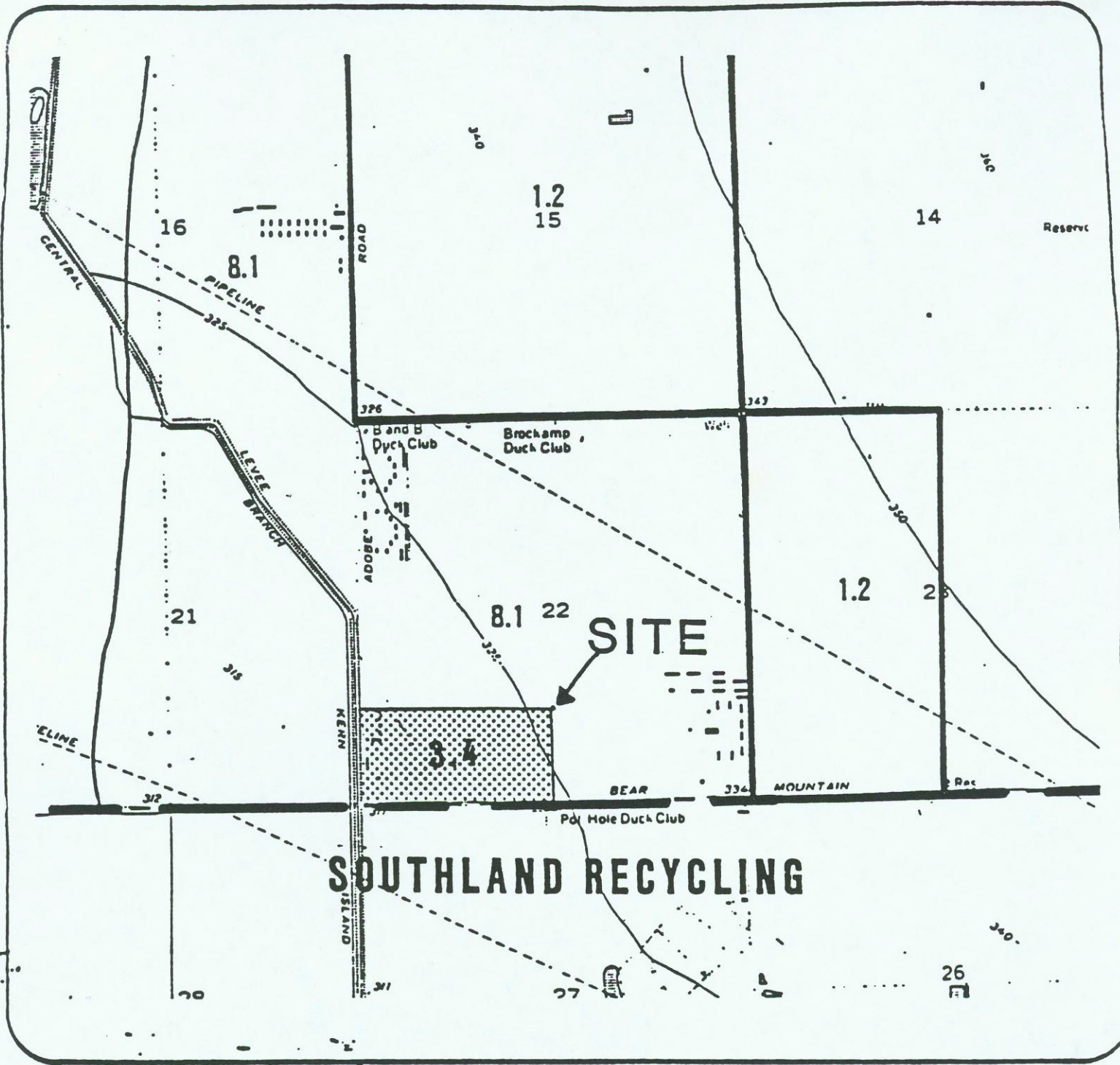


NO DWELLING UNITS WITHIN 1200 FEET OF THE SITE

1" = 1200'



