ORDINANCE NO. 19-03-750

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEHACHAPI ADOPTING THE CAPITAL HILLS SPECIFIC PLAN (REVISED) AND ADDING SECTION 6.20.170 TO THE TEHACHAPI ZONING CODE

WHEREAS, the Planning Commission has recommended an approval to the City Council of the Capital Hills Specific Plan (Revised) as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Specific Plan"); and

WHEREAS, the City Council previously adopted the Tehachapi General Plan Update Environmental Impact Report (the "EIR") in 2012 which analyzed the environmental impacts of development within the City limits and its sphere of influence and addressed the environmental issues associated with development of the Capital Hills community, formerly identified in the EIR as the Northern Foothills; and

WHEREAS, the Specific Plan utilizes the land use concepts identified in the General Plan Update for the Northern Foothills and maintains the parameters in terms of quantities and distribution of land uses identified in the General Plan Update, including assumptions for number of households and commercial and/or industrial building area, used to formulate the environmental analysis performed in the EIR which remain consistent in this Specific Plan; and

WHEREAS, Section 15183 of the California Environmental Quality Guidelines mandates that projects which are consistent with the development density established by existing general plan policies for which an environmental impact report was certified shall not require additional environmental review and therefore this Specific Plan which envisions development in accordance with the General Plan Update will not require additional environmental review; and

WHEREAS, the City Council, after a duly noticed public hearing, has determined that the Specific Plan is consistent with the General Plan Update and that approval of the Specific Plan is justified by the public necessity, convenience, and general welfare.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF TEHACHAPI DOES ORDAIN AS FOLLOWS:

Section 1. ADOPTION OF SPECIFIC PLAN.

The Capital Hills Specific Plan (Revised) set forth in Exhibit "A" is hereby approved.

Section 2. AMENDMENT TO ZONING CODE.

The Tehachapi Zoning Code is hereby amended to add Section 6.20.170 "Capital Hills Specific Plan" and to include the Specific Plan attached hereto as Exhibit "A." The Regulating Plan for the Tehachapi Zoning Code is similarly amended.

Section 3. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held to be invalid or unconstitutional such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 4. ENVIRONMENTAL QUALITY ACT.

Pursuant to Section 15183 of Title 14 of the California Code of Regulations, projects which are consistent with the development density established by existing general plan policies for which an environmental impact report was certified do not require additional environmental review except as might be necessary to examine whether there are project – specific significant effects which are peculiar to the project or its site. The Specific Plan is consistent with the General Plan Update and there are no projects specific significant effects which are peculiar to the project or its site and therefore no further environmental review is necessary.

Section 5. EFFECTIVE DATE.

This Ordinance shall take effect 30 days after the date of its passage and within 15 days of its passage shall be published in the newspaper of general circulation, printed and published in the City of Tehachapi.

INTRODUCED at a regular meeting of the City Council of the City of Tehachapi on the 7th day of January, 2019

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Tehachapi on the day 22nd of January , 2019 by the following votes:

AYES: WIGGINS, SMITH, HETGE, DAVIES, POGON-CORD

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

Susan Wiggins

SUSAN WIGGINS, Mayor
the City of Tehachapi, California

ATTEST:

Tori Marsh

TORI MARSH, City Clerk
of the City of Tehachapi, California

EXHIBIT "A"

[CAPITAL HILLS SPECIFIC PLAN (REVISED)]

CITY OF
TEHACHAPI
LEGAL DEPARTMENT

City of Tehachapi

Capital Hills Specific Plan (Revised)

Tehachapi, Kern County, California • August 2018

Prepared for:

TEHACHAPI
CALIFORNIA

Prepared by:

EST. 1968
PROVOST& PRITCHARD
CONSULTING GROUP
An Employee Owned Company

City of Tehachapi

Captial Hills Specific Plan (Revised)

Tehachapi, California
August 2018

Prepared for:
City of Tehachapi
Development Services Department
117 S. Robinson Street • Tehachapi, CA 93561

Submitted by:
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Acronyms & Abbreviations

AMSL	Above Mean Sea Level
B&B	Bed & Breakfast Inn
CEQA	California Environmental Quality Act
CG	Commercial General
CNEL	Community Noise Equivalent Level
CUP	Conditional Use Permit
dBA	A Weighted Decibels
dB	Decibels
DU	Dwelling Unit
EIR	Environmental Impact Report
HC	Highway Commercial
HSR	High Speed Rail
MUP	Minor Use Permit
MUR	Mixed Use Residential
N-1	Natural
P	Permitted Use
SR	State Route (also known as a Highway)
TUP	Temporary Use Permit
UR	Urban Residential
USDA	United States Department of Agriculture
X	Prohibited Uses

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(for Signature Page with Ordinance Numbers/ Adoption dates)

Section 1: Executive Summary

1.1 Project Summary

A Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. While the General Plan is the primary guide for long range growth and development in a community, a Specific Plan focuses on the unique characteristics of a smaller special area within the community by customizing the planning process and land use regulations to that area. A Specific Plan may be enacted by resolution or ordinance pursuant to § 65450 et seq. of the California Government Code. This Specific Plan creates a Regulating Plan for the area and will therefore be adopted by ordinance.

The Capital Hills Specific Plan (Revised) (herein referred to as the "Capital Hills Specific Plan Community" or "Plan") is generally located north of State Route 58 (SR 58), east of Capital Hills Parkway (**Figure 1-1**). The Plan encompasses a total of approximately 1,918 acres of undeveloped land characterized by rolling hills and grassland. Approximately 880 acres are within the corporate boundaries of the City of Tehachapi (**Figure 1-2**). Approximately 1,038 additional acres are within the City's Sphere of Influence, north of the corporate boundaries and currently within the jurisdiction of the County of Kern. The Plan establishes the land use, zoning, and circulation patterns, standards for the protection of natural resources, and development standards related to site constraints and hillside development. It also identifies public infrastructure, facilities, and services. The Plan concludes with information related to administration of the Plan, financing capital (public) improvements, and maintenance of public facilities.

1.2 Specific Plan Vision and Objectives

This Specific Plan has been prepared to implement the physical outcomes envisioned in Tehachapi's General Plan. The Plan establishes zoning and sets forth development requirements necessary to achieve the General Plan's vision.

It is the intent of this Specific Plan to achieve the following objectives:

- To create an attractive, mixed-use neighborhood that provides opportunities for neighborhood-oriented retail and service businesses, as well as limited service-related commercial and/or industrial uses that provide local employment opportunities, and links to public transit;
- To provide a comprehensive, pedestrian-oriented land use plan that is compatible with existing and proposed uses being developed adjacent to the Plan Area and to create a sense of community through well-designed neighborhoods.
- To create a safe and efficient circulation system that promotes a variety of transportation modes including: public transit and automobile, bicycle, and pedestrian modes, with an emphasis on establishing an attractive, walkable community;
- To ensure the provision of adequate park space, open space, and recreational facilities to support development within the Plan Area;
- To ensure the provision of adequate and reliable services and utilities to residents and businesses to accommodate the needs of the Plan Area and its Land Uses;
- To support design standards that contribute to and enhance the existing character of the City;
- To provide a strong sense of place through the design of new residential neighborhoods, neighborhood and commercial centers, and parks and trails, allowing for the new development to be cohesive with the existing rural characteristics of the City;
- To implement conservation and resource management techniques that protect or enhance the natural topography and resources within the Plan Area;
- To streamline development regulations and application processing.

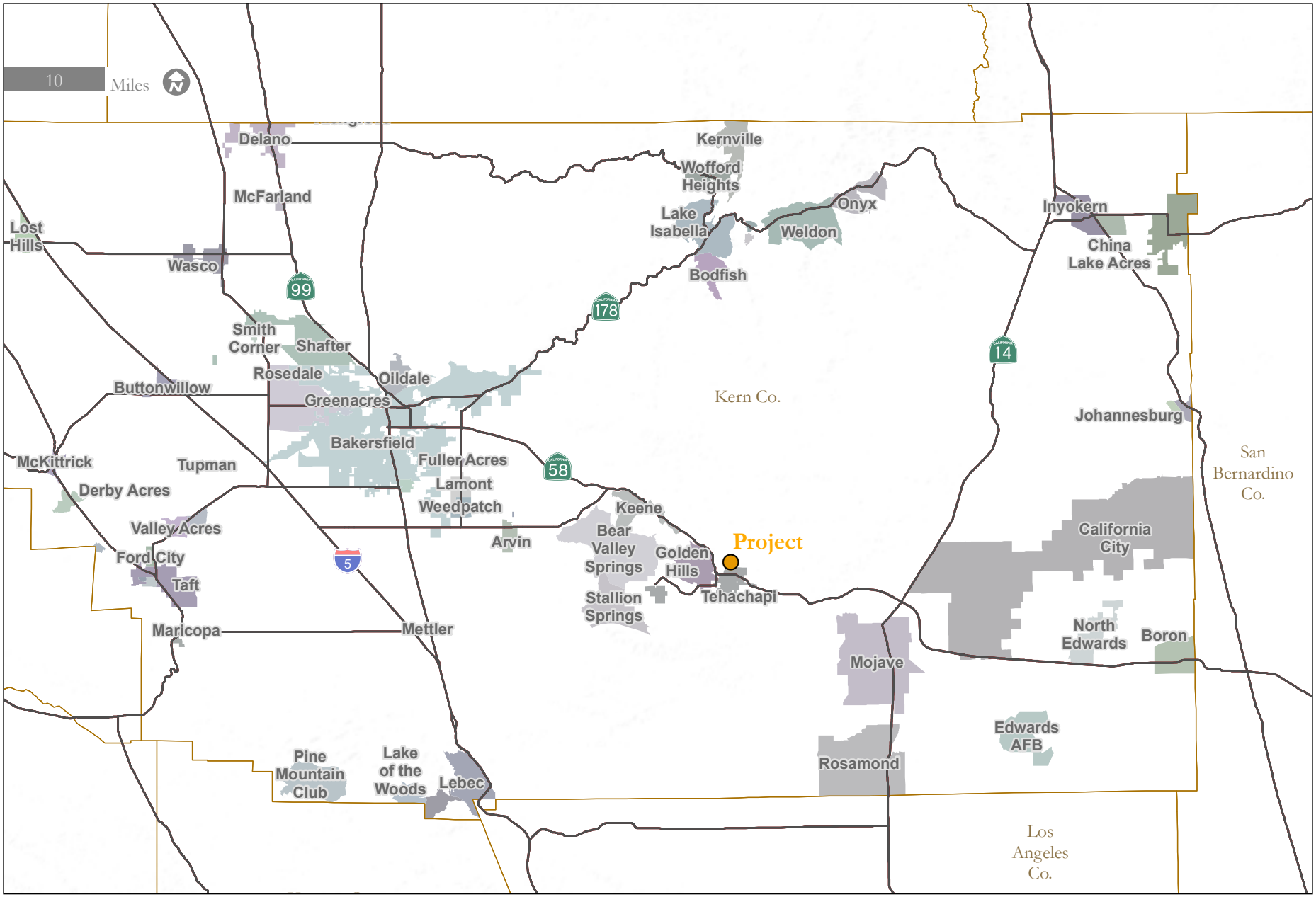

Figure 1-1. Regional Vicinity Map

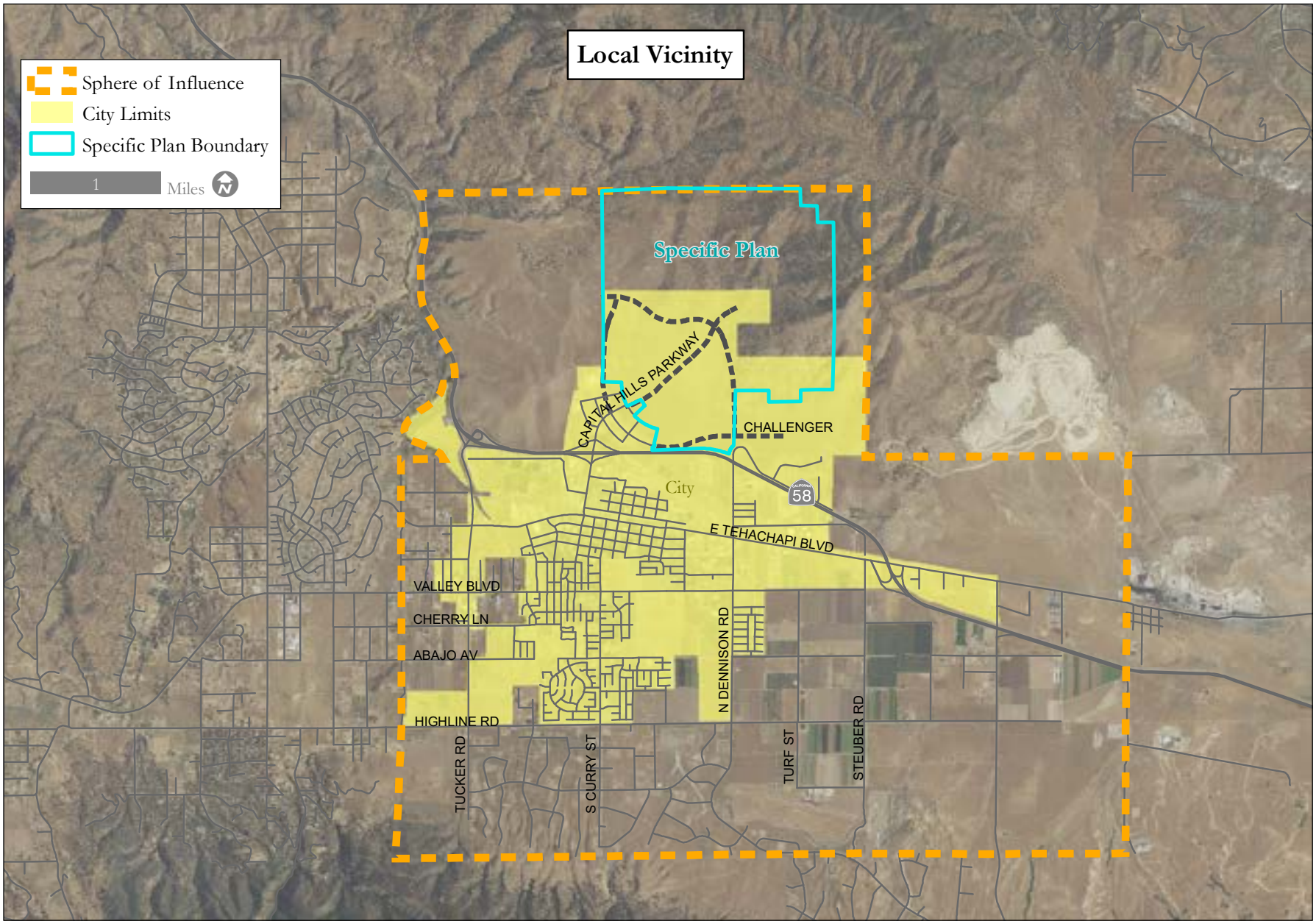

Figure 1-2. Local Vicinity Map

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Section 2: Introduction and Overview

The Capital Hills Specific Plan Community is generally located north of SR 58, east of Capital Hills Parkway. The Plan encompasses approximately 1,918 acres of undeveloped land characterized by rolling hills. Approximately 880 acres are within the corporate boundaries of the City of Tehachapi and approximately 1,038 acres are currently unincorporated but within the City's Sphere of Influence (refer to **Figure 1-1** and **Figure 1-2**).

2.1 Authority and Purpose

The Capital Hills Specific Plan (Revised) has been prepared in accordance with Government Code § 65450 et seq., which grants a local governmental agency the authority to prepare specific plans for the implementation of its General Plan for all or part of an area covered by the General Plan. Specific Plans may be adopted by resolution as policy or by ordinance, codifying them into the adopted Municipal or Zoning Codes as regulation.

This Specific Plan provides a link between implementing policies of the General Plan, which are broader in scope than this Specific Plan, and the development of the Plan Area. This Specific Plan is intended to address site specific issues and to provide details such as providing or identifying applicable regulations that apply to site development plans, landscape standards, sign standards, architectural standards and conceptual designs. The Capital Hills Specific Plan will be adopted by ordinance and therefore carries the weight of law.

The purpose of the Plan is to establish a framework for land use development and supporting infrastructure and public facilities, as well as to identify design standards for development of the Plan area. The Plan is an opportunity to establish a unique and cohesive identity for the Plan Area.

2.2 Specific Plan Organization

This Specific Plan is organized into seven sections, as described below:

Section 1: Executive Summary – Provides an overall summary of the Specific Plan, its vision, and its objectives. Also provides maps illustrating the Plan Area from a regional perspective and from its local vicinity perspective.

Section 2: Introduction and Overview – Sets forth the purpose and authority of the Specific Plan and provides a background relating to past programs, entitlements, and plans prepared for the Plan Area and within the City of Tehachapi that influence the Specific Plan. Also, describes the context in which the Specific Plan will be implemented, existing conditions, surrounding land uses (both existing and proposed), existing General Plan designations and zoning, and the existing circulation and infrastructure within the Plan Area and its surroundings.

Section 3: Specific Plan Concepts – Describes the Land Use concepts within the Adopted General Plan. Provides details and information. Identifies any differences and/or exceptions between the General Plan and the Specific Plan.

Section 4: Regulating Plan – Contains development standards and guidelines including zoning designations. Displays maps illustrating proposed zoning. Provides a development summary table listing allowable uses and other ministerial and discretionary actions that could be associated with proposed uses. Includes: site design and building setbacks, hillside development standards, and standards for the preservation of natural resources. Other standards, such as circulation, transportation, review of signage, and will remain as provided in the Zoning Code.

Section 5: Public Facilities and Services – Provides a broad overview of specific issues related to public facilities and services necessary to support development within the Plan Area.

Section 6: Plan Administration, Financing and Implementation – Describes the authority under which the plan was created along with its relationship to other plans, codes, and ordinances, and its applicability. Provides an overview of financing mechanisms and describes how the Plan will be implemented.

Section 7: Definitions – Defines terms and provides a description of allowable land uses introduced in this Specific Plan.

2.3 Background and Plan Context

A previous Specific Plan, also called the Capital Hills Specific Plan, was prepared in 1989, but was never formally adopted. The current Specific Plan has been titled the "Capital Hills Specific Plan (Revised)" to differentiate the current Plan from the previously-prepared Specific Plan for the area.

The original Capital Hills Specific Plan encompassed approximately 1,030 acres, which included approximately 150 acres of land located southwest of the Capital Hills Specific Plan (Revised). The southwestern 150 acres of the original Plan are not included in the Capital Hills Specific Plan (Revised). The southwestern portion of the original Plan is currently in various stages of development, including several parcels that have been fully developed. This revised Specific Plan encompasses the remaining 880 acres of the original Capital Hills area plus the land north of what is currently known as Capital Hills that is currently outside of the City's corporate boundary, but within its Sphere of Influence.

The Revised Plan, which will be adopted by ordinance, codifies information contained in the General Plan and Tehachapi's Zoning Code and establishes standards not otherwise detailed in the zoning ordinance to address site-specific characteristics.

The City embarked on a General Plan Update that was completed in 2012. The 2012 General Plan Update process involved updating six (6) of the seven (7) State-mandated elements in addition to two optional elements (Town Form Element and Community Design Element). In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, a comprehensive environmental impact report (EIR) was certified prior to adoption of the 2012 General Plan Update.

The General Plan contains various statements that provide the comprehensive description of the Community Vision as set forth in Elements described below:

Section 2.1: Town Form Element – Includes and elaborates upon the required Land Use Element to broaden the outlook on land use to the physical pattern of buildings that individual uses occupy. Addresses land use, development patterns, neighborhoods, districts and corridors, physical form and character, historic resources, and the strategic emphasis for the various areas in Tehachapi.

Section 2.2: Mobility Element – Balances the need to move vehicles with the need to move people through a variety of modes while generating appealing places throughout town. Incorporates the required Circulation Element, directly responding to the various physical contexts identified in the vision, addressing the network of blocks and thoroughfares, access, walkability and circulation, transit, and thoroughfare types.

Section 2.3: Public Realm Element – Expands upon the required Open Space Element to address how public space is generated and distributed by establishing a public realm framework that addresses parks and recreation, walkability, and the networks of open space and streetscape.

Section 2.4: Economic Vitality Element – Provides the fiscal platform upon which the small-town vision can thrive and be sustained. Addresses fiscal sustainability, housing variety, jobs and housing balance, and revenue-generation.

Section 2.5: Natural Resources Element – Establishes the defining qualities and necessary balance between Tehachapi and its defining natural environment. Elaborates on the requirements of the mandatory Conservation Element to address air quality, views and access to nature, water, wind and solar energy, flora and fauna.

