

**ACKNOWLEDGEMENTS AND CREDITS**

## CONSULTANT TEAM

## LEAD CONSULTANT

MOULE &amp; POLYZOIDES ARCHITECTS AND URBANISTS

KIMLEY-HORN AND ASSOCIATES: TRAFFIC AND TRANSPORTATION

MR+E: ECONOMICS AND FISCAL

SHERWOOD DESIGN ENGINEERS: ENVIRONMENTAL ENGINEERING

IMPACT SCIENCES: CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

LISA WISE CONSULTING: HOUSING ELEMENT

PAUL CRAWFORD (Over the years, Paul was an immensely important part of many projects throughout the country and of our work in general on thinking about and applying new methods for repositioning planning, and General Plans, Specific Plans and Zoning in particular, to again support and generate the wonderful places that people hold dear. Unfortunately, in May 2008, Paul died of cancer but his contributions to our work and this General Plan are embodied in this work and for that and his genuine friendship, we are forever grateful.)

## CITY OF TEHACHAPI

## CITY COUNCIL

- Ed Grimes, Mayor
- Phil Smith, Council Member
- Kim Nixon, Council Member
- Susan Wiggins, Council Member
- Mary Lou Vachon, Council Member

## PLANNING COMMISSION

- Charles White, Chairperson
- Marisa Folse
- Sonja Wilson
- Daryl Christensen

## CITY STAFF

- Greg Garrett, City Manager
- David James, Community Development Director
- Dennis Wahlstrom, Public Works Director
- Jay Schlosser, City Engineer
- Jeff Kermod, Police Chief
- Hannah Chung, Finance Director
- Marcia Smith, Associate Planner
- Chris Kirk, General Services Manager CPM
- Roxanne Davis, Executive Assistant
- Tom Glasgow, Airport Manager

This General Plan is the community of Tehachapi’s statement about where it is today and most importantly, where it has come from and where it is headed. This General Plan is comprehensive by nature while being clear about the community’s intentions, expectations and attitudes. Last, this General Plan updates and replaces the current, 1999 Tehachapi General Plan and sets forth the community vision in a compelling manner to achieve the community’s most important goal:

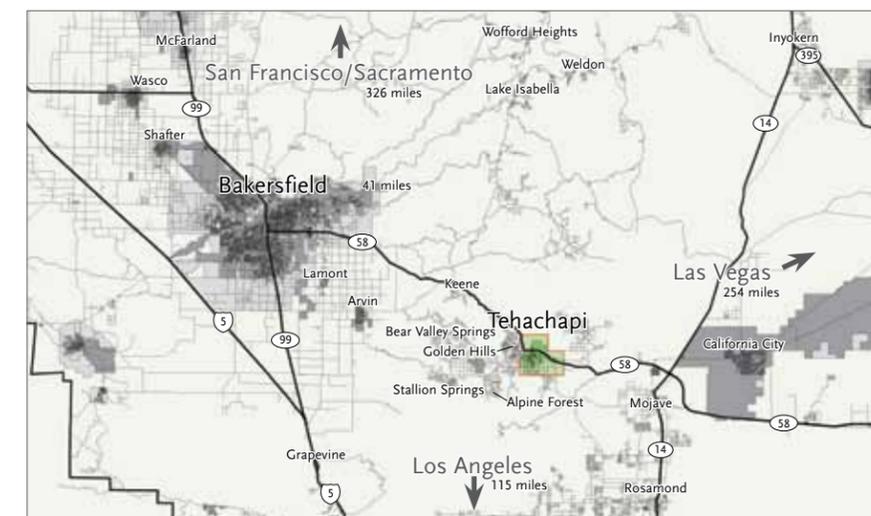
*“Maintain Tehachapi’s high quality of life and its unique character as a Small Mountain Town.”*

*Source: 2007 ICDP Process and 1999 General Plan*



# Introduction

SECTION	TITLE	PAGE
<b>INTRO.1</b>	<b>REGULATORY AUTHORITY AND PURPOSE OF PLAN UPDATE</b>	<b>Intro:v</b>
	A. Role and purpose of the General Plan	
	B. Statutory Requirements and Demonstration of Compliance	
	C. Relationship of Vision 2035 Update to 1999 General Plan	
	D. Relationship to other Plans/Documents	
	E. Plans and Programs of Surrounding Jurisdictions	
<b>INTRO.2</b>	<b>ADMINISTRATION OF PLAN</b>	<b>Intro:v</b>
	A. Applicability	
	B. Maintenance and Update of the Plan	
	C. CEQA Compliance	
<b>INTRO.3</b>	<b>PLAN ORGANIZATION</b>	<b>Intro:vii</b>
	A. Chapters	
	B. Element Organization and Policy Structure	
<b>INTRO.4</b>	<b>A PHYSICALLY-BASED PLAN FOR TEHACHAPI</b>	<b>Intro:ix</b>
	A. The Transect as the Conceptual Organizing System	
	B. The Transect applied to Tehachapi	
	C. The Neighborhood as the Basic Building Block	
<b>INTRO.5</b>	<b>THE PLANNING AREA</b>	<b>Intro:xiii</b>
	A. Sphere of Influence	
	B. Sub Areas	
	C. Tehachapi’s Network of Neighborhoods, Districts and Corridors	<b>Intro:xix</b>



Left: Tehachapi is located in California’s Tehachapi Valley on SR 58 between Bakersfield and Mojave in the physical transition between the San Joaquin Valley and the Sierra Foothills to the west and north, respectively, and the high desert to the east with the Southern California metropolis beyond to the south.

This General Plan addresses the incorporated community of Tehachapi and the unincorporated lands within Tehachapi’s Sphere of Influence.

**1. Our Community Vision**

**2. The Elements of Our Community Vision**

SECTION	TITLE	PAGE
1.1	<b>THE STRATEGY</b>	<b>1:3</b>
	<b>A. Establishing the Vision</b>	
	1. Process and Background	
	2. Interim Community Design Program	
	<b>B. Community Preferences, Direction and Goals</b>	<b>1:5</b>
	1. Place	
	2. Infrastructure and Environment	
	3. Economy and Civic Culture	
	<b>C. Community Goals</b>	<b>1:5</b>
	<b>D. Initiatives</b>	<b>1:5</b>
	1. Primary Community-wide (Multi-Area) Initiatives	
	2. Primary Sub-Area Initiatives	
1.2	<b>THE SMALL MOUNTAIN TOWN OVER THE NEXT 100 YEARS</b>	<b>1:7</b>
	<b>A. Incorporated lands</b>	
	• Downtown (Areas 1A and 1B)	
	• Tucker Corridor (Area 2)	
	• Central Neighborhoods (Areas 3A and 3B)	
	• Southern Neighborhoods (Areas 4A and 4B)	
	• Freeway Corridor (Area 5A)	
	• Northern Foothills (Area 5B)	
	<b>B. Unincorporated lands</b>	<b>1:21</b>
	• North (Area U-1)	
	• West (Area U-2)	
	• South (Area U-3)	
	• East (Area U-4)	
	• Mountain Meadows / Southern Foothills(Area U-5)	

SECTION	TITLE	PAGE
2.2	<b>ELEMENTS</b>	
	<b>A. Town Form</b>	<b>2:3</b>
	Community Structure Plan	
	Nature of Intended Change Plan	
	Regulating Plan and Transect Zones	
	<b>B. Mobility</b>	<b>2:29</b>
	The Network of Blocks and Thoroughfares	
	Context-Sensitive Thoroughfare Design	
	Access, Walkability and Circulation	
	Thoroughfare Types	
	<b>C. Public Realm</b>	<b>2:41</b>
	The Network of Open Space	
	Open Space Types	
	<b>D. Economic Vitality</b>	<b>2:61</b>
	Fiscal opportunity and Fiscal sustainability	
	<b>E. Natural Resources</b>	<b>2:67</b>
	Resource Management	
	<b>F. Sustainable Infrastructure</b>	<b>2:85</b>
	The Watershed, Nature and Agriculture	
	Water Supply, Energy Usage and Utility Infrastructure	
	<b>G. Civic Health and Culture</b>	<b>2:95</b>
	An Appealing Community	
	<b>H. Community Safety</b>	<b>2:103</b>
	Safety	
	Noise	

## 3: Implementation Program

SECTION	TITLE	PAGE
<b>3.1</b>	<b>GENERAL IMPLEMENTATION</b>	IP:3
A.	Growth Management	
B.	Consistency Re-Zoning	
C.	Zoning Code Update	
D.	Subdivision Development Standards (Streets, Open Space)	
E.	Capital Improvement Program	
F.	Climate Action Plan	
<b>3.2</b>	<b>SUMMARY OF ACTIONS</b>	IP:3
	<b>TABLE 3-1: IMPLEMENTATION MATRIX</b>	IP:4

The implementation program for this General Plan is an integral component of Tehachapi's vision and carries forward the General Plan's various actions and requirements. However, the General Plan is a policy and regulatory document while the implementation program is not. The implementation program will be executed by City staff on a daily basis and this General Plan and over time, will likely need to be adjusted to reflect the City's available funding resources and priorities. For this reason, the implementation program is a separate document that is reflected in the General Plan's table of contents.

**INTRO.1 REGULATORY AUTHORITY, PURPOSE OF PLAN UPDATE**

**A. ROLE AND PURPOSE OF THE GENERAL PLAN**

The Tehachapi General Plan establishes the community's long-range vision for the planning area and serves the following purposes:

- Identifies and articulates the community's vision for the town's next 100 years with an initial planning horizon of 2035;
- Recasts the 1999 General Plan to incrementally generate a place that fulfills the community's 2035 vision;
- Sets forth the principles, goals, strategies, objectives, policies and actions to help achieve the community vision, establishing the basis for evaluating choices and making near- and long-term decisions;
- Defines integrated strategies for economic development, environmental sustainability, transportation, land use, housing and community design to help achieve the community's vision;
- Prioritizes actions to advance on-going implementation.

**B. STATUTORY REQUIREMENTS / DEMONSTRATION OF COMPLIANCE**

This update of the 1999 General Plan incorporates and addresses the applicable requirements of State Law California Government Code [CGC] 65300, including but not limited to the required elements as summarized in Table *IN-1*.

**C. RELATIONSHIP OF 2035 UPDATE TO THE 1999 GENERAL PLAN**

This update of the 1999 Tehachapi General Plan builds upon and replaces the 1999 General Plan, due to the comprehensive nature of the update. Through the 2006-2007 community vision charrette process, the community identified its "small mountain town character" as the defining characteristic of Tehachapi, and determined that future development should preserve and enhance that character. Therefore, this document integrates that direction in compliance with all applicable requirements per CGC 65300.

TABLE IN-1: TEHACHAPI GENERAL PLAN CONSISTENCY WITH STATE LAW		
Required Elements [1]	2035 General Plan Element [3]	Range of Topics Covered
Land Use	A. Town Form	Community structure, Nature of intended change, Regulating Plan, neighborhoods, districts and corridors, physical character, building and frontage types, historic resources, land use
Circulation	B. Mobility	Block and thoroughfare network, access, walkability and circulation, transit, thoroughfare types
Open Space	C. Public Realm	Open space network, recreation, walkability, open space types
Conservation	E. Natural Resources	Air quality, views and access to nature, water, energy, agriculture, flora and fauna
Public Facilities [2]	F. Sustainable Infrastructure	Watershed, water usage, stormwater management, energy, utilities
Noise, Safety	H. Community Safety	Geologic and seismic hazards, hazardous materials, emergency response, noise, airports, railroad
Housing	Housing (Separately Adopted)	Housing needs, projections and programs

[1] As required by California Government Code Section 65302

[2] Public Facilities Elements have become a defacto mandatory element

[3] This General Plan incorporates two optional elements not required by Government Code 65302: 'D. Economic Vitality' and 'G. Civic Health and Culture'

## D. RELATIONSHIP TO OTHER PLANS/DOCUMENTS

**Downtown Master Plan** - The Downtown Tehachapi Master Plan was adopted in 2003 as the primary document governing land use and urban design within the area between Mill and Snyder and “D” to Tehachapi Boulevard. This General Plan updates and coordinates various changes made since 2003, and provides direction for development standards and policy-clarification in the Downtown area.

**Airport Compatibility Plan** - The relevant provisions of the ACP have been incorporated into the appropriate elements of this General Plan, particularly, noise, safety and town form.

## E. PLANS / PROGRAMS OF SURROUNDING JURISDICTIONS

**Climate Change** - Tehachapi acknowledges the need to address issues within its control that contribute to greenhouse gas emissions. As such this General Plan includes policies to guide the City’s actions and to comply with the requirements of AB 32, SB 375 and S-3-05. To this end, the City will create and adopt a climate action plan within one year of adopting this General Plan.

**Kern County** - As of this writing, Kern County is working with the unincorporated communities in the Greater Tehachapi Valley Area to update its land use policies and programs for the 275-square mile, Greater Tehachapi area. The vehicle for this update is the Greater Tehachapi Area Specific Plan. The GTASP will inform the General Plan with the updated community vision and direction for the 9,906-acre unincorporated area surrounding Tehachapi within the Tehachapi Sphere of Influence. Tehachapi intends to continue to work closely with Kern County to adopt and implement compatible and equitable goals and policies to achieve each agency’s vision for the unified community.

**KernCOG** - In 2007, The Kern Council of Governments (KernCOG) produced the “2050 Regional Blueprint,” an effort aimed at promoting a regional vision for the 8-county, San Joaquin Valley region. The vision is focused on addressing the following major issues: water, open space and habitats, growth management, air quality, agriculture, services, safety and equity, economic development, mobility and housing. The Tehachapi General Plan addresses these issues with the larger 2050 Regional Blueprint in mind.

**California Correctional Facility** - As recently as fall 2008, the State of California had proposed the expansion of this facility on the 110-acre site within the prison boundaries. The expansion proposed 2,200 new beds from its current capacity of 5,900 inmates to a capacity of 8,100. An additional 800 employees would be needed, raising the prison’s total to 2,800. In response to the environmental process to study the potential effects on the environment associated with the proposed expansion and community input, the State of California has withdrawn its expansion plans for this facility.

**BNSF Railroad** - BNSF is pursuing approvals to install double-tracking through the Tehachapi Valley for the purpose of increasing daily train traffic from the current level of 70 trains up to 130 trains per day. Combined with an increased train length from the current 4,000 feet (0.75 mile) up to 8,000 feet (1.5 miles), there is potential for north-south access to and from SR 58 to be very different from today. While Tehachapi shares a positive history with the railroad, the public safety issue of reliable access to SR 58 is of strong concern to Tehachapi. As of this writing, no plans are anticipated that would install a grade-separated crossing in the central area of town between Tucker and Dennison Roads.

**High Speed Rail** - On November 4, 2008, Californians voted in favor of Proposition 1A, a \$9.95 billion measure for an 800-mile high speed train system that will stop in several major cities between San Francisco, Sacramento and San Diego. Traveling at 220 miles per hour, the trains are expected to reduce greenhouse gases by up to 12.7 billion pounds annually (equivalent of removing 1 million cars from the road annually). Set to begin construction in 2011, the rail system is expected to create 450,000 new jobs and reduce dependence on foreign oil by 12 million barrels a year. The High Speed Rail Authority has completed numerous studies including potential and preferred alignments and ridership analyses, various CEQA documents and fiscal analyses. Locally, stops are planned in Bakersfield and Palmdale. To date, the alignment traversing the Tehachapi Valley is not finalized but expected to be an elevated facility generally located parallel to and north of State Route 58. The Authority has been allocated \$46.5 million, including \$29 million from the bond measure, to complete engineering and environmental work.

## INTRO.2 ADMINISTRATION OF GENERAL PLAN

### A. APPLICABILITY

This General Plan applies to all property within the adopted Tehachapi Sphere of Influence (Figure Intro-2). This Plan shall be administered by the Tehachapi Community Development Department, the Tehachapi Planning Commission, and the Tehachapi City Council according to the procedures and requirements set forth in the Tehachapi Municipal Code.

**Dual Role of Certain Elements** - In addition to their primary purpose of expressing the relevant goals, policies and actions of this General Plan, certain elements have been prepared to serve a secondary purpose of providing sufficient clarity to guide more detailed topics such as bicycle and pedestrian access, recreation, streetscapes, and public facilities. In this way, this General Plan integrates and establishes particular topics that would otherwise require the preparation of separate ‘Master Plans’ to either execute improvements or pursue grant funds. These elements are identified below:

- **Mobility Element.** This element also serves as Tehachapi’s Bicycle Master Plan and Transit Master Plan.
- **Public Realm Element.** This element also serves as Tehachapi’s Parks and Recreation Master Plan, Master Streetscape Plan, and Pedestrian Master Plan.
- **Civic Health and Culture Element.** This element also serves as Tehachapi’s School and Public Facilities Master Plan.

### B. MAINTENANCE AND UPDATE OF THE GENERAL PLAN

As comprehensive and detailed as this Plan is, it is impossible to forecast every possible situation that may arise over the initial 2035 planning horizon. Therefore, in accordance with the requirements for annual reports to the City Council on the implementation of this Plan, the Community Development Department is responsible for maintaining the information in this Plan and its Implementation Program in between periodic updates.

### C. CEQA COMPLIANCE

This General Plan has been reviewed per the applicable requirements of the California Environmental Quality Act (CEQA) and accordingly, an Environmental Impact Report (EIR) has been prepared. The EIR identifies the potential effects on the environment that are associated with the General Plan and its development potential as well as its various initiatives from a programmatic perspective. Subsequent development proposals that do not exceed these parameters would not be required to demonstrate compliance, subject to CEQA. Proposals intending to exceed these parameters may be required to prepare a supplemental or new EIR. The EIR was reviewed and considered by the City Council and certified on April 16, 2012.

## INTRO.3 PLAN ORGANIZATION

**A. CHAPTERS**

This General Plan is organized into three chapters and is expressed from the perspective of the intended range of outcomes. This tone is meant to provide clarity about the desired direction, acknowledging that some transformations require more time than others.

**Introduction Chapter**

This preface establishes the plan's regulatory authority and role as well as setting forth the operating system for the General Plan: a physically-based plan. Last, this chapter establishes and summarizes the existing conditions of the planning area, its various issues and opportunities.

**1: Our Community Vision.**

Chapter 1 sets forth Tehachapi's overall approach for its future through a three-part structure of Community:

- Place
- Infrastructure/Environment
- Economy/Civic Health and Culture

Based on this structure, Chapter 1 establishes Tehachapi's vision for the entire planning area over the next 100 years with an initial planning horizon of 2035. Particular emphasis is on maintaining Tehachapi's high quality of life and its small mountain town character.

**2: The Elements of Our Vision.**

Chapter 2 expresses the community vision through eight elements, described below. Each element is integrated with the other elements to help achieve the vision.

- 2.1 Town Form Element:** Consolidates the required Land Use Element to broaden the outlook on land use to the physical pattern of buildings that individual uses occupy. This element 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;
- 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. This element consolidates the required Circulation Element to directly respond to the various physical contexts identified in the vision, addressing the network of blocks and thoroughfares, access, walkability and circulation, transit, and thoroughfare types;
- 2.3 Public Realm Element:** Consolidates 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;
- 2.4 Economic Vitality Element:** Provides the fiscal platform upon which the small town vision can thrive and be sustained. Fiscal sustainability, housing variety, jobs and housing balance, and revenue-generation are addressed;
- 2.5 Natural Resources Element:** Establishes the defining qualities and necessary balance between Tehachapi and its defining natural environment. Consolidates the requirements of the mandatory Conservation Element to address air quality, views and access into nature, water, wind and solar energy, flora and fauna;
- 2.6 Sustainable Infrastructure Element:** Underpins Tehachapi to its environmental setting by consolidating some information typically found in the Land Use Element to address the watershed, water and energy demands as well as the infrastructure of utilities ranging from storm drainage, water, and wastewater;
- 2.7 Civic Health / Culture Element:** Addresses the issues of how people in Tehachapi use their community on a daily basis. This element addresses community wellness, agriculture, history and the arts, recreation and walkability, light, and brownfield/greyfield regeneration;
- 2.8 Community Safety Element:** Consolidates the Noise and Safety Elements into one element that supports the community vision.

**Implementation Program:**

The implementation program for this General Plan is an integral component of Tehachapi's vision and carries forward the General Plan's various actions and requirements. However, the General Plan is a policy and regulatory document while the implementation program is not. The implementation program will be executed by city staff in support of the direction of this General Plan and will likely need to be adjusted to reflect the City's available funding resources and priorities. For this reason, the implementation program is a separate document that is reflected in the General Plan's table of contents.

**3.1 Implementation:**

- A. Summary of Actions
- B. Consistency Re-Zoning
- C. Zoning Code Update
- D. Subdivision Development Standards (Streets, Open Space)
- E. Capital Improvement Program neighborhoods, districts and corridors, physical form and character, historic resources and, the strategic emphasis for the various areas in Tehachapi;

## B. ELEMENT ORGANIZATION AND POLICY STRUCTURE

It is the intent of this General Plan to be as direct and clear as possible about how, where and why the community wants to grow and, about the various details of what that ultimately means. Therefore each of the eight elements in this General Plan is organized as follows:

- **Community Preferences and Desired Direction**

An overall statement on the community's goal and desired future about the primary topics in the element.

- **Diagram and Examples of Preferences** - A physical diagram of the primary topic(s) and how it relates throughout Tehachapi and its Sphere of Influence. Along with the diagram, photographs and/or drawings to convey the community's intent and expectations.

- **Summary of Existing Conditions and Issues**

The relevant background information is summarized to provide the reader with the salient issues and conditions that currently affect the topic.

Key to informing this General Plan is Figure 2-2, Nature of Intended Change, which maps each of Tehachapi's existing and future growth areas. This is done to characterize each area's current condition within the context of the community vision: maintenance, regeneration, or expansion. This information helps to focus policy, regulation and implementation. Over time, as implementation occurs, actions may no longer be needed or, due to changing conditions, will need to be modified, reflecting achievement of the vision.

- **Objectives**

Supporting narrative is provided to expand upon the intent of each objective;

- **Policies**

Responses to the community direction and issues are established through policies. The policies are intentionally few in number to provide clarity and to be as purposeful and effective as possible;

- **Anticipated Results from Each Policy** - A series of short statements identifies the types of results associated with or accomplished by pursuing the stated policy;

- **Implementing Actions** - Each policy is then supported by specific actions necessary to enact the policy.

The implementation program contains the implementing actions. This is so that the General Plan policy document is separated from the administratively oriented actions and programs used to implement the policy document.

INTRO.4  
A PHYSICALLY-BASED PLAN FOR TEHACHAPI

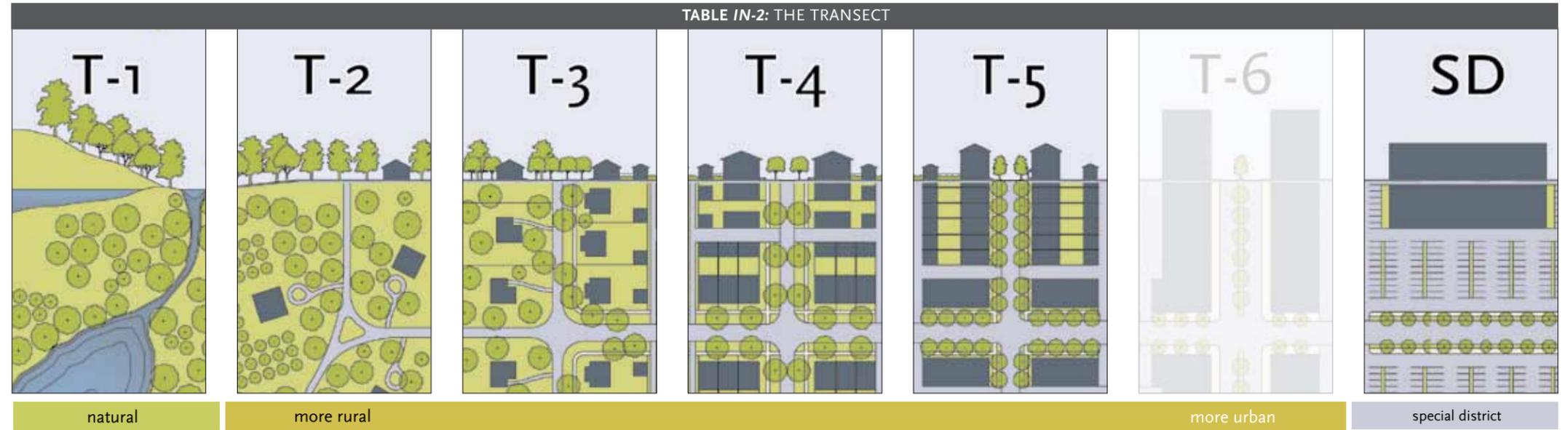
A. THE TRANSECT: CONCEPTUAL ORGANIZING SYSTEM

This General Plan is a physically-based plan. The primary importance of this distinction is that this plan's vision and policies are based upon tangible physical outcomes at the scale of the town and individual buildings.

To apply this physically-based approach to Tehachapi, the Transect system is utilized [1]. The Transect is a system of rural-to-urban transects or 'human habitats'. Each transect in this General Plan is equivalent to a General Plan designation but with more information. This system provides a simple but powerful framework to allow a community to describe with precision, a broad but continuous range of environments for human habitation and activity.

At right in Table IN-2, prior to applying it to Tehachapi, the conceptual transect system is illustrated to show the range of human habitats / transects. This table shows how the individual characteristics that comprise the community change across the various transects. While several transects share similar aspects such as building heights, massing, density, building setbacks, streets, open space, the distinction between each transect (human habitat) is critical to the making of a genuine town. Similarly, the distinctions between each transect are realized by acknowledging a comprehensive set of topics needed to generate or support an intended physical environment or zone.

Section Intro.5 of this General Plan describes the existing conditions of the planning area and its sub-areas. Along with these descriptions, the corresponding transect transects and the applicable 1999 General Plan Land Use categories are identified. The comparison is provided to transition from the land use categories of the 1999 General Plan to the more comprehensive transect system used in this General Plan.



natural	more rural
surface waterbodies	flood plain
protected wetlands	aquifer recharge areas
protected habitat	steep slopes
riparian corridors	open space to be acquired
purchased open space	corridors to be acquired
conservation easements	buffers to be acquired
transport corridors	legacy woodland
	legacy farmland
	legacy viewsheds

The SD zone is not categorized as rural or urban because due to its intrinsic function, disposition or configuration, cannot or should not conform to one or more of the normative transect zones.

Above and Right: The listed characteristics provide a platform or range of topics of physical conditions present in each transect zone. These topics are adjusted to Tehachapi's conditions and direction through the transects (General Plan designations) in the Town Form Element. Transects 1 and 2 address the areas of a community that are to remain natural or rural as compared to being clearly suburban or more intense.

Right: Transects 3, 4, and 5 address those areas of a community that are considered suburban and urban, that is, non-rural, or non-nature. Transect 6 is intended for metropolitan centers and does not apply to Tehachapi.

less density	more density
primarily residential	primarily mixed use
smaller buildings	larger buildings
more greenscape	more hardscape
detached building	attached buildings
rotated frontages	aligned frontages
articulated massing	simple massing
wooden buildings	masonry buildings
generally pitched roofs	generally flat roofs
small signs	building signage
livestock	domestic animals
deep setbacks	shallow setbacks
roads and lanes	streets and alleys
yards and porches	stoops and shopfronts
narrow paths	wide sidewalks
opportunistic parking	dedicated parking
larger curb radii	smaller curb radii
open swales	raised curbs
starlight	street lighting
mixed tree clusters	aligned street trees
parks and greens	plazas and squares
local gathering places	regional institutions

[1] The Transect system as developed by DPZ Architects, 2000

**B. THE TRANSECT APPLIED TO TEHACHAPI**

At right, Table IN-3 takes the conceptual organizing system of the Transect described above and applies the transects as General Plan designations to the entire planning area: incorporated Tehachapi and the unincorporated lands within Tehachapi's Sphere of Influence.

**Character**  
The images at right represent how the transects apply to Tehachapi as it exists.

**Intent**  
The descriptions at right identify the general intent and purpose of each transect, informing its application and tailoring to Tehachapi and the community vision.

**Application**  
The information at right describes how the community vision translates into transects, based on how Tehachapi exists and on the intended direction for the various areas within Tehachapi's Sphere of Influence.

**TABLE IN-3: THE TRANSECT APPLIED TO TEHACHAPI**

	natural	more rural				more urban	special
	<b>Natural (T-1)</b>	<b>Rural (T-2)</b>	<b>Sub-Urban (T-3)</b>	<b>General Urban (T-4)</b>	<b>Urban Center (T-5)</b>	<b>Urban Core (T-6)</b>	<b>Special District (SD)</b>
						not applicable	
	<p>The Natural designation is intended to preserve Tehachapi's natural beauty, and by doing so maintain and enhance the small mountain town character.</p> <p>The Natural designation permanently protects natural open space areas from development, with the exception of roads and recreational trails.</p>	<p>The Rural designation is intended to reserve agricultural land in the Tehachapi Valley for future generations and create a clear distinction between the urban areas within the City limits, and the rural areas outside.</p> <p>The Rural designation allows for residential and limited commercial development associated with agricultural uses. Settlement should be sparse and consist of very large blocks and lots that are accessed by country roads. The design of roads, fences and buildings are intended to be rural in character.</p>	<p>The Sub-Urban designation is intended for residential development at the fringes of Tehachapi, providing a transition between more compact urbanized areas within town and the rural countryside.</p> <p>Blocks and lots are larger than those closer to the center of town, yards are larger in relation to the homes, landscaping is naturalistic and abundant. Many lots in the Sub-Urban designation may be sufficiently large for equestrians.</p>	<p>The General Urban designation is intended to create a "neighborhood character" that is distinct from the sub-urban character of T3 and the downtown character of T5. Rooted in the traditional American neighborhoods, the General Urban designation allows for a wide range of housing types, neighborhood-serving commercial and civic uses within a walkable neighborhood setting.</p>	<p>The Urban Center designation is intended for the more urban, generally mixed-use development in the heart of Downtown Tehachapi that allows and preserves a vibrant mixture of retail, office, and residential uses.</p> <p>Buildings are typically more than one story tall and line uniformly urban streets that are organized in a tight network with wide sidewalks and steady rows of street trees in wells.</p>	not applicable	<p>Special Districts accommodate uses that are too big, too different or incompatible to fit in a neighborhood.</p>
	<p>The Natural designation applies to areas currently within the City limits that should be protected such as the Antelope Run creek corridor and the hillsides north of SR-58. This zone is also appropriate for unincorporated areas within Tehachapi's Sphere of Influence that are intended for preservation.</p>	<p>For a better gradation of development intensities, the Rural designation is subdivided into two sub-designations, T2 and T2.5.</p> <ul style="list-style-type: none"> <li>T2. Rural: predominantly rural areas with very little development.</li> <li>T2.5 Rural General: rural areas with limited residential or commercial activity.</li> </ul>	<p>The Sub-urban or 'Neighborhood Edge' designation applies to the following areas:</p> <ul style="list-style-type: none"> <li>edges of neighborhoods north of Highline Road</li> <li>areas west of Tucker Road between Valley Boulevard and Red Apple Road,</li> <li>areas north of SR-58</li> </ul>	<p>For a better gradation of development intensities, the General Urban designation is subdivided into two sub-designations, T4. and T4.5.</p> <ul style="list-style-type: none"> <li>T4. Neighborhood General: predominantly residential areas with a balance of housing types, but a focus on detached single-family homes.</li> <li>T4.5 Neighborhood Center: areas of focused, mixed-use development intensity around neighborhood parks or neighborhood commercial centers at important intersections using the widest range of building types of all designations.</li> </ul>	<p>The Urban Center or 'Downtown' designation is limited to Tehachapi Boulevard and the blocks immediately to the north and south. This is the most urban area within Tehachapi.</p>	<p>The T-6 zone is not applied. As such, Tehachapi's transect does not include this zone in any additional diagrams or in any further discussion in this General Plan.</p>	<p>The Special District designation applies to the following areas:</p> <ul style="list-style-type: none"> <li>Tucker Road - Retail area</li> <li>1,232-acre area between SR 58 and the historic core</li> <li>Capital Hills area adjacent to SR 58</li> <li>Tehachapi Airport</li> <li>Mountain Valley Airport</li> <li>West Mill area</li> <li>Willow Springs industrial area</li> </ul>

CHAPTER 2 ADDRESSES THE DETAILS OF EACH TRANSECT AS THEY INVOLVE EACH ELEMENT OF THIS GENERAL PLAN

TRANSECTS ARE APPLIED BASED ON 2007 COMMUNITY VISION SET FORTH IN ICDP

**C. THE NEIGHBORHOOD AS THE BASIC BUILDING BLOCK**

The fundamental building block of California’s best towns - and cities - is the walkable neighborhood. Scale and urban design are key to this proven development model, as the neighborhood is organized on common destinations - parks, schools, shops, diverse housing choices and sometimes jobs - within a comfortable walk of most residences.

Observation and measurement of many places and contexts that are comparable to Tehachapi has established that a casual walking distance on generally level terrain is about five minutes or a quarter mile - approximately 1,300 feet. Thus a “pedestrian shed” - within which a key central amenity such as a park or some small shops would be within a five minute walk of most neighborhood residents - can be approximated as a circle a half-mile in diameter.

By mixing a range of land uses within pedestrian sheds on a finer grain than typical suburban development does, by employing a “town-scale” block structure, and by providing a network of pedestrian-oriented streets within and between pedestrian sheds, a walkable neighborhood pattern emerges, enabling and encouraging short trips on foot and by bicycle in addition to shorter or longer automobile trips.

**Characteristics of a Walkable Neighborhood**

**1. Neighborhoods are walkable.**

Generally, on level terrain a five-minute walk is considered a comfortable distance to travel on a regular basis. This distance roughly translates into a 1/4-mile radius which circumscribes an area that ranges approximately from 40 to 160 acres (160 acres, the maximum size, is a quarter section of the square mile grid which organizes most of the land in the United States and Tehachapi in particular).

**2. A Center.**

The most important physical feature of a neighborhood is its center. The neighborhood center is not necessarily at the exact geographic center of the neighborhood but located where most of the neighborhood’s residents can use it. A neighborhood center is typically a small-scale open space, paved or landscaped to allow for different activities. It is often located in front of a school, a church or other public structure or, a commercial building. It is the place that neighborhood residents have in common, where “chance meetings” occur or neighborhood barbecues and events occur or, simply for enjoyment on a daily basis.

**3. Activities of daily life are within walking distance.**

Within each neighborhood, most of the activities of daily life can take place. Houses and apartments, schools and playgrounds, churches and small scale stores, all located close enough for people to walk to them without needing to drive. The variety of buildings in a neighborhood is tied together by a variety of streets, streetscapes and public spaces.

**4. There is a mixture of uses with shops and offices adjacent.**

A neighborhood is primarily residential but contains more than just

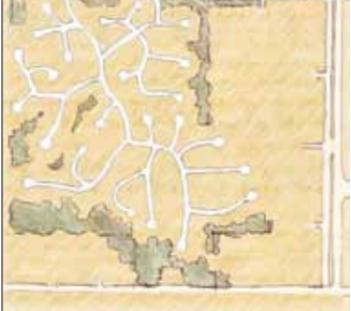
**FIGURE INTRO-1: THE WALKABLE NEIGHBORHOOD**

**KEY TO NEIGHBORHOOD DIAGRAM**

-  Block defined by streets. Streets vary according to vision/intended physical context for particular area of neighborhood.
-  Civic / Open Space. Types vary according to vision/intended physical context for particular area of neighborhood
-  Streets connect where possible and traffic is calmed by using a variety of street types and alignments to promote pedestrian and bicyclist safety.
-  Important locations are preferred sites for civic buildings.
-  Short face of blocks along boulevard (without slip road).
-  Boulevard with slip road provides additional location for shopping, office, and housing above while buffering the neighborhood from large volumes of traffic.
-  School location shared by adjacent neighborhoods.
-  A variety of open/civic space is distributed.
-  Mixed-use area and civic focus of neighborhood may occur in central locations or between neighborhoods. Depending upon each neighborhood’s physical location and particular intensity, each mixed-use area will vary in the types of buildings and uses that sustain it as the neighborhood’s focus. For example, in a low-intensity neighborhood, it may be configured with house-scale buildings near or at the sidewalk with live-work/office activity on the ground floor while in a higher intensity neighborhood, it may be configured with a combination of house-scale and block-scale buildings with retail, restaurant, live-work and office activity.
-  High-volume corridor oriented activity



**TABLE IN-4: THE TRADITIONAL NEIGHBORHOOD (TND) AS COMPARED TO CONVENTIONAL SUBURBAN DEVELOPMENT (CSD)**

Open Space	Circulation	Amenities within 5-minute walk of most dwellings
 <p>The traditional neighborhood has a central square or green within a five-minute walk of most residents, playgrounds within a 2 minute walk and playing fields in the surrounding open space.</p>	 <p>In the traditional neighborhood the activities of daily living are interwoven.</p>	 <p>In the traditional neighborhood the activities of daily living are interwoven. Civic space, assembly halls, schools, and churches are located on prominent sites.</p>
 <p>In conventional suburban development, parks for social activity and recreation are isolated on interstitial land.</p>	 <p>In conventional suburban development, segregated uses promote additional car trips that clog collector roads.</p>	 <p>In conventional suburban development, segregated uses promote additional car trips that clog collector roads. There are no civic spaces and assembly halls, and schools and churches relate to the highway rather than their users.</p>

houses. Other uses, such as schools, day care, a small grocery store, even a small restaurant in certain locations, churches and playgrounds all promote self-containment which enhances the sense of community. Furthermore, self-containment reduces the external impacts to the residents. For example, smaller arterial streets are possible because of not needing to drive throughout town to take care of one's daily needs.

**5. Civic sites, including a school.**

Neighborhood schools, churches, and community centers, are located on the neighborhood's prominent sites to promote access and identity. Locations such as the termination of a street or an important block facing a public space provide access and identity while reinforcing the common destination aspect that makes a walkable neighborhood.

**6. A variety of public spaces.**

In addition to the neighborhood center, several public space types are distributed throughout the neighborhood instead of being aggregated into one large space. This is an important distinction because the varying needs of different age groups can be addressed directly through appropriately distributed and designed public spaces - without having to leave the neighborhood to enjoy such spaces. The actual public space types used in one neighborhood vary from one to the other depending upon the vision and intended physical context of each particular neighborhood.

Public space also includes the street and streetscape network. Buildings and front yards are placed on their lots to positively shape this important public space and give particular character to each street in the network. Trees shade the sidewalks and form a canopy to serve as passive stormwater management.

**7. Streets for people, bicycles, and motor vehicles.**

All modes of transportation are enabled, particularly walking. In neighborhoods, high-speed car or bicycle traffic is undesirable. In support of keeping speeds low, streets have wide sidewalks, trees spatially define the street, bikes are accommodated, and narrow car travel lanes move traffic efficiently but in balance with the neighborhood.

**8. Many separate distinct buildings.**

Some buildings can accommodate many different uses over their lifespan while some particular uses require unique buildings. A neighborhood's viability over the long term depends in large measure on its ability to accommodate a wide variety of building types and the range of uses that they can support.

**9. Buildings are block-form or house-form and located appropriately.**

Buildings fall into two basic categories: those that are the size of houses and are massed as houses and, those buildings that are larger than even a large house would be and that tend to occupy some to most of a block. Each category of buildings has its own purposes and needs as well as its appropriate locations within a neighborhood. House-form buildings comprise the vast majority of neighborhoods. Generally, block-form buildings tend to make the most sense along the edges of neighborhoods along corridors or on civic and school sites, or on industrial and large commercial sites. See Table 2-3C for descriptions of the compatible buildings in each category.

**Organization**



- A Shopping
- B School
- C Workplace
- D Home

**Examples**

TND's provide walkable and well connected neighborhoods where amenities are easily accessed without a requiring a car trip.



The traditional neighborhood

**TND**



**CSD**

Conventional suburban development



CSD's do not utilize the land for connectivity or pedestrian-friendly activities and typically require multiple car trips for local amenities.



INTRO.5 THE PLANNING AREA DESCRIBED

A. SPHERE OF INFLUENCE

The Tehachapi General Plan is comprised of all lands within Tehachapi's adopted Sphere of Influence for a total of 16,871 acres. The 'planning area' contains land within and outside of Tehachapi's incorporated boundaries as described below:

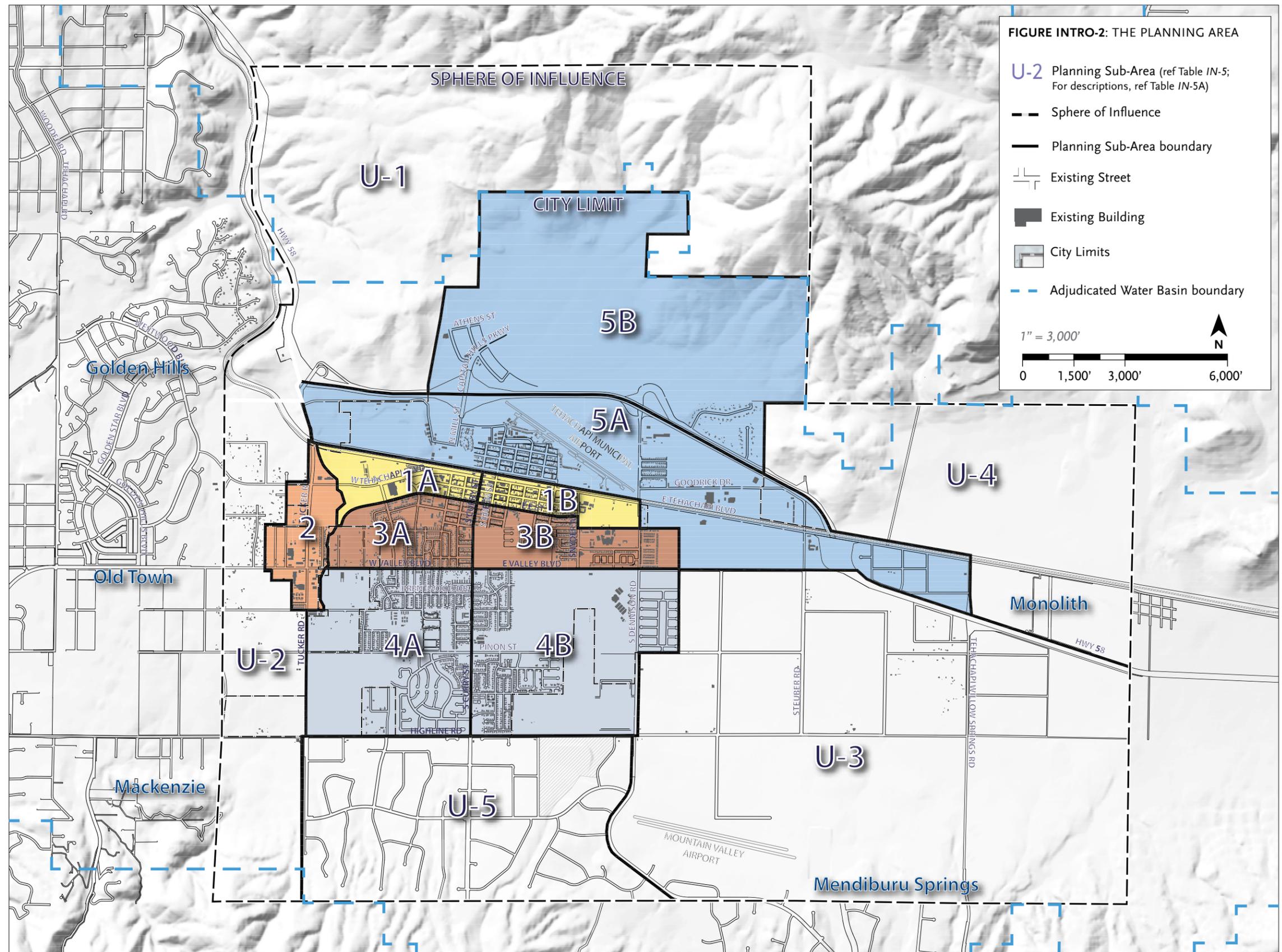
B. SUB-AREAS

The planning area has been divided into ten sub-areas to describe and address these distinct areas that comprise Tehachapi and its Sphere of Influence. Figure Intro-2 identifies the physical boundaries of each sub-area and Table IN-5 provides the corresponding acreage information.

TABLE IN-5: THE PLANNING AREA AND SUB-AREAS		
KEY	SUB-AREA	ACRES
1	Downtown	276
2	Tucker Road Corridor	172
3	Central	466
4	South	1,398
5A	Freeway Corridor	1,634
5B	Northern Foothills	1,564
<b>SUBTOTAL: land within incorporated boundary [1]</b>		<b>5,510</b>
6	Correctional Facility [2]	1,695
<b>TOTAL: land within the incorporated boundary</b>		<b>7,205</b>
U-1	North	2,801
U-2	West (includes 71 acres within City)	945
U-3	South	3,378
U-4	East	1,268
U-5	Mountain Meadows (Southern Foothills)	1,274
<b>TOTAL: land outside of incorporated boundary</b>		<b>9,666</b>
<b>TOTAL: PLANNING AREA</b>		<b>16,871</b>

[1] does not include Correction Facility which is identified separately as sub-area 6

[2] not within Figure Intro-2; located 3 miles west of Tucker Road



**TABLE IN-5A: EXISTING CONDITIONS BY SUB-AREA**

This section summarizes the existing physical conditions and physical character for the planning area at the level of individual sub-areas. Each sub-area is summarized as to its existing conditions along with the 1999 General Plan designation(s) that occur within its boundaries. Using the Transect System from Table IN-3 the equivalent transect(s) in the sub-area are identified. This comparison is explained at right:

**EXAMPLE: COMPARISON BETWEEN THE LAND USE-BASED SYSTEM AND TRANSECT-BASED SYSTEM**

LAND USE-BASED SYSTEM			TRANSECT-BASED SYSTEM					
1999 General Plan Categories			2035 General Plan Designations					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
AGRICULTURE ESTATE	NEIGHBORHOOD	LIGHT						
NEIGHBORHOOD MEDIUM	VILLAGE							
HIGH	COMMUNITY	HEAVY						
MOBILEHOME								

The 1999 General Plan utilizes the above land use categories to identify intended land use and development potential. The following example uses sub-area 3A to show how the above categories address sub-area 3A.

The 2035 General Plan utilizes the above transect designations to identify intended land use, development potential and physical character. The example below uses sub-area 3A to show how the above transect system addresses sub-area 3A.

Below:  
Comparison of 1999 land use-based system and 2035 transect-based system using sub-area 3A as an example

1999 General Plan Categories			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
	NEIGHBORHOOD							
NEIGHBORHOOD MEDIUM	VILLAGE		N/A	N/A	50%	50%	N/A	N/A
HIGH								

Approximate amount of land within identified transect designation

Under the 1999 land-use based system, sub-area 3A contains properties identified in the above land use categories. The information addressed by these categories is summarized below:

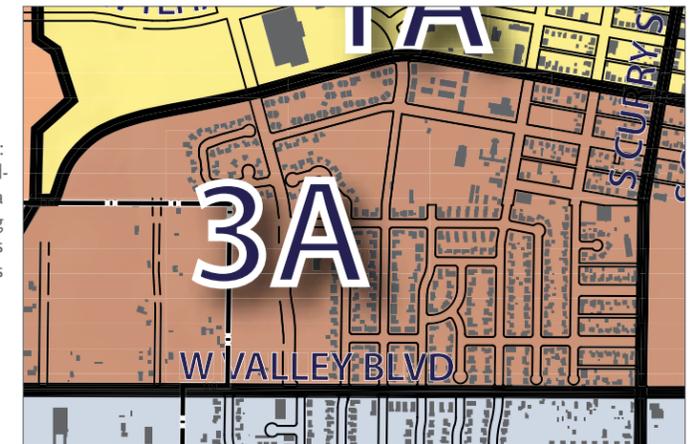
Category	Focus
<ul style="list-style-type: none"> <li>• 3 intensities of residential devt,</li> <li>• 2 intensities of commercial devt</li> </ul>	<ul style="list-style-type: none"> <li>• Land use</li> <li>• Density</li> <li>• Lot Coverage</li> <li>• Building Height</li> <li>• Parking</li> </ul>

Under the physically-based Transect System sub-area 3A contains land that is within the above two transects. The information addressed by these categories is summarized below:

Transect Designation	Focus
<ul style="list-style-type: none"> <li>• Sub-Urban (T-3)</li> <li>• General Urban (T4)</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood pattern</li> <li>• Density</li> <li>• Building types</li> <li>• Frontage types</li> <li>• Street and Streetscape types</li> <li>• Building height</li> <li>• Land use</li> <li>• Parking</li> <li>• Lot coverage</li> <li>• Open space types</li> </ul>

**EXAMPLE: EXISTING PHYSICAL CHARACTER OF SUB-AREA 3A**

Right:  
Physical boundaries of sub-area 3A showing existing roads and buildings



Right:  
Representative existing physical character of sub-area 3A



Area 1A: Downtown West

Focused along Tehachapi Boulevard, this 152-acre area is on the original townsite from 1876, extending from Curry to Tucker Road. It is characterized by commercial buildings of 1 and 2 stories. Along E and F Streets, a variety of housing types of up to 2 stories are present. Streetscapes in the easterly portion of the area are relatively urban in character, with buildings close to the street and sidewalks with tree grates in the commercial areas and parkways and sidewalks in residential areas. To the west, though, Tehachapi Boulevard takes on the strongly sub-urban character of Tucker Road, below. Commercial development along Tehachapi Boulevard buffers the housing in this area from the activity along the rail corridor. Both parts of downtown serve the region and town as well as national tourism.



Right: View east along 'E' Street near Mill Street

Below: View east along 'E' Street between Mill and Curry Streets



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
		LIGHT						
NEIGHBORHOOD	VILLAGE							
	COMMUNITY							
			N/A	N/A	N/A	50%	50%	N/A

Planning Area Key



Area 1B: Downtown East

Continuing east along Tehachapi Boulevard, this 124-acre area contains the original railroad depot site and is on the original townsite from 1876, extending from Curry to Dennison and is characterized by commercial buildings of up to 2 stories, close to or near the street with a variety of housing types of up to 2 stories, along E and F streets that are near or set back from the street. Streetscapes are urban in character and range from sidewalks with tree grates for the commercial streets to parkways and sidewalks for the residential areas. The east edge of this area contains a closed Jacobsen Junior High School (24 acres). The commercial development along Tehachapi buffers the housing in this area from the activity along the rail corridor.



Right: Corner of Green Street and Tehachapi Blvd. looking West

Right: View north along Green Street near 'E' Street



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
NEIGHBORHOOD MEDIUM	VILLAGE							
MOBILEHOME	COMMUNITY							
			N/A	N/A	N/A	60%	40%	N/A

Planning Area Key



This 1/2-mile long corridor extends from the current incorporated boundary at Cherry to the north boundary at the rail corridor and is characterized by large format, regional-serving, single-story retail buildings set back from the street. The majority of this area was built in the past 20 years. Streetscapes along this 5-lane road are suburban in character with wide curb-adjacent and unevenly spaced trees per Caltrans restrictions within landscape berms buffering parking lots from view along the streetscape. This area serves the region as well as the town and has direct access from the west as well as from State Route 58.

Right: Tehachapi Crossing shopping center at Tehachapi Blvd. and Tucker Rd.



Right: Tucker Road looking north from Cherry Lane.



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
NEIGHBORHOOD MEDIUM	VILLAGE							
	COMMUNITY							
			N/A	N/A	N/A	N/A	N/A	100%

TABLE IN-5A: EXISTING CONDITIONS BY AREAS, CONT'D

Planning Area Key



Area 3A: Central West

This 244-acre area from 'E' Street to Valley Blvd and from Antelope Run to Curry is characterized by house-scale buildings of a variety of functions ranging from single-family housing to small office, retail, restaurants, senior housing and institutional buildings set near to and back from the street. The majority of this area was built in between 1940 and 1980. Streetscapes are suburban in character with parkways and sidewalks and on-street parking.

Right: Park along 'D' Street



Right: View east along Maple at Oakwood



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
	NEIGHBORHOOD							
NEIGHBORHOOD MEDIUM HIGH	VILLAGE							
			N/A	N/A	65%	35%	N/A	N/A

Area 3B: Central East

This 222-acre area from 'E' Street to Valley Blvd and from Curry to Dennison is characterized by house-scale buildings set back from the street, of a variety of functions ranging from single-family housing to civic and small office uses. The majority of this area was built in between 1940 and 1980. Streetscapes are suburban in character with parkways and sidewalks and Jacobsen JR (7-8) High (closed) on-street parking. This area contains Wells Elementary, now closed, and the former Tehachapi High School (now 6-8 Jacobsen Middle School) (28 acres).

Right: Philip Marx Central Park, corner of Mojave Street and E Street



Right: Looking east on F Street, from Mojave Street



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
	NEIGHBORHOOD	LIGHT						
NEIGHBORHOOD MEDIUM	VILLAGE							
MOBILEHOME			N/A	N/A	50%	50%	N/A	N/A

Area 4A: Southwest

This 688-acre area from Valley Blvd to Highline Road and from Curry to Tucker Road is characterized by contemporary single-family house development set far back from the street. In between various housing developments are vacant parcels which often are within the unincorporated area. The majority of development within this area was built between 1980 and 2007 with approximately 95 acres under construction. Streetscapes are suburban in character with perimeter sound walls and landscaping along arterials. This area also contains a 74-acre area west of Tucker Road along Highline Road that is currently in agricultural production.

Right: Home development at Curry Street and Highland Orchards

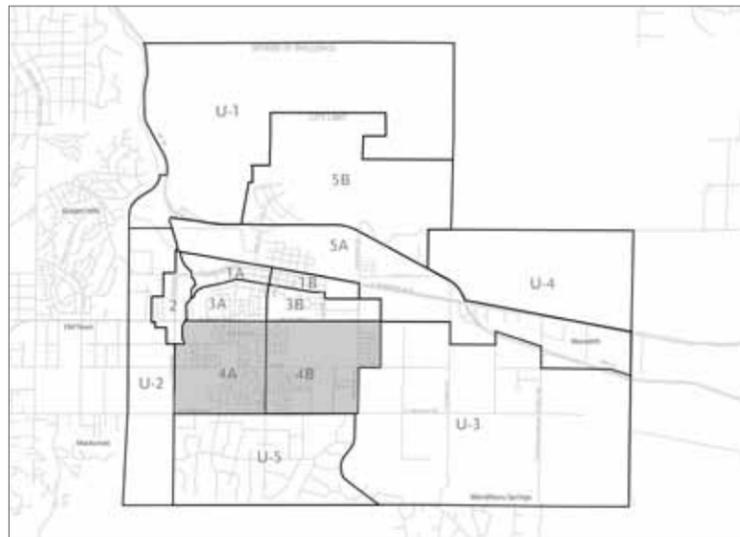


Right: View toward northeast from Tucker Road near Cherry Street



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
ESTATE	NEIGHBORHOOD							
NEIGHBORHOOD MEDIUM								
	COMMUNITY							
			N/A	N/A	75%	25%	N/A	N/A

Planning Area Key



Area 4B: Southeast

This 710-acre area from Valley Blvd to Highline Road and from Curry to Dennison is characterized by contemporary single-family house development set far back from the street. The majority of this area was built between 1980 and 2007 with approximately 78 acres under construction. Streetscapes are suburban in character with perimeter sound walls and landscaping along arterials. This area contains the new Tehachapi High School, a 70-acre campus at Dennison Road and Valley Blvd.

Right: View south along recently built street



Right: View northwest from Pinon Street



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
NEIGHBORHOOD MEDIUM HIGH								
	COMMUNITY							
			N/A	N/A	75%	25%	N/A	N/A

TABLE IN-5A: EXISTING CONDITIONS BY AREAS, CONT'D

This 1,634-acre area extends from Tucker Road to Tehachapi Willow Springs Road and is characterized by a neighborhood from the original townsite of 1876 south of Tehachapi Blvd., and a wide range of uses and development: a large industrial area west of this neighborhood that includes public facilities, the 150-acre Tehachapi Municipal Airport (currently an average of 33 flights per day) to the east, medium and large home supply businesses, various small industrial operations, agricultural lands, and 3 mobile home parks. The areas are minimally connected and while at one time were considered to be beyond the town, these areas are very much in front of the town given their proximity to State Route 58.

Area 5A: Freeway Corridor



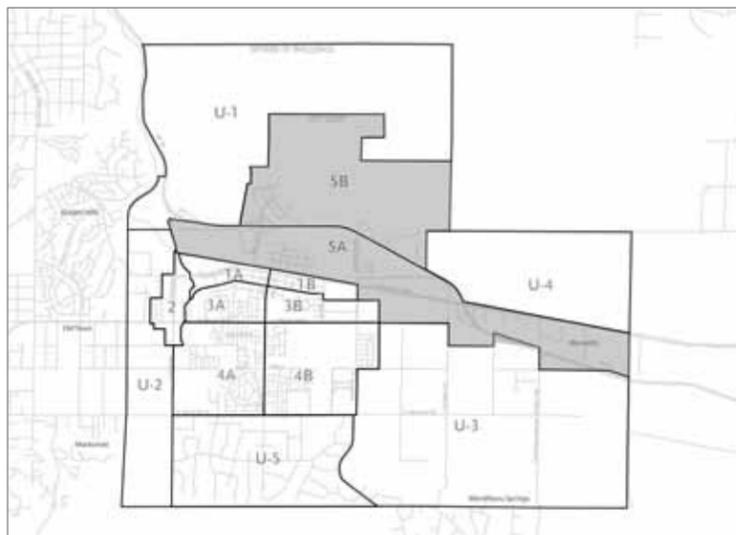
Right: Pioneer Park on I St. between Curry Street and Green Street.

Right: Light Industrial uses near the Tehachapi Municipal Airport on Green Street.



1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
AGRICULTURE		LIGHT						
NEIGHBORHOOD MEDIUM	VILLAGE	HEAVY						
MOBILEHOME	COMMUNITY							
			N/A	N/A	N/A	20%	N/A	80%

Planning Area Key



This 1,564-acre area extends from State Route 58 north to the incorporated boundaries and is characterized by a majority of grazing land with limited development along Mill Street and an equestrian-oriented mobile home subdivision. The area connects to the main part of town via Mill Street with a new frontage road connecting the Capital Hills business park to the SR 58 planned at Dennison Road.

Area 5B: Northern Foothills



Right: View to northeast from end of Capital Hills Parkway



Right: View to northwest from end of Capital Hills Parkway

1999 General Plan Category			Existing Character: Transect equivalent					
RESIDENTIAL	COMMERCIAL	INDUSTRIAL	T-1	T-2	T-3	T-4	T-5	SD
AGRICULTURE		LIGHT						
ESTATE								
MEDIUM	COMMUNITY							
			N/A	90%	N/A	N/A	N/A	10%







**C. TEHACHAPI'S NETWORK OF NEIGHBORHOODS, DISTRICTS AND CORRIDORS**

In order to describe Tehachapi's existing and future town structure, this General Plan applies an organizing framework of neighborhoods, districts and corridors.

**Neighborhoods**

The fundamental building block of California's best towns - and cities - is the walkable neighborhood. Scale and urban design are key to this proven development model, as the neighborhood is organized so as to place a variety of amenities - parks, schools, shops, diverse housing choices and sometimes jobs - within a comfortable walk of most residences.

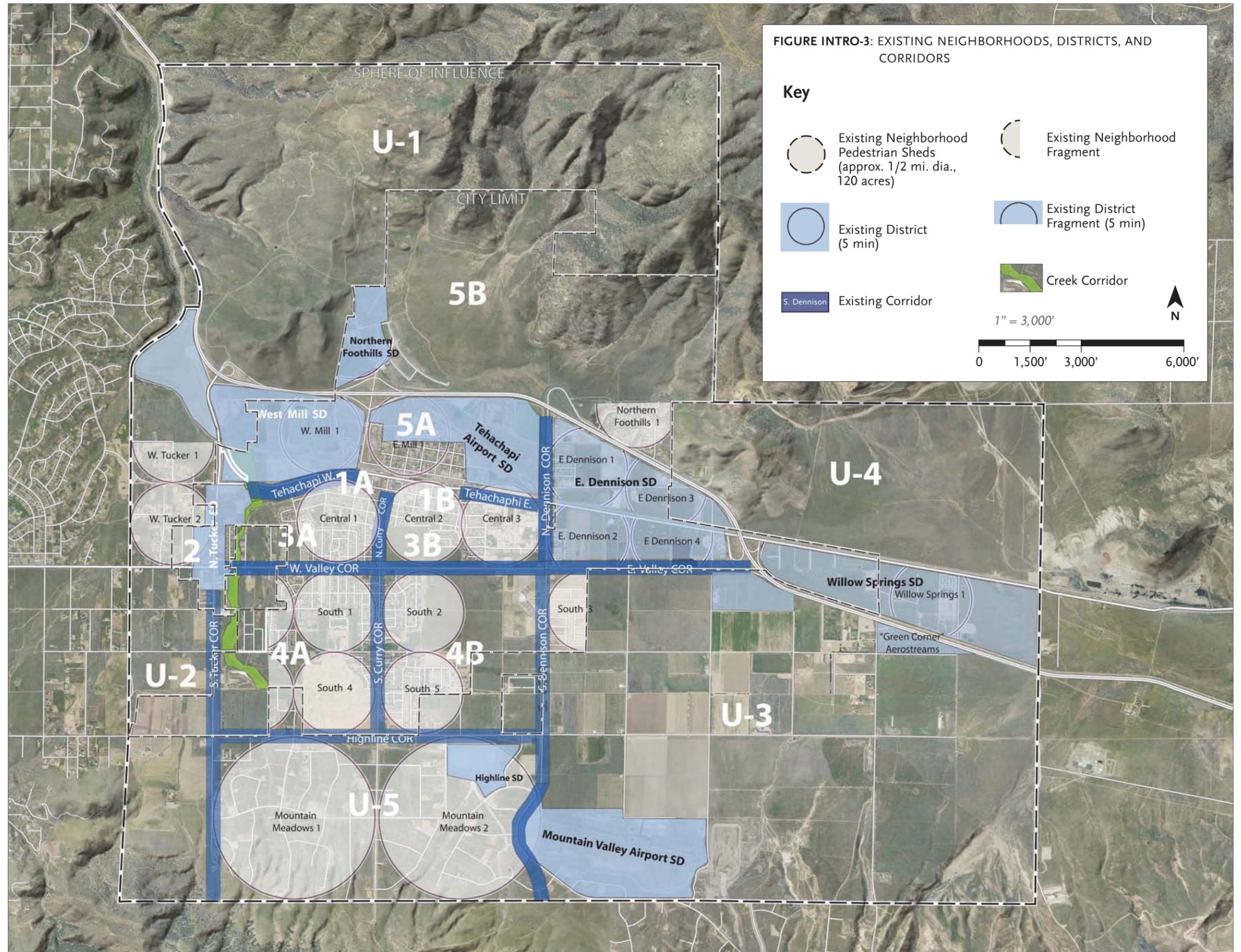
**Districts**

The other components of this structure are districts and corridors. Districts are unique areas that are not necessarily intended or desirable to become neighborhoods such as airports and industrial areas, but play an important role in the town.

**Corridors**

Corridors are linear areas that traverse several neighborhoods or districts and connect the various places within town. Instead of being relegated to the areas known as the 'backs' of houses along busy roads, corridors, as they are intended, play an important role in buffering neighborhoods from traffic. This is most commonly done by fronting the street with buildings and uses that benefit the neighborhood but are not necessarily compatible with being inside the neighborhood. In this way, corridors provide a positive transition from the more quiet and slower-paced neighborhood and the busier street that connects several places within town. Recognizing the role of corridors also minimizes the need to expand the town to find the land to accommodate such uses and activities.

Based on the characteristics of walkable neighborhoods (Figure INTRO-1 THE WALKABLE NEIGHBORHOOD), Figure INTRO-3 at right, illustrates Tehachapi's existing framework of neighborhoods, districts and corridors. Each neighborhood or its fragment is identified by a pedestrian shed within which a mixture of uses and amenities could be well connected to one another for the enjoyment of residents and visitors. Similarly, Tehachapi's districts and corridors are identified.



Right: Table IN-6 describes the Neighborhoods, Districts, and Corridors in Tehachapi's town framework and corresponds them to their current locations throughout Tehachapi's Sphere of Influence.

With this framework mapped and described, Tehachapi's physical organization and extents are clearly delineated, providing a basis for understanding future growth and conservation within Tehachapi's Sphere of Influence.

**Neighborhoods**



Example of Neighborhood

**Description:**

As a community, Tehachapi's physical organization is still strongly influenced from its origins as a railroad depot at Green Street and Tehachapi Boulevard. Within the original townsite, particularly between Valley and Tehachapi Boulevards, the neighborhoods are based on the varied and compact neighborhood model prevalent in pre-World War II city planning. The equivalent of four pedestrian sheds comprise Tehachapi's historic center: three between Valley and Tehachapi Boulevards and one north of the railroad tracks. South of Valley Boulevard is where Tehachapi has experienced the majority of new development. This is evident through the equivalent of five partially completed pedestrian sheds.

**Existing Neighborhoods:**

- Northern Foothills
- West Tucker 1-2
- South 1 - 5
- East Mill 1
- West Mill 1
- Central 1 - 3
- Mountain Meadows (Southern Foothills)

**Districts**



Example of District - College Campus/Workplace

**Description:**

Districts are areas of development characterized by one particular type of activity such as an airport or a school campus. These types of places have particular functional characteristics that make it difficult to integrate the components of a neighborhood, particularly residential uses. Except for an historic neighborhood immediately north of downtown (East Mill 1), the areas between the railroad tracks and SR 58 are primarily industrially-oriented and/or large format retail businesses including the Tehachapi Municipal Airport and the Tehachapi Municipal Wastewater Treatment Facility. With the exception of the East Mill 1 neighborhood, these areas are not likely or desirable to become neighborhoods and as such, are categorized here as Districts, focusing on non-residential development.

**Existing Districts:**

- North Tucker
- West Mill
- Airports (Tehachapi Municipal; Mountain Valley)
- East Dennison
- Capital Hills
- Highline
- Willow Springs

**Corridors**



Example of Corridor

**Description:**

Corridors are linear areas that pass along the edges of neighborhoods and/or districts, providing larger scale local or regional connections. Corridors may, for example, be centered on major streets, freeways, rivers or streams. Despite their sometimes shallow depth, well designed corridors can effectively both buffer and connect the flanking neighborhoods as they pass through a variety of physical conditions (e.g. auto-oriented segments, pedestrian-oriented segments, residential segments, mixed use segments). A corridor may take on attributes of the places through which it passes, so that in addition to playing its role as a connector, it also serves as a good transition and neighbor.

**Existing Corridors:**

- West Valley Boulevard
- East Valley Boulevard
- North Curry
- South Curry
- North Dennison
- South Dennison
- South Tucker
- Highline
- West Tehachapi
- East Tehachapi

# Chapter 1

# OUR COMMUNITY VISION



Chapter 1 sets forth Tehachapi’s overall approach for its future through a three-part structure of Community: ‘Place, Infrastructure/Environment, and Economy/Civic Health and Culture’. Based on this structure, Chapter 1 establishes Tehachapi’s vision for the entire Planning Area over the next 100 years with particular emphasis on maintaining Tehachapi’s high quality of life and its small mountain town character.

<b>SECTION</b>	<b>TITLE</b>	<b>PAGE</b>
<b>1.1</b>	<b>THE STRATEGY</b>	<b>1:3</b>
	A. Establishing the Vision	
	1. Process and Background	
	2. Interim Community Design Program	
	B. Community Principles and Goals	<b>1:5</b>
	1. Place	
	2. Infrastructure and Environment	
	3. Economy and Civic Culture	
	C. Community Goals	<b>1:5</b>
	D. Initiatives	<b>1:5</b>
	<ul style="list-style-type: none"> <li>• Primary Community-wide (Multi-Area) Initiatives</li> <li>• Primary Sub-Area Initiatives</li> </ul>	
<b>1.2</b>	<b>THE SMALL MOUNTAIN TOWN</b>	<b>1:7</b>
	<b>A. INCORPORATED LANDS</b>	
	<ul style="list-style-type: none"> <li>• Downtown (Areas 1A and 1B)</li> <li>• Tucker Corridor (Area 2)</li> <li>• Central Neighborhoods (Areas 3A and 3B)</li> <li>• Southern Neighborhoods (Areas 4A and 4B)</li> <li>• Freeway Corridor (Area 5A)</li> <li>• Northern Foothills (Area 5B)</li> </ul>	
	<b>B. UNINCORPORATED LANDS</b>	<b>1:21</b>
	<ul style="list-style-type: none"> <li>• North (Area U-1)</li> <li>• West (Area U-2)</li> <li>• South (Area U-3)</li> <li>• East (Area U-4)</li> <li>• Mountain Meadows/Southern Foothills (Area U-5)</li> </ul>	

1.1 THE STRATEGY

A. ESTABLISHING THE VISION

1. Process and Background

To establish the vision expressed in this General Plan, in 2006 and 2007 the community completed a public involvement and visioning process aimed at two primary purposes. To identify a vision of how Tehachapi could grow while maintaining its uniqueness and appealing small mountain town character, and to understand and identify the preferred physical and social outcomes associated with that vision. This plan then physically organizes the vision's constituent elements to comprehensively and cohesively generate Tehachapi one building or one action at a time over the near and long term. Intrinsic to this work is the need to correspond the intended physical character with the appropriate physical capacity. For this reason, this plan identifies *buildout* in an integral way that reflects the range of intended physical outcomes.

While the vision is for the long-term, this town plan recognizes the need to address a tangible planning horizon. The horizon of 2035 is established as it provides for a clear 30 year time frame to begin implementation of this long-term vision. With a long-term vision established for Tehachapi, incremental progress toward subsequent planning horizons is fully informed. How much of the long-term vision is realized by 2035 and in later years will depend on the rate of economic and physical growth - which cannot be projected or controlled with precision.

Leading up to the last update in 1999, the community had been experiencing very modest rates of growth, such that change was small and gradual and went largely unnoticed. That trend dramatically changed in the following decade with 17% growth adding another 430 dwellings and substantial commercial space in the process.

While the results of this building boom were well received in terms of new investment, they were increasingly seen as a concern to the small town way of life that attracted many to town in the first place. Community concern was expressed primarily in terms of new projects being incompatible with Tehachapi's small town physical character, with some related concerns about traffic, water usage, and the environment as well.

In response to this growing concern, in October of 2006, the Tehachapi Council adopted urgency ordinance 06-030-682, suspending further processing of residential subdivisions. This pause was intended to allow time for review of the 1999 General Plan, zoning ordinance and related regulations and identify the root causes of the undesired results and potential solutions.



This page and bottom page:  
The community participated in and shaped Tehachapi's direction and vision through the 2007 ICDP Charrette

## 2. Interim Community Design Program (ICDP)

In November of 2006, Tehachapi extended the urgency ordinance for one year and hired HDR Town Planning to:

- a) evaluate the existing regulations to determine which provisions were contributing to the types of development that Tehachapi was consistently receiving;
- b) work with the community to identify a physical vision for its future urban design; and
- c) prepare a summary document to guide decision-making until Tehachapi could make the necessary regulatory and/or administrative adjustments.

• **Evaluation of Existing Regulations:** The work of HDR Town Planning resulted in finding that a number of policies contributing to some of the community's concerns were present in the 1999 General Plan. While the General Plan satisfied State Law and contained numerous policies aimed at protecting and promoting Tehachapi's small town character, such policies were in some cases not supported by the necessary regulations to implement the general intentions.

• **Community Design Charrette:** With the above preliminary evaluation and the community's consistent feedback about not wanting to become just another suburb of Palmdale/Lancaster or Bakersfield, the Tehachapi City Council sponsored a 5-day, Community Design Charrette during the week of February 13-17, 2007. This week-long interactive design exercise provided an opportunity for the community to work directly with the City's consultants to distill and synthesize the ideas and feedback from the community into a set of diagrams, illustrations and strategies that expressed the community's vision for itself.

• **Interim Community Design Program: Summary Document (ICDP):** Following the charrette, a concise document that summarized the community's direction for itself was prepared. This document was titled the "Interim Community Design Program" or ICDP. The ICDP was adopted by the Tehachapi Council on July 2, 2007 to serve as the interim direction for the evaluation of development and land use activity proposals. The ICDP summarized Tehachapi's desired future and that it be based on a physical plan as compared to the conventional and numerical types of policy and regulation being used to date. The ICDP also included a series of ten implementation recommendations, including that the General Plan be updated as soon as practical [1]. The ICDP will have served its primary purpose when the direction that it provides has informed this new Town Plan.



• **Our Community Vision:** Our community vision is comprehensive and encompasses a wide variety of subjects, each with many important details. As a whole idea, the vision is articulated through the following goals and principles and then, carried forward through a set of key initiatives aimed at the major issues to be addressed by each element of this General Plan.

On the following page, Figure 1.1, 'The Strategy' embodies the overall direction from the community vision established in 2007 through the ICDP.



[1] Refer to ICDP (page 5)

**B. Community Principles**

Tehachapi is a community that is based on a three-part structure with the following qualities and characteristics:

**1. Place.**

Place is that undeniable and immediately recognizable combination of factors that generates a sense of genuine identity and appeal across a range of scales: from an individual street or building to an entire community. When lacking the requisite qualities and coherence, areas are perceived simply as “development” or “projects” rather than as interesting and dynamic places that are the result of combining numerous, individual pieces.

The act of organizing these individual pieces - streets, blocks, buildings, open spaces, businesses - around something larger than themselves is the act of generating place. The notion of ‘place’ begins with Tehachapi’s positive relationship with nature, extending to the smallest scale by how an individual building fronts and helps shape a particular streetscape. The fundamental factors that contribute to Tehachapi’s ability to generate and maintain its quality of ‘place’ are: 1) compactness; 2) completeness; 3) diversity; 4) network continuity/accessibility.

**2. Infrastructure and Environment.**

The relationship between the town’s physical infrastructure and the physical environment is key to maintaining a sustainable community and a positive sense of place. This coordination of contextually appropriate infrastructure and the environment that it serves is critical to being prudent with finite and valuable resources. By acknowledging Tehachapi’s unique physical setting and environmental dimensions, future development complements the environment and Tehachapi.

The fundamental factors of Tehachapi’s sustainable infrastructure and environment are: 1) complete streets/balanced transportation; 2) sustainable utility systems, renewable energy / water; 3) land stewardship, and sustainable agriculture.