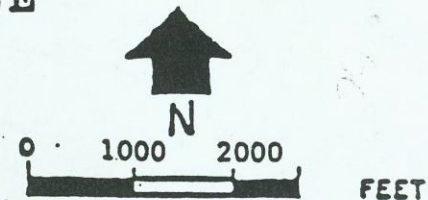
SITE



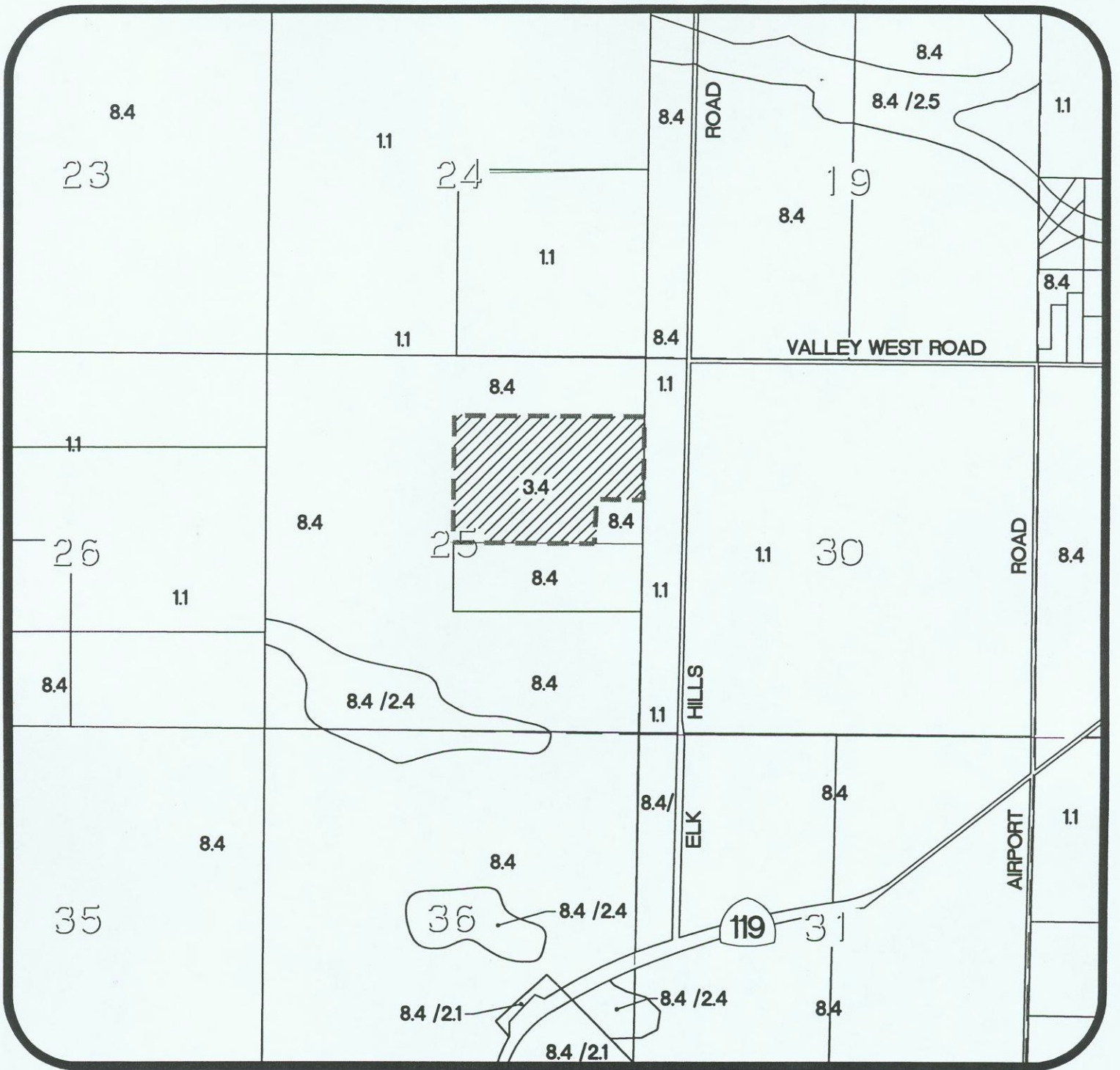
COMPOSTING FACILITY

SITE LOCATION

POR. of SW1/4 of SEC. 22 T.31S., R.28E



NO DWELLING UNITS WITHIN 1200 FT OF THE SITE



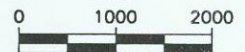
TAFT SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 25,
T.31S., R.23E., M.D.B.&M.

LEGEND

 LANDFILL



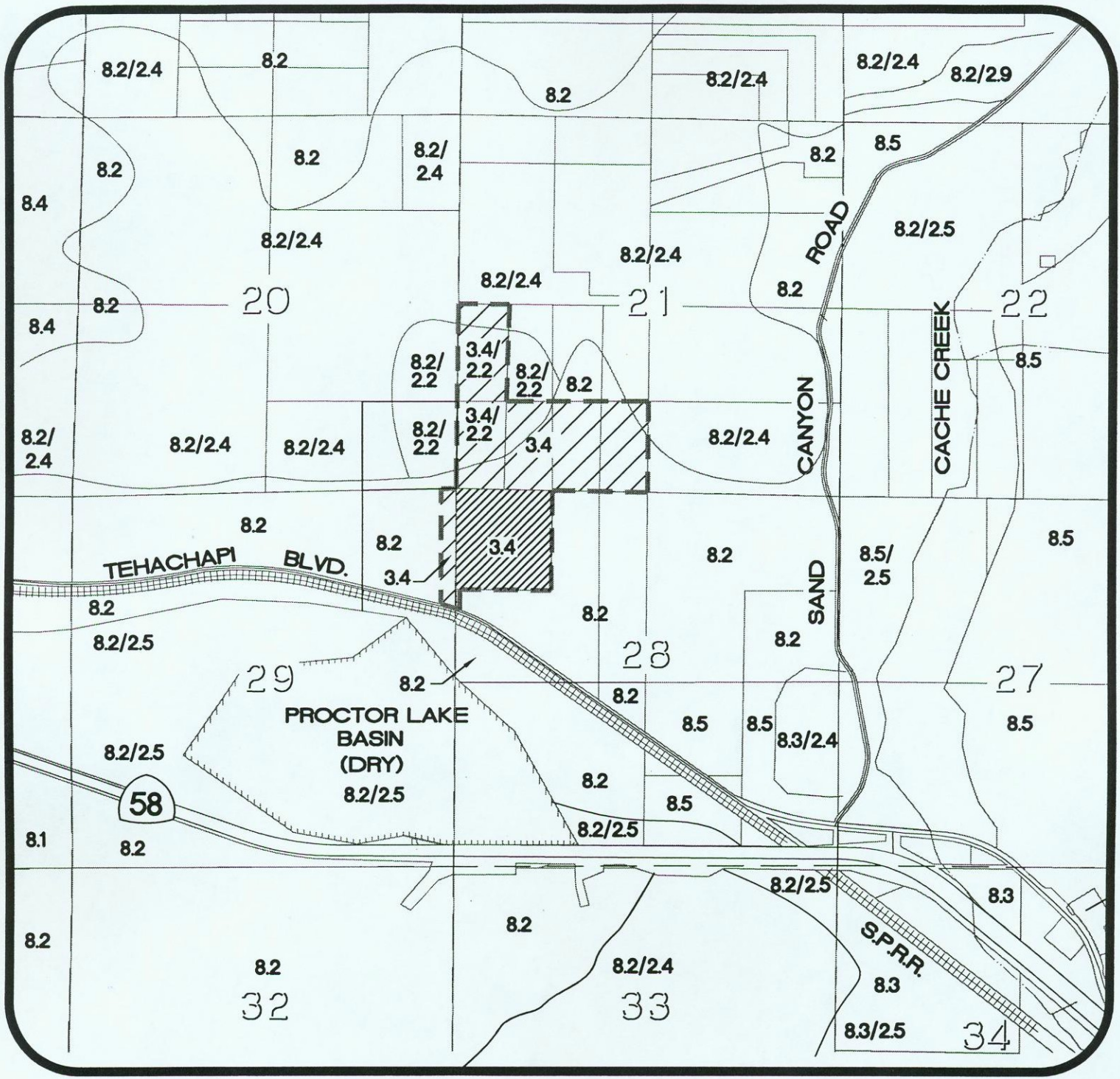
SCALE: 1"=2000'

04/16/04

APPENDIX "E" MAP

04TASL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



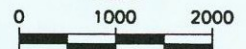
TEHACHAPI SANITARY LANDFILL

SITE LOCATION

PORTION OF SECTION 21, 28, 29,
T.32S., R.34E., M.D.B.&M.