Section 2.6: Sustainable Infrastructure Element – Underpins Tehachapi to its environmental setting via use of information typically found in the Land Use Element to address the watershed, water, and energy demands, as well as the infrastructure of utilities including storm drainage, water, and wastewater.

Section 2.7: Civic Health/Culture Element – Addresses the issues of how people in Tehachapi use their community on a daily basis. Addresses community wellness, agriculture, history and the arts, recreation and walkability, light, and brownfield/greyfield regeneration.

Section 2.8: Community Safety Element – Consolidates the Noise and Safety Elements into one Element that supports the community vision related to safety.

This Specific Plan incorporates policies and objectives from each of these General Plan Elements while providing required consistency with the General Plan as discussed in more detail in each of the Specific Plan's sections.

The framework for the Plan utilizes assumptions related to growth and development outlined in the General Plan.

2.4 Existing Conditions

The Plan area is currently undeveloped. To the immediate west of the Plan area, is the Capital Hills Business Park, which consists of commercial, lodging and restaurant uses, a hospital, and supporting infrastructure. Development of property located to the southeast of the Plan area is currently in the planning stages.

Most of the Plan area consists of non-native grassland that has been used for cattle grazing. The topography comprises rolling foothills with a primarily south aspect. The topography ranges from approximately 4,000 feet above mean sea level (AMSL) to approximately 4,600 feet AMSL. Due to the site's topography and location, there are currently small ephemeral drainages that traverse the northern portion of the Plan area.

2.5 Regulatory Scope

This Specific Plan is intended to be used as a tool to guide development within the Capital Hills Community. The Specific Plan contains land use regulations and constitutes the zoning regulations for properties within the Specific Plan boundaries. The Specific Plan defines the character and form of development through standards provided herein. All construction and development within the Capital Hills Community on or after the adoption of this Specific Plan shall conform to the provisions of this Specific Plan.

The Land Use regulations and development standards contained in the Plan take precedence over the provisions of the City of Tehachapi Zoning Code, unless otherwise noted. Any issue not specifically covered in this Specific Plan shall be subject to the applicable standards of the Tehachapi Municipal Code and its regulations.

2.6 CEQA/Environmental Analysis

The Tehachapi General Plan Update Environmental Impact Report (EIR), adopted in 2012, analyzed the environmental impacts of development within Tehachapi's City Limits and its Sphere of Influence. The EIR addressed the environmental issues associated with development of the Capital Hills Community, formerly identified in the EIR as the Northern Foothills. This Specific Plan utilizes the Land Use concepts identified in the General Plan Update for this area, and maintains the parameters in terms of quantities and distribution of land uses identified in the General Plan. Assumptions for number of households and commercial and/or industrial building area used to formulate the environmental analyses performed in the EIR remain consistent in this Specific Plan. California Environmental Quality Act (CEQA) § 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review. Therefore, this Specific Plan, which envisions development in accordance with General Plan Update setting forth the area Zoning will not require additional environmental review.

The California High-Speed Rail Authority (CHSRA) has identified the subject site to be within its proposed HSR alignment. The decision to potentially locate a section of the High-Speed Rail Line (HSR) in the City of Tehachapi is new significant information that could not have been known at the time of certification of the General Plan EIR. Impacts related to construction and operation of the HSR has the potential to introduce new potentially significant effects that were not analyzed in the General Plan EIR. Analysis of the potentially significant impacts of the HSR cannot be accomplished at this time because all details of HSR construction are not currently available. Therefore, pursuant to Public Resources Code § 21166 and CEQA Guidelines § 15162(3), impacts of construction and operation of this segment of the HSR line will be analyzed by the HSR Authority when appropriate levels of detail are available. Development within 200 feet of the HSR alignment shall be subject to recommendations of the environmental analysis. Zoning provided in this Specific Plan illustrating the development of the HSR either maintains or results in a reduction of the development potential in terms of quantities and distribution of land uses, identified in the General Plan.

2.7 General Plan Consistency

The City of Tehachapi Comprehensive General Plan Update identifies the overall goals and policies that guide the future development of the City. The City Council adopted the General Plan in April 2012 after extensive consideration and community participation. The General Plan contains general objectives, which are identified and incorporated into this Specific Plan. The General Plan Land Use designations, guidelines and standards are broader in scope and aspirational in nature and are not considered regulatory. The General Plan identified specific actions necessary for its implementation. The Specific Plan is a link between these actions, the Implementation Policies adopted in the General Plan, the Zoning Code, and site-specific characteristics. The Specific Plan, when adopted by ordinance, will provide the regulatory basis of General Plan implementation for the Capital Hills Community. Zones proposed by this Specific Plan are consistent with policies and objectives of the General Plan.

Consistent with the objectives of the General Plan and subsequent plans and policies adopted by the City in furtherance of the General Plan, this Specific Plan was prepared to address site-specific issues and to provide zoning and circulation plans. This Specific Plan implements the General Plan by directing the uses envisioned in the General Plan to appropriate areas within the Specific Plan's boundaries in conformance with state law.[1] The range of uses and densities both allowed and assigned in the General Plan are also implemented within the Specific Plan. Development standards for fences and walls, streets, bicycle and pedestrian access, streetscapes, landscapes, and signage shall be consistent with the Zoning Code standards.

Each section of this Specific Plan identifies the General Plan Objective, Policy, or Implementation Program Action addressed by the Specific Plan or that is pertinent or applicable to the standard or guideline herein introduced.

2.8 Surrounding Land Use

The Capital Hills Community is within an area described in the General Plan as "Area 5B, Northern Foothills." The General Plan identified approximately 1,564 acres as being within Area 5B. The Northern Foothills extended from SR 58 north to the incorporated boundary. The Northern Foothills area is primarily characterized by grazing land with limited development along Capital Hills Parkway and an equestrian-oriented manufactured home subdivision. The area connects to the main part of town via Mill Street which transitions to Capital Hills Parkway at the SR 58 offramp connecting the Capital Hills business park to the portions of the City south of the highway.

1 Government Code § 65860.

2.9 Existing General Plan

The City adopted its General Plan Update on April 19, 2012. Regarding Land Use, the General Plan states:

> *The subject of land use is important. Except for clearly residential neighborhoods, land use activity tends to change over the life of a building while a building changes much less over the same time period. For this primary reason, land use takes a secondary role to that of physical form. In order to provide flexibility for economic viability while staying consistent with the community's vision, land use is generalized as compared to being unrealistically specific. Each transect designation corresponds its range of appropriate building types to the appropriate use-types in Table 2-3A.*[2]

Table 2-1 below shows the General Plan land use designations adopted for the Capital Hills Community, which was identified as the Northern Foothills Area in the General Plan (refer to **Figure 2-1**).

Table 2-1. General Plan Land Uses Within the Specific Plan

Designation	Approx. Number of Acres Existing
Open Space (OS)	21
Natural (T-1)	1,302
Rural General (T-2.5)	297
Neighborhood Edge (T-3)	221
Neighborhood General (T-4)	40
Neighborhood Center (T-4.5)	36
Total:	**1,918**

2.10 Existing Zoning

The existing zoning of the portion of the Plan Area inside the City limits is A (Agriculture). The County zoning for the remaining land outside the City limits (within the City's Sphere of Influence) is also A (Agriculture).

2.11 Existing Circulation

The Capital Hills Community is located northeast of Capital Hills Parkway, identified as an existing Transit Corridor. The General Plan indicates there will ultimately be a series of minor arterial and local streets within the Specific Plan area. In conformance with development envisioned within the Specific Plan and to implement actions proposed by the General Plan, additional arterial and minor arterial streets have been included within the Specific Plan.

2.12 Existing Infrastructure

Urban infrastructure including sewer connections, water infrastructure, electricity, gas mains, telephone and internet service have been extended to the developed areas to the west of the Capital Hills Community.

2.13 Environmental Constraints and Natural Resources

The site is currently covered with non-native grasslands and is characterized by low, rolling hills. Small ephemeral streams traverse the Capital Hills Community. Two (2) earthquake fault traces have potentially been identified within the Capital Hills Community. Along the southern boundary of the Capital Hills Community, the major environmental constraint is the presence of noise generated by SR 58. The northern portion of the Specific Plan area was identified in the General Plan as containing stands of Canyon Live Oak, an important natural resource within the foothills. Natural water courses or streambeds providing irrigation for native trees and grasslands are also considered important natural resources.

2 Tehachapi General Plan, Chapter 4C, Page 2:12.

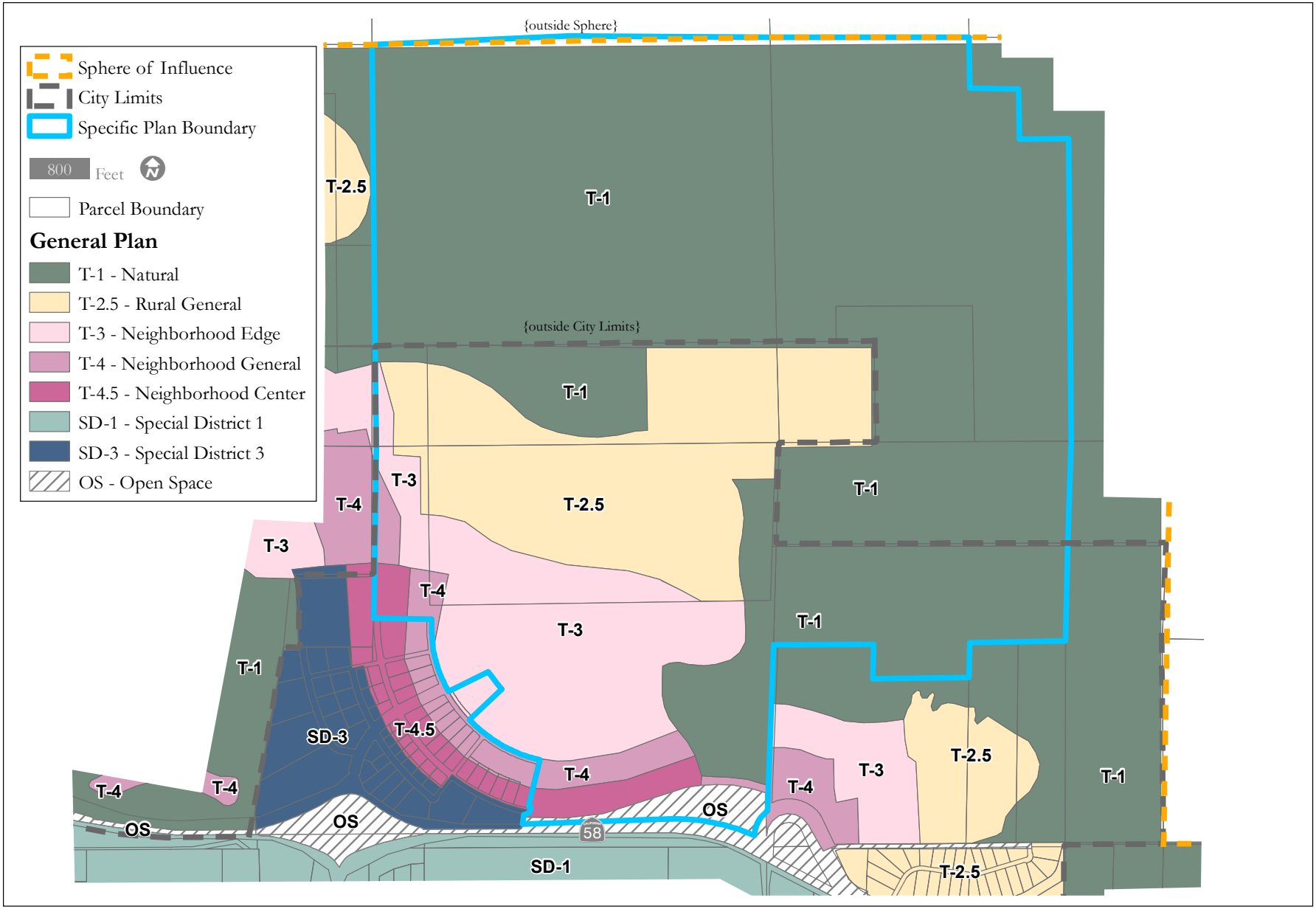

Figure 2-1. General Plan Land Use Map

Section 3: Specific Plan Concepts

3.1 Introduction

The Specific Plan contains a description of land uses for the Capital Hills Community. Land Use designations assigned in the General Plan are maintained. This Specific Plan and its respective zoning are intended to provide more-specific detail relating to land use to guide development within the Plan Area. Land Use is addressed in the General Plan under chapters entitled: Our Community Vision (Chapter 1), Town Form Element (Chapter 2.1) and Sustainable Infrastructure Element (Chapter 2.6), however other details pertinent to Land Use are also addressed in the Economic Vitality Element (Chapter 2.4) and Civic Health/Culture Element (Chapter 2.7).

The Plan Area is located within the Northern Foothills, which is described in the General Plan as:

> *the area north of SR 58 ultimately generates a new set of neighborhoods that are of a quite different nature than those neighborhoods on the valley floor. These distinctive neighborhoods provide a unique, rural setting for larger houses and agriculturally or animal-related activity while connecting to a focused mixed use district immediately adjacent to the freeway. The street network is fully interconnected and in response to the significant topography of the area. Streetscapes are informal and naturally detailed to reflect the unique hillside setting within Tehachapi.*[3]

3.2 Land Use Plan

The Capital Hills Community is envisioned to be a comprehensive new community that provides a balance and diversity of housing types, employment opportunities, and recreational amenities for its residents.

The purpose of the zoning provided in this Specific Plan is to establish the location, categories, acreages, and specific densities of land uses within the Capital Hills Community, and to provide zoning classifications in accordance with the General Plan. In addition to establishing the basic allocation of land uses, the zoning forms the basis for the primary circulation system, including arterial and collector streets. Local street patterns and details of pedestrian paths and bicycle paths will be established during preparation of tentative subdivision maps and are not included in this Specific Plan.

General Plan Objectives, anticipated results, and policies addressed within Section 3.2 – Land Use Plan are:

TOWN FORM ELEMENT

Objective 15: Develop and reinvest in Tehachapi in ways that are consistent with available resources.

Anticipated Results:

A. Infill development that completes and improves existing neighborhoods, districts, and corridors.

B. Development of new areas in the form of planned neighborhoods, districts, and corridors, although their completion may take many years.

Policies Addressed:

- TF60. Approve development projects only when consistent with the allowed water availability;
- TF61. Approve development at an average annual rate of two (2) percent over the planning horizon as identified in Table 2-2 with procedures that allow the distribution of prior year's and future year's unused growth potential subject to City Council approval (in reference to Table 2-2: Development Potential of the General Plan);
- TF62. Develop annual audit and management procedures to track the approval of growth potential consistent with Table 2-2.1 of the General Plan (Development Potential) and consistent with the availability of water for each development.

3 Ibid Chapter 1.2, p.18.

Section 3: Specific Plan Concepts

For purposes of growth management, the General Plan identified an average annual rate of two percent (2%) over the planning horizon, which extends through the year 2035. The Capital Hills Community was identified as an area intended for both "Restricted Growth" and "Directed Growth." Restricted Growth areas having value as Open Space are herein designated N-1 (Natural). Areas of Directed Growth are areas that can support urban development by the fact that they are proximate to an existing or planned thoroughfare.[4]

Development potential was estimated at full buildout of the General Plan (year 2035). Development of Capital Hills shall not exceed the maximum buildout specified in the General Plan as provided in **Table 3-1**.

Development densities allowed by the General Plan are distinguished from the Development Potential listed in Table 2-2-1 of the General Plan. In compliance with the Growth Management Procedures of the Tehachapi General Plan (Implementation Program, Section "F"), growth and development limits shall be observed within the Capital Hills Specific Plan Community. The following are the growth and development limits for all development within the Capital Hills area:

1. The maximum number of residential dwelling units permitted by the Capital Hills Specific Plan (Revised) shall be 2,012 units, as were previously envisioned in the General Plan.
2. The maximum amount of Commercial development permitted by the Capital Hills Specific Plan (Revised) shall not exceed a total of 383,247 square feet.
3. Up to 17.87 acres of the Capital Hills Community may be developed as Civic Space, which may include but is not limited to schools, government buildings, and art or cultural venues.
4. Minor boundary, residential density, development intensity, and acreage variations, up to 15% in the planning areas may be permitted, subject to approval of the Planning Director, without amendment to the Specific Plan document.

The General Plan designations provided in the General Plan and its specified lot sizes which demonstrate density, would allow for greater development potential than stated in the General Plan. For purposes of comparison, the actual densities developable based on specified lot sizes are as shown in **Table 3-2**, however, in no instance shall actual development exceed densities or intensities listed in **Table 3-1**.

Table 3-1. Capital Hills – Development Limits

Category	General Plan Baseline			Capital Hills
	2009	Buildout 2035	Change @ Buildout	Maximum Buildout
Cumulative Dwellings (dwellings)	3,116	5,319	2,012	2,012
Cumulative Population (people)	8,328	14,201	5,372	5,372
Cumulative Commercial/Office (square feet)	1,187,112	2,026,265	766,493	383,247[5]
Cumulative Industrial (square feet)	1,176,613	2,008,345	759,714	0
Agricultural (acres)	7,834.20	5,420.45	-2,413.75	0
Parks and Open Space (acres)	215.44	422.00	206.56	106
Waterways (acre feet)	327.20	327.20	0	0
Civic (acres)	81.36	152.85	71.49	17.87[6]
Rights-of-way (linear feet)	984.90	1,439.73	454.83	To be determined

4 Ibid. Chapter 2, The Elements of Our Community Vision, Table 2-1: Community Structure Plan.

5 Assumed no more than 50% of potential development estimate at full buildout will be constructed in Capital Hills.

6 Assumed no more than 25% of estimated Civic Space will be constructed in Capital Hills

Table 3-2. Capital Hills – Density/Intensity Comparison

Category	General Plan	With HSR	Without HSR
Residential (total)	2,774 units	2,575 units	3,100 units
Single-Family	1,527 units	762 units	1,437 units
Multi-Family	1,246 units	1,813 units	1,662 units
Commercial Space	766,493 sq. ft.	383,247 sq. ft.	383,247 sq. ft.
Parks and Open Space	206.56 acres	106 acres	106 acres
Civic	71.49 acres	17.87 acres	17.87 acres
Population	7,406 people	6,877 people	8,276 people

It should also be noted that the number of units credited for the General Plan below are not actually listed in the General Plan, but were computed using lot sizes provided in the General Plan.

Development of the Capital Hills area without the HSR has the potential to result in the greatest number of new residential units. As provided in **Table 3-1**, this Specific Plan specifies a maximum development limit for the Capital Hills Community. This plan assumes development of commercial land uses will not exceed 50% of the General Plan's estimated full buildout. The development limits imposed by this plan would restrict development to densities and intensities envisioned in the General Plan.

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Section 4: Regulating Plan

The Regulating Plan translates the community vision into a map or series of maps. The regulating plan designates the locations, districts, and streets that are intended to embody the specific physical characteristics of the Community. It maps the location and applicability of specific land uses, and illustrates intended circulation patterns, important natural resources, and identified site constraints. The regulating plan works in tandem with the development standards, tables, figures, and diagrams contained in this document to define the shape, size, and location of streets, through connections, infill blocks, buildings, and landscaping. The regulating plan consists of the zone map, a circulation map, and maps depicting natural resources and site constraints as illustrated on the following maps:

- **Figure 4-1. Capital Hills Zone Map Without High Speed Rail**
- **Figure 4-2. Capital Hills Zone Map With High Speed Rail Alignment**
- **Figure 4-3. Capital Hills Circulation Map Without High Speed Rail Alignment**
- **Figure 4-4. Capital Hills Circulation Map With High Speed Rail Alignment**
- **Figure 4-5. Natural Resources – Canyon Live Oak Trees**
- **Figure 4-6. Natural Resources – Streambeds**
- **Figure 4-7. Site Constraints – Earthquake Faults**
- **Figure 4-8. Site Constraints – Noise Contours**
- **Figure 4-9. Site Constraints – Hillside Development Areas**

The City of Tehachapi chose to adopt Transect designations as a means to implement visualization projects based on images and sketches of the type of development envisioned in its General Plan. A transect is a way of categorizing, understanding, and influencing the development and preservation of patterns of a region. The transect is a system that places all of the elements of the built environment in useful order, from the most rural to the most urban. It is a tool for identifying the major components of the natural and human environment in order to plan for the most appropriate land use, building intensity, and development patterns.

The Specific Plan will utilize unique designations that function in a similar manner as both conventional zoning designations and transect zoning designations. The combination of these designations is established to categorize, provide an understanding of, and influence the development and preservation of patterns of a region. It identifies the allowed uses and design characteristics desired within the Capital Hills Specific Plan (Revised) and sets forth the allowable density and intensity of development.