**3. Economy and Civic Culture.**

A healthy community is powered by a vibrant economy that is as diverse as possible, reflective of a physically diverse and progressive community. Such diversity generates multiple opportunities for economic activity and investment that are important for a small town economy. The partner to such a vibrant economy is a robust and engaged civic culture based on Tehachapi’s qualities, values and history. Key to maintaining strong civic culture is the need to balance individual competing needs in favor of the community as a whole: how does a decision contribute to achieving Tehachapi’s vision? The fundamental factors of Tehachapi’s economy and civic culture are: 1) fiscal health; 2) jobs/housing balance ; 3) retail performance.

**C. Community Goals**

Tehachapi’s decisions and actions are guided by the following goals that carry forward the community vision:

**Tehachapi:**

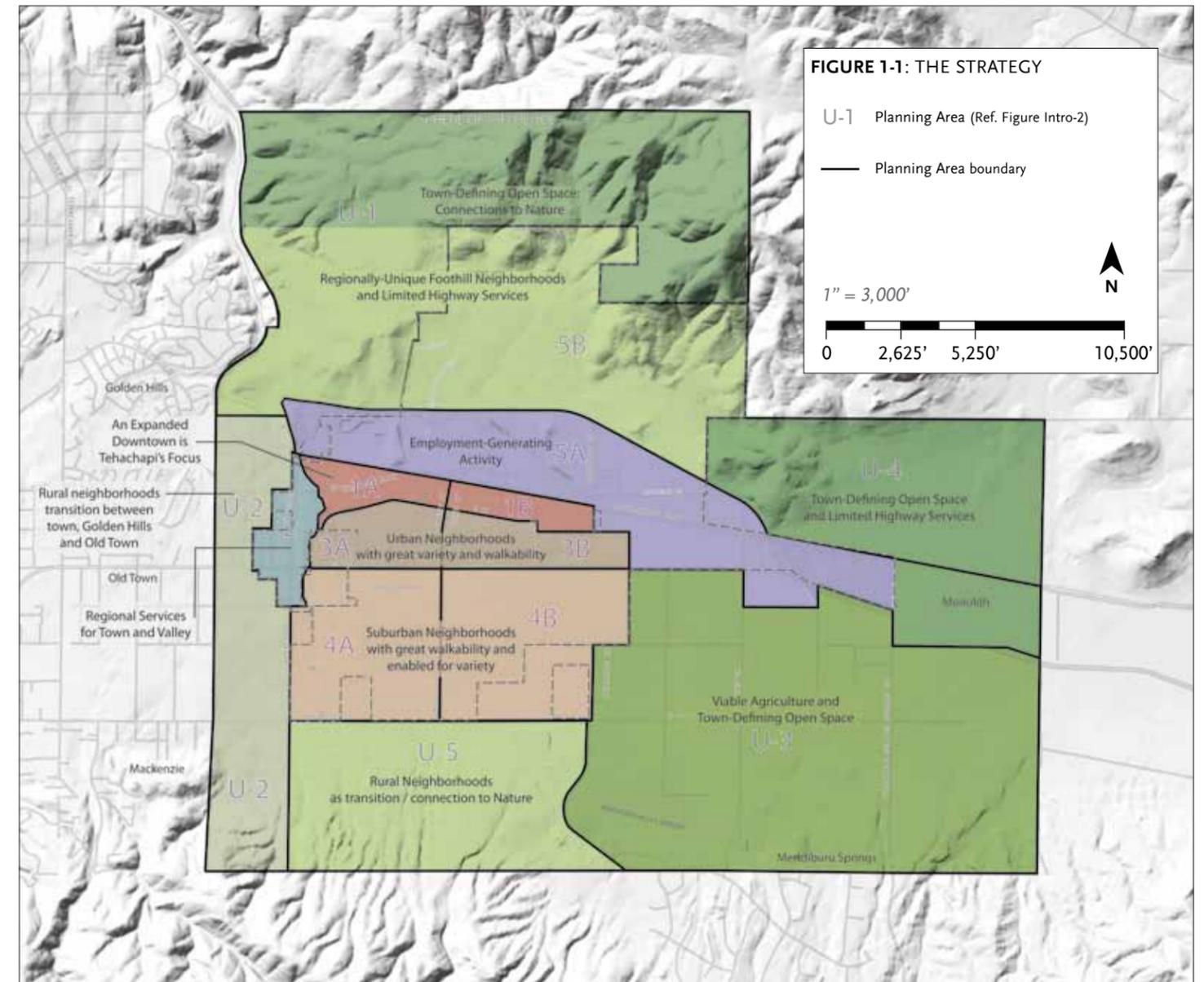
- a. is a small mountain town composed of diverse and interconnected neighborhoods, districts and corridors;
- b. has a physical character that consists of various and distinct contexts that reflect Tehachapi’s small town scale and together, form a fine-grained and distinctive public realm;
- c. weaves the public realm throughout town, defining the various places, connects it to its rural setting, enhancing the sense of place;
- d. enjoys a positive and balanced relationship with its unincorporated neighbors.

**Tehachapi:**

- a. is a town defined by nature, with nature’s physical presence extended into town through viewsheds and the public realm;
- b. has a light physical imprint on the environment, maintaining a balanced relationship with nature and respecting natural resources;
- c. regenerates areas in transition to complement their immediate surroundings and the town as a whole;
- d. has a compact, sustainable imprint to optimize the appeal of and investment in town.

**Tehachapi:**

- a. has an economy that consists of local and regional components given the town’s role as the Tehachapi Valley’s primary center of commerce;
- b. celebrates its culture and diversity through its traditions and is supported by its institutions;
- c. provides post-secondary educational opportunities, enriching town and region;
- d. has a variety of housing to support business and employment opportunities.



**D. Initiatives**

In response to the above principles and goals, the following initiatives translate the vision into objectives, policies and actions. These initiatives are in two groups:

- Multi-area initiatives: those initiatives that apply to more than one subarea (Table 1-1) and,
- Sub-area initiatives: those initiatives that apply to only one subarea (Table 1-2).

**TABLE 1-1: PRIMARY MULTI-AREA INITIATIVES**

The following initiatives are represented in the table below to illustrate how they apply to more than one sub-area.

- A** Restore / Generate appropriate interface between nature, unincorporated communities and Tehachapi
- B** Extend nature into town via Valley Blvd, Tucker, Curry, and Dennison

- C** Transform Antelope Run into a natural corridor to enable groundwater recharge, provide a recreational link through town and to create a unique address within Tehachapi
- D** Improve relationship/function between north and south sides of Highline Road to generate an appropriate rural physical character
- E** Reinforce Tehachapi's regional role as a service center

	AREA 1 Downtown	AREA 2 Tucker Road	AREA 3 Central Neighborhoods	AREA 4 Southern Neighborhoods	AREA 5 Freeway Corridor (5A) and Northern Foothills (5B)	AREA U Unincorporated lands in Sphere
A						
B						
C						
D						
E						

**TABLE 1-2: PRIMARY SUB-AREA INITIATIVES**

<ol style="list-style-type: none"> <li>1. Reinforce Downtown as Tehachapi's focus</li> <li>2. Emphasize local and tourist-oriented services and activities</li> <li>3. Enhanced public realm and public space</li> <li>4. Infill and expansion of existing buildings</li> </ol>	<ol style="list-style-type: none"> <li>1. Reinforce Tucker Road as the Valley's regional center, emphasizing large-format types of activity</li> <li>2. Enhance Tucker Road as public realm and as a community and regional connector</li> </ol>	<ol style="list-style-type: none"> <li>1. Emphasize neighborhood infill and maintenance to complete and enhance existing neighborhoods</li> <li>2. Integrate neighborhood-serving, pedestrian-oriented services to promote walking</li> </ol>	<ol style="list-style-type: none"> <li>1. Emphasize neighborhood completion of partially built areas</li> <li>2. Improve connectivity to promote walking and to better disperse vehicular traffic</li> </ol>	<ol style="list-style-type: none"> <li>1. Improve housing conditions and choices in north Downtown</li> <li>2. Position the 58 corridor for local employment-generation</li> <li>3. Leverage Tehachapi Airport as a business-generator</li> <li>4. Expand north of 58 Freeway to provide regionally unique neighborhoods</li> </ol>	<ol style="list-style-type: none"> <li>1. Maintain town-defining agriculture and open space including limited rural development</li> <li>2. Enable compatible rural activity to leverage the natural environment as revenue-generator</li> <li>3. Provide regionally unique rural neighborhoods that are interconnected with Planning Area 5B</li> </ol>
---	--	---	--	---	--

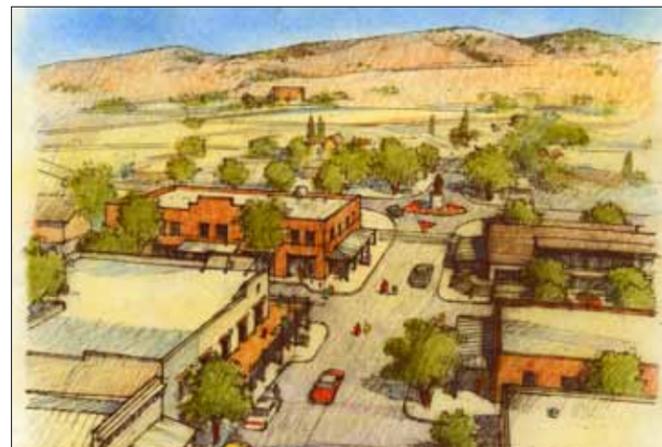
1.2 THE SMALL MOUNTAIN TOWN

The community’s vision for Tehachapi is of a vibrant, sustainable, walkable and memorable small mountain town. To carry the vision forward, Tehachapi’s vision is expressed in a way that describes the intended future condition to direct future decisions both at the scale of an individual building and an entire neighborhood or set of neighborhoods. In this integrated manner, decisions are informed about the particular intentions for the wide variety of places that make up the town. This approach will ensure that Tehachapi and the surrounding lands within its sphere of influence incrementally contribute to a cohesive community of diverse yet complementary elements. The following physical attributes are key to this vision:

- a) A strong and positive small mountain town identity;
- b) Land stewardship for environmental and water sustainability and to promote a positive relationship with surrounding nature and agriculture;
- c) A town structure based on pedestrian-oriented neighborhoods, districts and corridors;
- d) Neighborhoods that are designed to provide an average 5-minute walk from center to edge to promote walkability and access;
- e) An interconnected, finely-grained and diverse circulation network that links existing and new development into a coherent town pattern. New development is designed as a continuous and redundant network of pedestrian oriented streets, providing residents with multiple mode and route options within their neighborhood and throughout town;
- f) Land use diversity and integration at the scale of the neighborhood, block, and building, promoting long-term value and livability;
- g) A diverse and beautiful public realm of spatially-defined streetscapes, parks, squares, greens, plazas and natural open space throughout town, such that at least one public open space is within pleasant walking distance of each resident;
- h) New development takes the form of complete, walkable neighborhoods which may be entirely new or may complete existing neighborhood fragments;
- i) New development incorporates civic amenities, appropriate neighborhood serving uses and a variety of housing types to promote choice, livability and economic viability;
- j) All housing, whether single-family or multi-family is designed in ‘house-form’ buildings composed of house-scale elements and massing, emphasizing the use of regional architectural traditions and natural building materials;

Downtown: Areas 1A and 1B

Downtown continues as the physical and civic heart of town. One to three-story mixed-use buildings celebrate and recall Tehachapi’s beginnings while moving civic life and the local economy into the 21st century by providing town and the greater Tehachapi Valley with specialty and local-serving retail, restaurants, services and cultural opportunities. Streetscapes are comfortable and urban to support the relatively high levels of pedestrian activity and sidewalk activity. Civic events such as parades and the farmer’s market occur here, providing the community with a civic dimension and focus for downtown. The opportunity to live in downtown is enhanced through a variety of housing types ranging from flats, lofts, and townhouses over ground floor commercial along Tehachapi Boulevard and Curry Street with residential and mixed-use buildings behind Tehachapi Boulevard and toward the Central Neighborhoods.



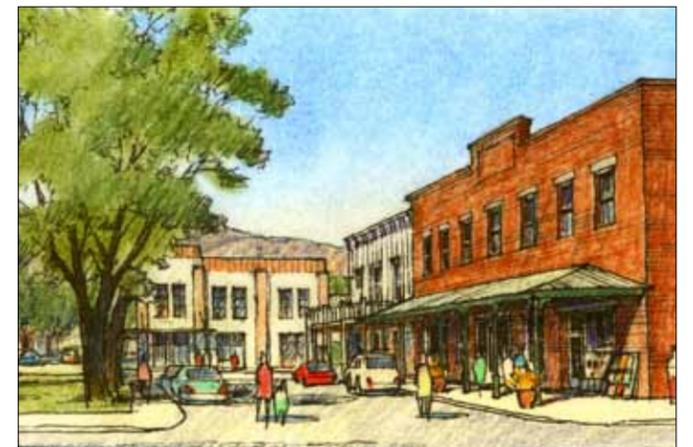
Tucker Road: Area 2

This regionally-oriented corridor continues to be the largest concentration of large-format retail and service businesses in town and in the greater Tehachapi Valley. Buildings are generally large in footprint and up to 2.5 stories to encourage office and/or housing above retail uses to further enable the long-term viability of the corridor. Over time, according to need, the large parking lots may be transformed into appropriately sized blocks and new streets to both enable better circulation and to realize additional development sites. Streetscapes are formal and urban to both support the needs of businesses and to spatially define and enhance the aesthetic qualities of this highly visible and major thoroughfare.



Central Neighborhoods: Areas 3A and 3B

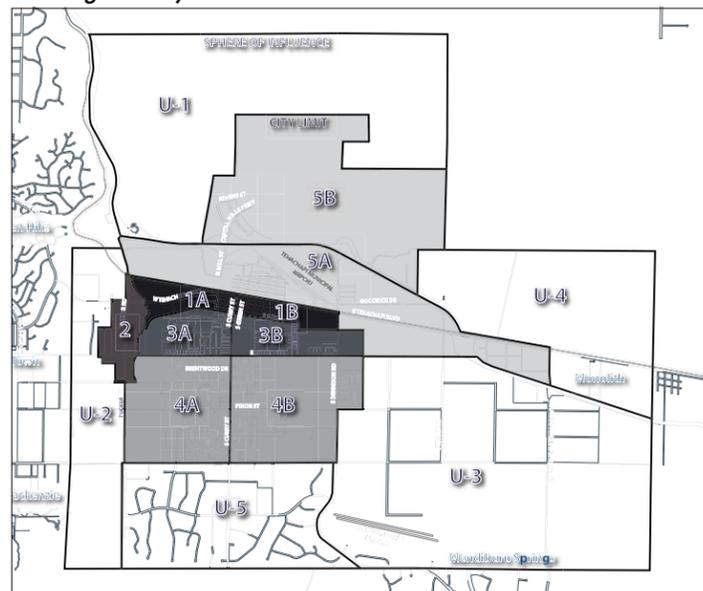
These long established, in-town neighborhoods transition from the intensity of the commercially oriented Tehachapi Boulevard and Downtown to more residentially oriented buildings and lower levels of commercial activity. While the majority of the buildings in these neighborhoods are houses or house-form multi-family buildings, after Downtown, these neighborhoods are the most diverse in use. Subarea 3B includes a site of about 20 acres occupied by a former middle school and its playgrounds. This school site is ultimately regenerated for new neighborhood uses and housing, in effect, expanding the neighborhood. The inclusion of mixed-use activity promotes walkability and easy access to retail and services, somewhat reducing the need for vehicular trips from these central neighborhoods. Streetscapes are a combination of formal and informal in support of providing a buffer between the adjacent vehicular traffic and on-street parking, and the houses.



- k) Tehachapi's small mountain town scale and character are integrated into the design of buildings and landscape to strengthen local character and sense of place;
- l) New buildings and modifications to existing buildings are designed to face streets and other public spaces with facades and frontages designed and scaled to the pedestrian, with automobile parking and other service functions less visually prominent;
- m) Civic buildings and spaces promote spiritual and civic connections through their presence and their physical siting and connection to the public realm;
- n) Historic and cultural resources are respected and integrated into their surroundings to promote permanence, sustainable, built community fabric and enhancing the sense of place;
- o) The landscape of streets, public open spaces and private development emphasizes the use of native plants and drought tolerant species consistent with Tehachapi's semi-arid mountain climate.

Ultimately, Tehachapi's individual neighborhoods, districts and corridors collectively create the places within town better known as Downtown, Tucker Road, Central Neighborhoods, Southern Neighborhoods, Freeway Corridor, Northern Foothills, and the surrounding lands. Each of these places and its corresponding vision are described at right, in the following section.[1] Implementation of any particular part of this vision is subject to a variety of factors. As such, the active tone is intended to be clear about the ultimate direction - whether it is taken in small increments or all at once. The Implementation Program (Realizing Our Vision) provides the mechanism for implementing Tehachapi's vision over time.

**Planning Area Key**



[1] Area 6 is the California Correctional Facility and is not addressed in this General Plan.

**Southern Neighborhoods: Areas 4A and 4B**

These more recent neighborhoods are primarily residential and encourage home-occupations. As desired by the neighborhood and as practical, limited service and retail businesses may occur in small, mixed-use centers with house-scale buildings appropriate to the neighborhood's scale and physical context. With the exception of school and public facility structures, all buildings in these neighborhoods are house-scale structures of up to two stories. Large front setbacks and rear yards are typical and reflect the neighborhood's proximity to the edge of town and greater distance from Downtown. Over time, existing areas with discontinuous street networks are retrofitted to interconnect through a variety of methods with all new areas fully interconnected. Streetscapes are informal and formal with the emphasis on providing shade for the adjacent sidewalks and to spatially define otherwise wide streets.

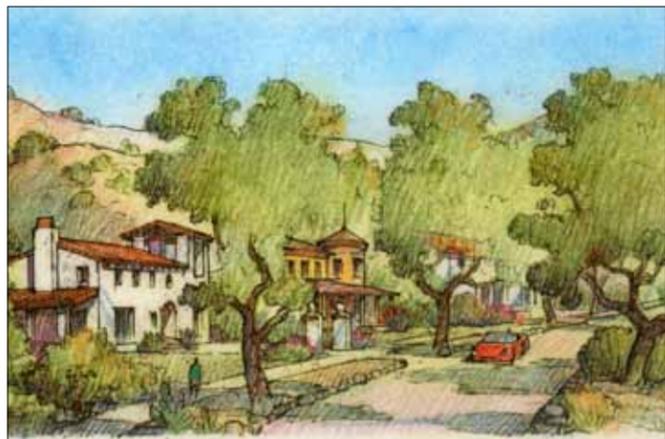


**Freeway Corridor, Northern Foothills: Areas 5A and 5B**

This is among the largest of Tehachapi's Planning Areas and has the greatest variety of physical conditions. For this reason, this area is described in two parts: Freeway Corridor (south) and Northern Foothills (north).

**Freeway Corridor** (top image) - This 1,634 acre area primarily south of SR 58 is the major location for accommodating regionally-serving businesses that generate local jobs while continuing to provide for municipal facilities (e.g., wastewater treatment, Tehachapi Municipal Airport). Nestled between the airport and Green Street, the historic 'H' Street neighborhood continues to provide much needed housing in varying types ranging from single-family houses to house-scale multi-family buildings. The street network becomes more interconnected providing multiple routes for business and resident circulation.

**Northern Foothills** (bottom image) – 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.



**Surrounding Unincorporated Lands [a]: Areas U1 - U5**

**North (U-1)** – This 2,801-acre area remains within Tehachapi's Sphere of Influence and designated for a combination of natural open space that transitions to rural neighborhoods and interconnects with the adjacent rural neighborhoods and freeway-oriented development in sub-area 5B.

**West (U-2)** – This 945-acre area strengthens identity of the unincorporated Old Town and Golden Hills communities and of Tehachapi's west edge, through designations for agriculture and natural open space.

**Southeast (U-3)** – This 3,378-acre area essentially defines Tehachapi's south-east edge primarily through improvements to Highline and Dennison roads while focusing on a variety of agricultural activities.

**East (U-4)** – This 1,268-acre area completes the loop of town-defining open space in the area west of Monolith and the land between the quarry and SR 58. Activity is focused on agriculture, natural open space and resource extraction.

**South (U-5)** This 1274-acre area consists of the Mountain Meadows area, a rural set of subdivisions that ultimately transition physically from the suburban neighborhoods north of Highline and the immediately adjacent Tehachapi Mountain Range.

[a] These lands are strictly those unincorporated areas within Tehachapi's Sphere of Influence.



**DOWNTOWN: AREAS 1A AND 1B - Vision/Intent**

**Role in Tehachapi:** The civic and functional heart -- the 'center' of town. The place where people look for the widest variety of culture, activities and businesses.

**Transect Designations:** T-4, T-4.5, T-5, SD



**Physical Character:** Block-form and house-form buildings primarily up to 2 stories with certain areas up to 2.5 stories [1]. Buildings are at or near the sidewalk to appropriately define the commercial streetscape. The street network is fully interconnected balancing the needs of pedestrians with vehicular movement and on-street shared parking. On-street public parking provides short-term convenient customer parking and augments private parking in the rear of properties. Streetscapes are continuous and emphasize hardscape with accents of potted plants and canopy trees in tree wells.

**Walkability:** Wide sidewalks provide comfortable areas for strolling individually or among large groups. Crossing distances for pedestrians are short, with curb radii appropriately sized (from 10 to 20 feet) and sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** The compact physical character, mixed-use and highly pedestrian nature of Downtown represents the most sustainable area of Tehachapi aside from nature itself.

**Range of Activity:** Retail, office, personal and business services, residential, civic functions including parades, street fairs, Farmer's Market types of events, etc.

**Patterns:** Blocks vary but are generally short and of sufficient size to accommodate commercial buildings and smaller, house-scale buildings that can accommodate residential and certain non-residential uses.

[1] The 3rd story floor area is not equal to the 2nd story floor area.



Left: Over time, new buildings (shown in the darker color) fill in between existing buildings and keep Downtown vital.



Right: Downtown buildings positively shape the public realm and enhance the historic character of Tehachapi's community focus. Housing or office over ground floor retail, restaurants and services enliven the streetscape.



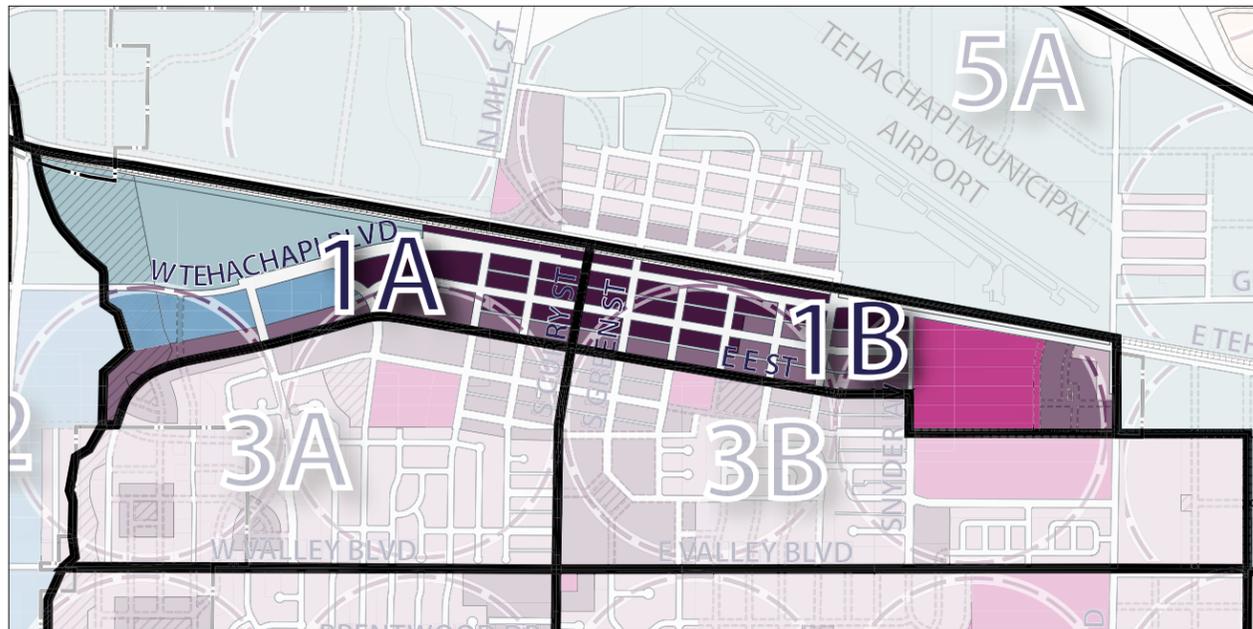
Top Left:  
Frontages such as galleries are effective in providing visual interest as well as offering shade for Tehachapi's strong sunshine throughout the year.

Above:  
Outdoor dining is encouraged both on the sidewalks and in shaded courtyards, offering an alternative to indoor dining in times of good weather.



Above and Right:  
Tehachapi Boulevard is lined with large and open storefronts along wide and shaded sidewalks. The streetscape provides for comfortable viewing of storefronts and merchandise, adequate room for seating, lighting and signage.

Below:  
Detail view of Downtown illustrating the connectivity to the central neighborhoods, and the relatively shallow depth of four blocks from Tehachapi Boulevard to D Street.



**TUCKER ROAD CORRIDOR: AREA 2 - Vision/Intent**

**Role in Tehachapi:** The Tehachapi Valley’s center for regional services and goods while allowing for mixed-use office and housing over time.

**Transect Designations:** SD, T-3, T-4



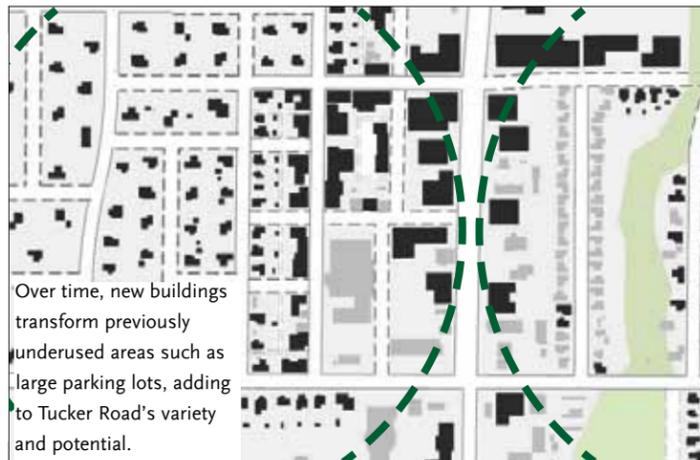
**Physical Character:** Block-form buildings up to 2.5 stories that emphasize regionally-oriented retail/services allowing office and/or residential above. Along side streets, house-form buildings are appropriate. Buildings are near or close to the sidewalk to appropriately define the commercial streetscape while accommodating on-site surface parking. Parking may be between the sidewalk and buildings, alongside or behind buildings. On-street public parking is provided during non-peak times along Tucker Road. Streetscapes are continuous and emphasize hardscape with accents of potted plants and canopy trees in tree wells.

**Walkability:** Wide sidewalks provide comfortable areas for strolling individually or among large groups. Crossing distances for pedestrians are improved for the 5-lane size of Tucker Road, with curb radii sized from 15 to 25 feet and sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** The large floorplate nature of most buildings combined with the largest of surface parking lots in town make permeability and runoff a priority to be addressed through landscape and hardscape. Overall, Tucker Road represents the Tehachapi Valley’s regional services as compared to a dispersed and more energy-demanding model.

**Range of Activity:** Regional retail, office, personal and business services, residential, civic functions, and housing on upper floors.

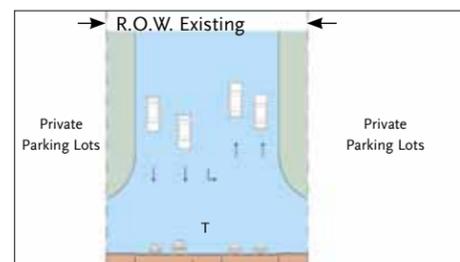
**Patterns:** Blocks vary but are generally large and of sufficient size to accommodate large-format commercial buildings with parking lots and utility infrastructure arranged to ultimately be convertible to blocks for future, smaller buildings and on-street parking.



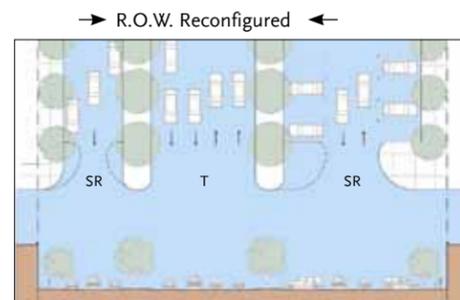
Over time, new buildings transform previously underused areas such as large parking lots, adding to Tucker Road’s variety and potential.



Above: Over time, large format retail may utilize a combination of reconfigured lanes on Tucker Road to promote visibility of businesses while allowing convenient parking. Streetscapes are simple to provide shade in the summer and sun in the winter while helping to define the public realm and transition from the large scale of these buildings and the pedestrian.



**Existing Tucker Road:** The traffic lanes are functionally and spatially separate from the parking lots of buildings and the buildings themselves in a way that combines traffic wanting to access the regional retail with traffic that simply wants to go through on their way north or south. Such configurations tend to not fully capture the buying power of the heavy traffic volumes as well as not generating a strong and unifying streetscape.



**Long Term Vision for Tucker Road:** Over time, Tucker Road may be reconfigured to enable regional traffic while shaping the public realm with ground floor commercial activity and housing or office above. Note how the land already being used for parking in this existing configuration is integrated into the potential configuration at left.

Both drawings are at the same scale and are aligned in plan-view to show how the same area is used.

T through-traffic with controlled intersections and access to slip road  
SR slip road with convenience parking and access to larger parking lots



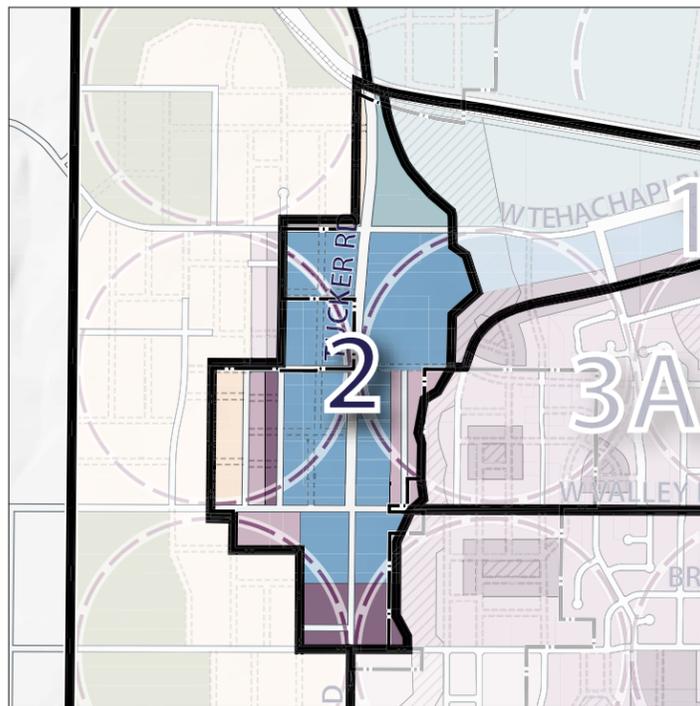
Above: An alternative to the landscaped parkway and sidewalk shown in the perspective rendering at the top of this page is shown above: A landscaped median at each edge of the right-of-way transitions from the higher-speed, through-traffic (left in photo) to the slower speed, slip road and street-fronting commercial activity and parking (right in photo).



Above:

Ultimately, Tucker Road provides 2 lanes of travel in each direction with a third being flexible for on-street parking during non-peak traffic hours. A modestly sized landscaped median helps to address stormwater runoff while bringing down the scale of the large right-of-way.

Below:  
Detail view of Tucker Road corridor.



Top Right and Right:

Regional retailers enhance their visibility while shaping the public realm by placing all or a portion of their buildings near or at the sidewalk especially at important intersections. Upper floors can either enable additional natural light into the store and/or accommodate office uses.



**CENTRAL NEIGHBORHOODS: AREAS 3A, 3B - Vision/Intent**

**Role in Tehachapi:** Downtown-adjacent neighborhoods that provide the widest variety of living choices available in town while allowing flexibility for office and neighborhood compatible commercial activity.

**Transect Designations: T-3, T-4, T-4.5**



**Physical Character:** House-form single- and multi-family residential buildings up to 2-stories that may be combined with appropriate non-residential activity. Buildings are near or close to the sidewalk to appropriately define the streetscape while accommodating on-site resident surface parking along the side or in the rear of lots. The street network is fully interconnected and responds to the different physical contexts. On-street public parking is recognized in support of guest and customer parking. Streetscapes are continuous and emphasize landscape and canopy trees.

**Walkability:** Continuous sidewalks provide comfortable areas for strolling. Crossing distances for pedestrians are short with curb radii sized from 10 to 20 feet and sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** The compact and mixed-use adaptability of buildings in these areas help to capture vehicle trips and provide affordable housing close to transit and services.

**Range of Activity:** Variety of residential living choices (flats, townhouses, lofts, carriage houses), limited neighborhood retail, office, personal and business services. Neighborhood compatible businesses are interspersed in these neighborhoods within buildings that are like-sized to the adjacent houses.

**Patterns:** Blocks vary but are generally short and of sufficient size to accommodate commercial buildings as well as smaller, house-scale buildings that can accommodate residential and certain non-residential uses.



Left: Over time, the widest variety of building types makes for vital mixed-use neighborhoods that transition from more suburban neighborhoods to the south to the more intense downtown to the north.



Right: Mixed-use house-form and block-form buildings transition from the more intense downtown to variety of housing types in the Central Neighborhoods with neighborhood serving-non-residential activities.



Right: House-form buildings with duplexes, quadplexes and rowhouses transition from the more intense edges of downtown to the more residential areas of the central neighborhoods.



Above:  
Courtyard housing provides moderate density, house-form multi-family housing with private open space while appearing as a large single-family house.

Top Left:  
House-form buildings along Green Street.

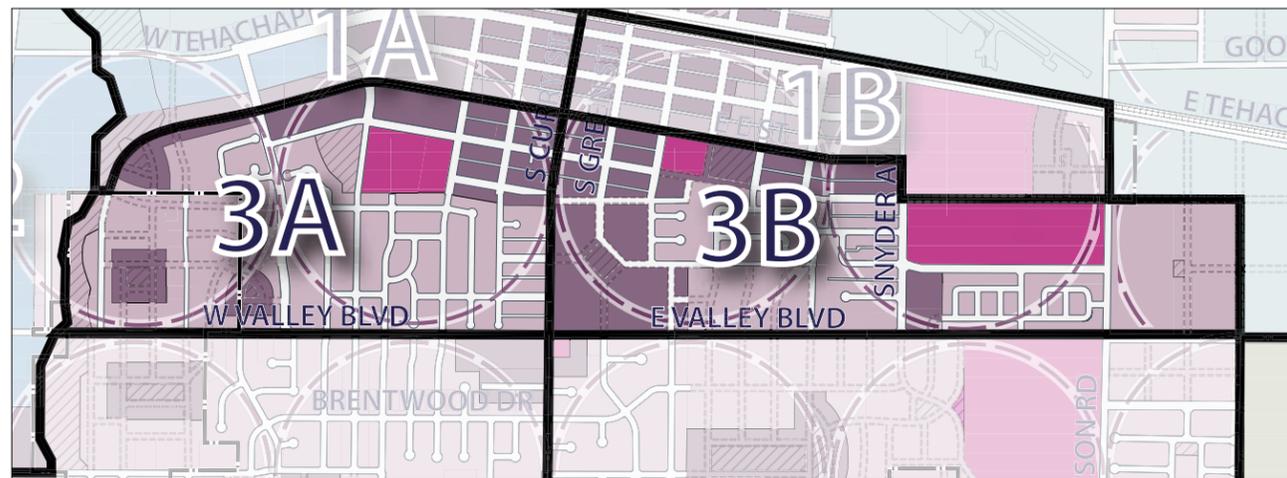
Left:  
House-form buildings close to the sidewalk at certain locations maintain the pedestrian-scale while enabling limited non-residential uses.



Above:  
Duplex to quadplex buildings close to the street in the form of large single-family houses provide multi-family choices close to downtown.

Below:  
House-form buildings lend themselves to single or multi-family living and/or limited retail or service business in a physical manner that is compatible with the neighborhood.

Below:  
Detail view of Central Neighborhoods



**SOUTHERN NEIGHBORHOODS: AREAS 4A, 4B - Vision/Intent**

**Role in Tehachapi:** These neighborhoods provide the majority of single-family detached houses in Tehachapi and serve to transition from the rural neighborhoods and adjacent agriculture to the central neighborhoods.

**Transect Designations: T-3, T-4, T-4.5**



**Physical Character:** Low-scale, single story and 2-story houses separated by moderate yards. Buildings are set back or near the sidewalk to appropriately define the residential streetscape. Mixed-uses are accommodated by the carefully located occasional house-form building at a key corner or public space in a small mixed-use center. The street network is a combination of interconnected and discontinuous with the objective of connecting key streets with one another to promote better walkability, emergency access and circulation. Streetscapes are continuous and emphasize landscape with canopy trees in tree lanes and/or tree wells.

**Walkability:** Continuous sidewalks provide comfortable areas for strolling and where possible, tree lanes/planted parkways separate the pedestrian from vehicular traffic. Crossing distances for pedestrians are short with curb radii sized from 15 to 25 feet and sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** Individual houses and their site design accommodate the collection of rainwater for use in landscape or recycled water for bathroom use. The right-of-way design incorporates the capture of stormwater runoff to help with groundwater recharge and clean the water while providing dual use park and open space. The occasional local retail or service use helps to reduce vehicular traffic and promote walking.

**Range of Activity:** Residential, home-occupations, limited retail and service when in small, appropriate mixed-use centers (only within T-4.5 areas).

**Patterns:** New blocks vary but are generally short to promote connectivity and to emphasize the more detached and less intense nature of these areas.



Left: Existing neighborhoods are completed or connected with new development that strategically locates amenities such as open space.



Right: Example of typical residential street with a variety of house-form buildings and a pedestrian-oriented public realm.



Right: Example of residential corridor between two neighborhoods providing community-wide circulation route while activating a pedestrian-oriented public realm and avoiding perimeter walls.

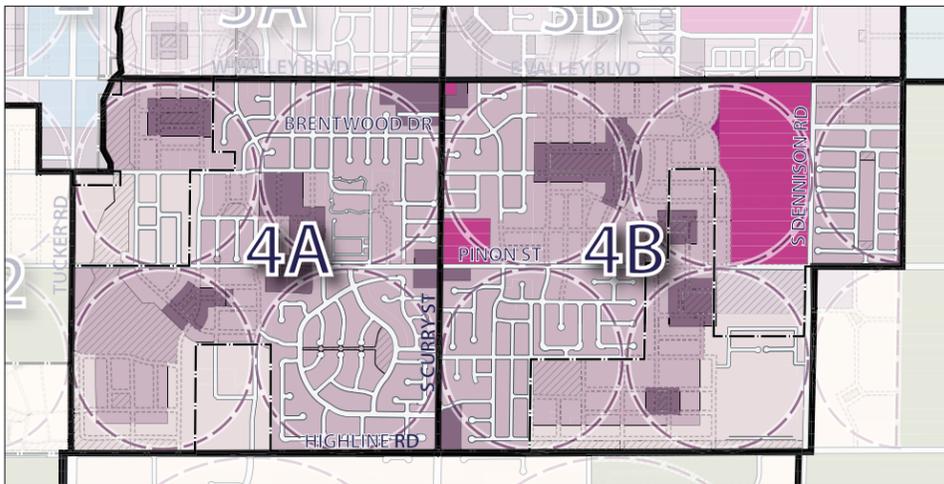


Above and Right:  
Canopy trees spatially define the streetscape and provide strong shade in summer while letting light in during winter.



Right:  
Civic space serves as a neighborhood focus providing for neighborhood events and activities as well as limited service-oriented businesses in house-scale buildings.

Below:  
Detail plan view of Regulating Plan for southern neighborhoods



Top Right and Right:  
Single-family houses occupy the majority of these neighborhoods, providing moderately sized front and rear yards while shaping the public realm through house design which enables vehicular access and emphasizes public rooms and visibility on the street.

**FREWAY CORRIDOR: AREA 5A - Vision/Intent**

**Role in Tehachapi:** The core area for employment-generating activity which includes the Mill Street neighborhood and existing residential along Dennison Road.

**Transect Designations: T-4, T-4.5, T-5, SD**



**Physical Character:** A variety of walkable blocks comprise an interconnected network of streets supporting single and 2.5-story block-form buildings near or close to the sidewalk [1]. Along side streets, house-form buildings are appropriate. On-street public parking augments on-site parking along the side or in rear of lots. Streetscapes are continuous and emphasize hardscape with accents of potted plants and canopy trees in tree wells.

**Walkability:** Overall, the street network in this area is to become more interconnected, providing much needed alternate routes to Tehachapi Boulevard. The interconnected network provides multiple routes along wide sidewalks used by employees or nearby residents. Crossing distances for pedestrians are short with curb radii appropriately sized from 15 to 25 feet and sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** Tehachapi's Municipal Airport serves to expand this area's market share to include businesses that see Tehachapi as a convenient destination or mid-point to other destinations. The moderate to large floorplate nature of most buildings combined with surface parking lots make permeability and runoff a priority to be addressed through landscape and hardscape. The presence and scale of this employment-generating core offers job-growth within town and the region translating into economic, traffic and emission-reduction benefits.

**Range of Activity:** Areas identified as special district - light industry, office, regional retail, limited residential above ground floor use. For the areas identified as T-4, T-4.5, T-5 - residential, retail, residential above ground floor use.

**Patterns:** Blocks vary but are generally large and of sufficient size to accommodate moderate to large-footprint buildings for employment-generating land uses and light industry.



Left: Over time, new buildings shape the public realm while providing areas within the block and at the rear of buildings for open, light industrial activity.

[1] The 3rd story floor area is not equal to the 2nd story floor area.

Above: Employment centers and light-industry are accommodated in larger buildings set near or at the sidewalk, generating a pedestrian-oriented streetscape that doubles as employee amenity and on-street visitor parking. Streets accommodate large trucks while maintaining a balance with the needs of pedestrians.



Above:  
Buildings front and shape the streetscape and employee break areas are integrated through forecourts and streetscapes.

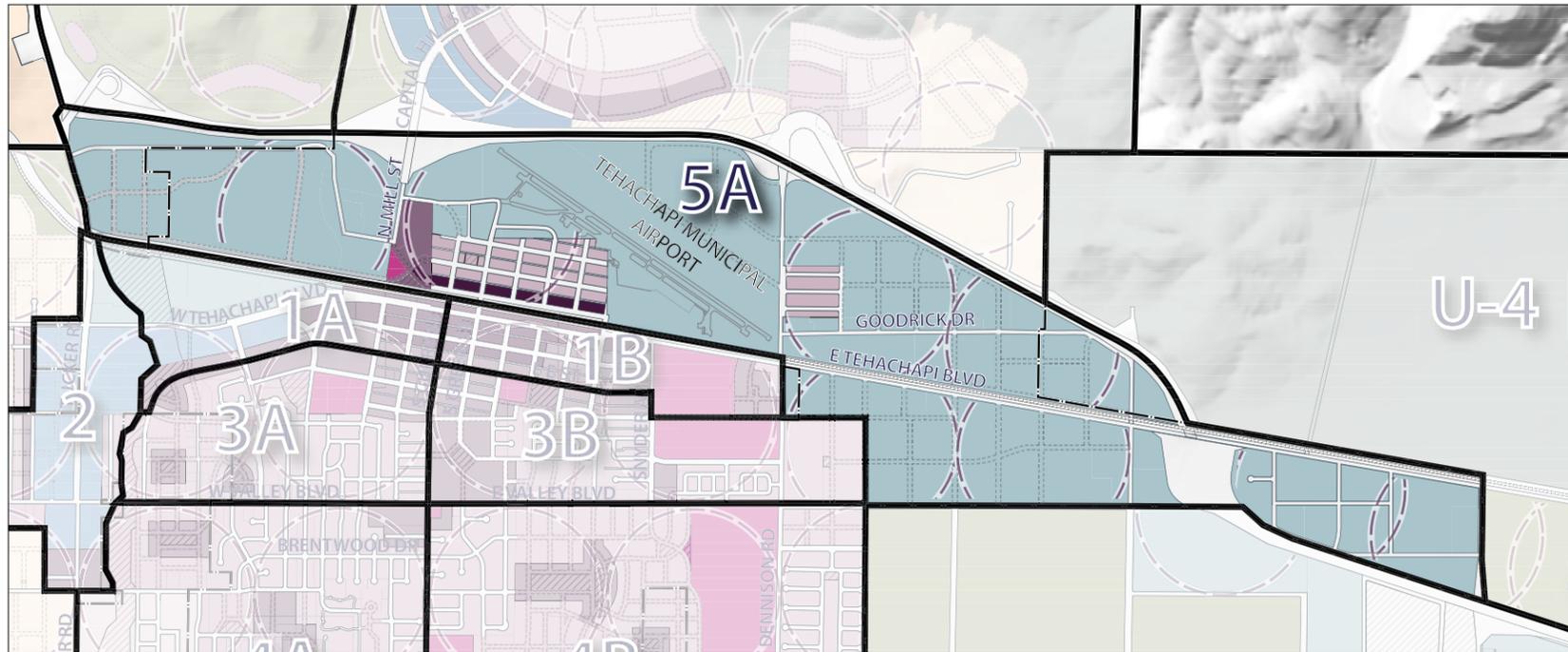
In each case (above and right), note the strong identity that results for the building by placing the building near or at the sidewalk along a street. Such buildings are much easier to find and access as compared to buildings in an internal system of parking lot driveways. Customers as well as employees find the streetscapes more interesting than the typical driveway and parking lot environment.



Right:  
Example of a two-story mixed-use block-form building that lends itself to commercial office and light industry uses.

Bottom Right:  
In contrast to individual employee break areas squeezed on to private property, shared plazas can enliven the streetscape and more effectively provide areas for employees and visitors alike.

Below:  
Detail view of employment-generating land straddling SR 58.



**NORTHERN FOOTHILLS: AREA 5B - Vision/Intent**

**Role in Tehachapi:** Tehachapi’s regionally unique neighborhoods proximate to limited highway-oriented services such as conveniences, lodging, regional retail, retail, medical and office uses with a panoramic view of town and the Tehachapi Valley.

**Transect Designations: T-1, T-2, T-2.5, T-4, T-4.5, SD**



**Physical Character:** Block-form buildings in a highway service district off of Dennison Road that leads to rural neighborhoods in an interconnected network of regular and irregularly shaped, walkable blocks that respond to the area’s topography and the long views of the Valley. Rural estates transition from nature to the north to rural neighborhoods punctuated by natural open space and greens. Streetscapes are continuous emphasizing landscape with canopy trees in wide tree lanes.

**Walkability:** Continuous sidewalks provide comfortable area for strolling and viewing the valley and adjacent nature. Crossing distances are short with curb radii appropriately sized from 15 to 20 feet, sometimes combined with curb-extensions (bulb-outs).

**Sustainability:** The low intensity of these neighborhoods combined with their proximity to limited services reduces the overall demand to travel across SR 58 for every need. The greens, natural corridors and large tree lanes address stormwater runoff and groundwater recharge.

**Range of Activity:** Near and along SR 58, limited highway services with residential and animal ownership/boarding, equestrian to the north.

**Patterns:** Blocks are moderately sized in the highway-related district for mixed-use commercial buildings and a medical campus. Non-district blocks conform to the natural terrain to generate new neighborhoods of unique, rural character.



Left: Over time, neighborhoods of unique, rural character with irregular and walkable blocks are seamlessly connected to the district of highway-related services.

Above: New, rural neighborhoods gain identity from the dramatic views, topography and a more natural ambience than of neighborhoods on the valley floor.



Left:  
The service-oriented district takes advantage of its proximity to SR 58 while physically relating to the immediately adjacent unique and rural neighborhood.

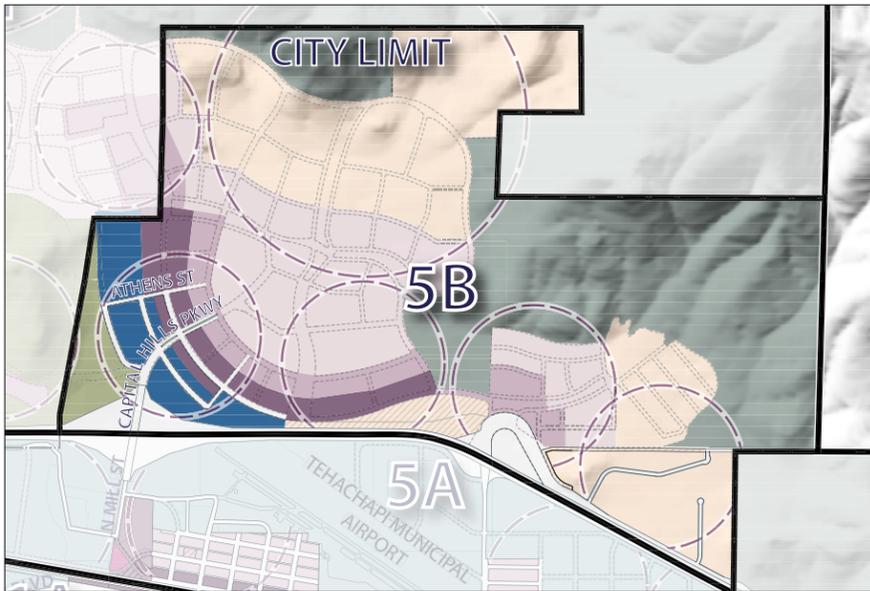
Middle Left:  
Example of block-form building. Lodging continues to play an important role in the district but at levels that complement Downtown and of a scale and development pattern that relates positively to the rural neighborhood character in the area.

Below Left: Example of block-form building. Below Right: Example of house-form building. Both examples are of buildings that accommodate local and highway-oriented services while evoking the area's agricultural and railroad roots link to the Sierras.



Above:  
The area's topography lends to its identity as well as natural and programmed open space.

Below:  
Neighborhoods reflect the area's topography while generating a walkable, rural-oriented pattern that is unique to Tehachapi.



Below:  
Detail plan view of Northern Foothills district and neighborhoods

Below:  
Equestrian properties and activities are commonplace in the Northern Foothills neighborhoods, adding to the rural environment and character.



**SURROUNDING UNINCORPORATED LANDS: AREA U1 Vision / Intent**

**Role in Tehachapi:** Town-defining agriculture and natural open space that gives identity to Tehachapi, new rural neighborhoods and the adjacent unincorporated communities.

**Transect Designations: T-1, T-2, T-2.5, T-3, T-4**



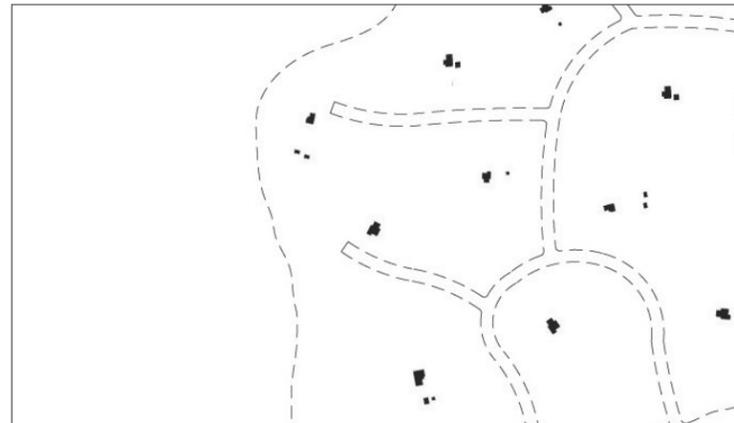
**Physical Character:** Grazing lands and natural open space surrounding clustered rural neighborhoods that extend from sub-area 5B to the East. Buildings are house-form except for civic or service-oriented buildings which may be larger and more agricultural in size and scale.

**Walkability:** For natural and agricultural areas, access is typically along the edges of these private lands. For the rural neighborhoods, access is along sidewalks whose width and details vary according to their location.

**Sustainability:** The presence of natural lands and focused areas for rural development is positive for agriculture, wildlife, groundwater recharge and the prevention of Tehachapi physically merging with the unincorporated communities.

**Range of Activity:** Agriculture, grazing, hiking, equestrian activities, limited rural neighborhoods.

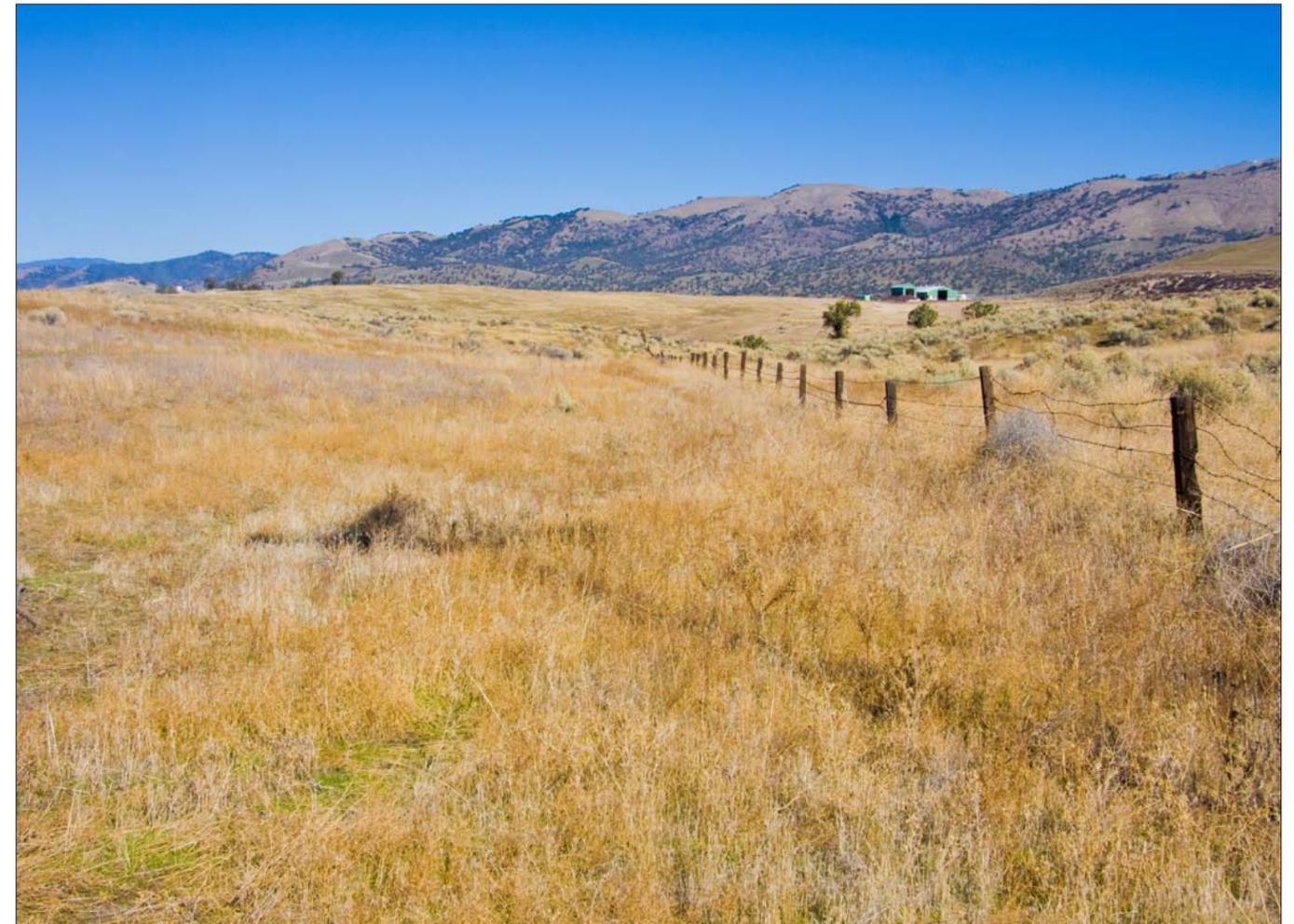
**Patterns:** Urban development is not appropriate in all of this area as the prevalent pattern and role of these lands is for natural open space and for definition to Tehachapi itself. Limited rural neighborhoods are appropriate when regionally unique, clustered and offset by natural open space.



Above: Over time, the pattern of activity and development integrates limited rural neighborhoods to maintain a physical character that supports the town-defining open space qualities of the area.



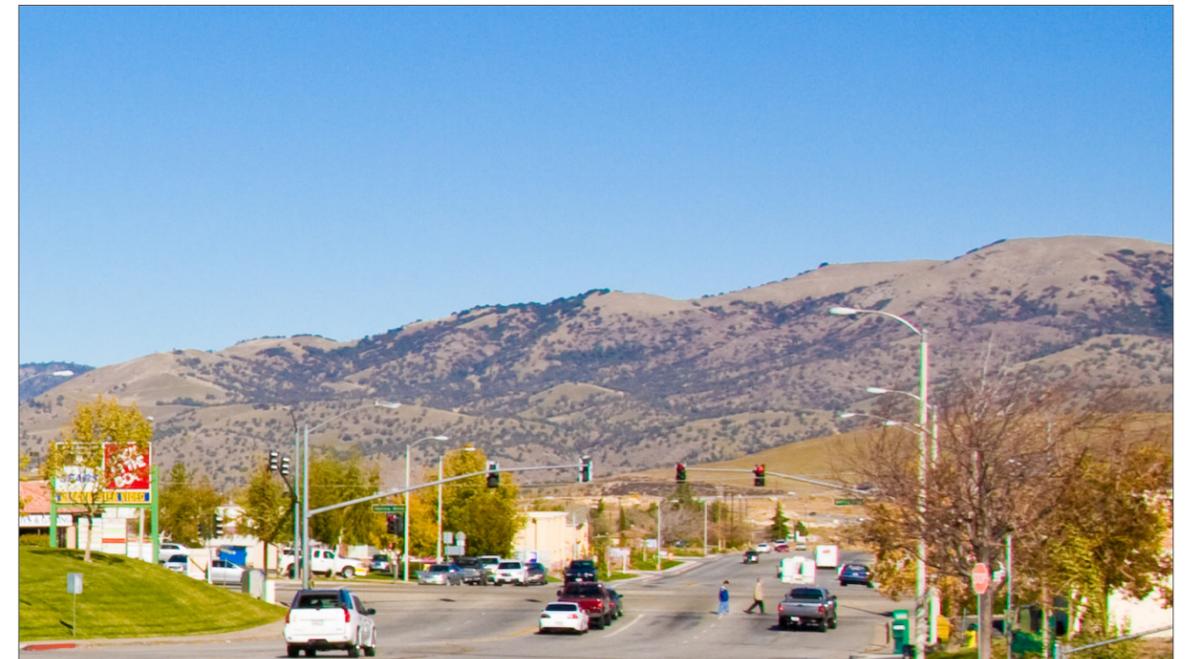
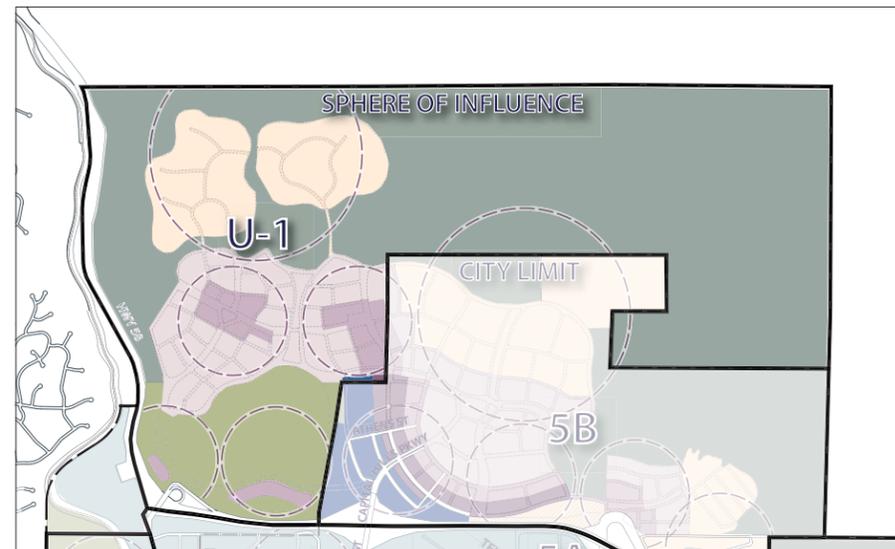
Above: View from southeast area of Tehachapi looking north on Curry Street across town and the Northern Foothills area toward the town-defining mountains and open space.



Right: View of southern edge of Sierras as they define the northern edges of Tehachapi's Sphere of Influence.

Bottom Right: View of area U-1 from Tucker Road, a highly travelled roadway by town and valley residents.

Below: Detail view of Regulating Plan for sub-area U-1 extending to Tehachapi's northern Sphere of Influence line



**SURROUNDING UNINCORPORATED LANDS: AREA U-2 Vision/Intent**

**Role in Tehachapi:** Town-defining agriculture, natural open space and limited rural development that gives identity to both Tehachapi and the adjacent unincorporated communities.

**Transect Designations:** T-1, T-2, T-2.5, T-3, T-4



**Physical Character:** Cultivated row crops, orchards, grazing lands and natural open space with clustered development in the form of rural neighborhoods to complement the natural surroundings and serve as a distinct physical transition between town and adjacent unincorporated development. Buildings are house-form except for civic or service-oriented buildings which may be larger and more agricultural in size and scale.

**Walkability:** Access is typically along the edges of these private lands except where occasional public roads enter these areas to serve a rural neighborhood. While blocks are larger than in town, they are interconnected, promoting walking and cycling as well as offering multiple routes through to destinations.

**Sustainability:** The presence of such lands integrated with clustered rural neighborhoods is positive for agriculture, wildlife, groundwater recharge and the prevention of Tehachapi physically merging with the unincorporated communities.

**Range of Activity:** Agriculture, grazing, hiking, equestrian activities and focused rural residential with limited service businesses to serve the neighborhood.

**Patterns:** Blocks are larger than in town, reflecting both the larger land area per house as well as the rural intensity of the road network. Rural development is clustered to minimize intrusion into the agricultural and rural nature of the area. Important crossroads offer the opportunity for local service-oriented activity.



Above: Example of clustered rural development to provide a transition between the suburban neighborhoods east of Tucker Road and the unincorporated development along Tehachapi's western edge. Buildings are organized on an informal and interconnected network of roads that generate a perceivable physical change in character to strengthen Tehachapi's edge and identity.

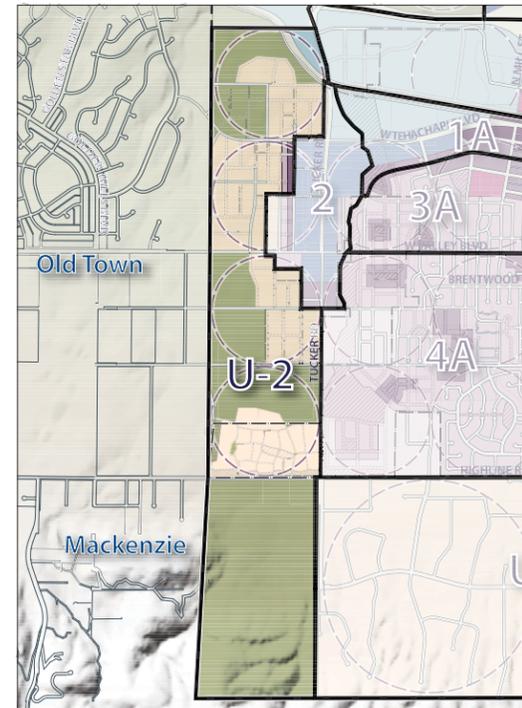


Above: Agricultural activity can accommodate agri-tourism as in the case of this lavender farm combined with a bed and breakfast inn.



Top Right: Area U-2 transitions between town, country and unincorporated development immediately west of town. Roads and their corresponding rural characteristics remind one of the agricultural nature of the area as distinct from residential neighborhoods in town.

Below: Detail view of Regulating Plan for sub-area U-2 extending to Tehachapi's west Sphere of Influence line.



Right and Below: Limited rural development differs from neighborhoods in town through agricultural/rural development characteristics in clustered, house-scale buildings organized on larger but interconnected blocks.



**SURROUNDING UNINCORPORATED LANDS: AREAS U3, U4 Vision/Intent**

**Role in Tehachapi:** Town-defining agriculture and natural open space that gives identity to both Tehachapi and the adjacent unincorporated communities separating town from mineral-resource extraction activity.

**Transect Designations: T-1 (area U-4), T-2 (area U-3)**



**Physical Character:** Cultivated row crops, orchards, grazing lands, mineral resource site, and natural open space.

**Walkability:** Access is typically along the edges of these private lands except where an occasional public road enters these areas.

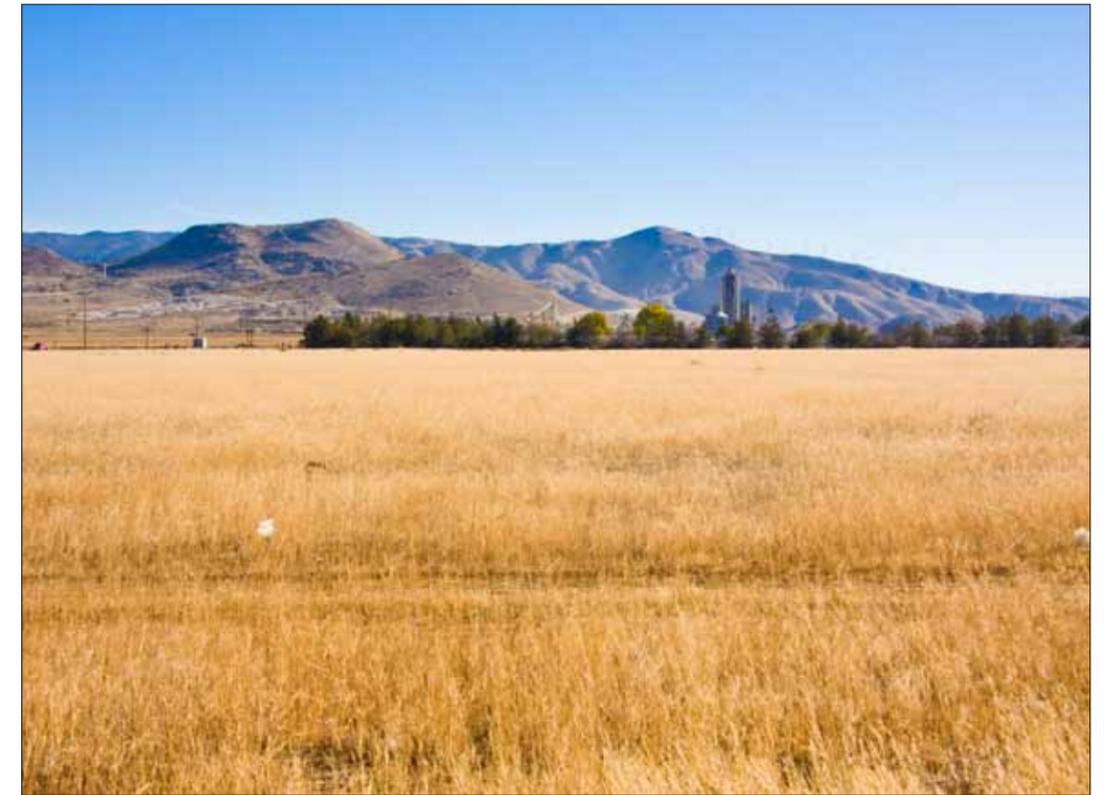
**Sustainability:** The presence of such lands is positive for agriculture, wildlife, groundwater recharge and the prevention of Tehachapi physically merging with the unincorporated communities.

**Range of Activity:** Agriculture, grazing, hiking, equestrian activity, community park, mineral and energy resource extraction. A wind energy company is located immediately east of Tehachapi's sphere boundary at Jameson Street.

**Patterns:** Access is via existing roads which tend to be along section boundaries at 1/2-mile intervals. Development ranges from agricultural support buildings to caretaker dwellings with agriculture and natural open space the prevalent pattern in these areas.



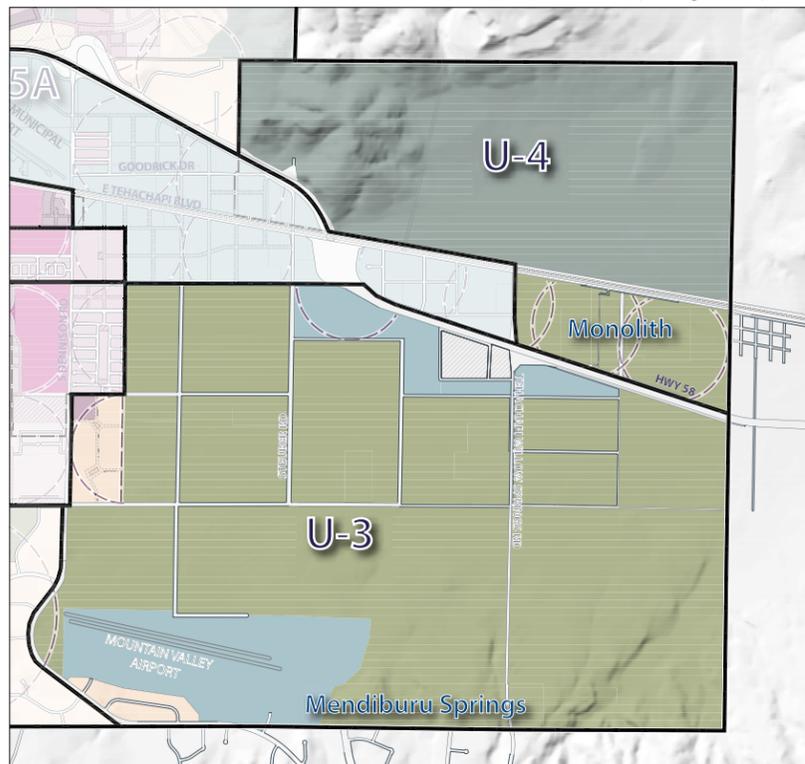
Above:  
View of quarry at Monolith, providing mineral resources for the region.



Right:  
View from southeast area of town across area U-3 and toward area U-4.



Above:  
Over time, the pattern of activity and development is maintained at a very non-intrusive level and at a level that supports the town-defining open space and agricultural resources of these areas. Pedestrian sheds are not shown as neighborhoods are not envisioned in these areas.



Right:  
Detail view of Regulating Plan for sub-areas U-3 and U-4 extending to Tehachapi's east and south Sphere of Influence line



Bottom Right:  
View to northeast across area U-3 with agriculture and supporting development.

**SURROUNDING UNINCORPORATED LANDS: AREAS U5 Vision/Intent**

**Role in Tehachapi:** Town-defining natural open space and rural neighborhoods with some agriculture that serves as a physical transition from the natural features of the Tehachapi Mountains.

**Transect Designations: T-1, T-2, T-2.5**



**Physical Character:** A combination of natural open space and rural neighborhoods that help to define Highline Road as a rural environment and edge of town while clustering rural neighborhoods as a compatible transition to the mountains.

**Walkability:** Large, interconnected blocks conforming to the area's topography generate a walkable and unique environment punctuated by natural and limited civic open space.

**Sustainability:** Buildings occupy proportionally less of their lot than those in town, promoting groundwater recharge. Rainwater harvesting is promoted at the scale of individual buildings. Roads are paved with pervious surfaces and/or equipped with open swales to promote groundwater recharge and minimize flooding issues. Over time, non-residential / service-oriented businesses can occupy locations such as an important intersection that can serve as a neighborhood focus and help to capture some vehicle trips.

**Range of Activity:** Agriculture, grazing, hiking, equestrian activities and focused rural residential with limited service businesses to serve the neighborhood.

**Patterns:** Blocks are larger than in town, reflecting both the larger land area per house as well as the rural intensity of the road network. Rural development is clustered to minimize intrusion into the rural and town-defining nature of the area. Important crossroads offer the opportunity for local service-oriented activity. Buildings are of house-scale except for civic or service-oriented buildings which may be of agricultural scale.



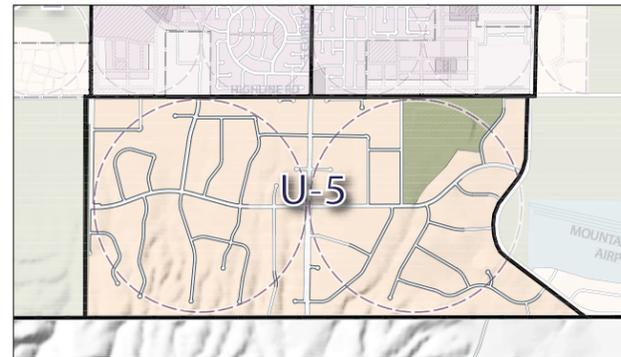
Above: Example of existing rural development added to over time to cluster its overall footprint and emphasize the transition from the suburban neighborhoods located north of Highline and the unincorporated open space of the Tehachapi Mountains to the south. Note that many roads exist in this area and that over time, the road network is potentially adjusted with a few new or realigned roads, depending upon the particular objectives of each neighborhood and the area as a whole.



Top: Houses can be set near or far from the roadway with an emphasis on rural characteristics and frontages.

Above: Opportunities exist for community-wide and regional bike paths, providing enjoyment of the rural environment while linking the area to town with an alternative to driving.

Below: Detail view of Regulating Plan for sub-area U-5 extending to Tehachapi's east and south Sphere of Influence line



Above: The area's dramatic backdrop of the Tehachapi Mountains combined with the sloping terrain generate views from and of the area. The area's role as a rural transition to the Tehachapi Mountains is important to Tehachapi's identity as a whole.

Right: Roads and their rural characteristics shape a public realm that is informal, varied and rural, setting these neighborhoods apart from neighborhoods in town and giving identity to each.



## Chapter 2

# THE ELEMENTS OF OUR COMMUNITY VISION



Chapter 2 of this General Plan expands upon a range of elements that are integral to realizing the community's goals and vision of place, physical character, and sustainability. The following elements implement the community's vision projected over the next 100 years, with an initial planning horizon of 2035.

This comprehensive set of elements addresses a full spectrum of issues, from the natural and built physical environment, to sociocultural and economic environments. Each element interacts with the other elements to shape Tehachapi's health, vitality, and longevity and contributions to the region.

Based on the community vision, goals and principles set forth in Chapter 1, each of the following elements establishes corresponding objectives, policies and actions. Each objective and its policies provides direction and a structural framework for the City of Tehachapi to regulate and monitor change. In this way, each action helps make more Tehachapi while preventing undesirable outcomes.