LEGEND

-  BUFFER
-  LANDFILL



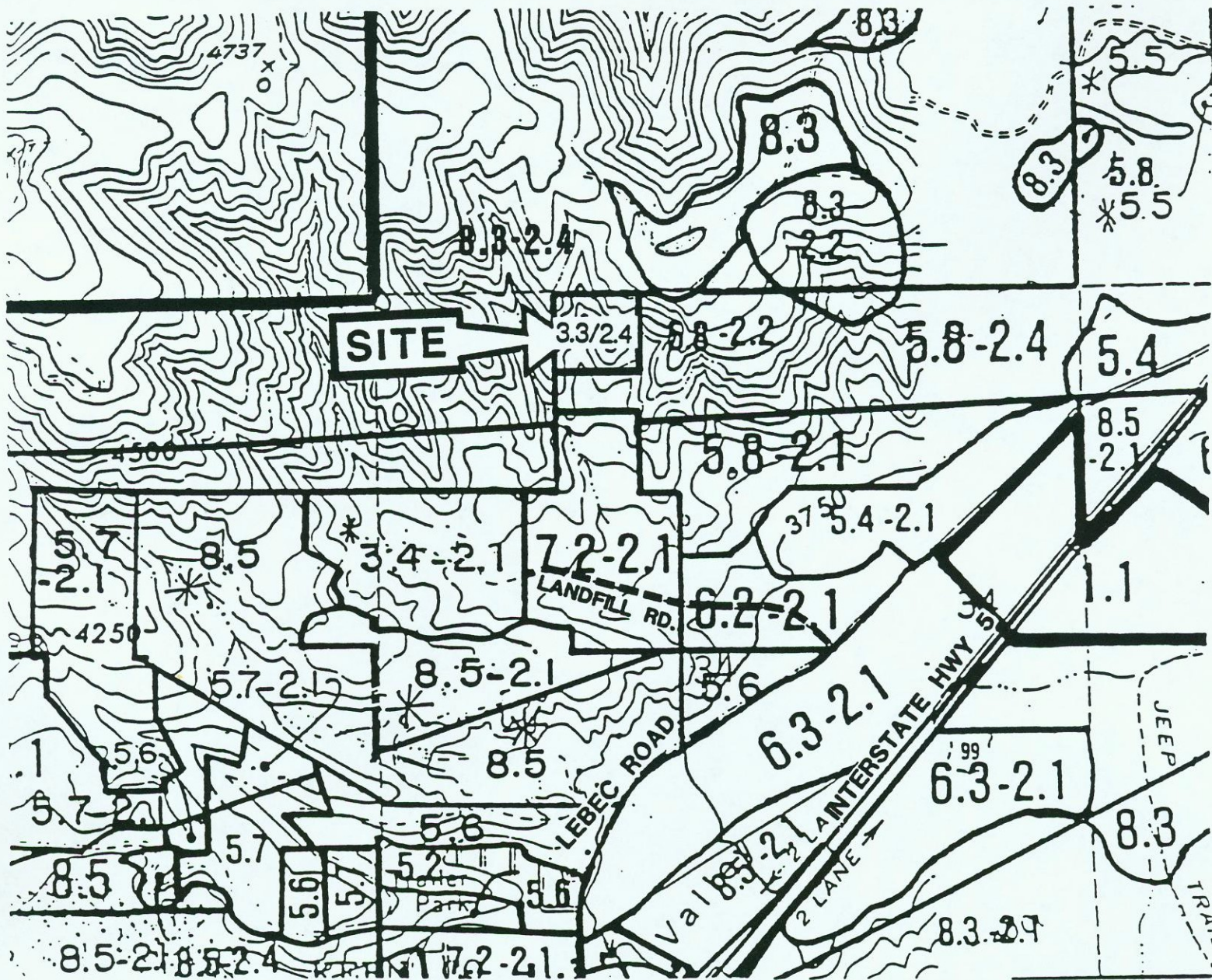
SCALE: 1"=2000'

04/19/04

APPENDIX "E" MAP

04TESL01

See Kern County Planning Dept. for "Official" General Plan Map Code Designation



SEC. 34, T. 9 N., R. 19 W.

DESIGNATION CHANGE FROM 5.8/2.4 to 3.3/2.4

LAND USE, OPEN SPACE & CONSERVATION ELEMENT

KERN COUNTY GENERAL PLAN

G.P.A. # 1

MAP # 237-34

KEY TO DESIGNATIONS

1. NON-JURISDICTIONAL LAND

- 11 STATE OR FEDERAL LAND
- 12 UNDEVELOPED PRIVATE

2. PHYSICAL CONSTRAINTS OVERLAY

- 21 AERIAL PHOTOGRAPHY
- 22 LAND USE
- 23 SPECIAL USE ZONING
- 24 SPECIAL USE ZONING
- 25 FLOOD HAZARD
- 26 OTHER HAZARD

3. PUBLIC FACILITIES

- 31 PUBLIC OR PRIVATE RECREATION AREAS
- 32 PUBLIC UTILITIES FACILITIES
- 33 OTHER FACILITIES
- 34 UNDEVELOPED OPEN SPACE
- 35 UNDEVELOPED OPEN SPACE WITH LAND USE/PLANNING OR OTHER DESIGNATION
- 36 UNDEVELOPED WASTE FACILITIES, UNDERGROUND STORAGE TANKS

4. SPECIAL TREATMENT AREAS

- 41 AERIAL PHOTOGRAPHY
- 42 PUBLIC UTILITIES
- 43 SPECIFIC PLAN REQUIRED

5. RESIDENTIAL

- 51 MAX 20 UNITS PER AC (1000 SQ FT SITE AREA/LIMIT)
- 52 MAX 10 UNITS PER AC (1775 SQ FT SITE AREA/LIMIT)
- 53 MAX 10 UNITS PER AC (1775 SQ FT SITE AREA/LIMIT)
- 54 MAX 4 UNITS PER AC (1000 SQ FT SITE AREA/LIMIT)
- 55 MAX 1 UNIT PER AC (10,000 SQ FT SITE AREA/LIMIT)
- 56 MAX 5 GROSS ACRES/LIMIT
- 57 MAX 10 GROSS ACRES/LIMIT