This Specific Plan both incorporates and enhances existing development standards contained in the Zoning Code. The uses allowed and development standards for each zone are intended to facilitate development that will achieve the objectives of the Plan Area and implement actions envisioned in Tehachapi's General Plan.

Zoning Designations for the Capital Hills Specific Plan (Revised) build upon the Transect-based General Plan Land Use designations, but provide additional detail described in actions necessary to implement the General Plan. New information learned after adoption of the General Plan, related to the potential location and alignment of a HSR alignment, resulted in the need to provide for an adjustment in land use patterns, therefore two zone plans are presented in this Specific Plan.

Figure 4-1 provides the zoning map for the Capital Hills Specific Plan (Revised) without the HSR alignment. **Figure 4-2** provides an illustration of development within the Capital Hills Specific Plan (Revised) if/when the HSR facilities are constructed. Both Zone Maps maintain the development densities and land use intensities originally contemplated in the General Plan. Changes of locations for land uses are a result of adjustments for noise contours as a result of

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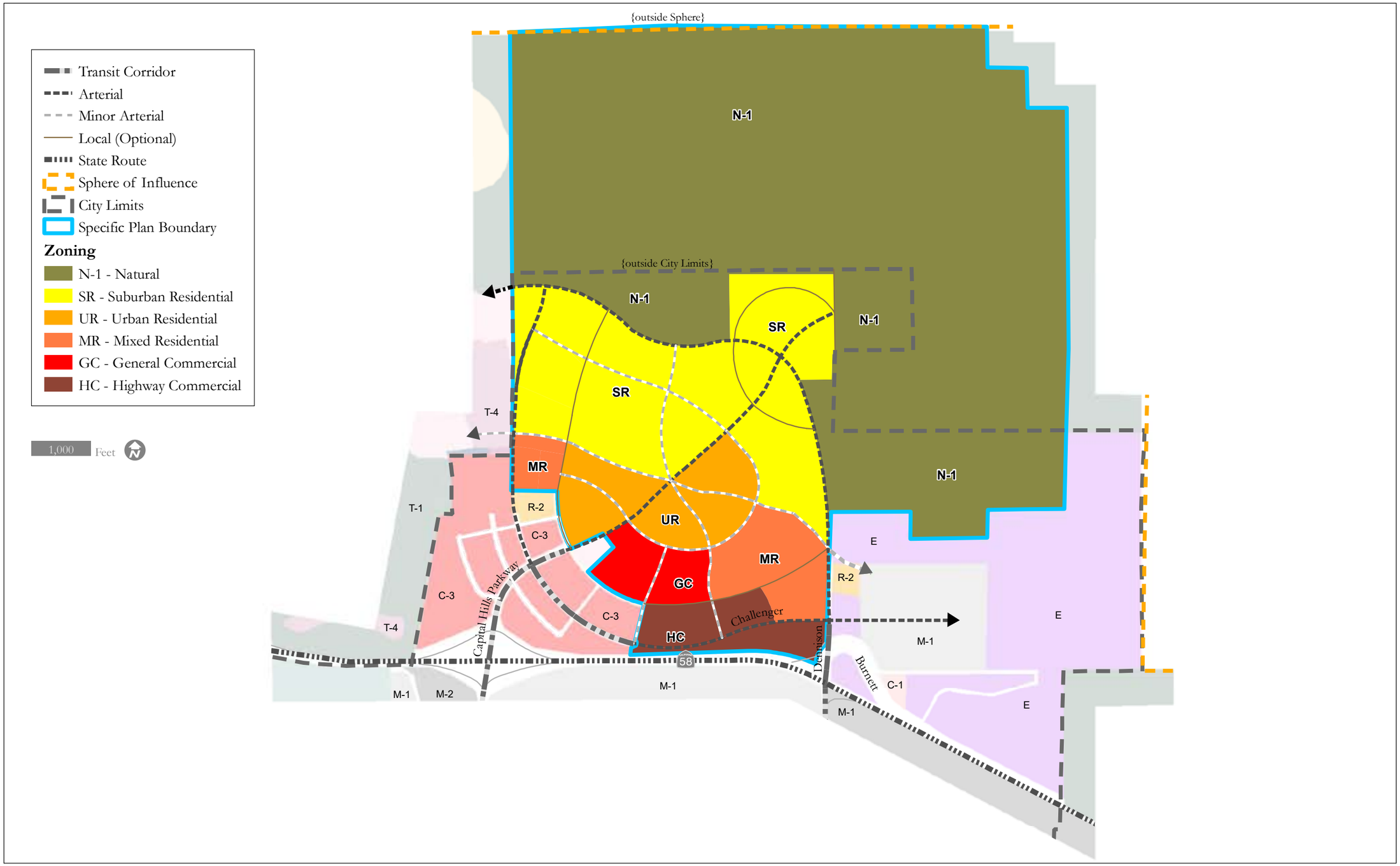