<b>2.1 ELEMENTS</b>	<b>Page</b>
A. Town Form	2:3
B. Mobility	2:28
C. Public Realm	2:40
D. Economic Vitality	2:60
E. Natural Resources	2:66
F. Sustainable Infrastructure	2:84
G. Civic Health and Culture	2:94
H. Community Safety	2:102

*Note: The Housing Element was adopted as an integral but individual document. Major policies of the Housing Element are integrated into the General Plan, particularly in the Economic Vitality and Urban Form Elements.*



CHAPTER 2.1 A

TOWN FORM ELEMENT

The Town Form Element informs and guides the nature, form and character of the built physical environment within Tehachapi's Sphere of Influence.

Community preferences and directions are formed into objectives, and corresponding policies and actions. These statements guide Tehachapi's built environment - from a broad, valley-scale, to a detailed scale of individual neighborhoods, blocks, buildings and physical character, consistent with the history and desired future of Tehachapi.

More than any other element, the Town Form Element empowers Tehachapi to define itself on a regional scale, as a special and unique town, which offers one of a kind opportunities and experiences to its residents and visitors.

#### Statutory Requirements

State of California law (Government Code Section 65302(a)) requires that a City's General Plan include:

"...a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry and open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, public buildings and grounds, solid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

This General Plan satisfies the above requirements and elaborates on them to combine land use with the built environment and topics typically addressed in the optional community design element.

A. Town Form	Page
1. Purpose of Urban/ Architectural Form Framework	2:5
Table 2A: Relationship of Town Form to Community Vision	2:5
2. Community Preferences and Desired Direction	
3. Summary of Issues	
4. Components of Town Form Framework	2:6
4A. Community Structure	
Figure 2-1: Community Structure and Sector Plan	2:7
4B. Nature of Intended Change	2:9
Figure 2-2: Nature of Intended Change Plan	
4C. Regulating Plan and Transect Designations	2:11
Figure 2-3: Regulating Plan, Transect Designations	
Table 2-3A: Transect Designations and Standards	
Table 2-3B: Appropriate Frontage Types	2:19
Table 2-3C: Appropriate Building Types	2:21
5. Objectives, Anticipated Results and Policies	2:23

TOWN FORM ELEMENT

1. PURPOSE OF TOWN FORM FRAMEWORK

A town form framework enables a community to have a lasting physical beauty by being able to respond to individual opportunities while having it all add up to a coherent, appealing and fiscally sustainable whole. The lack of such a framework tends to leave communities without clear enough direction for sensitively weaving new development with existing development. This element of the General Plan coordinates the community's priorities into a physical framework to achieve the vision.

The important relationship between Tehachapi's small mountain town character which is so valued by the community and the corresponding community structure is established in this element. Table 2-A summarizes this relationship through: a) an approach of a network of walkable neighborhoods, districts and corridors and, b) the individual buildings and environments that are generated by this structure.

2. COMMUNITY PREFERENCES AND DESIRED DIRECTION:

Tehachapi is a small mountain town with a unique and appealing physical character ranging from the compact and historic downtown to urban central neighborhoods, suburban and rural neighborhoods all contrasted by town-defining open space.

Tehachapi's dramatic setting on the valley floor surrounded by mountains and long views across nature and agriculture is a strong and defining characteristic of Tehachapi's identity. A hierarchy of rural, suburban and urban streetscapes seamlessly interconnect to shape a visually interesting and architecturally sensitive series of diverse places and human-scaled buildings. Historic and cultural sites and buildings are integrated and enhanced through regionally relevant design and detailing of restored and new buildings, and public spaces.

3. SUMMARY OF ISSUES

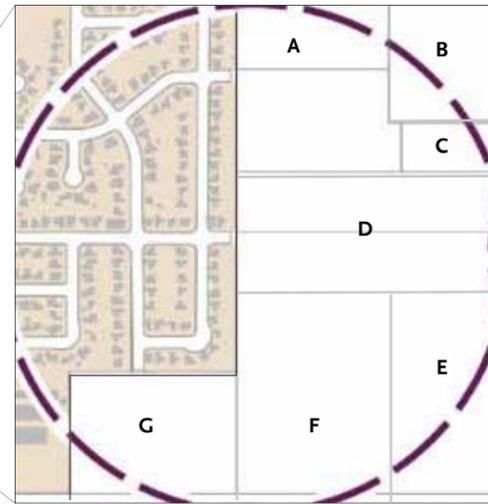
Based on a combination of the existing conditions, forecasted needs, and the community's desired direction, the following issues have been identified as relevant and key to address in the Town Form Element:

- Town form needs to be physically oriented and tailored to the small mountain town qualities of Tehachapi;
- Distinguish between three types of situations: a) areas that are stable and not likely to change, b) areas that are likely to have some to moderate change and, c) those areas where expansion of the built environment would be acceptable;
- A wide variety of housing opportunities is needed in Tehachapi;
- The variety of housing types needs to be distributed throughout Tehachapi;
- Historic and cultural resources need to be respected and integrated into the community's future;
- Land use is very important but not the sole or major determinant of decision-making.

TABLE 2-A: RELATIONSHIP OF TOWN FORM TO THE COMMUNITY VISION



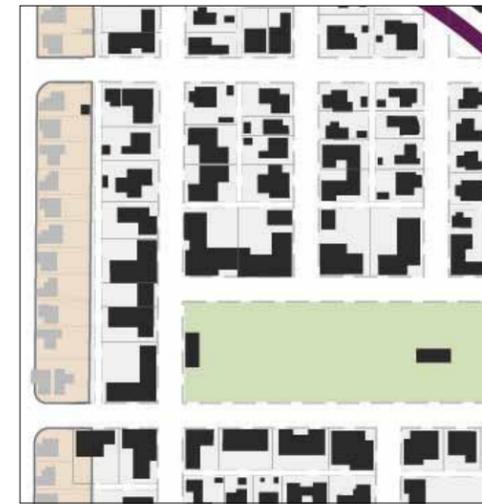
Above: Vacant land is mapped in the context of Tehachapi's network of neighborhoods (pedestrian sheds), to continue a walkable and interconnected pattern that is flexible to serve varying needs and appropriate opportunities.



Above: Vacant land is often in multiple ownerships, giving importance to the need for a coordinated approach to the manner in which the land is divided into new blocks, streets, and open spaces. A key question is what part of the whole is each property to become?



Above: Through an integrative approach to multiple properties, the result is a cohesive, walkable and complete neighborhood with equally distributed open space and a variety of housing choices. This result is more difficult to achieve without a policy or process for thinking about the whole in relation to the vacant land.



Above: A variety of buildings are organized on the blocks, shaping the streetscapes and open spaces.



Above: The resulting combination of a walkable and interconnected network with distributed civic space, all visually shaped by appropriately placed pedestrian-scaled buildings.

**4. COMPONENTS OF TOWN FORM FRAMEWORK**

Tehachapi’s town form framework, as set forth in its Vision, is comprised of the following:

- Community Structure Plan
- Nature of Intended Change Plan
- Regulating Plan and Transect Designations

The above components are introduced and summarized at right.

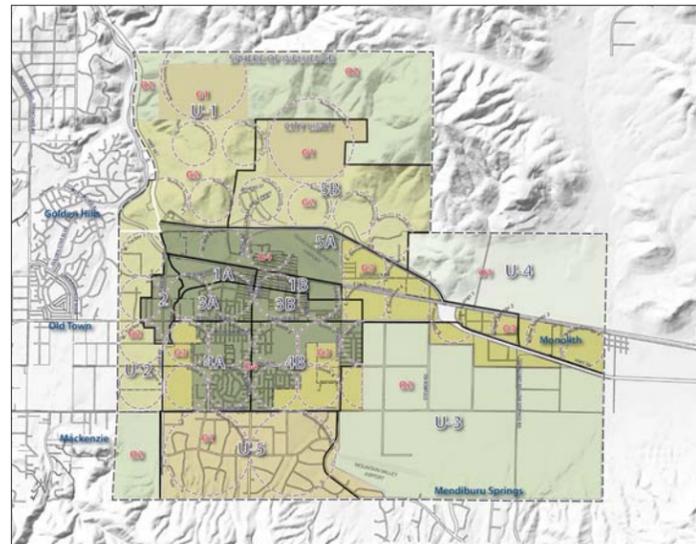
**Community Structure Plan (Figure 2-1)**

The community structure plan (Figure 2-1) translates the community vision and strategy (Fig 1-1) into a plan that directs the location and type of growth or conservation throughout the Sphere of Influence.

This is accomplished by applying two types of sectors:

“O” sectors are primarily open space, consisting of natural and agricultural lands, steep slopes and special habitat to be preserved along with similar areas that should be protected but are not yet protected from development;

“G” sectors are the areas where growth is allowed, prioritizing it on a scale ranging from the maintenance of stable areas, to areas for infill development, and areas for ultimate expansion of the built environment.



Above:  
On the following pages, Figure 2-1 identifies the vision through two types of sectors and then applies pedestrian sheds to indicate the increment of walkable neighborhoods to ultimately comprise Tehachapi’s built environment.

**Nature of Intended Change Plan (Figure 2-2)**

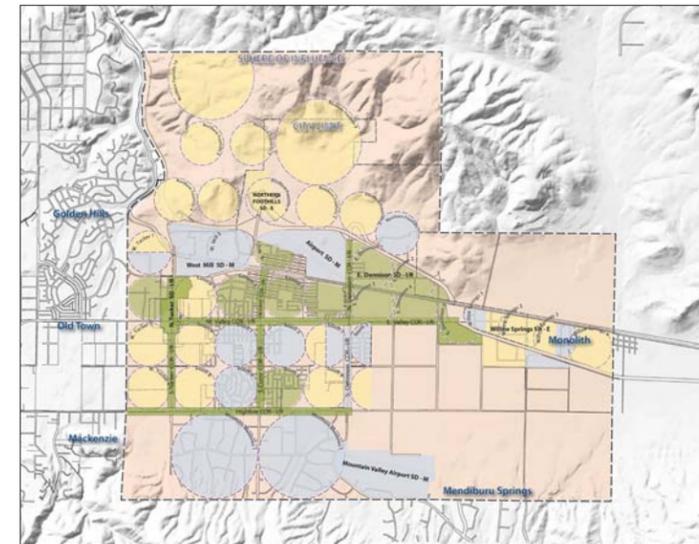
Based on the areas available for reinvestment and growth, Figure 2-2 applies a structure of neighborhoods, districts and corridors to complete the vision (see Fig Intro-3 for existing structure). Each of these is then characterized as to the nature of intended change. Over time, the status of each depends upon the progress made during each planning horizon.

This is accomplished by applying three categories of intention to each neighborhood, district and corridor:

Maintenance: Existing areas primarily in stable and positive condition, possibly needing minor infill;

Moderate Infill / Regeneration: Existing areas in a state of transition that need some to moderate infill or entire redevelopment of sites;

Expansion: Undeveloped areas that represent neighborhood-sized additions to Tehachapi’s built environment.



Above:  
On the following pages, Figure 2-2 identifies the intention toward each existing or future neighborhood, district, and corridor. This informs policy and development parameters as well as capital programs and their funding.

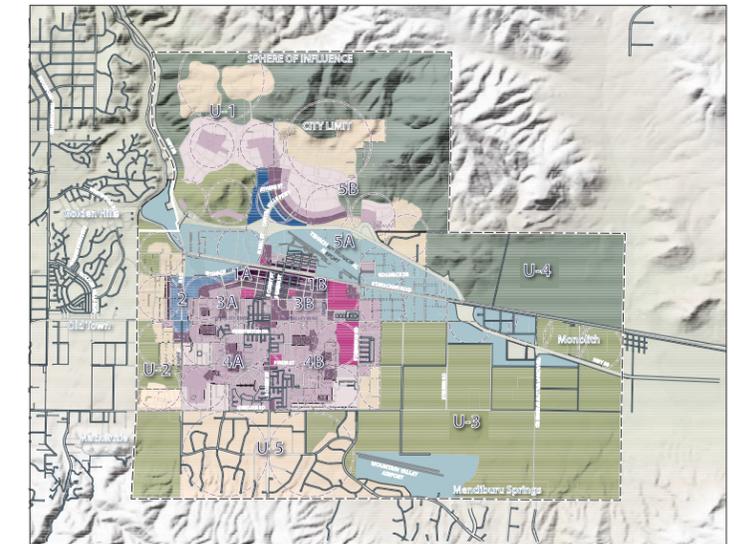
**Regulating Plan and Transect Designations (Figure 2-3)**

The regulating plan (Figure 2-3) assigns development characteristics, including land use, to carry out the vision for the various neighborhoods, districts and corridors. Transect designations contain the general parameters to maintain or create the intended physical character and are applied per the direction in Figures 2-1 and 2-2.

Subsequent to this General Plan, the appropriate zoning and development standards will be prepared per the established parameters to specifically express the vision through measurable requirements.

A total of twelve transect designations, ranging from Natural (T-1) to Downtown (T-5) and Freeway Corridor (SD-3) are mapped on the planning area to carry out the community’s vision. Each designation addresses the following topics to carry out the vision:

- Block Sizes
- Lot Sizes
- Thoroughfares and Streetscapes
- Open Space Types
- Frontage Types
- Building Types
- Land Use Types



Above:  
On the following pages, Figure 2-3 allocates the appropriate transect designations and their corresponding parameters to generate the intended physical character identified in the vision.

4A. COMMUNITY STRUCTURE

In order for Tehachapi to effectively direct new investment and growth to the 2035 planning horizon, it is first necessary to physically identify those areas where reinvestment and growth are expected along with their relative priority. This section identifies where Tehachapi wants to direct reinvestment and growth, and where resources need to be protected (conservation) through a combination of three criteria:

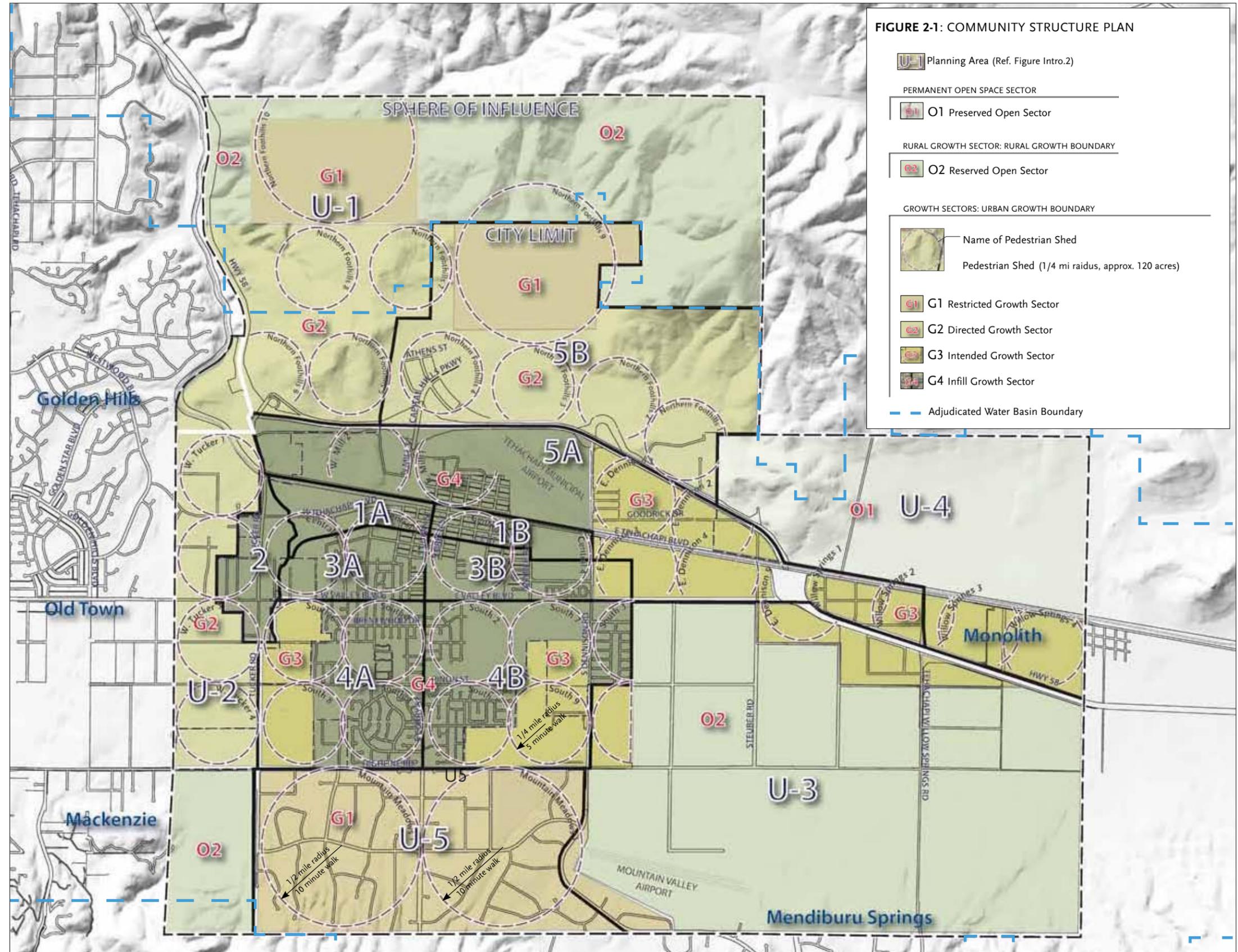
- physical attributes (e.g., steep hillside, productive agricultural land);
- incomplete development area(s) within town;
- proximity to existing services;

Based on the direction from Figure 1.1 (The Strategy) each sub area is assigned one of six sector-designations. The sectors range from areas to be preserved from development (O-1: permanent open space) to the areas where infill and reinvestment are most needed and desired (G-4: infill growth). In between these two ends are four other sectors available for prioritizing Tehachapi’s reinvestment, growth and conservation.

Distinct from land use or intensity, these sectors express whether a particular area is intended for growth or conservation. If conservation is expected, either of two sectors is applied. If growth is expected, the priority is identified: restricted, directed, intended or, infill. Pedestrian sheds are then applied within the growth-sectors (G-1 through G-4) to indicate where development or new investment is to occur as compared to conservation areas which do not show pedestrian sheds. The Pedestrian shed is used as a general way to express that an area is developable and that walkable neighborhoods are the intention. Districts and corridors occur between and around neighborhoods.

Along with identifying where Tehachapi expects to grow and reinvest, it is necessary to identify the appropriate development footprint or pattern per the vision. This is accomplished by assigning parameters to each sector. Table 2-1 identifies these parameters.

With the sectors assigned and the type of growth or conservation identified, the appropriate transect designations are identified and applied to the various areas throughout Tehachapi’s Sphere of Influence. For example, the appropriate transect designations in an ‘open’ sector do not include any that allow development that would fit better in town. Similarly, the appropriate transect designations for an existing area that will see minor change depend upon what is already there and is to be continued. But in undeveloped areas that will see moderate to major change, the appropriate transect designations depend upon the pattern and character envisioned and yet to be established. In each example, the appropriate balance of transect designations is to be determined based on the amount and type of change. This is why Table 2-1 identifies the range of compatible transect designations for each area, leaving the actual range to be determined upon consistency rezoning or the time of a project being designed.



Note: Parkland requirements are in addition to the above transect zone requirements.

Right:

Table 2-1 describes each of the six sectors that comprise Tehachapi's Sphere of Influence and identifies the community's priorities for each of those sectors across four primary factors. Each sector is corresponded with the appropriate development pattern or "community types" and the appropriate transect designations to achieve the community vision. This distinction is important because it goes beyond land use and density to address the appropriate pattern for the location.

**Key to Table 2-1**

**PRIORITY HIGH:** Existing infrastructure deficiency in need of upgrade to serve existing development and infill or, Existing capacity exists to accommodate new growth.

**PRIORITY MODERATE:** Incomplete infrastructure for vacant areas.

**PRIORITY LOW:** Far from existing infrastructure, community resources should not be applied here if other areas require attention.

**TND** = Community Type allowed in Sector

**10 to 30%** = Range of allowed / required Transect Designation in Sector

**---** = Community Type / Transect Designation not allowed in Sector

**TABLE 2-1A: COMMUNITY TYPES**



**CLD - Clustered Land Development:**  
A community type that is primarily residential with a variety of building types, organized at the scale of a 1/2 mile radius pedestrian shed toward a common destination such as a very limited mixed use center or civic building. Key to this type is the conservation of a significant amount of the land area. Corridors typically define one or more edges of a CLD.



**TND - Traditional Neighborhood Development:**  
A community type that is primarily residential with a wide variety of building types, organized at the scale of a 1/4 mile radius pedestrian shed toward a common destination consisting of a mixed use center or adjacent corridor. Corridors typically define one or more edges of a TND.

**TABLE 2-1: COMMUNITY STRUCTURE PLAN**

SECTOR	O 1: Preserved Open	O 2: Reserved Open	G 1: Restricted Growth	G 2: Directed Growth	G 3: Intended Growth	G 4: Infill Growth
<b>DESCRIPTION AND INTENT</b>	Open space that is protected from development in perpetuity. The O-1 Sector includes areas under environmental protection by law or regulation, as well as land acquired for conservation through purchase, by easement, or by past transfer of development rights.	Open space that should be, but is not yet, protected from development.	Areas that have value as Open Space but are subject to development, either because the zoning has already been granted or because there are legal rights that already have been granted or cannot reasonably be denied.	Areas that can support mixed-use by the fact that they are proximate to an existing or planned thoroughfare.	Areas that are proximate to an existing or planned regional thoroughfare and/or transit.	Areas that are already developed, having the potential to be modified or completed in the pattern of Infill TND's.
<b>PRIMARY FACTORS AND COMMUNITY PRIORITY</b>						
<b>A. WATER SUPPLY</b>						
SYSTEM TO BE COMPLETED/UPGRADED	NOT APPLICABLE	LOWEST PRIORITY	LOW PRIORITY	MODERATE PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
SYSTEM TO BE EXTENDED	LOW PRIORITY	LOWEST PRIORITY	LOW PRIORITY	LOW PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
<b>B. UTILITY INFRASTRUCTURE NETWORK</b>						
SYSTEM TO BE COMPLETED/UPGRADED	NOT APPLICABLE	LOWEST PRIORITY	LOW PRIORITY	MODERATE PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
SYSTEM TO BE EXTENDED	LOW PRIORITY	LOWEST PRIORITY	LOW PRIORITY	LOW PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
<b>C. TRANSPORTATION INFRASTRUCTURE NETWORK</b>						
SYSTEM TO BE COMPLETED/UPGRADED	NOT APPLICABLE	LOWEST PRIORITY	LOW PRIORITY	MODERATE PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
SYSTEM TO BE EXTENDED	LOW PRIORITY	LOWEST PRIORITY	LOW PRIORITY	LOW PRIORITY	HIGH PRIORITY	HIGHEST PRIORITY
<b>D. ENVIRONMENTAL (CEQA) CLEARANCE</b>						
COMPLETION: NO TO LOW REVIEW REQUIRED	NOT APPLICABLE	LOWEST PRIORITY	IF CONSISTENT WITH GP	IF CONSISTENT WITH GP	IF CONSISTENT WITH GP	IF CONSISTENT WITH GP
EXTENSION: FURTHER REVIEW REQUIRED	PROJECT-DEPENDENT	PROJECT-DEPENDENT	PROJECT-DEPENDENT	PROJECT-DEPENDENT	PROJECT-DEPENDENT	PROJECT-DEPENDENT
<b>ALLOWED COMMUNITY TYPES (DEFINED IN TABLE 2-1A)</b>	---	---	CLD	CLD TND	TND	TND
<b>ALLOWED TRANSECT DESIGNATIONS</b>						
T-1: NATURAL	No MIN	No MIN	---	---	---	---
T-2: RURAL	No MIN	No MIN	30% MIN	25% MIN 20% MIN	No MIN	---
T-2.5: RURAL GENERAL	---	---	50% MIN	25% MIN 20% MIN	No MIN	---
T-3: NEIGHBORHOOD EDGE	---	---	5 TO 10%	5 TO 10% 10 TO 30%	25% MIN	10% MIN
T-4: NEIGHBORHOOD GENERAL	---	---	---	5 TO 10% 20% MAX	25% MIN	50% MAX
T-4.5: NEIGHBORHOOD CENTER	---	---	---	10% MAX	10% MIN	30% MAX
T-5: DOWNTOWN	---	---	---	---	---	No MIN
SD-1: FREEWAY CORRIDOR DISTRICT	---	---	---	---	No MIN	---
SD-2: TUCKER CORRIDOR DISTRICT	---	---	---	30% MAX 30% MAX	---	---
SD-3: CAPITAL HILLS CORRIDOR DISTRICT	---	---	---	---	---	---
<b>THE IDENTIFIED RANGES ARE ADJUSTABLE BY THE CITY BY UP TO 15% OF THE AMOUNT IDENTIFIED IN TABLE 2-1. COMMUNITY TYPES AND TRANSECT DESIGNATIONS NOT IDENTIFIED AS ALLOWED MAY NOT BE SUBSTITUTED.</b>						



Right:  
Table 2-2 identifies the neighborhoods, districts and corridors that currently and ultimately will comprise Tehachapi along with the intention for the 2035 planning horizon.

TABLE 2-2: NATURE OF INTENDED CHANGE				
INTENTION	MAINTENANCE	INFILL/REGENERATION	EXPANSION	
PLACE - TYPE	NEIGHBORHOODS	Northern Foothills 1 West Tucker 1, 2 South 1,2,3,4,7 Mountain Meadows 1,2 Willow Springs 3	East Mill 1 Central 2 - 4 South 5	Northern Foothills 2-10 West Tucker 1, 3, 4 Central 1 South 6 - 10
	DISTRICTS	West Mill Tehachapi Airport Mountain Valley Airport	East Dennison 1 - 5 North Tucker	Northern Foothills Willow Springs 2 - 4
	CORRIDORS	South Dennison	North Curry South Curry North Dennison West Valley East Valley Highline South Tucker	

**Maintenance:** Areas that for the most part, are in great condition, receiving good investment and are not lacking any infrastructure or significant resources. As such, these places might need some attention to certain minor issues but most importantly, need to continue to be supported through appropriate policy and regulations that recognize their particular features and characteristics.

The amount of change ranges from reinvestment in existing buildings and minor improvements to utility infrastructure and the public realm, to the occasional infill lot that completes the prevalent development pattern.

**Infill/Regeneration:** Areas that may have some very positive development and characteristics but need targeted infill. Such infill ranges from development on a few lots up to significant reinvestment and possible redevelopment of existing buildings and larger sites. An example is the making of pedestrian-oriented blocks out of large scale, superblocks through the addition of new streets. The new blocks and streetscapes would accommodate new buildings and parking.

Other examples are completing a block with the missing buildings, open space or infrastructure or, projects such as the redevelopment of a site that is decreasing the appeal and use of the rest of the area. Development in these areas is to be planned as the completion of neighborhoods, districts or corridors per the amount of appropriate transect designations identified in Table 2-1.

**Expansion:** Undeveloped areas are typically but not always at Tehachapi's edges. Expansion areas typically require the most in terms of infrastructure while physically extending the town. Development in these areas is to be planned as complete neighborhoods, districts or corridors per the amount of appropriate transect designations identified in Table 2-1.

TABLE 2-2.1: DEVELOPMENT POTENTIAL			
EXISTING CONDITIONS		BUILDOUT	CHANGE FROM BASELINE
CATEGORY	2009	2035	
DWELLINGS CUMULATIVE DWELLINGS	3,116	5,319	2,012
POPULATION CUMULATIVE POPULATION	8,328	14,201	5,372
COMMERCIAL/OFFICE CUMULATIVE COMMERCIAL/OFFICE	1,187,112	2,026,265	766,493
INDUSTRIAL CUMULATIVE INDUSTRIAL	1,176,613	2,008,345	759,714
AGRICULTURAL	7,834.20	5,420.45	-2,413.75
PARKS AND OPEN SPACE	215.44	422.00	206.56
WATERWAYS	327.20	327.20	0
CIVIC	81.36	152.85	71.49
R.O.W.	984.90	1,439.73	454.83
HOUSEHOLD SIZE FACTOR = 2.67 AVERAGE ANNUAL RATE OF GROWTH = 0.02			

**Development Potential:** The above figures are maximums and provided to disclose what amount of development potential is possible to the year 2035. All development is subject to compliance with all applicable requirements including an annual growth management audit to track growth and the availability of services such as water supply.

4C. REGULATING PLAN AND TRANSECT DESIGNATIONS

Based on the community structure and nature of intended change, Figure 2-3 assigns appropriate transect designations based on location and intended physical character.

Each transect designation has been calibrated to the scale and character of Tehachapi. In this way, the individual elements of development are tailored to the environment they are intended to generate. Land use is included as an important aspect of the regulating plan but is not the primary driver in determining a neighborhood's character or physical outcomes. Therefore, the regulating plan is a composite, or three-dimensional, map that captures the vision's intentions about physical form and activity to generate a certain range of expected outcomes.

The regulating plan contains the following information:

- a) Transect designations identifying physical character, development potential;
- b) Identification of existing or intended blocks and rights-of-way;
- c) Housing Distribution;
- d) Identification of Allowed Land Uses

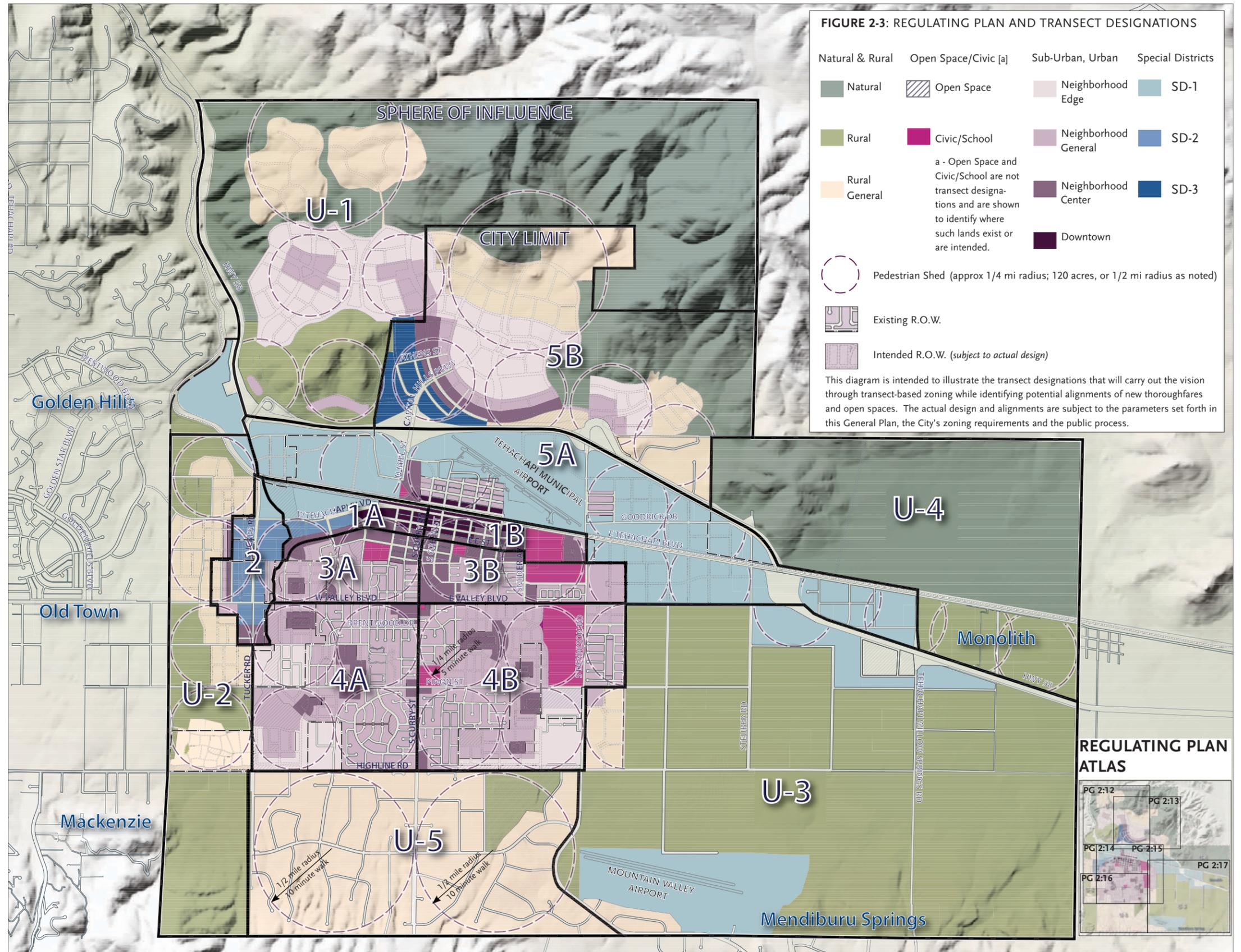
**Transect Designations and Physical Character**

Tehachapi is a compact, walkable and diverse community comprised of a variety of open space types, street types, streetscape types, and building types.

To capture Tehachapi's physical character and take the vision forward, transect designations are applied to each existing and intended block. Each designation consolidates typical 'land use designations' into a broader set of topics to coordinate the ultimate zoning for each parcel with the vision. The transect designations are shown on the Regulating Plan and described in Table 2-3A.

**Identification of Existing/Intended Blocks and Rights-of Way**

In order to achieve and maintain the small town character, it is necessary to maintain a pattern of walkable blocks. This pattern will directly influence the resulting buildings, open spaces and streetscapes toward the objective of small town character. Therefore, each transect designation correlates the intended physical character with the appropriate block size(s) and thoroughfare types (rights-of-way) to where it is being applied. For areas that do not contain any blocks or are larger than the allowed blocks, the regulating plan identifies an intended pattern of blocks and thoroughfares. This pattern is to be adjusted during the process of site plan review, consistent with applicable requirements.



**Historic/Cultural/Civic Resources**

There are abundant historic and cultural resources that contribute to the physical character and identity of the town. As these resources are important and unique to Tehachapi, they are integrated into the decision-making process. Similarly, existing and intended civic resources are identified. In this way, the role that these resources play in the town is clear and effective.

**Land Use**

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.

**Housing Distribution**

As identified by the community, varied and distributed housing choices are critical to Tehachapi's long-term success. This General Plan includes 10 distinct building types that accommodate housing according to a variety of needs. For example, in a neighborhood identified for 'maintenance' that simply has one or two vacant lots but is doing fine otherwise, the transect designation has taken into account the prevalent physical pattern and has assigned those building types that complement the existing buildings while adding compatible housing stock. Similarly, in an infill/regeneration or expansion area, the designation addresses the physical context and long-term direction when assigning the appropriate building types. Table 2-3A identifies this pattern of distribution by illustrating the appropriate building types within each transect designation. Finally, in order to ensure physical and land use compatibility, each transect designation assigns development parameters. The details of these requirements are to be established in the zoning code.

**Table 2-3A**

The purpose of Table 2-3A is to provide the broad set of parameters that will carry forward the vision and inform the zoning that will implement the vision on a daily basis. These parameters are provided in seven topics for each transect designation identified on Figure 2-3.

**Notes to Table 2-3A:**

Y = Appropriate/compatible in designation to carry out community vision  
 --- = Not compatible in designation to carry out community vision

[a] appropriate when located at a cross-roads as a rural inn or country store subject to City review (see Chapter 1, Area U-2 for examples);

[b] appropriate if part of building compound on working ranches where barns, sheds and other agricultural out-buildings are also allowed

[c] all uses allowed in Mountain Valley Airport except residential, lodging, and agricultural

[d] institutional campus may exceed this amount when the campus is subdivided by pedestrian R.O.W. that yields a max perimeter of 2400 FT.

[e] parameters for one lot to accommodate one building per the applicable zoning standards.

[f] when adjacent to T-2.5 - T-4.5, requires preparation of a neighborhood master plan to identify block structure, lots, and buildings per T-4 parameters.

TABLE 2-3A: TRANSECT DESIGNATIONS AND STANDARDS										
DESIGNATION	NATURAL	RURAL EDGE	RURAL GENERAL	NEIGHBORHOOD			DOWNTOWN	FWY CORRIDOR	TUCKER CORRIDOR	CAPITAL HILLS
	(T-1)	(T-2)	(T-2.5)	EDGE (T-3)	GENERAL (T-4)	CENTER (T-4.5)	(T-5)	SD-1 [c]	SD-2 [f]	SD-3 [f]
<b>BLOCK PERIMETER (FT)</b>	Not Applicable	1 MI PERIMETER MIN	2,400 MIN	2,800 MAX	2,000 MAX	1,600 MAX	1,600 FT MAX	2,400 MAX [d]	2,400 MAX	2,400 MAX [d]
<b>LOT OCCUPATION (FT)</b>	MIN	MIN	MIN	MIN / MAX						
LOT AREA IN SF [e]	Not Applicable	20 ACRES AVG	30,000 MIN	6,000 - 40,000	2,000 - 40,000	2,000 - 40,000	2,000 - 62,500	10,000 MIN	30,000 MIN	10,000 MIN
LOT DIMENSIONS IN FT [e] (W: WIDTH; D: DEPTH)	Not Applicable	W: 400 MIN D: 200 MIN	W: 200 MIN D: 150 MIN	W: 200 MAX D: 200 MAX	W: 200 MAX D: 200 MAX	W: 200 MAX D: 200 MAX	W: 250 MAX D: 250 MAX	W: 600 MAX D: 400 MAX	W: 600 MAX D: 500 MAX	W: 500 MAX D: 500 MAX
<b>THOROUGHFARE TYPES (TABLE 2-5)</b>										
ROAD	Y	Y	Y	Y	---	---	---	---	-	-
BOULEVARD	---	---	---	---	Y	Y	Y	Y	Y	Y
AVENUE	---	---	---	---	Y	Y	Y	Y	Y	Y
MAIN STREET	---	---	---	---	Y	Y	Y	Y	Y	Y
URBAN STREET	---	---	---	---	Y	Y	Y	Y	Y	Y
STREET	---	---	Y	Y	Y	Y	Y	Y	Y	Y
DRIVE	---	Y	Y	Y	---	---	---	Y	Y	Y
REAR LANE	---	---	Y	Y	Y	---	---	---	-	-
REAR ALLEY	---	---	---	---	Y	Y	Y	Y	Y	Y
PASSAGE/PASEO	---	---	---	---	---	---	---	---	---	---
<b>OPEN SPACE TYPES (TABLE 2-7)</b>										
NATURE/AGRICULTURE	Required	Y	Y	Y	Y	Y	Y	Y	Y	Y
PARK/GREENWAY	Y	Y (rural)	Y	Y	Y	Y	---	Y	Y	Y
PLAZA / SQUARE	---	---	---	---	Y	Y	Y	Y	Y	Y
GREEN	---	Y (rural)	Y (rural)	Y	Y	Y	Y	Y	Y	Y
PLAYGROUND	---	Y (rural)	Y (rural)	Y	Y	Y	Y	Y	Y	Y
<b>FRONTAGE TYPES (TABLE 2-4A)</b>										
COMMON YARD	---	Y	Y	Y	---	---	---	Y	Y	Y
FRONT YARD	---	Y	Y	Y	Y	Y	---	Y	Y	Y
PORCH AND FENCE	---	Y	Y	Y	Y	Y	---	Y	---	---
STOOP	---	---	---	Y	Y	Y	Y	Y	Y	Y
SHOPFRONT	---	---	---	-	---	Y	Y	Y	Y	Y
FORECOURT	---	---	---	---	Y	Y	Y	Y	Y	Y
GALLERY	---	---	---	---	---	Y	Y	---	Y	Y
<b>BUILDING TYPES (TABLE 2-4B)</b>										
	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES	MAX STORIES
HOUSE-FORM	ESTATE	---	2	2	2	2	---	---	---	---
	HOUSE	---	---	---	2	2	2	2.5	---	---
	CARRIAGE HOUSE	---	2	2	2	2	2	2	---	---
	SIDE YARD HOUSING	---	---	---	2	2	2	---	---	---
	DUPLEX - QUADPLEX	---	---	---	2	2	2.5	---	2	2
	VILLA	---	---	---	---	2	2.5	2.5	---	2.5
	BUNGALOW COURT	---	---	---	2	2	2.5	2.5	---	2.5
	ROWHOUSE	---	---	---	---	2	2	2.5	---	2.5
	COURTYARD HOUSING	---	---	---	2	2	2.5	3	2.5	2.5
BLOCK FORM	INDUSTRIAL SHED	---	1 (rural)	1 (rural)	---	---	---	2	2	2
	LINED FLEX BUILDING	---	---	---	---	---	---	2	2	2
	FLEX BUILDING	---	2 [a]	2 [a]	---	---	2.5	3	3	3
<b>LAND USE</b>										
RESIDENTIAL	---	Y	Y	Y	Y	Y	Y	Y	Y	Y
LODGING	---	Appropriate [a]	Appropriate [a]	---	Y	Y	Y	Y	Y	Y
OFFICE	---	Appropriate [b]	Home Occupation	Home Occupation	---	Y	Y	Y	Y	Y
INDUSTRIAL	---	Appropriate [b]	---	---	---	---	---	Y	Y	Y
RETAIL	---	Appropriate [a]	Appropriate [a]	---	---	Y	Y	Y	Y	Y
AGRICULTURAL	Y	Y	Y	---	---	---	---	Y	---	---
AIRPORT-RELATED	---	---	---	---	---	---	---	Y	---	---

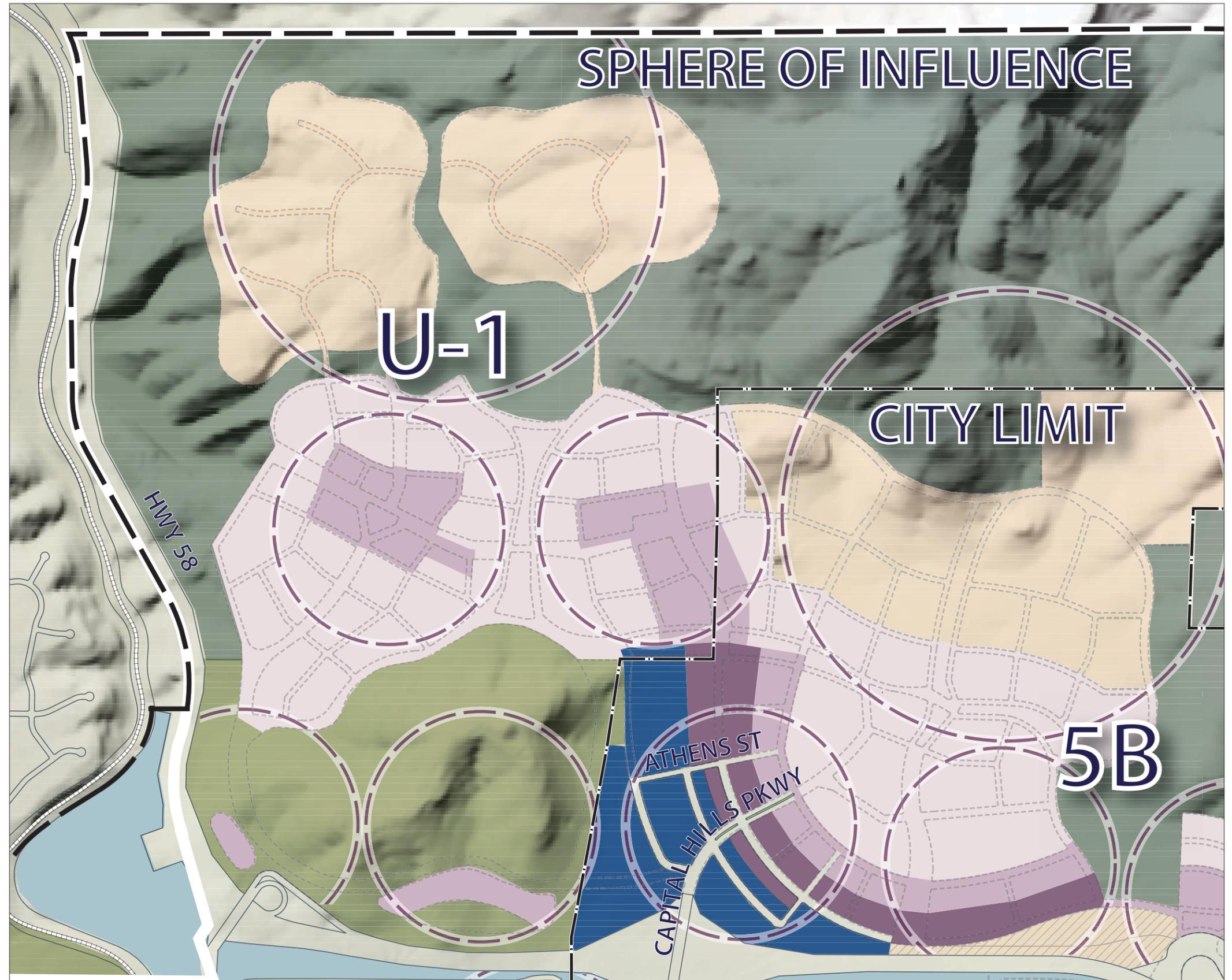
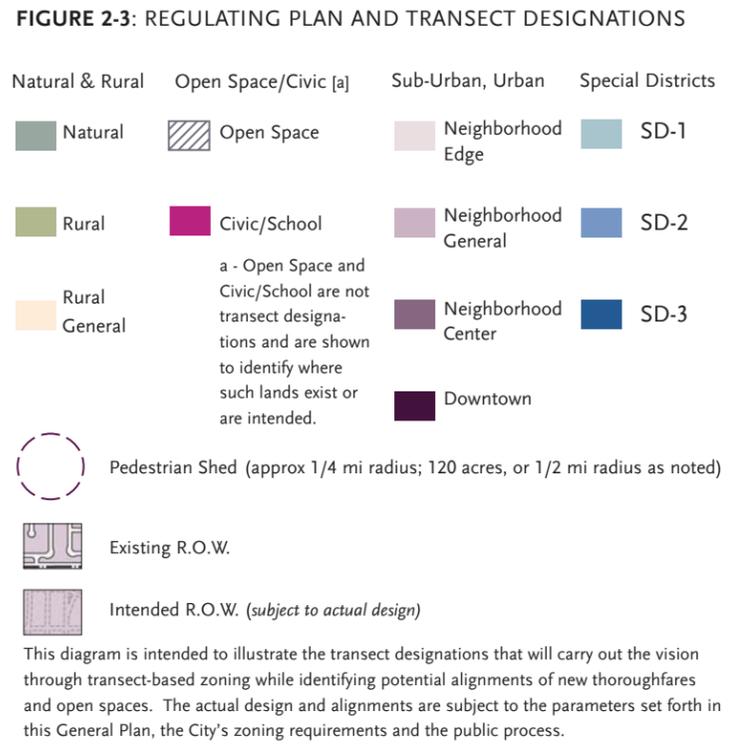


Figure 2-3: Regulating Plan Enlarged View 1

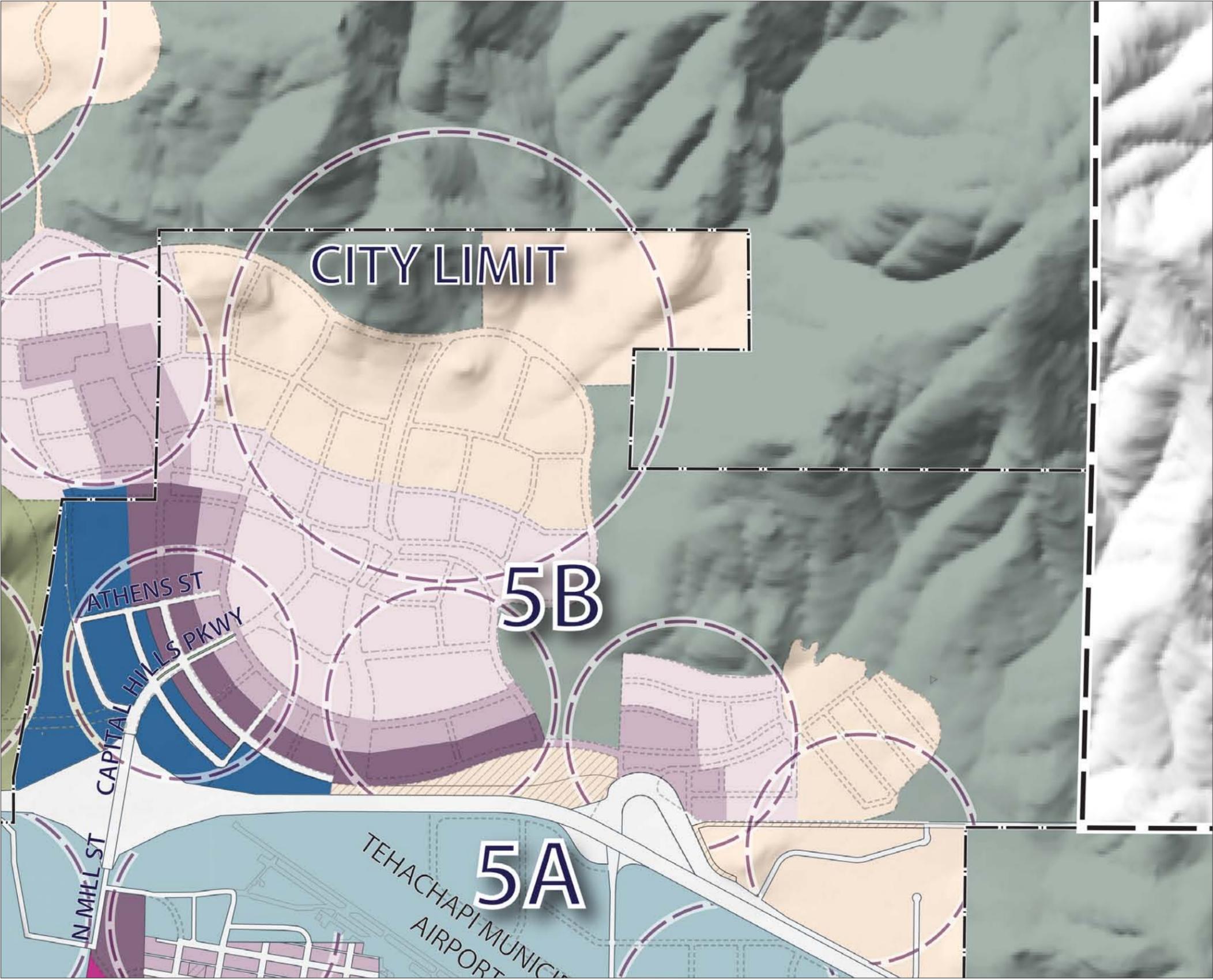


Figure 2-3: Regulating Plan Areas  
Enlarged View 2

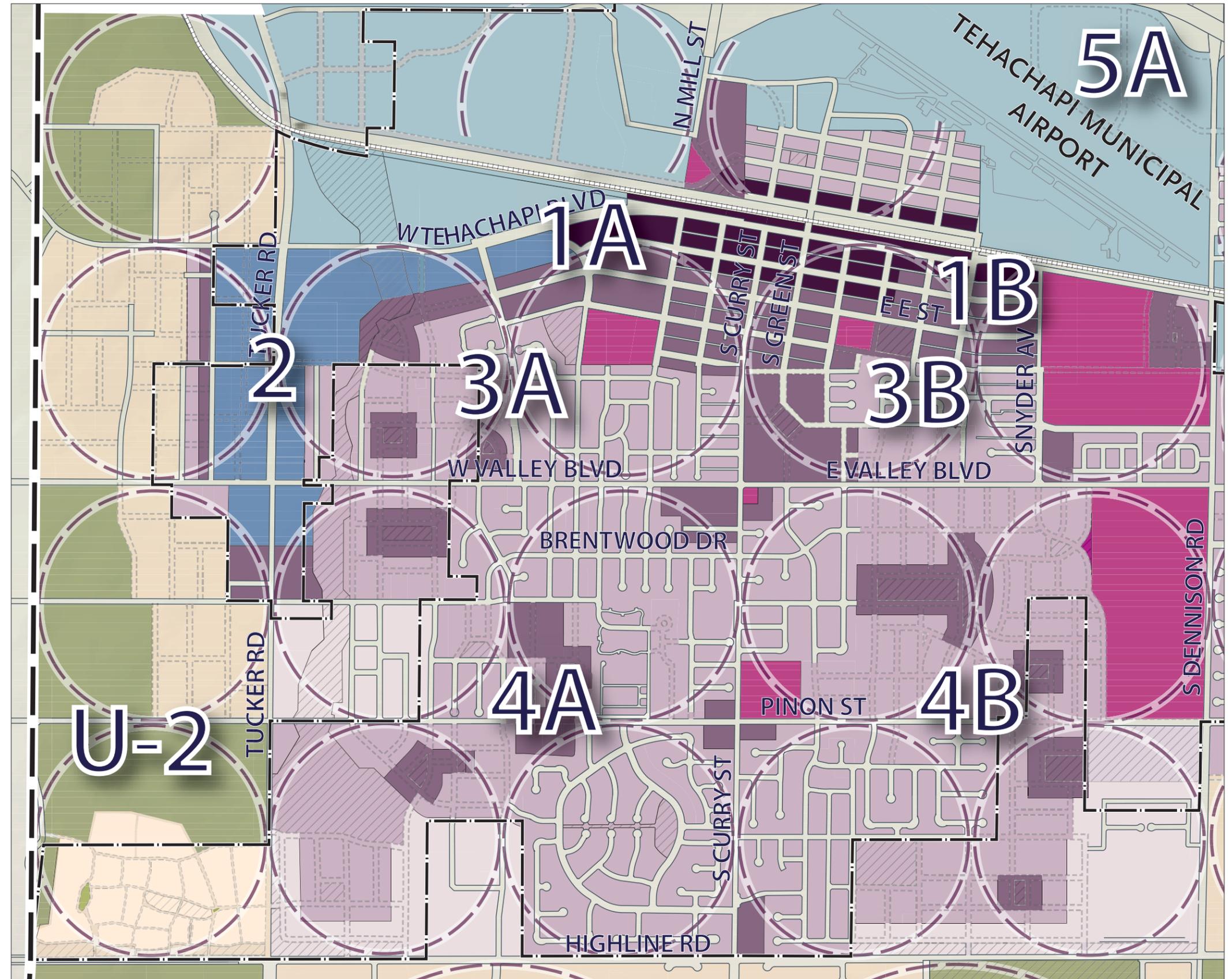
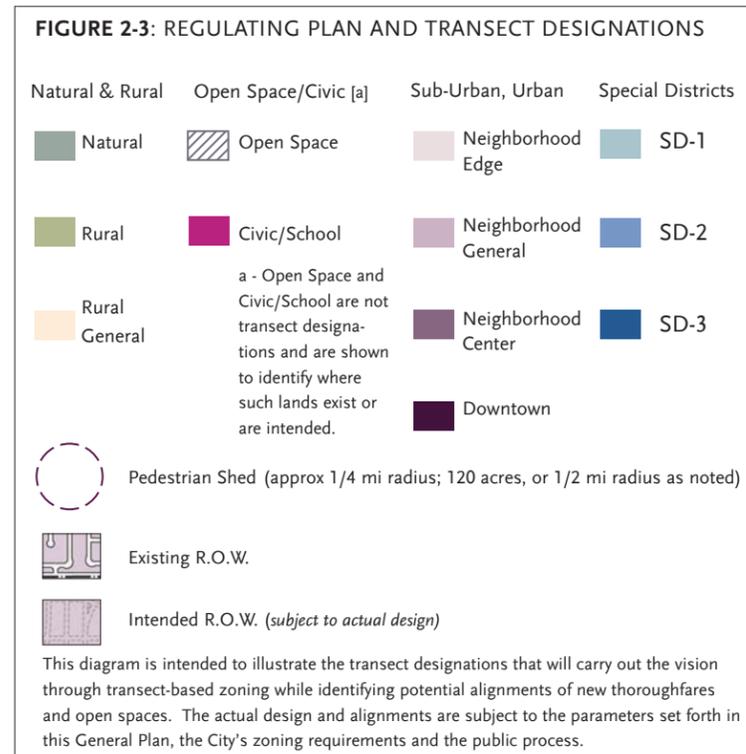


Figure 2-3: Regulating Plan Areas Enlarged View 3

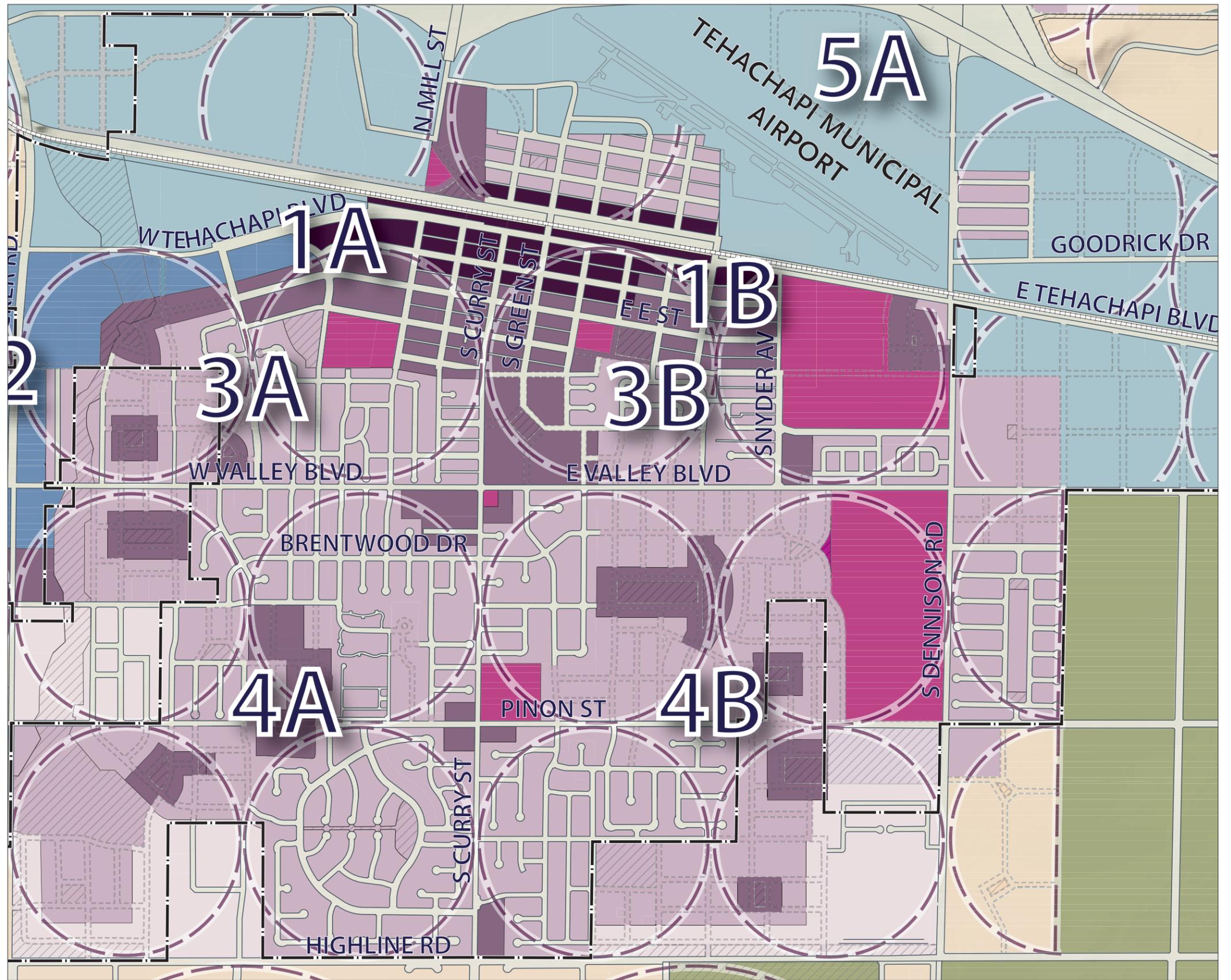


Figure 2-3: Regulating Plan Areas  
Enlarged View 4

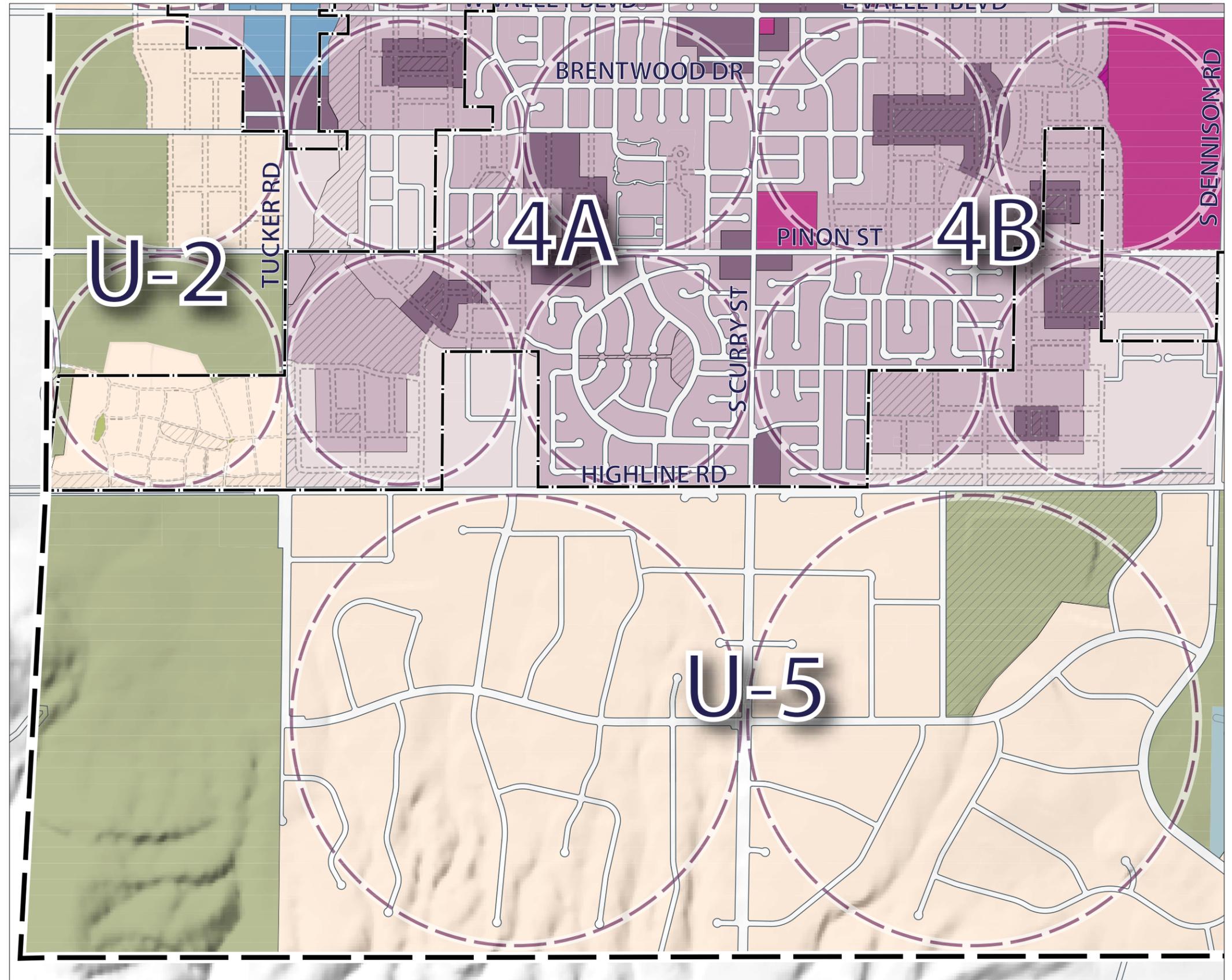
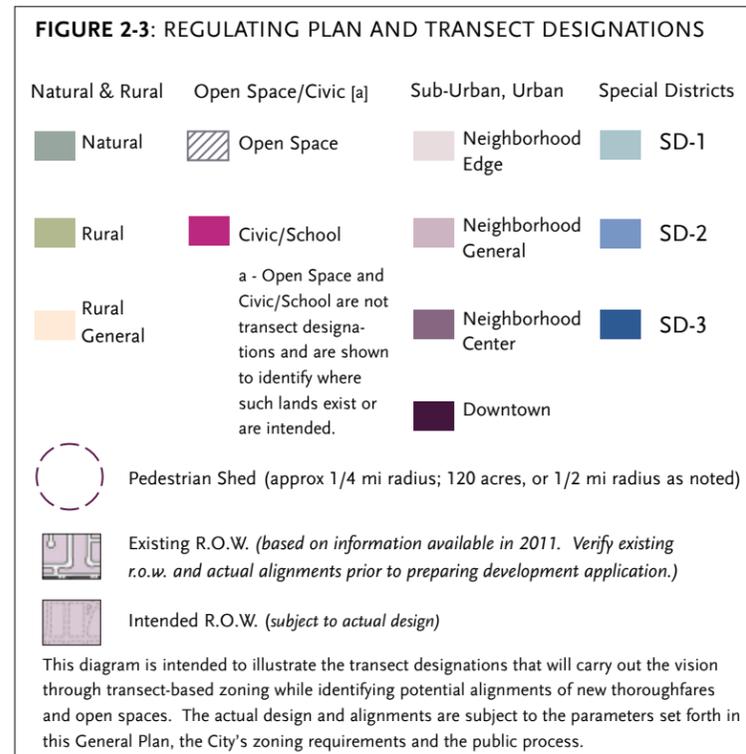


Figure 2-3: Regulating Plan Areas Enlarged View 5

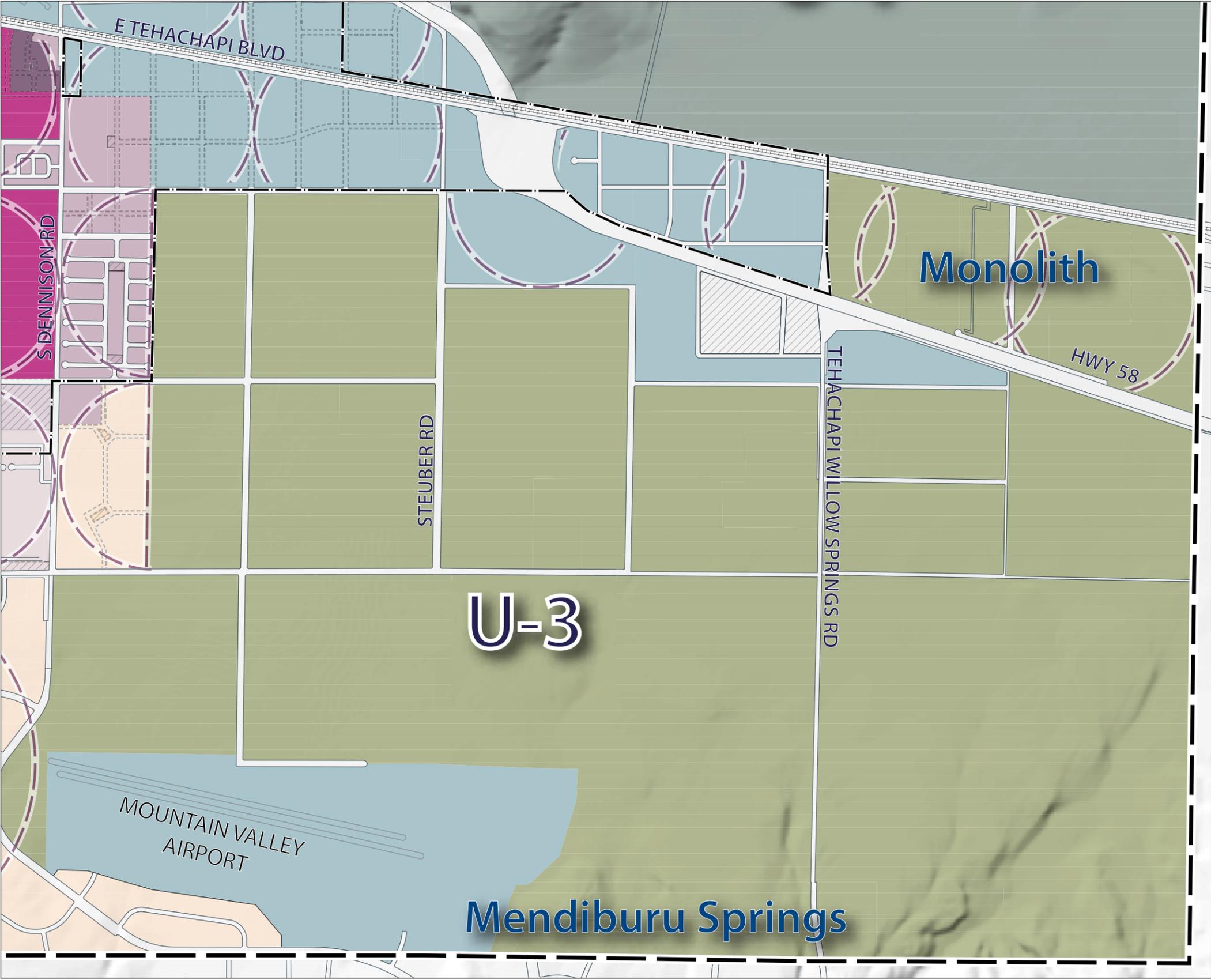


Figure 2-3: Regulating Plan Areas  
Enlarged View 6

TABLE 2-3B: RANGE OF COMPATIBLE FRONTAGE TYPES

Table 2-3B identifies the range of appropriate frontage types and their general characteristics for Tehachapi as a whole. These frontage types carry out the community vision by responding to the variety of physical contexts throughout town.

The diagram at right illustrates the range of frontage types on a continuum from less to more intense. Intensity is not focused on land use but on physical character.

Each frontage type, independent of architectural style, interacts with and shapes the public realm on the basis of an individual building.



LESS INTENSE MORE INTENSE

**H**

COMMON YARD

Common yards are created by substantially setting back the building facades from the property line. Common yards remain unfenced and are visually continuous with adjacent yards, supporting a common landscape. Common yards are the preferred frontage type in lower density areas at the edges of Tehachapi, and their deep setback may provide the appropriate buffer for buildings fronting on busy streets.

**G**

FRONTYARD

Frontyards are created by sufficiently setting back the building facades from the property line to provide space between the building and the sidewalk. This type may be used in non-residential building situations where setting the building back is desirable.

**F**

PORCH

The porch frontage type consists of a porch that encroaches into the front setback, typically with a fence that demarcates the property line. The building facades are sufficiently set back from the property line to provide space for the porch and front yard.

**E**

STOOP

Stoops are exterior stairs with landings that provide access to buildings placed close to the property line. Building facades are set back just enough to provide space for the stoop. The exterior stair of a stoop may be perpendicular or parallel to the sidewalk. A stoop's landing may be covered or uncovered.

**D**

SHOPFRONT

Shopfront frontages are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. The building entrance is at sidewalk grade and provides direct access to a non-residential ground floor use. Shopfront frontages are conventional for retail use and not compatible with residential use.

**C**

FORECOURT

Forecourts are created by setting back a portion of a building's facade, typically the central portion. Forecourts typically provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Larger forecourts may allow for vehicular access.

**B**

GALLERY

Galleries are created by attaching a colonnade to a building facade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk providing shade and encroaches into the public right-of-way. This frontage type is ideal for retail use and thus is recommended only for Downtown Tehachapi, neighborhood retail centers, and civic buildings.

**A**

ARCADE

Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. A colonnade structurally and visually supports the building mass above the sidewalk. Arcades are ideal for downtown retail use, in which case they are combined with ground floor storefronts, as well as civic buildings.

DESCRIPTION AND INTENT

**PLAN DIAGRAM**

The highlighted area indicates the frontage type's shaping of and interaction with the adjacent streetscape (public realm).



**EXAMPLES OF COMPATIBLE FRONTAGE TYPES**



COMMON YARD

FRONTYARD

PORCH

STOOP

SHOPFRONT

FORECOURT

GALLERY

ARCADE

CHARACTERISTICS		COMMON YARD	FRONTYARD	PORCH	STOOP	SHOPFRONT	FORECOURT	GALLERY	ARCADE
MORE URBAN	Building at or near the street	---	---	---	Y	Y	Y	Y	Y
	Hardscape and Landscape	---	Y	---	Y	Y	Y	Y	Y
	Accommodates business/housing	---	Y	Y	Y	Y	Y	Y	Y
	Signage near or within R.O.W.	---	---	---	Y	Y	Y	Y	Y
SUB-URBAN	Building set back from street	Y	Y	Y	Y	---	---	---	---
	Landscape and less hardscape	Y	Y	Y	Y	---	---	---	---
	Primarily accommodates housing	Y	Y	Y	Y	---	---	---	---
	Signage setback from R.O.W.	---	Y	Y	---	---	---	---	---

Y = a characteristic of the type  
 --- = not a characteristic associated with the type

These types may be used in sub-urban and urban settings when consistent with the vision and identified parameters for the area.

TABLE 2-3C: RANGE OF COMPATIBLE BUILDING TYPES

Table 2-3C identifies the range of appropriate building types and their general characteristics for Tehachapi as a whole. These types carry out the community vision by responding to the variety of physical contexts throughout town. This range of types maintains and/or generates the finely-grained and diverse pattern of town-scale buildings throughout Tehachapi.

The diagram at right illustrates Tehachapi's range of appropriate building types on a continuum from less to more intense: the combination of land use, density, building size and location.



LESS INTENSE

MORE INTENSE

HOUSE-FORM BUILDINGS

BLOCK-FORM BUILDINGS

**A**

**ESTATE**

A detached single family house situated on a large lot, allowing for a variety of floor plan configurations. Estates are spaced to provide generous substantial yards between neighboring buildings.

**B**

**HOUSE & CARRIAGE HOUSE**

A detached single family house with a clear distinction between the public, street facing side, and the private side which is oriented to the yard behind the building.

A carriage house is a secondary dwelling unit on top of or adjacent to a detached garage, located at an alley or side street frontage of a lot that also includes a rear yard or side yard house, or an estate.

**C**

**SIDEYARD HOUSING**

A detached single family house with up to 4 units that is oriented toward a yard situated along one side of the building. The yard side is the active side of the building and may provide the main entrance whereas the opposite building side is the passive side, typically located at or near the adjacent property line.

**D**

**BUNGALOW COURT**

An arrangement or four or more detached or attached single-family houses around a shared court, which provides direct access to all houses that do not front on a street.

**E**

**DUPLEX, TRIPLEX, & QUADPLEX**

A building containing 2, 3, or 4 dwelling units on a single lot. Each dwelling unit has a separate entrance either from the street or side yard.