6. COMMERCIAL

- 61 MAJOR COMMERCIAL
- 62 OFFICE COMMERCIAL
- 63 HIGHWAY COMMERCIAL

7. INDUSTRIAL

- 71 LIGHT INDUSTRIAL
- 72 SERVICE INDUSTRIAL
- 73 HEAVY INDUSTRIAL

8. RESOURCE

- 81 INTERESTED AGRICULTURE (MIN 20 ACRES PARCEL SIZE)
- 82 RESOURCE RESERVE (MIN 20 ACRES PARCEL SIZE)
- 83 INTERESTED AGRICULTURE (MIN 20 ACRES PARCEL SIZE)
- 84 GENERAL AND FUTURE (MIN 5 ACRES PARCEL SIZE)
- 85 RESOURCE MANAGEMENT (MIN 20 ACRES PARCEL SIZE)



Appendix F

Other Waste Facilities – Nonhazardous/Nondisposal Guidelines

APPENDIX F

OTHER WASTE FACILITIES – NON-HAZARDOUS/NON-DISPOSAL GUIDELINES

Map Code 3.7

“Other Waste Facilities (non-hazardous/non-disposal)” is defined as non-hazardous waste facilities that do not have an on-site disposal. Examples include, but are not limited to the following: Large and medium volume transfer facilities; Materials Recovery Facilities (MRF); organic composting facilities (green waste and biosolids); wood waste (chipping and grinding facilities); tire recycling; soil remediation; transformation facilities; and construction and demolition recycling.

Pursuant to Public Resources Code 43000 et seq., certain findings are required for designating sites for Other Waste Facilities (non-hazardous/non-disposal). Findings must show that an existing Other Waste Facilities (non-hazardous/non-disposal), a new facility, or future expansion of an existing site is consistent with the Kern County and Incorporated Cities Integrated Waste Management Plan and the Kern County General Plan, and that adjacent authorized land uses are compatible with such a facility.

This Appendix is intended to provide procedural guidance and criteria to ensure land use compatibility for the health and safety of the residents of Kern County.

All proposed Other Waste Facilities found to be inconsistent with the General Plan map provisions, shall require an amendment to the General Plan or applicable Specific Plan to designate the site as a Other Waste Facilities (Map Code 3.7). Furthermore, the following findings shall be made:

1. That the County of Kern has adopted a General Plan which complies with the requirements of Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7;
2. That the proposed establishment or expansion of a site for a Other Waste Facilities is consistent with the Land Use, Open Space and Conservation Element Map Code provisions or with applicable special treatment area provisions, and is to be designated Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7);
3. That adjacent Land Use, Open Space and Conservation Map Code provisions, or applicable special treatment area provisions, are deemed compatible with the proposed establishment or expansion of the Other Waste Facilities (non-hazardous/non-disposal);
4. That conditional use permits will be required, authorizing the establishment or expansion of the Other Waste Facilities (non-hazardous/non-disposal), including site improvements;

5. That the project has been evaluated pursuant to the requirements of the California Environmental Quality Act, Public Resources Code Section 21000, et seq.

DECISION PROCEDURE FOR SITING OTHER WASTE FACILITIES (NON-HAZARDOUS/NON-DISPOSAL)

1. Transfer Stations

A. Large-volume transfer stations (more than 100 tons per day) are designed to retain refuse from public/ private haulers and the general public and then have the refuse transported to a sanitary landfill on a daily basis. These sites are to be designated on the applicable General Plan maps or Specific Plan maps as Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). The following criteria will be used in evaluating a proposed facility for a large-volume transfer station.

- 1) The site shall be a minimum of 2.5 acres in size.
- 2) The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.
- 3) Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 200 feet between the new transfer facility and edge of the property. This 200 foot buffer shall be owned by the transfer facility and shall be designated Map Code 3.7.1.
- 4) The area shall conform to standards set forth in the Kern County Noise Element.
- 5) Primary access shall be from arterials or collectors.
- 6) The location must be sited in such a manner so as not preclude future expansion.

B. Medium-volume transfer stations (greater than 15 tons but less than 100 tons per day) shall adhere to the siting criteria for large-volume transfer stations, but slight deviation may be considered.

C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.

2. Transformation facilities (formerly called waste-to-energy facilities) are those designed to convert waste into usable energy. Those sites of at least 20 acres in size shall be designated on the applicable General Plan maps or Specific Plan maps as Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). Sites of less than 20 acres in size shall be described and shown in the Kern County and Incorporated Cities Integrated Waste Management Plan. The

following siting and/or decision criteria will be used in addition to any State or federal requirements:

- A. Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 660 feet between the new transformation facility and the edge of the property. This 660 foot buffer shall be owned by the transformation facilities facility and shall be designated Map Code 3.7.1.
 - B. The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.
 - C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.
3. Commercial organic composting facilities are those designed to yield a safe and nuisance free product through a controlled microbial degradation of organic wastes as defined in Section 40116 of the Public Resources Code. A “Composting Facility” includes the following:
1. Green materials composting facilities that have greater than 1,000 cubic yards of feedstock and active compost on-site at any one time;
 2. Animal material composting facilities;
 3. Sewage sludge composting facilities; and
 4. Mixed solid waste composting facilities.

These sites are to be designated on the applicable General Plan maps or Specific Plan maps as “Other Waste Facilities (non-hazardous/non-disposal) (Map Code 3.7). The following criteria shall be used in evaluating a proposed commercial organic composting facility site.

- A. Landscaped buffer strips or other suitable buffers shall be required to establish a minimum of 660 feet between the new commercial organic composting facility and residential dwelling unit(s), existing or future. This 660 foot buffer shall be owned by the commercial composting facility and shall be designated Map Code 3.7.1.
- B. The facility shall be sited in such a manner that traffic, litter, odor, or fire would be mitigated to acceptable levels.