Figure 4-1. Capital Hills Zone Map Without High Speed Rail

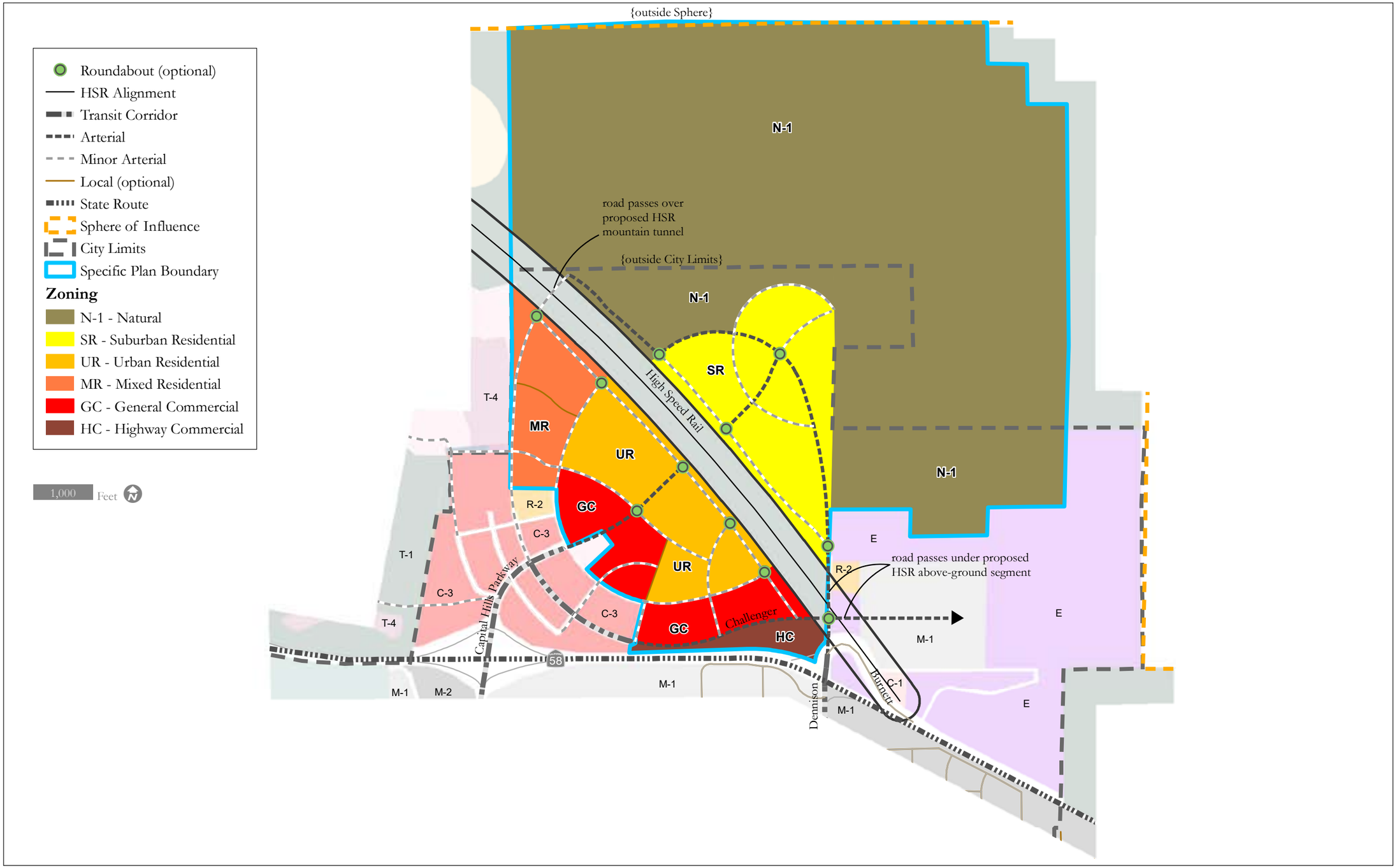

Figure 4-2. Capital Hills Zone Map With High Speed Rail Alignment

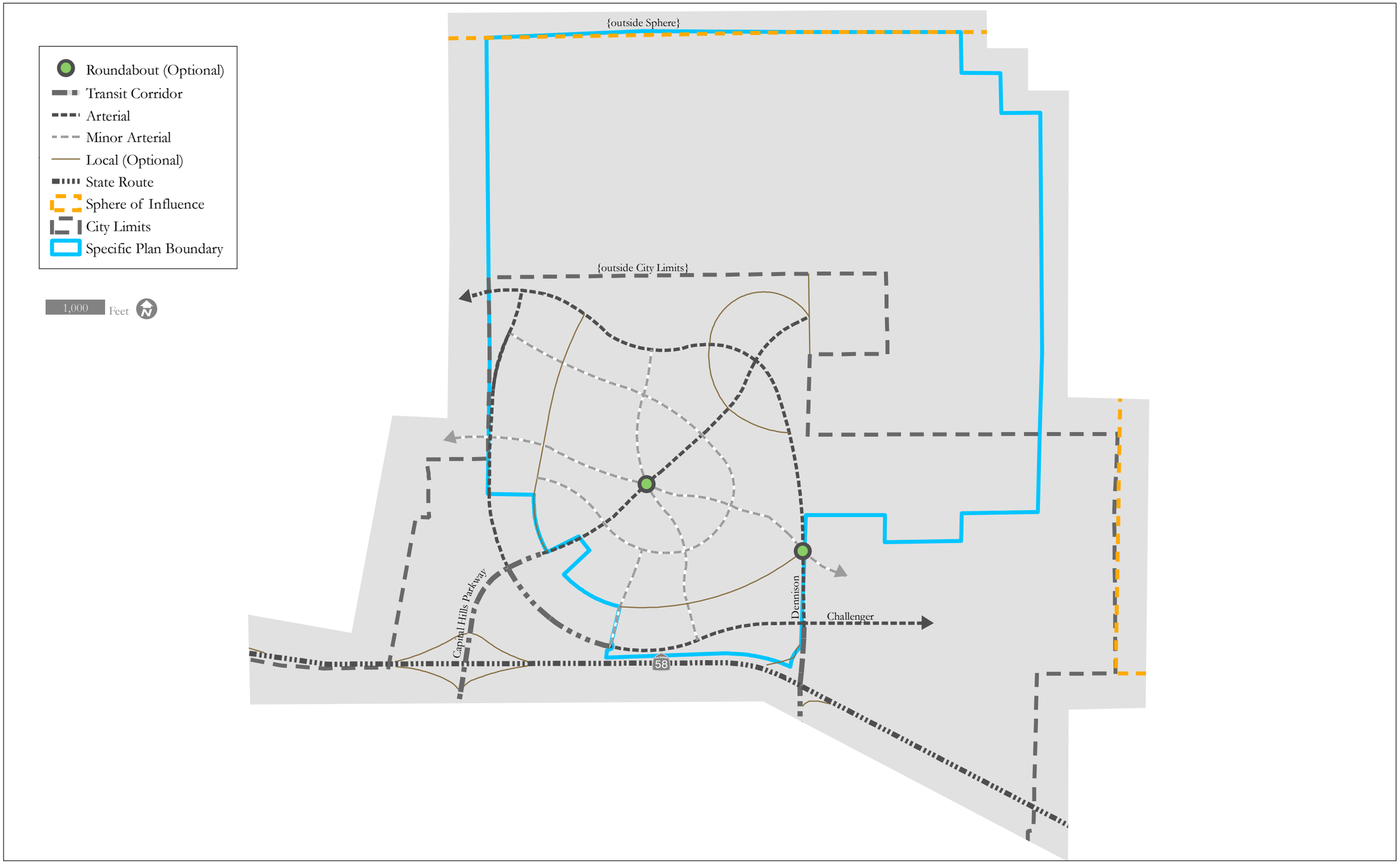

Figure 4-3. Capital Hills Circulation Map Without High Speed Rail Alignment

Figure 4-4. Capital Hills Circulation Map With High Speed Rail Alignment

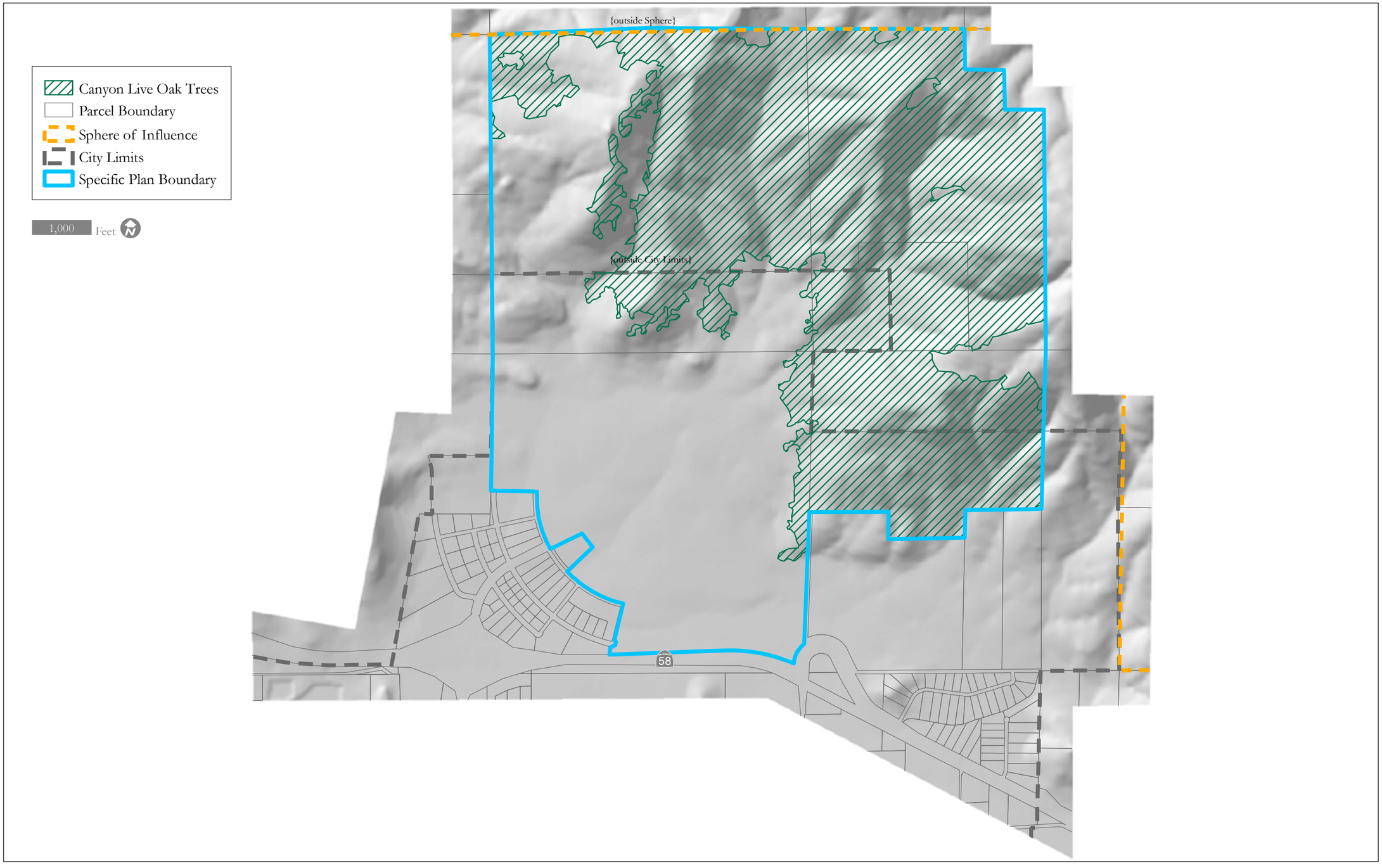

Figure 4-5. Natural Resources – Canyon Live Oak Trees

Figure 4-6. Natural Resources – Streambeds

Figure 4-7. Site Constraints – Earthquake Faults

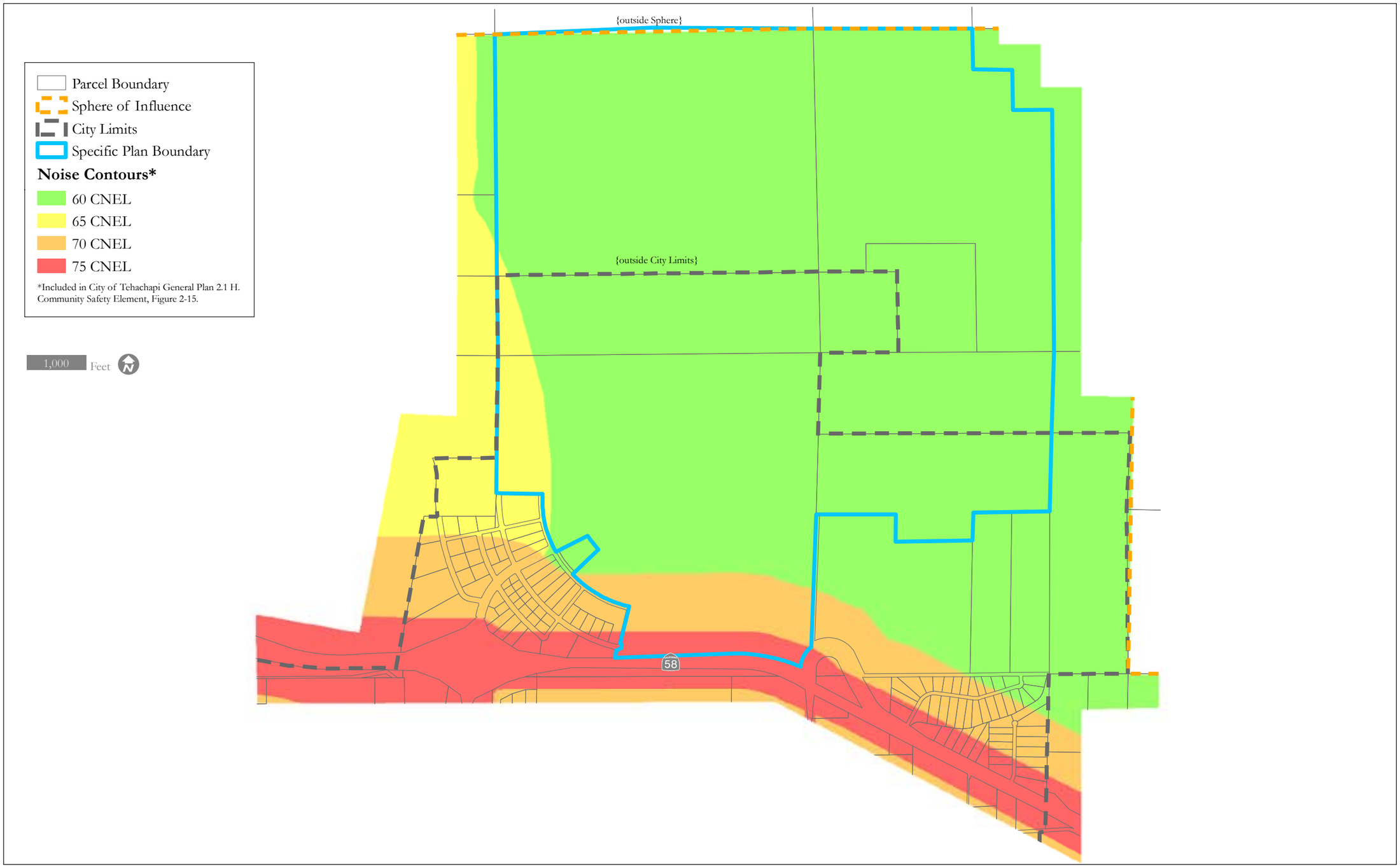

Figure 4-8. Site Constraints – Noise Contours

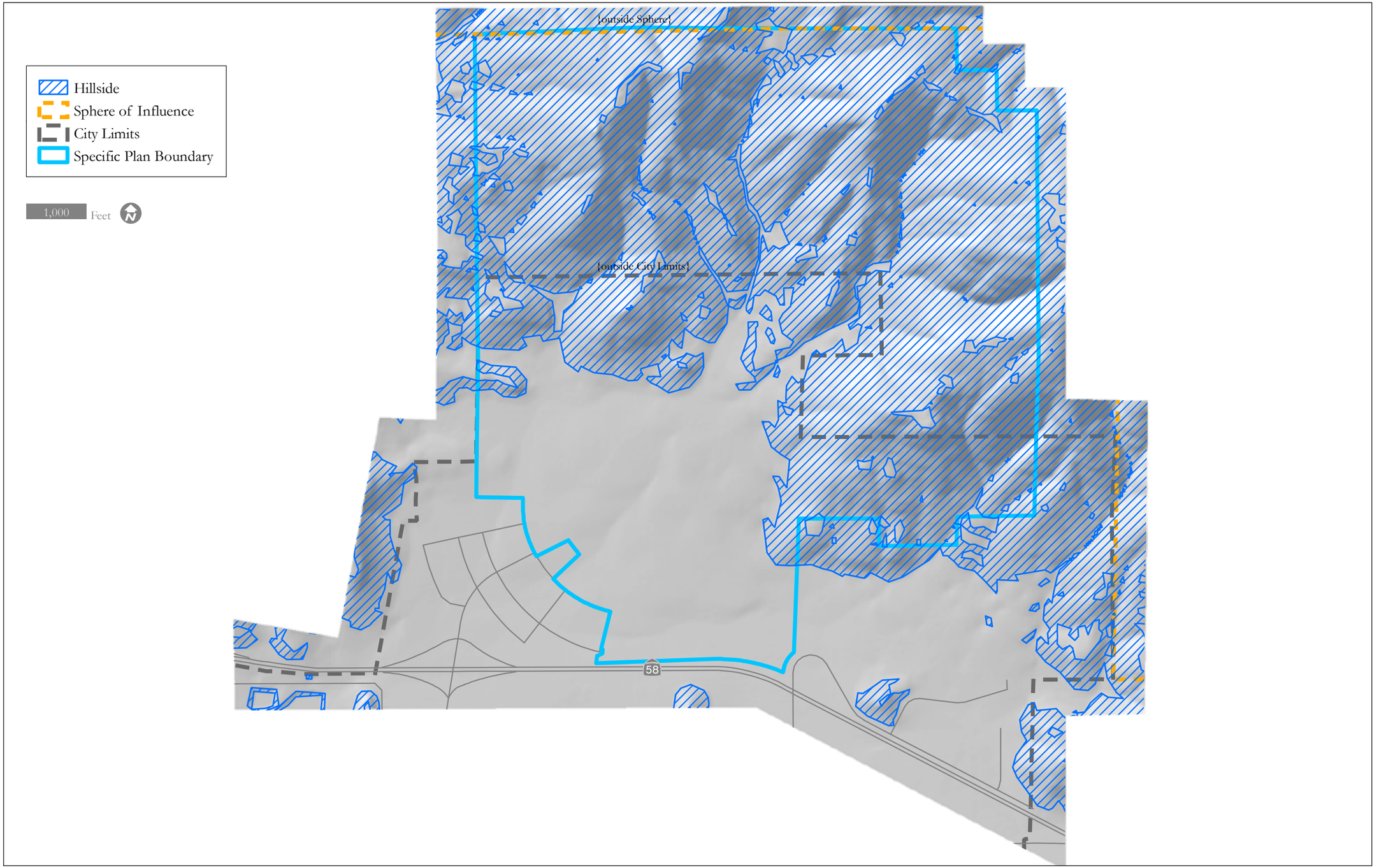

Figure 4-9. Site Constraints – Hillside Development Areas

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existing traffic along SR 58 and site specific physical features. The Specific Plan zones described in **Table 4-1** are listed in order of density and intensity of development, beginning with the least dense residential development or less intensive commercial zone designations.

4.1 Development Standards

Notwithstanding applicable Zoning Code requirements, proposed developments shall meet the Development Standards contained in this Specific Plan. Wherever the provisions of this Specific Plan conflict with those contained in the Zoning Code, the provisions of the Specific Plan shall govern regardless of whether they are more or less restrictive than the provisions of the Zoning Code.

4.1.1 Development Standards by Zone

4.1.1.1 Natural (N-1) Zone

The N-1 land use designation is assigned to land that is intended to be developed in a manner that allows the land to remain in its natural vegetative state. Lands designated N-1 are desired to retain their natural landform while allowing for limited development. These areas are intended for regional ecological, wildlife, habitat, and recreational purposes as primary use, but may allow for limited residential and/or lodging uses.

4.1.1.1.1 Development Standards – Natural (N-1) Zone

Development shall be limited within the N-1 zone. Where allowable, new structures and/or uses may be constructed or established in compliance with the requirements in Chapter

Table 4-1. Specific Plan Zone Designations

Zone Designation	Description	Color
Natural (N-1)	The N-1 zone is assigned to land that is intended to be developed in a manner that allows the land to remain in its natural vegetative state. Lands designated N-1 are desired to retain their natural landform while allowing for limited development. These areas are intended for regional ecological, wildlife, habitat, and recreational purposes.	Green
Suburban Residential (SR)	The SR zone is assigned to land intended for rural development of suburban density and intensity. The zone district shall be primarily residential in nature; however; it may include commercial and/or service uses intended to serve residential development.	Yellow
Urban Residential (UR)	The UR land use designation is assigned to land intended to be transitional between rural and urban development densities and intensities. This zone is primarily residential in nature, but may include commercial, service, and/or industrial uses intended to serve residential development. This designation is intended for typical residential development.	Goldenrod
Mixed Residential (MR)	The MR zone is applied to portions of the Capital Hill Community to provide for a variety of single-family and multi-family housing choices while maintaining the character of a small-town neighborhood setting.	Salmon
Commercial General (CG)	The CG zone is applied to focused areas at the core of the Capital Hill Community to provide neighborhood-oriented retail and services in close proximity to housing while retaining Tehachapi's small-town character.	Red
Highway Commercial (HC)	The HC zone is applied to areas of the Capital Hills Community that are appropriate for a wide range of commercial, industrial, and/or manufacturing activities, including regional shopping centers, heavy commercial uses, and highway-oriented industrial uses.	Reddish Brown

9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures, shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-2**. Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-2. Development Standards – Natural (N-1) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	No minimum or maximum lot area
Building Setbacks	No minimum or maximum building setback
Building Height	No maximum building height
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 40%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Minimum number of spaces: 2 per acre; Parking design: Tehachapi Zoning Code 4.50.070
Signs	Not permitted by right except as allowed in Tehachapi Zoning Code 7.20; Approval subject to Variance (Tehachapi Zoning Code 9.80)

4.1.2.1 Suburban Residential (SR)

The SR land use designation is assigned to land intended for rural development of suburban density and intensity. The zone district shall be primarily residential in nature; however, it may include commercial and/or service uses intended to serve residential development.

4.1.1.2.1 Development Standards – Suburban Residential (SR) Zone

New structures and/or uses may be constructed or established in compliance with the requirements in Chapter 9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-3**. Where not addressed in this Specific Plan, standards for Residential development within the SR zone shall comply with the requirements provided in the Tehachapi Zoning Code for the Rural General (T2.5) zone (Chapter 3.20.040). Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-3. Development Standards – Suburban Residential (SR) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	7,500 square feet (minimum)
Lot Width	60 feet (minimum)
Lot Depth	125 feet (minimum)
Building Setbacks	• Refer to development standards for building types in the T3 zone. • Estate type buildings see Tehachapi Zoning Code 5.10.170 • House type buildings see Tehachapi Zoning Code 5.10.160 • Duplex type buildings see Tehachapi Zoning Code 5.10.150
Building Height	Tehachapi Zoning Code 3.20.040.C.4
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 40%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Number of spaces: 2 per residential unit; Parking design: Tehachapi Zoning Code 4.50.070
Signs	Not permitted by right except as allowed in Tehachapi Zoning Code 7.20; Approval subject to Variance (Tehachapi Zoning Code 9.80)

4.1.1.3 Urban Residential (UR)

The UR land use designation is assigned to land intended to be transitional between rural and urban development densities and intensities. This zone is primarily residential in nature, but may include commercial, service, and/or industrial uses intended to serve residential development. This designation is intended for typical residential development.

4.1.1.3.1 Development Standards – Urban Residential (UR) Zone

New structures and/or uses may be constructed or established in compliance with the requirements in Chapter

9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures, shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-4**. Where not addressed in this Specific Plan, standards for Residential development within the UR zone shall comply with the requirements provided in the Tehachapi Zoning Code for Neighborhood General (T4) zone (Chapter 3.20.060). Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-4. Development Standards – Urban Residential (UR) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	4,000 square feet (minimum)
Density	1 unit per 4,000 square feet (maximum)
Lot Width	40 feet (minimum)
Lot Depth	100 feet (minimum)
Building Setbacks	• Refer to development standards for building types in the T4 zone. • House Building Type see Tehachapi Zoning Code 5.10.160 • Duplex Building Type see Tehachapi Zoning Code 5.10.150 • Villa Building Type see Tehachapi Zoning Code 5.10.140 • Bungalow Court Building Type see Tehachapi Zoning Code 5.10.130 • Rowhouse (Houseform) Building Type see Tehachapi Zoning Code 5.10.110 • Courtyard Building Type see Tehachapi Zoning Code 5.10.120
Building Height	Tehachapi Zoning Code 3.20.060.C.4
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 10%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Number spaces: 2 per residential unit; Parking design: Tehachapi Zoning Code 4.50.070
Signs	Not permitted by right except as allowed in Tehachapi Zoning Code 7.20; Approval subject to Variance (Tehachapi Zoning Code 9.80)

4.1.1.4 Mixed Residential (MR)

The MR land use designation is applied to portions of the Capital Hill Community to provide for a variety of single-family and multi-family housing choices while maintaining the character of a small-town neighborhood setting.

4.1.1.4.1 Development Standards – Mixed Residential (MR) Zone

New structures and/or uses may be constructed or established in compliance with the requirements in Chapter 9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures, shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-5**. Where not addressed in this Specific Plan, standards for Residential development within the MR zone shall comply with the requirements provided in the Tehachapi Zoning Code for Downtown (T4.5) zone (Chapter 3.20.080). Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-5. Development Standards – Mixed Residential (MR) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	3,200 square feet (minimum)
Density	1 unit per 3,200 square feet (maximum)
Lot Width	40 feet (minimum)
Lot Depth	80 feet (minimum)
Building Setbacks	• Use setback distances for building types in the T4.5 zone. • House Building Type see Tehachapi Zoning Code 5.10.160 • Villa Building Type see Tehachapi Zoning Code 5.10.140 • Rowhouse (Blockform) Building Type see Tehachapi Zoning Code 5.10.100 • Courtyard Building Type see Tehachapi Zoning Code 5.10.120 • Flex Building Large Type see Tehachapi Zoning Code 5.10.070 • Lined Building Type see Tehachapi Zoning Code 5.10.060
Building Height	Tehachapi Zoning Code 3.20.070.C.4
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 10%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Number spaces: 2 per residential unit; Parking design: Tehachapi Zoning Code 4.50.070
Signs	Not permitted by right except as allowed in Tehachapi Zoning Code 7.20; Approval subject to Variance (Tehachapi Zoning Code 9.80)

4.1.1.5 General Commercial (GC)

The GC zone is applied to focused areas at the core of the Capital Hill Community to provide neighborhood-oriented retail and services in close proximity to housing while retaining Tehachapi's small-town character.

4.1.1.5.1 Development Standards – General Commercial (GC) Zone

New structures and/or uses may be constructed or established in compliance with the requirements in Chapter 9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures, shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-6**. Where not addressed in this Specific Plan, standards for Residential development within the UR zone shall comply with the requirements provided in the Tehachapi Zoning Code for Central Commercial (C2) zone (Chapter 3.30.100). Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-6. Development Standards – General Commercial (GC) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	No minimum
Lot Width	No minimum
Lot Depth	No minimum
Building Setbacks	Front = 10 feet; No minimum side or rear
Building Height	Maximum 3 stories; 35 feet
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 10%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Number spaces: As listed in Table 4-8. Allowable Uses in Eac
Signs	Tehachapi Zoning Code 7.20

4.1.1.6 Highway Commercial (HC) Zone

The HC zone is applied to areas of the Capital Hills Community that are appropriate for a wide range of commercial activities, including regional shopping centers and heavy commercial uses.

4.1.1.6.1 Development Standards – Highway Commercial (HC) Zone

New structures and/or uses may be constructed or established in compliance with the requirements in Chapter 9.60 of the Tehachapi Zoning Code (Architectural Design and Site Plan Review). New structures and alterations to existing structures, shall be designed, constructed, and/or established in compliance with development standards listed in **Table 4-7**. Where not addressed in this Specific Plan, standards for Residential development within the UR zone shall comply with the requirements provided in the Tehachapi Zoning Code for Highway Commercial (C4) zone (Chapter 3.30.120). Except where specified in this Specific Plan, the requirements of Article 5 of the Tehachapi Zoning Code based on building type, may also apply.

Table 4-7. Development Standards – Highway Commercial (HC) Zone

Development Feature	Additional Requirements/ Applicable Zoning Code or Municipal Code Standards
Lot Area	No minimum
Lot Width	No minimum
Lot Depth	No minimum
Building Setbacks	Front = 10 feet; No minimum side or rear
Building Height	Maximum 3 stories; 35 feet
Fencing	Tehachapi Zoning Code 4.40.080
Landscaping	Minimum Coverage 10%; Landscape Design & Materials per Tehachapi Zoning Code 4.40.040
Lighting	Tehachapi Zoning Code 4.40.090
Parking	Number spaces: As listed in Table 4-8. Allowable Uses in Each Zone
Signs	Tehachapi Zoning Code 7.20

4.1.2 General Development Standards

In conjunction with any application to subdivide land within Capital Hills, the applicant shall provide a specific map and legal description for each zone district displayed on the Zone Maps (**Figure 4-1** or **Figure 4-2**) as determined by the status of High Speed Rail construction or as determined by the Planning Director. The legal description shall be stamped and signed by a licensed land surveyor, or registered civil engineer authorized to perform land surveying.

4.1.2.1 Fences and Walls

Fences and walls shall conform to Chapter 4.40.80 of the Zoning Code.

4.1.2.2 Parking Standards

Notwithstanding provisions of applicable development codes as listed in **Section 4.1.2**, required parking shall be listed for each land use. Parking standards and driveways shall comply with applicable parking tandards in the Zoning Code.

4.2 Allowable Land Uses

The zoning designations identified within this Specific Plan build upon the existing unique characteristics of the area. The Specific Plan zoning designations function to "bridge the gap" between the existing General Plan designations and the community vision identified during adoption of the General Plan.

Zones within the Capital Hills Community are designed to implement the City of Tehachapi General Plan. (refer to **Figure 4-1** or **Figure 4-2**). The Specific Plan establishes allowable uses for each zoning district. Certain uses may be subject to special conditions regarding the location, operation, design, or special permitting requirements of the use. **Table 4-8** lists the allowable uses in each zone and specifies which uses are allowable subject to approval of a Minor Use Permit or Conditional Use Permit in accordance with application requirements and procedures provided in Tehachapi Zoning Code § 9.30. Uses are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in **Section 7: Definitions**.

Uses may be allowed in the following ways:

- Permitted Use (P): Uses that may be established as the primary use of a building without discretionary approval, subject to the provisions of § 9.60 of the Zoning Code.
- Conditional Use Permit (CUP): Uses that are allowed subject to conditional approval through issuance of a Conditional Use Permit pursuant to § 9.60 of the Zoning Code. The Planning Commission and/or City Council has primary review authority for CUPs.
- Minor Use Permit (MUP): Uses that are determined to be minor deviations from the allowed uses subject to conditional approval through issuance of a Minor Use Permit pursuant to § 9.60 of the Zoning Code. Uses subject to a MUP are uses having a unique location, use, building, or traffic characteristic requiring discretionary approval from the Planning Director. The Planning Director has primary review authority for MUPs, but may refer the decision to the Planning Commission for final decision.
- Temporary Use Permit (TUP): Uses that are considered temporary in nature and are subject to conditional approval through issuance of a Temporary Use Permit pursuant to § 9.70 of the Zoning Code.
- Prohibited Uses (X): Uses that are prohibited in the zone and those that are not subject to conditional approval in the specified zone.

Any land use authorized through land use permit approval may also require Design Review (pursuant to § 9.60 of the Zoning Code), a Building Permit, or other permits as required by the Municipal Code. In addition, any use that is not listed in **Table 4-8** is prohibited within the Capital Hills Community, unless the Planning Director determines that it is substantially similar to a listed use as defined in **Section 7: Definitions**.

All subdivisions, new land uses and structures, and substantial rehabilitation, alterations, and/or remodeling of existing land uses and structures shall be designed, constructed, and established in compliance with the requirements of this section. In addition, other standards (e.g. landscaping, parking and loading, etc.) in Articles 3, *Specific to Uses* and Article 5, *Building and Frontage Standards* of the Tehachapi Zoning Code unless explicitly defined, stated, or delineated otherwise in this Specific Plan may be applicable. In addition, Article 4, *General to Zones*, and Article 6, *Specific to Uses* also provide applicable development standards and guidelines. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Specific Plan. With regards to the substantial rehabilitation, alterations, and/or remodeling of existing land uses and structures, whenever such activity involves the modification of more than 50% of the exterior walls of a structure, the replacement construction is considered to constitute a new structure. As such, the rehabilitation, alteration, and/or remodeling activity shall comply with all development standards set forth in this Specific Plan.