**F**

**VILLA**

A building with the appearance of a large house, containing between 2 and 8 dwelling units on a single lot. The building has a central lobby that provides access to individual units.

**G**

**ROWHOUSE**

An attached single-family house on an individual lot, sharing one or two common walls with adjacent houses. Private yard space separates the dwelling unit in the front and the garage in the rear of each lot.

**H**

**COURTYARD HOUSING**

An arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provides direct access to all dwelling units that do not front on a street. The courtyard is intended to be a semi-public space that is an extension of the public realm.

**I**

**INDUSTRIAL SHED**

A building that has been designed or structurally modified to accommodate industrial activity with or without joint residential occupancy within a structure similar in scale to a single dwelling. The industrial shed enables light industrial activity in immediate proximity to single dwellings by utilizing the characteristics of the single dwelling for non-residential purposes.

**J**

**LINED FLEX BUILDING**

A building that consists of two components: 1) a liner that conceals a public garage or other large-scale faceless building, and 2) the building being concealed. The liner is designed for occupancy by retail, service, office, and/or live-work uses on the ground floor, with upper floors also configured for such uses or residences.

**K**

**FLEX BUILDING**

A building designed for occupancy by retail, service, office and/or live-work uses on the ground floor, with upper floors also configured for those uses or for residences.

DESCRIPTION AND INTENT

EXAMPLES OF COMPATIBLE BUILDING TYPES



A Estate



B Carriage House



D Bungalow Court



F Villa



H Courtyard Housing



J Lined Flex Building



B House



C Sideyard housing



E Duplex, Triplex, Quadplex



G Rowhouse



non-rural



rural



K Flex Building

HOUSE-FORM BUILDINGS

BLOCK-FORM BUILDINGS

RANGE OF INTENSITY	CHARACTERISTICS	HOUSE-FORM BUILDINGS							BLOCK-FORM BUILDINGS			
		Estate	House	Sideyard Housing	Bungalow Court	Duplex to Quadplex	Villa	Rowhouse	Courtyard Housing	Industrial Shed	Lined Building	Flex Building
LAND USE [1]	Residential	Y	Y	Y	Y	Y	Y	Y	Y	---	Y	Y
	Lodging	Y	Y	Y	Y	Y	Y	Y	---	---	Y	Y
	Office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Civic	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Retail	---	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	Industry	---	---	---	---	---	---	---	---	Y	Y	Y
	Agriculture	---	---	---	---	---	---	---	---	Y	---	---
MASS AND VOLUME	3 Stories	---	---	---	---	---	Y	Y	Y	---	Y	Y
	2.5 Stories	Y	Y	---	Y	Y	Y	Y	Y	Y	Y	Y
	2 Stories	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
	1 Story	Y	Y	Y	Y	Y	---	---	---	Y	Y	Y

[1] The building type can accommodate any or all of the identified activity types, subject to the requirements identified in this General Plan and any subsequent zoning requirements.

5. OBJECTIVES AND POLICIES

The following objectives and policies guide Tehachapi’s actions toward delivering the desired future as expressed by the community:

OBJECTIVE 1. PRESERVE TEHACHAPI’S NATURAL BEAUTY TO ENHANCE THE SMALL MOUNTAIN TOWN CHARACTER	OBJECTIVE 2. STRUCTURE TEHACHAPI ON NEIGHBORHOODS, DISTRICTS, AND CORRIDORS	OBJECTIVE 3. INTERCONNECT TEHACHAPI THROUGH AN APPROPRIATELY SCALED AND DETAILED PUBLIC REALM	OBJECTIVE 4. REFLECT THE COMMUNITY VISION THROUGH TRANSECT ZONING CALIBRATED TO TEHACHAPI’S NEEDS
<p>Tehachapi is physically defined by its location within the valley formed by the Tehachapi Mountains and the south end of the Sierra Nevada Mountain range. This identity has and will continue to figure prominently for Tehachapi because of the immediate adjacency of these mountains and the sharp contrast between town and nature. Tehachapi’s natural beauty will enhance the small mountain town character in the following ways:</p>	<p>Tehachapi’s diverse community character depends on an overall physical community structure. The fundamental distinctions between a neighborhood, district and corridor are essential to effectively deploying Tehachapi’s strengths throughout its Sphere of Influence. The manner in which these place-types interact is key to how Tehachapi functions, is perceived and ultimately, how the town is enjoyed by its residents. Tehachapi’s identity will be enhanced in the following ways:</p>	<p>Tehachapi’s physical community structure is of a compact town within its natural and agricultural setting. The next level of structure necessary to tie everything together is the public realm. The various open spaces and streetscapes throughout town are the very quality that will most effectively resonate Tehachapi’s identity. Tehachapi will be interconnected through an appropriately scaled and detailed public realm in the following ways:</p>	<p>Tehachapi’s community vision as a small mountain town is dependent upon several physical factors. A primary factor is the set of development parameters that will support what people like about Tehachapi. These same parameters then need to enable new development to fit into the community vision. In order to accurately identify and describe such parameters, transect designations are applied to Tehachapi’s Sphere of Influence. Tehachapi’s community vision will be implemented through transect designations in the following ways:</p>
<p><b>Anticipated Results</b></p>	<p><b>Anticipated Results</b></p>	<p><b>Anticipated Results</b></p>	<p><b>Anticipated Results</b></p>
<p>A. Permanent protection of natural open space from development;</p> <p>B. Reinforced distinction between town and nature to physically define the town while complementing nature;</p> <p>C. Clear distinction between urban areas within the incorporated boundaries and adjacent rural areas.</p>	<p>A. A town form of neighborhoods, districts and corridors;</p> <p>B. A range of tailored development parameters and expectations for each neighborhood, district and corridor based on its role in the overall structure;</p> <p>C. Clarity with which to respond to emerging needs for a particular neighborhood, district or corridor.</p>	<p>A. The ability to travel throughout Tehachapi by a variety of interesting and pedestrian-oriented routes;</p> <p>B. A context-responsive public realm that strengthens the sense of place throughout Tehachapi;</p> <p>C. Increased walkability through the redundancy of routes and connections throughout Tehachapi.</p>	<p>A. The community vision and direction are embodied into zoning standards that reflect the transect designations;</p> <p>B. A consistent and integral regulatory method for supporting and/or generating Tehachapi’s small mountain character at a variety of levels of detail;</p> <p>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.</p>
<p><b>Policies</b></p>	<p><b>Policies</b></p>	<p><b>Policies</b></p>	<p><b>Policies</b></p>
<p>TF1. Promote appropriately sensitive development along the edges of Antelope Creek;</p> <p>TF2. Cluster development away from hillsides in excess of 15% and rezone such hillsides to reflect natural open space;</p> <p>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;</p> <p>TF4. Build roads and recreational trails that are rural in their appearance and function and support the intended physical environment.</p>	<p>TF5. Adjust regulations for the various neighborhoods, districts and corridors to reflect the nature of intended change (e.g., maintenance, regeneration or expansion) and update these identifiers over time, as necessary to reflect the vision;</p> <p>TF6. Maintain the Special Districts (SD) identified in Figure 2-3 to address the unique needs of the public facilities, the Tehachapi Airport, regional retailing, and the interface between industrial activities and SR 58;</p> <p>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.</p>	<p>TF8. Identify and maintain the public realm as an armature that consists of open space types, thoroughfare types and streetscape types;</p> <p>TF9. Coordinate the public realm according to the variety of physical contexts it is intended to support and/or create;</p> <p>TF10. Coordinate development standards with the details of the public realm to achieve the overall intended physical environment.</p>	<p>TF11. Identify and assign transect designations to the various blocks and unsubdivided lands on the regulating plan, consistent with the community vision;</p> <p>TF12. Calibrate each transect designation across at least the following topics aimed at supporting and/or generating Tehachapi’s small mountain town character:</p> <p style="padding-left: 40px;">Intent, Block Size, Lot area/size, Street Types, Open Space Types, Frontage Types, Building Types, and Land Use</p> <p>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;</p> <p>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.</p>

**OBJECTIVE 5. SHAPE AND ACTIVATE TEHACHAPI'S PUBLIC REALM THROUGH TOWN-SCALED BUILDINGS**

Tehachapi's public realm is reinforced and enhanced by the individual buildings that shape it along its many routes and public spaces. Individual buildings need to physically contribute to creating the outdoor 'public rooms' that make up the public realm. For the public realm to support the vision, buildings must be of Tehachapi's small mountain character and scale. Tehachapi's buildings will generate pedestrian-oriented and human-scaled buildings for private use in the following ways:

**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**

- 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);
- TF17. Maintain the location of historic resources on the zoning map to fully inform decision-making and to integrate such resources into new development or regeneration;
- TF18. Enable historic buildings to be fiscally viable through an adaptive re-use ordinance;
- 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**

The idea of trying to specify every conceivable land use that will occur in a building over its effective life has proven to not only be impossible but not highly productive for many communities. In contrast, each transect zones addresses land use as one of several factors that shape neighborhood character. Each land use is paired with the range of building types that accommodate the use and carry out the community vision with the important distinction that each building type can accommodate a range of land uses.

**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**

- 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**

The relationship between Tehachapi's regulations and the outcomes that the regulations allow is of critical importance. Flexibility and efficiency are primary considerations that are best addressed through regulations aimed at clear and intentional results: the physical environments described in this General Plan. By tailoring the regulations to those outcomes, a substantial step toward flexibility and efficiency has been taken. Latitude can then be provided within the overall intention of generating the range of acceptable outcomes.

**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**

- 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.
- TF26. **Incentives for Smart Planning.** Support applications for affordable housing funds from agencies that reward smart planning, such as the HCD's Multifamily Housing Program (MHP) and the California Tax Credit Allocation Committee;
- TF27. **Bicycle Master Plan.** Complete and implement the Bicycle Route Master Plan, including open space and multi-purpose trails connecting all areas of the community. Coordinate with the California Department of Transportation and utilize the Transportation Planning Grant Program to fund implementation;
- 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**

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.

**Anticipated Results**

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

- 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 9. PRESERVE AND IMPROVE EXISTING HOUSING**

**OBJECTIVE 10. INCREASE DEVELOPMENT CERTAINTY THROUGH ZONING AND DELEGATING OF DECISIONS**

**OBJECTIVE 11. MEET EQUAL HOUSING OPPORTUNITY NEEDS FOR ALL RESIDENT GROUPS – REGARDLESS OF THEIR ECONOMIC, SOCIAL, OR CULTURAL BACKGROUND**

As a community grows in appeal, so does the amount that it takes to purchase or rent a dwelling. Tehachapi should do all it can to help preserve and improve existing housing to both maintain the neighborhoods and to not necessarily depend upon new development to solve the need for affordable housing. [1]

A major factor in community development and reinvestment is that of certainty in the process. The need for clear and intentional regulations greatly enables certainty about the community’s expectations and in turn, can lead to a smoother process. By removing the ambiguity often associated with the development process, it is possible for some decisions to be delegated to the administrative level.[1]

Tehachapi’s ability to help all resident groups will enable the town to diversify its population and to support the local economy through a proximate job-base. [1]

TF41C. **Density Bonus.** Amend Chapter 18.92 (Density Bonuses) of the Tehachapi Zoning Ordinance to comply with changes in the State Density Bonus law (Govt Code Section 65915)

**Anticipated Results**

**Anticipated Results**

**Anticipated Results**

TF41D. **Emergency Shelters.** Amend the Tehachapi Zoning Ordinance to comply with SB 2 and permit emergency shelters without a conditional use permit (CUP) or other discretionary permits and define transitional and supportive housing as residential uses subject to the same restrictions that apply to other housing.

- A. At least one rehabilitated dwelling per year coordinated with the intention for the particular area (e.g., Regeneration or Maintenance) that contributes to and/or maintains the area’s physical condition;
- B. Consistent and community-wide events that enable comprehensive collection of yard waste, batteries, oil, etc., and result in the removal of hazards and/or unsightly conditions.

- 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.

- A. Approximately 10 affordable housing units rehabilitated per year through improved infrastructure such as bathroom and kitchen rehabilitation, utilities, sidewalks, open space improvements, etc.
- B. Assistance to buyers and/or renters of very low and low income housing units in the form of fee deferrals or reductions toward approximately 10 such units per year;
- C. Clear and tangible development standards aimed at generating and/or supporting affordable housing that is indistinguishable from market-rate housing.

TF41E. **Density Consistency.** Revise the Tehachapi Zoning ordinance to be consistent with the General Plan Land Use Designations and their intended density, intensity and development potential;

TF42. **Residential Redevelopment.** Utilize redevelopment tools/funds to rehabilitate blighted residential areas by acquiring land and/or implementing neighborhood improvement projects (e.g., open space development, building rehabilitation, etc);

**Policies**

**Policies**

**Policies**

TF43. **Information Outreach.** With County Community Development input, provide information brochure of available assistance;

TF35. **Housing Rehabilitation.** Identify and pursue funding to further Tehachapi’s programs for housing improvements, such as the Paint-Up and Spruce-Up Grant Programs for at least one dwelling per year;

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;

TF39. **Residential Infrastructure.** Prioritize Tehachapi’s CDBG allocation to address deficient or non-existent infrastructure for approximately 10 affordable housing units per year. In addition, leverage such funds for area-wide improvements with redevelopment housing set-aside funds and awarded grant funds;

TF44. **Redevelopment Housing Plan Implementation.** Utilize Redevelopment Agency Housing Set-aside to assist and leverage the development of approximately 80 additional affordable housing units for families and seniors.

TF36. **Clean Up Programs.** Coordinate with community groups and organizations such as the Chamber of Commerce to hold a single event or annual free yard waste pickup.

TF38. Utilize clear development requirements tailored to the community vision.

TF40. **User Fee Assistance.** Utilize a funding mechanism, including fee-deferrals, to reduce fees for approximately 10 very low income and low income housing units per year;

TF41. **Residential Land Inventory.** Prepare land inventory of available, vacant residentially zoned property and publish for easy use;

TF41A. **Housing GIS Database/Code Enforcement.** Conduct a 100 percent housing condition survey utilizing a geographic information system database. Prioritize code enforcement activity based on these results and address at least ten substandard units per year;

TF41B. **Secondary Residential Units.** Amend Chapter 18.90 (Secondary Residential Units) of the Tehachapi Zoning Ordinance to comply with AB 1866, requiring ministerial consideration of second-unit applications in residential zones;

[1] The above policies and anticipated results are reflective of and consistent with the Tehachapi Housing Element. All activity and decision-making subsequent to the above must be in conformance with the Tehachapi Housing Element.

**OBJECTIVE 12. PROMOTE GREEN BUILDING / ENERGY EFFICIENCY THROUGH HIGH QUALITY AND ENERGY-CONSCIOUS DESIGN**

As the responsibility increases to use less energy and maintain the quality of environment in the Tehachapi Valley, the opportunity to incrementally address this need should be at the smallest level possible: the building. In addition to current Federal and State requirements regarding energy efficiency, Tehachapi should support its quality of environment through innovative 'green building' technology and design. Tehachapi will be a leader in energy-conscious design in the following ways:

**Anticipated Results**

- A. The systematic installation of energy-saving/producing technology on existing buildings (should be required of new development);
- B. The ultimate reduction of Tehachapi's overall energy needs by approximately 25% by 2035.

**Policies**

- TF45. **Energy-Efficient Incentive Programs.** Maintain an incentive program to encourage new development to incorporate the following design elements:
  - Locate and design buildings to maximize natural day lighting and promote use of photovoltaic systems;
  - Energy-producing technology;
  - Light-colored "cool roofs"; and
  - Water-efficient landscapes, efficient irrigation, and permeable paving materials.
- TF46. **Energy Rebate Programs.** Through coordination with the California Energy Council (CEC or other such groups), support an incentive program for the annual installation of approximately 25 solar energy systems on new and existing development;
- TF47. **Location-Efficient Mortgage and Energy-Efficient Mortgage.** Promote Location-Efficient Mortgage and Energy-Efficient Mortgage programs, such as the Single-Family Low-Income Incentive Program within the California Solar Initiative;
- TF48. **Efficiency Upgrades.** Apply the California Energy Commission energy efficiency requirements in new housing and encourage the annual installation of approximately 15 energy saving devices in pre-1975 housing;

TF49. **Green Building.** Support and encourage Green Building design standards in new construction and redevelopment to promote increased energy conservation. Establish regulations requiring the development of environmentally sustainable buildings toward the following general targets:

- Achieve LEED™ certification for all new public buildings of at least 10,000 square feet.
- Set a minimum target of 20 percent to the Silver LEED™ certification, 10 percent to the Gold LEED™ certification, and 2 percent to the Platinum LEED™ certification, with the remainder categorized simply as "Environmentally Sustainable Design".
- 50 percent of new buildings smaller than 10,000 square feet should obtain at least LEED™ certification or its equivalent.

Applicants are responsible for the LEED™ application process;

TF50. **Weatherization.** Assist approximately 100 very low/low income families through the Community Action Partnership of Kern (CAPK) Weatherization Program;

TF51. **Energy-Use Reduction.** Monitor energy and water usage in Tehachapi and investigate other appropriate programs to achieve a 20 percent reduction in overall energy usage, conserving these and other natural resources.

**OBJECTIVE 13. COORDINATE WITH THE SCHOOL DISTRICT TO OPTIMIZE THE LOCATION OF SCHOOL FACILITIES**

In locating new school facilities, work with the Tehachapi Unified School District at the earliest possible opportunity will benefit their location and optimize their performance and access throughout the community.

**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**

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.

**OBJECTIVE 14. REDUCE TEHACHAPI'S PRODUCTION OF GREENHOUSE GAS EMISSIONS AND CONTRIBUTION TO CLIMATE CHANGE, AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE**

Among the various topics in this general plan, the issue of green house gas emissions cuts across physical boundaries and must be integrated into Tehachapi's planning and decision-making.

**Anticipated Results**

- A. Implementation of AB 32 which requires greenhouse gas emissions reductions to 1990 levels by 2020;
- B. Implementation of executive order S-3-05 which requires 1990 levels by 2020 and 80% below 1990 levels by 2050;
- C. Administrative procedures incorporate greenhouse gas emissions reduction as a part of site plan review and permit processing.

**Policies**

TF55. Pro-actively cooperate with the state to implement AB 32 to achieve the required greenhouse gas emissions reductions;

TF56. In cooperation with the state and Kern COG proactively promote implementation of SB 375;

TF57. Reduce greenhouse gas emissions and adapt to climate change with efforts in the following areas:

- **Energy.** Key adaptation strategies will include incentivizing renewable energy installation, facilitating green technology and business, and reducing community-wide energy consumption;
- **Land Use.** Key adaptation strategies will include transit-oriented development, compact development, infill development, and encouraging a mix of uses;
- **Transportation.** Key adaptation strategies will include enhanced multi-modal transportation, cycling infrastructure and walking infrastructure;
- **Buildings.** Key adaptation strategies will include green building incentives, assessment of green building techniques as a formal phase of city design review, and development of a green building ordinance. Adaptation strategies will also include increased water efficiency in buildings;
- **Waste.** Key mitigation strategies will include increased composting and recycling, and efforts to reduce waste generation;
- **Ecology.** Key adaptation strategies will include tree planting and native and drought-resistant planting;
- **Government Operations.** Key adaptation strategies will include green procurement and energy saving in operations and maintenance;

**OBJECTIVE 15. DEVELOP AND REINVEST IN TEHACHAPI IN WAYS THAT ARE CONSISTENT WITH AVAILABLE RESOURCES.**

- **Communication and Programs.** Key adaptation strategies may include energy or climate change-themed publications and workshops, facilitating energy audits for residents, or establishing partnerships to promote climate action;

Tehachapi’s location in a high desert valley pose unique realities for development related to water supply that need to be integrated into the daily work of achieving the community vision.

TF58. Within 1 year of adopting this General Plan, create and adopt a Climate Action Plan to guide city efforts in reducing green house gas emissions and adapting to climate change;

**Anticipated Results**

- A. Infill development that completes and improves existing neighborhoods, districts and corridors;
- B. Development of new areas that is in the form of planned neighborhoods, districts and corridors although their completion may take many years.

TF59. To the extent feasible, complete a greenhouse gas inventory and review the Climate Action Plan’s mitigation strategies every 5 years to ensure they are still appropriate.

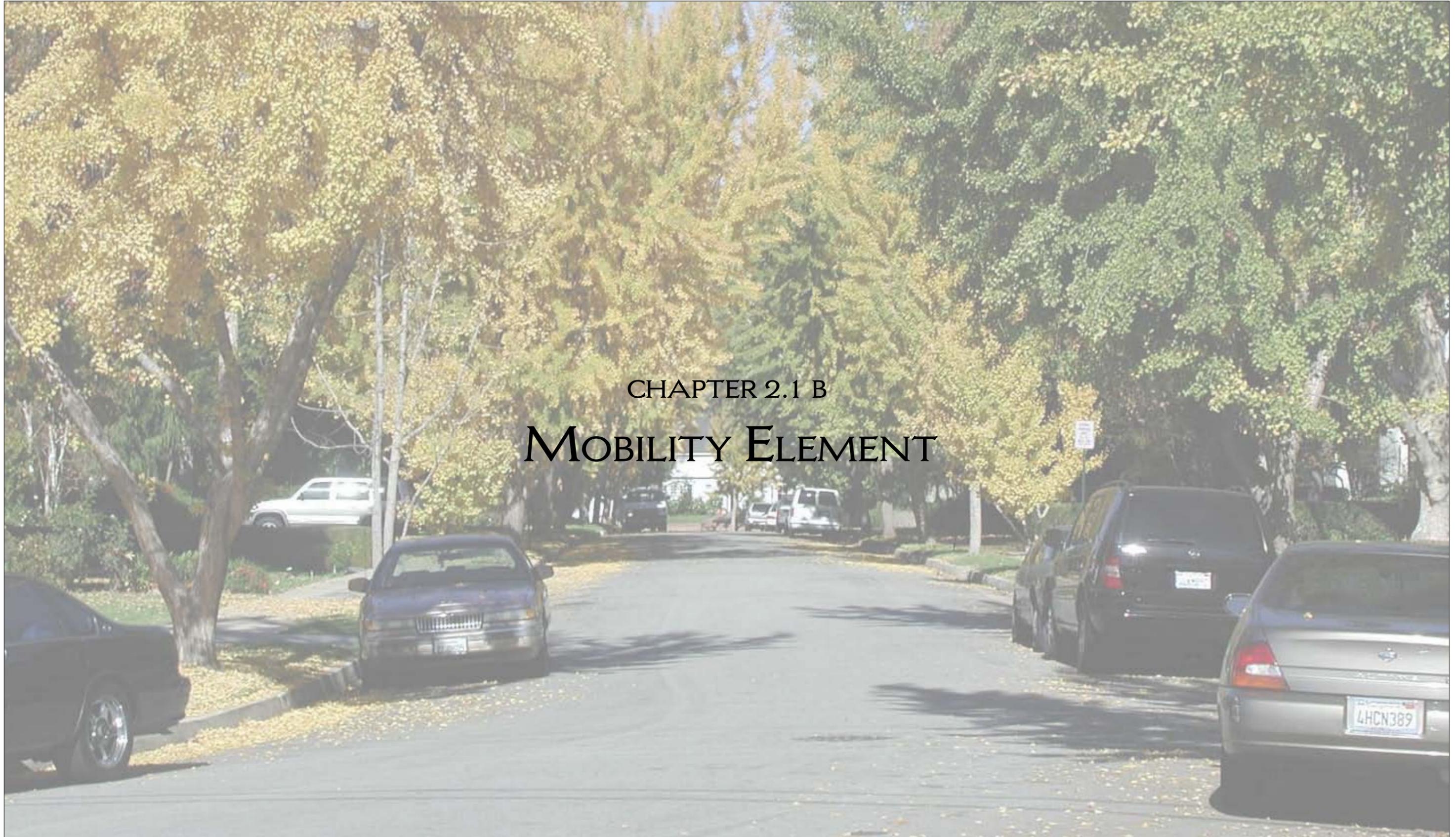
**Policies**

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 2-2.1 with procedures that allow the distribution of prior year’s and future year’s unused growth potential subject to City Council approval;

TF62. Develop annual audit and management procedures to track the approval of growth potential consistent with Table 2-2.1 and consistent with the availability of water for each development.





CHAPTER 2.1 B  
MOBILITY ELEMENT

The Mobility Element informs and guides the way we access individual uses and places in the built environment and the connectivity between them.

Community preferences and directions are formed into objectives and corresponding policies which promote and inform the development of an interconnected network of thoroughfares, roads, sidewalks, trails, and public transportation. This network provides ease of access to the full range of amenities and opportunities Tehachapi has to offer without always needing an automobile. Similarly, this element provides for a mobility infrastructure that is consistent in physical context, form, and scale, with Tehachapi's overall vision.

The Mobility Element is of particular importance to maintaining Tehachapi's identity as a small mountain town, ensuring that an appropriate scale of growth, and ease of circulation by several modes continues for generations to come.

#### Statutory Requirements

State of California Law (Government Code Section 65300-65307) requires that a city's General Plan include a circulation element that shall:

“...consist of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the land use element of the plan.”

The Mobility Element satisfies the above requirement by implementing the community vision through coordination with all elements, particularly the Urban Form Element.

B. Mobility	Page
1. Purpose	2:31
2. Community Preferences and Direction	
3. Summary of Issues	
4. Components of Mobility Framework	2:32
A. The Network of Blocks and Thoroughfares	
B. Context-Responsive Thoroughfare Design	
C. Access, Walkability and Circulation	
D. Transit	
E. Thoroughfare Types	
5. Objectives, Anticipated Results and Policies	

MOBILITY ELEMENT

1. PURPOSE OF THE MOBILITY ELEMENT

The primary purpose of a town is to provide its residents with a wonderful place to live, work, shop, learn and play. The town’s principal purpose is to bring as many amenities as possible within easy reach of its residents, so that they do not have to forage throughout the region for their daily and weekly needs. It is the role of the General Plan, then, to provide a full range of mobility opportunities in various forms, while locating a range of useful amenities nearby most residents so that they have a choice as to how far, and how, they wish to travel for their daily needs.

In conventional suburban environments - which at this time dominate most California cities - residents have no real choice but to travel by automobile for virtually every need. The distance from a typical residence to most commercial and recreational amenities - and the nature of the intervening streets - make it necessary for most residents to drive to school, to a park, to a grocery store, to a restaurant, to a job, and to practically anything other than another residence very similar to the one they just left. Choices are not provided for those who are too young to drive, too old to drive, too poor to afford both an automobile and housing, or just prefer to travel by foot or bicycle from time to time to conserve energy, improve physical fitness, or simply to enjoy Tehachapi’s beautiful climate.

Most destructively of all, communities and regions that are designed so as to require the use of automobiles to access all activities of daily life - activities that in many cases are increasingly dispersed throughout the region - waste growing amounts of people’s time and money on unnecessary travel, consuming increasing amounts of non-renewable fossil fuels, degrading air quality, and contributing to global climate change. Tehachapi has the opportunity to mitigate these powerful potential negative effects of continued economic growth through simply focusing on maintaining its small town character, with a mobility strategy characteristic of and compatible with the town’s character and life style.

Accordingly, the Mobility Element of this General Plan is focused on:

- a) Working in tandem with the Urban/Architectural Form element, which emphasizes the provision of useful amenities relatively close to most residents, to reduce the length and perhaps frequency of daily trips;
- b) Providing a well connected network of “complete streets” that equally support movement on foot, by bicycle, and by automobile;
- c) Reducing traffic congestion by providing multiple and redundant route options within a connected network of primary and secondary through streets;
- d) Reducing traffic congestion - and the acreage required for parking lots - by employing “park-once” strategies, whereby it is most convenient to park upon arrival, and then walk to a variety of destinations for a number of errands or other purposes;
- e) Serving neighborhood centers, or other concentrations of activity, with effective transit services, providing another mobility choice.

2. COMMUNITY PREFERENCES AND DIRECTION

Tehachapi’s circulation system is recognized as needing to do more than move automobiles at the expense of safety, walkability and community character. As such, the circulation system is multi-modal, highly interconnected, context-directed and supportive of the community’s small mountain town character.

Tehachapi’s circulation network is enhanced through as many additional interconnected thoroughfares circumscribing small, pedestrian-oriented, blocks as possible. Improved connectivity distributes vehicular traffic more evenly, utilizing multiple streets rather than relying on only a few arterial streets to carry all of the traffic. Through a more robust and articulated system of thoroughfares, a wide variety of streets that support Tehachapi’s character and image are used in favor of multi-lane thoroughfares which are out of character with Tehachapi’s image.

Each of Tehachapi’s areas or places within the overall town, are connected by as many thoroughfares as possible and physically appropriate for each place. For example, the central neighborhoods are connected to downtown by several streets and in turn, the central neighborhoods are connected to adjacent corridors and other neighborhoods by several streets as well. Better connectivity with additional through routes allows for closer intersection spacing and small block sizes, creating a fine-grained and diverse network that also facilitates pedestrians, cyclists and equestrians.

3. SUMMARY OF ISSUES

Based on the description provided in the Environmental Setting chapter of this General Plan, the following issues have been identified as relevant and key to address in the Mobility Element.

- Tehachapi’s transportation system includes a hierarchical roadway network adjacent to a limited access state highway (SR-58) with three interchanges, a freight rail line through town with at-grade crossings and a small municipal airport;
- The roadway network south of SR-58 is primarily a grid network, with larger roadways and cross-sections at mile intervals aligning with the three interchanges. The roadway network north of SR-58 serves more recently developed property with streets that are more typical of tract development non-grid, configured more to the topography;
- The Tucker Road and Tehachapi Summit interchanges are full interchanges, and therefore, carry more traffic than the Dennison Road overpass;
- At buildout in 2035, as envisioned in this General Plan, Tehachapi is expected to reach a population of approximately 14,200 [1]. As stated through this plan and the community’s vision, this amount of increase is acceptable only if Tehachapi’s ambiance of a small mountain town is maintained;
- It is anticipated that many of the vehicular trips will be into and out of town during peak commute hours to and from employment centers in Bakersfield, Mojave, Palmdale and Lancaster. Therefore, traffic on the primary streets that connect to the SR-58 interchanges will continue to be important;
- Congestion will need to be addressed at seven key intersections particularly during morning and evening peak commute periods:
  - i. Tucker and Valley
  - ii. Mill and SR 58 NB ramps
  - iii. Green and Tehachapi
  - iv. Curry and Valley
  - v. Dennison and Tehachapi
  - vi. Dennison and Highline
  - vii. Steuber and Tehachapi
- Highline Road carries significant amounts of traffic seeking to access the unincorporated communities to the west of Tehachapi while bypassing the town itself and job centers in the Antelope Valley by way of Tehachapi Willow Springs Road. Until recently, Highline was a country road outside town, and its high-speed traffic had little effect on the City. However recent residential development adjacent to Highline has made it necessary to reconsider the nature of that thoroughfare, to allow it to carry the through traffic, but at

reduced speeds to improve intersection safety and to make it more compatible with the new neighborhoods;

- Congestion at peak periods is exacerbated by prison shift changes which currently coincide with local schools letting out. However, it should be noted that the prison shift changes have been staggered to avoid exacerbating peak AM and PM vehicular movement associated with the communities of Stallion Springs, Bear Valley Springs and Golden Hills which collectively contribute more traffic on Highway 202 than the operation of the California Corrections Institution (CCI);
- Avoid applying traffic control techniques that are more representative of a large, suburban city and not a small town;
- More streets that connect are needed to disperse traffic;
- Downtown needs a shared public parking system of surface lots and on-street parking;
- Multiple options for transportation modes must be provided, including an efficient transit system that is coordinated with the towns emerging structure of neighborhood activity centers;
- A complete bicycle and equestrian network is needed;
- On-street parking needs to contribute to the success of businesses and to traffic-calming. Over the long-term on-street parking would be beneficial along portions of SR 202 (Valley Blvd) and Tucker Road.

[1] Based on population projections corresponding to allowed maximum development per Table 2-2.1.

#### 4. COMPONENTS OF MOBILITY FRAMEWORK

##### A. NETWORK OF BLOCKS AND THOROUGHFARES

Like most small towns, Tehachapi is characterized by an interconnected grid network in the downtown area connected to the residential areas with major thoroughfares. Tehachapi Boulevard, East Valley Boulevard, Highline Road, Tucker Road, Dennison Road, and Highway 58 are the major traffic corridors.

##### B. CONTEXT-RESPONSIVE THOROUGHFARE DESIGN

Tehachapi has a unique position as a small town with an active downtown in the middle of a beautiful natural landscape. The street network is a major component of the public realm, as are the individual parks, plazas, and community gathering places. As such, the street network must reinforce and positively shape the context of its surroundings. Context-sensitive solutions for street design correspond the physical characteristics of each street in the network to the immediate physical surroundings and function within the network.

Appropriate design balances the allocation of right-of-way to users of the various modes of transport, shapes the right-of-way as pleasant public space for all users, and moderates the thoroughfare's effects on adjacent buildings and their activities to make a positive and appealing environment. Individual streets reflect the needs of the community, and as such become part of the community itself by enabling gathering places, a meeting spot for neighbors on walks, or an extension of the natural beauty of the surroundings. When a street is designed with the intended physical context in mind, the motorists are immediately aware of how fast or slow they should drive, cyclists feel safe riding their bikes, pedestrians are comfortable walking on the sidewalks, and the surrounding land uses are more connected.

As with other traditional American small towns, Tehachapi's character varies throughout the community, and each area can be divided into zones based on the transect shown in Figure 2-3. In response to the community vision, street types are allocated to each of the transect zones to generate or support the intended physical environment. By adjusting various design elements and characteristics of a street, a menu of street types is generated. This menu is then corresponded to the transect zones. This approach to street design creates a sense of place and will signal the appropriate change in context as the street continues through the community.

##### C. ACCESS, WALKABILITY, AND CIRCULATION

The street network (Figure 2-4) provides access to residences and destinations throughout Tehachapi for all modes, including pedestrian travel. While it is not necessary or productive to encourage vehicular travel, it is important that the scale and design of the streets promote walkability to allow users to make short trips on foot, whether walking to a neighbor's house or from store to store downtown. Having a highly connected street network allows pedestrians to take the shortest path to their destinations, and including street trees and other pedestrian amenities

makes the trip more pleasant. By emphasizing the pedestrian scale of the street in terms of connectivity and design, Tehachapi enhances the qualities that make it a unique small town.

##### D. TRANSIT

For the foreseeable future, the primary mode of transportation in Tehachapi for trips longer than a quarter mile will be the personal vehicle. However, as demographics change and the town grows, and as fuel prices rise, small, short-trip transit service will gain more viability. An on-demand shuttle service could be the first step in providing service to the transit dependent population with minimal investment. As demand increases, the shuttle can be expanded to provide fixed route service to serve major job and activity centers.

Over time, as urban activity centers are developed within and adjacent to more neighborhoods, as the completeness and walkability of the street network is improved, and as the extent and frequency of transit service is improved, the town's goal should be that transit becomes an attractive choice for certain trips by those who are not "transit dependent", but simply choose that mode because it is convenient and economical. To that end, the mobility plan identifies transit corridors for the purpose of accommodating Tehachapi's near and long-term transit needs. It is on these corridors that transit should be encouraged and in turn, contribute to the adjoining uses by serving as destinations throughout town.

##### E. THOROUGHFARE (STREET) TYPES

The street system envisioned for Tehachapi consists of a network of individual streets based more on the desired neighborhood character and less on traffic carrying capacity. This is largely possible through the interconnectedness and redundancy of the network. The benefits of an interconnected and varied network are:

- More integration of modes, maximizing efficiency of each street;
- Streets tailored to the needs of the environment they are intended to generate and/or support;
- More even distribution of trips throughout the network.

Implicit in the above benefits is the need to redirect particular aspects of conventional street design and operations:

- **LOS (Level of Service):** Conventionally, LOS represents the relationship between traffic volumes and driver delay for a given roadway and its intersections. Further, it is typical to establish a community-wide LOS irrespective of the various physical contexts and character throughout a community. In order to carry forward the community vision set forth by Tehachapi, it is therefore necessary to redirect how LOS serves the vision and not how the vision must conform to LOS. This is largely the reason why many communities experience the negative effects of traffic, traffic-noise and low walkability rates. To depart from such a rigid system, the compatible street types identified in Figure 2-4 set forth a variety of

parameters to inform roadway design. Among those parameters is the LOS for each street type given the particular role it plays in the larger network toward delivering the community vision. Over the course of implementing this General Plan, the City may reevaluate and adjust its LOS standards in a variety of ways that are supportive of the vision;

- **On-Street Parking:** Conventionally, on-street parking is considered as an obstacle or nuisance to traffic flow and is typically allowed only on neighborhood streets or in obvious locations such as a main street. However, on-street parking plays a role throughout a community and can mean the difference between success and adversity for smaller businesses. To address the need for convenience parking within the right-of-way and to not consume private property with unnecessary parking lots and paving, each street type in the network assumes on-street parking unless there are particular conditions such as peak morning or evening traffic that needs the parking lanes as additional travel lanes and then returns the parking after the peak flows have occurred. This is not currently allowed on SR 202;

- **Block-Length:** As discussed earlier, the length of blocks is critical to the ability to make a walkable network and to generate distances that do not promote speeding in between intersections. To address this issue, each street type in the network has parameters for how many blocks it is intended to serve in the network. In addition, each transect zone identifies the range of block sizes and lengths compatible with the intended environment and physical character: depending upon context, blocks need to be of different sizes and this information affects block-length and in turn, intersection spacing. All of this is intended to deliver a balanced transportation system that intrinsically promotes modes other than driving;

- **Curb-radii:** While seemingly a mundane detail, this particular aspect of streets largely affects the time it takes to cross the street as well as influencing how fast vehicular traffic can move around the corner, and in the process, how fast traffic travels on a particular street. This all affects the perception of a street being safe and comfortable for more than vehicular traffic. Often, after a street is perceived to have reached an imbalance between pedestrians/cyclists and motorists, traffic-calming improvements, at significant expense, are installed. To avoid the need for post-construction traffic-calming improvements and maintain the intended environment, each street type in the network identifies parameters for curb-radii according to the intended physical environment and character it is to generate and/or support.

Most streets will be two-lane - or three-lane with turn lanes and medians - and because more of them will connect through neighborhoods to other destinations, this results in enhanced traffic capacity across the network. Some of the larger roadways will place more emphasis on vehicular traffic - but not at the expense of comfortable sidewalks - while others will place more emphasis on walking, biking and transit use, and will moderate vehicular speeds through their physical design and configuration. Table 2-4 identifies the range of thoroughfare types appropriate to Tehachapi's small mountain town character.



Example of Interconnected Block and Street Network in Tehachapi

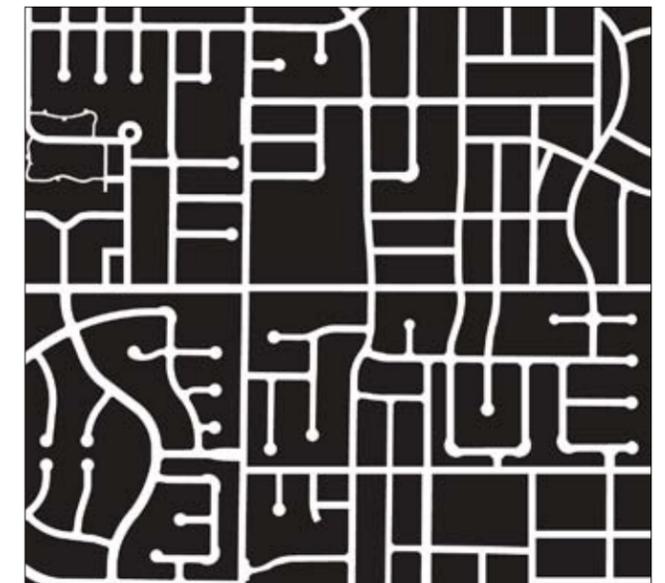
Intersections per square mile in such a pattern: 200

Above: A variety of block sizes, street types and high level of interconnectivity with an emphasis on balancing the needs of vehicles with the needs of people.

Below: A low level of interconnectivity, little variety of street types and an emphasis on satisfying vehicular needs.

Intersections per square mile in such a pattern: 120

Example of Disconnected Block and Street Network in Tehachapi



4F. MOBILITY PLAN

Tehachapi's Mobility Plan incorporates the following five components to support the community vision set forth in Chapter 1:

- A. Network of Blocks and Thoroughfares
- B. Context-Responsive Thoroughfare Design
- C. Access, Walkability, and Circulation
- D. Transit
- E. Thoroughfare (Street) Types

**Streets and Physical Context:** This mobility plan takes the vision forward by articulating the network through three categories of streets. Then, the various physical environments are matched with street types that support the needs of each physical environment. The result is an interconnected network tailored to the vision. Three general categories comprise the network. Each category has at least two types that articulate the network:

**Major Arterial (Principal Through Streets):** Of the three general categories, these are designed to carry the most amounts of traffic across town at a reasonable speed. Travel lanes tend to be slightly wider than those of minor or local streets. Medians provide for turn lanes that allow for turn movements without impacting the traffic flow. Major arterials have few required stops, typically at signalized intersections with other major arterials. Additional pedestrian activated signals are recommended. This type provides for smooth flow of vehicular traffic while ensuring pedestrian safety and comfort, quality of life for adjacent residences, and overall aesthetic appeal.

**Minor Arterial (Collector or Through Streets):** Designed to connect neighborhoods with major arterials and carry moderate amounts of traffic at moderate speeds. Travel lanes tend to be slightly narrower than those of major arterials to encourage lower speed. Minor arterials typically have stop sign controlled intersections every few blocks. This type balances traffic flow with pedestrian safety and comfort, quality of life for adjacent residences, and overall aesthetic appeal.

**Local Streets (Tertiary Streets):** Designed to provide access to most residences in neighborhoods and carry modest amounts of traffic at low speeds. Travel lanes tend to be narrow to encourage low speed. Local streets in low-intensity areas carrying little traffic may be queuing streets, requiring drivers to let oncoming traffic pass before proceeding. Local streets typically have stop sign controlled intersections every couple blocks. This type allows for slow vehicular traffic while emphasizing pedestrian safety and comfort, quality of life for adjacent residences, and overall aesthetic appeal.

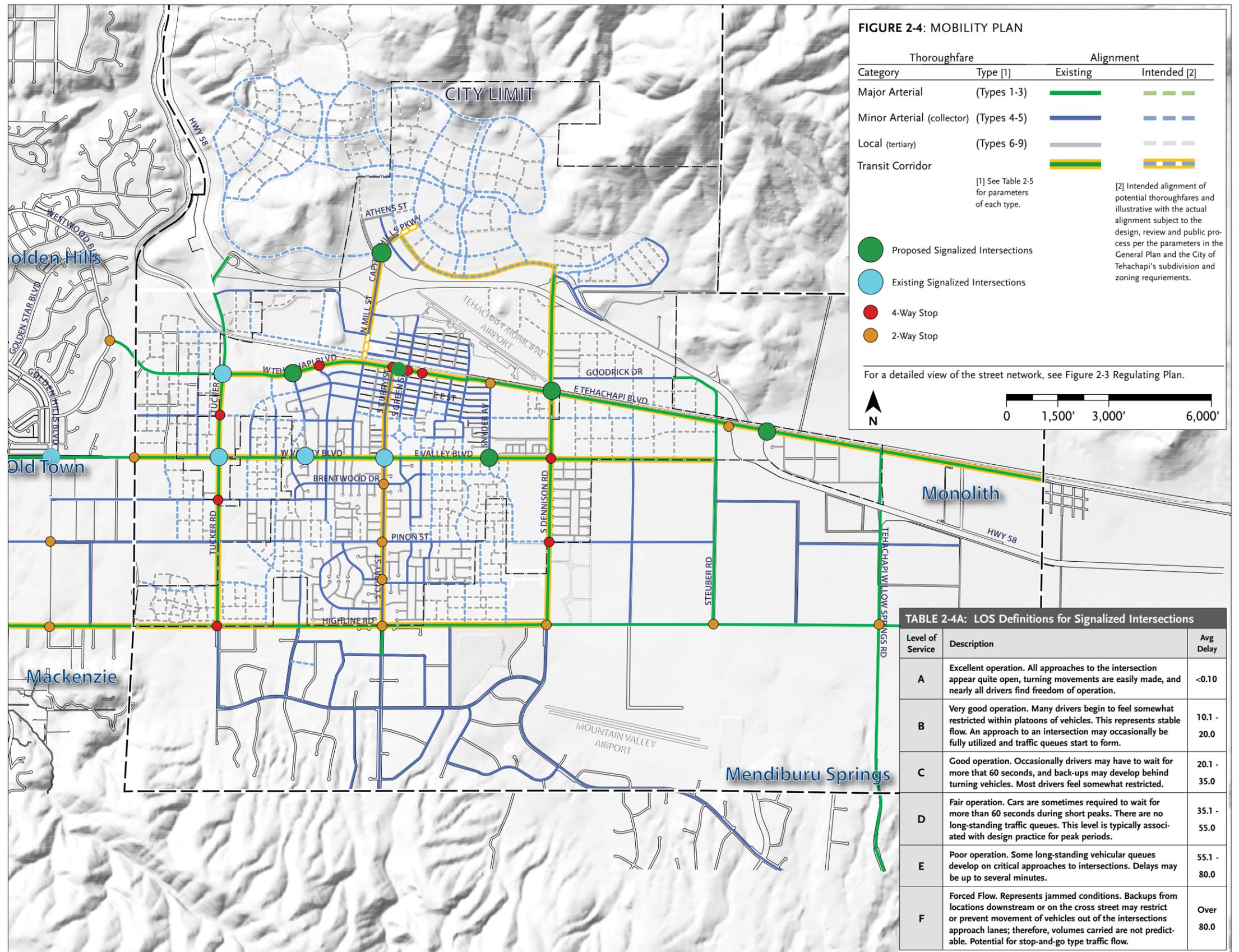




TABLE 2-5: THOROUGHFARE TYPES BY TRANSECT DESIGNATION

All thoroughfare types in Table 2-5 are provided to inform and guide the design of new thoroughfares or the retrofit of existing thoroughfares in Tehachapi. Thoroughfares may differ from the allowed types in Table 2-5 provided that the characteristics of the new design are similar to the allowed type(s) and compatible with the vision as determined by the City.

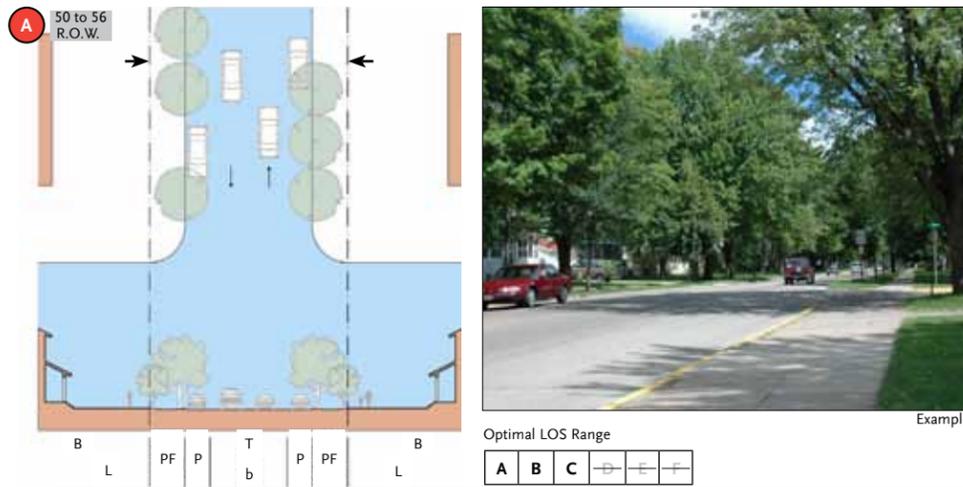
1. ROAD (MAJOR ARTERIAL)

A local, rural and sometimes suburban thoroughfare of low-to-moderate vehicular speed and capacity. Two general variations are described at right and below.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	no limit
Major Arterial	no limit
Minor Arterial (collector)	---
Local (tertiary)	---

T-1	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-1	SD-2	SD-3
-----	-----	-------	-----	-----	-------	-----	------	------	------



Optimal LOS Range

A	B	C	D	E	F
---	---	---	---	---	---

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		

L wide frontages: min 100 feet  
 B 2 stories, set back far from r.o.w.  
 PF path with open swale, trees (no curb)  
 R 10 - 30 feet  
 b share travel lanes with vehicles  
 P parallel, not striped  
 T 1 lane each direction  
 VA front or rear

DESIGN SPEED  
DESIGN ADT

DESIGN CHARACTERISTICS  
 Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.



Optimal LOS Range

A	B	C	D	E	F
---	---	---	---	---	---

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		

L wide frontages: min 100 feet  
 B 2 stories, set back far from r.o.w.  
 PF path with open swale, trees (no curb)  
 R 10 - 30 feet  
 b share travel lanes with vehicles  
 P parallel, not striped  
 T 1 lane each direction  
 VA front or rear

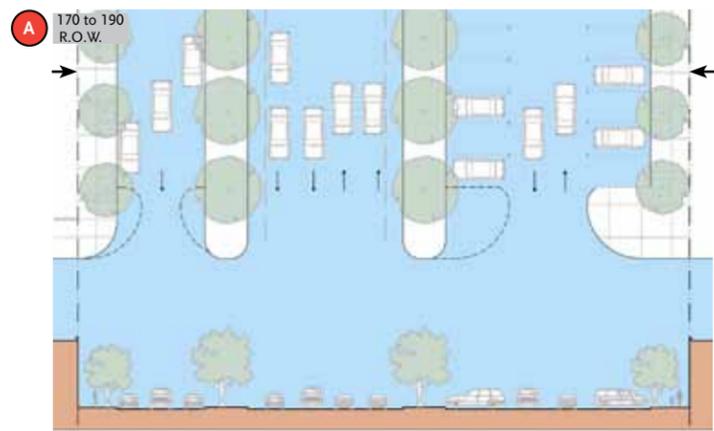
2. BOULEVARD (MAJOR ARTERIAL)

A thoroughfare designed for high vehicular capacity and moderate speed, traversing an urbanized area. This thoroughfare type usually includes a slip or 'frontage' road buffering adjoining sidewalks and buildings. Two general variations are described at right and below.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	no limit
Major Arterial	no limit
Minor Arterial (collector)	---
Local (tertiary)	---

T-1	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-1	SD-2	SD-3
-----	-----	-------	-----	-----	-------	-----	------	------	------



Optimal LOS Range

A	B	C	D	E	F
---	---	---	---	---	---

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		

L wide frontages: min 100 feet  
 B 1-3 stories, set back or at o.w.  
 PF sidewalk with trees in planters  
 R 15 feet; 20 feet with bulbouts  
 b 1 lane striped in through-traffic section  
 P parallel, perpendicular or diagonal on frontage roads  
 T 1 lane each direction  
 VA front or rear

DESIGN SPEED  
DESIGN ADT

DESIGN CHARACTERISTICS  
 Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.



Optimal LOS Range

A	B	C	D	E	F
---	---	---	---	---	---

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		

L variety of frontages: min 50 feet  
 B 1-3 stories, set back or at r.o.w.  
 PF sidewalk with trees in planters  
 R 15 feet - 20 feet with bulb-outs  
 b 1 lane striped each direction  
 P parallel  
 T 2 lanes each direction  
 VA front or rear



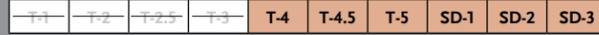
Optimal LOS Range

A	B	C	D	E	F
---	---	---	---	---	---

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		

L variety of frontages: min 50 feet  
 B 1-3 stories, set back or at r.o.w.  
 PF sidewalk with trees in planters  
 R 15 feet - 20 feet with bulb-outs  
 b 1 lane striped each direction  
 P parallel  
 T 2 lanes each direction  
 VA front or rear

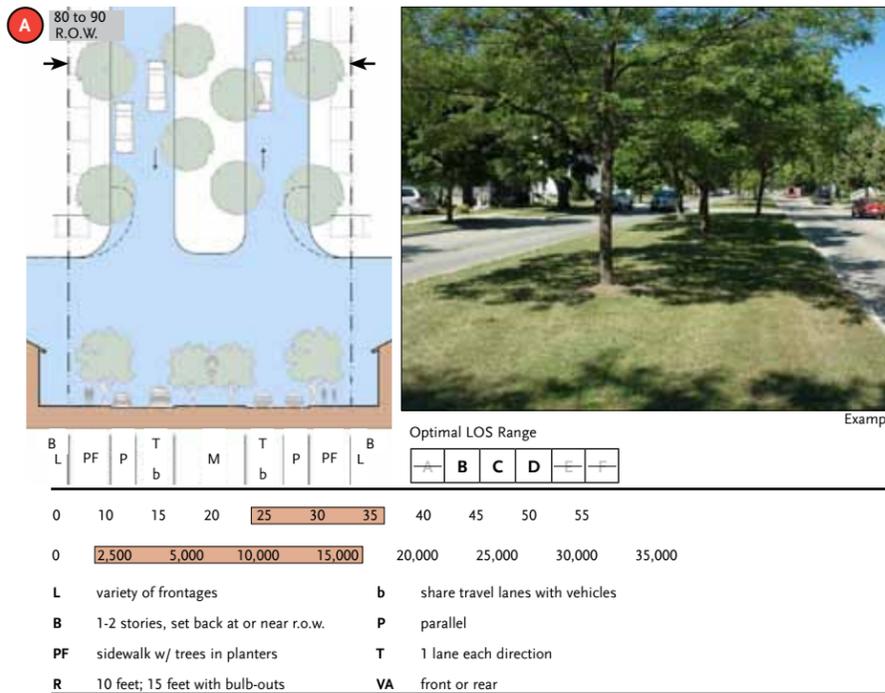
### 3. AVENUE (MAJOR ARTERIAL)



A thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers and usually including a landscaped median.

#### ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
<b>Major Arterial</b>	<b>Up to 10 blocks</b>
Minor Arterial (collector)	---
Local (tertiary)	---



#### DESIGN SPEED

#### DESIGN ADT

#### DESIGN CHARACTERISTICS

**Note:** Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

**Key for Table 2-5**

- L Lot
- B Building(s)
- PF Public Frontage
- R Radius at intersection
- b Bicycle access
- P Parking
- M Median
- T Traffic
- VA Vehicular access to lot
- T-1 Street type allowed in transect designation
- ~~T-1~~ Street type not allowed in transect designation

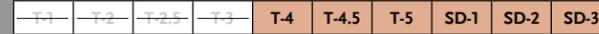
**B C D** Applicable LOS range [1]  
~~B C D~~ LOS range does not apply

Table 2-5 identifies the various thoroughfare types to be utilized throughout the plan area as allowed in Table 2-3, Transect Designations.

Over time, in response to changing needs, and per the intentions of this General Plan, additional types can be added to the various type categories identified above.

[1] Actual LOS within this range is subject to the details of each street and its location.

### 4. MAIN STREET (MINOR ARTERIAL)



A thoroughfare of low to moderate vehicular capacity and low speed, providing access to an urban center.

#### ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
<b>Minor Arterial (collector)</b>	<b>Up to 5 blocks</b>
Local (tertiary)	---



#### DESIGN SPEED

#### DESIGN ADT

#### DESIGN CHARACTERISTICS

**Note:** Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.



TABLE 2-5: THOROUGHFARE TYPES BY TRANSECT DESIGNATION, CONT'D

All thoroughfare types in Table 2-5 are provided to inform and guide the design of new thoroughfares or the retrofit of existing thoroughfares in Tehachapi. Thoroughfares may differ from the allowed types in Table 2-5 provided that the characteristics of the new design are similar to the allowed type(s) and compatible with the vision as determined by the City.

5. URBAN STREET (MINOR ARTERIAL)

A local urban thoroughfare of low speed and capacity that accommodates a wide variety of activity and residential intensity.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
Minor Arterial (collector)	Up to 8 blocks
Local (tertiary)	---

Optimal LOS Range

0	10	15	20	25	30	35	40	45	50	55
---	----	----	----	----	----	----	----	----	----	----

DESIGN SPEED

DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

- L narrow to moderate: max 1/2 block
- B 1-2 stories, set back near or at r.o.w.
- PF sidewalk with trees in planter
- R 10 feet; 15 feet with bulb-outs
- b share travel lanes with vehicles
- P parallel
- T 1 lane each direction
- VA rear

**Key for Table 2-5**

- L Lot
- B Building(s)
- PF Public Frontage
- R Radius at intersection
- b Bicycle access
- P Parking
- M Median
- T Traffic
- VA Vehicular access to lot
- T-1 Street type allowed in transect designation
- T-1 Street type not allowed in transect designation

Table 2-5 identifies the various thoroughfare types to be utilized throughout the plan area as allowed in Table 2-3, Transect Designations.

Over time, in response to changing needs, and per the intentions of this General Plan, additional types can be added to the various type categories identified above.

[1] Actual LOS within this range is subject to the details of each street and its location.

6. STREET (LOCAL)

A local thoroughfare of low speed and capacity.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
Minor Arterial (collector)	---
Local (tertiary)	< 1 mile

Optimal LOS Range

0	10	15	20	25	30	35	40	45	50	55
---	----	----	----	----	----	----	----	----	----	----

DESIGN SPEED

DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

- L variety of frontages: min 25 ft
- B 1-2 stories, set back from r.o.w.
- PF sidewalk with trees in planters
- R 10 - 15 feet; 15 feet with bulb-outs
- b share travel lanes with vehicles
- P parallel
- T 1 lane each direction
- VA front or rear

Optimal LOS Range

0	10	15	20	25	30	35	40	45	50	55
---	----	----	----	----	----	----	----	----	----	----

DESIGN SPEED

DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

- L moderate to wide frontages: min 75 feet
- B 1-2 stories, near or at r.o.w.
- PF path with open swale and trees
- R 10 - 20 feet
- b share travel lanes with vehicles
- P parallel, not striped
- T 1 lane each direction
- VA front or rear

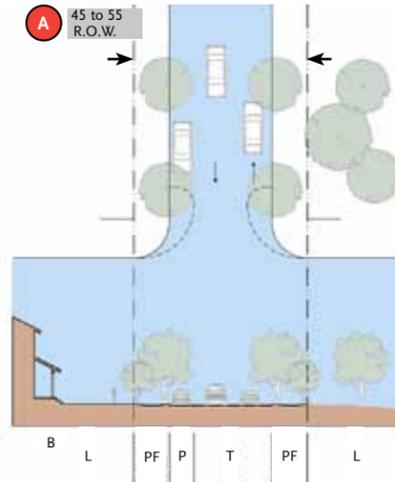
7. DRIVE (LOCAL)



A thoroughfare along the boundary between an urbanized and a natural condition, usually along a waterbody, park or promontory. One side has the urban character of a thoroughfare, with sidewalk and building, while the other has the qualities of a road or parkway, with naturalistic plantings and rural details.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
Minor Arterial (collector)	---
Local (tertiary)	< 1 mile



Optimal LOS Range  

A	B	C	D	E	F
---	---	---	---	---	---

DESIGN SPEED

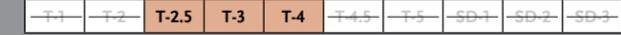
DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		
L	moderate to wide frontages: min 75 feet		b		share travel lanes with vehicles					
B	2 stories, set back far from r.o.w.		P		parallel, not striped					
PF	path with open swale and trees		T		1 lane each direction					
R	10 feet; 15 feet with bulb-outs		VA		front or rear					

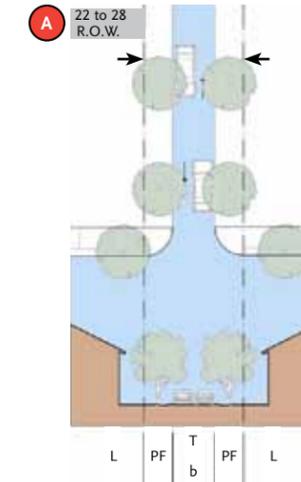
8. REAR LANE (LOCAL)



A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings, and containing utility easements. Rear lanes may be paved lightly to driveway standards with the streetscape consisting of gravel or landscaped edges, no raised curb, and drained by percolation.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
Minor Arterial (collector)	---
Local (tertiary)	in response to block



Optimal LOS Range  

A	B	C	D	E	F
---	---	---	---	---	---

DESIGN SPEED

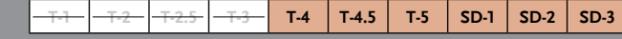
DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		
L	variety of frontages		b		share travel lanes with vehicles					
B	1-2 stories, set back from r.o.w.		P		not in r.o.w.					
PF	open swale and trees		T		1 lane shared for each direction					
R	10 - 15 feet		VA		directly from lane					

9. REAR ALLEY (LOCAL)



A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings, and containing utility easements. Rear alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

ROLE IN NETWORK PER FIGURE 2-4

Intent	Extent (# of blocks)
Regional-connector	---
Major Arterial	---
Minor Arterial (collector)	---
Local (tertiary)	in response to block



Optimal LOS Range  

A	B	C	D	E	F
---	---	---	---	---	---

DESIGN SPEED

DESIGN ADT

DESIGN CHARACTERISTICS

Note: Each thoroughfare type's details are subject to the identified parameters and the City of Tehachapi's design and approval process.

0	10	15	20	25	30	35	40	45	50	55
0	2,500	5,000	10,000	15,000	20,000	25,000	30,000	35,000		
L	variety of frontages		b		share travel lanes with vehicles					
B	1-3 stories, set back from r.o.w.		P		not in r.o.w.					
PF	planters or open swale with trees		T		1 lane each direction					
R	10 - 15 feet		VA		directly from alley					

5. OBJECTIVES AND POLICIES

The following objectives and policies are designed to guide Tehachapi toward the future envisioned by the stakeholders.

OBJECTIVE 1. CONNECT AS MANY STREETS AS POSSIBLE	OBJECTIVE 2. COORDINATE STREET FUNCTION TO EXHIBIT A HIERARCHY OF STREETS	OBJECTIVE 3. COORDINATE A LEVEL OF SERVICE THAT RESPONDS TO PHYSICAL CONTEXT	OBJECTIVE 4. FUND ROADWAY IMPROVEMENTS FROM A VARIETY OF SOURCES
<p>Improving the connectivity of the street network will better integrate the City’s existing neighborhoods and future land uses. The connectivity is important to reduce congestion while maintaining the small town character of each roadway without widening them to suburban standards. Tehachapi shall improve connectivity in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. Roadway widening is avoided in favor of creating additional connections to maintain the small mountain town character;</li> <li>B. Blocks are sized to better enable pedestrian mobility;</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>M1. Require new through-roadways where necessary for additional connections and congestion relief;</li> <li>M2. Extended bicycle and equestrian routes where appropriate;</li> <li>M3. Increase regional roadway connections to improve mobility.</li> </ul>	<p>Tehachapi’s hierarchy of streets needs to be as physically varied and clear in order to manage circulation and keep vehicle speed in balance with pedestrians, cyclists, and adjacent uses. This can be accomplished by adding variety to the existing street network while providing efficient access and safety for all modes. Future roadways and intersection improvements, including the potential addition of roundabouts need to be anticipated in order to acquire or modify right of way. Tehachapi’s streets will best serve the town in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. Streets that are supportive of and compatible with adjacent land uses;</li> <li>B. Additional two-lane streets and the widening of existing streets when necessary to support the vision and provide more peak-hour capacity.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> </ul>	<p>The performance of Tehachapi’s road network can be measured by level of service. To maintain acceptable levels of roadway operations, level of service thresholds need to be defined. The level of service thresholds will be different for different parts of town because of the intended environment, levels of activity and ability to rely on other modes of travel. New development and their corresponding street types should accommodate projected average and peak hour traffic patterns corresponding to the particulars of the intended environment and character. Tehachapi should establish levels of service in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. The level of service standards vary for each street type according to the intended physical context it is intended to generate / support;</li> <li>B. New development or activity that may impact the level of service will contribute to traffic mitigation improvements.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>M6. Maintain / generate context-related level of service standards for each street type within Tehachapi’s sphere of influence.</li> </ul>	<p>Tehachapi needs funding sources for roadway improvements. Improving Tehachapi’s roadway network is important to maintaining the small town character while generating higher appeal for the adjacent uses. This can be accomplished by building new, local street connections and strengthening local and regional roadway connections. Tehachapi can identify funding sources in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. Funding is pursued from a variety of sources including local, State and Federal sources and private development contribution through developer fees;</li> <li>B. Funding includes construction and ongoing maintenance costs;</li> <li>C. Dedicated, continuous funding sources.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>M7. Require new development to pay its fair share of transportation improvements per the Mobility Element;</li> <li>M8. Generate a near- and long-term strategy for identifying and applying for state and federal transportation funds;</li> <li>M9. Generate a local funding source for transportation maintenance.</li> </ul>

**OBJECTIVE 5. CORRESPOND TRAFFIC-CONTROL DEVICES TO THEIR PHYSICAL CONTEXT**

Tehachapi's street network is regulated by a wide variety of traffic control devices that respond to the wide variety of individual physical contexts and character that contribute to the small town feel of Tehachapi. Tehachapi implements traffic control in at least the following ways:

**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**

- 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**

Tehachapi is connected to the regional transportation system through highway interchanges, rail crossings and a number of rural roadways. These connections provide the foundation to Tehachapi's role in the region as a destination for people to live, work, and play. As a part of this larger region, Tehachapi should capitalize on regional resources and provide input to regional traffic issues. Over time, Tehachapi's contributions, and connections to the regional transportation system shall be enhanced in the following ways:

**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**

- 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**

Tehachapi's traffic congestion is limited to small portions of the day and is exacerbated by high traffic flow events happening concurrently. In Tehachapi, the need to manage congestion must be balanced with the use of the roadway during non-congested times. Congestion management must look at minimizing the causes of congestion while identifying appropriate improvements. School traffic and prison-related traffic occur at generally the same time causing negative impacts at many intersections. Tehachapi shall manage congestion in the following ways:

**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;
- C. Modified school start/end times and California Correctional Institute work schedules to maintain balance throughout the transportation network.

**Policies**

- M15.Proactively work with special event organizers, schools, correctional facility, etc., to change hours of operations of conflicting events;
- M16.Manage traffic during special events including planning event times, utilizing detours, and using police officers to manage traffic;
- M17.Increase street network connectivity as practical and in coordination with the intended physical context.

**OBJECTIVE 8. ENHANCE THE PEDESTRIAN AND BICYCLE NETWORK**

Walking and cycling are important modes of transportation to the long-term health and viability of Tehachapi. In order to make these modes a more viable option, pedestrians and bicyclists must have a connected infrastructure network to provide greater access to activity centers. Tehachapi shall encourage pedestrian and bicycle use in the following ways:

**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**

- 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.



CHAPTER 2.1 C  
PUBLIC REALM ELEMENT

The Public Realm Element informs and guides the places of interaction between pedestrians, motorists, and the built environment - the Public realm, within Tehachapi's Sphere of Influence. Community preferences, directions, objectives and corresponding policies are formed which facilitate the development and conservation of the public and open space network, both natural and built. Such policies are in support of Tehachapi's sense of place, and identity.

Much like the Town Form Element, the Public Realm Element is uniquely important to the lasting identity of Tehachapi, since public and natural open spaces are such a vital part of Tehachapi's character, charm, and history. As such, all efforts should be taken to preserve this character and charm for Tehachapi's future generations of residents and visitors.

#### Statutory Requirements

State of California Law (California Government Code (CGC) Section 65563) requires that a city plan for the "comprehensive and long-range preservation and conservation of open space land,"

"to assure that cities and counties recognize that open space land is a limited and valuable resource which must be conserved whenever possible." (CGC Section 65561 (a)).

The State identifies numerous types of open space that must be addressed in the General Plan. The types of open space land are: 1) open space for the preservation of natural resources such as habitat, 2) open space for the managed production of resources, 3) open space for outdoor recreation, 4) open space for public health and safety, 5) open space in support of the mission of military installations, and 6) open space for the protection of certain places or features (CGC Section 65560).

This General Plan satisfies the above requirements and elaborates on the relationship between the various types of open spaces relative to their intended physical purpose as part of a larger system.

C. Public Realm	Page
1. Purpose	2:43
2. Community Preferences and Direction	
3. Summary of Issues	
4. The Components of the Public Realm Framework	2:44
A. Nature, Greenways, and Urban Spaces	
B. Open Space Standards	
C. Landscape	
D. Streetscape	
E. Open Space Types	
Figure 2-5: Open Space Network	
Table 2-6: Parkland Inventory	
Table 2-7: Open Space Types	
5. Objectives and Policies	2:59

PUBLIC REALM ELEMENT

1. PURPOSE OF THE PUBLIC REALM

The public realm is simple in its purpose of providing a variety of public places for people to enjoy and be in throughout town. Whether it is an important avenue with its formal streetscape or a downtown plaza framed by shops and restaurants, a residential tree-lined street shaped by a variety of building types or, a rural road with its more random landscape and less frequent buildings, the public realm is for people to identify with and enjoy.

2. COMMUNITY PREFERENCES AND DESIRED DIRECTION

Tehachapi is a community interconnected by a continuous, interesting and varied network of community gathering places. These public spaces are envisioned as parks, plazas, squares, greens, playgrounds and a wide variety of streetscapes that respond to their unique location within Tehachapi and enhance the sense of place.

Tehachapi expects a diverse and beautiful system of public space in which to spend quality leisure time.

As such, Tehachapi's public realm is the framework that defines the neighborhoods, districts and corridors generating the individual blocks and buildings in town. This framework consists of the public space that is shaped by buildings throughout the various physical contexts in town.

3. SUMMARY OF ISSUES

Based on the community vision, the following issues have been identified as relevant and key to address in the Public Realm Element:

- The appearance of major streets does not seem unique to Tehachapi, particularly regarding the use of sound walls and landscaping not native to Tehachapi;
- Parkland needs to be provided in smaller parks as well as large playfields to address the population's needs;
- A more natural interface between Tehachapi's edges and adjacent nature/agriculture is needed;
- Details of streetscape and parkland design need to be appropriate to their physical context;
- Walkability for young and old needs to be enabled through a pleasant and interconnected public realm.



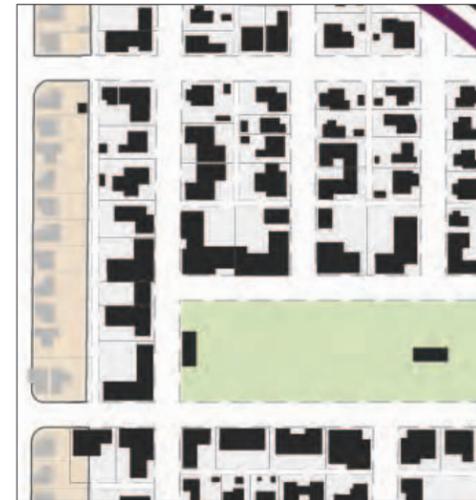
Above: Vacant land is mapped in the context of Tehachapi's network of neighborhoods, distributing a variety of open space types across a walkable pattern and in response to the varying physical contexts.



Above: By mapping the neighborhoods, their open space surplus or deficiencies are identified as a scale that is compatible to the particular context of each neighborhood.



Above: Through an integrative approach to multiple properties, the result is a well-distributed, interconnected and walkable open space network.



Above: Based on the particular physical context of this neighborhood, the open space is delivered in relation to the adjacent and surrounding blocks.



Above: Pedestrian-oriented open space fronted by and directly related to and serving the adjacent and surrounding residents while generating a unique sense of place.

#### 4. COMPONENTS OF PUBLIC REALM FRAMEWORK

As with any great community, Tehachapi’s public realm framework consists of three major components: Open Space, Landscape and Streetscape.

##### A. OPEN SPACE FRAMEWORK

As a small mountain town nestled within the Tehachapi Valley, Tehachapi provides community life to its residents and visitors alike. The wonderful contrast between the immediately adjacent nature and agriculture and that of the town of Tehachapi, provides a clear sense of when one is within or outside of town, making the urban and rural experience that much more meaningful. When in nature or farmland, the type of activity, access and network is one of clearly rural and natural characteristics providing scenic views of the town from every direction. When in town, access and viewsheds are along streets or corridors that connect town with nature, constantly reminding one that Tehachapi is both shaped and enhanced by the very presence and connection to nature and agriculture.

##### B. OPEN SPACE STANDARDS

Tehachapi currently provides approximately 14 acres of parkland within town and approximately 7,639 acres of natural open space for a total of approximately 7,653 acres.

From the perspective of park planning, Tehachapi’s buildout potential is expected to generate an estimated additional 2,013 residential dwelling units and roughly 5,372 new residents by 2035 [1]. National Park standards recommend that three (3) acres per 1,000 residents be dedicated to meet the park demands. Based on this standard, Tehachapi should designate approximately 68 acres of parkland for the existing and future needs of the community. Although Tehachapi significantly exceeds the 68-acre requirement, the vast majority of the current open space is at the town’s edges and in natural areas. These areas are in the foothills and not easily accessible by or within walking distance of most residents. This emphasizes the need for more ‘urban’ open space types within town to address the needs of residents and visitors. For this reason, the combination of ‘rural’ and ‘urban’ open space forms the open space network.

As envisioned by the community, Tehachapi’s future open space framework substantially provides up to 258 acres of open space parkland by 2035 in passive and active open spaces, and 7,639 acres of ‘rural’ open space in nature and agriculture. In response, Tehachapi’s public realm network is a highly dispersed network of open spaces integrated into the various neighborhoods, districts and corridors throughout town. Combined with the nature and agriculture that surrounds and defines the town, this amount and distribution of both open space types offers residents abundant leisure and recreation opportunities to participate in the outdoor culture of the Tehachapi region.

[1] BUILDOUT SCENARIO				
YEAR	DWELLINGS	POPULATION	PARK STD [2]	PARKS
2009	3,116	8,328	25 ac	215.44 exstg
2035	up to 2,013	up to 5,372	up to 42.60	up to 258.04
TOTAL	5,319	14,201	67.60 ac	

[2] National Park standard of 3 acres per 1,000 persons

##### C. LANDSCAPE FRAMEWORK

Landscape improvements serve a vital role in establishing the character of a place by integrating greenery at a wide variety of scales throughout town. Although neighborhoods are often perceived to be organized by their buildings, the landscape substantially defines many public and private places. Elements such as tree canopies, small and large parks, streetscape treatments, conservation areas and localized landscape improvements each have a role in effective neighborhood design.