C. The facility shall be sited in such a way so as to minimize impacts on County owned streets and highways.

Appendix G

Noise Contour Estimates

HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY						
1995						
Segment	Post Miles	Dist. To Ldn=65 dB (feet)	Dist. To Ldn=60 dB (feet)	Dist. To Ldn=55 dB (feet)	Reference	Post Mile
I-5 @ State Route 46	72.02-74.02	90	210	450	intersection	73.02
I-5 @ State Route 58	1 mi. either direction	80	190	400	intersection	52.15
I-5 @ State Route 166	1 mi. either direction	80	190	400	intersection	19.61
I-5 Grapevine to L.A. County line	10.16 - 0.00	250	500	900	County line	0
State Route 33 @ State Route 46	1 mi. either direction	50	60	125	intersection	60.09
State Route 33 @ State Route 58	1 mi. either direction	50	110	250	Junction Route 58 West, McKittrick South	33-45
State Route 33 @ State Route 119	1 mi. either direction	50	110	250	(Taft) intersection	17.89
State Route 33 @ State Route 166	1 mi. either direction	50	110	250	intersection (Maricopa, Poso St.)	11.53
State Route 46 @ State Route 33	1 mi. either direction	50	110	250	intersection (Blackwells Corner)	20.54
State Route 46 @ I-5	1 mi. either direction	60	125	300	intersection (Blackwells Corner)	32.53
State Route 46 @ State Route 43	1 mi. either direction	80	190	400	intersection (Wasco)	5.122
State Route 46 @ State Route 99	1 mi. either direction	60	125	300	intersection (Famoso)	57.79
State Route 58 @ State Route 33	1 mi. either direction	50	50	70	intersection (Famoso)	15.41
State Route 58 @ I-5	1 mi. either direction	50	90	210	intersection (Famoso)	31.64
State Route @ 99 Freeway	1 mi. either direction	250	500	900	intersection (Famoso)	51.81
State Route @ 58 @ State Route 178	1 mi. either direction	190	400	700	intersection (Famoso)	53.71
See Last Page State Route 99 @ North Co. line	1 mi. either direction	210	450	800	County line	0
State Route 99 @ Lerdo	1 mi. either direction	190	400	700	intersection	36.52
State Route 99 @ State Route 119	1 mi. either direction	140	350	600	intersection	17.5
State Route 99 @ State Route 166	1 mi. either direction	125	300	550	intersection	2.73

Business 99 @ 99 Junction South	1 mi. N. of intersection to intersection does not apply to 99 south of intersection	50	90	210	intersection	10.93
Business 99 (Panama Rd.)	1 mi. either direction	90	210	450	intersection	N/A
State Route 119 @ I-5	1 mi. either direction	50	110	250	intersection	19.77
State Route 119 @ Union Ave.	1 mi. either direction	80	190	400	intersection	31.28
State Route 204 @ State Route 33	1 mi. either direction	50	80	190	intersection	0
State Route 204 @ South Junction 99	1 mi. either direction	140	350	600	intersection	6.75
State Route 204 @ Chester Ave.	1 mi. either direction	90	210	450	intersection	1.16
State Route 155 @ State Route 99	0.00 - 1.00	50	50	110	intersection	0
State Route 155 @ Browning Rd. (Delano)	1.01-2.46	50	50	90	intersection	1.46
State Route 155 @ State Route 178	70.27-71.27	50	110	250	intersection	71.27
State Route 166 @ State Route 33	1 mi. either direction	50	50	80	intersection	0
State Route 166 @ I-5	1 mi. either direction	50	90	210	intersection	22.8
State Route 166 @ State Route 99	23.62-24.62	50	90	210	intersection	24.62
State Route 178 @ State Route 58	1.89-3.40	210	450	800	intersection	1.89
State Route 178 @ State Route 184	1 mi. either direction	210	450	800	intersection	9.61
State Route 178 @ State Route 155	1 mi. either direction	50	90	210	intersection	44.14
State Route 184 @ Niles St.	8.60-9.60	90	210	450	intersection	9.6
State Route 184 @ Segrue Rd. (Lamont)	1 mi. either direction	125	300	550	intersection	1.26
State Route 184 @ State Route 223 (Arvin)	0.00-2.00	50	110	250	intersection	(at 2 pm, change to 0.00)
State Route 184 @ State Route 58 West	7.94-8.35	125	300	550	intersection	8.35
State Route 184 @ State Route 178	11.14-12.14	50	60	125	intersection	12.14
State Route 223 @ State Route 184	1 mi. either direction	60	125	300	intersection	16.01

State Route 223 @ Comanche (Arvin)	1 mi. either direction	50	90	210	intersection	20.15
State Route 223 @ Derby (Arvin)	1/2 mi. either direction	80	190	400	intersection	21.17
State Route 14 @ North Junction 158	1/2 mi. either direction	60	125	300	intersection	16.06
State Route 14 @ South Junction State Route 58	1/2 mi. either direction	80	190	400	intersection	(break in route) 16.06
State Route 14 @ Rosamond Blvd.	1 mi. either direction	70	140	350	intersection	3.02
State Route 14 @ County line	1 mi. either direction	80	190	400	intersection	0
State Route 58 @ Summit Interchange (Tehachapi)	1 mi. either direction	80	190	400	intersection	94.16
State Route 58 @ Sand Canyon Interchange	1 mi. either direction	80	190	400	intersection	99.25
State Route 58 @ North Junction State Route 14	111.83-112.97	110	250	500	Intersection (North Junction) (South Junction)	111.83 112.97
State Route 58 @ California City Rd.	1 mi. either direction	70	140	350	intersection	127.54
State Route 58 @ Boron Ave.	1 mi. either direction	60	125	300	intersection	142.88
State Route 178 @ Junction State Route 395	1 mi. either direction	50	110	250	intersection	93.23
State Route 178 @ Junction Ridgecrest Blvd.	1 mi. either direction	70	190	350	intersection	102.63
State Route 202 @ Old Hwy 58 (Tehachapi)	1/2 mi. from Old 58 to South	50	110	250	intersection	10.4
State Route 395 @ Junction State Route 178 (Inyokern)	1 mi. either direction	50	50	110	intersection	23.5
State Route 395 @ San Bernadino County line	0.00-1.21	50	90	210	County line	0
Revisions 9-10-75 State Route 99 - Bkfld. Area	depressed section	85	130	400		
State Route 178 - Bkfld. Area	depressed section	90	150	450		
State Route 99 - Delano Area	depressed section	90	150	450		