Table 4-8. Allowable Uses in Each Zone

Land Use	N-1	SR	UR	MR	GC	HC	Parking Ratio	Specific Regulations
Entertainment, Recreation, Education, Public Assembly								
Church/Religious Assembly – <10,000 square feet	MUP	MUP	MUP	MUP	P	P	1/4 seats	TZC 9.30 (MUP)
Church/Religious Assembly – >10,000 square feet	X	MUP	MUP	MUP	P	P	1/4 seats	TZC 9.30 (MUP)
Commercial Recreation Facility – Indoor	X	X	X	CUP	P	P	1/500 sqft	TZC 9.30 (CUP)
Commercial Recreation Facility – Outdoor	CUP	CUP	X	X	CUP	CUP	TBD	TZC 9.30 (CUP)
Conference/Convention/Assembly Facility	X	X	X	X	X	P	1/6 seats	
Nightclub	X	X	X	X	P	P	1/400 sqft	
School – Elementary, Middle, Secondary	X	P	P	P	P	X	1/5 students	
School – Specialized Education/Training	X	X	X	X	P	P	1/5 students	
School – College, University	X	X	X	CUP	P	P	1/5 students	
Studio – Art, Dance, Martial Arts, Music, Etc.	X	X	X	MUP	P	P	1/500 sqft	TZC 9.30 (MUP)
Theater/Cinema	X	X	X	X	P	P	1/4 seats	
Restaurant and Fast Food								
Brewpub	X	X	X	CUP	P	P	1/200 sqft	TZC 6.30.060
Drive-Through	X	X	X	X	P	P	1/200 sqft	
Microbrewery	X	X	X	X	MUP	P	1/200 sqft	TZC 9.30 (MUP)
Outdoor Dining	X	X	X	MUP	X	X	1/200 sqft	TZC 9.120
Pub/Bar	X	X	X	X	MUP	P	1/200 sqft	TZC 6.30.060
Restaurant (including alcohol sales)	X	X	X	X	MUP	P	1/200 sqft	
Restaurant (no alcohol sales)	X	X	X	MUP	P	P	1/200 sqft	
Wine Tasting	X	X	X	CUP	MUP	P	1/200 sqft	TZC 9.30 (MUP)
Retail Trade								
Alcohol Sales (off-site consumption)	X	X	X	X	P	P	1/400 sqft	TZC 6.30.060
Antique/Collector Shop	X	X	X	MUP	P	P	1/400 sqft	
Art Gallery/Exhibition	TUP	TUP	TUP	TUP	P	P	1/400 sqft	TZC 9.70
Artisan/Craft Sales & Mfg	X	X	X	MUP	P	P	1/400 sqft	
Convenience Store	X	X	X	MUP	P	P	1/400 sqft	TZC 9.30 (MUP)
Retail – <2,000 square feet	X	X	X	MUP	P	P	2 spaces	
Retail – >2,001 square feet -<10,000	X	X	X	CUP	P	P	1/400 sqft	
Retail – >10,001 square feet -<50,000	X	X	X	X	P	P	1/400 sqft	
Retail – >50,000 square feet	X	X	X	X	CUP	P	1/400 sqft	

Land Use	N-1	SR	UR	MR	GC	HC	Parking Ratio	Specific Regulations
Sales and Services – Vehicle Related								
Auto Parts Sales (no service)	X	X	X	X	P	P	1/400 sqft	
Gas Station	X	X	X	CUP	MUP	P	5 spaces	TZC 6.20.30
Commercial Travel Station	X	X	X	X	X	CUP	TBD	TZC 9.30 (CUP)
Mobile Home, Boat, RV, Semi-Trailer Truck Sales	X	X	X	X	X	P	1/acre	
Vehicle Sales and Rental	X	X	X	X	MUP	P	1/400 sqft	
Services – General								
Congregate Care Facility – < 7 persons	X	X	P	P	P	X	2 spaces	
Congregate Care Facility – > 7 persons	X	X	MUP	MUP	P	X	1/4 cared	
Day Care (small, house)	X	X	P	P	X	X	2 spaces	
Day Care (large, house)	X	X	MUP	MUP	X	X	1/4 cared	TZC 6.20.020
Day Care Center	X	X	MUP	MUP	P	P	1/4 cared	
Laundromat	X	X	MUP	MUP	P	P	1/400 sqft	
Lodging – Inn/Bed & Breakfast	X	X	MUP	MUP	P	P	1/room	TZC 6.20.010
Lodging – Hotel/Motel	X	X	X	CUP	P	P	1/room	
Maintenance & Repair Services (Client Site Services)	X	X	X	X	P	P	1/1,000 sqft	
Mortuary, Crematorium, Funeral Services	X	X	X	X	CUP	CUP	TBD	
Personal Service Businesses	X	X	MUP	MUP	P	P	1/400 sqft	
Personal Services, Restricted	X	X	X	X	MUP	CUP	1/400 sqft	
Repair, Equipment, Large Appliances	X	X	X	X	X	P	1/500 sqft	
Veterinary Clinic/Boarding Large Animals	CUP	X	X	X	X	X	1/1,000 sqft	
Veterinary Clinic/Kennel/Boarding	CUP	X	X	X	CUP	P	1/400 sqft	
Services , Business, Financial, Professional								
Bank, Financial Services	X	X	MUP	MUP	P	P	1/400 sqft	
Business Support Service and Sales	X	X	X	X	P	P	1/400 sqft	
Medical Services – Urgent Care	X	X	X	X	P	P	1/400 sqft	
Medical Services – Doctor's office, Clinic	X	X	MUP	MUP	P	P	1/400 sqft	
Medical Services – Extended Care	X	X	X	X	MUP	P	1/400 sqft	
Medical Services – Laboratory	X	X	X	X	P	P	1/400 sqft	
Medical Services –Hospital	X	X	X	X	MUP	P	1/400 sqft	

Land Use	N-1	SR	UR	MR	GC	HC	Parking Ratio	Specific Regulations
Office/Civic/Public								
Art/Cultural Venue	TUP	X	MUP	MUP	P	P	1/500 sqft	
Agri-Tourism Activities	TUP	TUP	TUP	TUP	P	P	1/acre	
Office, General – <3,000 square feet	X	X	MUP	P	P	P	1/400 sqft	
Office, General – >3,000 square feet	X	X	X	MUP	P	P	1/400 sqft	
Government, Civic, Library	X	X	MUP	P	P	P	1/400 sqft	
Residential Uses								
Accessory Dwelling Unit	X	P	P	P	X	X	1 space	TZC 6.30.070
Live/Work Unit	X	X	X	CUP	CUP	X	1 space	
Multi-Family Residential	X	X	MUP	P	CUP	X	2/Unit	
Rooming & Boarding House	X	X	MUP	MUP	X	X	4 spaces	
Single Family Residence	X	P	P	P	X	X	2 spaces	
Industry, Manufacturing, Processing, Communications								
Reverse Vending Machines	X	X	X	X	X	P	4 spaces	
Collection Facility, Small	X	X	X	X	X	P	4 spaces	
Storage – RV, Boat, Commerical Vehicles	X	X	X	X	X	X	1/5 acres	
Storage – Commercial Warehouse/Distribution Center	X	X	X	X	X	MUP	1/2,000 sqft	
Storage – Indoor/Mini-Storage	X	X	X	X	MUP	MUP	1/1,500 sqft	
Transportation, Communications, Infrastructure								
Broadcasting/Recording Studio	X	X	X	X	P	P	1/400 sqft	
Parking Facility, Public or Commercial	X	X	X	X	P	P	N/A	
Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP	CUP	N/A	TZC 6.20.080
Other								
Biking Parks and/or Trails (commercially-operated, including facilities)	P	CUP	X	X	X	X	TBD	
Equestrian Parks, Trails, Stables	P	X	X	X	X	X	TBD	
Golf Course	MUP	CUP	CUP	CUP	P	P	1/10 acres	
Park, Playground	MUP	MUP	MUP	MUP	MUP	MUP	1/acre	
Sports Field	CUP	CUP	CUP	CUP	CUP	CUP	1/acre	
Travel Trailer Park	X	X	X	X	CUP	CUP	1/space	

General Plan Objectives, anticipated results, and policies addressed within Section 4.2 – Allowable Land Uses are:

TOWN FORM ELEMENT

Objective 2: Structure Tehachapi on neighborhoods, districts, and corridors.

Anticipated Results:

A. A town form of neighborhoods, districts, and corridors.

B. A range of tailored development parameters and expectations for each neighborhood, district, and corridor based on its role in the overall structure;

C. Clarity with which to respond to emerging needs for a particular neighborhood, district, or corridor.

Policies Addressed:

- TF7. Require that a neighborhood master plan be prepared prior to subdividing any land and that no zone changes be approved without a concurrent neighborhood subdivision and block structure (See Table 2-A for example). A neighborhood master plan shall consist of at least one pedestrian shed and address the following: proposed block and street network and connectivity to existing network per block perimeter requirements in Table 2-3A, proposed open space distribution, and the application of zoning to each block consistent with Figure 2-3 identifying how the proposed neighborhood plan interfaces with adjacent existing or future development. The neighborhood plan may show less detail on sites not in control by the applicant but shall address the required topics above.

Objective 3: Interconnect Tehachapi through an appropriately scaled and detailed public realm.

Anticipated Results:

A. The ability to travel throughout Tehachapi by a variety of interesting and pedestrian-oriented routes;

B. A context-responsive public realm that strengthens the sense of place throughout Tehachapi;

C. Increased walkability through the redundancy of routes and connections throughout Tehachapi.

Policies Addressed:

- TF8. Identify and maintain the public realm as an armature that consists of open space types, thoroughfare types and streetscape types.
- TF9. Coordinate the public realm according to the variety of physical contexts it is intended to support and/or create;
- TF10. Coordinate development standards with the details of the public realm to achieve the overall intended physical environment.

Objective 4: Reflect the Community Vision through transect zoning calibrated to Tehachapi's needs.

Anticipated Results:

A. The community vision and direction are embodied into zoning standards that reflect the transect designations;

B. A consistent and integral regulatory method for supporting and/or generating Tehachapi's small mountain character at a variety of levels of detail;

C. Variety and visual appeal enabled through tailored transect zones that may differ widely from one to the other but that all play a role in the greater whole.

Policies Addressed:

- TF11. Identify and assign transect designations to the various blocks and unsubdivided lands on the regulating plan, consistent with the community vision.
- TF12. Calibrate each transect designation across at least the following topics aimed at supporting and/or generating Tehachapi's small mountain town character:
- Intent, Block Size, Lot Area/Size, Street Types, Open Space Types, Frontage Types, Building Types, And Land Use
- TF13. Implement each transect designation on the Tehachapi Zoning Map through a subsequent consistency re-zoning process as identified in the Implementation Chapter of this General Plan.
- TF14. Apply successional transect procedures to identify the appropriate steps for changing transect designations after the initial consistency rezoning for this General Plan. In addition, apply these procedures to require an automatic fifteen (15) year evaluation of designation boundaries and designations.

Objective 5: Shape and activate Tehachapi's public realm through town-scaled buildings.

Anticipated Results:

A. Pedestrian-oriented buildings front streets and open spaces to create 'outdoor rooms' for the community;

B. Buildings are scaled to the physical character of Tehachapi, according to their location within town;

C. Buildings are varied in their physical type and design to provide visual interest and reinforce the sense of place.

Policies Addressed:

- TF15. Calibrate each transect designation to allocate and distribute building types according to the variety of intended physical contexts throughout town;
- TF16. Calibrate the development parameters for each building type according to the variety of intended physical contexts throughout town (e.g., the same building type

may have different parameters depending upon its physical location in town);

- TF19. Require that all housing, whether single-family or multi-family, be designed in 'house-form' buildings and masses, and that new buildings emphasize regional architectural traditions and natural building materials.

Objective 6: Correspond land uses to building types.

Anticipated Results:

A. Increased economic viability of buildings/ property through a wider variety of land use options that are consistent with the community vision;

B. Land uses are mixed to the extent practical, given their proximity to other uses.

Policies Addressed:

- TF20. Categorize land use by type of use rather than specific uses to the extent practical;
- TF21. Maintain a range of use-types as wide as practical for each transect designation based on location and intent;
- TF22. As practical, enable the mixing of uses within a building and/or on a site to increase options and capture vehicle trips;
- TF23. Promote vacated sites as potential sites for post-secondary education facilities;
- TF24. Enable joint-use of school facilities for as many activities as is practical.

Objective 7: Adopt regulations that promote flexible and efficient use of land.

Anticipated Results:

A. Regulations that are inherently flexible as a result of being calibrated toward a particular physical character and individual outcomes;

B. Regulations that promote efficient use of land through a wide variety of pedestrian-oriented building types able to be used for a variety of activities over their lifespan.

Policies Addressed:

- TF25. efficient use of land. Incorporate efficient land use and development patterns that conserve resources such as:
  - Shared parking to promote mixed uses
  - Parking alternatives
  - Adaptive reuse of sites/structures
  - Development standards (e.g., setbacks and lot coverage requirements) that enable a wide variety of physical outcomes based on the intended physical environment(s)
  - Transit-proximate housing.
- TF28. Calibrated parking. Calibrate parking requirements by use and by building type according to the intended physical context. In addition, where such requirements cannot anticipate a necessary reduction (e.g., special-needs housing), reduce the parking requirements if a proponent can demonstrate a reduced parking need and does not affect public health and safety.

Objective 8: Realize relevant and high-quality architecture.

Anticipated Results:

C. Architecture that is tailored to Tehachapi's physical and cultural heritage, favoring restraint and appropriateness of detail that is scaled to the pedestrian;

D. A corresponding relationship between the architecture that expresses a building and the type and scale of the building itself (e.g. Craftsman architecture suitable on buildings up to 2 stories with a habitable attic).

Policies Addressed:

- TF29. Require that architectural details bear a close relationship to the historic and geographic details of Tehachapi's regional architecture;
- TF30. Calibrate development standards to reflect the suitability of architectural style to building type;
- TF31. Prioritize appropriate proportions and massing over the amount of architectural detail;
- TF32. Direct building design to relate to pedestrians and a pedestrian-oriented public realm;
- TF33. Require additional review and discretion for architectural styles that are not locally relevant;
- TF34. Avoid 'franchise' or formula architecture unless it conforms to the Tehachapi region as determined by the City.

ECONOMIC VITALITY ELEMENT

Objective 7: Support vibrant, stable neighborhoods as a core reason for living in Tehachapi.

Anticipated Results:

A. High-quality development patterns will support residential land values in Tehachapi and prevent the creation of physical decay as investment is turned inward within the community rather than spreading out along the fringes and distorting Tehachapi's small-town character and appeal;

B. Trip-absorption or "capture" is likely to occur as community-serving uses are available within the boundaries of compact and contiguous neighborhoods;

C. Opportunities for local residents to engage in entrepreneurial activity will drive employment generation in Tehachapi over time.

Policies Addressed:

- EV20. Non-residential land uses such as the following examples should be encouraged in defined areas of neighborhoods such as key intersections or around defined public space such as a plaza, provided they are only within areas identified as T-4.5, within house-form buildings and maintain compatibility with the adjacent and neighboring uses:
  - Convenience retail
  - Personal services
  - Home occupations
  - Civic uses and organizations
  - Cultural, religious and public assembly facilities
  - Educational campus and facilities
- EV21. To the extent that trip-generating uses can be absorbed/eliminated within a neighborhood(s) by introducing compatible non-residential uses, such uses as the following, should be allowed in neighborhoods provided they are within house-scale buildings and maintain compatibility with the adjacent and neighboring uses:
  - Convenience retail (non-alcoholic)
  - Food and beverage (non-alcoholic)
  - Personal services

CIVIC HEALTH AND CULTURE ELEMENT

Objective 1: Promote an engaged citizenry and a vibrant culture that is uniquely Tehachapi.

Anticipated Results:

A. Strong community identity that translates into sustained appeal for Tehachapi.

Policies Addressed:

- CH2. Support the establishment of industries and "lifestyle businesses" that draw on the City's natural assets and environment.

Objective 3: Provide a healthy and appealing physical environment throughout Tehachapi.

Anticipated Results:

A. Sustained appeal of and regard for Tehachapi, translating into a high quality of place and high quality of life.

B. A reliably healthy and positive physical environment.

Policies Addressed:

- CH 9. Maintain a balanced and healthy physical environment that prioritizes pedestrian-use of the public realm while accommodating all other modes and needs;
- CH 10. Promote walkability and the associated health benefits by supporting interconnectivity at all scales of the community as well as the appropriate integration of service and retail within easy walking distance of neighborhoods.

COMMUNITY SAFETY

Objective 5: Support Tehachapi's environment and character through appropriately ready and staffed fire and police departments.

Anticipated Results:

C. Appropriately-staffed and ready Fire and Police Departments in support of Tehachapi's particular physical character and environment.

Policies Addressed:

- CS57. Within the context of a pedestrian-oriented, small town, promote the use of defensible space concepts (site and building lighting, visual observation of open space, secured areas, and so on) in project design to enhance public safety;
- CS58. As part of the land use/development permit process, incorporate the following as appropriate and practical:
  - c. Analysis of site plan layout in terms of defensible space for new developments in the Land use/development permit process;
  - d. Require that fire and public hazards be eliminated or reduced to acceptable levels;
  - e. Require site design features, fire retardant building materials, and adequate egress systems as conditions for approval of development or improvements to reduce the risk of fire.

4.3 Circulation, Street and Landscape Standards

4.3.1 Circulation/Transportation/Mobility

The circulation, street standards, and mobility standards provided in this section combine standards discussed in Tehachapi's General Plan, including its Implementation Actions, with those found in Tehachapi's Zoning Code to achieve the City's vision for future circulation, transportation, and mobility within the Capital Hills Community. These standards are intended to minimize the amount of paved surface area within the community and encourage slower vehicle speeds and enhanced pedestrian safety and access. These standards are intended to accommodate all transportation modes and to compliment sustainable neighborhood strategies.

Circulation Phasing

All road improvements within the Specific Plan boundaries shall be constructed in accordance with the requirements of Tehachapi's Development Standards.

Prior to approval of the first development permit or tentative subdivision, the applicant shall submit for Planning and Public Works Department approval a composite circulation plan for the current phase of development that combines and defines the type and extent of pedestrian, bicycle, and vehicular modes planned for the entire Capital Hills Specific Plan Community. The Plan shall establish the development standards, phasing, and maintenance responsibilities (private streets only) for the various circulation components. In addition to Tehachapi's Development Standards, all streets shall be designed to facilitate pedestrian and bicycle movements as well as vehicle traffic.

4.3.2 Street Standards

Tehachapi's street standards, which will be applied to the Capital Hills Community support the establishment of pedestrian-oriented nodes having improvements such as enhanced pedestrian crosswalks, expanded sidewalk areas, special paving patterns, enhanced street/public furnishings, and connections to local transit. These standards mix urban design improvements with mobility activities to support a more effective, comfortable pedestrian environment.

Figure 4-3 and **Figure 4-4** are Circulation Maps that illustrate the proposed circulation patterns for the Capital Hills Community. The proposed Arterial and Minor Arterial Streets, shall be developed substantially as identified on the Circulation Maps. The location of local streets illustrated on the Circulation Maps are optional and may be designed as proposed by the developer(s) or subdivider(s).

1. The Transit corridor shall be developed pursuant to Tehachapi Zoning Code Chapter 8.20 for Type 1, Boulevard for a 90-foot to 100-foot right-of-way (Tehachapi Zoning Code § 8.20.040).
2. Arterial streets shall be developed pursuant to Tehachapi Zoning Code Chapter 8.20 for Type 2, Avenue for an 80-foot to 90-foot right-of-way (Tehachapi Zoning Code § 8.20.050)
3. Minor arterial streets shall be developed pursuant to Tehachapi Zoning Code Chapter 8.20 for a Type 3, Commercial Street (Tehachapi Zoning Code § 8.20.060) standards.
4. Local streets may be developed pursuant to Tehachapi Zoning Code Chapter 8.20 for Type 4, Neighborhood Street (Tehachapi Zoning Code § 8.20.070), Type 5, Road (Tehachapi Zoning Code § 8.20.080), Type 6, Drive (Tehachapi Zoning Code § 8.20.090), or Type 7, Alley/ Lane (Tehachapi Zoning Code § 8.20.100) standards.

4.3.3 Streetscape Standards

Streetscape improvements of a variety of designs may be constructed and are mandatory on all arterial and minor arterial streets within the Capital Hills Specific Plan Community. Streetscapes shall be designed in accordance with Chapter 5.20 of the Zoning Code.

4.3.4 Landscape Standards

Landscaping shall conform to Chapter 4.40.80 of the Zoning Code.

4.3.5 Parking Standards

Development within the Specific Plan shall meet the parking ratios established in this Specific Plan for each zone (refer to **Section 4.1.2**).

General Plan Objectives, anticipated results, and policies addressed within Section 4.3 – Circulation, Street and Landscape Standards are:

MOBILITY ELEMENT

Objective 1: Connect as many streets as possible.

Anticipated Results:

A. Roadway widening is avoided in favor of creating additional connections to maintain the small mountain town character.

B. Blocks are sized to better enable pedestrian mobility.

Policies Addressed:

- M1. Require new through-roadways where necessary for additional connections and congestion relief;
- M2. Extended bicycle and equestrian routes where appropriate;
- M3. Increase regional roadway connections to improve mobility.

Objective 2: Coordinate street function to exhibit a hierarchy of streets.

Anticipated Results:

A. Streets that are supportive of and compatible with adjacent land uses.

B. Additional two-lane streets and the widening of existing streets when necessary to support the vision and provide more peak-hour capacity

Policies Addressed:

- M4. Plan the future roadway network in terms of right of way, location and the compatible street types for the intended physical environment and character;
- M5. Reserve or acquire right-of-way for future roadway improvements consistent with the Mobility Element. Besides the Mobility Element, right-of-way may also be reserved/ acquired in accordance with ordinances, plans, project conditions and the Tehachapi Region Traffic Impact Fee Program Facilities List.

Objective 5: Correspond traffic control devices to their physical context.

Anticipated Results:

A. Traffic control devices respond to the type of street based on the intended physical context and street hierarchy as well as recognizing that peak demand occurs during a small part of the day

B. Traffic signals are used when other traffic control devices, such as stop signs and traffic circles are determined to be inappropriate by the City

Policies Addressed:

- M10. Promote the use of stop signs, road diets (i.e. reconfiguration of existing oversized streets), or roundabouts on secondary and local streets as practical;
- M11. Implement traffic signals only when other traffic control measures are determined by the City to be inappropriate or unadvisable.

Objective 6: Enhance regional transportation access.

Anticipated Results:

A. Additional highway connections will be established to relieve congestion and improve regional access.

B. The impact of rail crossings on north-south community access is minimized by grade-separations from vehicular traffic.

C. A well-coordinated transportation system that effectively responds to regional traffic needs.

Policies Addressed:

- M12. Develop interjurisdictional cooperative agreements with neighboring cities and counties that clearly define the roles and responsibilities of each agency with respect to transportation infrastructure;
- M13. Pursue grade-separated North-South crossing of railroad;
- M14. Generate a strategy for funding and constructing rail-crossing improvements.

Objective 7: Coordinate traffic congestion management to the physical context.

Anticipated Results:

A. The transportation system responds to high flow traffic events by increasing connectivity, offering additional routes.

B. Land use and transportation interact to 'capture' or reduce vehicle trips and minimize traffic impacts.

Policies Addressed:

- M17. Increase street network connectivity as practical and in coordination with the intended physical context.

Objective 8: Enhance the pedestrian and bicycle network.