At the largest scale of the landscape, a community park provides expansive open space and conservation areas. Narrower than regional parks but much longer, greenways follow water resources or other natural areas and serve as linear parks that provide trails for pedestrian connectivity. At the neighborhood scale, the landscape animates a dispersed series of plazas, squares, and greens per the variety of physical contexts throughout town. Finally, street trees, playgrounds and other localized improvements address the smallest scale of landscape. Integral to the approach, sustainability, stormwater management and connectivity are emphasized between landscape components to complete a true network of natural amenities.

##### D. STREETScape FRAMEWORK

Tehachapi’s streets do more than cater to the needs of the automobile by also defining neighborhood character. Streets frame vistas through neighborhoods, and when carefully designed, create interesting views. Varied species of street trees can provide distinct neighborhood character, space-defining allees, and seasonal variations of neighborhood color palettes. Well-conceived groundcover and parking strips embed varied natural landscapes into street edges. Streets serve as pleasant landscapes for people when well coordinated with the function of vehicles. Therefore, the role of the streetscape in Tehachapi is to establish a visual and environmental order within the overall network of streets.

Street trees provide numerous environmental and cultural benefits for citizens and visitors. The greatest of these is spatial definition of the street, which is created by the continuous and regular spacing of trees close to the curb. This results in reducing the visual scale of the street, and in improved environmental performance. Street trees create a humanizing experience, informing us that a place is walkable, pedestrian-friendly and memorable.

This General Plan includes two distinct types of public open space:

Rural open space:

- Nature - The area that surrounds and defines Tehachapi;
- Greenways - The open space corridors that connect the town to nature.

Town open space:

- Greens, plazas, squares, and playgrounds - the open spaces within town.

**Rural: Nature, Agriculture and Greenways**

**Nature and Agriculture**

In addition to the natural environment, large, regional and community-scale parks in the natural environment offer passive space as well as opportunities for formal civic gatherings while being large enough to allow a diverse menu of places and recreation opportunities. The expansive size of this type of open space makes it an important community-wide resource and should be accessible to all of Tehachapi. In addition, agriculture can be incorporated into natural open space and is often a defining aspect of nature.

**Greenways**

These landscape elements forge linear connections between distinct neighborhoods and community places connecting nature to the town and its urban open spaces. The advantages of greenways are multiple: they offer generous frontages for public and private buildings; they enable the enjoyment of extended pedestrian, equestrian and bike paths and circuits; and, they embrace natural elements such as creeks, rivers and other naturally occurring linear features. As an example, the Antelope Run open space corridor will include bikeways, walkways, open space preservation areas, and small mini-park areas within its 86 acres generating a unique address for the real estate along its edges. It is the intent of this public realm network to expand the system of greenways such as Antelope Run to ultimately create a looped system of greenways that are easily accessible by all neighborhoods.

**Town: Greens, Plazas, Squares, Playgrounds**

These well-distributed and unique spaces are characterized by greater formality than neighborhood parks and often serve as primary gathering places. Their block-size-or-smaller configuration is typically intended to accommodate a range of people from a few to several dozen. As civic places, their designs are often highly engaged with adjacent buildings. The refined aesthetics of these spaces reflect civic intentions and are modest enough in size to be widely distributed within the plan area.

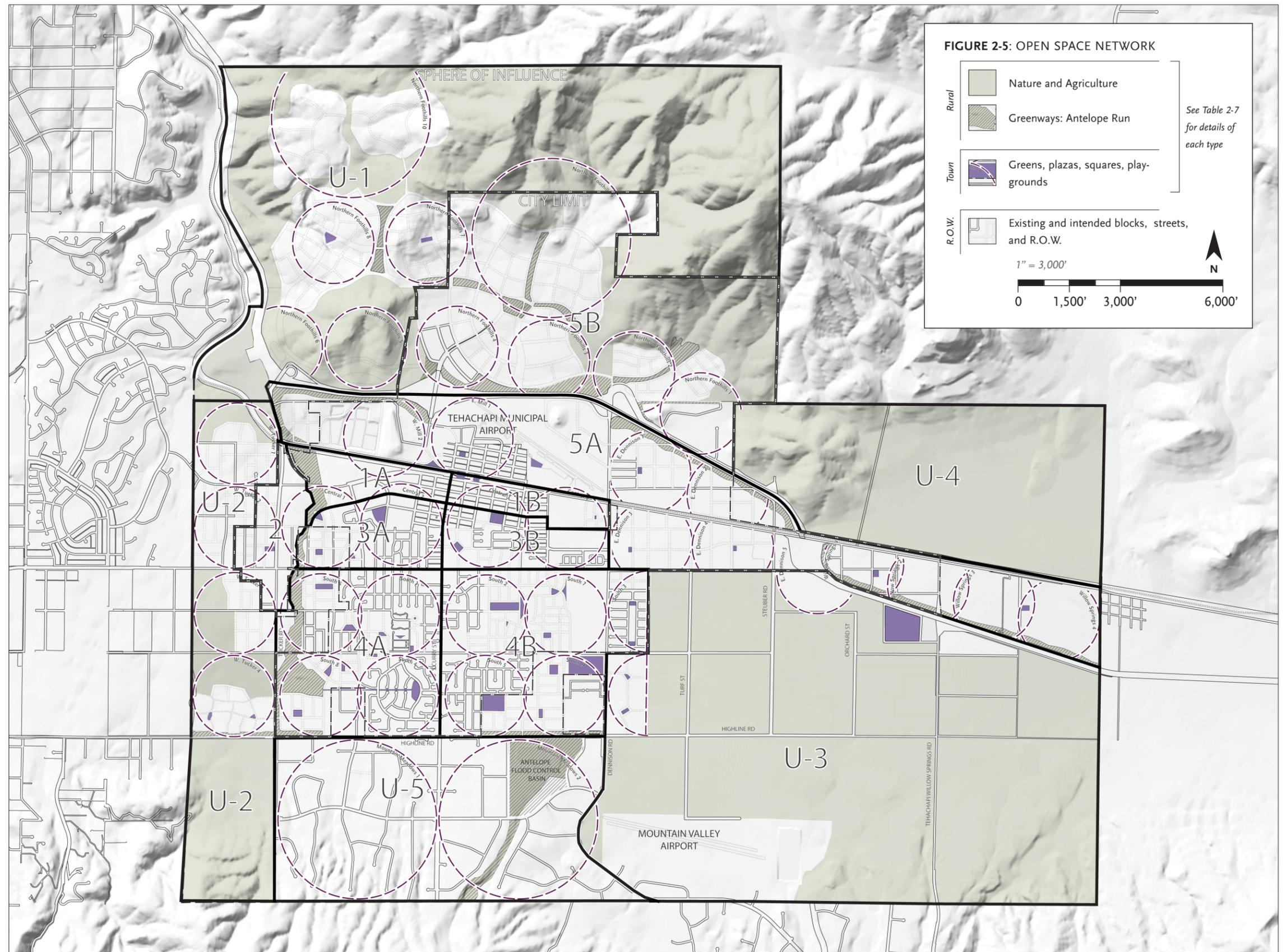


TABLE 2-6: PARKLAND INVENTORY

PLANNING AREA	EXISTING PARKLAND		ADDITIONAL PARKLAND [A]	TOTAL NETWORK [A]	APPROPRIATE PARKLAND TYPES BY PLANNING AREA (SEE TABLE 2-7 FOR DETAILS OF EACH TYPE)								
					TOWN						RURAL		
	ACRES		ACRES	ACRES	Passage/Paseo	Temporary	Playground	Square	Plaza	Green	Park/Greenway	Regional Park	Nature/Agriculture
1A Downtown West	0		27.46	27.46	Y	Y	Y	Y	Y	Y	---	---	---
1B Downtown East	0		.11	.11	Y	Y	Y	Y	Y	Y	---	---	---
2 Tucker Road Corridor	0		1.02	1.02	Y	Y	Y	Y	Y	-	---	---	---
3A Central West	4.40		7.06	11.46	Y	Y	Y	Y	Y	Y	Y	---	Y
3B Central East	3.00		1.45	4.45	Y	Y	Y	Y	Y	Y	---	---	---
4A Southwest	6.00		73.6	73.6	Y	Y	Y	Y	---	Y	Y	Y	Y
4B Southeast	0		51.5	51.5	Y	Y	Y	Y	---	Y	---	---	---
5A Freeway Corridor	.65		94.85	95.5	Y	Y	Y	Y	---	---	Y	---	---
5B Northern Foothills	0 540.59	Nature	118.96 0	656.23	Y	Y	Y	Y	---	---	Y	Y	Y
<b>SUB TOTAL WITHIN CITY BOUNDARIES</b>	<b>548.64</b>		<b>376.01</b>	<b>924.65</b>									
6 Correctional Facility	0		0	0									
U-1 North	2656	Nature	0	2656	---	---	---	---	---	---	Y	Y	Y
U-2 West	0 272.36 270.51	Agriculture Nature	9.1 0 0	551.97	---	Y	Y	---	---	Y	Y	Y	Y
U-3 South	0 1838.73 859.68	Agriculture Nature	0.9 0 0	2699.31	---	---	---	---	---	---	Y	Y	Y
U-4 East	1207.55	Nature	0	1207.55	---	---	---	---	---	---	Y	Y	Y
U-5 Mountain Meadows	0		96.65 [B]	96.65	---	Y	---	---	---	Y	Y	Y	Y
<b>SUB TOTAL UNINCORPORATED</b>	<b>7104.83</b>		<b>106.65</b>	<b>7,211.48</b>									
<b>TOTAL WITHIN SPHERE OF INFLUENCE [A]</b>	<b>7,653.47</b>		<b>482.66</b>	<b>8,136.13</b>									

[A] FIGURES ARE THE ACREAGE PROJECTED TO SUPPORT THE DEVELOPMENT SCENARIO IN THIS GENERAL PLAN. ADJUSTMENTS OR AMENDMENTS TO FIGURE 2-3, REGULATING PLAN, NEED TO BE COORDINATED WITH FIGURE 2-5 AND THE PUBLIC REALM ELEMENT.

[B] ANTELOPE RUN FLOOD CONTROL BASIN

Y = APPROPRIATE/COMPATIBLE IN PLANNING AREA

--- = NOT APPROPRIATE/NOT COMPATIBLE IN PLANNING AREA

TABLE 2-7: OPEN SPACE TYPES

**Nature/Agriculture:**

**Nature:** Natural areas not developed in any way, generally surrounding Tehachapi and sometimes within the town itself. This type is preserved from any development.

**Agriculture:** Areas that are in some form of cultivation such as row crops, orchards, and greenhouses. These areas generally surround Tehachapi and are sometimes within the town itself. This type may include some limited, rural development.

**Design:** not applicable

**Size:** not applicable



**Park/Greenway:**

A large community gathering place that provides natural, open space for unstructured recreation, although a portion could be designated for a wide variety of programmed activities. Parks should serve all of Tehachapi or even into immediately adjacent areas. Parks may be independent of surrounding building frontages and can be located at the edge of town, between neighborhoods, or collocated with a larger civic use such as a school.

**Design:**

- i. Landscaping should consist of meadows and woodland with natural plantings in non-formal groupings;

- ii. Pedestrian and bike access should be provided by meandering paths and trails;
- iii. Structures should be limited to open shelters and playground equipment;
- iv. Parks may be regular or irregular in shape and may be linear or curvilinear following the trajectories of natural corridors.

**Size:**

To accommodate the above design considerations, community parks should be about 8 acres in size and regional parks about 20 acres in size.



**Green:**

An informal community gathering place that provides open space for unstructured recreation at the neighborhood scale. A green is typically located within a neighborhood or may define the edge between neighborhoods. A green may be spatially defined by landscaping and /or building frontages.

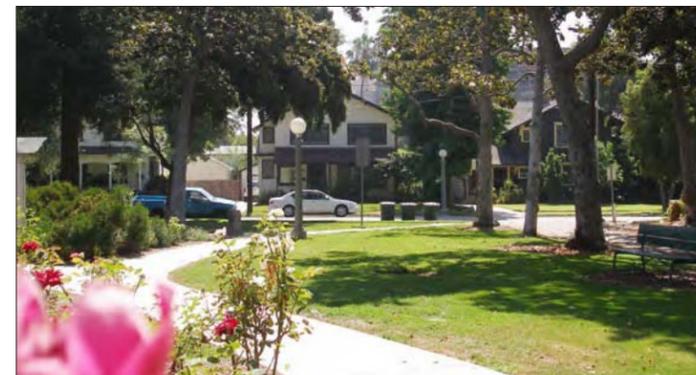
**Design**

- i. Landscaping should consist of lawns and trees with natural plantings in non-formal groupings;

- ii. Paths and trails within a green complement sidewalks around the perimeter;
- iii. Structures may include open shelters and playground equipment;
- iv. Greens may be regular or irregular in shape.

**Size:**

To accommodate the above design considerations, greens should be about .5 to 8 acres in size.



**Playground:**

An informal community gathering place specifically designed and equipped for the recreation of children. A playground should be interspersed within neighborhoods to provide easy walking access. A playground may be located on a vacant lot between houses or at a street corner and may also be included within a Park or a Green. A playground should be fenced for safety.

**Design**

- i. Landscaping should include paved and grassy areas; Trees are preferred over structures for shade;

- ii. Structures may include open shelters and playground equipment;
- iii. Playgrounds may be regular or irregular in shape.

**Size:**

Up to about 1 acre



TABLE 2-7: OPEN SPACE TYPES CONT'D

**Plaza:**

A formal community gathering place that provides open space, available for civic and/or commercial activities. A plaza should be located within civic or commercial activity centers, preferably at the intersection of important streets. A plaza should be spatially defined by building frontages.

**Design**

- i. Landscaping should consist primarily of paved areas that may be accented by formal planting beds and trees;

- ii. Structures may include open shelters;
- iii. Plazas should be of regular geometric shape.

**Size:**

To accommodate the above design considerations, plazas should be about one-half (0.5) to about two (2) acres in size.



**Square:**

A formal gathering place that provides open space for unstructured recreational or civic activities. Depending on its location, a square may serve all of Tehachapi or primarily one neighborhood. A square may be located within a neighborhood or at the intersection of important streets, often adjacent to a civic building. A square should be spatially defined by building frontages.

**Design**

- i. Landscaping should consist of formally disposed lawns and trees;

- ii. A formal network of paths within the square should complement side-walks around the perimeter;
- iii. Structures may include open shelters;
- iv. Squares should be of regular geometric shape.

**Size:**

To accommodate the above design considerations, squares should be about one-half (0.5) to about three (3) acres in size.



**Passage:**

An informal community gathering place that serves equally as a pedestrian connector between other gathering places or between streetscapes. A passage is typically located toward the middle of a block, providing easy walking access through the block. A passage provides additional frontage opportunities for shops and/or houses.

**Design**

- i. Landscaping should consist primarily of paved areas that may be accented by formal planting beds and trees;

- ii. Structures are not typically present as the buildings aligning the edges of a passage provide shade and opportunities for activity;
- iii. Passages should be of regular geometric shape.

**Size:**

To accommodate the above design considerations, passages should be at least about twenty (20) feet wide.



**Temporary Open Space:**

In addition to the various formal and informal open spaces throughout Tehachapi, there is the opportunity to temporarily convert areas primarily used for other purposes to open space use. Such usage is similar to how a parade route temporarily uses public right-of-way for community purposes. In the same way, the community can regularly use part of the thoroughfare network for public recreation purposes while not needing to expand the network of paths.

**Design**

- i. Due to the temporary nature of this type of activity, there are no permanent improvements or structures but the following considerations apply:

- ii. Utilize street right-of-way or parking lot pavement for recreational use when it is not highly used for vehicular purposes;
- iii. During non-peak hours (e.g., Sunday mornings), convert one side of principal and/or secondary thoroughfares to temporary bicycle and pedestrian/jogging paths and link them to form a route that enables as many Tehachapians to participate;
- iv. Appropriately address the insurance and security needs of temporary open space.



E. OPEN SPACE TYPES IN PLANNING AREAS 1A, 1B, 3A, AND 3B



Park/Greenway

**Rural Open Space: Park/Greenway**

This type serves an important role in planning areas 1A and 3A by extending Antelope Run from the south to connect with Tehachapi Boulevard and another greenway from the Northern Foothills area. By doing so, opportunities are created to align this seasonal water course with recreational trails and lower intensity development. Additionally, this community resource becomes a 'front' and not a 'back' lost behind development.



Plaza

**Town Open Space Types: Plaza, square, playground**

These types provide gathering spaces and venues for civic events throughout the historic downtown (area 1B) as well as in the historic central neighborhoods (areas 3A and 3B). The extension of Green Street South to Valley Boulevard presents the opportunity to locate a plaza or square in a way that serves as a focus for civic and/or commercial activity as well as a common open space between the central and southern neighborhoods.



Square



Playground

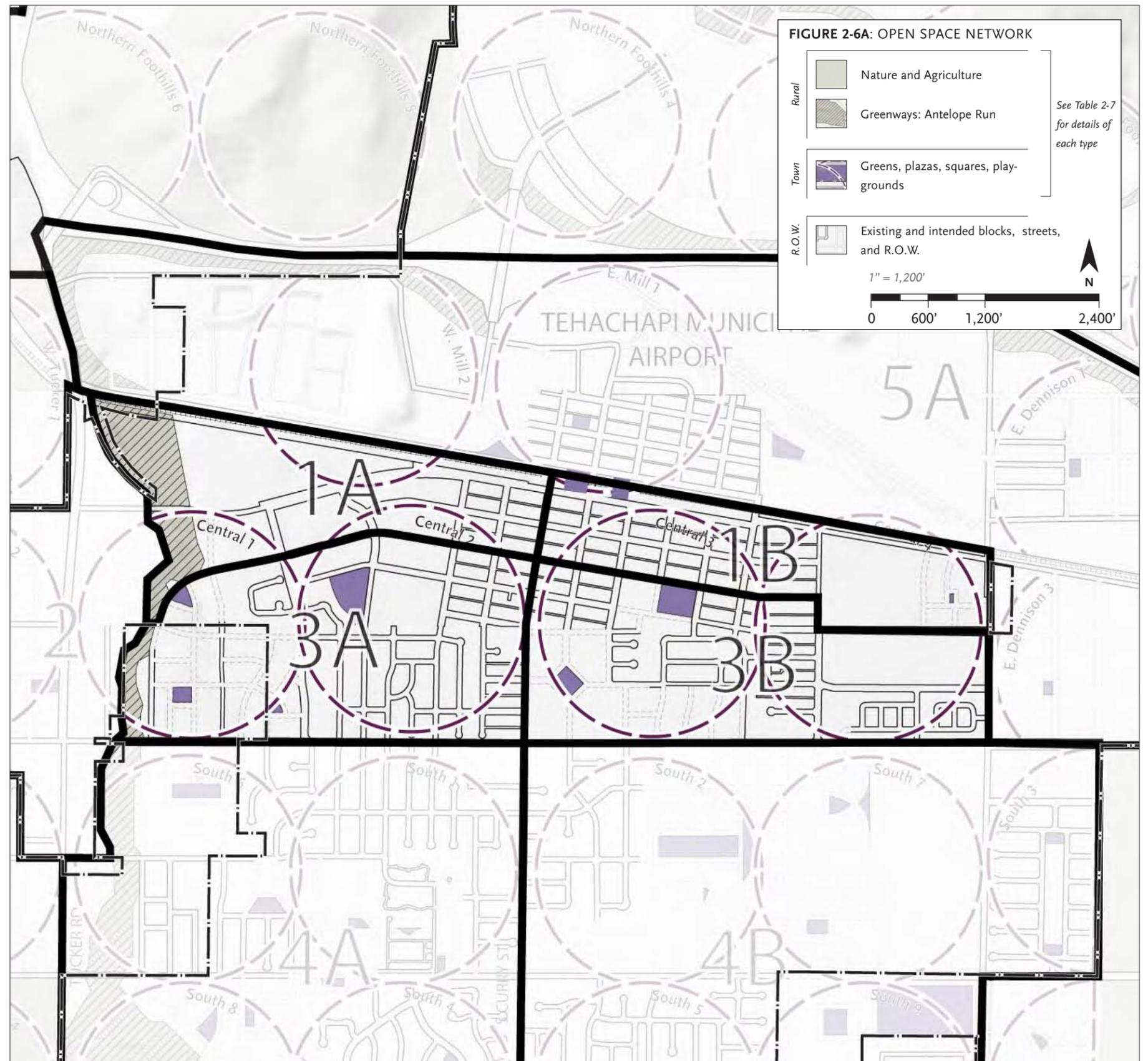


Figure 2-6A: Open Space in Planning Areas 1 and 3

E. OPEN SPACE TYPES IN PLANNING AREAS 2 AND 4A



Park/Greenway

Rural Open Space: Park/Greenway

This type serves an important role in planning areas 2 and 4A by extending Antelope Run from the south to extend across Valley Boulevard north to Tehachapi Boulevard. By doing so, lower-intensity development can align this natural water course including recreational trails. Additionally, this resource becomes a 'front' and not a 'back' lost behind development. Toward Tehachapi's south edge near Highline, the greenway should be visible from Tucker Road to emphasize the less intense character of the area.



Green

Town Open Space Types: Plaza, square, playground

These types provide gathering and civic space for a variety of places, ranging from more formal spaces in the regional retail corridor along Tucker Road to less formal spaces in the suburban neighborhoods in area 4A. These types are adaptable to both of these physically distinct areas and their intended environment.



Square



Playground

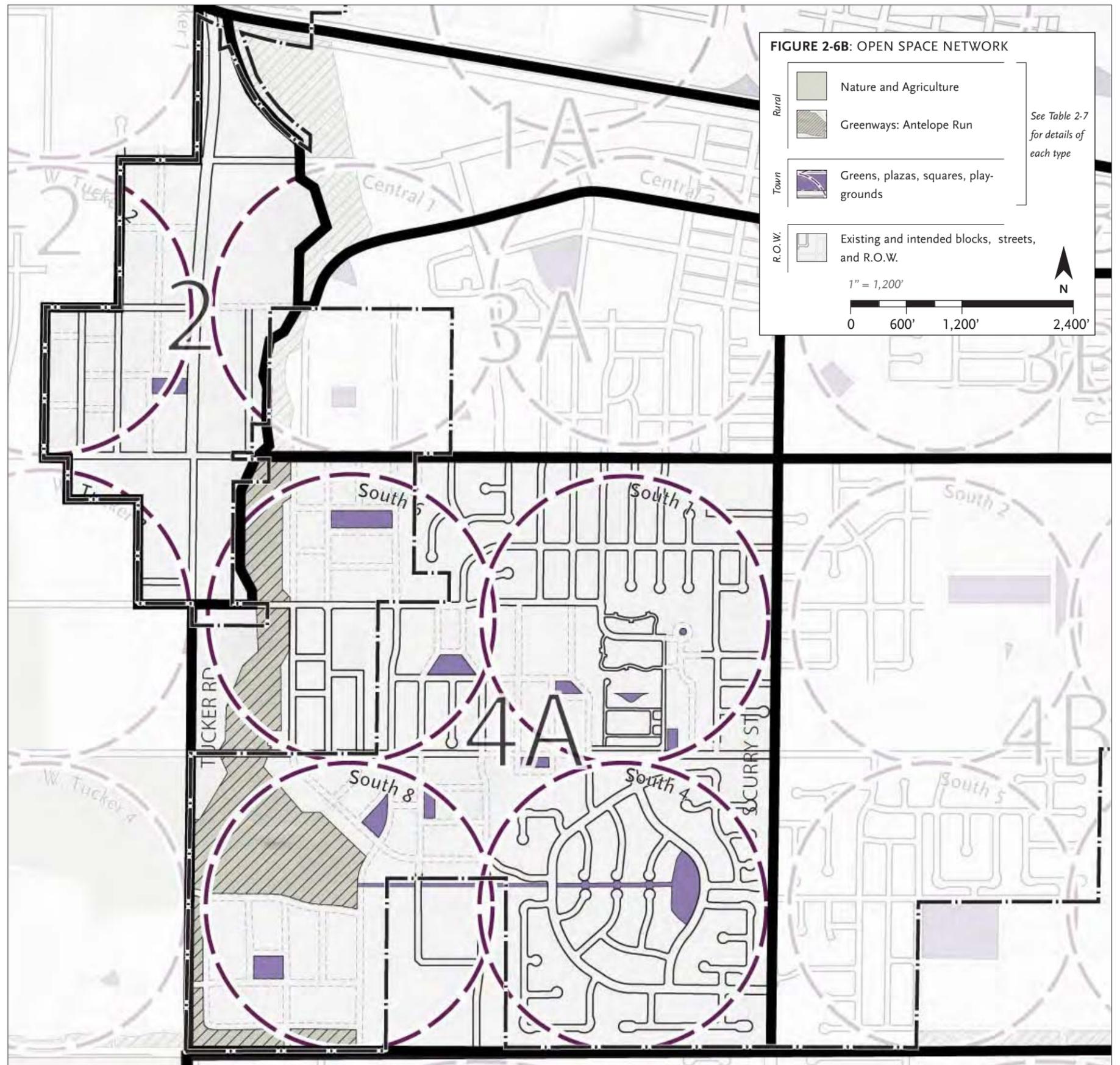


Figure 2-6B: Open Space in Planning Areas 2 and 4A

E. OPEN SPACE TYPES IN PLANNING AREA 4B



Green



Square



Playground

 Town Open Space Types: Green, square, playground

These types are intended to provide a variety of neighborhood-oriented open space types within these suburban neighborhoods to respond to the need for smaller and more passive spaces as well as larger and more active spaces.

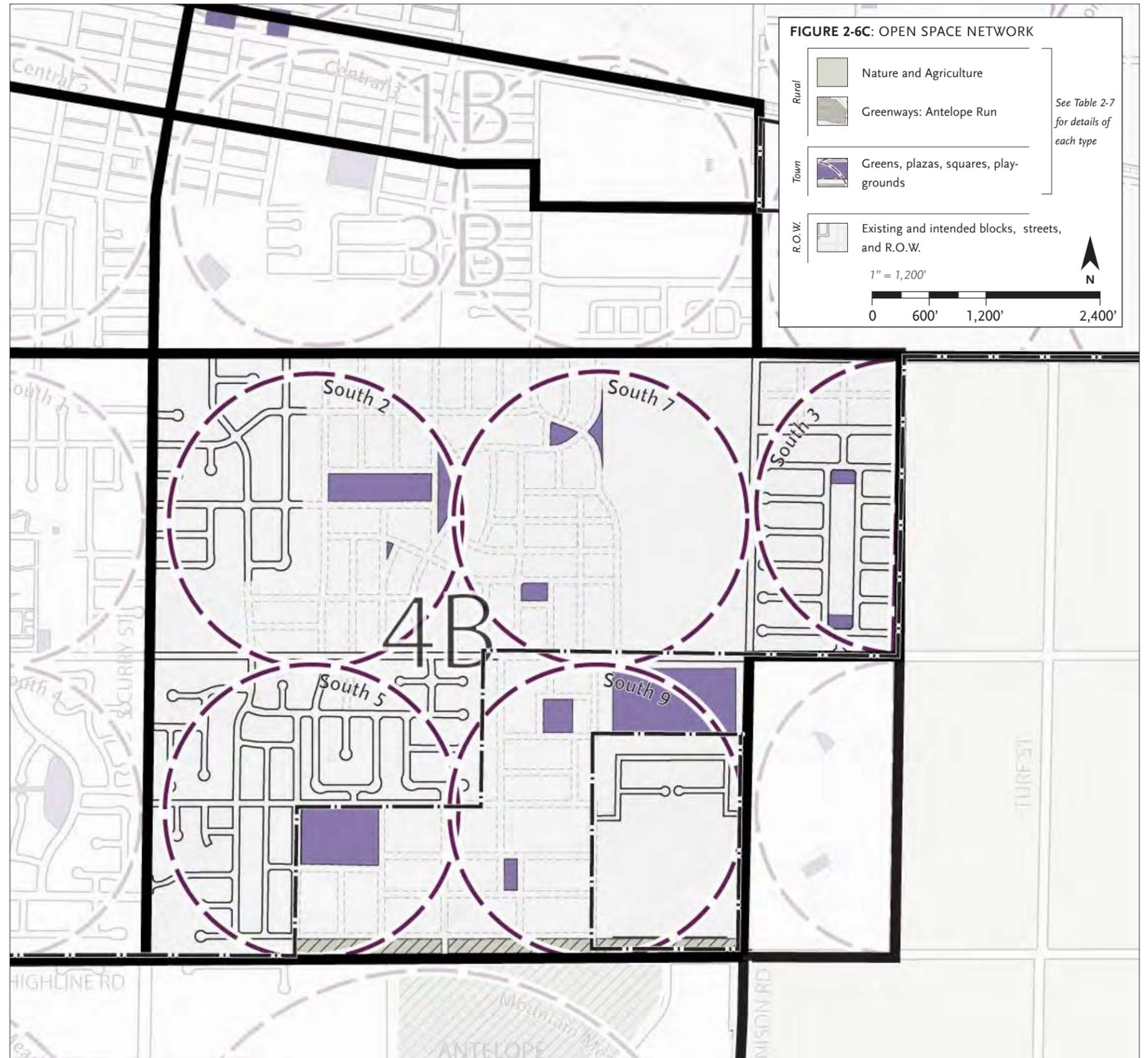
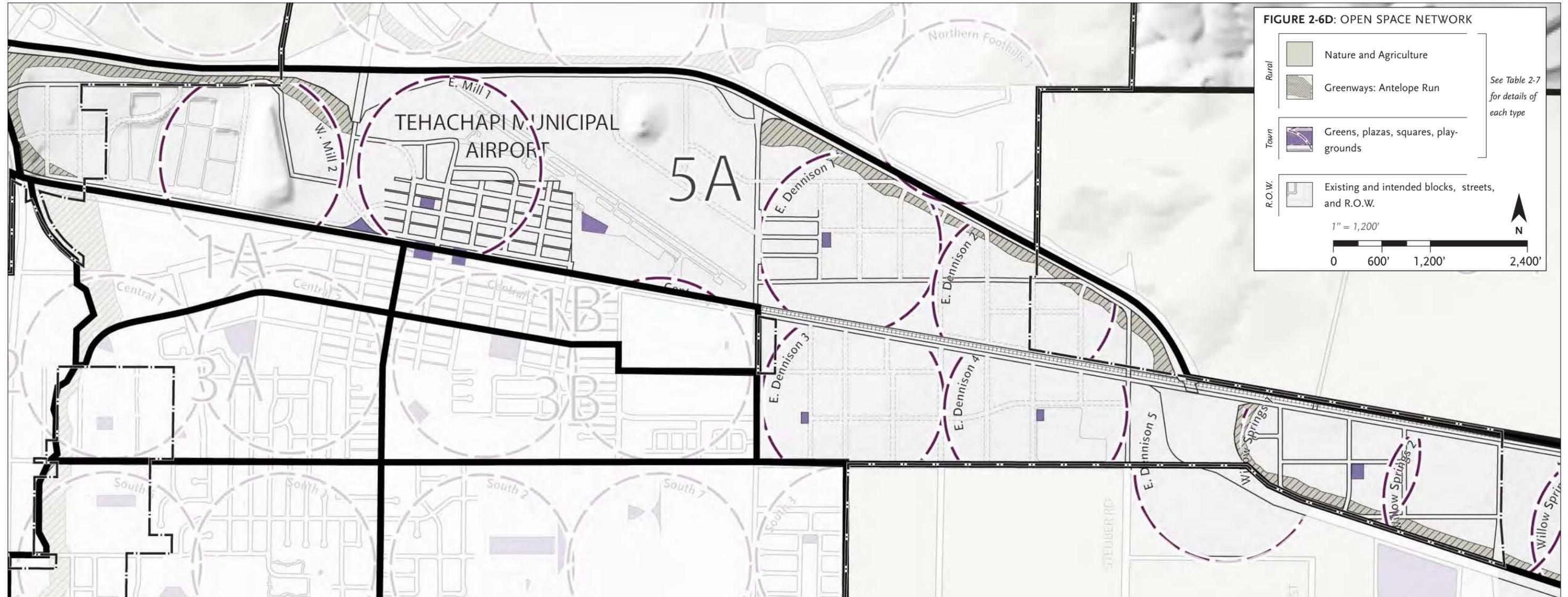
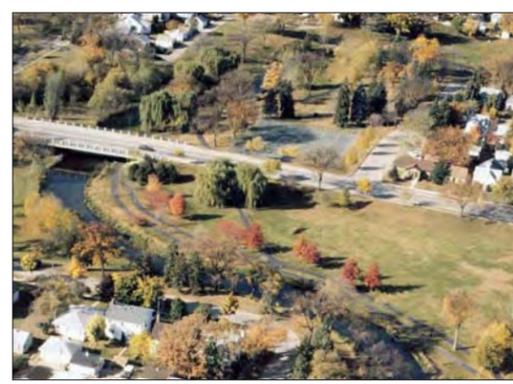


Figure 2-6C: Open Space in Planning Area 4B



**Rural Open Space Types: Park/greenway**

The open space in this large planning area is of two types: non-urban and urban. The non-urban open space is in the form of greenways that straddle the freeway and connect with Antelope Run on the west and with Highline and Dennison on the east, providing a continuous natural edge to the town. The greenways in this planning area are important in two ways. First, the greenways provide the community with access to the system on all four sides of town. Second, the greenways provide natural open space as a buffer and visual amenity between the freeway, which has become the ‘front’ of town while the current land uses appear as ‘backs’.



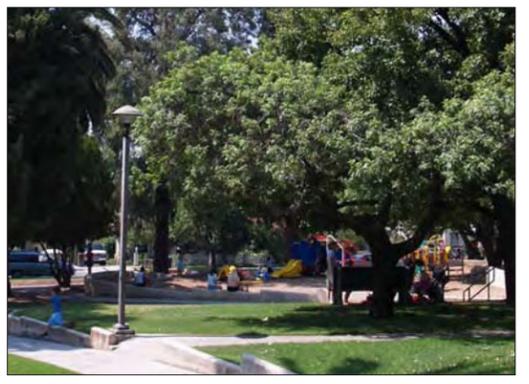
Park/Greenway

**Town Open Space Types: Square, Green, Playground**

The urban open space is in the form of greens, squares and playgrounds dispersed throughout the historic north downtown neighborhood adjacent to the Tehachapi Airport as well as in the employment-generating area east of Dennison Road. In the historic neighborhood, a green or playground will provide residents with open space that is within walking distance of most houses. In the employment-generating district east of Dennison, well-distributed plazas or squares will provide employees and customers with open space that can be served by local services or places to eat. In doing so, the typical employee-break / lunch areas that are required of employee-generating businesses are essentially grouped, making better use of land while improving the actual space being provided.



Square

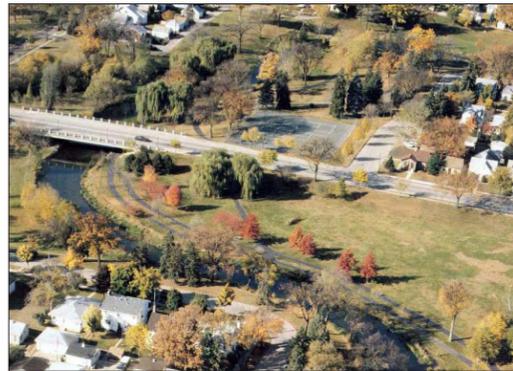


Playground

E. OPEN SPACE TYPES IN PLANNING AREAS 5B AND U-1



Nature, Agriculture



Park/Greenway



Green



Playground

**Rural Open Space Types: Nature, Agriculture, Park/Greenway**

The open space in this unique planning area is of two types: non-urban and urban (town). The non-urban open space is in the form of greenways that follow natural terrain and/or seasonal drainage patterns as well as the continuation of greenways to the south in planning area 5A. This pattern of greenways effectively rings Tehachapi, providing the entire community with access to the system on any side of town. At the point that the system is continuous, it will be possible to enter a greenway and make a complete loop.

**Town Open Space Types: Green, Playground**

The town open space is in the form of a variety of greens, squares and playgrounds dispersed throughout the rural neighborhoods that respond the bottom slopes of the foothills and the more intense district of highway-oriented services near the freeway.

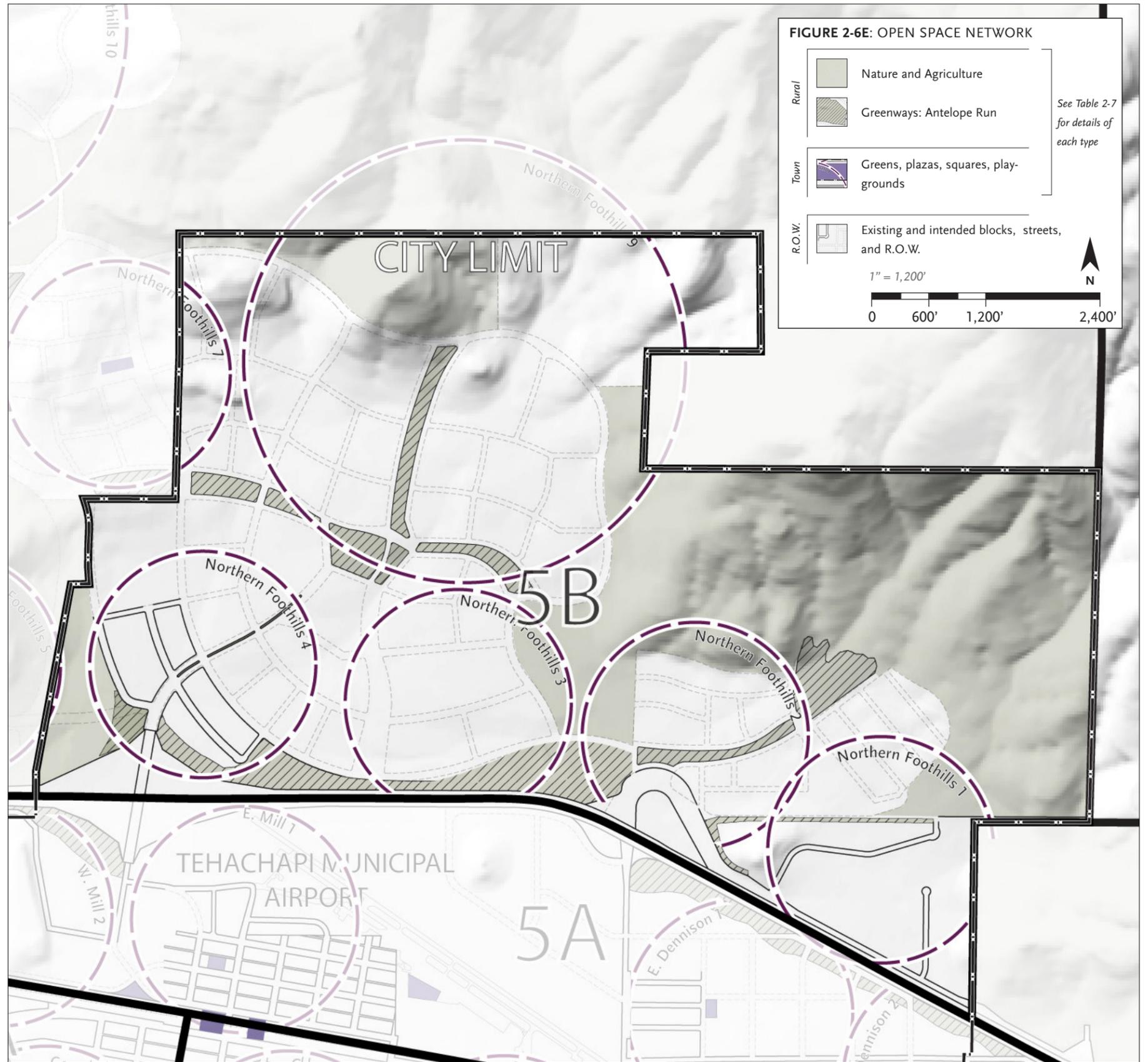


Figure 2-6E: Open Space in Planning Areas 5B

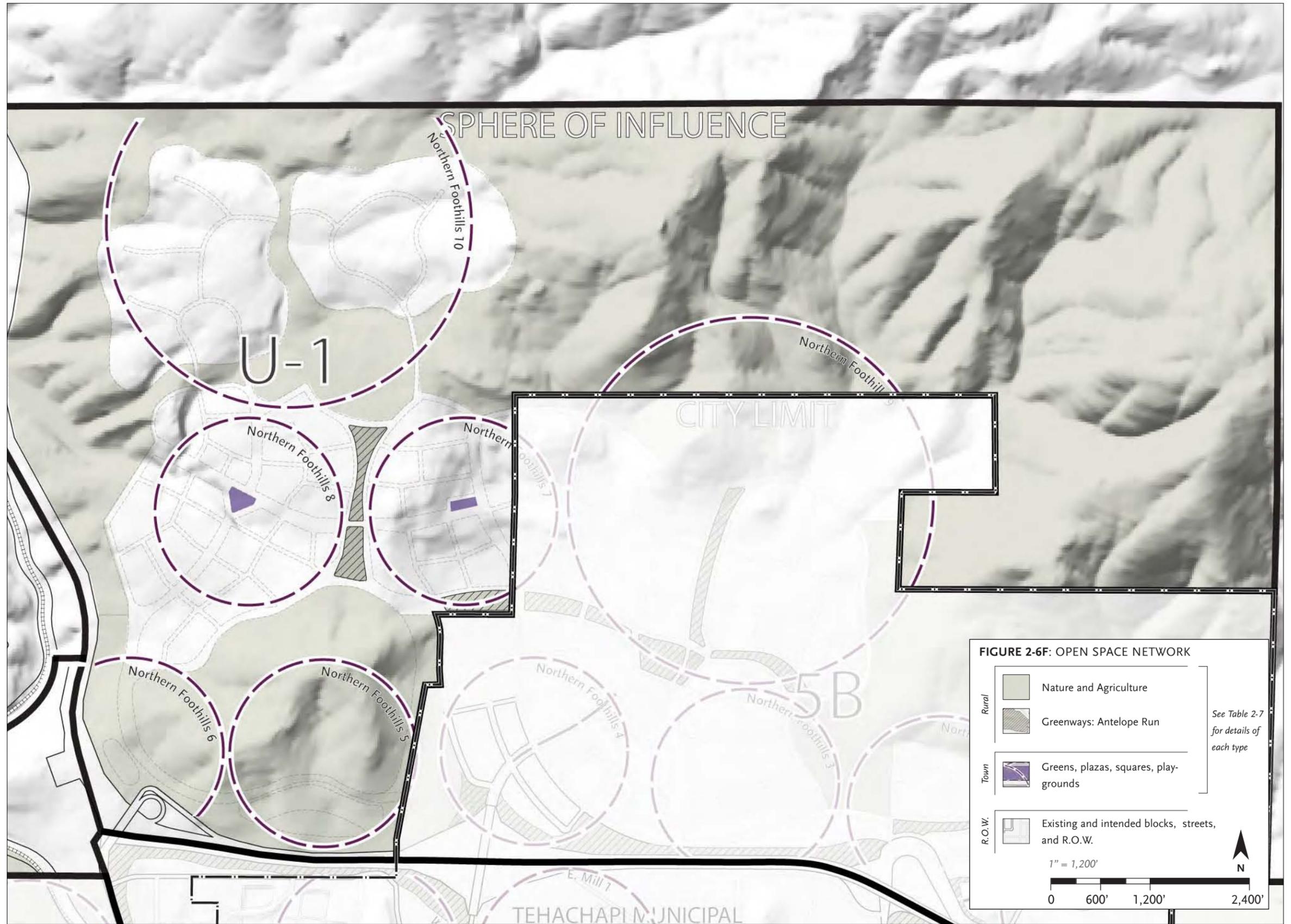


Figure 2-6F: Open Space in Planning Area U1

E. OPEN SPACE TYPES IN PLANNING AREA U-2



Nature, Agriculture



Park/Greenway



Playground

**Rural Open Space Types: Nature, Agriculture, Park/Greenway**

This planning area primarily provides the transition between the unincorporated communities of Golden Hills and Old Town to the west and Tehachapi itself. Within this planning area, the open space is non-urban in the form of nature and agriculture with greenways along Highline and potentially along the planning area's west boundary. The remainder of the open space in this planning area is in the form of greens that respond to the limited, compact and low-intensity nature of rural neighborhoods. In response to the rural neighborhoods, the greens are informal in their configuration and planting.

**Town Open Space**

A few informal spaces punctuate the rural roads and streets to provide visual interest and places to enjoy.

Figure 2-6G: Open Space in Planning Area U-2

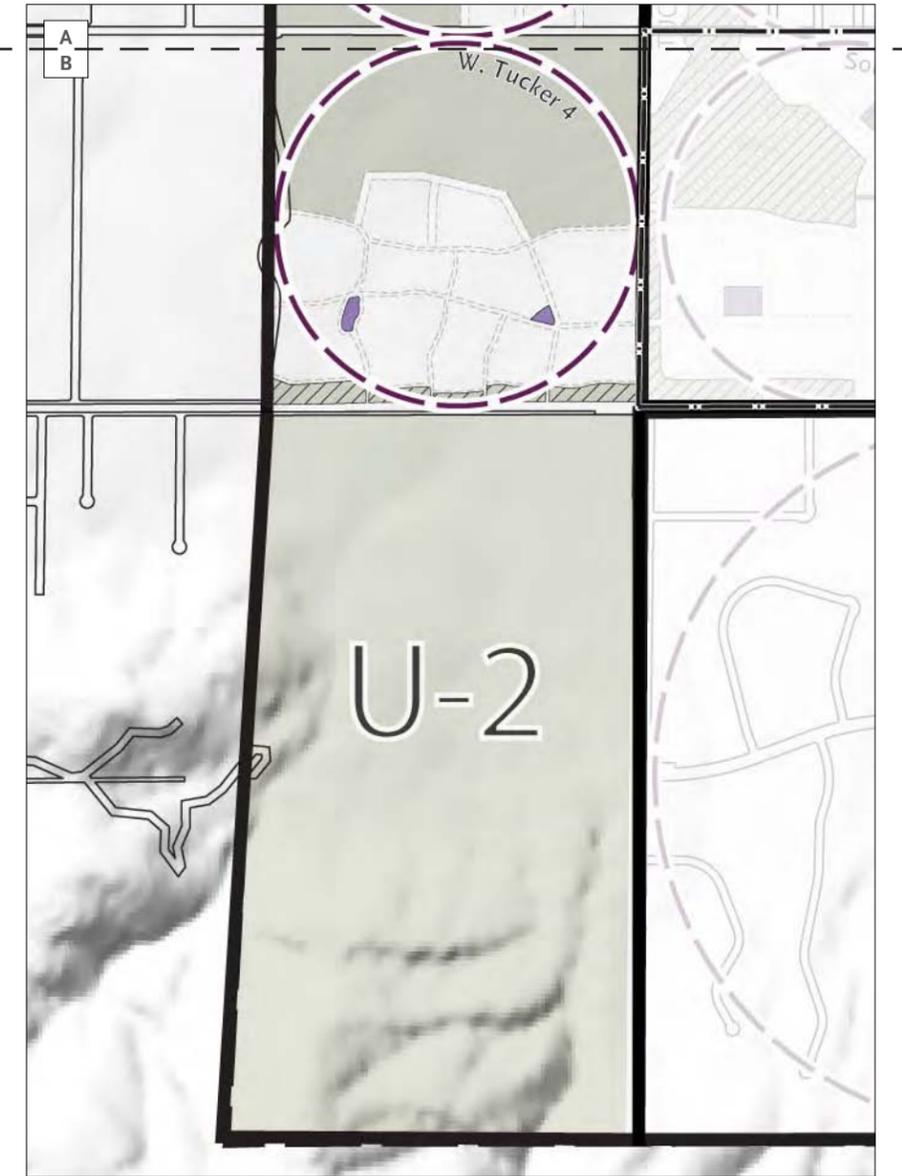
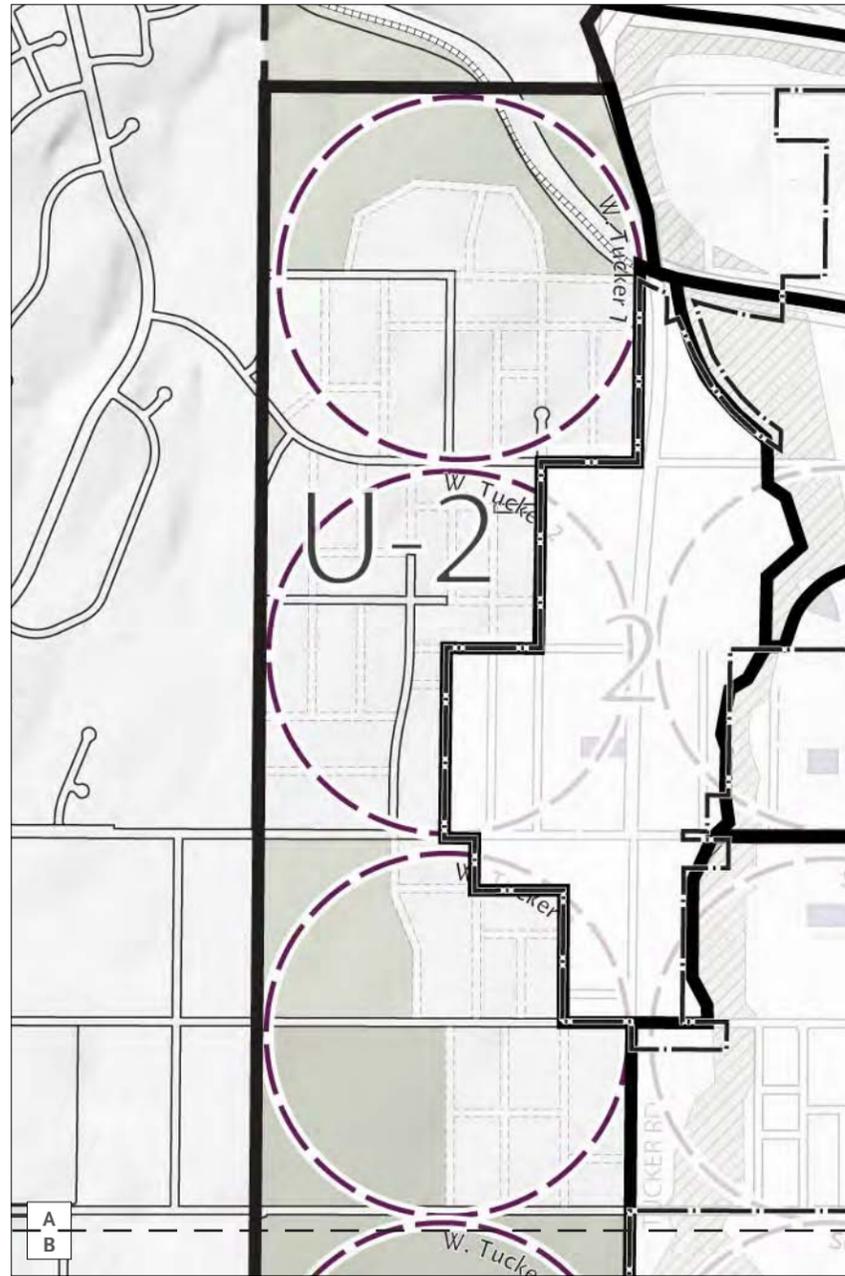
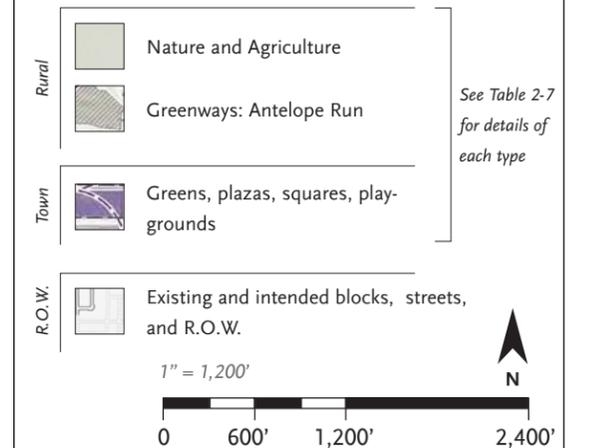


FIGURE 2-6F: OPEN SPACE NETWORK



E. OPEN SPACE TYPES IN PLANNING AREA U-3

Rural Open Space Types: Nature, Agriculture, Park/Greenway



Nature, Agriculture

The open space in this planning area is primarily non-urban, consisting of agriculture and nature, contributing to the town-defining qualities of Tehachapi's natural and agricultural surroundings. A regional park near SR 58 connects with greenways to the north and along Dennison Road.



Park/Greenway

Town Open Space

A few informal spaces punctuate the rural roads and streets to provide visual interest and places to enjoy.

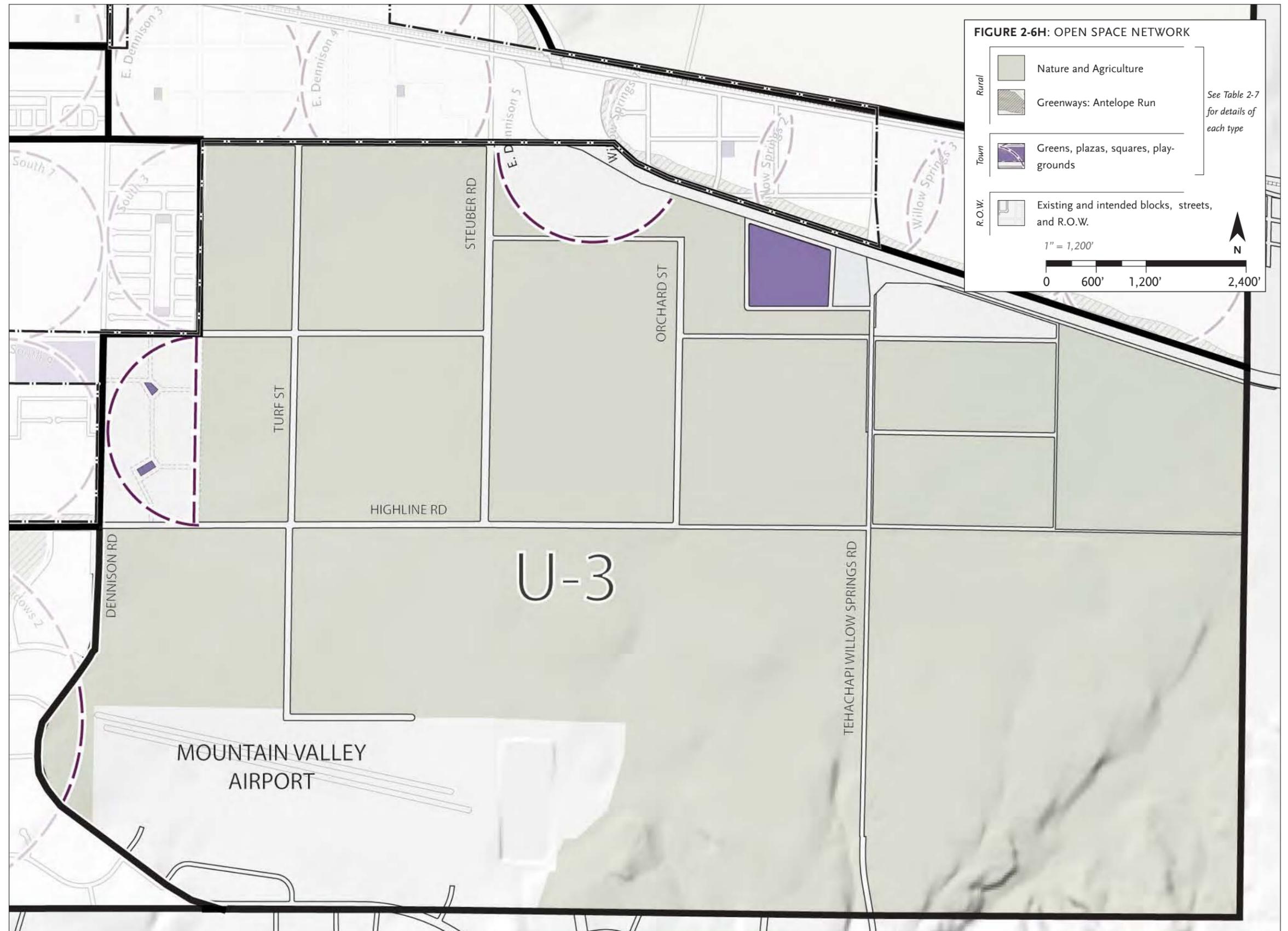


Figure 2-6H: Open Space in Planning Area U-3

E. OPEN SPACE TYPES IN PLANNING AREA U-4



Nature, Agriculture

Rural Open Space Types: Nature, Agriculture

This planning area is primarily natural open space and contributes to Tehachapi's town-defining qualities as a town within a beautiful natural setting. Greenways may connect with planning area 5A or 5B at Dennison Road.

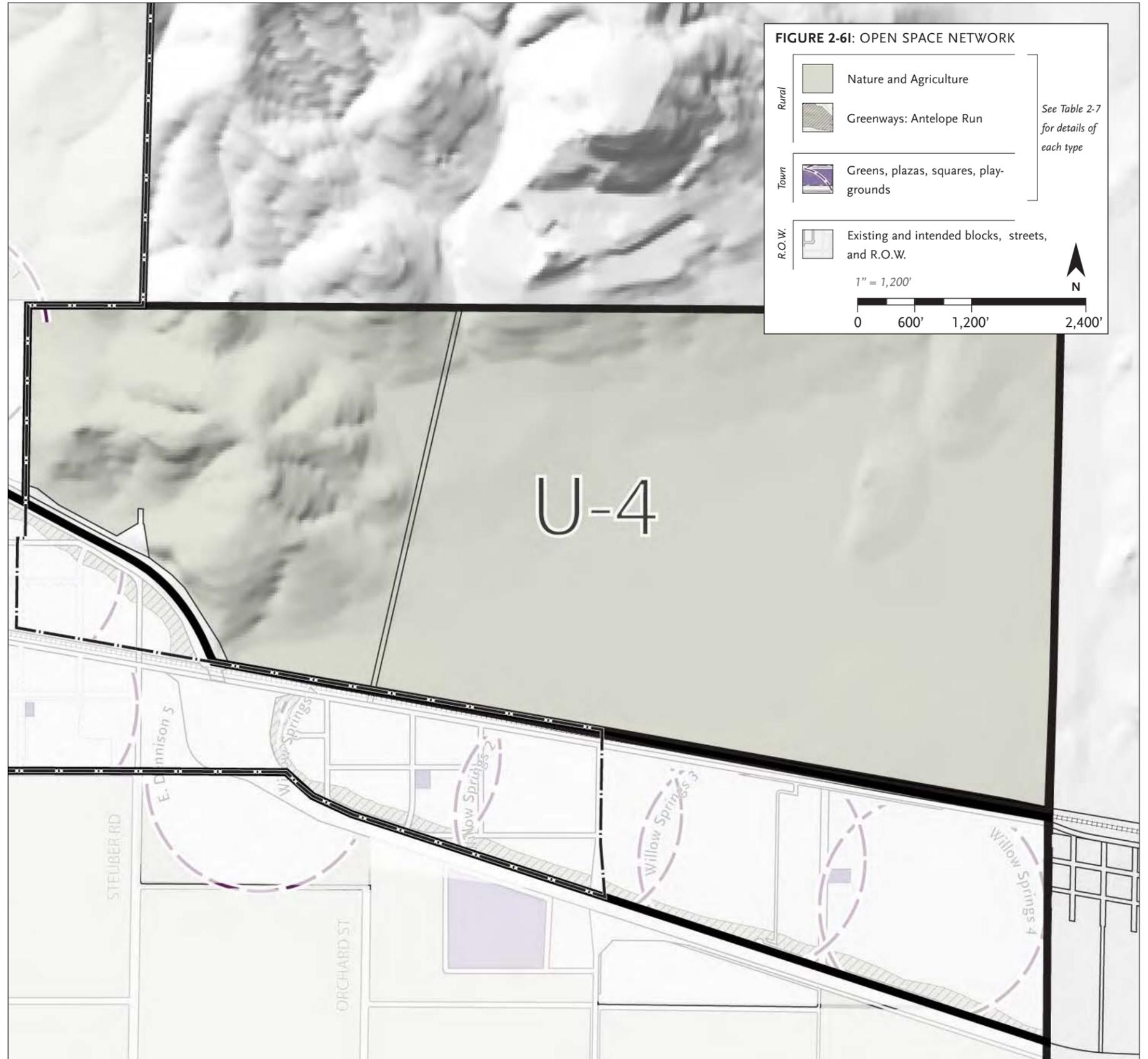
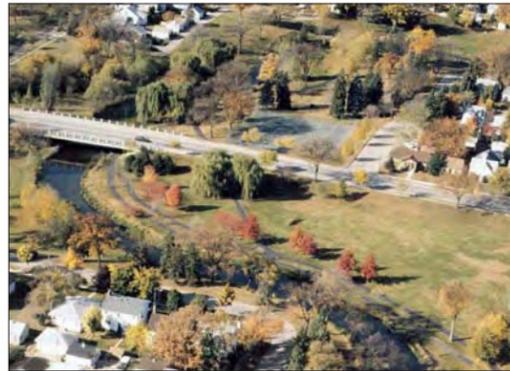


Figure 2-6l: Open Space in Planning Area U-4

E. OPEN SPACE TYPES IN PLANNING AREA U-5



Nature, Agriculture



Park/Greenway



Green

**Rural Open Space Types: Nature, Agriculture, Park/Greenway**

This planning area provides the transition between the suburban neighborhoods north of Highline and the Tehachapi Mountains to the south. As a set of rural neighborhoods, the open space types in this planning area are in the form of nature, agriculture and greenways along Highline and potentially along the planning area's west boundary.

**Town Open Space Type: Green**

The open space within these two rural neighborhoods is in the form of greens that respond to the limited, compact and low-intensity nature of rural neighborhoods. In response to the rural neighborhoods, the greens are informal in their configuration and planting.

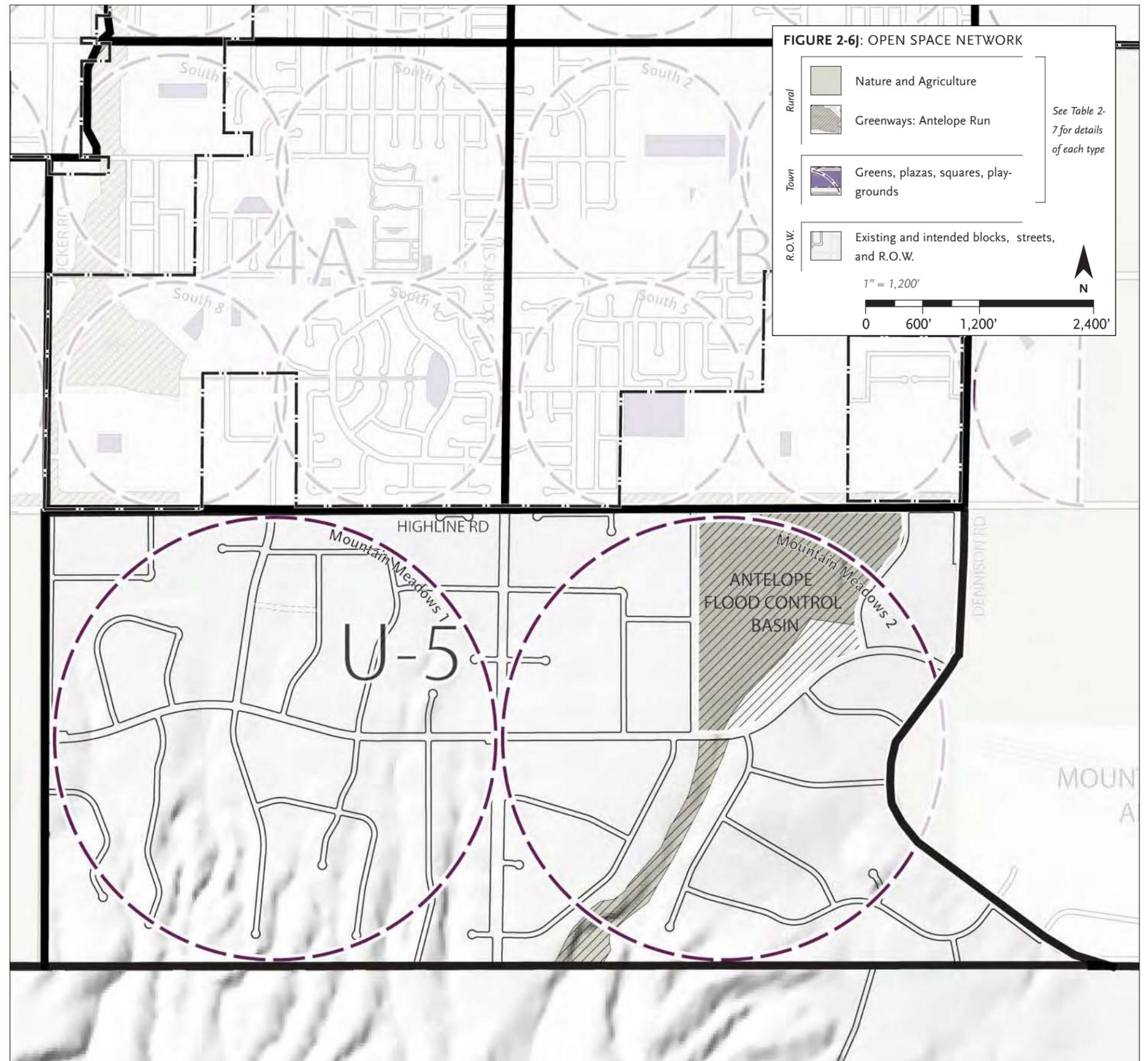


Figure 2-6J : Open Space in Planning Area U-5

5. OBJECTIVES AND POLICIES

The following policies, across five topics, guide Tehachapi’s actions toward delivering the community vision:

OBJECTIVE 1. CONNECT WITH NATURE	OBJECTIVE 2. ENHANCE ACCESS AND WALKABILITY	OBJECTIVE 3. MAINTAIN A NETWORK OF OPEN SPACE TYPES	OBJECTIVE 4. MAINTAIN A NETWORK OF STREETScape TYPES
<p>Tehachapi’s physical proximity to the Tehachapi mountain range and its overall setting within a high altitude valley create a dramatic backdrop while reminding one that nature is nearby and very much a defining quality for the town. The manner in which the town connects to and is enhanced by nature is vitally important to both Tehachapi’s identity and appeal. Tehachapi shall connect with nature in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. Development at the edge of town fronts 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);</li> <li>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;</li> <li>C. Pedestrian and bicycle access extends seamlessly to and from town and nature;</li> <li>D. Tehachapi Mountain and the Pacific Crest Trail serve as destinations for community use.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>PR1. Coordinate thoroughfare standards to result in physical configurations that address the edge-of-town conditions throughout Tehachapi;</li> <li>PR2. Incorporate bicycle and pedestrian access into all thoroughfare types, according to the intended context they are to generate or support;</li> <li>PR3. Maintain zoning and subdivision standards that result in a lower-scale and appropriate pattern of development adjacent to nature;</li> <li>PR4. Identify and integrate natural corridor (‘greenway’) opportunities to extend into town from nature and connect these corridors to each other;</li> <li>PR5. Support community events in nature such as the Springtime Festival, Rodeo and Mountain Festival.</li> </ul>	<p>The need for pedestrians to have access throughout Tehachapi and to feel comfortable while walking, biking or running is fundamental to the success of the public realm. Tehachapi shall be a walkable and accessible community in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. The public realm network is as interconnected as possible and to the extent practical;</li> <li>B. The network consists of a variety of open space types dispersed within each planning area;</li> <li>C. All thoroughfares are considered as ‘complete streets’ including pedestrian access and either of three types of bicycle access (Class 1, 2, or 3);</li> <li>D. Blocks, which are the fabric that creates the network, are short to promote comfortable walking by physically influencing steady but lower vehicular speeds;</li> <li>E. 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.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>PR6. Maintain thoroughfare standards that enable short pedestrian crossing distances;</li> <li>PR7. Maintain bicycle access-types (class 1, 2 or 3) on all thoroughfare types including grade-separations;</li> <li>PR8. Maintain development and subdivision standards that result in block length / size requirements based on their location and transect zone within Tehachapi;</li> <li>PR9. Coordinate access and walkability to the range of physical contexts and locations within Tehachapi’s Sphere of Influence.</li> </ul>	<p>Tehachapi’s public realm network consists of a variety of open spaces and streetscapes that reinforce the character and appeal of their immediate surroundings. Tehachapi’s public realm shall be interesting, varied and dispersed in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. The network is interconnected and serves the public upon which private property / development occurs throughout Tehachapi;</li> <li>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;</li> <li>C. Each town open space is immediately adjacent to and fronted by development that is of an appropriate scale and purpose.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>PR10. Coordinate open space types with the appropriate physical context they are intended to serve;</li> <li>PR11. Coordinate the subdivision standards with the open space types and standards identified in Table 2-7;</li> <li>PR12. Coordinate the parkland dedication credit with the open space types identified in Table 2-7;</li> <li>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);</li> <li>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;</li> <li>PR15. Coordinate the development of parks and community recreation facilities/services with the pace of new development/ investment.</li> </ul>	<p>Tehachapi’s streetscape network consists of a variety of streetscapes that spatially define each thoroughfare in the network. Tehachapi’s streetscapes provide community identity while connecting the various open spaces and parts of town in the following ways:</p> <p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. The network is interconnected and varied according to the particular thoroughfares in the network and the physical contexts they support;</li> <li>B. Streetscapes correspond tree form and landscape with the frontages aligning the thoroughfare;</li> <li>C. Streetscapes accommodate vehicular needs while prioritizing pedestrian access and comfort;</li> <li>D. Streetscapes are a component of <i>Green Streets</i>, enhancing the public realm while directly contributing to groundwater recharge and storm drainage.</li> </ul> <p><b>Policies</b></p> <ul style="list-style-type: none"> <li>PR16. Maintain streetscape standards to achieve spatial characteristics and standards in response to the intended frontages and thoroughfares in the network as identified in the Mobility Element;</li> <li>PR17. Maintain streetscape standards that incorporate the horizontal and vertical characteristics of thoroughfares as identified in the Mobility Element;</li> <li>PR18. Promote the infill of missing street trees to complete partial streetscapes;</li> <li>PR19. As each opportunity presents itself, convert existing streets to <i>Green Streets</i>.</li> </ul>

**OBJECTIVE 5. ENABLE TEMPORARY OPEN SPACE**

In addition to the various formal and informal open spaces throughout Tehachapi, there is the opportunity to temporarily convert areas primarily used for other purposes to open space use. Similar to how a parade route temporarily uses public right-of-way for community purposes, Tehachapi can regularly use part of the thoroughfare network for public recreation purposes while not needing to acquire land or expand the network of paths for such purposes.

**Anticipated Results**

- A. Utilize pavement for recreational use when it is not highly used for vehicular purposes;
- B. Contribute to community and individual health through additional recreational options.

**Policies**

- PR20. Promote temporary open space activity as an allowed temporary use, subject to conditions and demonstrating that adequate circulation is provided;
- PR21. During non-peak hours (e.g., Sunday mornings), convert one side of principal and/or secondary thoroughfares to temporary bicycle and pedestrian/jogging paths and link them to form a route that enables as many Tehachapians to participate as possible;
- PR22. Appropriately address the insurance and security needs of temporary open space.

**OBJECTIVE 6. INCORPORATE GREEN STREET TECHNIQUES THROUGHOUT THE NETWORK**

The opportunity exists to integrate a beautiful public realm of streetscapes and open spaces with the need to capture as much runoff and rainfall as possible.

**Anticipated Results**

- A. Reduced groundwater runoff;
- B. Groundwater recharge;
- C. An enhanced public realm.

**Policies**

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

**OBJECTIVE 7. INTEGRATE OPEN SPACE WITH DEVELOPMENT AND REINVESTMENT**

As new development or reinvestment occurs and depending upon the vision and compatible open space types, ensure that appropriate open space is integrated to offset needs and to give character and identity.

**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**

- PR25. Establish procedures to track the amount and type of open space that is to be provided for approved development;
- 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.



CHAPTER 2.1 D  
ECONOMIC VITALITY ELEMENT

The Economic Vitality Element informs and guides Tehachapi’s position in the economic hierarchy and range of opportunities among its surrounding neighbors within Kern County.

Community preferences, directions, and corresponding objectives and policies are formed to inform the development of employment-generating land uses, local and regional serving commercial uses, income-generating tourism opportunities, and a regional identity consistent with the economic goals of Tehachapi’s overall vision.

Additionally, community preferences, directions, and corresponding objectives and policies ensure fiscal sustainability of Tehachapi’s Sphere of Influence, such that its maturity as a place and region is tied to an economic maturity, which will ensure sufficient resources for a full range of public services and improvements over the near and long-term.

Statutory Requirements

The Economic Vitality Element is not required by State of California Law. Because of the strong relationship between the economic dimensions of a small town and its physical form, Tehachapi has included the optional element.

D. Economic Vitality	Page
1. Purpose	2:63
2. Community Preferences and Direction	2:63
3. Summary of Issues	2:63
Figure 2-7: Employment-Focus by Planning Area	2:64
Table 2- 8: Employment Focus by Planning Area	2:64
4. Objectives and Policies	2:65

## ECONOMIC VITALITY ELEMENT

**1. PURPOSE OF THE ECONOMIC VITALITY ELEMENT**

The Economic Vitality Element aligns long-range physical development for Tehachapi with likely oncoming market opportunities for development while informing the physical development and disposition of land uses to 2035.

**2. COMMUNITY PREFERENCES AND DIRECTION**

The community intends to establish and reinforce Tehachapi's position in the economic hierarchy of Kern County while expanding economic activity for the town's residents and visitors. This approach is consistent with the overall objectives of preserving community character, while reinforcing Tehachapi's position as a primary location for commercial activity and investment in southeastern Kern County.

Central place theory, which identifies the distribution of the sizes, number, and economic functions of towns and settlements in a region, is the basis for these recommendations. Central place theory is based on the notion that economic activities have a basic threshold, or market size that they must cover in order to remain economically sustainable, and a range or distance which people will travel in order to consume goods or services. These levels of place and activity are described below:

- Primary - Larger cities or central places within a region are the site of higher order economic goods. These are high value, but infrequently consumed, items. For example, this might include certain professional services like attorneys and accountants, or certain capital goods like appliances and cars. Typically, these types of higher order economic activities are concentrated in the primary central place of a region.
- Secondary - The next level of hierarchy includes functions that are frequented more and may have somewhat lower margins. These include items such as general merchandise stores, auto repair, supermarkets, and the like.
- Tertiary - Further down the scale are the third order central places which primarily provide daily needs and products that are at a lower cost and margin. Typical of these uses are gas stations, convenience stores, and the like. In evaluating Kern County, it is possible to identify this hierarchy of central places with Bakersfield being the primary central place and the secondary central places including communities such as Wasco in the west of the county, or Ridgecrest in the north.