1973 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
North County Line (main line)	South	2.3 miles	South end of Delano yard	440	900	1,810
South end of Delano yard	South	12.6 miles	1 mile south of Famoso	450	840	1,550
North County Line (Exeter)	South	12.6 miles	1 mile south of Famoso	40	75	145
1 mile north of Cawelo (main line)	South	3.0 miles	1 mile south of Lerdo	450	840	1,550
Oil Junction Siding	East	4.8 miles	Maltha Siding (Manor Street)	70	130	260
Saco (Seventh Standard Road)	South and East	7.1 miles	East Bakersfield yard (Baker Street)	550	1,030	1,930
West end - Kern River Bridge	East	0.73 mile	East end - Kern River Bridge	1,380	2,420	4,220
Baker Street	East	12.1 miles	Sandcut (East of Edison)	700	1,440	2,970
Edison Highway at Washington Street	South and West	8.6 miles	Gosford Siding	105	200	380
Gosford Siding	West	18.1 miles	Levee Siding (Begin Sunset Railroad)	70	140	260
Highway 58 at Mayer Avenue	West	10.2 miles	Buttonwillow	50	100	190
Edison Highway near Fairfax Road	South	16.9 miles	Arvin	55	105	205
Tunnel No. 1/2 (West of Caliente)	East	25.0 miles	Cable (West of Highway 58 near Tehachapi)	720	1,620	3,620
Turns - along above)				960	1,940	3,920

1973 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY (CONT'D)

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Cable	East	4.2 miles	Tehachapi Station	720	1,620	3,620
Tehachapi Station	East	4.4 miles	Monolith	480	930	1,810
Monolith	East	6.8 miles	Cameron Canyon Road	520	1,000	1,900
California Portland Cement (Creal)	East	9.2 miles	Mojave yard	40	90	210
Mojave yard	South	4.1 miles	Fleta (South of Silver Queen Road)	470	880	1,630
Ansel (North of Rosamond)	South	7.6 miles	South County Line	560	1,120	2,230
Mojave yard	North	28.4 miles	Saltdale	55	120	250
6 miles south of Inyokern	North	15.3 miles	North County Line	40	90	200

SUNSET RAILROAD

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Pentland	Northwest	8.8 miles	Taft	57	120	269
Pentland	Northeast	9.4 miles	Levee Station	50	105	232

STATE ROUTE 14

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
3 miles north of Rosamond Boulevard	South	6 miles	County Line	110	250	500

STATE ROUTE 33

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
2 miles north intersection of State Route 46	South	4 miles	2 miles south of intersection	50	120	
2 miles north/northerly intersection with State Route 58	South	2.3 miles	3 miles south of intersection	60	140	325
2 miles north intersection of State Route 119	South	4 miles	2 miles south of intersection	50	120	250
1 mile north intersection of State Route 166	South	4 miles	2 miles south of intersection	60	125	300
from *	South	0.7 mile		80	200	400

STATE ROUTE 43

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
2 miles north intersection of State Route 46	South	11 miles	0.5 mile south of Lerdo Avenue	90	210	450
1 mile north intersection of Interstate 5	South	2 miles	Intersection of State Route 119	55	115	275

STATE ROUTE 58

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
Southwest intersection Highway 33	East	1.4 miles	Northeast intersection of Highway 33	80	190	400
Corn Camp Road	East	8 miles	1 mile east intersection Interstate 5	90	210	450
3 miles west of Nord Road	East	5 miles	2 miles east of Allen Road	190	400	700
Intersection of Highway 99	East	0.3 mile *		300	550	950
from *	East	1.3 miles	Junction of State Route 178	140	350	600
Junction State Route 178			Truxtun Avenue - City of Bakersfield			
Truxtun Avenue	East	4 miles	Intersection with State Route 184	210	450	800
Intersection with State Route 202	East	11 miles	End of freeway	120	260	550
Intersection with State Route 14 North	South	2 miles	1 mile east intersection State Route 14 South	120	260	500
Beginning of freeway	East	8.4 miles	County Line	75	200	400

1973 HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY

STATE ROUTE 58 (NEW)

REVISED 11/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Cottonwood Road	East	4 miles	Intersection with State Route 184	190	400	700
Junction State Route 99	East	3 miles	Cottonwood Road (at grade) <i>Revised 11/75</i>	190	400	700
Junction State Route 99	East	3 miles	Cottonwood Road (depressed sections) <i>Revised 11/75</i>	85	130	400

1973 HIGHWAY NOISE CONTOUR ESTIMATES - KERN COUNTY

STATE ROUTE 99

REVISED 9/10/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
North County Line (except below)	South	22 miles	1 mile south intersection Lerdo Road	300	650	1,100
Cecil Avenue	South		Garces Highway	110	350	1,400
Seventh Standard Road	South	4 miles	0.6 mile South Airport Drive interchange *	350	600	650
from *	South	2 miles	California Avenue interchange	450	800	1,300
California Avenue interchange	South	1.7 miles	Ming Avenue interchange	150	450	850
Ming Avenue interchange	South	2 miles	White Lane interchange	110	210	500
David Road intersection	South	2.6 miles	Intersection State Route 166	210	450	800
White Lane interchange	South	3 miles	State Route 119 interchange	250	500	900

STATE ROUTE 119

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Intersection State Route 33 South	Northeast	13 miles	Intersection Tupman Road	130	325	575
5 miles west intersection of State Route 43	East	6 miles		110	250	500
Stine Road	East	2 miles	Union Avenue	140	350	600

STATE ROUTE 155

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Intersection State Route 99	East	1.5 miles	Browning Road, Delano	50	110	250
1.6 miles west Wofford Road	South	10 miles	Intersection State Route 178	80	190	400

STATE ROUTE 178

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Caliente-Bodfish Road	Northeast	15.5 miles	Sierra Way	80	190	400
Intersection State Route 58	East	4.4 miles	End of freeway	100	210	500
Intersection State Route 14	East and south	14.2 miles	Intersection Ridgecrest Boulevard	75	175	400
Ridgecrest Boulevard	East	2 miles	County Line	115	260	300

STATE ROUTE 184

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Intersection State Route 223	North	7 miles *		140	350	600
from *	North	0.6 mile		210	450	800
14 miles south intersection of State Route 50	North	1.8 miles	0.8 mile north intersection with Niles Street	90	210	300

STATE ROUTE 202

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Old Town Road	East	6.5 miles	State Route 58	250	75	190

STATE ROUTE 204

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
Brundage Lane and State Route 99	East	2 miles	Union Avenue	110	250	500
Union Avenue	North	1.7 miles	22nd Street	250	500	900
22nd Street	Northwest	1 mile *		190	400	700
from *	Northwest	2 miles	Junction with State Route 99	210	450	800

STATE ROUTE 223

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L_{dn}=65dB	L_{dn}=60dB	L_{dn}=55dB
1 mile west Comanche Road	East	1.5 miles	Arvin City Limits	90	210	450

