

Attachment C

WDRs Order No. R5-2011-XXXX
Tejon Mountain Village LLC
Tejon Mountain Village
Kern County

CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATION MEASURES

Kern County adopted a Final Environmental Impact Report on 5 October 2009 for the Tejon Mountain Village Specific and Community Plan. The Final Environmental Impact Report the implementation of water quality related mitigation measures and monitoring summarized below:

1. Prior to the initiation of construction activity Tejon Mountain Village, LLC shall prepare and implement a storm water pollution prevention plan (SWPPP) and the identified erosion and sedimentation control options that meet applicable best practical treatment or control. (#176, 4.8-1)
2. During all phases of construction, Tejon Mountain Village, LLC shall implement erosion control, including limiting the area and duration of exposure of disturbed soil, physical soil stabilization measures, soil roughening of exposed areas, vegetative stabilization, and application of water or other dust control measures. (#177, 4.8-1)
3. During all phases of construction, Tejon Mountain Village, LLC shall implement sediment control measures as appropriate including perimeter protection, storm drain inlet protection, sediment capture, velocity reduction, and sediment track out control. (#178, 4.8-1)
4. During all phases of construction, Tejon Mountain Village, LLC shall implement waste and materials management measures including measures to avoid release and control solid, sanitary, concrete, hazardous, and equipment-related wastes, and measures to protect material stockpiles using covers, water or soil binders, or perimeter control measures. (#179, 4.8-1)
5. During all phases of construction, Tejon Mountain Village, LLC shall implement non-storm water management measures to reduce or eliminate pollutants, to insure the discharge does not cause a violation of water quality standards. (#180, 4.8-1)
6. During all phases of construction, Tejon Mountain Village, LLC shall implement training and education measures including training individuals who are responsible for SWPPP implementation and compliance, providing signage that identifies SWPPP requirements, and disseminating SWPPP requirements to custom lot contractors. (#181, 4.8-1)
7. During all phases of construction, Tejon Mountain Village, LLC shall conduct maintenance, monitoring and inspections as required to ensure compliance with construction storm water control measures. (#182, 4.8-1)

8. Tejon Mountain Village, LLC shall insure a responsible agency is identified and obligated to provide post-construction maintenance and monitoring of common area storm water treatment controls. (#185, 4.8-1)
9. Tejon Mountain Village, LLC shall insure bioretention areas shall be designed, constructed and maintained to provide storm water treatment control at locations identified in the TMV Specific Plan and in accordance with the structural and sizing criteria identified in the Water Quality Plan. (#202, 4.8-1)
10. Tejon Mountain Village, LLC shall insure that vegetated swales or filter strips shall be designed, constructed and maintained to provide storm water treatment control for roadside locations in accordance with the structural and sizing criteria identified in the Water Quality Plan. (#203, 4.8-1)
11. Tejon Mountain Village, LLC shall insure implementation of a monitoring and adaptive management plan with the following elements: regular hydromodification and treatment control facility performance monitoring, periodic dry-weather monitoring, basin performance monitoring, stream stability and geomorphology monitoring, and annual evaluation to ensure compliance with the objectives in the Water Quality Plan. (#205, 4.8-1)
12. Tejon Mountain Village, LLC shall insure the Project design incorporates Low Impact Development elements, including reduction of impervious surfaces, use of permeable paving materials, minimization of soil disturbance during development, and reduction of land coverage of buildings to the maximum extent feasible. (#208, 4.8-1)
13. Tejon Mountain Village, LLC shall insure the Project design reduce the amount of directly connected impervious areas by using vegetated and open area buffers to the maximum extend feasible. (#209, 4.8-1)
14. Tejon Mountain Village, LLC shall insure the Project protects on-site slopes and channels by designing the Project to conserve riparian and wetland areas; conserving large blocks of habitat; avoiding floodplain incursions; and avoiding geological hazards, steep and unstable slopes, and fault zones. (#211, 4.8-1)
15. Tejon Mountain Village, LLC shall insure the Project drainage plan culvert and road crossing design preserves the hydrologic regime of existing drainage courses. (#214, 4.8-3)
16. Tejon Mountain Village, LLC shall insure the Project drainage design maximizes the use of natural drainage courses, controls erosion and sedimentation, and avoids the potential for flooding. The Project drainage design must protect natural drainages and maintain existing drainage patterns to the extent feasible. The Project drainage

design must manage increased runoff from increased impervious surfaces through use of LID techniques. (#215, 4.8-3)

17. Tejon Mountain Village, LLC shall insure all engineered embankments and berms are designed to include bank stabilization measures. ((#217, 4.8-3)
18. Tejon Mountain Village, LLC is required to manage flows to reduce the potential for flooding in Grapevine Creek, including completion of required modifications to Lake Drive to increase lake storage capacity. (#218, 4.8-3)