Tehachapi serves as the secondary place for the southeastern part of Kern County, and in each case, there are tertiary communities which are contained within the secondary cities' markets. For example, Buttonwillow and Lost Hills in the western part of the County feed market demand in Wasco. Inyokern, and Johannesburg, and the communities along I-395 in Inyo County are served by Ridgecrest. For Tehachapi, the communities of Mojave, Rosamond, California City, plus the valley and

mountain communities in the foothills surrounding town are primarily served by economic activities in Tehachapi.

Therefore, while some level of primary place activity does occur, Tehachapi's economic development strategy is to reinforce its role as a secondary place in the economic pattern of southeast Kern County to create the conditions whereby secondary order economic activities can be accommodated within town. This will enable Tehachapi to leverage its role in the economic hierarchy so that these uses do not "leak out" into the surrounding market. Tehachapi has several critical advantages stemming from its location and transportation infrastructure, which increases accessibility, as well as more qualitative factors such as the scale of the community and its historic function as a market center for the Tehachapi Valley region.

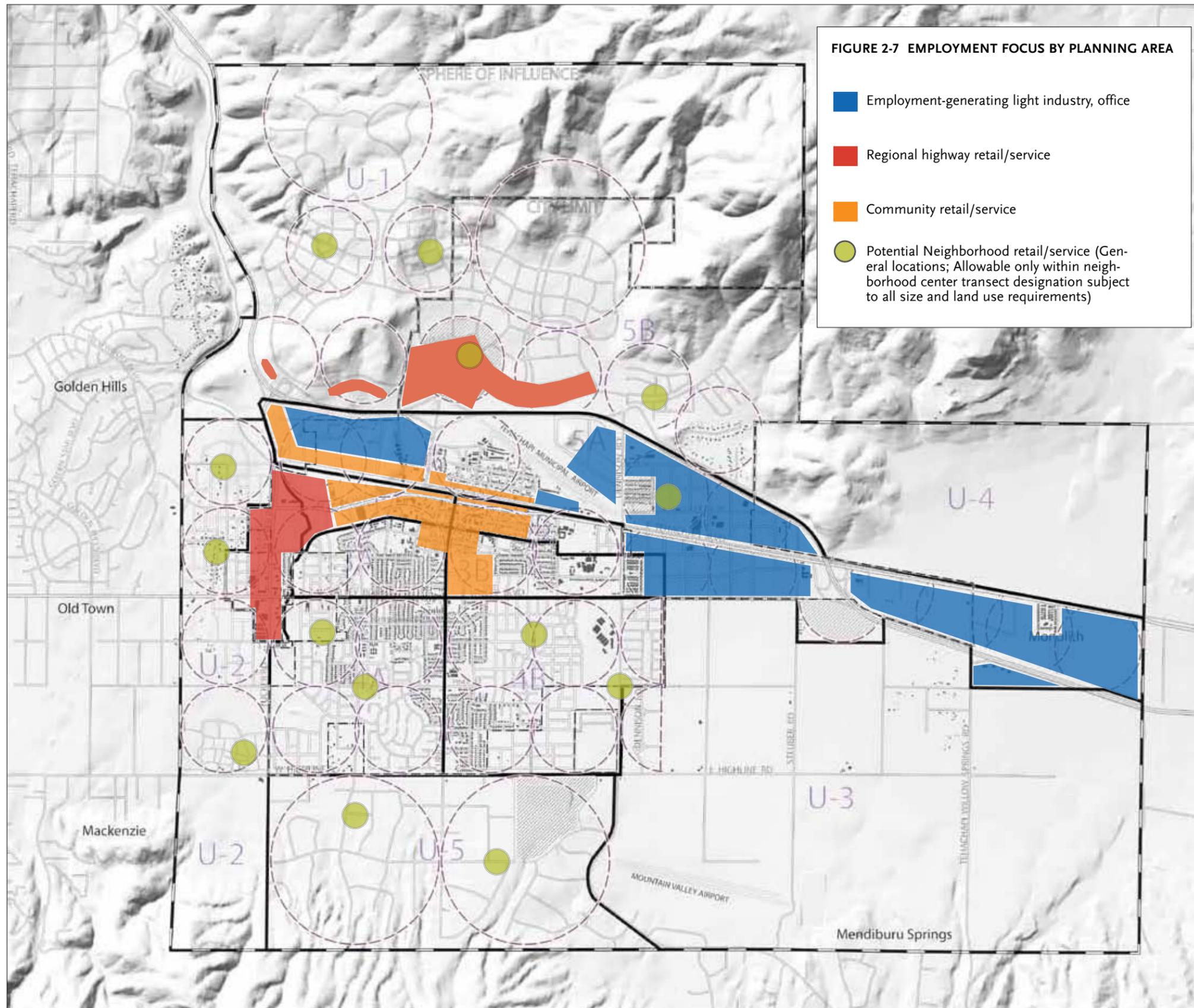
At the same time, Tehachapi's economic development will be contingent on regional market conditions over which the city has no direct control. These include the rate of economic development in both Bakersfield and the Antelope Valley, as well as the relative position of various industries such as aerospace, wind energy, defense and military services, alternative energy, and government expenditures for corrections and related services that all have the ability to affect the trajectory of economic development in Tehachapi.

Along with the various components of this General Plan, the Economic Vitality Element is designed to provide the community with a flexible framework that allows it to be responsive to changing conditions over the intermediate and long-term.

**3. SUMMARY OF ISSUES**

Based on the existing conditions and the community vision, the following issues have been identified as relevant and key to address in the Economic Vitality Element:

- Encourage the development of employment-generating land uses within Tehachapi, particularly in planning areas 2 and 5A, to increase employment opportunities for community residents with a new resulting downward pressure on trip-generation and long-distance commuting out of the City.
- Provide a full range of services and amenities within Tehachapi that support a fully articulated economic profile. Because so many of Tehachapi's residents must leave town for a number of important goods and services, this affects regional travel patterns and reduces Tehachapi's economic competitiveness from the perspective of employers who need to attract and retain workers, as well as the leakage of economic activities to neighboring communities.
- Secure Tehachapi as the commercial center of southeastern Kern County by encouraging the location of critical retail and service activities that are region-serving.
- Build upon the Downtown Master Plan's objective of protecting and expanding Tehachapi's historic core to provide visitor-serving niche-market uses that support both the community and tourists and stimulate compatible development within the historic core.
- Encourage development that is fiscally sustainable so that future development occurs in a fiscally balanced manner in that, land uses generate more revenues than the cost of services they demand. This needs to be balanced against resource-consuming land uses to create a balanced community that can continue to offer a broad range of public services and improvements through the General Fund.



**FIGURE 2-7 EMPLOYMENT FOCUS BY PLANNING AREA**

- Employment-generating light industry, office
- Regional highway retail/service
- Community retail/service
- Potential Neighborhood retail/service (General locations; Allowable only within neighborhood center transect designation subject to all size and land use requirements)

TABLE 2-8: EMPLOYMENT FOCUS BY PLANNING AREA								
Planning Area	Employment Type Focus							
	Agriculture	Manufacturing	Green Industry	Hospitality/Tourism	Retail & Service	Airport-related	Office	Education
1A - Downtown West								
1B - Downtown East								
2 - Tucker Road Corridor								
3A - Central West								
3B - Central East								
4A - Southwest					[1]		[1]	
4B - Southeast					[1]		[1]	
5A - Fwy Corridor								
5B - Northern Foothills								
U-1 - North								
U-2 - West								
U-3 - South								
U-4 - East								
U-5 - Southern Foothills (Mountain Meadows)								

[1] Limited to new development sites within the Neighborhood Center transect designation (T4.5) and/or corridor sites.

Figure 2-7: Employment Focus by Planning Area

4. OBJECTIVES AND POLICIES

The following objectives and policies guide Tehachapi’s actions toward delivering the desired future as expressed by the community:

**OBJECTIVE 1. SECURE TEHACHAPI AS THE RETAIL CENTER OF SOUTHEASTERN KERN COUNTY**

Encouraging large-format retail and services that serve the regional market to locate along the Tucker Road Corridor is key to maintaining Tehachapi’s role as the retail center of southeastern Kern County. Tucker Road is the best strategic location for regional-serving retail and service uses and is the priority location for such uses. To the extent possible, such uses are discouraged from locating in the surrounding unincorporated communities. At the same time it is important to recognize that there are other retail formats that would be more consistent with the scale of Tehachapi’s historic core. The relationship between the historic core and the regional retail uses is strengthened and Tehachapi’s regional role is maintained in the following ways:

**Anticipated Results**

- A. Tucker Road (planning area 2) is emphasized as the regional retail center for the Tehachapi Valley and surrounding areas;
- B. Tucker Road continues as a fiscal engine that drives revenue to the city’s general fund;
- C. Tehachapi’s regional retail and service component increases by 400,000 square feet over the intermediate and long-term;
- D. Tehachapi’s historic core is strengthened as the town center through the clear and complementary roles of the Tucker Road and the Capital Hills area (planning area 5B).

**Policies**

- EV1. Tehachapi should strive to maintain the Tucker Road corridor as the leading retail concentration in southeastern Kern County through attracting the following types of uses:
  - Large format retailers
  - Nationally branded retailers
  - Auto dealers
  - Auto services
  - Machinery and implement sales
  - Appliance sales and service
- EV2. Sales, transient occupancy and property tax as well as tax-increment implications of new projects should be considered as part of the development process;
- EV3. Office development should be integrated into development to broaden the viability of regional retail and to reduce/capture vehicle trips.

**OBJECTIVE 2. SUPPORT TEHACHAPI’S HISTORIC DOWNTOWN AS A UNIQUE ASSET TO BE STRENGTHENED**

Tehachapi’s historic core is one of the town’s greatest economic strengths. The presence of historic resources helps to reinforce a sense of place that is unique to the town and is of value to both residents and visitors alike. The historic core can serve as a location for community-scale services and retail as well as for appropriately scaled visitor-serving businesses. Tehachapi’s historic town center is reinforced as a unique asset in the following ways:

**Anticipated Results**

- A. The local office sector is expanded, enhancing the appeal of the historic core, supporting local retail and restaurant activity and strengthening the relationship between Tehachapi’s neighborhoods and its downtown;
- B. The farmer’s market is expanded as are cultural events, emphasizing the historic core’s role as the community focus.

**Policies**

- EV4. Encourage the establishment of visitor-serving business, especially along Tehachapi Boulevard and Curry Street such as:
  - Food and beverage
  - Patio and sidewalk service for food and beverage
  - Overnight accommodations
  - Cultural, recreational and leisure activities
  - Crafts, art, antiques and other appropriately scaled retail
- EV5. Continue to locate region-serving public services within the downtown such as:
  - Libraries
  - Government offices
  - Civic organizations
- EV6. Promote the historic core through marketing and branding supported by the establishment of various funding sources such as a Tehachapi RDA Business Improvement District;
- EV7. Encourage professional and personal service businesses;
- EV8. Encourage mixed-use residential development;
- EV9. The following uses should be discouraged in Downtown:
  - Gas stations and auto repair
  - Machinery and implement sales / repair
  - Personal storage / mini warehouse

**OBJECTIVE 3. ENCOURAGE APPROPRIATELY SCALED EMPLOYMENT-GENERATING LAND USES**

Tehachapi’s location along SR-58 is a strategic advantage for east-west transcontinental transportation seeking to avoid the congestion of the Los Angeles Basin. The good regional connections to SR-99 and I-5 to the west, along with the town’s rail connections and municipal airport make Tehachapi a good candidate for distribution and transshipment activities. However, the scale and scope of these activities must be maintained in a manner consistent with the community vision established in Chapter 1 of this General Plan. Appropriately scaled employment-generating land uses will benefit Tehachapi in the following ways:

**Anticipated Results**

- A. The substantial lands between the historic core and central neighborhoods and the freeway (planning area 5A) are leveraged to generate employment;
- B. As new employment-generating land uses are sited along the corridor fronting SR 58 and the rail tracks, Tehachapi’s economy should both diversify and create opportunities to improve the regional jobs housing balance.

**Policies**

- EV10. Encourage export-oriented businesses within the freeway corridor (planning area 5A) as it is the best location within Tehachapi for such uses;
- EV11. Key sectors that should be attracted to this area include:
  - Wind turbine assembly, maintenance and training facilities.
  - Aerospace component production and aircraft maintenance
  - Agricultural implement production and maintenance
  - Warehouse and distribution
  - Construction yards, equipment sales and logistics
  - Product assembly and manufacturing
  - Truck stop travel center

**OBJECTIVE 4. INCLUDE VISITOR-SERVING INDUSTRIES AS A KEY COMPONENT OF THE TOWN’S ECONOMY**

Tehachapi is well positioned to serve a broad array of visitors ranging from pass-through travelers to those seeking to enjoy the town’s historic character and its surrounding recreational resources. Two areas within town that are to be prioritized for visitor-serving activity are the historic downtown (planning area 1A and 1B) and the Northern Foothills area near SR 58 (planning area 5B). Of course, the surrounding nature and agriculture is prioritized for visitor-serving activity but in an eco- / agri-tourism manner. Economic activities that contribute to the visitor-serving sector in either of these areas are encouraged. Visitor-serving industries will become a key component of Tehachapi’s economy in the following ways:

**Anticipated Results**

- A. Tehachapi’s appeal and economic strength are deepened through a balance of local and visitor-serving retail, restaurants, and services;
- B. Visitor-serving industries are appropriately located according to the vision for each place within town.

**Policies**

- EV12. In the historic core (planning area 1A and 1B), visitor-serving retail development should be allowed throughout the area providing compatibility with adjacent and neighboring residential is maintained;
- EV13. In the Northern Foothills area (planning area 5B), promote visitor-serving and highway retail development uses that are not likely in the historic core or on the Tucker Road corridor;
- EV14. Resort residential and ancillary development, including equine uses should be encouraged in planning areas U1 and 5B due to the area’s unique location;
- EV15. Encourage visitor-serving uses in planning areas U-1, U-2, U-3 and U-4 that emphasize the environmental and/or agricultural resources in these areas.

**OBJECTIVE 5. POSITION TEHACHAPI AS A SERVICE CENTER FOR THE REGION**

Medical, educational and government services should be accommodated when possible, as part of the town's over all economic development strategy. Targets of opportunity include an expanded medical campus and a community college with alternative or renewable energy training and certification opportunities. Tehachapi will be positioned as a service center for the region in the following ways:

**Anticipated Results**

- A. Post-secondary educational opportunities are expanded within Tehachapi, providing the Valley with an option to travelling out of the region for such services;
- B. Medical service and governmental offices are expanded within Tehachapi, providing broader, local services for the Valley's residents.

**Policies**

- EV16. Promote the eventual location of a post-secondary institution in Tehachapi. This can either be a branch of the Kern County Community College system or the Cal State system.
- EV17. Promote an expanded medical services complex in Tehachapi, including additional hospital space.

**OBJECTIVE 6. SUPPORT THE SPHERE OF INFLUENCE'S ROLE AS TOWN-DEFINING NATURE AND AGRICULTURE**

Tehachapi's direct relationship with the surrounding agriculture and nature provides for both the town's identity as well as its appeal as a free-standing, self-contained town. To maintain this positive and appealing relationship in a community, it is necessary to understand the Sphere of Influence as more than land that can ultimately be annexed to Tehachapi. Rather, such land is important for non-urban uses that are inappropriate within town and that can help to strengthen the distinction between town and nature/agriculture. Tehachapi's surroundings will contribute positively to the town's identity and economy in the following ways:

**Anticipated Results**

- A. Any agri-related employment will continue to be viable in and around Tehachapi by preservation of the prime agricultural land and the creation of a compact, contiguous development pattern city-wide;
- B. Preservation of the landscape will continue to reinforce Tehachapi's position as a visitor-serving center, and as an attractive destination for visitors and residents alike.

**Policies**

- EV18. The unincorporated lands within Tehachapi's Sphere of Influence can serve as an agricultural reserve for the town providing a needed transition between the town itself and adjacent unincorporated land uses. Land uses that are compatible with agricultural activities should be the primary economic use for this area. Over time, if portions of this reserve are annexed to town, policies governing land use will apply in the same manner as in the district to which the portions are being attached. Examples of beneficial land uses that are to be encouraged in the reserve area are:
  - Packing facilities
  - Agricultural production
  - Agricultural storage
  - Eco / Agri-tourism and "value added" agricultural uses
- EV19. Prevent land uses anywhere in the Sphere of Influence such as:
  - Meat packing and slaughterhouses
  - Incineration
  - Landfills
  - Neighborhood-development
  - Dairy facilities

**OBJECTIVE 7. SUPPORT VIBRANT, STABLE NEIGHBORHOODS AS A CORE REASON FOR LIVING IN TEHACHAPI**

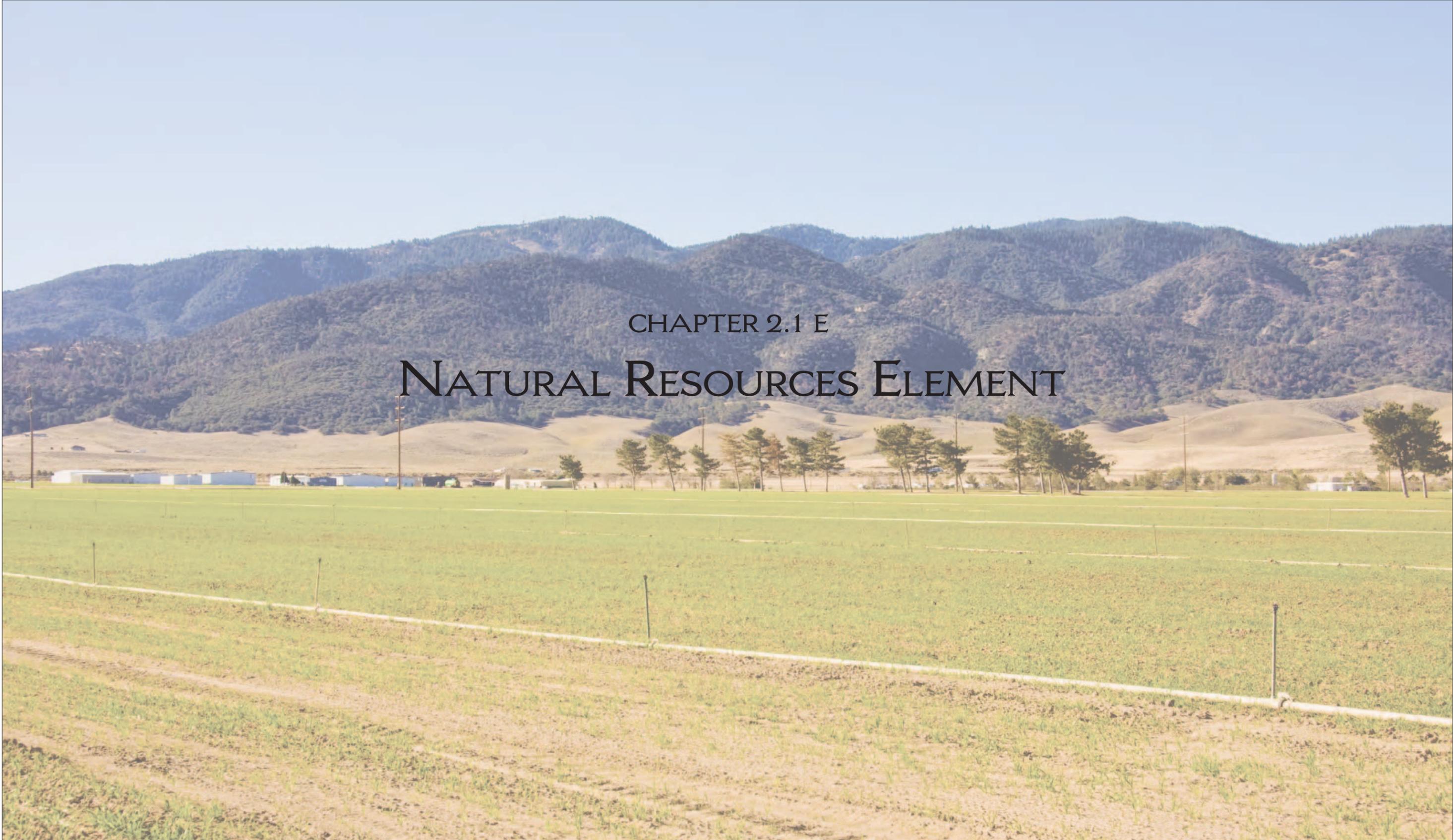
These neighborhoods represent the residential core of Tehachapi and economic development efforts should be supportive of each neighborhood's particular community character and vitality. The ability to create walkable connections can be promoted by introducing appropriately scaled non residential uses. Tehachapi's neighborhoods will be supported through the local economy in the following ways:

**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**

- 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



CHAPTER 2.1 E  
NATURAL RESOURCES ELEMENT

The Natural Resources Element informs and guides protection and conservation of the natural resources and environment within Tehachapi's Sphere of Influence.

Community preferences, directions, and corresponding objectives and policies are aimed at protecting and maintaining the quality of natural resources such as air and water quality, plant life, native and migrant wildlife, and the unique, wonderful natural environment that is synonymous with Tehachapi's overall vision. Additionally, this element helps to ensure responsible, sustainable, and limited use of the many, rich, natural resources existing in Tehachapi's Sphere of Influence, promoting the town's and region's vitality.

Tehachapi's history has been marked by its close connection to its surrounding environmental features, natural resources and wildlife. Thus, Tehachapi's continued legacy hinges upon its enduring conservation of the natural resources it enjoys, to ensure that these rich amenities are a part of its past, present, and future.

#### Statutory Requirement

State of California Law (CGC Section 65302) requires a conservation element to "...provide direction regarding the conservation, development, and utilization of natural resources".

This General Plan satisfies the above requirement and elaborates on the interrelationship between the needs of the built environment and those of Tehachapi's natural resources which strongly define the town.

E. Natural Resources	Page
1. Purpose	2:69
2. Community Preferences and Direction	2:69
3. Summary of Issues	2:69
4. Components of Natural Resources Framework	2:69
A. Air Quality, Views and Dark Skies	2:71
B. Open Space and Agriculture	2:73
C. Flora and Fauna	2:76
D. Soils and Minerals	2:80
E. Archaeology	2:83

## NATURAL RESOURCES ELEMENT

**1. PURPOSE OF THE NATURAL RESOURCES ELEMENT**

The Natural Resources Element provides Tehachapi with a clear method to identify, protect and enhance the town's natural resources while contributing to Tehachapi's overall identity and appeal.

**2. COMMUNITY PREFERENCES AND DIRECTION**

Tehachapi embraces its natural resources as a fundamental set of defining physical characteristics. As responsible stewards of the environment, the residents of Tehachapi seek to live by example, in balance with the natural setting and ecosystems.

**3. SUMMARY OF ISSUES**

Based on the community vision, the following issues have been identified as relevant and key to address in the Natural Resources Element:

- **Air Quality** - Air pollution is a concern as the local atmosphere is affected by the weather and substantial growth in the neighboring Central Valley and High Desert regions. While many solutions to air pollution require regional approaches, local land use decisions which minimize dependence on vehicular traffic and pollutant sources are needed to maintain clean air;
- **Scenic Quality** - Viewsheds of Tehachapi within its natural setting are important and intrinsic to Tehachapi's strong physical character and appeal. These viewsheds need to be protected and enhanced. Additionally, the subject of viewsheds needs to be expanded from only views of the valley to include views within town, and along streetscapes, as this is equally important and how most Tehachapians experience their community.
- **Viability of Agriculture** - The majority of agricultural lands within Tehachapi's Sphere of Influence are currently outside of the incorporated boundary and not under complete regulatory control by Tehachapi. Strong cooperation with Kern County is needed to maintain these lands as economically viable, continuing to provide agricultural products/activities, and avoid premature conversion to non-agricultural uses;
- **Wildlife** - The presence of various wildlife species within and surrounding Tehachapi's Sphere of Influence is a desirable qualitative aspect of living in or near Tehachapi. Accordingly, this presents the need to promote Tehachapi's sensitivity to wildlife corridors and/or habitat.
- **Mineral Resources** - The Tehachapi Valley's abundant mineral resources will continue to be appealing for extraction to supply customers with mineral products. While the economic activity is important for the Valley and Tehachapi, it is equally important that the extraction and processing of mineral resources occur in the most sensitive and equitable manner possible.

**4. COMPONENTS OF NATURAL RESOURCES FRAMEWORK**

This Element integrates Tehachapi's natural resources to be part of the community vision through addressing the following topics:

- A. Air Quality, Views and Dark Skies
- B. Open Space and Agriculture (See 'Sustainable Infrastructure for Water')
- C. Flora and Fauna
- D. Soils and Minerals
- E. Archeology

**5. OBJECTIVES AND POLICIES**

The following sections contain the objectives and policies to guide Tehachapi in achieving the community vision.



Above:  
Wildflowers in bloom



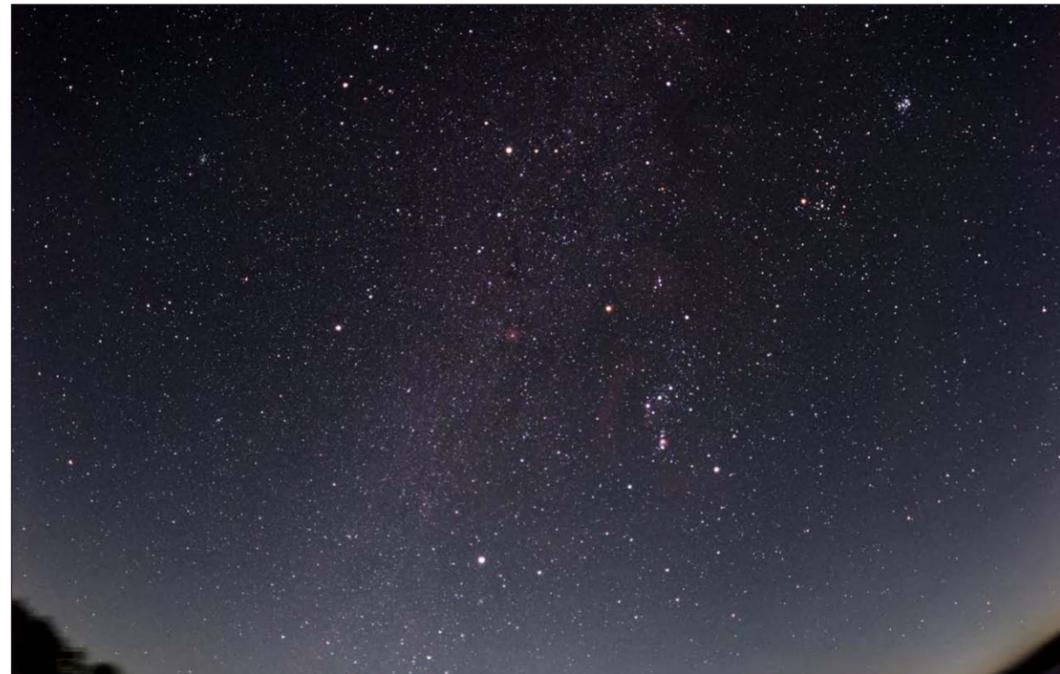
Above:  
Surrounding countryside

**A. AIR QUALITY, VIEWS AND DARK SKIES**

Air quality is important to Tehachapi’s appeal and sustainability from the perspectives of health and community appeal. The subject of air quality is connected to Tehachapi’s high quality views and wonderful night skies. As the area’s air quality goes, so go the area’s visual qualities. It is the community’s intent to maintain and improve Tehachapi’s air quality primarily by attracting clean industry and through an interconnected community that allows people to get around by means other than vehicles.

Tehachapi’s natural landscapes and surrounding mountains generate dramatic views across the Tehachapi Valley as well as from within town. These views are a combination of the relatively clear skies and the strong contrast and silhouette of the mountains that define the Tehachapi Valley. The visual presence of Tehachapi’s natural surroundings and resources is a constant reminder of the appeal that is created by these physical conditions. Tehachapi’s dramatic setting is equally impressive in the evening. This is large due to the relatively low light pollution from the town and surrounding unincorporated communities in comparison to the vast open and natural lands in the Tehachapi Valley. The night silhouette seen in nearby areas is still not seen in Tehachapi which affirms the area’s dark sky quality environment.

Tehachapi’s views and dark skies support the community vision through the following objectives and policies:



Above:  
Tehachapi’s night sky.



Above:  
View to south of Tehachapi and the Tehachapi Mountains (SR 58 can be seen in the foreground).

**OBJECTIVE 1. 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**

- 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.
- NR2. Take affirmative steps toward reduction of motor vehicle-related air pollution including, but not limited to, the following:
  - a. Require land use and transportation strategies that promote use of alternatives to the automobile for transportation, including walking, bicycling, bus transit and carpooling;
  - b. Encourage the development of alternative fuel stations;

- c. Require a percentage of parking spaces in large parking lots/garages to provide electrical vehicle charging facilities;
- d. Promote ride-sharing and car-sharing programs;
- e. Discourage activities that result in unnecessary idling of vehicles;
- f. Evaluate alternative traffic control devices such as roundabouts that slow automobiles rather than devices such as traffic signals and stop signs which make automobiles start and stop.

NR3. Reduce emissions for stationary point sources of air pollution (e.g., equipment at commercial and industrial facilities) and stationary area sources (e.g., wood-burning fireplaces & gas powered lawn mowers) which cumulatively, represent large quantities of emissions.

- a. Work with the Air Quality Management District to achieve emission-reductions for non-attainment pollutants including carbon monoxide, ozone and PM-10;
- b. Apply the California Environmental Quality Act (CEQA) to evaluate and mitigate the local and cumulative effects of new development on air quality.

NR4. Reduce emissions from residential and commercial uses:
 

- a. Require new development and/or renovations of existing buildings to incorporate the following as applicable:

- High-efficiency heating and appliances such as cooking equipment, refrigerators, and furnaces and low NOx water heaters;
- Comply with or exceed the requirements of Title 24;
- Passive solar building and landscape design: building and/or private open space orientation in a south to southeast direction, planting of deciduous trees on west and south sides of buildings, drought-resistant landscaping;
- Use of pervious paving and groundcover;
- Encourage use of battery-powered, electric, or other similar zero-emission equipment;
- Provide natural gas connections to fireplaces or require EPA-certified wood stoves, pellet stoves, or fireplace inserts.
- b. Require that contractors include, in construction contracts, the following requirements, consistent with the East Kern District’s Regulations:
  - Maintain construction equipment engines in good condition and in proper tune per manufacturer’s specification for the duration of construction;
  - Minimize idling time of construction-related and/or, heavy-duty equipment, motor vehicles, and portable equipment;
- Use alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas and unleaded gasoline);
- Use ‘add-on’ control devices such as diesel oxidation, catalysts or particulate filters;
- Use diesel equipment that meets the Air Quality Management District’s certification standard for off-road heavy-duty diesel engines;
- Limit construction hours/hours of operation of heavy-duty equipment.
- c. Locate new stationary sources of air pollutants, such as industrial facilities, at sufficient distances away from residential areas and facilities that serve sensitive receptors;
  - Include buffer zones within new residential and sensitive receptors to separate those uses from potential sources of odors, dust from agricultural uses, and stationary sources of toxic air contaminants.

**OBJECTIVE 2. PROTECT VIEWS OF THE MOUNTAINS**

**Anticipated Results**

- A. The continued enjoyment of viewing Tehachapi’s natural surroundings and the positive contribution to community appeal;
- B. New development/improvements, or expansion of existing buildings, maintains Tehachapi’s small mountain town physical character and sense of place.

**Policies**

NR5. Maintain Tehachapi’s small mountain town character through appropriate development standards that reflect the various intended physical contexts throughout the Planning Area;

NR6. Review development proposals with the approach that viewsheds are of two types:

- a) Valley-wide (natural) and,
- b) Within Town (urban and suburban)

Accordingly, ‘Valley-wide’ viewsheds are from outside of town across the Planning Area while the second type ‘Within Town’ are primarily along streetscapes. This distinction is to be reflected in the appropriate development standards;

NR7. Areas within Tehachapi’s Sphere of Influence but not within the ultimate incorporated boundary are to be designated for urban or rural uses according to Tehachapi’s community structure plan (Fig 2-1);

NR8. Support Kern County’s efforts to make segments of SR 58 a scenic highway and as scenic as possible through corresponding thoroughfare and land use standards;

NR9. Prohibit new or expanded billboards;

NR10. Promote streetscape standards that reflect the ‘town’ type of view-shed, including the issue of terminated vistas or open vistas depending upon the physical context and actual location within Tehachapi.

**OBJECTIVE 3. SUPPORT KERN COUNTY’S POLICIES TO MAINTAIN OPEN SPACE AROUND TEHACHAPI**

**Anticipated Results**

- A. The presence of natural open space and agriculture, in the context of viewsheds, generates physically appropriate transition from the town to the backdrop of the surrounding mountains;
- B. The reinforcement of town and country as a fundamental and appealing characteristic of Tehachapi.

**Policies**

NR11. Support the economic viability of agriculture by maintaining a compatible relationship with agricultural operations pursuant to the Greater Tehachapi Specific Plan;

NR12. Work with Kern County to direct new development contemplated for areas outside of Tehachapi’s Sphere of Influence into Tehachapi or into existing unincorporated communities as compared to free-standing, isolated development. See Tehachapi’s Community Structure Plan (Fig 2-1);

NR13. In cooperation with Kern County, other public agencies and property owners, seek to preserve open space through preservation-incentives, conservation, easements, land acquisition, or other appropriate measures.

**OBJECTIVE 4. MINIMIZE LIGHT POLLUTION**

**Anticipated Results**

- A. The continued enjoyment of viewing the night sky in a way that is unique to Tehachapi as compared to larger, more intensely developed communities.

**Policies**

NR14. Enforce Tehachapi’s ‘dark sky’ protocol to preserve nighttime views, prevent light pollution, reduce light spillage both upward and onto adjoining properties;

NR15. Require that outdoor lighting not create or worsen incompatible situations.

**B. OPEN SPACE AND AGRICULTURE**

Open space is a fundamental aspect of Tehachapi’s identity and is of paramount importance to the future of Tehachapi and the region. This section of the Natural Resources Element serves as a tool for preserving habitat, protecting air and water quality, protecting view-sheds and defining Tehachapi’s urbanized boundaries. Tehachapi’s future must be compatible with its internal, as well as surrounding open spaces, hills, creeks, farmlands and historic resources. As identified in the Public Realm Element, open space falls into two categories, rural and urban. For the purposes of the Natural Resources Element, the ‘urban’ category does not apply. Within the rural category, two types of open space are present in Tehachapi’s Sphere of Influence. In both cases, such open space is also referred to as ‘town-defining’ open space.

Rural: Land within the Sphere of Influence but outside of the incorporated boundary and identified as an ‘open’ sector (01, 02) in Tehachapi’s Community Structure Plan:

- 1) Non-Agricultural Lands: Lands that encompass a combination of dry land grazing activities, limited natural resources and mineral resource production. These include rangeland, mineral deposits, or open land that serves as watersheds, wildlife habitats and areas of potential resource extraction. They are characterized by large uninhabited areas usually with soils that are less than prime with numerous physical constraints to development.
- 2) Agricultural Lands: Lands that primarily encompass active agricultural uses and are dependent mainly on irrigation for production and lands whose uses depend on active farming with necessary ancillary uses. These include consolidated areas of prime and unique agricultural production, with or without an agricultural preserve. Examples are orchards, row crops, turf farms, grazing lands and domestic animal production.

**EXISTING CONDITIONS**

**Agricultural Production**

The value of crops reported by the Kern County Agricultural Commissioner for 2007 is shown in Table 2-9, Kern County Agricultural Crop Report 2007. Kern County reached a milestone in the year 2007 in crop production by topping the four million dollar gross production value for the first time ever. The gross value of all agricultural commodities produced was approximately \$4,092,166,180. This figure represents an increase of 18 percent from the 2006 gross production value of \$3,474,272,500.

Favorable market values and increased production in Livestock and Poultry Products (mainly milk) resulted in a \$292,020,000 increase (an increase by 72 percent from the year 2006 to the year 2007). Expanded acreage and maturation of tree crops contributed to increases in the Fruit and Nut Crops (an increase of \$235,076,000 (14 percent) from 2006 to 2007) and an increase in Field Crops (an increase of \$149,320,000 (38 percent) from 2006 to 2007) as shown in Table 2-9. By contrast, loss of acreage and unfavorable market prices led to a decrease in value for two of the recorded 2007 crop categories; Vegetable Crops decreased by \$91,680,000 (a decrease of 14 percent

from 2006 to 2007) and Nursery Crops \$4,012,120 (a decrease of 4 percent from 2006 to 2007). Table 2-10, Kern County Top Agricultural Products for 2007, shows the top commodity that was produced within Kern County for the 2007 year.

**TABLE 2-9 KERN COUNTY AGRICULTURAL CROP REPORT 2007**

Crop Groupings	Year	Harvested Acres	Total Production	Unit	Total Value
Fruit and Nut Crops	2007	309,544	2,027,300	Ton	\$1,871,861,000
	2006	286,121	1,924,430	Ton	\$1,636,785,000
Seed Crops	2007	3,882	16,470	Ton	\$6,039,000
	2006	2,260	16,200	Ton	\$5,701,000
Field Crops	2007	513,529	--	--	\$542,885,000
	2006	502,769	--	--	\$393,565,000
Vegetable Crops	2007	92,874	2,611,490	Ton	\$555,732,300
	2006	107,028	2,812,980	Ton	\$647,412,000
Nursery Crops	2007	3,193	--	--	\$105,317,380
	2006	3,982	--	--	\$109,329,500
Industrial and Wood Crops	2007	--	--	--	\$7,646,500
	2006	--	--	--	\$5,985,000
Livestock and Poultry	2007	--	--	--	\$230,431,000
	2006	--	--	--	\$215,277,000
Livestock and Poultry Products	2007	--	--	--	\$732,707,000
	2006	--	--	--	\$426,099,000
Apiary Products	2007	--	--	--	\$39,547,000
	2006	--	--	--	\$34,119,000
<b>Total</b>	<b>2007</b>	<b>923,022</b>	<b>4,655,260</b>	<b>Ton</b>	<b>\$4,092,166,180</b>
	<b>2006</b>	<b>902,160</b>	<b>4,753,610</b>	<b>Ton</b>	<b>\$3,474,272,500</b>

Resource: County of Kern, 2007 Kern County Agricultural Crop Report, County of Kern Department of Agricultural and Measurement Standards, May 13, 2008.

**TABLE 2-10 KERN COUNTY TOP AGRICULTURAL PRODUCTS FOR 2007**

2007 Ranking	Commodity	2007 Value	2006 Ranking
1	Milk, Market and Manufacturing	\$692,173,000	3
2	Grapes, All	\$579,378,000	2
3	Citrus, All	\$449,962,000	5
4	Almonds, Including By-Products	\$441,532,000	1
5	Carrots, Fresh and Processing	\$315,849,000	4
6	Pistachios	\$274,440,000	7
7	Hay, Alfalfa	\$225,386,000	8
8	Cattle and Calves	\$219,247,000	6
9	Cotton, Including Processed Cottonseed	\$161,685,000	9
10	Silage and Forage	\$61,219,000	11
11	Potatoes, All	\$59,539,300	10
12	Nursery Fruit Nut Trees and Vines	\$48,765,000	12
13	Wheat	\$48,723,000	17
14	Tomatoes, Fresh and Processing	\$45,075,000	15
15	Bell Peppers, Fresh and Processing	\$42,383,000	16
16	Apiary Products	\$39,547,000	14
17	Eggs	\$39,172,000	18
18	Roses	\$36,692,000	13
19	Pomegranates, Fresh and Processing	\$33,721,000	21
20	Onions, Fresh and Dehydrator	\$24,025,000	24

Source: County of Kern, 2007 Kern County Agricultural Crop Report, County of Kern Department of Agricultural and Measurement Standards, May 13, 2008.

As shown above in Table 2-10, the top commodity within Kern County for 2007 was that of Milk which produced approximately 37,947,200 Cwt of milk with a value of \$692,173,000. Grapes were the second most produced commodity within Kern County with a value of approximately \$579,378,000 and a total production of 696,000 tons of grapes. The third most produced commodity within Kern County in 2007 was Citrus crops with a value of approximately \$449,962,000 and a total production of 791,370 tons of Citrus crops. In 2006 the most produced commodity was Almonds (including by-products, approximately valued at \$494,302,000 with a total production of 290,000 tons); the second most produce commodity was Grapes (approximately valued at \$492,111,000 with a total production of 646,760 tons); and, the third most produced commodity was Milk (including market and manufacturing valued at \$400,153,000 with a total production of 33,706,800 Cwt).



Above: Agricultural lands



Above: Non-Agricultural lands

Soil types in the Planning Area correspond with the following United States Department of Agriculture Natural Resources Conservation Service agricultural land use designations:

- Prime Farmland (if irrigated): There are approximately seven types of soil within the boundaries of the Planning Area that could be designated as Prime Farmland by the USDA Natural Resources Conservation Service, if the soil is currently irrigated. The soils that are included in this are: Havala sandy loam, 0 to 2 percent slopes, Havala sandy loam, 5 to 9 percent slopes, Havala sandy loam, 5 to 9 percent slopes, Steuber sandy loam, 0 to 2 percent slopes, Steuber sandy loam, 2 to 5 percent slopes, Steuber sandy loam, 5 to 9 percent slopes, and Tehachapi sandy loam, 2 to 15 percent slopes.
- Farmland of Statewide Importance: There are approximately two types of soil within the boundaries of the Planning Area that are considered Farmland of Statewide Importance as designated by the USDA Natural Resources Conservation Service. The soils that are included in this are: Hesperia sandy loam, 5 to 9 percent slopes, and Tujunga loamy sand, 2 to 5 percent slopes.
- Non Prime Farmland: There are approximately eleven types of soil within the boundaries of the Planning Area that are not considered Prime Farmland as designated by the USDA Natural Resources Conservation Service. The soils that are included in this are considered not capable of supporting or producing any types of economically valuable crops. The soils are as follows: Arujo-Friant-Tunis complex, 15 to 50 percent slopes, Nacimiento loam, 30 to 50 percent slopes, eroded, Psammments-Xerolls complex, nearly level, Steuber stony sandy loam, 5 to 9 percent slopes, Tehachapi Variant sandy clay loam, 15 to 50 percent slopes, Torriorthents-Rock outcrop complex, very steep, Walong sandy loam, 15 to 30 percent slopes, Walong sandy loam, 30 to 50 percent slopes, Walong-Edmundston association, steep, Xerorthents, loamy, very steep, and Xerorthents-Rock outcrop complex, very steep.

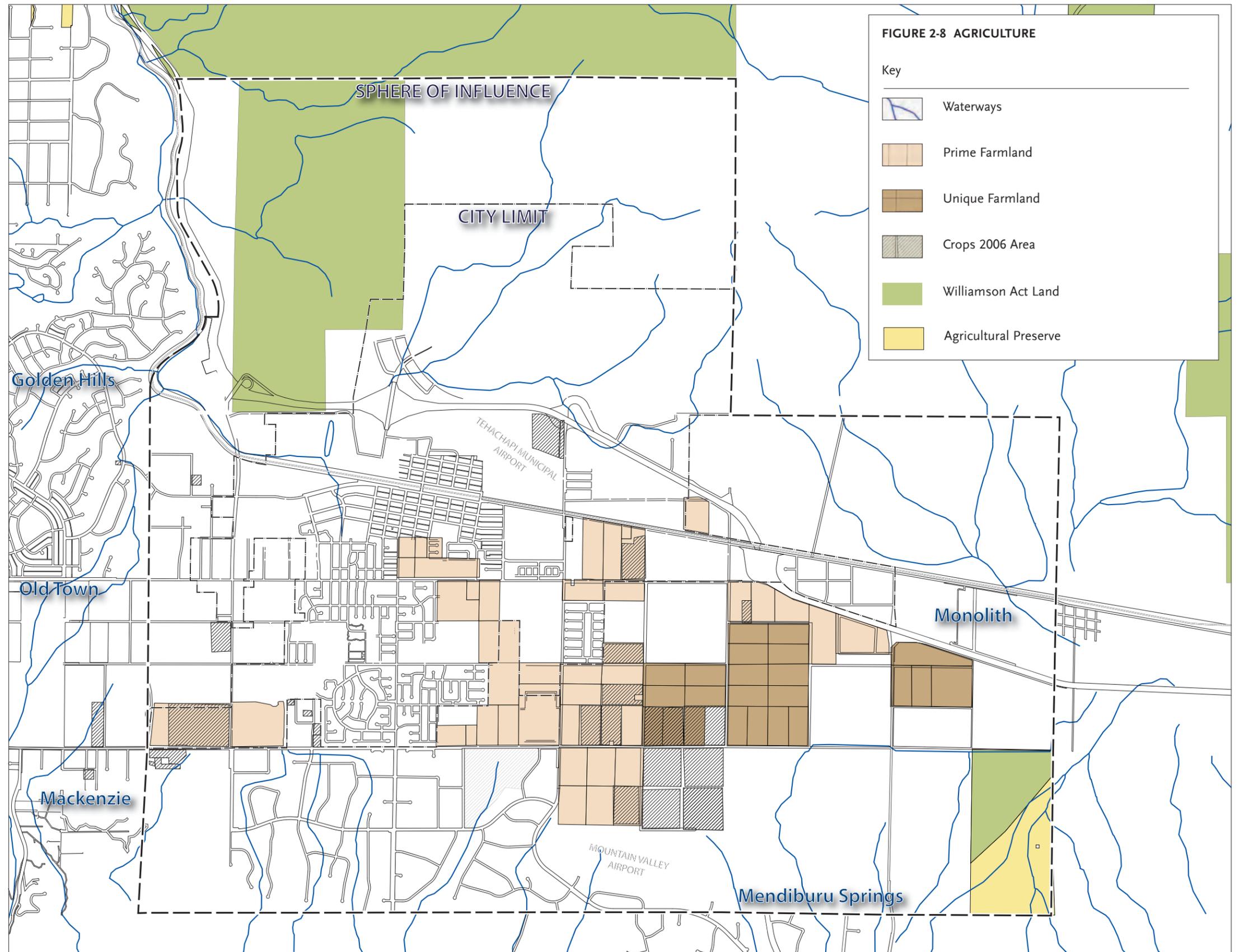
There are a total of 1,790 acres of agricultural land within Tehachapi's Sphere of Influence. As of 2006, 472 of the acres were in agricultural production (see Figure 2-8). There are three types of voluntary or mutual conservation measures available for agricultural land preservation: Williamson Act contracts, Agricultural preserves, and Farmland Security contracts. There are no such contracts or preserves within Tehachapi's Sphere of Influence (source: Impact Sciences 2009).

Two types of farmland exist within Tehachapi's Sphere of Influence:

- 1) Prime Farmland (P) has the best conditions of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.
- 2) Unique Farmland (U) consists of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Tehachapi's vision is a 100-year vision with an initial planning horizon of 2035. A key aspect of the vision is to remain a small town, compact and set within surrounding open space and agriculture. Another key aspect is to fill in missing pieces of the community rather than expand and extend the town and infrastructure. In order to provide a physical understanding of what that means, the community structure plan (Figure 2-1) applies pedestrian sheds to the areas indicated for growth and those for conservation. These pedestrian sheds do not require development to occur but identify where growth may and may not occur. If growth may occur in an area, those areas have been prioritized in terms of whether an area is completing the town (infill) or adding to the town (expansion). The approval of development within those areas is subject to the applicable design, review and public process requirements of the City.

Over time, and as enabled by the 1999 General Plan, Tehachapi's development pattern has surrounded or become a neighbor to prime farmland parcels (see Figure 2-8). As mentioned earlier, of the 1,790 total agricultural (prime, unique) acreage within Tehachapi's Sphere of Influence, 472 acres were in production as of 2006 (see Figure 2-8). From the perspective of maintaining a defined and small town form, several of the prime farmland parcels fall within the areas prioritized for infill development and some into expansion areas. Therefore, this General Plan directs growth into areas that happen to have prime farmland with the understanding that the overarching objective is to define a clear town edge by removing the speculative issues from surrounding agriculture.



The following objectives and policies carry forward Tehachapi’s vision as it relates to agriculture:

OBJECTIVE 1. SECURE A GREENBELT OF OPEN SPACE WITHIN TEHACHAPI’S SPHERE OF INFLUENCE	OBJECTIVE 2. ENABLE PRIME AND UNIQUE FARMLAND TO OPERATE EFFECTIVELY	OBJECTIVE 3. ENSURE THE APPROPRIATE INTERFACE BETWEEN URBAN DEVELOPMENT AND NATURAL OPEN SPACE	OBJECTIVE 4. PROTECT OPEN SPACE THAT CONTAINS MINERAL RESOURCES
<p><b>Anticipated Results</b></p> <p>A. Town-defining open space that ensures a physical buffer and transition between Tehachapi, its Sphere of Influence and the adjacent lands outside Tehachapi’s sphere of influence;</p> <p>B. Compact and walkable town-scale footprint that minimizes or eliminates the need to convert open space to urban uses and prioritizes existing infrastructure over infrastructure-expansion.</p> <p><b>Policies</b></p> <p>NR16. Work with Kern County to maintain a viable and attractive greenbelt around Tehachapi’s urban area that is comprised of diverse and connected natural habitats, and productive agricultural land reflecting Tehachapi’s water resources and topography. Identify such lands as an ‘open’ sector 01 or 02 in the Community Structure Plan (Figure 2-1);</p> <p>NR17. Within the greenbelt or in addition to it, maintain a looped system of greenways that provide community access to a rural network of community open space;</p> <p>NR18. Work with Kern County to maintain a diverse network of open land encompassing particularly valuable rural and agricultural resources, connected with the landscape around the urban area.</p> <p>Particularly valuable resources include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Creek and Riparian Corridors, including open channels with natural banks and vegetation;</li> <li>• Wetlands;</li> <li>• Undeveloped land within the Sphere of Influence not intended for urban uses;</li> <li>• Grassland communities and woodlands;</li> <li>• Wildlife habitat/corridors for the health and mobility of people and wildlife;</li> <li>• Wildlife habitat;</li> <li>• Unique plant and wildlife communities;</li> <li>• Prime agricultural soils and economically viable farmland (see Objective 2);</li> <li>• Groundwater recharge areas;</li> <li>• Historically open-space settings for cultural resources, native and traditional landscapes.</li> </ul>	<p><b>Anticipated Results</b></p> <p>A. Viable Prime and Unique farmland;</p> <p>B. Elimination of requests to convert such lands for non-agricultural uses unless identified for ultimate conversion in Figure 2-1.</p> <p><b>Policies</b></p> <p>NR19. Maintain a viable list of permitted uses for such farmland;</p> <p>NR20. Maintain a “right to farm” ordinance;</p> <p>NR21. Require adjacent non-agricultural development to provide the appropriate land use interface and compatibility in a way that does not diminish viable agriculture;</p> <p>NR22. Consistent with the community structure plan (Figure 2-1) prioritize infill development over expansion development.</p>	<p><b>Anticipated Results</b></p> <p>A. Physically appropriate and compatible adjacencies as well as land use activities reinforce the transition from town to country.</p> <p><b>Policies</b></p> <p>NR23. Establish and adopt development standards that address the following issues or situations:</p> <ol style="list-style-type: none"> <li>The interface between:                     <ol style="list-style-type: none"> <li>Urban development and the unincorporated lands intended for rural use;</li> <li>New development and cultural resources;</li> <li>New development and scenic resources or open space;</li> </ol> </li> <li>The generation of dust, noise, odors, or chemical use;</li> <li>Livestock transport/access;</li> <li>Transport of mineral resources (sand, gravel, etc).</li> </ol>	<p><b>Anticipated Results</b></p> <p>A. The continued availability and quality of mineral resources;</p> <p>B. A positive visual landscape prior to, during and after mineral extraction per SMARA requirements.</p> <p><b>Policies</b></p> <p>NR24. Identify all land that contains mineral resources and designate it as rural open space (Sector 01 or 02 in the Community Structure Plan);</p> <p>NR25. Evaluate existing development standards for rural open space to identify appropriate amendments reflective of the mineral resources on site.</p>

### C. FLORA AND FAUNA

Although a substantial portion of the planning area has been developed or is under active agricultural production, portions are vacant or open space, and still support habitat and communities suitable for native plant and animal species. These communities are primarily annual grassland and drainage features, but also include stands of native oak and grassland communities along the foothills in the northern portion of the planning area.

Wildlife within the planning area is expected to be tolerant of disturbance and human presence, except in the northern foothill portion, where a moderately diverse fauna may utilize the remaining oak dominated communities that are contiguous with vast expanses of wilderness in the Sierra Nevada to the north. While largely disturbed, the planning area retains an open character and some opportunity for movement between the Tehachapi and Sierra Nevada ranges is likely to remain for medium and large-bodied mammal species tolerant of human development. Agricultural areas, and a pond associated with a water treatment plant provide foraging opportunities for a suite of migratory and colonial bird species.

Native amphibian populations are likely to be relatively diminished within the planning area, as much of the area is developed, and remaining natural areas are limited to dry, south-facing slopes. Nevertheless, native western toad (*Bufo boreas*); California and Pacific chorus frogs (*Pseudacris cadaverina* and *P. regilla*); and non-native bullfrog (*Rana catesbeiana*) may each occur within appropriate habitats.

The planning area is within the range of a diverse suite of lizard and snake species, and many of these may find appropriate habitat within open annual grassland and oak-dominated communities within and immediately adjacent to the planning area. These include:

- silvery legless lizard (*Anniella pulchra pulchra*)
- California whiptail (*Cnemidophorus tigris mundus*)
- San Diego alligator lizard (*Elgaria multicarinata webbii*)
- western redbelt and Skilton's western skinks (*Eumeces gilberti rubricaudatus* and *E. skiltonianus skiltonianus*)
- coast horned lizard (*Phrynosoma coronatum*)
- western sagebrush and western fence lizards (*Sceloporus graciosus gracilis* and *S. occidentalis*)
- side-blotched lizard (*Uta stansburiana*)
- California glossy snake (*Arizona occidentalis occidentalis*)
- northern rubber boa (*Charina bottae*)
- yellowbelly racer (*Coluber constrictor flaviventris*)
- northern Pacific rattlesnake (*Crotalus oreganus oreganus*)
- ringneck snake (*Diadophis punctatus*)
- night snake (*Hypsiglena torquata*)
- California common and California mountain kingsnakes (*Lampropeltis getula californiae* and *L. zonata*)
- western blind snake (*Leptotyphlops humilis*)
- red coachwhip, California striped racer, and striped whipsnake (*Masticophis flagellum piceus*, *M. lateralis lateralis*, and *M. taeniatus*)
- Great Basin gopher snake (*Pituophis catenifer deserticola*)



- western longnose snake (*Rhinocheilus lecontei lecontei*)
- southwestern blackhead snake (*Tantilla hobartsmithi*)
- western aquatic and valley garter snakes (*Thamnophis couchii* and *T. sirtalis fitchi*)

The woodland, riparian, and grassland habitats in the valley bottom provide foraging and cover habitat for year-round resident, seasonal resident, and migrating song birds. In addition, open habitats and native and ornamental trees in the planning area provide raptor foraging and perching habitat, with seasonal and irregular water sources (municipal water treatment and agricultural ponds and drainages) accommodating migratory waders and waterfowl.

As with reptiles discussed above, the highest diversity of mammal species within the planning area is to be found in the undeveloped foothills north of Tehachapi Valley proper. This is expected to include several bat and rodent species:

- coyote (*Canis latrans*)
- black-tailed jackrabbit (*Lepus californicus deserticola*)
- bobcat (*Lynx rufus*)
- striped skunk (*Mephitis mephitis*)
- mule deer (*Odocoileus hemionus*)
- northern raccoon (*Procyon lotor*)
- cougar (*Puma concolor*)
- broad-footed mole (*Scapanus latimanus*)
- western spotted skunk (*Spilogale gracilis*)
- brush rabbit (*Sylvilagus bachmannii*)
- American badger (*Taxidea taxus*)
- common gray fox (*Urocyon cinereoargenteus*)
- American black bear (*Ursus americanus*)

Several of these species (California ground squirrel [*Spermophilus beecheyi*], brush rabbit, black-tailed jackrabbit, broad-footed mole, American badger, striped skunk, and northern raccoon) may also find some suitable habitat within developed and agricultural areas, with resident and transient mid to large bodied mammals (common gray fox, bobcat, coyote, cougar, mule deer, and American black bear) may be expected to forage and disperse to a limited extent through the valley lowland.

#### SENSITIVE BIOLOGICAL RESOURCES

Sensitive biological resources are those habitats or species that have been recognized by Federal, State, or local agencies as being endangered, threatened, rare, or in decline throughout all or part of their historical distribution.

Query results of the California Natural Diversity Database (CNDDB) and California Native Plant Society (CNPS) Inventory for the planning area region and knowledge of species ranges and habitat requirements indicate the potential for at least 43 sensitive plant and animal taxa to occur. These are identified in Table 2-11. Among these are two federal and state-listed Threatened and Endangered species that may forage occasionally within the planning area. These are Swainson's hawk (*Buteo swainsoni*) and California condor (*Gymnogyps californianus*).

Other sensitive species known to occur within the region of the planning area include seven plant, one insect, four reptile, eighteen bird, and eleven mammal species.

#### HABITAT CONNECTIVITY

Habitat connectivity is an umbrella term referring to all of the factors relating to integration of habitats within an ecosystem. Wildlife corridors



and habitat linkages are features that promote habitat connectivity. Wildlife corridors are typically discrete linear features within a landscape that are constrained by development or other non-habitat areas. Habitat linkages are networks of corridors and larger natural open space areas that encompass an adequate diversity and acreage of useable habitats to provide long-term resilience of ecosystems against the detrimental effects of habitat fragmentation. The fragmentation of open-space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open-space areas, various studies have concluded that many wildlife and plant species would not likely persist over time in fragmented or isolated habitat areas because they prohibit the movement of new individuals and genetic information among areas where they may be periodically displaced by natural or human-caused disturbances such as disease, fire, flood, etc. Habitat linkages mitigate the effects of this fragmentation by (1) allowing plant and animal species to disperse between remaining habitat areas, thereby permitting at-risk populations to maintain sustainable levels of genetic variability; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) causing population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

South Coast Missing Linkages is an inter-agency effort to identify and conserve the highest priority linkages in the South Coast Ecoregion. Partners in the effort include South Coast Wildlands, National Park Service, U.S. Forest Service, California State Parks, The Wildlands Conservancy, The Resources Agency, California State Parks Foundation, The Nature Conservancy, Santa Monica Mountains Conservancy, Resources Legacy Foundation, Conservation Biology Institute, San Diego State University Field Stations Program, Environment Now, Mountain Lion Foundation,

TABLE 2-11 SPECIAL STATUS SPECIES WITH POTENTIAL TO OCCUR IN THE PLANNING AREA

Common name Scientific name	Federal Status	State Status	Other	Habitat	Potential to occur within the planning area
<b>Dicot plants</b>					
Round-leaved filaree <i>California macrophylla</i>	-	-	CNPS List 1B.1	Clay soils in cismontane woodland, valley and foothill grassland communities between 15 and 1200 m msl.	<b>Low</b> - Reported from Tehachapi in 1905. Appropriate habitat may remain in undisturbed portions of the planning area.
Pale-yellow layia <i>Layia heterotricha</i>	-	-	CNPS List 1B.1	Alkaline or clay soils in cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grassland communities between 300 and 1705 m msl.	<b>Moderate</b> - Reported from Tehachapi in 1905. Appropriate habitat may remain in undisturbed portions of the planning area.
Calico monkeyflower <i>Mimulus pictus</i>	-	-	CNPS List 1B.2	Granitic substrates and disturbed area within broadleaved upland forest and woodland communities between 100 and 1300 m msl.	<b>Low</b> - Reported from Keene Station in 1884 and Clear Creek in 1938. Appropriate habitat may remain in undisturbed portions of the planning area.
Baja navarretia <i>Navarretia peninsularis</i>	-	-	CNPS List 1B.2	Mesic, opening habitats in chaparral, lower montane coniferous forest, meadows and seeps, and pinyon and juniper woodland communities between 1500 and 2300 m msl.	<b>Low</b> - Reported from Tehachapi Mountain County Park in 1908. Appropriate habitat may be present in mesic portions of the planning area.
Piute Mountains navarretia <i>Navarretia setiloba</i>	-	-	CNPS List 1B.1	Clay or gravelly loam soils in cismontane woodland, pinyon and juniper woodland, and valley and foothill grassland communities between 305 and 2100 m msl.	<b>Low</b> - This plant is reported from several locations within the Tehachapi Mountains. Appropriate habitat may be present in undisturbed portions of the planning area.
<b>Monocot plants</b>					
Palmer's mariposa lily <i>Calochortus palmeri</i> var. <i>palmeri</i>	-	-	CNPS List 1B.2	Mesic habitats in chaparral, lower montane coniferous forest, meadow and seep communities between 1000 and 2390 m msl.	<b>Low</b> - collected from Tehachapi in 1889. Suitable habitat may remain in undeveloped portions of the planning area.
<b>Insects</b>					
Comstock's blue butterfly <i>Euphilotes batilloides comstocki</i>	-	-	CDFG Special Animals List	Host plants are buckwheat ( <i>Eriogonum</i> spp.)	<b>Moderate</b> - Buckwheat plants are present within the planning area.
<b>Reptiles</b>					
Western pond turtle <i>Actinemys marmorata</i>	-	SSC	-	A thoroughly aquatic turtle of ponds, marshes, rivers, streams & irrigation ditches with aquatic vegetation. Need basking sites and suitable (sandy banks or grassy open fields) upland habitat for egg-laying.	<b>Low</b> - Habitat may be present within ponds and drainages in the planning area, but habitats are disturbed and unlikely to support this species.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	FSS	SSC	-	Leaf litter associates with sandy or loose loamy soil of high moisture content under sparse vegetation	<b>Moderate</b> - Habitat is present in the northern portion of the planning area.
San Bernardino ringneck snake <i>Diadophis punctatus modestus</i>	FSS	-	-	Surface litter or herbaceous vegetation in open, relatively rocky areas, often in somewhat moist areas near intermittent streams.	<b>Low</b> - Suitable habitat may be present in mesic habitats within the planning area.
Coast horned lizard <i>Phrynosoma coronatum</i>	BLMS, FSS	SSC	-	Prefers friable, rocky or shallow sandy soils in scrub and chaparral habitats in arid and semi-arid regions. Requires the presence of native ants for prey.	<b>Moderate</b> - Suitable habitat is present within undeveloped areas in the northern portion of the planning area.
<b>Birds</b>					
Cooper's hawk <i>Accipiter cooperi</i>	-	DFG Watch List	-	Nests in open forests, groves, or trees along rivers, or low scrub of treeless areas. The wooded area is often near the edge of a field or water opening.	<b>Moderate</b> - Suitable habitat is present associated with oak woodlands in the northern portion of the planning area.
Tricolored blackbird <i>Agelaius tricolor</i>	BCC, BLMS	SSC	USBC, AWL, ABC	Highly colonial species, requiring open water, protected nesting substrate and foraging areas with insect prey within a few km of the colony.	<b>Present in sewage treatment ponds at Highway 58 and Highway 202.</b>

Common name Scientific name	Federal Status	State Status	Other	Habitat	Potential to occur within the planning area
Grasshopper sparrow <i>Ammodramus savannarum</i>	-	-	CDFG Special Animals List	Uncommon and local, summer resident and breeder in foothills and lowlands west of the Cascade-Sierra Nevada crest from Mendocino and Trinity Counties south to San Diego County. Occurs in dry, dense grasslands, especially those with a variety of grasses and tall forbs and scattered shrubs for singing perches. Apparently a thick cover of grasses and forbs is essential for concealment.	<b>Moderate</b> - Suitable habitat may be present annual grasslands within the planning area.
Golden eagle <i>Aquila chrysaetos</i>	BCC, BLMS	DFG Watch List, Fully Protected, CDF	-	Nests and winters in cliff walls, large trees and rolling foothill and mountain areas supporting sage-juniper and desert vegetation.	<b>Moderate</b> - Nesting habitat is not present but individuals may forage over the planning area.
Great egret <i>Ardea alba</i>	-	CDF	-	Colonial nester in large trees. Rookery sites located near marshes, tide-flats, irrigated pastures, and margins of rivers and lakes.	<b>High</b> - Nesting habitat is not present but individuals are likely to forage in mesic habitats and agricultural fields.
Great blue heron <i>Ardea herodias</i>	-	CDF	-	Colonial nester in tall trees, Cliffs, and sequestered spots on marshes. Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	<b>High</b> - Nesting habitat is not present but individuals are likely to forage in mesic habitats and agricultural fields.
Short-eared owl <i>Asio flammeus</i>	-	SSC	USBC, AWL, ABC	Found in swamp lands, both fresh and salt; lowland meadows; irrigated alfalfa fields. Tule patches/tall grass needed for nesting/daytime seclusion. Nests on dry ground in depression concealed in vegetation.	<b>Moderate</b> - suitable nesting habitat is present nearby at Proctor Lake, and this species may forage over the planning area.
Western burrowing owl <i>Athene cucularia</i>	BCC, BLMS	SSC	-	Open, dry grassland and desert habitats throughout California, or scrublands characterized by low-growing, widely spaced vegetation. Dependant upon burrowing mammals, especially California ground squirrel.	<b>Moderate</b> - suitable habitat is present in agricultural and annual grassland areas within the planning area.
Cackling goose <i>Branta hutchinsii leucopareia</i>	-	-	CDFG Special Animals List	Winters on lakes and inland prairies. Forages on natural pasture or cultivated grain fields; loafs on lakes, reservoirs, ponds.	<b>Moderate</b> - Appropriate wintering habitat is present in wetlands, reservoirs and lakes surrounding the planning area, and individuals may forage within the planning area.
Ferruginous hawk <i>Buteo regalis</i>	BCC, BLMS	DFG Watch List	AWL	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon/juniper habitats. Eats mostly lagomorphs, ground squirrels and mice. Population trends may follow lagomorph cycles.	<b>Low</b> - Appropriate foraging habitat is present and the species may occur sporadically as a transient.
Swainson's hawk <i>Buteo swainsoni</i>	BCC, FSS	ST	USBC, AWL, ABC	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannas and agricultural or ranch fields. Requires adjacent suitable foraging areas such as grasslands or agricultural fields supporting rodent populations.	<b>Low</b> - Appropriate foraging habitat is present and the species may occur sporadically as a transient.
Lawrence's goldfinch <i>Carduelis lawrencei</i>	BCC	-	USBC, AWL, ABC	Closely associated with oaks. Nests in open oak or other arid woodland and chaparral near water. Nearby herbaceous habitats used for feeding.	<b>Moderate</b> - Appropriate habitat is present throughout the Tehachapi Valley where oak trees are proximal to available water, including irrigated landscapes.
Mountain plover <i>Charadrius montanus</i>	BCC	SSC	USBC, AWL, ABC	Short vegetation, bare ground and flat topography associated with grasslands, freshly plowed fields, newly sprouting grain fields and sometimes sod farms. Prefers grazed areas and areas with burrowing rodents.	<b>High</b> - Appropriate habitat is present in agricultural and annual grassland habitats throughout the planning area.
Northern harrier <i>Circus cyaneus</i>	-	SSC, Fully Protected	-	Occurs from annual grassland up to lodgepole pine and alpine meadow habitats, as high as 3000 m (10,000 ft). Breeds from sea level to 1700 m (0 - 5700 ft) in the Central Valley and Sierra Nevada. Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent	<b>Moderate</b> - suitable nesting habitat is present nearby at Proctor Lake, and this species may forage over the planning area.

Common name Scientific name	Federal Status	State Status	Other	Habitat	Potential to occur within the planning area
Yellow warbler <i>Dendroica petechia brewsteri</i>	-	SSC	-	fresh and saltwater emergent wetlands; seldom found in wooded areas.	<b>Low</b> - Riparian associations are generally lacking within the planning area, but the species may occur within limited mesic habitats in the valley bottom.
Snowy egret <i>Egretta thula</i>	-	-	USBC	Colonial nester, with nest sites situated in protected beds of dense tules. Rookery sites situated close to foraging areas: marshes, tidal-flats, streams, wet meadows, and borders of lakes.	<b>High</b> - Nesting habitat is not present but individuals are likely to forage in mesic habitats and agricultural fields.
Horned lark <i>Eremophila alpestris actia</i>	-	DFG Watch List	-	Mostly eats insects, snails, and spiders during breeding season; adds grass and forb seeds and other plant matter to diet at other seasons. Walks along ground, searching for food. Grasses, shrubs, forbs, rocks, litter, clods of soil, and other surface irregularities provide cover. Builds grass-lined nest; cup-shaped in depression on ground in the open. Frequents grasslands and other open habitats with low, sparse vegetation.	<b>High</b> - Appropriate habitat is present throughout the valley bottom in agricultural and annual grassland habitats.
Merlin <i>Falco columbarius</i>	-	DFG Watch List	-	Seacoast, tidal estuaries, open woodlands, savannas, edges of grasslands and deserts, farms and ranches. Clumps of trees or windbreaks are required for roosting in open country.	<b>High</b> - Appropriate habitat is present throughout the valley bottom in agricultural and annual grassland habitats.
California condor <i>Cynomys californianus</i>	FE	SE, CDF, Fully Protected	USBC, AWL, ABC	<b>Nests</b> in deep canyons containing clefts in rocky walls of mountain ranges of moderate altitude. Forages up to 100 miles from nest sites over vast expanses of open savanna, grasslands and foothill habitats.	<b>Low</b> - Condors are likely to fly over the Tehachapi Valley occasionally, but are unlikely to forage within the valley with any regularity.
Black-crowned night heron <i>Nycticorax nycticorax</i>	BLMS	-	-	Colonial nester, usually in trees, occasionally in tule patches. Rookery sites located adjacent to foraging areas: lake margins, mud-bordered bays, marshy spots.	<b>High</b> - Nesting habitat is not present but individuals are likely to forage in mesic habitats and agricultural fields.
<b>Mammals</b>					
Pallid bat <i>Antrozous pallidus</i>	FSS, BLMS	SSC	WBWG High	Locally common species of low elevations throughout California except for the high Sierra Nevada. A wide variety of habitats are occupied, including grasslands, shrublands, woodlands, and forests from sea level to mixed conifer forests. Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Night roosts may be in more open sites, such as porches and open buildings.	<b>Low</b> - Suitable roosting habitat may be found in trees throughout the valley bottom portion of the planning area.
Western mastiff bat <i>Eumops perotis californicus</i>	BLMS	SSC	WBWG High	Roosts in crevices in cliff faces, high buildings, trees and tunnels within many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills in the northern portion of the planning area.
Hoary bat <i>Lasiurus cinereus</i>	-	-	WBWG Med.	May be found at any location in California. Habitats suitable for bearing young include all woodlands and forests with medium to large-size trees and dense foliage. Generally roosts in dense foliage of medium to large trees. Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills in the northern portion of the planning area.
Western small-footed myotis <i>Myotis ciliolabrum</i>	BLMS	-	WBWG Med.	Occurs in a wide variety of habitats, primarily in relatively arid wooded and brushy uplands near water from sea level to 8900 ft. Seeks cover in caves, buildings, mines, crevices, and occasionally	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills

Common name Scientific name	Federal Status	State Status	Other	Habitat	Potential to occur within the planning area
Long-eared myotis <i>Myotis evotis</i>	BLMS	-	WBWG Med.	Found in nearly all brush, woodland, and forest habitats, from sea level to at least 2700 m (9000 ft). Roosts in buildings, crevices, spaces under bark, and snags. Caves used primarily as night roosts. Nursery colonies are found in buildings, crevices, snags, and behind bark.	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills in the northern portion of the planning area.
Fringed myotis <i>Myotis thysanodes</i>	BLMS	-	WBWG High	Occurs in a wide variety of habitats from sea level to 2850 m (9350 ft). Optimal habitats are pinyon-juniper, valley foothill hardwood and hardwood-conifer, generally at 1300 - 2200 m (4000 - 7000 ft). Roosts in caves, mines, buildings, and crevices. Maternity colonies located in caves, mines, buildings, or crevices.	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills in the northern portion of the planning area.
Yuma myotis <i>Myotis yumaensis</i>	BLMS	-	WBWG Low-Med.	Found in a wide variety of habitats ranging from sea level to 11000 ft, uncommon to rare above 8000 ft. Optimal habitats are open forests and woodlands with sources of water over which to feed. Roosts in buildings, mines, caves, or crevices, abandoned swallow nests and under bridges. Maternity colonies may be found in buildings, caves, mines, and under bridges.	<b>Moderate</b> - Suitable roosting habitat is present in trees throughout the valley bottom and along the undisturbed foothills in the northern portion of the planning area.
Tulare grasshopper mouse <i>Onychomys torridus tularensis</i>	BLMS	SSC	-	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects. Vertebrate prey includes salamanders, lizards, frogs, and small mammals. Both vertebrates and seeds are minor components of the diet. Low to moderate shrub cover is preferred. Nests are constructed in burrows abandoned by other rodents, or may be excavated.	<b>High</b> - Collected nearby at Monolith, and suitable habitat is present along the foothills in the northern portion of the planning area.
Tehachapi pocket mouse <i>Perognathus alticola inexpectatus</i>	FSS	SSC	-	Arid annual grassland and desert shrub communities, but also found in fallow grain fields and Russian-thistle ( <i>Salsola tragus</i> ). Burrows for cover and nesting. Aestivates and hibernates through extreme weather. Forages on open ground and under shrubs.	<b>High</b> - Suitable habitat is present in agricultural, annual grassland and oak woodland habitats throughout the planning area.
San Joaquin pocket mouse <i>Perognathus inornatus inornatus</i>	BLMS	-	-	Friable soils, typically in grasslands and blue oak savannas.	<b>Moderate</b> - Appropriate habitat is present along the foothills in the northern portion of the planning area.
American badger <i>Taxidea taxus</i>	-	SSC	-	Drier, open stages of most shrub, forest, and herbaceous habitats with friable soils.	<b>High</b> - Appropriate habitat is present throughout the planning area in agricultural, annual grassland and oak habitats.