STATE ROUTE 395

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	L _{dn} =65dB	L _{dn} =60dB	L _{dn} =55dB
County Line at Johannesburg	West	1.2 miles	Randsburg Road	50	110	250
2 miles northwest intersection of State Route 178	Southeast	4 miles	2 miles southeast of intersection	< 50	50	110

1995 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
North County Line (main branch)	South	2.3 miles	South end of Delano yard	680	1,360	2,750
South end of Delano yard	South	12.6 miles	1 mile south of Famoso (main branch)	650	1,200	2,240
North County Line (Exeter branch)	South	12.6 miles	1 mile south of Famoso (Exeter branch)	60	110	215
1 mile north of Cawelo (main branch)	South	3.0 miles	1 mile south of Lerdo (main branch)	650	1,200	2,240
Oil Junction	East	4.8 miles	Maltha Siding (Manor Street)	100	200	380
Saco (Seventh Standard Road)	South and East	7.1 miles	East Bakersfield yard (Baker Street)	800	1,500	2,900
West end - Kern River Bridge	East	0.73 mile	East end - Kern River Bridge	1,930	3,370	5,890
Baker Street	East	12.1 miles	Sandcut (East of Edison)	1,080	2,220	4,570
Edison Highway at Washington Street	South and West	8.6 miles	Gosford Siding	155	295	560
Gosford Siding	West	18.1 miles	Levee Siding (Begin Sunset Railroad)	105	200	380
Highway 58 at Mayer Avenue	West	10.2 miles	Buttonwillow	75	145	280
Edison Highway near Fairfax Road	South	16.9 miles	Arvin	80	160	300
Tunnel No. 1/2 (West of Caliente)	East	25.0 miles	Cable (West of Highway 58 near Tehachapi)	960	2,160	4,840
Turns - along above)				1,230	2,500	5,050

1995 NOISE CONTOUR ESTIMATES - LINE OPERATIONS

SOUTHERN PACIFIC RAILROAD COMPANY (CONT'D)

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Cable	East	4.2 miles	Tehachapi Station	960	2,160	4,840
Tehachapi Station	East	4.4 miles	Monolith	610	1,190	2,300
Monolith	East	6.8 miles	Cameron Canyon Road	660	1,260	2,400
California Portland Cement (Creal)	East	9.2 miles	Mojave yard	65	150	345
Mojave yard	South	4.1 miles	Fleta (South of Silver Queen Road)	610	1,090	1,970
Ansel (North of Rosamond)	South	7.6 miles	South County Line	720	1,430	2,860
Mojave yard	North	28.4 miles	Saltdale	90	180	390
6 miles south of Inyokern	North	15.3 miles	North County Line	60	150	340

1995 AT&SF RAILROAD LINE OPERATIONS

NOISE CONTOUR ESTIMATES

REVISED 10/20/75

SEGMENT				DISTANCE IN FEET		
BEGIN	DIRECTION	LENGTH	END	CNEL=60dB	CNEL=65dB	CNEL=55dB
Bakersfield yard	West and North	34.4 miles	North County Line	340	630	1,170
Pentland	Northwest	8.8 miles	Taft	84	200	460
Pentland	Northeast	9.4 miles	Levee Station	70	170	400
East County Line (Kern/San Bernardino)	West	35.4 miles	Mojave yard	470	880	1,630
U.S. Borax Spur-Boron	West and North	3.5 miles	U.S. Borax Plant	30	70	160
Bakersfield yard	East	1.9 miles	East Bakersfield yard	360	690	1,340

Appendix H

The Land Use Plan Decision Procedure

THE LAND USE PLAN DECISION PROCEDURE

The decision procedure used in developing the General Plan planned land use maps are illustrated in the General Plan Decision Procedure Chart. The procedure enabled land use designations to be based on a coherent, consistent and clearly defined set of criteria. The procedure is compatible with General Plan policies and, during plan preparation. The procedure was based upon the concept of guiding future rural and urban development away from valuable resources and environmental hazards and land use constraints.

The General Plan planned land use maps were created by using a series of technical maps containing information about the County (oil fields, steep slopes, flooding, existing development, etc.). Step by step, following the decision procedure, the data on each map were considered, and ultimately every parcel of land in the County was assigned an appropriate designation.

Step I in the decision procedure required that the boundaries of the four Priority Areas be delineated on all plan maps. Following this step, all subsequent steps were executed only on the Countywide 1:100,000 map for those areas outside the Priority Areas, and only on the 1:24,000 maps for the Priority Areas themselves. Information and designations were shown for any area either on the 1:100,000 or the 1:24,000 maps, but not on both.

In Step II, nonjurisdictional areas comprising State and federal land ownerships and areas within incorporated cities were delineated and coded. In Step III, the same process was applied to areas within boundaries of Accepted County Plans, and each was identified by a coded designation. (See Appendix A for description of Accepted County Plans)

In Step IV, compatible designations were applied to existing developed industrial, commercial, and residential land use.

In Step V, designations were applied to areas which had received an official commitment for their future use, as defined by one or more of the following criteria, thereby acknowledging their continuing presence in the County.

1. Approved General Plan Amendments
2. Adopted development guides for phased development projects.
3. Past land use commitments for rural and urban development.

In Step VI, existing public and private facilities, such as schools, parks, and sanitary landfills, were designated.

In Steps, VII, VIII, and IX, land containing valuable natural resources, such as oil and mineral deposits, Class I and II soils with surface water available for intensive agriculture, and existing intensive agriculture, were designated accordingly.

Next, in Steps X through XIV, lands subject to various physical hazards were examined in relationship to several characteristics (existing resource uses, Class I, II, or III soil, parcel size, range site suitability, public water and sewer availability, county water district

status) and designated in one or another category of appropriate use with a coded “constraint overlay” (e.g., 8.3/2.4, meaning Extensive Agriculture with average slope equal to or exceeding 30 percent).

Steps XV, XVI, and XVII evaluated existing commercial, industrial, and agricultural industrial zoning status and where the zoning classification occurred, appropriate designations were delineated on the plan maps.

At this point, Step XVIII involved evaluation and application of projections of the assumed future population distribution. The growth assumptions were applied as guidelines to allocating the amount of vacant land within each planning region or priority area which would receive new residential designations. Specific locations which were identified “improved” (water and sewer lines, etc.) were given priority in assigning higher density residential designations more typical of urban use. Secondary priority was given to other areas also containing existing public services. In total, nine attributes were evaluated prior to designation of new residential uses.