Anticipated Results:

A. An alternative to driving is enabled throughout town.

B. Trails and bikeways are interconnected.

C. Streets include pedestrian, bicycle, and multi-use trails based on their location.

D. Trails and bikeways are connected to activity centers.

Policies Addressed:
- M18. Maintain a bicycle network that connects bikeways, including multi-use trails, with activity centers;
- M19. Enable short pedestrian-crossing distances;
- M20. Require pedestrian infrastructure consistent with the street hierarchy and intended physical context.

PUBLIC REALM ELEMENT

Objective 2: Enhance access and walkability

Anticipated Results:

A. The public realm network is as interconnected as possible and to the extent practical;

B. All thoroughfares are considered as 'complete streets', including pedestrian access and one of three types of bicycle access (Class 1, 2, or 3);

C. Blocks, which are the fabric that creates the network, are short to promote comfortable walking by physically influencing steady but lower vehicular speeds;

D. Streetscapes connect both sides of the thoroughfare, generating linear outdoor rooms or 'places' throughout Tehachapi. New streetscapes generate 'fronts', without perimeter walls or other such barriers, linking both sides of a street and reinforcing each street as an appealing environment and place

Policies Addressed:
- PR6. Maintain thoroughfare standards that enable short pedestrian crossing distances;
- PR7. Maintain bicycle access-types (class 1, 2 or 3) on all thoroughfare types including grade-separations;
- PR8. Maintain development and subdivision standards that result in block length / size requirements based on their location and transect zone within Tehachapi;
- PR9. Coordinate access and walkability to the range of physical contexts and locations within Tehachapi's Sphere of Influence.

Objective 6: Incorporate green street techniques throughout the network.

Anticipated Results:

A. Reduced groundwater runoff;

B. Groundwater recharge;

C. An enhanced public realm.

Policies Addressed:
- PR23. As practical, include water harvesting measures in right-of-way design;
- PR24. As practical, retrofit existing rights-of-way with water harvesting measures.

COMMUNITY SAFETY ELEMENT

Objective 5: Minimize risks from the collapse of, or severe damage to vulnerable structures.

Anticipated Results:

D. Multiple routes in the regional and community-wide circulation system for access;

E. High quality of life enhanced through the ability to rely on consistent service from critical facilities.

NATURAL RESOURCES ELEMENT

Objective 2: Improve air quality.

Anticipated Results:

A. A healthy physical environment is a key attribute of living in Tehachapi;

B. The quality of agriculture, wildlife and its habitat are enhanced;

C. Tehachapi's appeal is maintained as a small mountain town that is remote and environmentally distinct from the nearby regions.

Policies Addressed:
- NR1. Require planting of trees along all rights-of-way and within open space per the following:
  - a. Identify and use trees that are consistent with the local climate and water availability;
  - b. Maintain specifications for tree-spacing, size, quantity and planting.

General Plan Objectives, anticipated results and policies addressed within Section 4.3.6 – Bicycle/ Open Space are:

PUBLIC REALM ELEMENT

Objective 3: Maintain a network of open space types.

Anticipated Results:

A. The network is interconnected and serves the public upon which private property/ development occurs throughout Tehachapi;

B. The network consists of a variety of non-urban and urban (town) open space types, each of which has its particular characteristics and role to play in the network;

C. Each town open space is immediately adjacent to and fronted by development that is of an appropriate scale and purpose;

Policies Addressed:

- PR10. Coordinate open space types with the appropriate physical context they are intended to serve;
- PR11. Coordinate the subdivision standards with the open space types and standards identified in Table 2-7;
- PR15. Coordinate the development of parks and community recreation facilities/ services with the pace of new development/ investment.

Objective 7: Integrate open space with development and reinvestment.

Anticipated Results:

A. Open Space is provided in pace with development as allowed by this General Plan;

B. The open space needs of the population are addressed throughout each sub-area.

Policies Addressed:

- PR26. Require that open space be integrated into the process of master planning land that is to be subdivided;
- PR27. Establish procedures to identify when a required open space is to be installed.

4.3.6 Bicycle/Open Space

All streets shall be designed to accommodate multi-modal travel. Tehachapi Zoning Code provides for the following facilities:

1. Class I Bike Trail: An off-street, dedicated bike- or multi-use trail. Class I Trails are typically used in rural settings and/or for travel through large open spaces, such as parks, greenways, or nature preserves, and provide a safe alternative to vehicular roadways for cyclists.
2. Class I Cycle Track: An on-street, dedicated bicycle lane that is physically separated from vehicular traffic lanes by buffers or barriers. Cycle tracks are typically utilized on high-volume, arterial streets with rights-of-way large enough to absorb the additional width of the bicycle lane and buffer. Typical cycle track lanes are 6'-8' per lane, and may be one-or two-way.
3. Class II Bike Lane: An on-street, dedicated bike lane, 6-8' in width, striped or painted with a color and/or texture visibly different from travel lanes. Where right-of-way permits, a 2-3' buffer on either side of lane provides adequate space for drivers to enter/exit parked cars, increasing overall safety.
4. Class III Shared Lane: A shared automobile/bicycle lane that often includes "arrows" indicating a shared lane. Shared lanes should also be paired with "Bike Route" signage.

4.4 Natural Resource Preservation and Management Plan

4.4.1 Oak Tree Management/Preservation

Canyon Live native oak is one of approximately 20 species of native California oaks. Native Canyon Live oak occurs in the mountains of southern Oregon, in California, and east to Arizona and New Mexico. California's oak trees are considered to be our state's greatest hardwood resource. The City of Tehachapi accepts the responsibility to protect this valuable resource and, therefore, provides the following management and preservation standards for the Capital Hills Community.

4.4.1.1 Approval of a Tree Management/Preservation Plan Required for Tree Removal

Any oak tree, determined to be in good health and exceeding five (5) inches in diameter (measured at 4.5 feet above the existing grade) shall not be removed prior to Planning Commission approval of a Tree Management/ Preservation Plan.

1. The Tree Management/Preservation Plan shall identify the trees exceeding five (5) inches in diameter which are proposed for removal and the proposed location of transplanted or replaced trees.

General Plan Objectives, anticipated results, and policies addressed within Section 4.4 – Natural Preservation and Management Plan are:

PUBLIC REALM ELEMENT

Objective 1: Connect with nature.

Anticipated Results:

A. Development at the edge of town abuts nature, without perimeter walls or other such barriers, creating an appropriate physical context that is distinctly different from that of development within the neighborhood(s);

B. Streets and their corresponding streetscapes are of the scale and configuration that physically define the connection with nature as a pleasant rural to edge-of-town experience;

C. Pedestrian and bicycle access extends seamlessly to and from town and nature.

Policies Addressed:

- PR1. Coordinate thoroughfare standards to result in physical configurations that address the edge-of-town conditions throughout Tehachapi;
- PR2. Incorporate bicycle and pedestrian access into all thoroughfare types, according to the intended context they are to generate or support;
- PR3. Maintain zoning and subdivision standards that result in a lower-scale and appropriate pattern of development adjacent to nature;
- PR4. Identify and integrate natural corridor ('greenway') opportunities to extend into town from nature and connect these corridors to each other.

COMMUNITY SAFETY ELEMENT

Objective 5: Avoid new development in designated floodplains.

Anticipated Results:

A. Minimized risk from storm runoff, flooding, or inundation hazards, etc.;

B. Minimize expenditure of emergency personnel resources and/or repairs to land use/development.

Policies Addressed:

- CS15. Require new development within the 100-year floodplain to implement measures as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g. by raising the finished floor elevation outside the floodplain);
- CS16. Prohibit grading for vehicle access and parking or operation of vehicles within any floodway;
- CS17. In coordination with the Public Realm Element, promote a multiuse concept for flood plains, flood-related facilities, and waterways, including, where appropriate, the following uses: flood control, groundwater recharge, open space, nature study, habitat preservation, pedestrian, equestrian, and bicycle circulation, and outdoor sports, and recreation;
- CS18. As feasible, and in response to the intended physical context, maintain or return to the natural condition of waterways and flood plains to ensure adequate groundwater recharge and water quality, preservation of habitat, and access to mineral resources.

NATURAL RESOURCES ELEMENT

Objective 2: Protect important natural habitat for to function appropriately in support of wildlife.

Anticipated Results:

D. The preservation of habitat and wildlife contributes to the area's biological diversity and health as well as to the long-term appeal of the Tehachapi Valley;

E. Compatibility between the built and natural environment that fosters wildlife habitat and wildlife.

Policies Addressed:

- NR26. As part of the discretionary review process for development proposals, identify significant resources through project design;
- NR28. Protect and/or restore identified resources and areas.

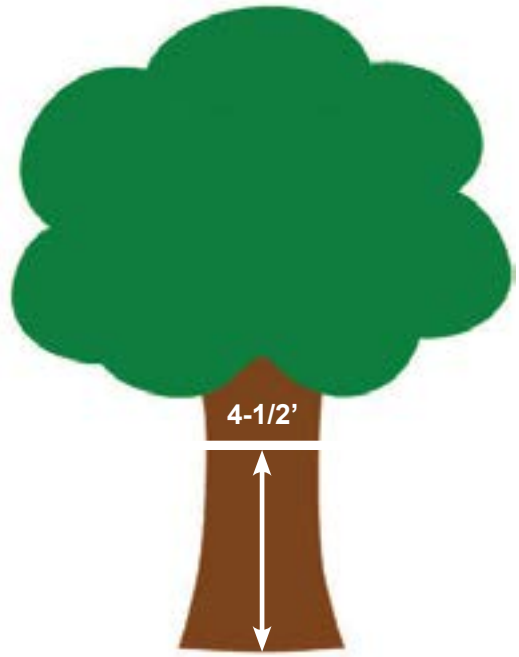
2. Any oak tree in poor health (dead, dying, or diseased) may not be removed without approval of a Tree Management/Preservation Plan, subject to the approval of the Planning Director. Said request for removal of an oak tree in poor health shall be accompanied by written evidence provided by an arborist of the tree's condition. However, the oak tree must be replaced in accordance with the standards provided in this chapter.
3. Any oak tree proposed for removal with a trunk greater than five (5) inches in diameter at four and one-half (4.5) feet above grade shall be transplanted.
4. In the event that all transplanted or replacement trees cannot be feasibly located within the Capital Hills Community, an off-site location may be proposed for review by the Planning Director.
5. The Tree Management/Preservation Plan shall be signed and certified by a qualified biologist or arborist. All transplanting of trees shall be performed by an experienced landscape contractor, or arborist who shall care for the tree for a minimum period of six (6) months.

4.4.1.2 Uses Near or Adjacent to Oak Trees

The following apply to oak trees that are identified for preservation through an approved Tree Management/ Preservation Plan.

1. During all grading and construction operations, all oak trees identified in a Tree Management/Preservation Plan located near or adjacent to the approved limits of grading shall be adequately fenced and protected from encroachment by grading and construction equipment. The level of protection and fenced areas shall be determined by a qualified biologist or arborist.
2. Grading, placement of fill, and storage of building materials and heavy equipment shall be prohibited within the dripline of any tree identified for preservation as part of an approved Tree Management/Preservation Plan.
3. Retaining walls shall be used to protect the existing grades of oaks identified for preservation from surrounding cut and fill. However, these shall not alter drainage from around trees.
4. No type of surface, whether pervious or impervious, shall be placed within a six (6)-foot radius of oak tree trunks. Where surfacing cannot be avoided, alternative types of paving shall be utilized, such as gravel or porous brick with sand joints.

Diagram 4-1. Diagram Illustrating Where to Measure Diameter



Measuring Tree Size for Existing Trees

1. With the measuring tape, measure 4.5 feet up the trunk of the tree from the ground. Use a thumb tack to mark the height on the tree.
2. Wrap your string around the trunk at 4.5 feet. Make sure the string is straight and tight around the trunk, and mark or cut the circumference on the string.
3. Measure the length of string to get the circumference of the tree.
4. Convert the circumference measurement to diameter by dividing the circumference by pi (3.14).

Note: When the trunk is at an angle or is on a slope, the trunk is measured at right angles to the trunk 4.5 feet along the center of the trunk axis so the height is the average of the shortest and the longest sides of the trunk.

5. Oak trees shall not be subjected to increased run-off from irrigation systems, impermeable surfaces, storm drain discharge, etc.
6. Natural drainage courses and natural grades in proximity to and providing seasonal irrigation to oak trees shall not be altered.
7. Only one trench shall be dug to accommodate utility lines located in proximity to oak trees identified for preservation in a Tree Management/Preservation Plan. Where necessary, the impacted trees shall be carefully pruned by an arborist in proportion to the total amount of root zone lost.

4.4.2 Watercourses/Streambeds

The purpose and intent of identifying watercourses (herein called streambeds) is to provide for the preservation of streambeds in their natural condition. For purposes of this section, streambeds shall be as defined in this plan and as identified on **Figure 4-6**. The primary objective of identifying streambeds is to minimize the need for man-made structures which would alter the natural condition of any designated streambeds. These important natural features provide irrigation for other natural resources and are essential to the preservation of ecological habitats.

4.4.2.1 Requirement for Streambed Analysis

1. Applicants for development proposals on parcels containing streambeds as identified in **Figure 4-6** shall be required to provide a site-specific streambed analysis prepared by a hydrologist to determine the precise boundary of the identified streambed. Said analysis shall include detailed mapping of at least 1:100 scale (1:40 scale within the area of disturbance).
2. Applicants for development proposals shall be required to submit detailed site-specific analyses to identify the direction and flow of natural runoff from the site or immediately adjacent to the site. The detailed, site-specific analysis shall address the need for mitigation measures to keep velocities close to pre-developmental levels.

4.4.2.2 Uses Within or Adjacent to Streambeds

All development shall minimize discharge so that future storm flows do not significantly exceed existing flow levels. While drainage improvements are not prohibited, they shall be minimized to the extent possible.

1. Where man-made drainage devices and improvements are required, they shall be placed in less-visible locations and naturalized through the use of river rock, earth-toned concrete, and landscaping.
2. The use of permeable surfaces, such as wood decks, sand-jointed bricks, and stone walkways may be incorporated into project design, where feasible, in order to minimize off-site flows and to facilitate the absorption of water into the ground.
3. Natural equestrian or biking trails and pedestrian walkways are encouraged within streambeds.

4.5 Site Constraints

The Capital Hills Community has existing and potential constraints that would affect development of the site. The existing constraints include two known earthquake fault traces that traverse the Capital Hills Community. The potential constraint is the development of a segment of the California HSR alignment, which would bisect the Capital Hills Community diagonally from the northwest to the southeast.

4.5.1 High Speed Rail Alignment

In the event that the High Speed Rail Authority finalizes plans to construct and operate a HSR alignment within the Specific Plan area, all development shall conform to **Figure 4-4**. Development in close proximity to the HSR alignment shall conform to standards in this section related to noise, as well as other applicable standards.

4.5.2 Seismic/Geologic Hazards

The City of Tehachapi is located in the "Big Bend" region of the San Andreas Fault system. Much of the city is situated between two major left-lateral, northeast-striking faults, the White Wolf Fault and the Garlock Fault. The region is also in close proximity to the right-lateral San Andreas fault system, which is located approximately 40 miles west of downtown Tehachapi. The region is cross-cut by numerous northwest-striking older and/or subsidiary faults and lineaments characteristic of both sympathetic and antithetic regional

General Plan Objectives, anticipated results, and policies addressed within Section 4.5 – Site Constraints are:

COMMUNITY SAFETY ELEMENT

Objective 1: Avoid and/or address seismic and geologic hazards through early and clear information.

Anticipated Results:

A. Clear and timely disclosure of potential hazards;

B. Minimized risk of property damage and personal injury posed by seismic and geologic hazards.

Policies Addressed:

- CS1. Require the following of project applicants as appropriate to the proposed land use/development activity:
  - a. Geotechnical evaluations and mitigation prior to development on any property with the following characteristics:
    - i. Contains slopes greater than 10% or that otherwise have potential for landsliding,
    - ii. Within an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault,
    - iii. Having the reasonable potential for seismic and geologic hazards.
  - b. That all analyses adequately address site-specific questions such as slope stability, erosion, subsidence, groundwater effects and earthquakes. The effects of proposed development on adjacent upslope and downslope areas as well as on the site itself shall be evaluated;
- CS2.Require all development within an identified geologic special studies zone to be setback at least 100 feet from each side CS2.Require all development within an identified geologic special studies zone to be setback at least 100 feet from each side of an active or potentially active fault trace. If the exact location and/or nature of the fault is not clear, a full site-specific study by a registered geologist or certified engineering geologist is required to determine the exact location and nature of the fault and the probability and probable extent of earthquake damage.
- CS3. Require comprehensive geologic and engineering studies for all "critical structures", regardless of their location. To the extent feasible, require new critical facilities (hospital, police, fire, and emergency service facilities, and utility "lifeline" facilities) to be located outside of fault hazard zones, and require critical facilities within hazard zones to incorporate construction principles that resist damage and facilitate evacuation on short notice.

Objective 11: Avoid intrusions or other such conflicts with pipeline or transmission corridors.

Anticipated Results:

B. Maintain the quality of life and ability of the public to traverse such corridors in a safe manner;

C. Minimized potential hazards and conflicts between railroad operations and pedestrians.

Policies Addressed:

- CS40.1. The City shall evaluate existing conditions and any future development proposals as adjacent to or near railroad right-of-way with the safety of the rail corridor in mind. The City shall use all methods on hand including, but not limited to, public education, law enforcement, deterrence in the form of physical barriers where possible, and project design.

Objective 13: Support Tehachapi's environment and character through appropriately ready and staffed fire and police departments.

Anticipated Results:

A. Appropriately staffed and ready Fire and Police Departments in support of Tehachapi's particular physical character and environment.

Policies Addressed:

- CS60. Enable Tehachapi's rapid and effective recovery after an earthquake or other major disaster through the following:
  - a. Establish the mitigation of earthquake hazards as a high priority for City programs, both before and after an earthquake;

COMMUNITY SAFETY ELEMENT: NOISE

Objective 1: Broaden the subject of noise to acknowledge its dynamic qualities throughout the Planning Area.

Anticipated Results:

A. A more direct and intentional relationship between intended environments and the noise levels needed to support those environments.

B. Thoroughfares designed to not only move automobiles but also to support/generate compatible noise environments through the coordination of building types, land use types, and thoroughfare types.

Policies Addressed:

- CS61. Coordinate the acceptable noise-levels throughout the planning area to correspond with their intended environments as expressed in this General Plan and maintain these standards in Tehachapi's Noise Ordinance.

Objective 2: Improve Tehachapi's noise environment.

Anticipated Results:

A. Achievement of, or progress toward, an acceptable noise-environment regarding existing incompatibilities;

B. New land use activity and development that supports its intended physical environment, while maintaining a compatible noise environment with neighboring properties.

Policies Addressed:

- CS63. Incorporate noise considerations into planning and development decision-making, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent and nearby land uses.
- CS64. Coordinate the location of new noise-sensitive uses to their appropriate noise-environment to avoid incompatible situations such as dwellings in areas with projected noise levels greater than 75 dB CNEL. Where noise-sensitive uses are permitted in areas with 65 dB or greater, require incorporation of mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL;

shearing along the San Andreas, Garlock, and White Wolf faults. Faults have generally been studied where geologically-young surficial deposits are observed to be displaced. However, in areas where active faults do not displace younger sediments or break through to the surface, the underlying fault may not be known or may be incorrectly identified as inactive, therefore demonstrating the need for specific geotechnical evaluations of mapped faults within the project area.[7]

Several Geotechnical reports prepared for other projects in the vicinity of the Specific Plan area have identified potential faults within the Capital Hills Community. The Geotechnical Report prepared for the Greater Tehachapi Area Specific Plan, adopted by Kern County for areas surrounding the Specific Plan area and the City of Tehachapi, identified the Tehachapi Creek fault and associated lineaments. This northwest-striking fault is located within the Specific Plan boundaries. This fault is considered to be active, potentially active, or as showing signs of recent fault movement.[8] The importance or sensitivity of the proposed buildings within the Specific Plan, with regard to occupant safety, is of significance; therefore, prior to any development or subdivision within the Capital Hills Community, the following conditions must be implemented:

1. Prior to any development or subdivision within the Capital Hills Community site specific geologic and geotechnical studies shall be performed in accordance with applicable California Geological Survey guidelines and State codes. The scope of the studies may vary based on the scope of the project. For example, pipelines, infrastructure, and water reservoirs may require specific engineering design to adequately mitigate for ground rupture hazards. For habitable structures avoidance and setbacks are necessary. Geotechnical characteristics such as slope stability, erosion, subsidence, groundwater effects, and earthquakes shall also be addressed. Structures planned across mapped fault traces should be evaluated on a case-by-case basis for signs of activity.
2. Upon identification of active fault locations by a licensed Geologist, no structure for human occupancy shall be permitted to be placed across the trace of an active fault.
3. The area within 100 feet of an active or potentially active fault trace shall be presumed to be underlain by active branches of that fault unless proven otherwise. Therefore, no structures for human occupancy may be placed within 100 feet of an identified active or potentially active fault and/or its branches.
4. Other than as identified in this chapter, no special restrictions for development near or on fault traces are required beyond what is mandated by the State of California.