Status abbreviations

**Federal**

FE: Federally listed as Endangered  
BLMS: Bureau of Land Management Sensitive Species  
FSS: USDA Forest Service Sensitive and Fire Protection Sensitive  
BCC: Fish and Wildlife Service Birds of Conservation Concern

**State**

SE: State-listed as Endangered  
ST: State-listed as Threatened  
CDF: California Department of Forestry and Fire Protection Sensitive  
SSC: CDFG Species of Special Concern

**Other**

AWL: Audubon Watchlist  
ABC: American Bird Conservancy Watch List  
WBWG: Western Bat Working Group: High, Medium and Low priority

CNPS List 1B: Plants rare, threatened, or endangered in California and elsewhere

CNPS threat rank extensions:

0.1: Seriously threatened in California (high degree/immediacy of threat)

USBC: United States Bird Conservation Watch List

WBWG: Western Bat Working Group: High, Medium and Low priority

and the Zoological Society of San Diego’s Conservation and Research for Endangered Species, among others. The South Coast Missing Linkages project has developed a comprehensive plan for a regional network that would maintain and restore critical habitat linkages between existing open space reserves . The planning area lies between two arms of the Tehachapi Connection. This linkage is immediately adjacent to the eastern and southern boundaries of the planning area, but otherwise omits lands from the planning area west to the community of Bear Valley Springs .

## REGULATORY CONTEXT

### Federal Regulations

#### Migratory Bird Treaty Act of 1918

The Migratory Bird Treaty Act (16 U.S.C. 704) makes it unlawful to “take” (kill, harm, harass, etc.) any migratory bird listed in 50 Code of Federal Regulations 10, including their nests, eggs, or products. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many other species.

#### Federal Endangered Species Act of 1973

Section 3 of the Federal Endangered Species Act (ESA) defines an endangered species as any species or subspecies “in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as any species or subspecies of fish, wildlife, or plants “likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Threatened or endangered species and their critical habitat are designated through publication of a final rule in the Federal Register. Designated endangered and threatened animal species are fully protected from “take” unless an applicant has an incidental take permit issued by the USFWS under Section 10 or incidental take statement issued under Section 7 of the ESA. A take is defined as the killing, capturing, or harassing of a species. Proposed endangered or threatened species or their critical habitat are those for which a proposed regulation, but no final rule, has been published in the Federal Register.

#### Clean Water Act Section 404, Jurisdictional Waters

The U.S. Army Corps of Engineers (Corps), pursuant to Section 404 of the Clean Water Act regulates discharges into “waters of the United States.” While the streams within the planning area meet the definition of waters of the U.S., they do not meet the criteria for federal jurisdiction set by the U.S. Supreme Court, in that they are not navigable and are not tributary to any navigable waters. In addition, these streams have no connection to interstate commerce outside of the specific uses precluded by the Supreme Court regarding the Migratory Bird amendment. While verification of the lack of jurisdiction should be ascertained with the U.S. Corps of Engineers, there is not federal authority under the Clean Water Act.

### State Regulations

#### California Endangered Species Act

The California Endangered Species Act (CESA) declares that deserving

plant or animal species will be given protection by the State because they are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the State. CESA establishes that it is State policy to conserve, protect, restore, and enhance endangered species and their habitats. Under State law, plant and animal species may be formally designated as rare, threatened, or endangered through official listing by the California Fish and Game Commission. Listed species are given greater attention during the land use planning process by local governments, public agencies, and landowners than are species that have not been listed.

On private property, endangered plants may also be protected by the Native Plant Protection Act (NPPA) of 1977. Threatened plants are protected by CESA, and rare plants are protected by the NPPA. However, CESA authorizes that “Private entities may take plant species listed as endangered or threatened under the ESA and CESA through a Federal incidental take permit issued pursuant to Section 10 of the ESA, if the CDFG certifies that the incidental take statement or incidental take permit is consistent with CESA.” In addition, the California Environmental Quality Act (CEQA) requires disclosure of any potential impacts on listed species and alternatives or mitigation that would reduce those impacts.

#### California Environmental Quality Act—Treatment of Listed Plant and Animal Species

ESA and CESA protect only those species formally listed as threatened or endangered (or rare in the case of the State list). Section 15380 of the CEQA Guidelines independently defines “endangered” species of plants or animals as those whose survival and reproduction in the wild are in immediate jeopardy and “rare” species as those who are in such low numbers that they could become endangered if their environment worsens. Therefore, a project normally will have a significant effect on the environment if it will substantially affect a rare or endangered species of animal or plant or the habitat of the species. The significance of impacts to a species under CEQA must be based on analyzing actual rarity and threat of extinction despite legal status or lack thereof.

State of California—Section 1602 of the California Fish and Game Code Streambeds and other drainages that occur within the planning area are subject to regulation by the CDFG. The CDFG considers most drainages to be “streambeds” unless it can be demonstrated otherwise. A stream is defined as a body of water that flows at least periodically or intermittently through a bed or channel with banks and supports fish or other aquatic life. This includes watercourses having a surface or sub-surface flow that supports, or has supported, riparian vegetation. CDFG jurisdiction typically extends to the edge of the riparian canopy, and therefore, usually encompasses a larger area than Corps jurisdiction.

#### State of California – Porter Cologne Act

The State Water Quality Control Board has ruled after the U.S. Supreme Court decisions to reduce the federal jurisdiction over Waters of the U.S., that the State would require that a Waste Discharge Report be required for any discharge of waste, including fill, into “waters of the state”, other than those projects requiring a federal Section 404 permit and the State’s Section 401 Certification of the federal permit, under the

authority of the Porter Cologne Act. This essentially extends the State’s assumption of the NPDES program, by modifying the definition of waste. The Regional Water Quality Control Board is responsible for issuing Waste Discharge Permits.

#### State of California—Sections 3503, 3503.5, and 3800 of the California Fish and Game Code

These sections of the Fish and Game Code prohibit the “take or possession of birds, their nests, or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a “take.” Such a take would also violate Federal law protecting migratory birds.

Incidental Take Permits (i.e., Management Agreements) are required from the CDFG for projects that may result in the incidental take of species listed by the State of California as endangered, threatened, or candidate species. The permits require that impacts to protected species be minimized to the extent possible and mitigated to a level of insignificance.

#### Sources:

- For the purposes of these database queries, the planning area region is considered to be the quadrangle within which the planning area lies (Tehachapi North) and the surrounding eight quadrangles (Oiler Peak, Loraine, Emerald Mountain, Tehachapi NE, Monolith, Tehachapi South, Cummings Mountain, and Keene).
- Robert H. MacArthur & Edward O. Wilson. 1967. *The Theory of Island Biogeography*. Princeton University Press; Michael E. Soule, ed. 1987. *Viable populations for conservation*. Cambridge University Press.
- South Coast Wildlands. 2008. *South Coast Missing Linkages: A Wildland Network for the South Coast Ecoregion*. Produced in cooperation with partners in the South Coast Missing Linkages Initiative. Available online at <http://www.scwildlands.org>.
- Penrod, K, C Cabanero, C Luke, P Beier, W Spencer, and E Rubin. *South Coast Missing Linkages: A Design for the Tehachapi Connection*. 2003. Unpublished Report. South Coast Wildlands Project, Monrovia, CA. [www.scwildlands.org](http://www.scwildlands.org).
- Code of Federal Regulations 2000
- California Endangered Species Act, 14 CCR 670.5
- Public Resources Code, sections 21000 et seq

Tehachapi's Flora and Fauna support the community vision through the following objectives and policies.

OBJECTIVE 1. PROTECT IMPORTANT NATURAL HABITAT FOR IT TO FUNCTION APPROPRIATELY IN SUPPORT OF WILDLIFE	OBJECTIVE 2. REQUIRE THE USE OF NATIVE PLANT SPECIES IN RURAL AND URBAN AREAS	OBJECTIVE 3. IMPROVE ACCESS TO NATURAL AREAS FOR ENJOYMENT BY THE COMMUNITY
<p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. 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;</li> <li>B. Compatibility between the built and natural environment that fosters wildlife habitat and wildlife.</li> </ul> <p><b>Policies</b></p> <p>NR26. As part of the discretionary review process for development proposals, identify significant resources through project design;</p> <p>NR27. Maintain Antelope Run as a natural corridor to foster wildlife while being flanked by recreational trails and appropriate, low-intensity urban uses;</p> <p>NR28. Protect and/or restore identified resources and areas.</p>	<p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. The reinforcement of locally and climatically relevant plant species continues to articulate the uniqueness of Tehachapi;</li> <li>B. Native plant species thrive and naturally support collateral plant and wildlife.</li> </ul> <p><b>Policies</b></p> <p>NR30. Enhance the existing tree resources through regulations that set forth thresholds for identifying and protecting a significant tree resource;</p> <p>NR31. Maintain planting standards that:</p> <ul style="list-style-type: none"> <li>a. minimize the need for water;</li> <li>b. reflect the various intended physical contexts to which they will be applied.</li> </ul>	<p><b>Anticipated Results</b></p> <ul style="list-style-type: none"> <li>A. People in Tehachapi connect with nature and because of the town's small size, are able to do so without always needing an automobile;</li> <li>B. Greater awareness and respect for natural areas is fostered, generating long-term community pride and appeal.</li> </ul> <p><b>Policies</b></p> <p>NR32. Maintain standards that:</p> <ul style="list-style-type: none"> <li>a. prohibit walls from blocking views of, or access into, natural areas;</li> <li>b. reflect the intended physical context(s) to which the standards are to be applied;</li> <li>c. require appropriate and contextually responsive connections between urban and rural areas;</li> <li>d. treat paths, trails, etc., as an integral part of the adjacent, intended physical context.</li> </ul>

## D. SOILS AND MINERALS

### SOILS

Based on the USDA, Natural Resources Conservation Service Survey for Kern County, soil types on the Planning Area are shown in Table 2-12, Soil Types in the Planning Area and depicted in Figure 2-8.1 ‘Soils’.

**TABLE 2-12 SOIL TYPES IN THE PLANNING AREA**

Soil Symbol	Map Unit Name	Capability Classification	Storie Index	
			Index Rating	Soil Grade
107	Arujo-Friant-Tunis complex, 15 to 50 percent slopes	IVe-1	40 to 59	3
140	Havala sandy loam, 0 to 2 percent slopes	IVe-1 nonirrigated I irrigated	80 to 100	1
141	Havala sandy loam, 2 to 5 percent slopes	IVe-1 nonirrigated IIe-1 irrigated	60 to 79	2
142	Havala sandy loam, 5 to 9 percent slopes	IVe-1 nonirrigated IIIe-1 irrigated	80 to 100	1
146	Hesperia sandy loam, 5 to 9 percent slopes	IIIe-1 irrigated IVe-1 nonirrigated	80 to 100	1
152	Nacimiento loam, 30 to 50 percent slopes eroded	Vle-8	20 to 39	4
165	Psamments-Xerolls complex, nearly level	VIIs nonirrigated	60 to 79	2
174	Steuber sandy loam, 0 to 2 percent slopes	IVs-1 nonirrigated IIIs-1 irrigated	80 to 100	1
175	Steuber sandy loam, 2 to 5 percent slopes	IVe-1 nonirrigated	60 to 79	2
176	Steuber sand loam, 5 to 9 percent slopes	IVe-1 nonirrigated	60 to 79	2
177	Steuber stony sandy loam, 5 to 9 percent slopes	IVe-1 nonirrigated	40 to 59	3
179	Tehachapi sandy loam, 2 to 5 percent slopes	IVe-1 nonirrigated IIIe-1 irrigated	60 to 79	2
180	Tehachapi loam 15 to 30 percent slopes, eroded	IVe-1 nonirrigated	60 to 79	2
183	Tehachapi variant sandy clay loam, 15 to 50 percent slopes	Vle nonirrigated	60 to 79	2
185	Torriorhents-Rock outcrop complex, very steep	VIIe nonirrigated	N/A	N/A
186	Tujunga loamy sand, 2 to 5 percent slopes	Vis nonirrigated IIIIs-4 irrigated	60 to 79	2
193	Walong sandy loam, 15 to 30 percent slopes	IVe nonirrigated	40 to 59	3
194	Walong sandy loam, 30 to 50 percent slopes	Vle nonirrigated	20 to 39	4
199	Walong-Edmundston association, steep	Walong is Vle Edmundston is Vle nonirrigated	20 to 39	4
210	Xerorthents. Loamy, very steep	VIIIe nonirrigated	N/A	N/A
211	Xerorthents-Rock outcrop complex, very steep	VIIIe nonirrigated	N/A	N/A

Source: United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey 2.1, National Cooperative Soil Survey, gathered on December 19, 2008.

The following is a brief description of the soils that are found within the boundaries of the Planning Area:

- 107-Arujo-Friant-Tunis complex, 15 to 50 percent slopes: These moderately steep to steep soils are on mountainous uplands. Friant and Tunis soils occupy ridgetops. The Arujo soil is on sideslopes. Areas are irregular in shape and range from 75 to 500 acres in size. The vegetation is dominantly annual grasses and forbs with scattered stands of oak. Elevation ranges from 3,000 feet to 5,000 feet. The mean annual precipitation ranges from 12 to 15 inches, and the mean annual air temperature is about 60 degrees F. The average frost free season is about 200 days. The Arujo soil makes up about 50 percent of this unit, the Friant soil about 25 percent, and the Tunis soils about 20 percent. The majority of these soils are used for rangeland, watershed, and wildlife habitat. This unit is in Capability Class IVe-1, nonirrigated.
- 140-Havala sandy loam, 0 to 2 percent slopes: This very deep, well drained, nearly level soil is on alluvial fans and old stream terraces. It formed in

alluvial material derived from granitic rocks. Areas are irregular in shape and range from 10 to 3,000 acres in size. The vegetation is mainly annual grasses, forbs, and hardwoods. Elevation ranges from 4,000 to 4,300 feet. The mean annual precipitation ranges from 9 to 12 inches, and the mean annual air temperature is about 59 degrees F. The average frost-free season ranges from 175 to 225 days. Most areas of this soil are used for irrigated crops. Peaches, pears, apples, and potatoes are the main crops. A few areas are used for rangeland. This soil is in Capability Class IVe-1, nonirrigated and Capability Class I, if it is irrigated.

- 141-Havala sandy loam, 2 to 5 percent slopes: This very deep, well drained, nearly level soil is on alluvial fans and old stream terraces. It formed in alluvial material derived from granitic rocks. Areas are irregular in shape and range from 40 to 750 acres in size. The vegetation is mainly annual grasses, forbs, and hardwoods. Elevation ranges from 4,000 to 4,300 feet. The mean annual precipitation ranges from 9 to 12 inches, and the mean annual air temperature is about 59 degrees F. The average frost-free season ranges from 175 to 225 days. Most areas of this soil are used for irrigated crops. Peaches, pears, apples, and potatoes are the main crops. A few areas are used for rangeland. This soil is in Capability Class IVe-1, nonirrigated and Capability Class IIe-1, if it is irrigated.
- 142-Havala sandy loam, 5 to 9 percent slopes: This very deep, well drained, nearly level soil is on alluvial fans and old stream terraces. It formed in alluvial material derived from granitic rocks. Areas are irregular in shape and range from 40 to 750 acres in size. The vegetation is mainly annual grasses, forbs, and hardwoods. Elevation ranges from 4,000 to 4,300 feet. The mean annual precipitation ranges from 9 to 12 inches, and the mean annual air temperature is about 59 degrees F. The average frost-free season ranges from 175 to 225 days. Areas of this soil are used for irrigated orchards. Peaches are the main crop. Other areas are used for rangeland. This soil is in Capability Class IVe-1, nonirrigated and Capability Class IIIe-1, if it is irrigated.
- 146-Hesperia sandy loam, 5 to 9 percent slopes: This very deep, well drained, sloping soil is on alluvial fans. It formed in alluvial material derived from granitic rocks. Areas are regular in shape and range from 340 to 600 acres in size. The vegetation is mainly annual grasses and forbs. Elevation ranges from 800 to 1,200 feet. The mean annual precipitation ranges from 6 to 9 inches, and the mean annual air temperature is about 64 degrees F. The average frost-free season ranges from 250 to 300 days. Areas of this soil are used for irrigated crops and dryland pasture. Grapes are the main crop. This soil is in Capability Class IIIe-1 if irrigated, and IVe-1 if nonirrigated.
- 152-Nacimiento loam, 30 to 50 percent slopes, eroded: This moderately deep, well drained, steep soil is on mountainous uplands. It formed in residual material weathered from marble. Areas are irregular in shape and range from 50 to 300 acres in size. The vegetation is mainly annual and perennial grasses, scattered shrubs, and a few hardwood and conifer trees. Elevation ranges from 4,000 to 4,800 feet. The mean annual precipitation ranges from 10 to 12 inches, and the mean annual air temperature is about 58 degrees F. The average frost-free season is about 200 days. This soil is used for rangeland, recreation, watershed, and wildlife. This soil is in Capability Class Vle nonirrigated.
- 165-Psamments-Xerolls complex, nearly level: These soils are very deep and

excessively to moderately well drained. They are on recent and old stream bottoms. Areas are in narrow strips that range from 20 to 400 acres in size. The vegetation is mainly annual grasses and forbs. Elevation ranges from 600 to 6,500 feet. The mean annual precipitation ranges from 10 to 12 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 175 to 300 days. Psamments make up about 60 percent of this unit, and the Xerolls about 35 percent. These soils are used for rangeland, recreation, and wildlife habitat. This unit is in Capability Class VIs, nonirrigated.

- 174-Steuber sandy loam, 0 to 2 percent slopes: This soil is very deep, well drained and nearly level. It is on alluvial fans and stream flood plains in the Tehachapi Valley. It formed in alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 10 to 1,100 acres in size. The vegetation is mainly annual grasses, forbs, and scattered hardwoods. Elevation ranges from 3,000 to 4,500 feet. The mean annual precipitation ranges from 10 to 15 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for irrigated crops such as pears and alfalfa. A few areas are used for rangeland and urban development. This soil is in Capability Class IVs-1 if it is nonirrigated and Capability Class IIIs-1 if it is irrigated.
- 175-Steuber sandy loam, 2 to 5 percent slopes: This soil is very deep, well drained and nearly level. It is on alluvial fans and stream flood plains in the Tehachapi Valley. It formed in alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 10 to 1,200 acres in size. The vegetation is mainly annual grasses, forbs, and scattered hardwoods. Elevation ranges from 3,000 to 4,500 feet. The mean annual precipitation ranges from 10 to 18 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, and wildlife habitat. This soil is in Capability Class IVe-1 if it is nonirrigated.
- 176-Steuber sandy loam, 5 to 9 percent slopes: This soil is very deep, well drained and nearly level. It is on alluvial fans and stream flood plains in the Tehachapi Valley. It formed in alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 10 to 1,100 acres in size. The vegetation is mainly annual grasses, forbs, and scattered hardwoods. Elevation ranges from 3,000 to 4,500 feet. The mean annual precipitation ranges from 10 to 18 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland and wildlife habitat. This soil is in Capability Class IVe-1 if it is nonirrigated.
- 177-Steuber stony sandy loam, 5 to 9 percent slopes: This soil is very deep, well drained and nearly level. It is on alluvial fans and stream flood plains in the Tehachapi Valley. It formed in alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 10 to 1,200 acres in size. The vegetation is mainly annual grasses, forbs, and scattered hardwoods. Elevation ranges from 3,000 to 4,500 feet. The mean annual precipitation ranges from 10 to 15 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, and wildlife habitat. This soil is in Capability Class IVe-1 if it is nonirrigated.
- 179-Tehachapi sandy loam, 2 to 15 percent slopes: This soil is very deep, well

drained, and gently to strongly sloping. It is on old alluvial fans and terraces. It formed in alluvial material derived from granitic rock. Areas are irregular in shape and range from 50 to 1,600 acres in size. The vegetation is mainly annual grasses, scattered hardwoods, and a few perennial grasses. Elevation ranges from 3,000 to 4,300 feet. The mean annual precipitation ranges from 12 to 15 inches, and the mean annual air temperature is about 61 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for irrigated apple orchards, dryland grain, recreation, wildlife habitat, and rangeland. This soil is in Capability Class IVe-1, if nonirrigated and Capability Class IIIe-1 if irrigated.

- 180-Tehachapi loam, 15 to 30 percent slopes, eroded: This very deep, well drained, hilly soil is on old alluvial fans and terraces which are dissected by numerous gullies. It formed in alluvial material derived from granitic rock. Areas are irregular in shape and range from 70 to 600 acres in size. The vegetation is mainly annual grasses, scattered shrubs, hardwoods, and a few perennial grasses. Elevation ranges from 4,000 to 5,000 feet. The mean annual precipitation ranges from 12 to 15 inches, and the mean annual air temperature is about 61 degrees F. The average frost free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, watershed, and wildlife habitat. This soil is in Capability Class IVe-1 nonirrigated.
- 183-Tehachapi Variant sandy clay loam, 15 to 50 percent slopes: This very deep, well drained, moderately steep to steep soil is on alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 75 to 600 acres in size. The have a moonlike appearance. The vegetation is mainly annual grasses, scattered hardwoods, and a few conifers. Elevation ranges from 3,500 to 4,500 feet. The mean annual precipitation ranges from 10 to 15 inches, and the mean annual air temperature is about 59 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, and wildlife habitat. This soil is in Capability Class Vle nonirrigated.
- 185-Torriorhents-Rock outcrop complex, very steep: This unit consists of shallow or very shallow soils and exposed hard rock. It is on very steep mountainous ridges in the Mojave Desert. Slope dominantly ranges from 50 to 75 percent. Areas are irregular in shape and range from 50 to 3,000 acres in size. The vegetation is sparse and consists of annual grasses, forbs, and shrubs. Elevation ranges from 2,400 to 4,000 feet in the desert and from 3,000 to 4,000 feet in the foothills of the Tehachapi Mountains. The mean annual precipitation is about 5 inches in the desert but up to 9 inches in the foothills. The mean annual air temperature is about 64 degrees F. Torriorhents make up about 50 percent of the unit, the Rock outcrop makes up about 35 percent. Areas of this unit are used for rangeland, recreation and wildlife habitat. This soil is in Capability Class VIIe nonirrigated.

- 186-Tujunga loamy sand, 2 to 5 percent slopes: This soil is very deep, and somewhat excessively drained, and gently sloping. It is on alluvial fans and flood plains. It formed in alluvial material derived mainly from granitic rock. Areas are irregular in shape and range from 50 to 360 acres in size. The vegetation is mainly annual grasses. Elevation ranges from 4,000 to 5,000 feet. The mean annual precipitation ranges from 10 to 14 inches, and the mean annual air temperature is about 58 degrees F. The average frost-free season ranges from 200 to 225 days. This soil is used for rangeland, recreation, and wildlife habitat. This soil is in Capability Class VIs nonirrigated, and Capabil-

- ity Class IIIs-4 if it is irrigated.
- 193-Walong sandy loam, 15 to 30 percent slopes: This moderately deep, well drained, hilly soil is on mountainous uplands. It formed in residual material weathered from granite. Areas are irregular in shape and range from 80 to 1,900 acres in size. The vegetation is mainly hardwoods and annual and perennial grasses. Elevation is dominantly between 3,000 and 5,000 feet. The mean annual precipitation ranges from 10 to 18 inches, and the mean annual air temperature is about 57 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, watershed, and wildlife habitat. This soil is in Capability Class IVe, nonirrigated.
- 194-Walong sandy loam, 30 to 50 percent slopes: This moderately deep, well drained, hilly soil is on mountainous uplands. It formed in residual material weathered from granite. Areas are irregular in shape and range from 50 to 3,000 acres in size. The vegetation is mainly hardwoods and annual and perennial grasses. Elevation is dominantly between 3,000 and 5,000 feet. The mean annual precipitation ranges from 10 to 18 inches, and the mean annual air temperature is about 57 degrees F. The average frost-free season ranges from 150 to 225 days. Most areas of this soil are used for rangeland, recreation, watershed, and wildlife habitat. This soil is in Capability Class VIe, nonirrigated.
- 199-Walong-Edmundston association, steep: These are deep and moderately deep, well drained soils. They are on mountainous uplands. Slope ranges from 30 to 50 percent. Areas are irregular in shape and range from 200 to 1,000 acres in size. The vegetation is mainly annual grasses, shrubs, hardwoods, and conifers. Elevation ranges from 3,500 to 5,800 feet. The mean annual precipitation ranges from 12 to 18 inches, and the mean annual air temperature is about 57 degrees F. The average frost-free season ranges from 150 to 225 days. The Walong soil makes up about 45 percent of this unit, the Edmundston soil about 40 percent. These soils are used for rangeland, woodland, recreation, watershed, and wildlife habitat. The Walong soil is in Capability Class VIe, and the Edmundston soil is in VIe, nonirrigated.
- 210-Xerorthents, loamy, very steep: These soils are on terrace escarpments. Slope ranges from 30 to 85 percent. Areas are irregular in shape and range from 50 to 800 acres in size. The vegetation is mainly annual grasses, forbs, and scattered hardwoods and conifers. Elevation dominantly ranges from 4,000 to 5,000 feet. The mean annual precipitation ranges from 12 to 18 inches, and the mean annual air temperature is about 60 degrees F. The average frost-free season ranges from 150 to 250 days. This unit is used for watershed and limited range for wildlife. These soils are in Capability Class VIIIe, nonirrigated.
- 211-Xerorthents-Rock outcrop complex, very steep: These shallow, well drained soils and miscellaneous areas are on mountainous uplands. Slope ranges from 30 to 75 percent. Areas are irregular in shape and range from 40 to 4,000 acres in size. The vegetation is mainly annual grasses and scattered shrubs and hardwood trees. Elevation dominantly ranges from 1,500 to 5,000 feet. The mean annual precipitation ranges from 12 to 15 inches, and the mean annual air temperature is about 64 degrees F. The average frost-free season ranges from 150 to 250 days. The Xerorthents soils make up about 70 percent of this unit, the Rock outcrop about 30 percent. This unit is used for

watershed and limited range for wildlife. This unit is in capability Class VIIIe nonirrigated.

The vast majority of the soils that are located within the Planning Area are considered prime farmland. However, these soils are only considered agriculturally viable (prime farmland) if they are currently irrigated. The Planning Area contains six types of soils that are suitable as farming land:

- Soil type 140-Havala sandy loam, 0 to 2 percent slopes, is used for irrigated crops such as peaches, pears, apples and potatoes, and is located mainly in the center of the Planning Area.
- Soil type 141-Havala sandy loam, 2 to 5 percent slopes, is used for irrigated crops such as peaches, pears, apples and potatoes and is located mainly in medium size areas along the western and southwestern portion of the Planning Area. Additionally, there are small areas of this type of soil located along the southern and southeastern portion of the Planning Area.
- Soil type 142-Havala sandy loam, 5 to 9 percent slopes, is used for irrigated crops, mainly peaches, and is primarily located in small areas along the western and southwestern portion of the Planning Area.
- Soil type 146-Hesperia sandy loam, 5 to 9 percent slopes, is used for irrigated crops and dryland pasture, and produces mainly grapes. This soil is located within the northeastern portion of the Planning Area and is considered Farmland of Statewide Importance.
- Soil type 174-Steuber sandy loam, 0 to 2 percent slopes, is used for irrigated crops such as pears and alfalfa, and is primarily located within the middle and southeastern portion of the Planning Area.
- Soil type 179-Tehachapi sandy loam, 2 to 15 percent slopes, located primarily in the western portion of the Planning Area, is used mostly for irrigated crops such as apple orchards and also dryland grain.

The Planning Area also contains soils that are suitable for rangeland (grazing) areas. The remaining fifteen types of soils (besides the 6 types of soils that were listed above) that are located in various areas within the Planning Area are all suitable for rangeland use (grazing areas). The only two soils that are not suitable for rangeland (grazing use), but are used for watershed and limited range for wildlife are soil types 210-Xerorthents, loamy, very steep and 211-Xerorthents-Rock outcrop complex, very steep. These two soils are located in the northern portion of the Planning Area and are not considered soils that are prime farmland.

The Planning Area contains soils that are suitable for non-farming uses and are more suitable for rangeland (grazing), recreation, woodland, watershed and wildlife habitat. These soils include the following:

- 107-Arujo-Friant-Tunis complex, 15 to 50 percent slopes;
- 152-Nacimiento loam, 30 to 50 percent slopes, eroded; 165-Psamments-Xerolls complex, nearly level;

- 175-Steuber sandy loam, 2 to 5 percent slopes;
- 176-Steuber sandy loam, 5 to 9 percent slopes;
- 177-Steuber stony sandy loam, 5 to 9 percent slopes;
- 180-Tehachapi loam, 15 to 30 percent slopes, eroded;
- 183-Tehachapi Variant sandy clay loam, 15 to 50 percent slopes;
- 185-Torriorthents-Rock outcrop complex, very steep;
- 186-Tujunga loamy sand, 2 to 5 percent slopes;
- 193-Walong sandy loam, 15 to 30 percent slopes;
- 194-Walong sandy loam, 30 to 50 percent slopes;
- 199-Walong-Edmundston association, steep.

Additionally, two other types of soils located in the northern portion of the Planning area are not considered suitable for farming or grazing. These two soil types are 210-Xerorthents, loamy, very steep and 211-Xerorthents-Rock outcrop complex, very steep. These two soils are located in the northern portion of the Planning Area and are not considered soils that are prime farmland.

TABLE 2-13 PLANNING AREA SOIL CONSTRAINTS

Map Soil Symbol	Shallow Excavations	Dwellings w/out Basements	Dwellings w/Basements	Small Commercial Buildings	Local Roads and Streets
107	Severe: slope, depth to rock.	Severe: slope	Severe: slope, depth to rock.	Severe: slope	Severe: slope
140	Slight	Moderate: shrink-swell, slope	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: low strength, shrink-swell
141	Slight	Moderate: shrink-swell, slope	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: low strength, shrink-swell
142	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell, slope.	Moderate: low strength, shrink-swell
146	Slight	Slight	Slight	Moderate: slope	Slight
152	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
165	N/A	N/A	N/A	N/A	N/A
174	Slight	Slight	Slight	Slight	Slight
175	Moderate: floods	Severe: floods	Severe: floods	Severe: floods	Severe: floods
176	Moderate: floods	Severe: floods	Severe: floods	Severe: floods	Severe: floods
177	Moderate: floods	Severe: floods	Severe: floods	Severe: floods	Severe: floods
179	Moderate: too clayey, floods, slope	Severe: floods	Severe: floods	Severe: floods	Severe: low strength
180	Severe: slope	Severe: floods, slope	Severe: floods, slope	Severe: floods, slope	Severe: low strength, slope
183	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
185	N/A	N/A	N/A	N/A	N/A
186	Severe: cutbanks cave	Slight	Slight	Slight	Slight
193	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
194	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
199	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope
210	N/A	N/A	N/A	N/A	N/A
211	N/A	N/A	N/A	N/A	N/A

Resource: Unites States Department of Agriculture, Soil Conservation Service, Soil Survey of Kern County California Southeastern Part, Table 8, 142, September 1981.

With regard to development constraints, soils are rated for various uses, and the most limiting features are identified to determine if there are constraints to development on particular soils. Table 2-13, Planning Area Soil Constraints shows the degree and kind of soil limitations that affect shallow excavations, dwellings without basements, small commercial buildings, and local roads and streets. The limitations are considered slight if soil properties and site features are generally favorable for the indicated use and the limitations are minor and easily overcome; moderate if soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations; and severe, if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increase in construction costs, and possibly increased maintenance are required. Special feasibility studies may be required where the soil limitations are severe. Dwellings and small commercial buildings are structures built on shallow foundations or undisturbed soil. The load limit is the same as that for single-family dwellings no higher than three stories. Ratings are made for small commercial buildings without basements, for dwellings with basements, and for dwellings without basements. The ratings shown in the table below are based on soil properties, site features, and observed performance of the soils. A high water table, flooding, shrink-swell potential, and organic layers can cause the movement of footings and failure of the soil beneath structures. A high water table, depth to bedrock or to a cemented pan, large stones, and flooding affect the ease of excavation and construction. Landscaping and grading requiring cuts and fills of more than 5 to 6 feet are not considered in this table, presented below.

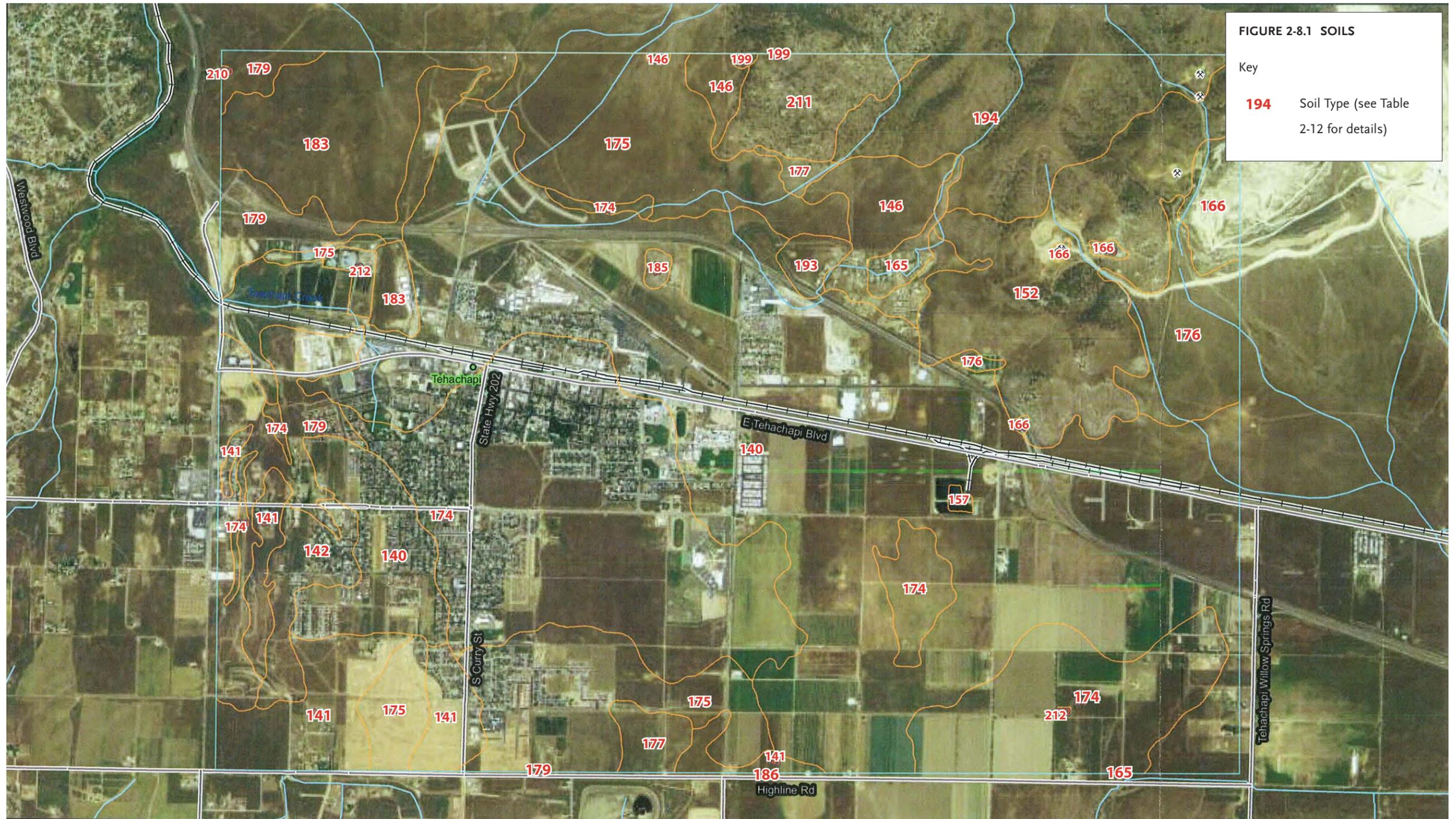
MINERAL RESOURCES

State Surface Mining and Reclamation Act  
 The State Surface Mining and Reclamation Act of 1975 (SMARA), as amended, mandated the initiation of mineral land classifications to help identify and protect mineral resources in areas within the state that are subject to urban expansion or other irreversible land uses that would preclude mineral extraction. After designation of mineral resource areas, SMARA provided for the classification of designated lands containing mineral deposits of regional or statewide significance. In addition, SMARA was designed to provide guidelines for the proper reclamation of mineral lands.

The purpose of this act is to create and maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that:

- Adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses;
- The production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, wildlife, range and forage, and aesthetic enjoyment; and
- Residual hazards to the public health and safety are eliminated.

These goals are achieved through land use planning by allowing a jurisdiction to balance the economic benefits of resource reclamation with the need to provide other land uses.



Mineral resource areas are identified according to SMARA and the following criteria for Mineral Resource Zones (MRZ), Scientific Resource Zones (SZ), and Identified Resource Areas (IRA). The MRZ and SZ categories used by the State Geologist in classifying the state's lands, the geologic and economic data, and the substantiation upon which each unit MRZ or SZ assignment is based shall be presented in the land classification information provided by the State Geologist to the Board of Supervisors for the following areas:

- a. MRZ-1: Adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. This zone shall be applied where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is nil or slight.
- b. MRZ-2: Adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well developed lines of reasoning, based upon economic

- conomic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.
- c. MRZ-3: Containing deposits whose significance cannot be evaluated from available data.
- d. MRZ-4: Available information is inadequate for assignment to any other MRZ zone.
- e. SZ Areas: Containing unique or rare occurrences of rocks, minerals or fossils that are of outstanding scientific significance shall be classified in this zone.

The Planning Area does not contain any MRZ zones within its boundaries. According to the California Department of Conservation Office of Mine Reclamation, the closest MRZ zone is located just northeast of the Planning Area boundaries. The area is considered an MRZ-2a which is an area underlain by mineral deposits where geological data indicate that significant measured or indicated resources are present. MRZ-2 is divided on the basis of both degree of knowledge and economic factors. Areas classified MRZ-2A contain discovered mineral deposits that are either measured or indicated reserves as determined by such evidence as drilling records, sample analysis, surface exposure, and mine infor-

mation. Land included in the MRZ-2A category is of prime importance because it contains known economic mineral deposits. The planning area is located adjacent to an MRZ zone; however, the planning area does not currently have any mineral extraction operations occurring within its boundaries.

Tehachapi's soils and minerals support the community vision through the following objectives and policies.

Sources:

- CGS, Mineral Land Classification of Southeastern Kern County, California.1999, CGS OFR 99-15; TOMS, Department of Conservation, Office of Mine Reclamation,
- CGS, Mineral Land Classification of Southeastern Kern County, California.1999, CGS OFR 99-15; TOMS, Department of Conservation, Office of Mine Reclamation,

**OBJECTIVE 1. PROTECT MINERAL RESOURCES**

**OBJECTIVE 2. BALANCE BETWEEN THE NEED TO EXTRACT MINERAL RESOURCES AND THE NEED FOR A HEALTHY AND BEAUTIFUL ENVIRONMENT**

**OBJECTIVE 3. RECLAIM CLOSED MINERAL-EXTRACTION SITES**

**Anticipated Results**

- A. Continued ability to supply customers with the area's mineral resources;
- B. Elimination of incompatible activities from locating near or within mineral-extraction sites.

**Policies**

- NR33. Avoid allowing any use or development in areas identified with important mineral resources. For sites outside of Tehachapi's Sphere of Influence, represent this policy to Kern County as part of the review process;
- NR34. Represent mineral-resource areas within the Sphere of Influence as open space or agriculture (Sectors 01, 02 on the Community Structure Plan).

**Anticipated Results**

- A. Compatibility between mineral-extraction operations and the surrounding areas maintains Tehachapi's quality of life while enabling efficient mineral resource operations;
- B. Existing resources (e.g., water, watersheds, wildlife and habitat) are not disrupted or diminished.

**Policies**

- NR35. Monitor the requirements set forth by Kern County and other agencies on mineral-extraction operations to identify issues regarding compliance (e.g., dust-management, dust-control by haulers, noise, vibration, odor, aesthetics, etc.);
- NR36. Maintain the natural aesthetic of the landscape viewable from SR 58 and from within Tehachapi, confining mineral-extraction activity to not be viewable to the extent practical;
- NR37. Require mineral processing operations to be on the same site as mineral-extraction or as close as reasonably possible;
- NR38. Do not allow mineral-extraction on publicly-owned property.

**Anticipated Results**

- A. Systematic reclamation of each mining area as it is closed as compared to waiting for the entire operation to close;
- B. Minimized area exposed to mining and a higher level of dust-control.

**Policies**

- NR39. As each portion of a mineral-extraction operation is closed, apply the most current and environmentally responsible reclamation measures, as consistent with the Surface Mining and Reclamation Act (SMARA).

**E. ARCHAEOLOGY AND PALEONTOLOGY [1]**

Archaeology and paleontology provide an essential link with the people and events of the past. Archaeology may be generally defined as the study and reconstruction of prehistoric human societies. Archaeological resources refer to the material remains such as artifacts, structures, and refuse, produced purposely or accidentally by human beings. Paleontology is the study of prehistoric life, including the evolution and interaction of organisms with each other and their environments. Paleontological resources refer to such items as fossils of animals, plants or other living organisms. The greater Tehachapi Valley has recorded paleontological sites with evidence of prehistoric flora and fauna embedded in the various rock formations of the area. Due to the fact that several archeological resources have been found in the Planning Area over the years and no paleontological resources have been discovered in the Planning Area, this discussion focuses on the Planning Area’s archaeological resources and provides direction for addressing paleontological resources upon their discovery.

The Tehachapi planning area and the surrounding communities comprise what is commonly referred to as the Greater Tehachapi region which also is the ancestral home of the Kawaiisu cultural group. Prior to having contact with California ethnographers at the turn of the 20th century, the Kawaiisu identified themselves as the “Noooah”. Although there are approximately 300 individuals that identify themselves as the

descendents of the Kawaiisu, the Kawaiisu are not a federally recognized tribal group/entity. It is estimated that several Kawaiisu families reside in the Tehachapi area.

While several Native American cultures frequented the Tehachapi area, archaeological information suggests that the Kawaiisu settled in the area as early as 500 AD after they migrated west from the Great Basin. Kawaiisu are linguistically related to the Shoshonean language family and the name Tehachapi is derived from the Kawaiisu language for ‘hard climb’ although there is debate as to the actual meaning of the word.

The Kawaiisu maintained a hunting gathering economy and the Tehachapi area offered numerous edible plants and animals. Kawaiisu lived in small extended family, groups, and bands that worked individually and collectively to obtain the resources they needed for survival. They moved seasonally throughout their territory according to the seasonal conditions and the availability of food resources. Archeological studies within the Kawaiisu territory have recorded villages, campsites, pictographs and rock wall features. These include several important sites in the Tehachapi region. Over the course of recorded history in the Tehachapi planning area, 26 cultural resource studies have been conducted. These studies have identified archaeological sites, some of which include pictographs. The greatest abundance of these sites is found in areas where food, shelter and water were available, often near oak groves and caves. Such a location is atop a ridge in the Tehachapi

Mountains, northeast of Tehachapi overlooking Sand Canyon to the east and the Tehachapi valley to the west. In an effort to protect and preserve the integrity of the Kawaiisu location, the Tomo-Kahni, or “Winter Village” was created as a unit of the California State Parks and is now the Tomo-Kahni State Historic Park and Kawaiisu Native American Village. Guided tours are available through the Tomo-Kahni Resource Center which is located in Downtown Tehachapi at 112 East F Street.

As an important natural resource, archaeological and paleontological resources will continue to shape Tehachapi’s history and culture. It is critical to see such resources as being unique and contributing to the identity of a place. To carry forward the community’s vision which integrates such resources with Tehachapi’s future, the following objectives and policies are applied:

[1] source: 1989 Tehachapi General Plan

**OBJECTIVE 1. ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES ARE IMPORTANT AND INTEGRAL TO TEHACHAPI’S FUTURE**

**Anticipated Results**

- A. Unique public spaces;
- B. Enhanced community identity.

**Policies**

- NR40. Incorporate archaeological and paleontological resources into public space, as practical;
- NR41. Incorporate archaeological and paleontological resources into the community’s identity and marketing.

**OBJECTIVE 2. PROTECT ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES**

**Anticipated Results**

- A. Preservation of resources.

**Policies**

- NR42. Maintain a step in the development process for evaluating the potential for archaeological and paleontological resources;
- NR43. Maintain that excavation, exploration and documentation of archaeological and paleontological sites be conducted only by recognized authorities by applicable State laws;
- NR44. Maintain that in the event of discovering an archaeological or paleontological site, that the appropriate authorities and parties be notified according to established procedures and applicable State laws.



CHAPTER 2.1 F  
SUSTAINABLE INFRASTRUCTURE ELEMENT

The Sustainable Infrastructure Element informs and guides the supplying infrastructure of energy and resources and the manner in which the supporting infrastructure attaches the town to the natural and built environment.

Community preferences, directions, and corresponding objectives and policies inform the development of a sustainable network of water and energy conservation, consumption, and production, which reduces, to the greatest degree possible, Tehachapi’s reliance on outsourced water and energy, and reduces the community’s carbon footprint. In addition waste-management as well as the efficient delivery of utilities and services throughout Tehachapi’s Sphere of Influence are promoted.

**Statutory Requirements**

Although the Public Facilities and Services Element is not explicitly required by State Law..

“...the topics addressed here are an integral part of the City’s overall planning strategy and a basic consideration of setting growth and development policy.”

State Law does require the General Plan to include “the proposed general distribution and general location and extent of the uses of land for ... solid and liquid waste disposal facilities,” and requires information on “the general location and extent of existing and proposed...public utilities and facilities.” These components are included in this Element.

F. Sustainable Infrastructure	Page
1. Community Preferences and Direction	2:87
2. Purpose of the Sustainable Infrastructure Element	
3. Summary of Issues	
4. Components of Sustainable Infrastructure	2:88
5. Objectives and Policies	2:89
A. The Watershed and Water Supply	2:89
B. Utility Infrastructure: stormwater, water supply, wastewater disposal	
i. Table 2-15 Examples of applying stormwater management techniques	2:91
ii. Table 2-16 Compatible stormwater management techniques by transect zone.	2:92
C. Energy	2:93

## SUSTAINABLE INFRASTRUCTURE ELEMENT

### 1. COMMUNITY PREFERENCES AND DIRECTION

Tehachapi aims to balance its needs for water and energy in a way that is consistent with and reflects the desired small mountain town character and natural setting. To this end, all systems are intended to be as naturally efficient and physically compatible with Tehachapi's unique character and setting.

### 2. PURPOSE OF THE SUSTAINABLE INFRASTRUCTURE ELEMENT

This element aims to articulate the various environmental and physical aspects that support the built environment. By focusing on these essential pieces of public infrastructure it is possible to optimize the use of resources and reduce pollution and consumption through design, the selection of materials and system operation.

### 3. SUMMARY OF ISSUES

Based on the community vision, the following issues have been identified as relevant and key to address in the Sustainable Infrastructure Element:

#### A. WATERSHED AND WATER SUPPLY [1]

Since the adjudication of the groundwater basin in 1971 (Superior Court case no. 92710), Tehachapi's water rights have increased to meet the demand of the growing city. According to the adjudication of the Tehachapi groundwater basin, the City is unable to provide water service to users located outside of the groundwater basin. Therefore, the following information is provided for the land within the adjudicated water basin. Despite having a safe yield of 5,500 acre feet per year, it is still important to secure additional water sources as the City continues to grow. Alternatives that have been identified to date include increased use of local groundwater through the Tehachapi Groundwater Basin exchange pool; increased purchases of water from the State Water Project through the Tehachapi-Cummings County Water District (TCCWD); use of recycled water to reduce the demand on potable supplies; and enhanced conservation to reduce per capita use over time.

- Tehachapi is currently allocated 1,822 acre feet of water per year, approximately 80 percent of its current total average demand of 2,250 acre feet per year. The City makes up this shortfall by acquiring water from the Tehachapi Basin exchange pool, in which water rights holders are able to exchange or sell portions of their allocation. In addition, surface water from the State Water Project is used to recharge the groundwater basin, allow Tehachapi to make groundwater withdrawals that exceed its allocation of 1,822 acre feet per year.

- Tehachapi obtains the rest of its potable water indirectly from the State Water Project through a transmission system and allocation program administered by the California Department of Water Resources (DWR). The Kern County Water Agency has a contract with the DWR and allocates 20,000 acre feet per year to Tehachapi-Cummings County Water District (TCCWD). The TCCWD provides approximately 400 acre feet per year to the City of Tehachapi. In recent years, the City has purchased 200 acre feet per year from the TCCWD for artificial recharge. The TCCWD has not yet imported more than 50 percent of their entitlement

in any given year. According to the DWR's State Water Project Delivery Reliability Report 2007, the DWR predicts that full entitlements will only be available in above average years. The TCCWD prioritizes delivery of State Water Project water with municipal and industrial customers that are directly connected to the pipeline. Since the City of Tehachapi uses State Water Project water for artificial recharge and is not directly receiving or treating water, the City does not receive top priority in below-average years.

- Rainwater harvesting opportunities are limited due to the seasonal rainfall distribution and quantity of rainfall. Average yearly rainfall is approximately 11 inches and the majority of the rain falls in the winter, opposite of peak demands, which occur in summer.

- Recycled water is also an option for offsetting the potable water demand. Currently the wastewater treatment plant (WWTP) treats effluent to a secondary level. This allows the effluent to be used for irrigation of non-consumable crops. If the WWTP is upgraded to treat water to a tertiary level, the effluent can be reused for all types of irrigation, reducing the need for potable water.

- Conservation methods should be put into place to reduce potable water needs. Reducing non-potable demands by promoting native, drought-tolerant landscaping and the use of alternate sources of water for irrigation such as recycled water could reduce demands on potable water by an estimated 20 percent. Non potable TCCWD water is currently being used to irrigate some landscape areas in Tehachapi. Other opportunities for conservation include: system water audits, leak detection and repair, graduated rate systems, high efficiency appliance incentives and standards, education programs and water waste prohibitions.

#### • Projected Water Demand

The water supply assessment prepared for the 2035 General Plan update identifies that the City will need a total of 2,567 acre feet per year by the year 2035 for the envisioned range of land use activity and development. Considering the fact that each year's water supply is different according to weather, the water supply assessment identified the City's water supply and demand in normal years, a single dry year and in multiple dry years. In each comparison, the water supply assessment identifies that demands will be met in all conditions with the existing water sources and the additional reclaimed water.

### B. UTILITY INFRASTRUCTURE

#### • Storm Drain

Lack of capacity in some parts of Tehachapi's storm drain system is the largest issue for Tehachapi's utility infrastructure. Stormwater is currently handled in a somewhat decentralized fashion with runoff being directed to eight small detention basins, one large basin and eventually Tehachapi Creek through aging channels and pipe networks. In order to decrease flooding in Tehachapi it will be necessary to further decentralize the stormwater approach, dealing with the majority of runoff onsite.

- Stormwater runoff is often considered a waste product and a nuisance, and therefore traditional strategies have targeted removing runoff from a site as quickly as possible. Impervious surfaces, such as streets, sidewalks, driveways, parking lots, and buildings, prevent rainwater from infiltrating into the ground and recharging the aquifer basin. This increases the total volume of stormwater runoff, which strains the capacity of stormwater infrastructure and natural drainage channels. In addition, the stormwater picks up pollutants as it runs off impervious surfaces, particularly roads and parking areas, carrying them into streams where they contribute to a degradation of water quality.

- Low impact designs 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. This 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 will also serve to recharge the aquifer basin. 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 retaining runoff.

#### • Water Distribution [1]

Tehachapi's water distribution network is generally in good shape and currently has 2,965 water service connections. The City operates seven deep groundwater wells of which six are active along with five storage tanks for a total capacity of 5.1 million gallons. Water is distributed to users through 50 miles of water transmission main lines. Average daily well production is about two million gallons with daily production during summer near six million gallons per day. Well capacity ranges from 120 to 900 gallons per minute. In order to support future development, water lines will need to be extended in areas that are currently undeveloped as well as increased for capacity in some areas. The City's Water Master Plan needs to be periodically updated to reflect the City's distribution system and improvements to keep pace with approved development.

#### • Wastewater Disposal

The City of Tehachapi currently has approximately 2,600 sewer service connections. Thirty-five miles of sanitary sewers convey wastewater to the wastewater treatment plant (WWTP). The existing wastewater treatment plant, located between the Union Pacific Railroad right-of-way railroad and State Route 58 on the west side of the city, has a capacity of 1.25 MGD, and an average daily flow of 0.85 MGD. The WWTP was upgraded in 1992 and has the potential to expand to 2.5 MGD, with some improvements to the head works structure, control building, electrical service and yard piping.

- The wastewater treatment plant (WWTP) currently runs at 68% of its hydraulic capacity. Its biological process limit however, is nearly over-

capacity. The plant has a design influent Biological Oxygen Demand (BOD) of about 280 ppm, and it currently runs in the mid-300's. With additional development, the higher than expected influent BOD will increase, and the plant may not be able to treat the water to an acceptable level. Upgrades to the plant would be necessary to meet treatment compliance. With future development possible on the alfalfa fields and borrow pit it may be necessary to find an alternate source for treated effluent. Effluent treated to tertiary standards can be used for landscape and agriculture irrigation. Another possibility would be to sell treated wastewater to local farmers in exchange for their groundwater allocations. This could allow the City to pump additional water out of the groundwater basin to be used for potable supply.

### C. ENERGY

The energy associated with transporting water is an important factor to consider when evaluating possible water sources. Piping and pumping water from the State Water Project to supply the City requires a tremendous amount of energy. The City could reduce its energy consumption by decreasing its dependence on this water source. Using alternative sources of water for irrigation, and promoting drought tolerant plantings, would reduce potable water demands, thereby decreasing the energy usage required for pumping and piping.

- Providing incentives for energy efficient appliances and the use of renewable energy is also recommended to reduce Tehachapi's energy consumption.

- By increasing storage capacity at the T&T tank site from 1.3 million gallons to 3.8 million gallons, the tanks will be filled during off-peak hours reducing energy costs.

### D SOLID WASTE

Benz Sanitation, Inc., a private company, provides refuse collection and disposal services to the city of Tehachapi. Benz Sanitation 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. As of December 2007, the landfill was at approximately 75 percent capacity with a remaining capacity of 0.9 million cubic yards and an anticipated closure date of January 2014. The landfill accepts mixed municipal, construction/demolition, industrial and dead animal waste, and includes a composting facility for green waste. Electronic waste (e-waste) is accepted at all Kern County disposal sites for recycling. Most household and business hazardous wastes are accepted at special facilities in Mojave.

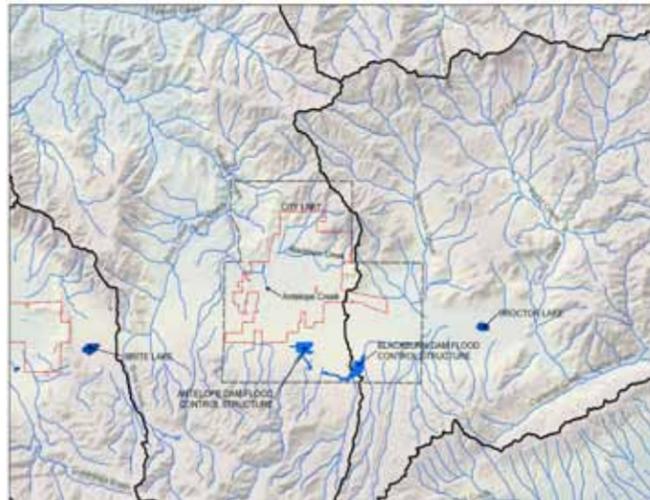
[1] Source: SB610 Water Supply Assessment by Sherwood Design Engineers September 23, 2011

**4. COMPONENTS OF SUSTAINABLE INFRASTRUCTURE**

Tehachapi's Sustainable Infrastructure Element consists of the following components which are summarized below:

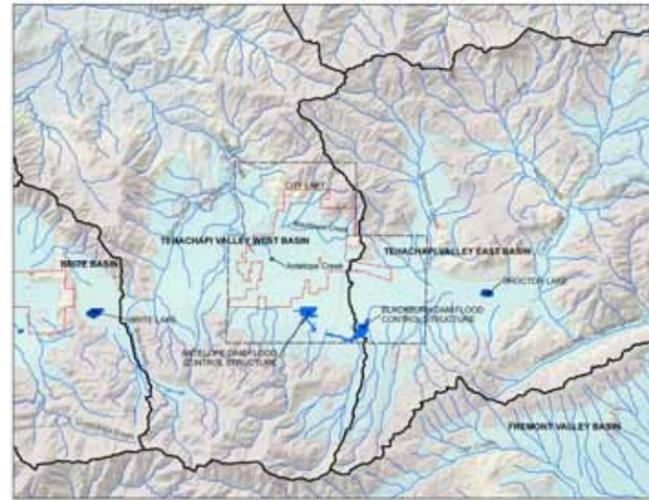
- A. The Watershed and Water Supply
- B. Utility Infrastructure: stormwater, water supply, wastewater/solid waste disposal
- C. Energy

**TABLE 2-14: COMPONENTS OF SUSTAINABLE INFRASTRUCTURE**



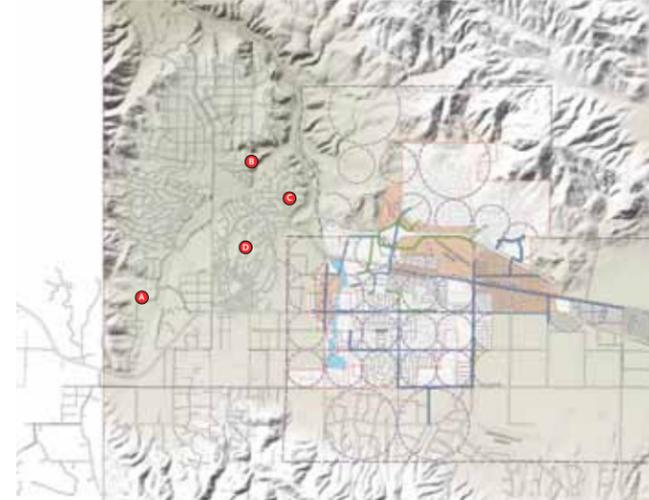
The Watershed

Above: Tehachapi's watershed is the result of several systems from the surrounding mountains flowing to three basins: Brite Basin to the west, Tehachapi Valley West Basin under most of Tehachapi and its Sphere of Influence and, Tehachapi Valley East Basin extending to the east end of the Tehachapi Valley.



Water Supply

Above: Tehachapi's water system consists of several flood control facilities that serve as recharge areas for the groundwater basin, as well as areas such as Antelope Run where recharge is prioritized over the evacuation of runoff.



Utility Infrastructure and Stormwater

Above: Based on Tehachapi's existing utility infrastructure and the town's priorities for where it wants to direct new investment (refer to Figure 2-1, Community Structure Plan), the utility infrastructure system is strategically improved to respond to this direction, making the most of the existing system without incurring unnecessary expense in extending the system.



Energy

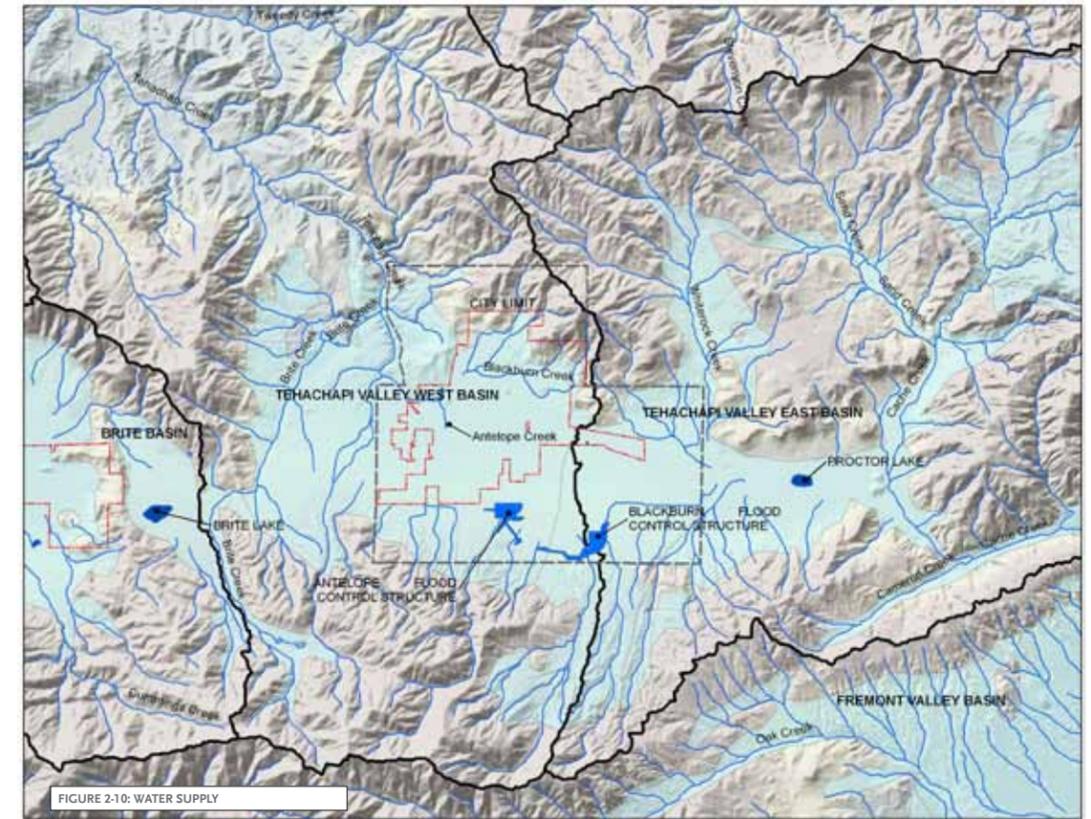
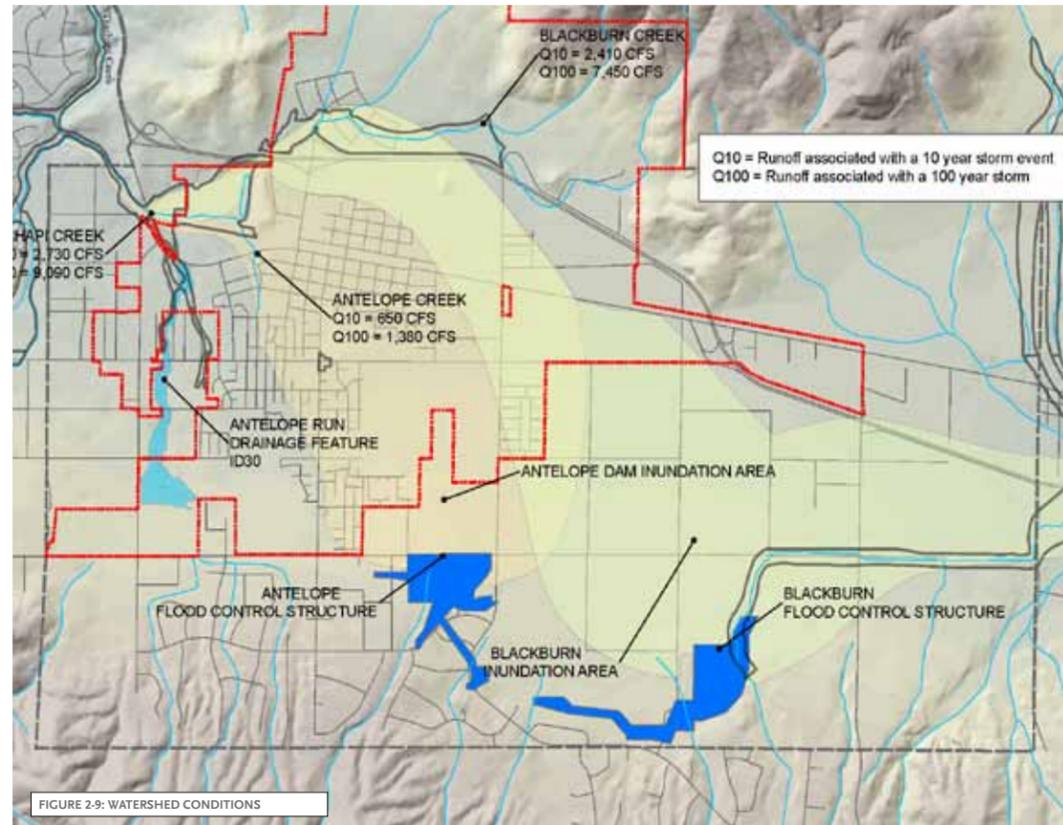
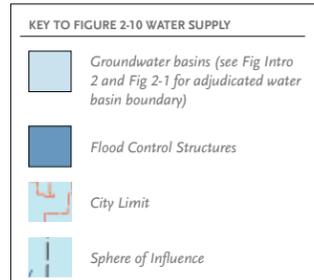
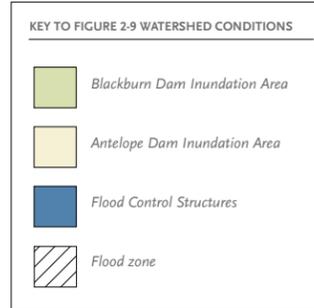
Above: Tehachapi's rural setting in a high-altituded valley combine for strong potential to generate energy through methods using the area's solar exposure and strong wind resources.



5. OBJECTIVES AND POLICIES

A. WATERSHED AND WATER SUPPLY

Tehachapi's watershed supply resources support the community vision through the following objectives and policies:



Source: Engineering Analysis by Rickett, Ward, Delmarter & Deifel, Bakersfield, CA

**OBJECTIVE 1. PROTECT THE OVERALL HEALTH OF THE WATER SHED**

**Anticipated Results**

A. Ensure the quantity and quality of Tehachapi's main source of drinking water.

**Policies**

- SI 1. Protect stream corridors and recharge areas from development;
- SI 2. Locate, map and preserve all aquifer recharge locations;
- SI 3. Improve quality of urban stormwater runoff before discharging to water body or infiltration into aquifer;
- SI 4. Incorporate low impact design stormwater best management practices (BMPs).

**OBJECTIVE 2. REDUCE DISCHARGE VOLUMES**

**Anticipated Results**

A. Decreased burden on streams and storm drain infrastructure to minimize flooding.

**Policies**

- SI 5. Reuse stormwater flows onsite;
- SI 6. Where soils allow for infiltration, promote infiltration into the groundwater basin;
- SI 7. Increase perviousness;
- SI 8. Slow stormwater runoff through low impact design BMPs;
- SI 9. Naturalize channels whenever possible to maximize recharge opportunities;
- SI 10. Discourage large scale retention basins in favor of a decentralized approach, accommodating as much runoff onsite as possible to minimize standing water, maximize infiltration, and improve aesthetics. Vegetated BMP's should be landscaped with native, drought tolerant plantings which conserve water and are cost effective.

**OBJECTIVE 3. PROTECT AND CONSERVE GROUNDWATER RESOURCES**

**Anticipated Results**

A. Reduce the need for expensive surface water alternatives.

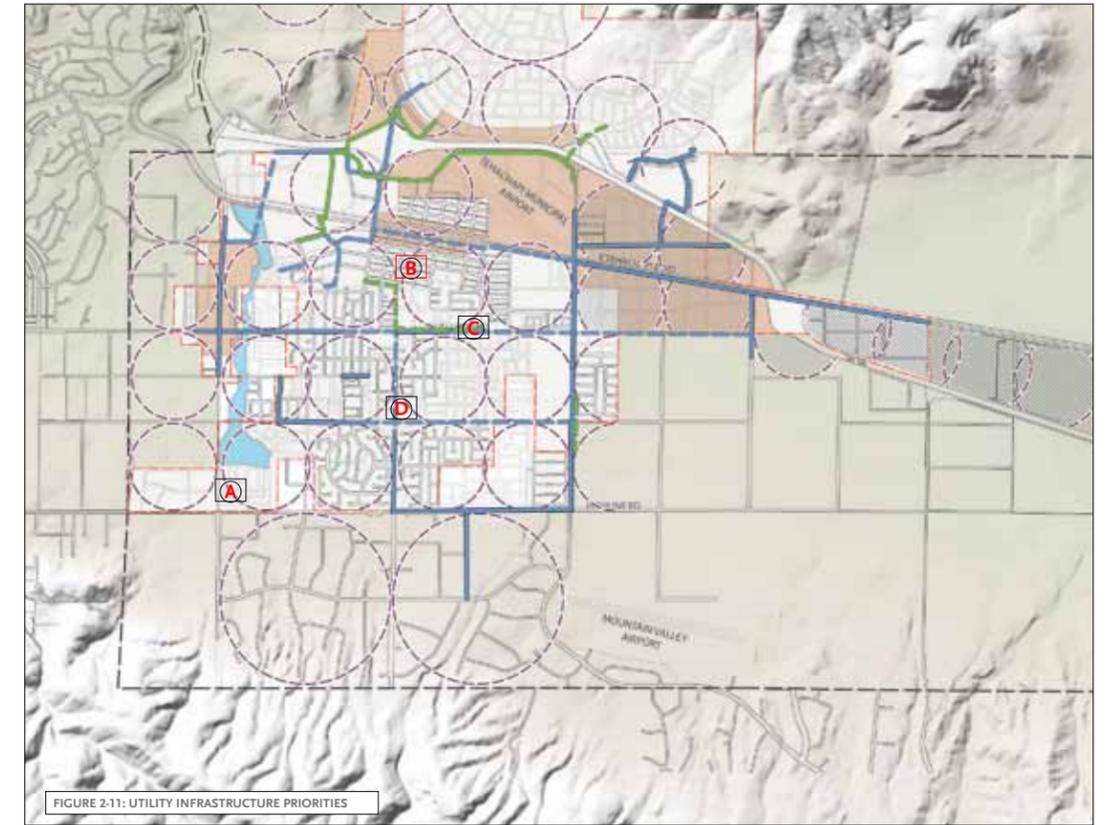
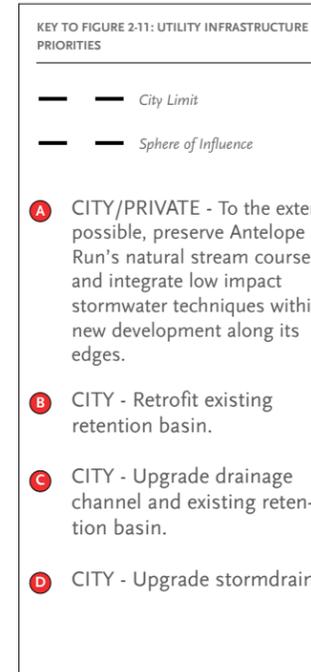
**Policies**

- SI 11. Develop an Urban Water Management Plan in accordance with state requirements;
- SI 12. Continue to perform Water Source Assessments;
- SI 13. Require new, high consuming users to secure an alternative water source other than groundwater;
- SI 14. Reuse stormwater for on-site irrigation;
- SI 15. Provide incentives for disconnecting downspouts;
- SI 16. Support the development of future sources of water, including recycled water or TCCWD water for common area landscape irrigation;
- SI 17. Require new development to contribute to the cost of upgrading the wastewater treatment plant to tertiary level;

- SI 18. Require new development outside of the adjudicated groundwater basin to identify its source of water;
- SI 19. Avoid potential contaminants near vulnerable wells;
- SI 20. New development should utilize public water and sewer systems.

**B. UTILITY INFRASTRUCTURE**

Tehachapi's utility infrastructure supports the community vision through the following objectives and policies:



**OBJECTIVE 1. ENSURE ADEQUATE INFRASTRUCTURE CAPACITY**

**Anticipated Results**  
 A. Supply of adequate potable water and sanitary sewer piping for existing and new development / redevelopment.

- Policies**
- SI 21. As identified in Figure 2-1 (Community Structure Plan), priority should be given to infill development located adjacent to existing infrastructure in order to decrease the need and expense for extensions of the backbone grid;
  - SI 22. Prepare and regularly update Stormwater, Domestic Water and Sanitary Sewer Master Plans to deal with orderly system expansion, funding requirements and design standards;
  - SI 23. Provide dual plumbing for all new public parks and landscape projects in anticipation of future water recycling or water re-use infrastructure to be used for irrigation.
  - SI 23A. Provide adequate domestic water distribution capacity per the following intervals:
    - a. Minimum 12-inch lines at section lines;
    - b. Minimum 10-inch lines at quarter-section lines;
    - c. Minimum 8-inch lines within quarter-sections.
  - SI 23B. Provide adequate sanitary sewer capacity per the following:
    - a. Minimum 8-inch lines;
    - b. Minimum 4-inch laterals.

**OBJECTIVE 2. INCORPORATE LOW IMPACT DEVELOPMENT BMP'S AT ALL SCALES OF THE COMMUNITY**

**Anticipated Results**  
 A. Improved water quality;  
 B. Comprehensive stormwater management;  
 C. Compatible infrastructure systems.

- Policies**
- SI 24. Use low impact development BMPs such as the following to address stormwater and improve water quality:
    - a. Decentralize stormwater basins, accommodating as much runoff on-site as possible;
    - b. Improve surface water quality through increased use of bioretention basins and infiltration measures where possible;
    - c. Require that 5% of all impervious surfaces function as on-site bioretention or infiltration;
    - d. Convey stormwater through natural courses whenever possible rather than through pipes;
    - e. Encourage disconnection of downspouts from storm drain system;
    - f. Encourage stormwater reuse;
    - g. Combine open space areas with stormwater management where possible.

- SI 25. Provide dual plumbing for all new public developments in anticipation of future water recycling or water re-use infrastructure;
- SI 26. Private development is responsible for installing all local water and sewer lines within a development.

**OBJECTIVE 3. REDUCE SOLID WASTE AND DIVERT RECYCLABLE MATERIALS FROM LANDFILLS**

**Anticipated Results**  
 A. Reduced demand on Tehachapi's infrastructure for solid waste;  
 B. Reduced demand on landfills, extending the ability to receive material;  
 C. Increase in recycling of solid waste

- Policies**
- SI 27. Encourage all new development to include opportunities for recycling on-site;
  - SI 28. Encourage recycling at all scales of development;
  - SI 29. Encourage entrepreneurial activity with recyclable materials such as the recycling of clothing for insulation, and holiday trees for mulch.

TABLE 2-15: EXAMPLES OF APPLYING LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT TECHNIQUES



Example of the tree canopy as rainhandler on mixed-use street



The absence of a tree canopy adversely affects water quality



Tree lined street with roadside plantings help with stormwater management and water quality.

