



LET US KNOW WHAT YOU THINK.

How do you feel about the proposed community?

- I support the Tejon Mountain Village vision
 - I want to speak in favor of the community at public hearings
- I need more information
- I oppose the Tejon Mountain Village vision

What interests you most about the Tejon Mountain Village vision?

- Future homebuying
- Recreational amenities
- Open space protection
- Environmental sustainability
- New jobs
- Economic benefits
- Air quality protection

If you would like to receive updates, please provide the information below:

Name: _____

Address: _____

City: _____ ZIP: _____

Phone: _____

E-mail: _____

Comments: _____

TejonMountainVillage.com

Although Tejon Mountain Village is 40 miles south of Bakersfield on Tejon Ranch, the community's economic benefits would resonate throughout much of Kern County.



AN ECONOMIC STIMULUS

An estimated 3,100 new jobs could be created – nearly half of them anticipated to be permanent positions.

The community “pays its own way” for new and improved public services, including expanded emergency services, transportation improvements, and education, relieving Kern County taxpayers of these costs.

New property, lodging and sales taxes, along with developer fees, will generate substantial economic gains for Kern County's general and fire funds.

Tejon Mountain Village will bolster the regional tourism economy and build upon Kern County's reputation as a great place to live or visit.

“I love Tejon Ranch and am proud of all it has meant to Kern County through the years. We are equally proud of what Tejon Ranch and Tejon Mountain Village will mean for our future.”

RAY DEZEMBER,
Founder of the Kern County Economic Development Corporation



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THE NUMBERS

LOCATION:
40 miles south of Bakersfield on Tejon Ranch

SIZE:
26,417 acres, with 80 percent (21,335 acres) preserved as open space

PROPOSED RESIDENTIAL:
3,450 homes, from townhomes and village homes to custom homes on multi-acre lots

PROPOSED SHOPPING & DINING:
A new Village Center with new places to dine and shop at the top of the Grapevine

PROPOSED AMENITIES:
Up to 750 hotel rooms; two golf opportunities, 75 miles of trails, and an equestrian center are currently proposed

ECONOMIC GAINS:
Thousands of potential new jobs for the region as well as substantial new tax revenue to provide services throughout Kern County

PUBLIC REVIEW PROCESS:
Two important milestones for Tejon Mountain Village are slated to take place in the coming months, beginning with a hearing at the Kern County Planning Commission followed by a hearing before the Kern County Board of Supervisors later in the year.

Show your support for this vision.
Visit TejonMountainVillage.com/support

TejonMountainVillage.com



A proposed mountain resort community that will offer a new opportunity to live, visit and play within Tejon Ranch, one of Kern County's most spectacular landscapes.

TejonMountainVillage.com

TEJON MOUNTAIN VILLAGE

Tejon Mountain Village is perhaps the greenest, most environmentally sustainable community ever proposed in Kern County, with a promised lifestyle never before experienced in the region. It is destined to become a new and prestigious gateway for Kern County.

Yet its significance runs deeper than that.

New jobs, regional economic gains and expanded public services will all help Tejon Mountain Village become a true community asset for Kern County.



Map of Tejon Ranch

LIFESTYLE OPPORTUNITIES

How you can enjoy this proposed remarkable mountain resort community.



NEW HOMES:

Homes will be selectively placed to preserve the natural environment and create a low-density enclave set against the remarkable landscapes of Tejon Ranch.

THE MOUNTAIN RESORT:

Resort amenities will offer world-class recreation and vacation opportunities within Kern County.

GOLF:

Sensitively designed golfing opportunities are proposed to offer a unique and challenging experience for players of all abilities.

EQUESTRIAN & RANCHING LIFESTYLE:

The plan preserves the area's ranching legacy with equestrian opportunities and continued cattle grazing within the preserved open areas.

TRAILS:

Approximately 75 miles of trails are proposed and would be available to residents and guests wanting to experience the community's 21,335 acres of open space.



ENVIRONMENTAL SUSTAINABILITY

One of the greenest communities ever proposed in Kern County.

Tejon Mountain Village permanently preserves an area roughly one-third the size of Bakersfield. That's 80 percent of the plan, 21,335 acres, left for the plants and animals that call these lands home. But open space protection is merely one element of the proposed plan's environmental sustainability.

Green strategies, like solar power and water-wise programs, will help curb energy and water use and minimize greenhouse gas emissions.

Plants and animals, including the California condor, will be protected through science-based conservation programs, like a federally managed multi-species habitat conservation plan.

Tejon Mountain Village also strives to become emissions-neutral by fully offsetting three of the most problematic air pollutants within the San Joaquin Valley Air Pollution Control District.

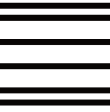
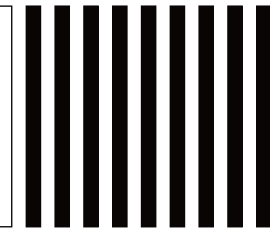
These efforts will combine to make Tejon Mountain Village one of the greenest communities ever proposed in Kern County.



To help make Tejon Mountain Village a reality, please complete the attached reply card and visit

TejonMountainVillage.com/support.

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