7 Geotechnical Report, Greater Tehachapi Area Specific Plan, Kern County, CA, prepared by Leighton Consulting, Inc., August 4, 2010.

8 Ibid.

4.5.3 Noise

Noise fluctuates over time and several terms are used to describe noise levels. The Community Noise Equivalent Level (CNEL) is one of several measurements used to describe noise. CNEL is used to compare the noisiness of neighborhoods. CNEL is a common statistical tool used to measure the ambient noise level. A CNEL exceeding 60 decibels (dB) is generally considered unacceptable.

The predominant noise source in the southern portion of the Capital Hills Community is motor vehicle traffic on SR 58. SR 58 is a well-traveled state route providing efficient connections to Bakersfield and Mojave as well as access to Palmdale and the Los Angeles basin.

In June 2017, the California High Speed Rail Authority identified the Capital Hills Specific Plan Community as a potential location of the Bakersfield to Palmdale section of the California HSR. Preliminary designs provided by the HSR Authority indicate the construction to be both underground and at surface level within the Capital Hills Specific Plan Community. The most significant potential impact of the HSR is its potential to generate noise.

Land uses deemed noise-sensitive by the State of California include schools, hospitals, rest homes, long-term care and mental care facilities. Other less relatively sensitive land uses include office, commercial, and retail developments. Therefore, in accordance with "Acceptable Noise Levels" as excerpted from the General Plan and listed in **Table 4-8**, for the protection of sensitive uses, the following standards shall be maintained:

1. No land use may be constructed in areas of the Capital Hills Community designated in **Figure 4-8** as having potentially excessive noise that exceeds the CNEL, dBA noise exposure levels listed in **Table 4-9**, except that identified uses may be developed in these areas if a Noise Study is prepared and mitigation measures recommended by said Noise Study are implemented.
2. Where new noise sensitive uses are permitted, mitigation measures shall be implemented that effectively reduce interior noise levels below 45 dB CNEL.

Key to Table 4-9. Community Noise Exposure	
	Normally Acceptable: Specified Land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air conditioning will normally suffice.
	Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable: New construction or development should generally not be undertaken.

Table 4-9. Community Noise Exposure

Land Use Category	Community Noise Exposure IDn or CNEL, dBA							
	50	55	60	65	70	75	80	85
Residential- Low density single family, duplex, mobile homes								
Residential - Multi-family								
Transient lodging – motels, hotels								
Schools, libraries, churches, hospitals, nursing homes								
Auditoriums, concert halls, amphitheaters								
Sports arena, outdoor spectator sports								
Playgrounds, neighborhood parks								
Golf courses, riding stables, water recreation, cemeteries								
Office buildings, business commercial and professional								
Industrial, manufacturing, utilities, agriculture								

4.5.4 Hillside Development Standards

The purpose of this section is to provide for the reasonable use of hillsides and mountainous areas within the Capital Hills Specific Plan Community while protecting the public health, safety, and welfare of the citizens. These standards will ensure that development will not induce soil erosion, result in excessive grading, create sewage disposal problems, increase wildfire danger and slope instability, or lead to a loss of aesthetic value. Conservation of natural resources is an important issue for the City. Hillside Development areas are generally as identified in **Figure 4-9**; however, the Hillside development standards would apply to any lot or parcel having an average natural slope exceeding 15%.

This section implements the goals and policies of the General Plan and sets specific standards and regulations for all grading and development of slopes exceeding 15% average natural slope. It is not the intent of this section to apply to oil and gas operations.[9]

4.5.5 Slope

The following standards related to slope are based on average slope and actual slope (slope). Calculation of average natural slope shall be as described in the Zoning Code (see Tehachapi Zoning Code Figure 4.20.070). Determining slope shall be as defined in **Section 7: Definitions** and as illustrated in **Diagram 4-2**.

General Plan Objectives, anticipated results and policies addressed within Section 4.5.4 – Hillside Development Standards are:

TOWN FORM ELEMENT

Objective 1: Preserve Tehachapi's natural beauty to enhance the small mountain town character.

Anticipated Results:

A. Permanent protection of natural open space from development;

B. Reinforced distinction between town and nature to physically define the town while complementing nature.

C. Clear distinction between urban areas within the incorporated boundaries and adjacent rural areas

Policies Addressed:

- TF2. Cluster development away from hillsides in excess of 15% and rezone such hillsides to reflect natural open space;
- TF3. Promote the town-defining areas surrounding Tehachapi that are currently within the Sphere of Influence but not within the incorporated Tehachapi boundaries to support natural open space and agriculture;
- TF4. Build roads and recreational trails that are rural in their appearance and function and support the intended physical environment.

COMMUNITY SAFETY ELEMENT

Objective 4: Avoid new development in areas susceptible to slope instability and landslide.

Anticipated Results:

D. Minimized potential for hazards resulting from slope instability and/or landslide;

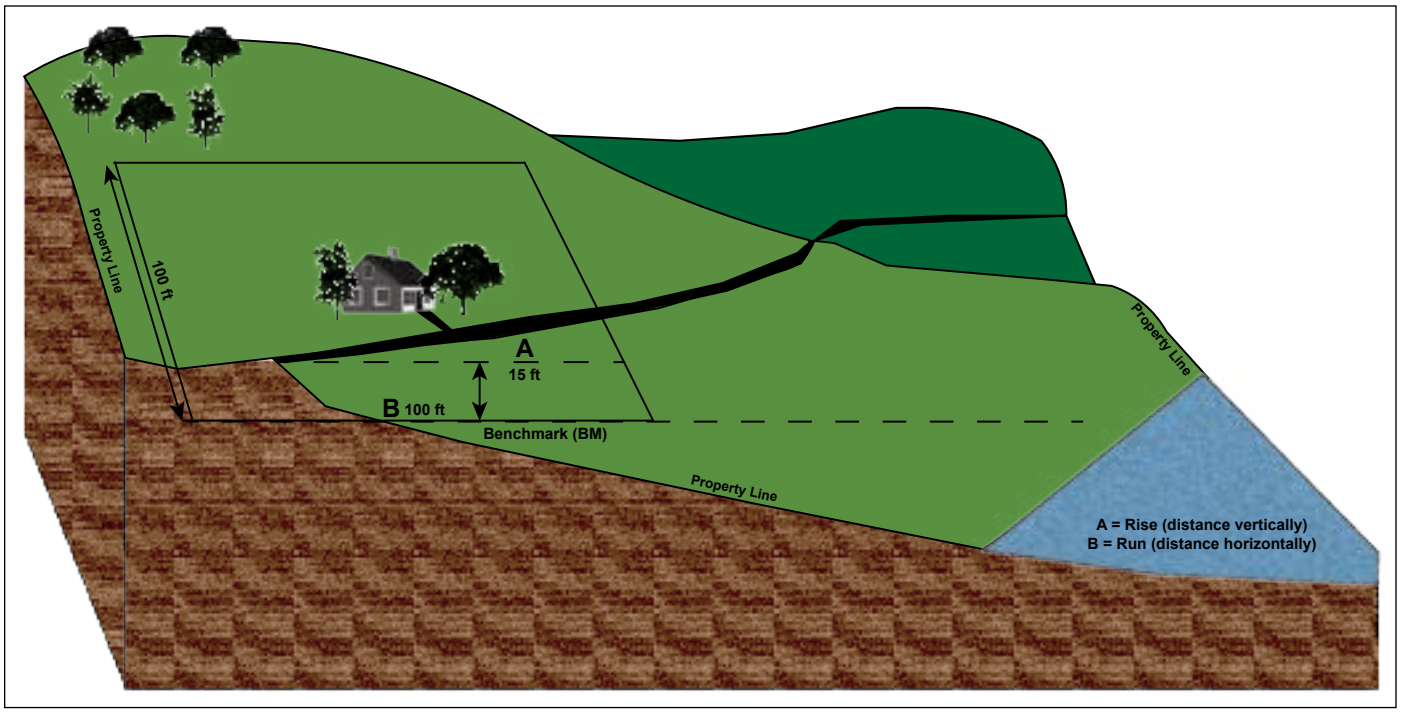
E. Maintain the natural integrity and visual appeal of such slopes.

Policies Addressed:

- CS12. In hillside areas such as subarea 5B, development standards are directed at the specific issues of landslides, erosion, grading, flooding, fire, and the integrity of natural and scenic character;
- CS13. Direct new standards for cut slopes to result in minimal locations, conform to existing contours, and use integral retaining walls or aesthetically pleasing rock-filled crib walls to transition between grades;
- CS14. Replant cut-and-fill slopes to control erosion through a wide variety of native plant materials in contrast to hydro-seeding and mulching with annual grasses. In addition, incorporate native trees to add structure to the soil and take up moisture while adding color and diversity;
  - a. Blend cut-and-fill slopes within existing contours and provide horizontal variation to avoid the artificial appearance of engineered slopes;
  - b. Verify structural integrity of sites that have been previously filled prior to the approval of any land use/development activity;
  - c. Prohibit development on slopes greater than 15%.

9 Tehachapi Zoning Code, § 4.20.070 (A) 2: Hillside Development Standards.

Diagram 4-2. Diagram Illustrating Slope



4.5.5.1 Hillside Review Process

1. Areas designated as steep slope are subject to Site Development Plan Review in compliance with Chapter 9.60 (Site Development Plan Review) of the Tehachapi Zone Code. No development shall occur, no use shall be established, and no building or grading permit shall be issued prior to Site Development Plan Review.
2. No lot shall be created on which the average natural slope exceeds 60% except if the lot contains a contiguous area of a minimum of 10,000 square feet within which there is no slope greater than 15 %. Development shall be limited to the areas having slopes less than 15%.
3. No building development shall occur on slopes exceeding 15%. Any proposal for site improvement that contains, affects, or involves slopes in excess of 15% shall be required to prepare a slope map and analysis for the affected slopes. The slope mapping analysis shall be submitted with the development application.
4. Slopes of 15% grade and over shall be preserved substantially in their natural state, unless, the application of this policy would preclude any reasonable use of the property, in which case an encroachment not to exceed 10% of the steep slope over 15% grade may be permitted. This policy shall not apply to the construction of roads or paths or to the development of utility systems. Uses of slopes over 15% may be made in order to provide access to flatter areas if there is no less environmentally damaging alternative available.
5. Slopes and areas remaining undisturbed as a result of the application of the hillside review processes established pursuant to this Plan, shall be placed in a permanent open space easement as a condition of development approval. The purpose of the open space easement shall be to reduce the potential for localized erosion and slide hazards, to prohibit the removal of native vegetation except for where creating recreational or open space opportunities, creating firebreaks and to protect visual resources of importance to the community.

4.5.7 Grading

Grading shall respect the natural contour of the existing terrain wherever possible. The following grading standards shall apply to all land subject to this section in addition to the grading requirements of the latest edition of the California Building Code as adopted and modified, or as may be adopted or modified from time to time, by the Council.

1. Grading shall be limited to building pads and access drives thereto, and extensive grading shall be discouraged.
2. No cuts in excess of 16 feet in height from top to toe shall be allowed.
3. Where grading is necessary, the principles of contour grading shall be employed.
    a. Cut slopes shall not exceed two horizontal to one vertical. Shallower slopes may be required if indicated by soils and geologic investigations to be necessary;
    b. Graded slopes shall be rounded and shaped to stimulate the natural terrain;
    c. Grading shall follow the natural contours as much as possible;
    d. Graded slopes shall blend with naturally occurring slopes at a radius compatible with the existing natural terrain.
4. Graded slopes shall be screened from view under or behind buildings or by landscaping or natural topographic features wherever possible.
5. Graded slopes shall be revegetated with a mixture of grass seed or shrubs as recommended by the USDA Soil Conservation Service. Planting may be waived by the City Engineer for slopes that, due to the rock character of the material, will not support plant growth.
6. Where necessary to retain earth and to transition between grades, retaining walls shall be integrated into the natural grade or constructed using aesthetically-pleasing rock-filled crib walls.

4.5.8 Drainage

All proposed drainage facilities shall respect the natural terrain, preserve major drainage channels in their natural state, and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare. The following standards shall apply to all lands subject to this section in addition to the requirements of the Tehachapi Subdivision Ordinance.

1. To the maximum extent possible, all natural drainage courses serving major drainage areas, and containing significant perennial vegetation which may constitute a significant wildlife habitat, shall remain in their natural state.
2. In the event that off-site drainage facilities will be required to handle increased runoff, interim drainage facilities, which provide for no increase in peak runoff from a ten-year storm, shall be constructed and maintained until such time as the permanent facilities are completed.
3. The overall drainage system shall be completed and made operational at the earliest possible time during construction or shall be otherwise provided for in a manner acceptable to the City

4.5.9 Hillside Building Standards

4.5.9.1 Hillside Building Construction and Design

Construction and design of homes in a manner that reduces instances of wildfires is critical for Hillside Development within the Capital Hills Specific Plan Community. The following standards are intended to maximize protection from wildfires:

1. Structures shall be designed to maximize protection from wildfires.
2. Roofs shall have a Class A covering or a Class A roof assembly.
3. Eaves and soffits shall be protected on the exposed underside with noncombustible material or by materials approved for a minimum one-hour fire resistive construction.
4. Gutters and downspouts shall be constructed of noncombustible material.
5. Exterior walls shall be constructed with noncombustible materials on the exterior side or materials approved for a minimum one-hour fire resistive construction.
6. Under floor areas and areas below decks shall be enclosed to the ground with noncombustible materials or with materials approved for a minimum one-hour rated fire resistive construction.
7. Attic and under floor vents shall be covered with corrosion-resistant mesh not to exceed ¼-inch.
8. Automatic fire sprinklers shall be installed in accordance with California Building Code and National Fire Standards.
9. Roof skylights shall be tempered or have multi-layered glazing.
10. Exterior windows shall be tempered glass.

11. Roofs of houses constructed along the interface between the developed areas and undevelopable open space shall be designed with eaves having minimal overhang to prevent entrapment of heat and flames.
12. Where possible, building foundations and roofs shall be stepped with the natural slope.
13. Roof forms and rooflines shall be broken into smaller building components to reflect the irregular forms of surrounding natural features.
14. The slope of the main roof shall generally be oriented in the same direction as the natural slope of the terrain.

4.5.10 Hillside Driveways and Access Roads

All proposed driveways and access roads shall be designed to provide convenient and safe access while minimizing the extent of grading. The following standards shall apply to all lands subject to this section in addition to the requirements of the City's Subdivision Ordinance.

1. Driveways and access roads shall enter the fronting public road or street as nearly at right angle (or radial line, if on a curve) as physical features permit.
2. Driveways shall be designed and constructed in such a manner that stormwater runoff originating on the roadway will not drain down the drive, and stormwater runoff originating on the private property will not drain down the roadway, except in the ditch or gutter line.
3. Adequate and safe sight distance, designed in accordance with applicable standards shall be provided for a design speed of 15 miles per hour.\
4. Wherever feasible, driveways and access roads shall be installed parallel to elevation contours and shall not cut perpendicularly across contours. The maximum grade for driveways and access roads shall be 15%.
5. Driveways entering a public road or street shall have a minimum paved width of 12 feet and a maximum width of 20 feet and shall be improved with two inches of asphaltic concrete, four inches of rock dust on an aggregate base, four inches of road mix, or four inches of concrete or other approved materials.'
6. Driveways and access roads shall comply with the requirements of the City Fire Department or as approved by the City Engineer.

4.6 Sign Standards – All Districts

All sign plans shall be submitted to the City for review and approval by the Planning Director in compliance with Chapter 9.10 of the Zoning Code (Application Processing Procedures). Signs shall comply with Chapter 7.20 of the Zoning Code, with exceptions as noted in **Section 4.1** for the subject zone district.

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Section 5: Public Facilities and Services

5.1 Drainage/Stormwater

Tehachapi Subdivision and Development Standards (2008), allow for natural and man-made drainage features that collect, contain, and convey surface water. Natural drainage features include swales, streams, rivers, lakes, and wetlands. Man-made features include gutters, ditches, pipes, and detention/retention facilities. Tehachapi's development standards require that all sites provide facilities for onsite runoff storage. All projects shall meet the requirements of the City's Subdivision (Title 17 of the Municipal Code) as hereafter amended.

Tehachapi emphasizes low-impact designs that attempt to mimic the natural hydrologic process by controlling stormwater at the source and allowing it to slowly infiltrate at rates that work even where percolation is too slow to support a large retention basin and filter through plants and soils. The process of slowing, filtering, and absorbing helps control flooding by reducing the burden on storm drains and local streams, while also reducing the discharge of pollutants into local surface waters. Infiltration techniques also serve to recharge groundwater. There are also safety and aesthetic benefits to naturalized channels and a series of smaller detention and retention basins as compared to large, deep, walled basins. Shallow detention basins, where space permits, can also serve as park and recreation areas during times of low need for runoff retention.

Detention/Retention basins shall be designed in accordance with Title 17 of the Municipal Code of the City of Tehachapi Municipal Code and the following conditions:

1. Detention/Retention basins shall be designed, tested, and sized as part of the individual tentative parcel or tract map submittal.
2. Where possible detention basins should be integrated into a parks and other recreational facilities as landscaped or natural open space areas for active or passive recreation and/or playfields.

5.2 Water/Sewer

Tehachapi's Utility Department provides potable water delivery and wastewater collection and treatment to residential, commercial, and industrial customers within the City's boundaries. The water distribution and storage facilities, including pipelines, pump stations, and new well sites may need additional improvements to support development within the Capital Hills Specific Plan Community.

The Utility Department ensures compliance with State and federal regulatory agencies for water and wastewater standards of operation. The Utility Department strives to ensure safe and reliable water and wastewater service to the City of Tehachapi.

5.3 Solid Waste/Recycling

USA Waste, Inc. is a private waste hauler that provides refuse collection and disposal services to the City of Tehachapi. USA Waste sorts residential recyclables from trash collected curbside. Solid waste from the City of Tehachapi is currently disposed at the Tehachapi Sanitary Landfill, located approximately four miles east of the city limits. The Tehachapi Sanitary Landfill is a Class III landfill operated by the Kern County Waste Management Department and permitted to accept up to 1,000 tons of solid waste per day. The facility has permitted maximum design capacity of approximately 3.4 million cubic yards.

5.4 Energy/Utilities

Capital Hills (Revised) will be serviced with electricity, natural gas, telephone, and internet services from companies listed in **Table 5-1**.

Table 5-1. Utility Providers

Utility	Provider
Electricity	Southern California Edison
Gas	Southern California Gas Company
Telephone/Cable/Internet	Spectrum (formerly Bright House), AT&T, or Competitive Market Provider

5.5 Schools

The Capital Hills Specific Plan Community is within the boundaries of the Tehachapi Unified School District. The development of both new residences and non-residential uses within the Capital Hills Community would generate new students within the school district. **Table 5-2** lists the number of students that are anticipated to be generated with full development of the Capital Hills Community. The effects of school demand generated by development within the Capital Hills Community would be offset by school development impact fees. These fees are levied by the School District and are not within the City's discretion. Although the City cannot collect or even determine the amount of any school fees due, it can condition approval of projects contingent (in part) upon payment of those fees in amounts determined by the District on a project-by-project basis.

Non-residential development (approximately 388,247 square feet) is anticipated to indirectly generate students through practices such as open enrollment. Indirect student generation is calculated assuming one employee per 200 square feet of commercial or industrial space, which results in 1,941 employees. Of these employees approximately 35% would be estimated to have school-age children (approximately 679), of which approximately 5% would transfer to the school district (34 students). The number of students would be distributed evenly between elementary, middle and high school. Therefore, as many as 2,448 school-aged children may potentially result from residential and commercial development within the Capital Hills Community.

General Plan Objectives, anticipated results, and policies addressed within Section 5.5 – Schools are:

TOWN FORM ELEMENT

Objective 13: Coordinate with the school district to optimize the location of school facilities.

Anticipated Results:

A. The optimizing of facilities for use during and after school hours by as much of the community as possible while being sensitive to their immediate surroundings;

Policies Addressed:

- TF52. Continue to assist in reserving school sites based on school district criteria and on the following location criteria for Tehachapi:
  - Locate elementary schools on sites that are safely and conveniently accessible away from heavy traffic, excessive noise, and incompatible activity;
  - Locate school sites in coordination with their projected attendance area;
  - Locate schools in areas where established and/or planned streetscape, bicycle, sidewalk and paths link schools with their surroundings;
  - Locate, plan and design new schools, and their renovation/expansion to be compatible with adjacent development, public space and streetscapes.
- TF53. As necessary, work with the Tehachapi Unified School District to explore using less land by accommodating school needs in higher occupancy buildings;
- TF54. Work with the Tehachapi Unified School District to reduce automobile trips through a variety of methods.