The attributes were as follows:

1. Nondesignated sites or sites designated resource and free of physical hazard within close proximity of built-up areas.
2. Urban service availability
3. Public facility serviceability.
4. Concentric density pattern and existing zoning status.
5. Compatible surrounding uses.
6. Contiguous development enhancement.
7. Circulation and public access availability.
8. Existing and potential noise environment.
9. Property owner desired use of site.

Step XIX designated all remaining lands to an appropriate resource category.

By using information from various data base maps and applying the decision procedure (Figure 4), areas were defined on the General Plan planned land use maps that appeared suitable for development; conversely, areas were identified in which new development appeared to be inappropriate within the 20-year time spectrum of this plan.

As improvements in public service delivery systems are undertaken, such as the expansion of public water or wastewater treatment facilities, areas which at the time of General Plan preparation did not meet the criteria for intensive development may become highly suitable for new urban uses. The impacts of future public works improvements and extensions such as those mentioned above should be assessed, as they occur to determine whether any land designations on the General Plan maps require reevaluation.

While the extent of new planned areas of urban and rural development shown on the General Plan may suggest that at least some new public facilities (particularly schools, parks, and recreations areas) will be required, no specific locations were selected.

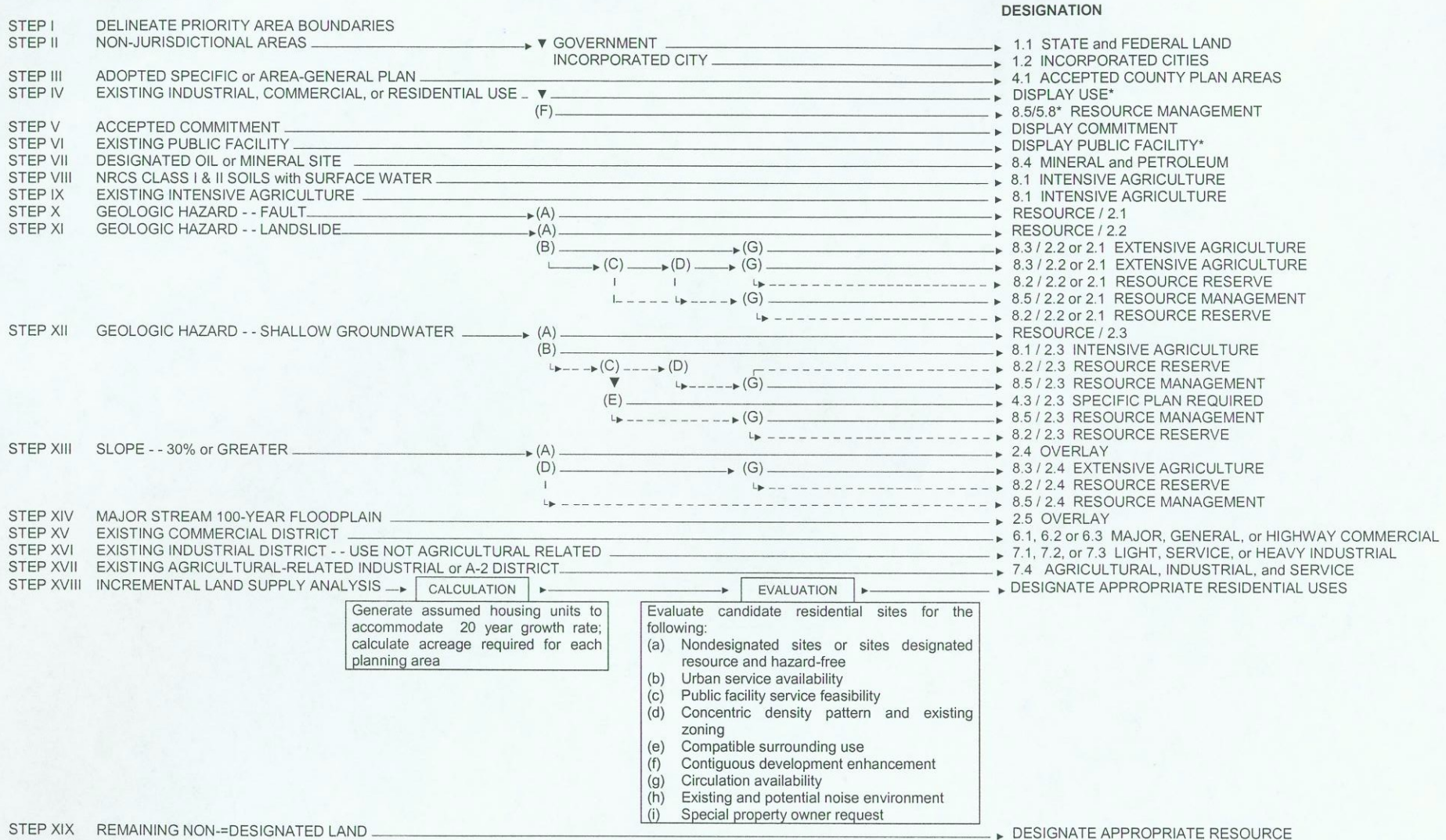
However, the public service and facility goals and policies were used to select appropriate designations of future use in undeveloped areas lacking resource value and

not constrained by the presence of natural hazards. Consideration for urban residential designations was given to areas with existing improvements and public infrastructure, services and facilities, especially water and sewage treatment capacity.

GENERAL PLAN DECISION PROCEDURE

Decision Procedure

___ YES ---- NO



CODE LEGEND

- (A) EXISTING RESOURCE USE (B) NRCS CLASS, I, II, or III SOIL (C) PARCEL SIZE GREATER THAN 10 ACRES
- (D) NRCS RIVER BASIN SITE or RANGE VEGETATION PRODUCTIVITY GREATER THAN 1/2 TON PER ACRE PER YEAR
- (E) PUBLIC WATER & SEWER AVAILABLE (F) EXISTING 20-ACRE RESIDENTIAL USE SURROUNDED BY RESOURCE
- (G) NOT WITHIN COUNTY WATER DISTRICT

NOTE: OVERLAY DESIGNATIONS COMBINE WITH ALL APPLICABLE AREA DESIGNATIONS