Table 5-2. Student Generation Capital Hills Specific Plan – Residential

Grades	Students/ Dwelling Unit	Residential Development[10]	
		Dwelling Units[11]	Students
K-5	0.5	2,012	1,006
6-8	0.5	2,012	1,006
9-12	0.2	2,012	402

5.6 Parks and Recreation

Where a park or recreational facility has been designated in the general plan or adopted park plan of a park district the Tehachapi Municipal Code requires that the park is to be located in whole or in part within the development to serve the immediate, and future, needs of the residents of development. The amount of land to be provided shall be determined pursuant to the following standards and formula:

$$\frac{\text{Average Number of Persons/DU} \times \text{DU}}{} \times 3 = \text{Acreage per } 1{,}000^{12}$$

The City currently has 16 acres of parkland within town and approximately 537 acres of natural open space available for recreational purposes.

Acreage for park land shall be provided within the Capital Hills Specific Plan Community. Said acreage shall be dedicated with each development pursuant to Tehachapi Municipal Code § 17.42.040.

General Plan Objectives, anticipated results, and policies addressed within Section 5.6 – Parks and Recreation are:

PUBLIC REALM ELEMENT

Objective 3: Maintain a network of open space types.

Anticipated Results:

C. The network is interconnected and serves the public upon which private property/ development occurs throughout Tehachapi;

D. The network consists of a variety of non-urban and urban (town) open space types, each of which has its particular characteristics and role to play in the network;

E. Each town open space is immediately adjacent to and fronted by development that is of an appropriate scale and purpose;

Policies Addressed:

- PR12. Coordinate the parkland dedication credit with the open space types identified in Table 2-7 (in reference to Table 2-7:;
- PR13. As practical, provide additional recreational, cultural and non-school related opportunities through agreements with public and/or private institutions for the joint-use of natural open space (including seasonal detention basins and school playgrounds);
- PR14. Develop a program that requires new residential development to dedicate land, pay in-lieu fees, or otherwise contribute its fair share toward the acquisition and development of parks and/or recreation facilities to meet the community's service goals;
- PR15. Coordinate the development of parks and community recreation facilities/ services with the pace of new development/ investment.

10 Based on 2,012 dwelling unit limit

11 Maximum number of units allowed within the Community

12 Tehachapi Municipal Code Section 17.42.040.

General Plan Objectives, anticipated results, and policies addressed within Section 5.7 – Public Safety are:

COMMUNITY SAFETY

Objective 13: Support Tehachapi's environment and character through appropriately ready and staffed fire and police departments.

Anticipated Results:

B. Appropriately-staffed and ready Fire and Police Departments in support of Tehachapi's particular physical character and environment;

Policies Addressed:

- CS52. Optimize firefighting, emergency response, and police capabilities through the following as appropriate:
  a. Continued improvement of existing facilities and adequate staffing in response to land use and development activity;
  b. Involvement of fire and police staff in the land use/ development permit process.
- CS53. Improve emergency response time through the following as appropriate:
  a. Increasing firefighting and support staff resources;
  b. To the extent feasible, add fire station(s) in development areas to assure consistent response times throughout Tehachapi. At a minimum, any development in subarea 5B requires an additional fire station including on-site staffing and equipment;
  c. Require the funding of new services from fees, assessments, or taxes as development permits are approved per a nexus study that is used to implement a city-wide impact fee.
- CS55. Increase public access to police services through the following as appropriate and practical:
  a. Increase police staffing to coincide with increasing population, development, and calls for service;
  b. Increase community participation through programs such as Citizens Emergency Response Team, Neighborhood Watch, Volunteers in Policing Program;
  c. Require the funding of new services from fees, assessments, or as development permits are approved per a nexus study that is used to implement a city-wide impact fee.

5.7 Public Safety

Acreage for police and/or fire facilities shall be provided within Capital Hills Specific Plan Community. Said acreage shall be identified with the first subdivision of any portion of the Plan Area. In accordance with General Plan Policy, Community Safety (CS53), a new fire station has been identified for dedication within or near the Capital Hills Community.

Section 6: Plan Administration, Financing, and Implementation

6.1 Introduction

This Specific Plan is the means to implement the General Plan. After adoption of the Capital Hills Specific Plan (Revised), the implementation process continues with the processing of Development Permits.

6.2 Administration

6.2.1 Plan Authority

The Specific Plan serves as the implementation tool for the General Plan and establishes the zoning regulations for the Capital Hills Specific Plan Community. All development proposals within the Capital Hills Specific Plan Community are subject to the procedures established herein, in addition to those procedures identified in the Zoning Code, except as described in **Section 6.2.2** below.

6.2.2 Relationship to Other Plans/Codes/ Ordinances

The Capital Hills Specific Plan Community is currently within Tehachapi's corporate boundaries and is regulated by the City's General Plan. The Specific Plan provides more precise goals, objectives, and policies for the Capital Hills Specific Plan Community and is an implementation tool to be used by the City and developers. As part of the adoption of the Specific Plan, zoning districts applicable to the Plan Area, but consistent with the existing General Plan, have been created and include standards and guidelines that will be used to govern development with the Capital Hills Specific Plan Community. These standards supersede those contained in the Tehachapi Zoning Code. Wherever the provisions and development standards contained in the Specific Plan conflict with those contained in the Zoning Code, the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent, the Planning
Director will interpret.

6.2.3 Plan Applicability

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the Planning Director of the City of Tehachapi, or his designee, in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan and in accordance with *Rules of Interpretation*, Chapter 1.20.030 of the Zoning Code.

6.2.4 Severability

In the event that a California or federal court of competent jurisdiction holds any regulation, condition, program, or portion of this Specific Plan invalid or unconstitutional, such regulation, condition, program, or portion shall be deemed a separate, distinct, and independent provision, and the invalidity of such provision shall not affect the validity of the remaining provisions.

6.2.5 Permit Processing Procedures

All projects proposed within the Capital Hills Specific Plan Community shall substantially conform with the provisions of this Specific Plan. Chapter 9.60 of the Tehachapi Zoning Code sets forth Architectural Design and Site Plan Review requirements and processes for approval of projects.

6.2.6 Planning Application Types and Review Authority

Tehachapi's desire to leverage its physical character and identity to maximum benefit is supported by making each building and improvement as relevant as possible to local and regional traditions by requiring additional review and discretion for most projects. Authority for Land Use and Zoning decisions within the Capital Hills Specific Plan Community shall be as provided in Chapter 9.10.020 of the Tehachapi Zoning Code.

General Plan Objectives, anticipated results, and policies addressed within Section 6.2.6 – Planning Application Types and Review Authority are:

TOWN FORM ELEMENT

Objective 8: Realize relevant and high-quality architecture.

Anticipated Results:

C. Architecture that is tailored to Tehachapi's physical and cultural heritage, favoring restraint and appropriateness of detail that is scaled to the pedestrian;

D. A corresponding relationship between the architecture that expresses a building and the type and scale of the building itself (e.g. Craftsman architecture suitable on buildings up to 2 stories with a habitable attic).

Policies Addressed:

- TF29. Require that architectural details bear a close relationship to the historic and geographic details of Tehachapi's regional architecture;
- TF30. Calibrate development standards to reflect the suitability of architectural style to building type;
- TF31. Prioritize appropriate proportions and massing over the amount of architectural detail;
- TF32. Direct building design to relate to pedestrians and a pedestrian-oriented public realm;
- TF33. Require additional review and discretion for architectural styles that are not locally relevant;
- TF34. Avoid 'franchise' or formula architecture unless it conforms to the Tehachapi region as determined by the City.

Objective 10: Increase development certainty through zoning and delegating of decisions.

Anticipated Results:

A. An exchange of greater clarity and detail about Tehachapi's expectations in return for development applications that are well-prepared and require less time to process;

B. Administrative approval of most development applications based on clear and intentional development regulations and a shorter process.

Policies Addressed:

- TF37. Focusing the Planning Commission and City Council's time on the most important of community issues by relying on administrative actions to carry out the community vision;
- TF38. Utilize clear development requirements tailored to the community vision.

6.2.6.1 Architectural Design and Site Plan Review

Consistent with Zoning Code § 9.60, Architectural Design and Site Plan Review is required before construction of any structure erected in the Zones within Article 3 (Specific to Zones), except for as specified in Subsection 9.60.020.B (Exceptions). New structures, major rehabilitations, and substantial alterations of existing buildings shall be subject to the design review process.

6.2.6.2 Subdivision Maps

The Subdivision Map Act and City Subdivision Ordinance (Title 17 of the Municipal Code) shall govern land subdivision processes.

6.3 Capital Improvement Program/ Financing

Tehachapi's capital improvement plan (CIP) is a community planning and fiscal management tool used to coordinate the location, timing and financing of capital improvements over a multi-year period. Capital improvements refer to major, non-recurring physical expenditures such as land, buildings, public infrastructure, and equipment. The CIP includes a description of proposed capital improvement projects ranked by priority, a year-by-year schedule of expected project funding, and an estimate of project costs and financing sources.

6.3.1 Impact Fees

Development within the Capital Hills Specific Plan Community will be required to pay Development Impact Fees at the rate in effect at the time of development and/or as vested upon project approval or acceptance for processing (based upon type of project). The Specific Plan is within a non-core area, and all development is required to pay Development Impact Fees or enter into a Development Agreement with the City to cover its share of impacts. Development impact fees provide for infrastructure improvements which include, but may not be limited to: water, sewer, sewer trunkline, parks and recreation, police facilities, and civic facilities.

6.3.2 Phasing/Sequencing of Improvements

Where the necessary public improvements have not been completed and accepted at the time of approval of a final subdivision map in accordance with standards established in Title 17, Subdivisions, the City Council shall require the subdivider to enter into an improvement agreement upon mutually agreeable terms to ensure the improvements are completed at the subdivider's expense.[13]

6.4 Maintenance and Operation of Public Facilities

The City of Tehachapi has financial resources available to maintain and operate public facilities necessary to support development within the Capital Hills Specific Plan (Revised). These financial resources include but are not limited to taxes, assessments, and user fees/charges. Impact fees are exactions that lessen the impacts new development has on services. In lieu payment of all or a portion of development impact fees, developers may dedicate land to the City for other purposes such as parks or public facilities as determined at the sole discretion of the City of Tehachapi.

General Plan Objectives, anticipated results, and policies addressed within Section 6.3 – Capital Improvement Program/Financing are:

COMMUNITY SAFETY

Objective 13: Support Tehachapi's environment and character through appropriately ready and staffed fire and police departments.

Anticipated Results:

E. Appropriately staffed and ready Fire and Police Departments in support of Tehachapi's particular physical character and environment.

Policies Addressed:

- CS53. Improve emergency response time through the following as appropriate:
  - c. Require the funding of new services from fees, assessments, or taxes as development permits are approved per a nexus study that is used to implement a city-wide impact fee..
- CS55. Increase public access to police services through the following as appropriate and practical:
  - c. Require the funding of new services from fees, assessments, or taxes as development permits are approved per a nexus study that is used to implement a city-wide impact fee.
- CS58. As part of the land use/development permit process, incorporate the following as appropriate and practical:
  - a. Assessment of the impacts of new development on the level of police and fire services provided to the community; an impact fee to provide public safety should be considered for projects that have significant impacts to existing police and fire services.

13 Tehachapi Zoning Code § 17.20.030.

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Section 7: Definitions

A

Agri-tourism activities (land use type): Temporary activities intended to advertise Tehachapi's agricultural resources and to promote tourism. The use encompasses a wide variety of activities that may include outdoor recreation such as fishing, hunting, or horseback riding. It may include educational experiences such as tours of manufacturing plants, and canneries or participating in cooking classes or wine tasting. It may also include entertainment such as harvest festivals, barn dances, and corn mazes or buying produce direct from farm stands.

Alcohol Sales (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Art/Cultural Venue (land use type): A civic natured site or establishment that defines the social character of the community by permitting the display of art and other cultural mediums.

Art Gallery/Exhibition (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Auto Parts Sales (No Service) (land use type): Building used for the sale or display of new, used, or rebuilt automobile parts conducted within the interior of the building. This may include but is not limited to, both general repair parts or maintenance repair parts such as spark plugs, belts, tires, batteries; it may include replacement parts such as engines, transmissions, alternators, water pumps, and fenders; it may also include lubricating products such as oil, grease, and transmission fluid.

B

Biking Park or Trail (Commercially Operated, Including Facilities): A commercially operated facility with trails or dedicated biking areas constructed on flat, hilly, or mountainous terrain. The facility may charge a fee to customers for use of the facilities. Facilities may include restaurants, lodging, and/or retail uses accessory to the primary facility.

Brewpub (land use type): Refer to definition contained in Tehachapi Zoning Code Chapter 11.10.020.

Business Support Service & Sales (land use type): An establishment providing services in relation to businesses that may include, but may not be limited to providing telemarketing, processing of purchase orders and fulfilment services, information and tracking of delivery schedules, managing distribution and logistics, and fulfilling business supply needs.

Broadcast/Recording Studio (land use type): Refer to Tehachapi Zoning Code Chapter 11.10.020.

C

Cemetery, Columbaria, Mausoleum, Cineria (land use type): Establishments where human remains are permanently interred.

Church/Religious Assembly (<10,000 square feet) (land use type): A building, its accessory buildings, and uses, where persons regularly assemble for worship, which is maintained and controlled by a religious body organized to sustain public worship.

Church/Religious Assembly (<10,000 square feet) (land use type): A building or structure primarily intended as a place for public worship and related activities such as religious education, meeting halls, and kitchens or places for personal worship or meditation. The land use may include pre-schools, parochial schools, day care facilities, major recreational facilities, vehicle or equipment storage yards, or other functions that are associated with the religious institution.

Commercial Recreation Facility Indoor/Outdoor (land Use type): Refer to definition in Tehachapi Zoning Code 11.10.020.

Commercial Travel Station (land use type): Full service travel center with fuel pumps, retail sales, and restaurants, specializing in providing goods and services for the convenience of the traveling public. Generally encompassing greater than 10 acres of land. May or may not include services for trucks or commercial vehicles.

Conference/Convention/Assembly Facility (land use type): A facility used for business or professional conferences and seminars, having an occupant capacity for 300 or more persons. May include accommodations for lodging, restaurants and/or recreation.

Convenience Store (land use type): A store with extended operating hours generally located in close proximity to residential uses and commuter traffic that stocks a limited range of household goods and groceries.

D

Development Proposal: A development proposal as used in this Specific Plan encompasses any new development. Proposals include, but may not be limited to applications for tentative tract or parcel map approval, applications for new uses established by Conditional Use Permit, and applications for Architectural Design and Site Plan Review.

Drive-Through Restaurant (land use type): A restaurant having a window at the back, front, or side, a speaker with amplification for communication, and a menu board for purposes of taking orders from customers.

E

Equestrian Park, Trail, Stable (land use type): Parks, trails, stables dedicated to the enjoyment of horses as recreation or for the long-term storage of horses.

F

Financial Services (land use type): Establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include, but may not be limited to banks, insurance agencies or real estate firms.

G

Government, Civic, Library (land use type): Refer to definition in Tehachapi Zoning Code for Civic (land use type).

Golf Course (land use type): An area of land with a series of 9 or 18 holes, tees , fairways, and putting greens and one or more hazards.

L

Lodging – Inn/Bed & Breakfast (B&B) (land use type): A small, owner-operated transient occupancy business where the owner may or may not live on the premises. The building's primary usage is for lodging of overnight guests, providing meals served in conjunction with the stay of guests. The facility may have no more than ten rooms for rent. B&B Inns may host events such as weddings, small business meetings, et cetera.

Lodging – Hotel (land use type): A building in which lodging is provided to transient guests for compensation, containing a common entrance to the building where lodging rooms do not have an entrance opening directly to the outdoors. The building may or may not have cooking facilities. The business may or may not be owner operated.

Lodging –Motel (land use type): A building or buildings in which lodging is provided to transient guests for compensation where lodging rooms each have separate exterior entrances that open directly to the outdoors. The lodging units may or may not have cooking facilities. The business may or may not be owner operated.

M

Maintenance and Repair Services (Client Site Services) (land use type): A business that serves primarily as the dispatching office or supply storage location for conducting maintenance and/or repair services at a client's site. Examples of this use may include, but may not be limited to janitorial offices, an electrician's office (where only limited supplies and equipment are stored), or a home repair service.

Massage Therapy (land use type): A business conducting therapeutic massages or health treatments. Therapeutic massage and/or health treatments may include any method of treating the external parts of the body for remedial, hygienic, relaxation or any other reason or purpose. This definition does not include massage of the hands and feet commonly conducted by manicurists, pedicurists, beauticians, cosmetologists, or aestheticians or massage of the hair or face commonly conducted by licensed barbers, hairdressers, beauticians, or cosmetologists.

Medical Services (land use type): Refer to the definition in Tehachapi Zoning Code Chapter 11.10.020.

Micro-brewery (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Mobile Home, Boat, RV, Semi-Truck Sales (land use type): Site where 4 or more mobile homes, boats, recreational vehicles, or semi-trucks are displayed for sale or rental.

Mortuary, Crematorium, Funeral Services (land use type): Establishments primarily engaged in the provision of services related to human remains involving its care and preparation, purification and reduction by fire, or arrangement and management of funerals. This use does not include cemeteries, columbaria, mausoleums or cineraria.

Multi-Family Residence (land use type): Refer to Tehachapi Zoning Code Chapter 11.10.020

N

Nightclub (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

P

Park, playground (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020 and/or the commonly accepted definition of a park.

Personal Service Businesses (land use type): A business specializing in personal care services of individuals and households. This land use may be conducted by manicurists, pedicurists, cosmetologists, aestheticians, barbers, hairdressers, or beauticians possessing appropriate licensing issued by the State of California. Also includes establishments providing non-medical services to individuals as a primary use and other personal services such as: clothing rental, dry cleaning pick-up stores with limited equipment, pet grooming with no boarding, shoe repair shops, tailors and seamstresses, and tanning salons.

Personal Services, restricted (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Pub/bar (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

R

Restaurant (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Retail (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Reverse Vending Machine (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Rooming and Boarding House (land use type): A lodging house where the owner resides on premises, that is maintained, advertised or held out to the public as a place where sleeping or rooming accommodations are furnished to the whole, or any part of the public whether with or without meals. Rooming house includes fraternity and sorority houses.

S

School (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

Slope: The relationship between the change in elevation (rise) of land and the horizontal distance (run) over which the elevation occurs. The percent slope of any given slope is determined by dividing the rise by the run on the natural slope of land, multiplied by 100.

Streambed: Any long, narrow, sloping depression on land that is shaped by flowing water. Streambeds can range in width from a few feet to several thousand for the largest rivers. The channel may or may not contain flowing water at all times; some carry water only occasionally. Streambeds may be cut in bedrock or through sand, clay, silt, or other unconsolidated materials commonly resulting from earlier stream deposition.

Storage – Commercial Warehouse/Distribution Center (land use type): Warehouse building used for the purposes of collecting a set of products to be distributed offsite to retailers or wholesalers.

Storage – Indoor/Mini-Storage (land use type): Facility constructed for the purposes of providing individual rooms, lockers, or containers to the public for the indoor storage of goods and equipment.

Storage (land use type): Commercial site established for the indoor or outdoor storage of RVs, boats, commercial vehicles, and equipment.

Studio – Art, Dance, Martial Arts, Music, Etc. (land use type): Small performing arts, health, training, music, and/or recreation facilities for purposes of providing individual training or instruction to 20 or fewer individuals at a one time. Floor area of this land use type may not to exceed 2,000 square feet.

T

Theater/Cinema (land use type): A building or area dedicated to the exhibition or presentation of movies, live theater performances, dance performances, musical concerts, cinema or lectures to the general public. The land use may include one or more such areas or structures under a single roof.

Travel Trailer Park (land use type): Any property where one or more lots are rented to users of motor homes, travel trailers, truck campers, or camping trailers designed for human habitation are occupied for temporary purposes.

V

Vehicle Sales (land use type): Site where 4 or more personal vehicles are displayed for sale.

W

Warehouse/Distribution Center (land use type): Warehouse or specialized building, often refrigerated or conditioned, that is primarily used for stocking products to be redistributed to retailers, wholesalers, or consumers.

Wine Tasting (land use type): Refer to definition in Tehachapi Zoning Code Chapter 11.10.020.

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