Right: Disconnect downspouts to reduce burden on aging storm-water infrastructure



Right: Bio-retention area to capture run-off



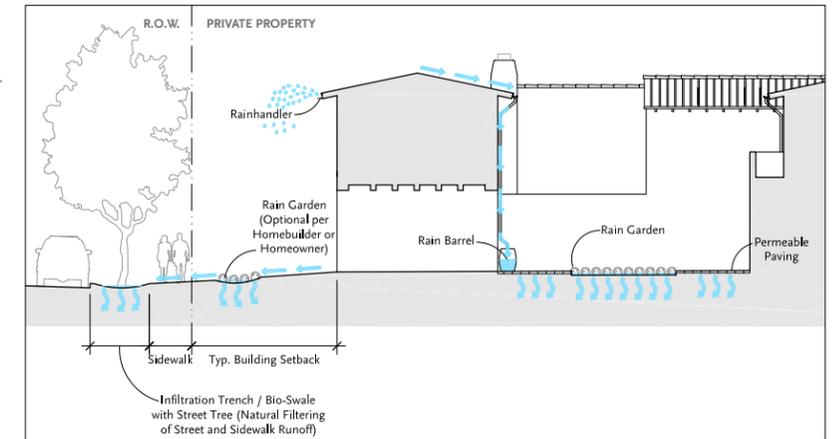
Right: Vegetated swale to capture run-off



Right: Stormwater drainage directed through curb cuts into vegetated swale

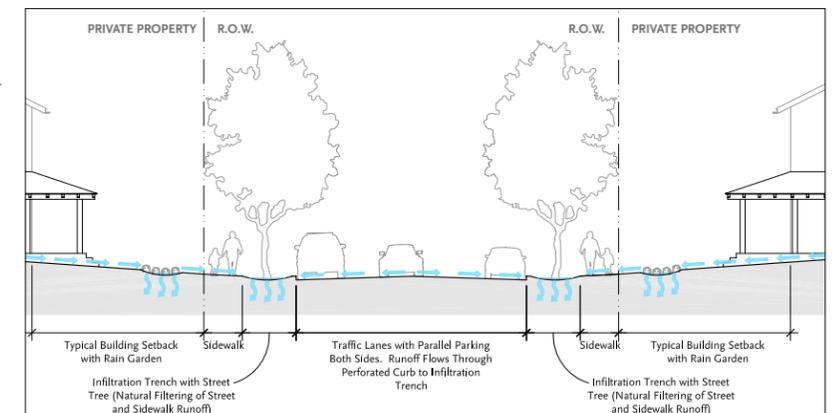
**A Buildings / Housing**

The opportunity exists to capture rainwater and run-off prior to entering the storm drain infrastructure system. Disconnecting downspouts and incorporating more pervious area are two LID methods to meet these goals.



**B Typical Street**

When water reaches a street, a variety of the types of breaks in surface paving and curbs can interrupt fast-moving runoff and encourage infiltration, where possible. Vegetated swales, roadside planters, and bioretention areas can be placed within the streetscape to capture and slow runoff thus reducing dependence on conventional storm drain systems.



**C Typical Open Space**

Open spaces play a critical role in providing detention opportunities as delivered from residences, streets, and surface runoff sources. Detention systems can be designed in coordination with other public amenities. This includes creation of larger depressed areas to allow storage, infiltration and recharge of larger quantities of water than are accommodated by swales and infiltration trenches along streets. Detention areas in public spaces need to be carefully coordinated with active play areas to avoid substantial reduction of public uses.

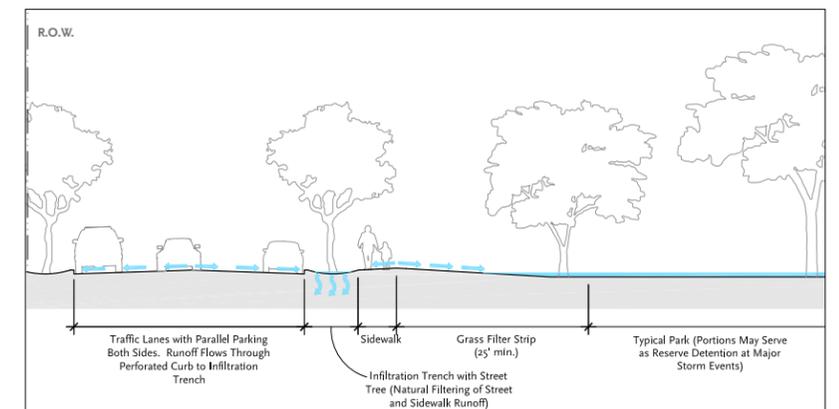


TABLE 2-16: COMPATIBLE STORMWATER MANAGEMENT TECHNIQUES BY TRANSECT DESIGNATION

TRANSECT DESIGNATION	NATURAL (T-1)	RURAL (T-2)	RURAL GENERAL (T-2.5)	NEIGHBORHOOD EDGE (T-3)	NEIGHBORHOOD GENERAL T-4	NEIGHBORHOOD CENTER T-4.5	DOWNTOWN T-5	SPECIAL DISTRICTS SD-1, 2 and 3
TECHNIQUE								
Flow-Through and Infiltration Planters	--	--	--					
Open Swales				--	--	--	--	--
Rain Gardens	--	--						
Channels and Runnels	--	--	--	--	--	--	--	--
Infiltration and Soakage Trench					--	--	--	--
Infiltration Boardwalks				--	--	--	--	--
<b>Key</b>								
Compatible [infiltration test may be required]								
-- Not Appropriate								

Examples of compatible techniques along Public Frontages / Streetscapes



Examples of compatible techniques along Buildings and their frontages



**C. ENERGY**

Tehachapi’s energy usage and supply support the community vision through the following objectives and policies:

**TABLE 2-17: COMPATIBLE ENERGY-PRODUCING METHODS BY TRANSECT DESIGNATION**

METHOD		TRANSECT DESIGNATION										
		NATURAL	RURAL	RURAL GENERAL	NEIGHBORHOOD			DOWN-TOWN	SPECIAL DISTRICT			
					EDGE	GENERAL	CENTER		FWY CORRIDOR	TUCKER CORRIDOR	CAPITAL HILLS	
T-1	T-2	T-2.5	T-3	T-4	T-4.5	T-5	SD-1	SD-2	SD-3			
Solar	Passive											
	Photovoltaic panels on Building [1]	---										
	Photovoltaic panels on site	---			---	---	---	---				
Wind*	Passive											
	Turbine - agricultural				---	---	---	---	---	---	---	---
	Turbine - home or business compatible	---	---				---	---	---	---	---	---

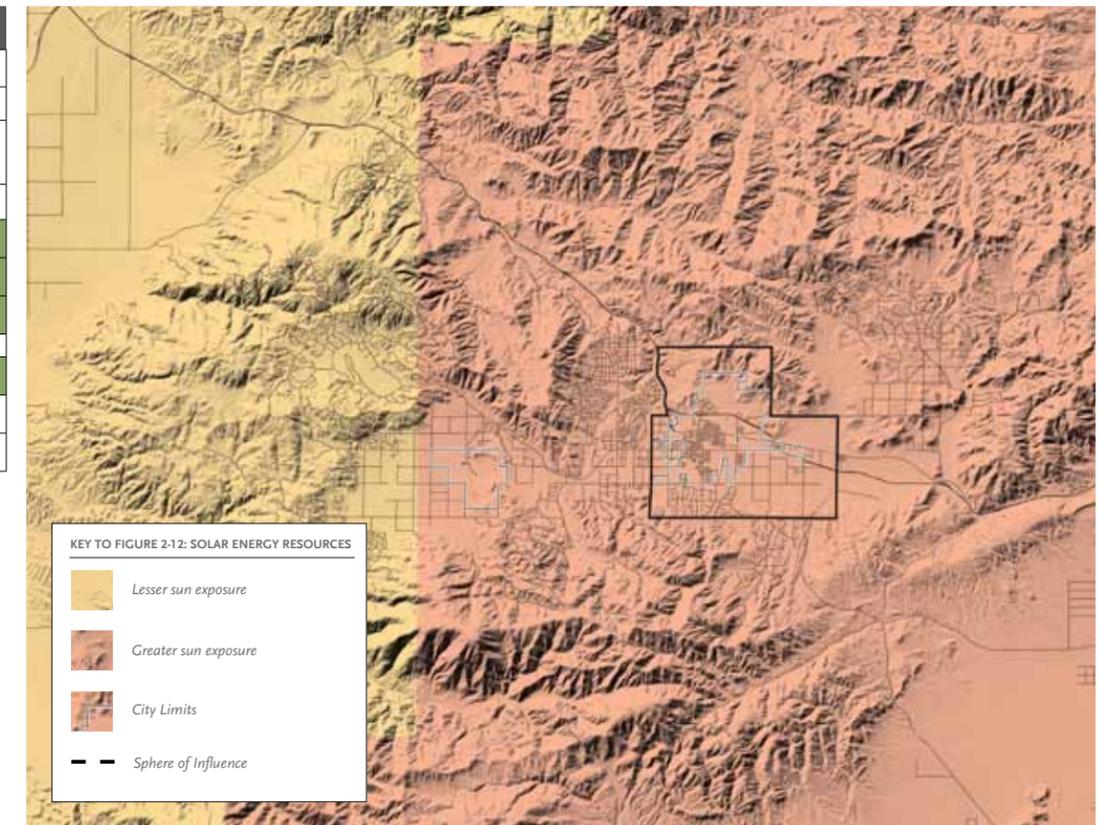
\*Note - Per County and City regulations, private wind turbines require a minimum site of 1 acre and up to 2 in some areas.  
 [1] Not visible from the street

**Key**

Compatible

Not Compatible ---

*Above: Energy can be generated in a variety of ways throughout Tehachapi’s Sphere of Influence while being consistent with the wide variety of intended physical character.*



**OBJECTIVE 1. PROMOTE ENERGY CONSERVATION AND THE DEVELOPMENT OF RENEWABLE ENERGY SOURCES**      **OBJECTIVE 2. PROMOTE TRANSPORTATION EFFICIENCY AND REDUCE PEAK DEMAND**      **OBJECTIVE 3. INCREASE USE OF RENEWABLE ENERGY**

**Anticipated Results**  
 A. Reliable source of energy for Tehachapi with an emphasis on conservation and renewable sources.

**Policies**

SI 30. Integrate energy efficiency measures into regulations and standards for land use, zoning, site orientation, building, housing, infrastructure, transportation, power and transmission, water and waste;

SI 31. Provide rebates/incentives for ENERGY STAR® appliances, compact fluorescent light bulbs, dual pane windows, appliance recycling and home insulation;

SI 32. Promote the use of “cool roofs”, which reflect the sun’s heat back to the sky rather than transferring it to the building;

SI 33. Shade south and west facing windows where possible;

SI 34. Promote the use of solar panels in all development, especially when building, acquiring, or retrofitting public facilities;

SI 35. Select materials for rooftop technology that are sensitive to the visual needs of pilots in the area.

**Anticipated Results**  
 A. Reduced expenses in distributing and using electrical energy.

**Policies**

SI 36. Periodically assess electrical energy supply and demand, research supply sources and management options and integrate electrical energy planning into all planning and decision-making.

**Anticipated Results**  
 A. Reduced reliance on non-renewable energy sources.

**Policies**

SI 37. Continue to pursue local energy supply management and distribution opportunities;

SI 38. Develop an incentive program to assist with business and/or home renewable energy systems such as solar panels and wind power.

SI 39. Apply the California Solar Rights Act of 1978, which authorizes cities and counties to require solar easements as a condition of subdivision approval to assure each parcel or unit the right to receive sunlight across adjacent parcels or unites for any solar energy system.





CHAPTER 2.1 G  
CIVIC HEALTH AND CULTURE ELEMENT

The Civic Health and Culture Element informs and guides the issues directly affecting the civic and cultural identity of Tehachapi, in addition to the overall well being of the local community.

Community preferences, directions, and corresponding objectives and policies inform the initiatives, events, and investments which contribute to sense of place, engagement, and cultural identity, and which preserve Tehachapi's historic significant and deep-rooted culture to remain a vital part of its identity for years to come.

Not only is a blossoming culture appealing to potential visitors, it is also essential to creating a sense of place and community for residents, allowing them to take pride in, and be invested in the continued growth and legacy of Tehachapi.

#### Statutory Requirements

State of California law does not require this element. Because of Tehachapi's desire to integrate and promote both its culture and a healthy community, this element is included.

G. Civic Health and Culture	Page
1. Purpose	2:97
2. Community Preferences and Direction	
3. Summary of Issues	
4. Components of Civic Health and Culture	2:98
A. Quality of Life, Quality of Place	
B. Culture as an Economic Engine	
C. Role of the Arts in Building Community Identity and Pride	2:99
D. Historic Preservation: Knowing the Past as a means to know ourselves	2:100
5. Objectives and Policies	2:101

## CIVIC HEALTH AND CULTURE ELEMENT

**1. PURPOSE OF THE CIVIC HEALTH AND CULTURE ELEMENT**

The role of civic health and culture in the Tehachapi General Plan is important toward enhancing the community's use and enjoyment of the built environment. This Element addresses these individual but related subjects as described below:

- Civic Health encompasses the dimensions of how residents and visitors are engaged in and use their community. To that end, the Civic Health portion of this Element addresses the qualitative aspects of Tehachapi and how their condition, on any given day, affects Tehachapi's appeal and stability.
- Culture takes on many forms: painting, writing, quilting, pottery, museums, landmarks, sculptures, landscapes, streetscapes, memorials, murals, or sport. It is a way for individuals and communities to express and engage with family, friends, peers and their neighborhoods. Culture builds community identity and pride, strengthens bonds, improves quality of life, and engages children and youth in education and their environment. Culture can also be a catalyst for positive change, engaging all ages and communities.

**2. COMMUNITY PREFERENCES AND DIRECTION**

Tehachapi intends to amplify the civic and cultural dimensions of community life by supporting and expanding educational opportunities and the arts community, integrating and protecting its historic qualities and landmarks, cultural heritage and resources, and enhancing recreational opportunities and community programs.

**3. SUMMARY OF ISSUES**

Based on the community vision, the following issues are identified as relevant and key to address in the Civic Health and Culture Element.

- **An Engaged Tehachapi**

Experience shows that an engaged population cares about and invests in its community because people feel connected and positive about their physical surroundings as well as about their relationships within the community. Currently, the relationship between the various organizations and people that comprise Tehachapi is very good and there is no particular reason to think that it will change. However, over the planning horizon of this General Plan, it is impossible to guarantee that all relationships will remain as clear and effective as they are today. To address this potential issue, the policy direction is needed on how to maintain an engaged citizenry.

- **Walkable Community: Quality of Life and Quality of Place**

"Civic health" or the manner in which people use and perceive their community depends upon a variety of factors described in this element. A primary factor is the need to have not only a community that is safe and pleasant for walking but also to have destinations that make walking an option for daily life. It is not expected that people will give up their cars and walk everywhere. Rather, the idea of being able to use and enjoy one's community as a pedestrian is an amenity often missing from many beautiful yet disconnected

neighborhoods. As discussed in the Introduction of this General Plan and in the Public Realm Element, 'walkability' is an integral component of the strategy to balance the needs of people with the needs of cars. In order to genuinely enable people to do more as a pedestrian, the manner in which neighborhoods, streetscapes, open spaces and other common destinations are connected is very important. In addition, if a community is walkable, it stands to reason that more active forms of recreation such as running and cycling are automatically enabled as well. As it relates to this element of the General Plan, walkability is promoted to contribute to the overall civic health of Tehachapi's residents and visitors.

- **Clean Air and a Dark Sky**

Tehachapi is, at least in part, defined by its clean air and a dark night sky. The clarity of the air affords dramatic mountain backdrops for vistas during the day as well as of a night sky filled with stars and a brilliant "milky way". Both must be protected and preserved to reinforce that Tehachapi is a small town, set in nature and with a particularly appealing ambience.

- **Maintain Positive Balance with Surroundings**

Over time, Tehachapi will have sites or areas that are in some form of physical and/or economic transition. As a result, these sites can have a negative influence on the perception of a particular neighborhood's stability and the resulting appeal or reinvestment. In turn, the qualitative aspects of community life in such areas can be diminished, resulting in weakened community outlook by the residents and/or visitors to these areas. The issue of stagnant sites/areas and their external effects on their immediate surroundings needs to be addressed.

- **Enhancement of Outdoor Recreation Opportunities**

Golfing, fishing and camping are pastimes enjoyed by people living in the Tehachapi Valley as well as those from the surrounding areas. These activities are a form of recreation which contributes to the economy of both Tehachapi and the region. Many of these lands are administered by the Bureau of Land Management and the United States Forest Service who provide large areas of wildlife habitat within the region and Kern County. Such recreation opportunities are important to Tehachapi's small mountain town character and its relationship to and benefit from the surrounding nature.

- **Arts, Music and a "Mountain" Culture**

Tehachapi's arts provide a sense of place that is authentic, connected and unique in the region and supportive of the area's culture. As a community grows and changes, traditional arts, music and culture that offer "a sense of place" can face challenges as to their continuity through that change. It is important to acknowledge Tehachapi's unique culture and promote its continuity and traditions to enhance community life and pride.

- **Library and Educational Resources**

Libraries are an important link in the city's communications and information network. These institutions serve as repositories of the city's culture, provide places where the community connects with itself and the world. While information is increasingly electronic and impersonal, libraries offer residents and visitors with the social dimensions of community. For this primary reason as well as the fundamental desire for people to physically access books and other resources, physical libraries will continue to have community purpose and appeal.



Above: Tehachapi enjoys many locals with artistic talent that become a natural component of community events throughout the year.

The Tomo Kahni Resource Center, Tehachapi Museum and Library are invaluable community institutions with an ongoing need for volunteers and funding. There is, however, also a need in the current Museum for renovation, more display cases, a security system and additional docents to fulfill the Museum's mission as an educational facility.

- **Arts Education**

Tehachapi recognizes that art education is an important resource. Children educated in the arts tend to develop higher self-esteem, learn self-expression, and participate in their community. Educational centers and programs are key to generating innovative initiatives, ideas, services, and products. Children are a fundamental investment in our collective future. With that in mind, educating the young and old in the arts and culture can result in an increase in community pride and awareness through individual or community-level events that can positively broaden the idea of entertainment.

- **Expanded Arts Facilities**

Economically, the arts contribute both in terms of attracting visitors and to a lesser degree, as an employment sector. Fairs, festivals, concerts and the Farmers' Market are arts and community types of activities worthy of support. The needs of the arts community are varied, from support for artistic endeavors, such as performing arts facilities, to the need for spaces for rehearsal and storage. Through its arts-related organizations, Tehachapi could form a strategic alliance with the tourism industry to generate live-work spaces for artists, as well as a centralized art marketing structure for cultural tourism.

#### 4. COMPONENTS OF CIVIC HEALTH AND CULTURE

The subject of civic health and culture is comprised of the following topics:

- A. Quality of Life, Quality of Place
- B. Culture as an economic engine
- C. Role for the arts in building community identity and pride
- D. Historic Preservation: Knowing the past as a means to know ourselves

##### A. Quality of Life, Quality of Place

“Civic health” contributes to quality of life and quality of place by the connections it represents throughout a community. For example, the manner in which people use, or cannot use, their community and the various destinations within it have an effect on how people perceive their community. In addition, the manner in which people perceive their community to be enjoyable or appealing depends in large part on the interaction between the individual buildings, open spaces and streetscapes. A positive interaction where each of these components recognizes the particular environment that it is intended to generate for people is the difference between people simply wanting to ‘get through’ an area as compared to wanting to ‘enjoy’ the area.



As part of civic health, art and culture are acknowledged as a means to encouraging outdoor activity, healthy lifestyles, life-long learning, increasing accessibility to programs for all levels of society, and celebrating diversity and cultural differences. Tehachapi has a very active community event calendar which, among other things, reflects its strong community and cultural pride. The arts can positively bind a community and enhance the quality of life in all its dimensions through the following examples:

1. Cultural associations and organizations that celebrate culture lead to community building within and between cultural groups;
2. Recreational activities for all ages through culture and the arts increase both the cultural and health aspects of quality of life;
3. Initiatives that celebrate diversity and distinctive cultures, as well as offering accessibility to programs in a diversity of languages, promote quality of life by increasing civic accessibility and civic involvement.

##### B. Culture as an Economic Engine

In the broadest sense, cultural “resources” refer to the varied components of a cultural system which confer upon Tehachapi its unique character, and which taken together contribute to its integrity and persistence.

Examples include prehistoric and historic districts, sites, structures, and other evidence of human use considered being of indigenous importance to a culture, subculture, or a community for traditional, religious, scientific and other reasons.

Non-material cultural resources include cognitive systems (including meanings and values attached to items of material culture, and the physical environment), religion and world views, traditional or customary behavior patterns, kinship and social organization, folklore, etc. Historically, cities have identified themselves as distinctive and unique based on strong cultural industries or arts initiatives and festivals. In recent times, cities have seen this connection as also economically profitable while culturally invigorating.

Municipalities that adopt culture as an “industry” have gained positive economic benefits for their communities. Cultural industries contribute to job growth, turning ordinary cities into “destination cities,” connecting the arts and business, revitalizing their downtowns, attracting skilled workers, and creating new businesses. Art and culture contributes to the local economy in the following ways:

1. Economic benefits directly promote Tehachapi’s arts and culture through the sales of tickets to events and museums as well as businesses for local restaurants;
2. Enhancement of cultural institutions through public-private partnerships can facilitate the growth of arts and culture as a strong, interconnected, and legitimate industry;
3. Permanence of the creative arts community through a closer connection between arts and business produces a synergy that could not have been generated otherwise;
4. Cities that distinguish themselves from other cities by building upon their unique strengths, gain a competitive advantage as distinctive and interesting, and enable a higher realm of tourism as well as community interest.



**C. Role of the Arts in Building Community Identity and Pride**

The arts have long been instrumental in supporting tourism, fostering a sense of belonging, and preserving collective memory in a community. To this end, the arts can build community identity and pride in the following ways:

1. The arts provide opportunities for people to engage socially and strengthen social bonds. Diverse communities are brought together through the arts, providing opportunities for residents to reflect on their shared and individual experiences.
2. Communities without a lengthy history do not appear as strongly based as those communities that do have a history upon which to draw. Images and buildings live beyond the lifespan of the individuals who created them, thereby leaving a legacy for the next generation. Tehachapi has an active historical society that is a highly valuable institution that should be supported to the extent practical.

Other photos this page: Tehachapi has a strong local culture of art in a variety of media and techniques as well as the community interest to support and keep it relevant.

Bottom: "T-hacha-P Brand" mural  
Designed By Art Mortimer, painted by  
Tehachapi Artists - 2005



**D. Historic Preservation: Knowing the past as a means of better knowing our current community**

Retaining the “small mountain town” character of Tehachapi is as much about sustaining and nurturing the history, traditions, institutions, recreational opportunities, arts and industries of the community as it is about maintaining the town’s intimate scale and physical character. Benefits from sensitive historic preservation include the following:

1. Making a community culturally richer for having the tangible presence of past eras and historic styles;
2. Increased property values and tax revenues when historic buildings are protected and sensitively integrated into their surroundings as a point of revitalization;
3. Increased community pride and respect/appeal for the local historic building stock;
4. Preservation as a “green” building practice.

Right:  
The 1904 Tehachapi Depot undergoing restoration in 2008 (the original, 1876 depot was destroyed by fire).



Far Right:  
The restored Tehachapi Depot 2010.



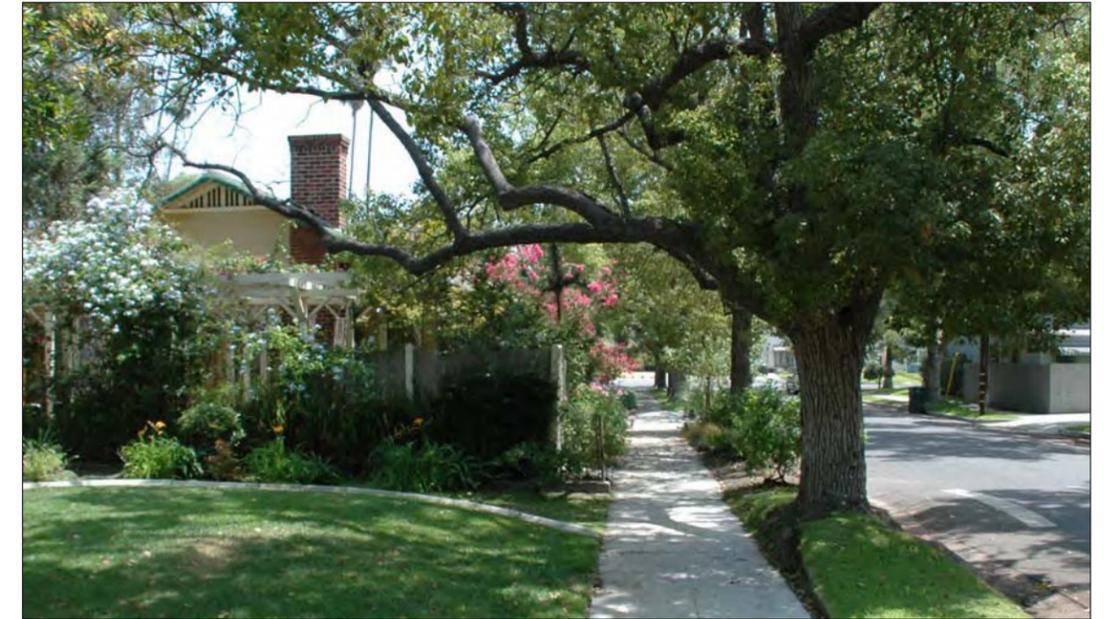
Left Column: The Kawaisu Tribe of Native Americans made their home in the Tehachapi Valley, contributing to the area’s craftmaking heritage while living in balance with and respect for the nature and resources.

Top: “People of the Mountains: The Nüwa Tribe” mural  
Painted by Colleen Mitchell-Veyna - 2004.  
Bottom: “1915 Street Dance” mural

Above: “Red Front Blacksmith Shop” mural  
Painted by Lyn Bennett - 2006

**5. OBJECTIVES AND POLICIES**

Tehachapi’s civic health and culture support the community vision through the following objectives and policies:



OBJECTIVE 1. PROMOTE AN ENGAGED CITIZENRY AND A VIBRANT CULTURE THAT IS UNIQUELY TEHACHAPI	OBJECTIVE 2. INTEGRATE CULTURAL, ENVIRONMENTAL, AND SOCIAL RESOURCES AS MUCH AS POSSIBLE	OBJECTIVE 3. PROVIDE A HEALTHY AND APPEALING PHYSICAL ENVIRONMENT THROUGHOUT TEHACHAPI	OBJECTIVE 4. PROMOTE THE ARTS AND ENTERTAINMENT THROUGH AN ARTS AND ENTERTAINMENT OVERLAY DISTRICT
--	--	--	--

**Anticipated Results**

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

**Policies**

CH 1. Visually reflect Tehachapi’s culture, history, identity and the creativity of its residents, in the built environment:

- Involve the community in the design and implementation of public art;
- Continue Tehachapi’s strong history of murals throughout Downtown;
- Facilitate the placement of locally significant works of art for public display;
- Engage the community and region through educational programs about Tehachapi;
- Engage children through artist education and performances;
- Promote artist studios and artist live/work units in the Downtown (planning areas 1A and 1B) and Central Neighborhoods (planning areas 3A and 3B) through the City zoning code as appropriate.

CH 2. Support the establishment of industries and “lifestyle businesses” that draw on the City’s natural assets and environment;

CH 3. Work with the school district to incorporate programs and/or teaching modules on Tehachapi’s history and its future as well as the process for preparing this General Plan.

**Anticipated Results**

A. Broad and sustained participation from the local community, neighbors and visitors.

B. Increased tourism and duration of visits to Tehachapi.

**Policies**

CH 4. Support the Visitor and Convention Bureau and the Tourism Council’s efforts to strengthen Tehachapi’s identity as a regional destination;

CH 5. Establish partnerships with individual and corporate philanthropic organizations;

CH 6. Promote Tehachapi as a year-round arts destination;

CH 7. Develop outreach programs such as a county-wide arts and culture website.

**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**

CH 8. Because of the influence that brownfield and greyfield sites have on their surroundings, promote the regeneration of such sites to again contribute positively to their surroundings and to Tehachapi as a whole;

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;

CH 11. Maintain and improve Tehachapi’s air quality through a variety of measures including greenhouse gas emissions reduction measures.

**Anticipated Results**

A. Focused support of arts and entertainment to establish a critical mass of attractions that is appealing and diverse.

B. Tailored regulations and procedures for events, attractions, etc.

**Policies**

CH 11. Provide incentives for art/entertainment-based uses and activities, including the use of municipal facilities/venues;

CH 12. Incorporate the arts into municipal events as appropriate;

CH 13. Promote a broad definition of public art to include the actual design of open spaces and their details as well as the design of publicly accessible spaces and buildings;

CH 14. Include public art in capital improvement programs as feasible, and contingent on available funding.

OBJECTIVE 5. BROADEN THE AVAILABILITY OF VENUES FOR ARTS AND CULTURE PROGRAMS	OBJECTIVE 6. APPROPRIATELY MANAGE ARCHAEOLOGICAL AND PALEONTOLOGICAL SITES IMPORTANT TO THE COMMUNITY'S HERITAGE	OBJECTIVE 7. PROVIDE INCENTIVES FOR THE LISTING AND REHABILITATION OF ARCHITECTURALLY SIGNIFICANT BUILDINGS, SITES, AND LANDMARKS	OBJECTIVE 8. INTEGRATE CULTURALLY AND/OR HISTORICALLY SIGNIFICANT SITES AND/OR BUILDINGS INTO THEIR PHYSICAL SURROUNDINGS AS APPROPRIATE
<p><b>Anticipated Results:</b></p> <p>A. Facilitation of arts and culture to occur throughout Tehachapi's Sphere of Influence throughout the year;</p> <p><b>Policies</b></p> <p>CH 15. Enable municipal facilities to support arts and cultural programs, as appropriate;</p> <p>CH 16. Promote a mix of public and private facilities, including non-traditional settings, that meet the unique needs of artists, cultural organizations, patrons, and participants;</p> <p>CH 17. Broaden the number of sites and building types that can be used for arts and culture programs;</p> <p>CH 18. Locate a performing arts center in the center of town, preferably in the Downtown area;</p> <p>CH 19. Provide arts and cultural programs for both city and regional residents to increase patronage to downtown and/or civic centers while enhancing community life.</p>	<p><b>Anticipated Results</b></p> <p>A. Integration of Tehachapi's heritage into the physical environment at all scales.</p> <p><b>Policies</b></p> <p>CH 20. Regularly update and reflect in all appropriate documents, any mapping regarding archaeological and paleontological sites;</p> <p>CH 21. Integrate the preservation of archaeological and paleontological resources into the planning and development process as early as possible;</p> <p>CH 22. Manage the discovery of human remains and the protection of archaeological deposits in accordance with local, State, and Federal requirements as well as through communication with descendant communities;</p> <p>CH 23. Maintain the City zoning code to reflect current local, State and Federal requirements for the discovery of human remains;</p> <p>CH 24. Maintain local requirements for archaeological and historical analyses, studies and reports;</p> <p>CH 25. Provide for the passive interpretation of paleontology and pre-historic and historical archaeology throughout town, as physically appropriate.</p>	<p><b>Anticipated Results</b></p> <p>A. Increased number of contributing buildings, sites and landmarks.</p> <p><b>Policies</b></p> <p>CH 26. Pursue a simplified and streamlined review process for a Historic Alteration Permit, including a tiered program of assistance or processing;</p> <p>CH 27. Encourage and assist property owners with the submittal of applications for the National Register of Historic Places, the State Landmark Program or other regional, State or Federal listings when appropriate;</p> <p>CH 28. Incorporate historic preservation considerations into the City zoning code as appropriate.</p>	<p><b>Anticipated Results</b></p> <p>A. A strong presence of cultural/historic resources throughout town.</p> <p><b>Policies</b></p> <p>CH 29. Promote an expanded Historic Preservation Overlay Zoning District to include cultural resources that are not buildings;</p> <p>CH 30. To help identify such resources as early as possible in the process, identify and reflect cultural properties of significance on an independent cultural resources map and/or on the City zoning map;</p> <p>CH 31. Provide for periodic training and/or resources for City staff to help inform property owners on the repair, restoration and rehabilitation of historic structures;</p> <p>CH 32. Maintain the City zoning code to reflect current requirements in historic and cultural preservation;</p> <p>CH 33. Facilitate the preservation and/or restoration of the exterior features of historic buildings through clear zoning code regulations;</p> <p>CH 34. Apply the Secretary of Interior's Standards and Rehabilitation Guidelines for development to historically significant sites/buildings.</p>

**OBJECTIVE 9. INTEGRATE AGRICULTURE WITH TOURISM, TO ENHANCE ECONOMIC VIABILITY**

<p><b>Anticipated Results:</b></p> <p>A. Enhanced economic viability of local agriculture;</p> <p>B. Viable agriculture supports local economy and town-defining open space.</p> <p><b>Policies</b></p> <p>CH 35. Promote visitor-oriented agricultural uses such as Tehachapi's Farmers' market and other "agri-tourism" activities such as wine tasting, ranch vacations, 'pick-your-own produce', bed-and-breakfast inns, and recreation-oriented uses such as horseback riding to enhance agricultural viability;</p> <p>CH 36. Through zoning regulations, promote the distinction and line of demarcation between rural and agricultural lands as clearly distinct from the town to maintain the integrity of agriculture within a distinct and appealing rural physical context.</p>
---



CHAPTER 2.1 H  
COMMUNITY SAFETY ELEMENT

The Community Safety Element informs and guides Tehachapi’s public health and safety measures to maintain its reputation and perception among residents, potential residents, and visitors, as a small, safe town, where one can enjoy community, culture, and a full range of amenities.

Within this element, community preferences, directions, and corresponding objectives and policies ensure proper measures be taken in all new development, and that proper monitoring of the existing built environment be undertaken, to support both public safety, health and the longevity and vitality of the built environment.

#### Statutory Requirements

##### Safety

The State of California Law (CGC Section 65302), requires that all general plans include a safety element, as follows:

“A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code and other geologic hazards known to the legislative body; flooding; and wild land and urban fires.”

##### Noise

The State of California, in recognition of the relationship between noise and noise-sensitive uses and the public health concerns associated with noise, has adopted very specific guidelines for Noise Elements in both the Government Code (Section 65302[f]) and the Health and Safety Code (Section 46050.1). These guidelines include a requirement for defining projected future noise conditions in the form of noise exposure contours, which present information in a manner similar to topographic map contours. This noise information serves as the basis for developing guidelines for identifying compatible land uses, identifying the proper distribution of land uses in the Town Form Element, and establishing appropriate development standards.

H. Community Safety	Page
1. Purpose	2:105
2. Community Preferences and Direction	
A. Safety	2:106
B. Noise	2:112

Specifically, Government Code Section 65302(f) requires that a general Plan include:

“...a noise element which shall identify and appraise noise problems in the community. The Noise Element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify...current and projected noise levels for all of the following sources: (1) highways and freeways; (2) primary arterials and major local streets; (3) passenger and freight on-line railroad operations and ground rapid transit systems; (4) commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation; (5) local industrial plants, including but not limited to, railroad classification yards; (6) other ground stationary noise sources identified by local agencies a contributing to the community noise environment.”

This General Plan satisfies the above requirements in this two-part element by integrating the community vision with the above relevant subjects as it relates to the built and natural environments.

**COMMUNITY SAFETY ELEMENT**

**1. PURPOSE OF THE COMMUNITY SAFETY ELEMENT**

The Community Health and Safety Element is a combined element which formally incorporates the requirements of both the Safety Element, which is intended to provide a planning framework for the protection of the community from natural and man-made hazards, and the Noise Element, which is intended to identify noise-sensitive land uses and noise sources and to provide for the protection of the community from the adverse affects of excessive noise.

**2. COMMUNITY PREFERENCES AND DIRECTION**

To clearly identify and consistently avoid potential hazards by integrating solutions into Tehachapi’s plan at all scales, and that those solutions be directly supportive of the community’s intentions of maintaining Tehachapi’s small mountain town character.

**Part A of the Community Safety Element: Safety**

With the aim of reducing injuries, damage to property, and economic and social dislocation resulting from fire, geologic hazards, and other public safety threats, this Element is primarily a vehicle for identifying and addressing hazards that must be considered in planning the location, type, and density of development.

**3. SUMMARY OF ISSUES**

Based on the community vision, the following issues have been identified as relevant and key to address in the Safety component of this Element.

**A. Rail Corridor:**

The Union Pacific Railroad (UPRR) traverses the Tehachapi Valley and bisects Tehachapi in the process. Over the town’s long history with the railroad, trains and their presence in town have not posed significant issues. However, with the expected increase in 2010 of daily trains from 70 to 130 and train-length from 3 / 4 mile to 1.5 miles, the potential for issues involving emergency access as well as train storage arise. Specifically, the effective doubling of trains could translate into more disruptions to north-south mobility in Tehachapi, particularly between SR 58 and the center of town. Additionally, the doubling of train-length could translate into longer periods of disruption of mobility. Last, longer trains raise the potential for stored train cars to be within or near town. If these cars are carrying hazardous waste through the area, the potential that these cars present in terms of public health hazards must be addressed. There are measures that Tehachapi can take on its own to safeguard against these potential situations but there are also measures that are out of Tehachapi’s control and need to be taken by others, particularly UPRR.

**B. SR 58 corridor and transport of hazardous waste:**

Largely because this corridor is remote in comparison to other available corridors that connect major centers such as the Los Angeles basin with the San Joaquin Valley, the SR 58 corridor, as a whole, is seen as less of a risk for transporting hazardous materials. While the risks are minimized for other regions, those risks are not necessarily minimized for Tehachapi. Further, Tehachapi’s ability to affect the decisions of agencies responsible for regulating such activity is limited (i.e. CalTrans, California Highway Patrol, Toxic Waste regulating agencies, the Public Utilities Commission, etc.). Therefore, the need to consistently communicate about the types of hazardous materials and their frequency through the corridor is of significant long-term interest and concern to Tehachapi.

**C. Hillsides in Planning Areas 5a & 5b, U-1 and U-5:**

The stability of slopes in these areas needs to be confirmed not only to identify whether or not development should be allowed but to prevent these slopes from adversely affecting activity or development further down the hillsides. In addition to development standards aimed at regulating activity on these slopes, it is necessary to identify which areas are not suitable for development and need to remain as open space. Similarly, areas adjacent to those that will be identified as unsuitable for development need to be regulated in a manner that acknowledges the adjacency to unstable slopes. This is particularly important given the rural nature of these areas and the small town character desired for Tehachapi. In addition to the issue of slope stability, the visual impact of preparing development lots in steep slope areas is also of concern.

**D. Flooding:**

Tehachapi’s relationship with nature is direct and positively contributes to the town’s identity and strong physical character. To this end, the potential for these dramatic visual surroundings to pose flooding threats does exist. A major portion of the Planning Area is within the 100-year and 500-year flood plains. Historically, Tehachapi has had several flood incidents and associated economic impacts. As a result, the Tehachapi Watershed Plan has implemented two dams with diversion inlets, channel enlargements along with wildlife development to address flooding. While these measures address flooding at the community-scale, there are still issues that need to be addressed at the more fine-grained level of individual blocks or areas within neighborhoods.

**E. Earthquake Faults:**

The San Andreas and White Wolf faults are considered ‘active’ and can be expected to affect the Planning Area. Tehachapi is 15 miles from the White Wolf fault, 6 miles from the Garlock fault (not ruptured in recorded history), and 30 miles from the San Andreas fault. In 1952, Tehachapi experienced a 7.5 earthquake on the White Wolf fault. Twelve people died and severe damage was done to buildings and rail lines and, the earthquake was felt as far away as Reno, Nevada. While none of these faults are found within the Planning Area, the fact that these faults are relatively near and have the potential to cause damage needs to be addressed in this plan. The Tehachapi Creek fault is located in Planning Area 5B, but is not considered active and therefore, while important for planning purposes, it is not as important as the Garlock or White Wolf faults.

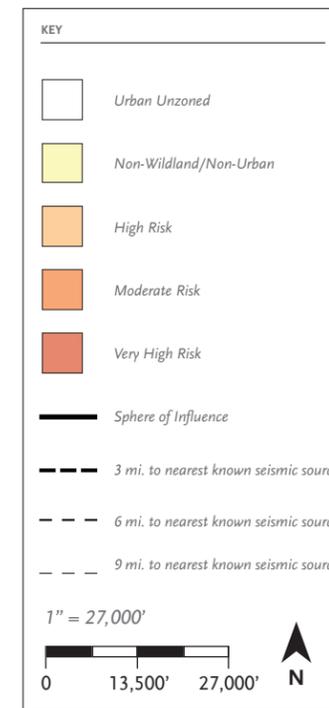


Figure 2-13: Tehachapi’s Natural Hazards

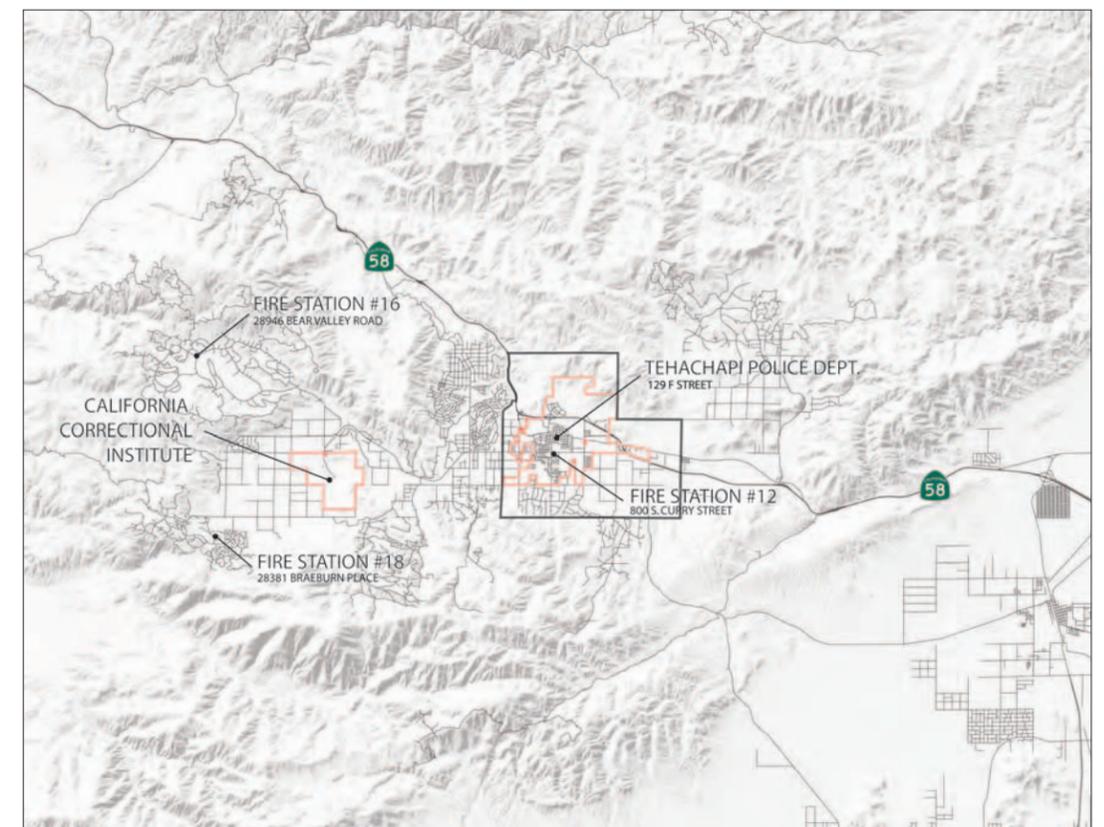
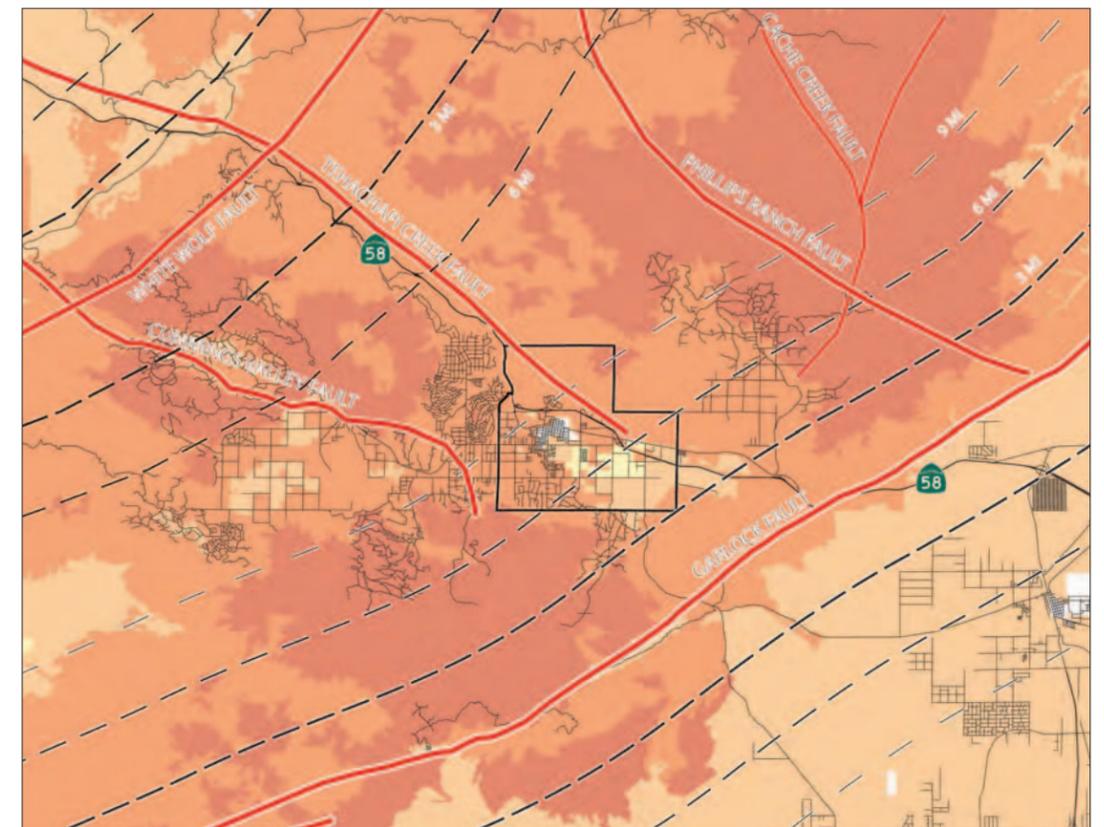


Figure 2-14: Tehachapi’s Emergency Response Locations

Environmental hazards occurring in the City of Tehachapi can be divided into two major categories: naturally occurring hazards and man-made hazards. Naturally occurring hazards include earthquakes, wildland fires, floods, and slope failure. Chemical contamination, structural and chemical fires, transportation accidents and air and water pollution are examples of man-made hazards.

The precise nature and level of risk to the community for various hazards is dependent on a variety of environmental and cultural factors. For example, proximity of a structure to an earthquake fault does not necessarily determine the potential for damage to that structure. Groundwater levels, soil compositions and geologic substructure are environmental factors, which can influence the potential for structural damage and loss of life during a seismic event.

An assessment of the risk potential for environmental hazards in the City of Tehachapi area is summarized in Table 2-18. Included in the table are the expected geographic extents and levels of emergency response needed to deal with the event. Each potential hazards to the public safety has been assessed according to the following levels of risk:

**Low Risk -** The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.

**Medium Risk -** The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.

**High Risk -** Risk levels are significant and occurrence of a particular emergency situation is highly probable or inevitable.

The 'scope of risk' refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk also includes three levels:

**Local -** The affected geographic area that is directly affected is localized or site specific.

**Citywide -** The affected area includes a significant portion of the entire City.

**Regional -** The affected area includes the entire City as well as the surrounding region.

The State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies, which are based on the severity of the situation and the availability of local resources in responding to that emergency. The three levels of emergency response include:

**Level 1:** A minor-to-moderate incident wherein local resources are adequate in dealing with the current emergency.

**Level 2:** A moderate-to-severe emergency where local resources are not adequate in dealing with the emergency and mutual assistance would be required on a regional or statewide basis.

**Level 3:** A major disaster where local resources are overwhelmed by the magnitude of the disaster and State and Federal assistance are required.

Those hazards of greatest concern to Tehachapi residents are evident from the examination of the 'level of risk' columns in Table 2-18.

TABLE 2-18: ENVIRONMENTAL RISK ANALYSIS									
Environmental Hazard	Level of Risk			Scope of Risk			Emergency Response		
	Low	Medium	High	Local	City	Regional	Level 1	Level 2	Level 3
<b>EARTHQUAKE</b>									
Surface Rupture									
Liquefaction									
Ground-shaking									
Slope failure									
Tsunami									
<b>LANDSLIDE</b>									
<b>FLOODING</b>									
Local ponding									
500-year flood									
100-year flood									
<b>FIRE</b>									
Industrial									
Chemical									
Gas Main									
Subsurface									
High-rise									
Wildland									
<b>CHEMICAL CONTAMINATION</b>									
Road spill									
Airborne									
Subsurface									
Radiological									
<b>SEVERE AIRBORNE</b>									
Pollution episode									
<b>MAJOR ACCIDENT</b>									
Industrial									
Major road									
Aircraft									
Railway									
<b>WATER SHORTAGE</b>									
Supply									
Distribution									

Source: 1999 Tehachapi General Plan

4. OBJECTIVES AND POLICIES

The following objectives and policies are intended to limit harm from catastrophic events by strengthening site selection criteria and by requiring detailed risk analyses and mitigation prior to development of sites in hazard-prone areas.

**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**

- 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 percent 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. Within areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils,
    - iv. Within the 100-year flood zone, in conformance with all Federal Emergency Management Agency regulations;
    - v. 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;
  - c. Apply Chapter 18 of the California Building Code regulating earth work and grading during construction, Chapter 32 - Encroachments into Public Right-of-Way, and Chapter 33 - Safeguards During Construction (includes protection of adjoining property, and temporary use of streets & public property);
  - d. Limit acreage of bare soils exposed at any one time. Restrict grading to the dry season and require immediate re-vegetation for areas of the site slated to be left.

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.

- CS4. Promote education and information about seismic hazards, including liquefaction-prone soils through the following:
  - a. Public information on the effects of liquefaction and ways to minimize property damage;
  - b. Collect information from the Department of Interior United States Geological Survey on liquefaction susceptibility and its potential impacts within the Tehachapi Valley;
  - c. Relate land use regulations regarding potential liquefaction zones to the importance or critical nature of particular uses, size of facilities, and relative ease of evacuation of occupants if a building is damaged by liquefaction.

- 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

**OBJECTIVE 2. PROMOTE AQUIFER RECHARGE AND MAINTAIN SOIL QUALITY**

**Anticipated Results**

- A. Sustained integrity of sub-surface soils;
- B. Prudent stewardship of water resources.

**Policies**

- CS5. Wherever possible and as feasible, incorporate permeable pavement, turf block, decomposed granite, grasscrete or similar permeable surfaces rather than conventional, impervious pavement;
- CS6. Require all new development to be connected to sewers to avoid undermining the integrity of sub-surface soils;
- CS7. Require technical reviews of groundwater, liquefaction susceptibility, and fault zone data as needed for potential revisions in liquefaction susceptibility and fault zone designations and related land use and construction policies;
- CS8. Maintain a Hazard Mitigation Plan (HMP) in compliance with applicable State and Federal regulations.

**OBJECTIVE 3. DISTRIBUTE PUBLIC INFORMATION TO ASSURE AN INFORMED POPULACE**

**Anticipated Results**

- A. Clear understanding of the benefits of needing to avoid seismic and/or geologic hazards;
- B. Clear mapping and supporting documentation to consistently be applied in the decision-making process;
- C. Enable the orderly evacuation of building occupants.

**Policies**

- CS9. Maintain the collection of relevant data from the Department of Interior United States Geological Survey, including FEMA maps identifying seismic faults within the Tehachapi Valley;
- CS10. Provide public information via the City's internet web page to community residents and businesses regarding the City's Multi-hazard Functional Plan to enable the orderly evacuation of occupants following an earthquake;
- CS11. Maintain existing city-wide emergency notification system with current contact information.

**OBJECTIVE 4. AVOID NEW DEVELOPMENT IN AREAS SUSCEPTIBLE TO SLOPE INSTABILITY AND LANDSLIDE**

Slope stability is dependent on a number of interrelated factors such as rock type, degree of porosity, and slope characteristics. In addition to geologic processes, earthquakes and climatic conditions, slope-failure is also caused by man-induced topographical alterations.

Secondary consequences to seismic activity include landslide, slope instability, soil erosion, and subsidence, all of which affect development. The hills in planning areas 5B, U-1 and U-4 have experienced historic slippages and are prone to future movement.

**Anticipated Results**

- A. Minimized potential for hazards resulting from slope instability and/or landslide;
- B. Maintain the natural integrity and visual appeal of such slopes.

**Policies**

- 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 percent.

**OBJECTIVE 5. AVOID NEW DEVELOPMENT IN DESIGNATED FLOODPLAINS**

The existing flood-control facilities are considered adequate to handle a 100-year frequency flood. Failure of these facilities could cause considerable damage. Extensive flooding could result from seismically induced sources outside the City. Considering the dry/low level conditions of the flood retarding and detention facilities most of the year, the permeability of the soils and the probability of a catastrophic seismic event during the peak capacity period, the hazards of a seismically-induced flooding shall be considered moderate.

**Anticipated Results**

- A. Minimized risk from storm runoff, flooding or inundation hazards, etc.;
- B. Minimized expenditure of emergency personnel resources and/or repairs to land use/development.

**Policies**

- 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 multi-use 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;
- CS19. Coordinate with FEMA the U.S. Army Corps of Engineers and Kern County throughout construction, mitigation, and operation of the various components/ projects that will directly affect Tehachapi and its Sphere of Influence;
- CS20. Coordinate with all public and private agencies involved in flood control to ensure that improvements do not disrupt environmentally sensitive areas.

**OBJECTIVE 6. MINIMIZE RISK TO LIFE AND PROPERTY FROM FIRE HAZARDS**

The major potential sources of wildland fire in Tehachapi are the natural brush lands that surround the community. The steeper slopes of the Tehachapi Mountains on the north and the vegetated slopes on the south pose a secondary threat to the City in that windborne embers may travel long distances in the wind and ignite rooftops and/or areas of dry grasses. The potential threat from brush and urban wildfires, are matters of concern that need to be addressed.

**Anticipated Results**

- A. Consistent and reliable approach to addressing hazards.
- B. High quality of life and positive investment over the long-term.

**Policies**

- CS21. Require that, as relevant, new development applications include a map that identifies areas of wildfire hazard;
- CS22. Require adequate fire flow and emergency access;
- CS23. Maintain fuel modification zones between developed areas and natural areas. Fuel Modification Zones shall be maintained at private expense or through a maintenance district and on private property according to the applicable standards and regulations of the Kern County Fire Department;
- CS24. Require fire-resistant building materials for all structures;
- CS25. Require automatic fire sprinklers for development in:
  - a. Areas identified in the T-2, T-2.5 or T-3
  - b. Areas exceeding 5 percent slope.

**OBJECTIVE 7. MINIMIZE RISKS FROM UNREINFORCED MASONRY CONSTRUCTION.**

The potential exists for unreinforced masonry (URM) structures to cause damage in the event of seismic activity. In addition, the loss of such structures dilutes Tehachapi's physical and historic heritage. Therefore, URM structures and their issues need to be addressed.

**Anticipated Results**

- A. Seismically compliant URM buildings/improvements;
- B. Continuity in older building stock and its ability to receive investment and enable activity.

**Policies**

- CS26. Maintain an accurate inventory of all unreinforced masonry structures in Tehachapi as to their status of having been or needing to be seismically retrofitted;
- CS27. Require that buildings and structures be adequately retrofitted and maintained for seismic shaking in accordance with State Regulations and conduct earthquake preparedness evaluations in all regular building inspections by the Fire Department;
- CS28. Provide economic incentives to facilitate compliance with the URM building requirements such as:
  - a. Reduced permit fees, grants to offset retrofit costs, or loan programs;
  - b. State and/or Federal funding to help offset document preparation and/or construction costs.
- CS29. Maintain updated editions of the California Construction Codes and International Codes as published by the State of California and the International Code Council respectively.

**OBJECTIVE 8. MINIMIZE THE POTENTIAL FOR DISASTER FROM AIRPORTS AND LAND USE CONFLICTS**

The physical character and associated land uses allowed in the areas near the end of active runways should be non-residential, open space or agriculture per the airport compatibility plan.

The Tehachapi Municipal Airport and the Mountain Valley Airport are community and regional features that figure prominently in Tehachapi's near and long term success. The success of these airports and airport activities interacts with adjacent and surrounding neighborhoods. A positive relationship is to be continued through the following:

**Anticipated Results**

- A. Continued viability of local aviation and its contribution to the region and economy;
- B. Increased compatibility between the airports and the surrounding development.

**Policies**

- CS30. Coordinate with Kern County whenever an airport safety zone is involved in planning or decision-making;
- CS31. Prohibit conflicts with approach surfaces, clear zones, or Federal Aviation Regulation Part 77 imaginary surfaces as depicted in the Master Plan Report for the Tehachapi Municipal Airport or the Mountain Valley Airport.

**OBJECTIVE 9. MINIMIZE RISKS FROM THE COLLAPSE OF, OR SEVERE DAMAGE TO, VULNERABLE STRUCTURES**

Structures such as buildings, bridges, water storage facilities, key rail-road components and critical facilities (e.g., hospital, fire station, police station, etc.) need to be relied upon at all times. To this end, the viability of such structures is critical to Tehachapi's success.

**Anticipated Results**

- A. Multiple routes in the regional and community-wide circulation / system for access;
- B. High quality of life enhanced through the ability to rely on consistent service from critical facilities.

**Policies**

- CS32. Review and update the Disaster Response Plan on a regular basis, including incorporation of evacuation and specific information about potential dam inundation routes;
- CS33. Promote incentives for owners of potentially hazardous buildings that would serve to encourage the seismic retrofitting of vulnerable structures or to relocate or phase out the facilities as appropriate;
- CS34. Reduce potential risks associated with hazardous buildings through action programs including, but not limited to renovation, occupancy reduction, and/or selective demolition;
- CS35. Minimize risks to public safety and well-being posed by the potential loss of critical facilities through the following:
  - a. Site selection for any new critical facilities shall address the identification of hazards and correspond that information to the requirements of this General Plan;
  - b. Conduct periodical inspections of current critical facilities to identify any potential risks that compromise the structural integrity of the facilities;
  - c. Require that earthquake survival and efficient post-disaster functioning continue to be primary concerns in the siting, design and construction standards of essential facilities;
  - d. Prohibit the location of Sensitive and High-Occupancy facilities within 100 feet of an identified active fault zone or potentially active fault zone of concern, unless it is determined by a qualified structural engineer that a closer location will not result in undue risks based on detailed site investigations;
  - e. Apply the most stringent seismic design requirements to proposed essential facilities, or their renovation/expansion;
  - f. Enable the continued functioning of essential facilities following a disaster, and facilitate post-disaster response to be as effective as possible (e.g., difficult or hazardous evacuations or rescues, numerous injuries, and major cleanup or decontamination of hazardous materials);
  - g. Locate Critical and Sensitive structures in areas with continuous road access where utility services can be maintained in the event of an earthquake or other such natural event;
  - h. Working with local, county, state, and federal agencies, provide for the needs of dependent populations in earthquake response and recovery operations.
- CS36. Require that all essential facilities maintain emergency response plans with contingencies for all appropriate hazards, and incorporate planning for potential seismic incidents affecting Critical, Sensitive and High-Occupancy Facilities into the City's contingency plans for disaster response and recovery.

**OBJECTIVE 10. MINIMIZE THE POTENTIAL FOR HEALTH HAZARDS FROM ELECTROMAGNETIC FIELDS**

The presence of electromagnetic fields is intrinsic to the presence of the utility infrastructure that carries electricity. Tehachapi's safety, as it relates to such infrastructure, is maintained through the following:

**Anticipated Results**

- A. Minimized potential for electromagnetic fields to cause hazards;
- B. Increased awareness of actual risks and their relatively low potential as well as the methods available to avoid such hazards.

**Policies**

- CS37. Apply all relevant EMF standards established by the California Energy Commission and Public Utilities Commission;
- CS38. Continue to monitor and incorporate the relevant information available regarding EMF hazards.

**OBJECTIVE 11. AVOID INTRUSIONS OR OTHER SUCH CONFLICTS WITH PIPELINE OR TRANSMISSION CORRIDORS**

Major infrastructure such as pipelines and transmission and railroad corridors traverse certain parts of Tehachapi's planning area, often in a regional manner. As such, these corridors need to be integrated into planning and decision-making on a daily basis in order to maintain a safe and compatible environment throughout Tehachapi. Tehachapi's safety, as it relates to such infrastructure, is maintained through the following:

**Anticipated Results**

- A. Minimized potential for pipeline or transmission corridors to cause hazards;
- B. Maintain the quality of life and ability of the public to traverse such corridors in a safe manner;
- C. Minimize potential hazards and conflicts between railroad operations and pedestrians.

**Policies**

- CS39. Regulate development around these potential risks to a greater degree for sites in close proximity to major transmission pipelines through the following:
  - a. Conduct a risk analysis as part of the development application process to identify potential risks and their order of magnitude;
  - b. Require a minimum setback of 25 feet between each side of a pipeline and all existing buildings and structures;
  - c. Clearly identify alignments of existing and/or proposed pipelines;
  - d. To the extent possible, align rights-of-way over proposed lines.
- CS40. Realigned pipelines shall be located adjacent to street rights-of-way and be constructed as vertically deep as economically feasible.
- CS40.1. The City shall evaluate existing conditions and any future development proposals 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 12. MINIMIZE THE RISK TO LIFE AND PROPERTY FROM THE PRODUCTION, USE, STORAGE, TRANSPORT, AND DISPOSAL OF HAZARDOUS MATERIALS AND WASTE**

Hazardous materials can range from products purchased in local stores to materials that are transported within, through or adjacent to Tehachapi. Tehachapi's ability to maintain a safe environment depends in part on addressing the following:

**Anticipated Results**

- A. Minimized potential for transmission corridors to cause hazards;
- B. Disclosure of allowed routes and the types of materials typically transported on those routes,
- C. Minimized potential for hazardous materials to pose risks;
- D. Clear information / requirements aimed at minimizing such risks.

**Policies**

- CS41. Coordinate with CalTrans and the California Highway Patrol to require use of approved routes and notification of all transport of hazardous materials utilizing routes through Tehachapi;
- CS42. Through this General Plan (Figure 2-4, Mobility Plan), disclose and inform property owners along approved haul routes of the potential for hazard release;
- CS43. Apply the relevant requirements of the Countywide Integrated Waste Management Plan (CWMP) as well as all of the Consolidated Unified Protection Agency (CUPA) program elements;
- CS44. Maintain an accurate inventory of environmentally contaminated sites to inform the public about contamination from previous uses. To the extent feasible, work directly with landowners in the cleanup of these sites, particularly in areas with the potential for regeneration of sites/buildings (see Figure 2-2, Nature of Intended Change);
- CS45. Maintain zoning provisions and environmental review processes that limit the location of facilities that use hazardous materials. Require safe distances between these sites and residential areas, groundwater recharge areas and waterways;
- CS46. Coordinate with emergency-first responders and 9-1-1 emergency dispatch operators to work with the County Agricultural Commissioner's office for technical assistance, in the event of a pesticide-related emergency;

- CS47. Coordinate with pesticide applicators and other users such as home-owners to ensure necessary measures are taken to protect public health and safety, including the implementation of Integrated Pest Management (IPM) strategies;
- CS48. Minimize exposure to airborne pollution through the following:
  - a. Require air pollution point sources to be located at safe distances from sensitive sites such as homes and schools;
  - b. Require analysis and corresponding mitigation of individual development projects in accordance with the most current version of Kern County Air Pollution Control District Air Quality Assessment Guidelines;
  - c. Require payment of fees to fund regional transportation demand management (TDM) programs for all projects generating emissions in excess of Kern County Air Pollution Control District adopted levels;
  - d. Allow sensitive land uses such as dwellings, schools, daycare centers, playgrounds, medical facilities within or adjacent to areas designated for substantial industrial uses (e.g., heavy manufacturing, vehicle painting, etc.) only after an analysis, provided by the proponent, demonstrates that any potential health risks will not be significant;
  - e. Adopt new development code provisions to ensure that individual uses in mixed-use projects do not pose significant health effects;
  - f. Provide information to residents and businesses about ways to reduce or eliminate the use of hazardous materials, including the use of safer non-toxic equivalents.
- CS49. Over time and as the need presents itself, support a Brownfield Assessment Demonstration Pilot Program for reuse and intensification of former industrial and commercial areas that could

- potentially contain one or more hazardous materials. Remediation of these hazards is necessary before authorizing rehabilitation or construction.
- CS50. For proposed land use/development activity adjacent to industrial, commercial, or agricultural uses, apply the following as appropriate:
  - a. Require a soil and groundwater contamination assessment in accordance with American Society for Testing and Materials standards to determine if contamination exceeds regulatory action levels and to apply the appropriate remediation procedures prior to approval of the proposal;
  - b. Require non-agricultural development to provide all necessary buffers, as determined by the Agriculture Commissioner's Office, from agricultural operations to minimize the potential for pesticide drift;
  - c. Require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation.
- CS51. In cooperation with local agricultural interests, work toward voluntary reduction or elimination of aerial and synthetic chemical application.

**OBJECTIVE 13. SUPPORT TEHACHAPI'S ENVIRONMENT AND CHARACTER THROUGH APPROPRIATELY READY AND STAFFED FIRE AND POLICE DEPARTMENTS**

The ability to rely on the services of emergency personnel such as the Fire and Police Departments is critical to a community's appeal and stability. Tehachapi's safety and reliance on emergency services is maintained through the following:

**Anticipated Results**

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

**Policies**

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.

CS54. Maintain a ready SEMS plan (State of California's Standardized Emergency Management System) through the following:

- a. Annually review and update the plan as needed;
- b. Prepare, coordinate, publish, and distribute any changes to all involved jurisdictions or agencies per the records revision page of the plan.
- c. Periodically provide training for Tehachapi staff on SEMS.

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;

- d. Provide education to community groups and to schools about specific safety concerns such as senior-targeted fraud and property crimes.

CS56. Operate the Downtown police storefront to maintain a visible presence to visitors as well as to have a central location in addition to the Police Station;

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:

- 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;
- 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.

CS59. Develop and/or expand existing education programs addressing personal safety awareness, such as neighborhood watch and commercial association watch/protection programs;

CS60. Enable Tehachapi's rapid and effective recovery after an earth-

quake 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;
- b. Ensure the development of plans and procedures that allow the City to efficiently declare itself a disaster area and receive its fair share of federal and state emergency funds in response to a qualifying disaster;
- c. Participate in the development of programs and procedures that emphasize coordination between appropriate public agencies and private entities and facilitate an upgrading of the built environment;
- d. Identify alternative financing sources for the repair and reconstruction of disaster related damage.

**Part B of the Community Safety Element: Noise**

**1. PURPOSE**

This portion of the Community Safety Element addresses the needs of people that must be considered in planning the location, type, and density of development relative to noise. This is accomplished by providing for a coherent approach to maintaining a safe and community-supportive noise environment. This approach is based on the physically-based community vision which allows noise to be addressed first, in terms of intended physical environments throughout Tehachapi and secondly, through the associated numerical factors particular to land uses.

**2. COMMUNITY PREFERENCES AND DIRECTION**

To maintain the appropriate noise environments in relation to their intended physical contexts, all in support of the diverse, pedestrian-oriented, small mountain town character of Tehachapi.

**3. SUMMARY OF ISSUES**

The following issues are presented as directly relevant to the future of Tehachapi's noise environment being supportive of the Vision described in this General Plan.

- Maintaining a quality of life in Tehachapi requires a diverse approach to recognize the varying needs of the unique places throughout town. For example, buildings along busy roadways need to provide comfortable acoustic environments and fresh air for their occupants. This is an intrinsic challenge in terms of open windows being desirable for certain times of the day and year. Similarly, it is important to understand the intended physical context for each type of environment and/or street that the individual buildings and land use activity are intended to generate support.
- Vehicle traffic is the primary source of noise in Tehachapi, with the highest noise levels occurring along major roadways. Other significant but less frequent local noise sources include aircraft, trains, mining activity, and construction.
- Minimizing the impact of noise on health and quality of life requires measuring current noise levels (CNEL) to identify existing issues. Noise is commonly described in Ldn, which expresses the average sound level over a 24-hour period in decibels (dB), the standard measure of pressure exerted by sound. Ldn includes a 10 dB penalty for sounds between 10 P.M. and 7 A.M., when background noise is lower and people are most sensitive to noise.
- Because decibels are logarithmic units of measure, a change of 3 decibels is hardly noticeable, while a change of 5 decibels is quite noticeable and an increase of 10 decibels is perceived as a doubling of the noise level. A change from 50 dB to 60 dB increases the percentage of the population that is highly annoyed at the noise source

by about 7%, while an increase from 50 dB to 70 dB increases the annoyed population by about 25 percent. Sounds as faint as 10 decibels are barely audible, while noise over 120 decibels can be painful or damaging to hearing. In a typical community, residents are frequently exposed to noise ranging from 35 to 80 decibels. Below in Table 2-19, the range of typical noise levels experienced in a community such as Tehachapi are summarized for informational purposes when updating Tehachapi's noise ordinance and regulations.

Noise will continue to be an important factor in the planning process as pressure increases to develop properties along corridors that are exposed to high noise levels and as noisy activities occur near noise-sensitive receptors. The State sets acceptable noise levels for a variety of activities and types of land uses (see Table 2-20, Acceptable Noise Levels); the “dB” measure indicates a reduction in the effects of low and high frequencies to simulate human hearing). The policies and actions in this Chapter are intended to maintain appropriate noise levels and protect noise-sensitive land uses.

For the purposes of planning, this Noise portion of the element contains information on the major noise sources as identified in State planning law. It provides practicable noise contours for these major noise sources down to a level of annual average 60 Ldn. Annual average 60 Ldn is an appropriate benchmark for identifying and assessing noise problems, as this is the level above which outdoor noise levels are considered inappropriate in residential areas and at which interior noise levels in residential development will be unacceptable unless the windows are closed. Noise sources that do not generate noise levels in excess of an annual average Ldn of 60 dBA beyond the right-of-way line, in the case of highways, major local streets, and railroad rights-of-way, or the property line for stationary noise sources, are generally not included unless otherwise indicated.

- Per Figure 2-15 (Future Noise Contours), noise in Tehachapi throughout the timeframe of the planning horizon is expected to be largely the same as today. Noise from the railroad will remain an issue as both the length (up to 1.5 miles) and frequency (up to 130 daily) of trains are expected to increase as of 2009. Traffic noise increases will largely be a result of increased regional traffic.
- Future development within the planning area will result in new roads and an overall increase in traffic. An intent of this General Plan is to make for a more compatible noise environment by maintaining a balance between motorists and the speed at which they drive throughout Tehachapi. Slower and steadier speeds in combination with a more complete and interconnected circulation network are aimed at eliminating the concentration of traffic and noise on any particular street. Continued growth and use of SR 58 will increase traffic volumes on the highway which is expected to result in increased noise exposure for adjacent development and land use activity.

These increases are illustrated in Figure 2-15, (Future Noise Contours).

- The major sources of noise in Tehachapi will continue to be:

**SR 58.** The predominant noise source in Tehachapi is motor vehicle traffic on State Route 58, which bisects the city from west-northwest to east-southeast. SR-58 provides efficient connections to Bakersfield and Mojave, and good access to connections with Palmdale and the Los Angeles basin.

**Tucker Road (SR 202):** This route efficiently serves Tehachapi's west side and the nearby communities of Old Town, Golden Hills, Stallion Springs, and Bear Valley Springs. The connection of Tehachapi Boulevard to Red Apple Avenue provides additional east-west access.

**Principal through-streets.** These streets currently carry most of the area's traffic and as such, generate higher noise-levels than local residential streets. In general, automobile traffic volumes are expected to continue to increase, adding to current noise-levels. Because the Mobility Element disperses vehicular traffic through more connectivity and more streets, it is expected that this will result in decreased levels of traffic and lower levels of resulting noise on principal through-streets.

**Railroad Noise.** Tehachapi is traversed by a major railroad alignment owned by the Union Pacific Railroad (UPRR). The main line track carries all rail traffic through, in and out of Tehachapi. The infrequency of train activity results in loud but sporadic noise events, which nonetheless have a significant effect on overall noise levels in Tehachapi. However, as described earlier, the increase in daily trains from 70 to 130 and the increase in the length of trains from 0.75 mile to 1.5 miles is expected to result in increased noise from trains as well as increased noise from idling vehicles waiting to cross Dennison or Green across the tracks.

**Tehachapi Municipal Airport.** Annual operations (takeoffs and landings) at Tehachapi Municipal Airport, a general aviation, public use airport, and the Mountain Valley Airport, a privately owned glider airport, are expected to increase as follows over the next 15 years according to staff at the airports:

PROJECTED FLIGHTS FOR LOCAL AIRPORTS			
YEAR	2010	2015	2025
<b>Tehachapi Municipal Airport</b>	13,100	14,600	17,900
<b>Mountain Valley Airport</b>	50,000 [1]	55,000	61,000
[1] consists of motorized plane pulling glider plane			

The projected increase in airport operations can be expected to increase noise levels for those land uses adjacent to the airport to the levels indicated. It is likely that the increase in air traffic will affect existing residences; however, all new residential developments within the 55 to 65 CNEL contour are subject to an outdoor-to-indoor noise level reduction of at least 25-30 decibels. Avigation easements and fair disclosure agreements are required of new dwellings between 55 and 65 CNEL.

- Forecast CNEL Noise Contours, represents an extrapolation of existing noise conditions from primary emitting sources and is useful as a planning resource for the future.
- Tehachapi's noise ordinance provides noise guidelines and standards to address the issues associated with significant sound-generators. The ordinance limits building construction activities including the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist between the hours of 7 PM and 8 AM within a residential zone or within a radius of 500 feet. These standards are provided to limit noise during sensitive time periods.

Exterior and interior noise measurement standards are not provided in the Tehachapi Noise Ordinance. Therefore, the above table is provided as guidance from the State of California and should inform the development of standards to support the community vision.

- Land uses deemed noise-sensitive by the State of California include schools, hospitals, rest homes, long-term care and mental care facilities. Many jurisdictions consider residential uses particularly noise-sensitive because families and individuals expect to use time in the home for rest and relaxation, and noise can interfere with those activities. Some variability in standards for noise sensitivity may apply to different densities of residential development, and single-family houses are frequently considered the most sensitive. Jurisdictions may identify other uses as noise-sensitive such as churches, libraries, day care centers, hospitals, and parks.
- Land uses that are relatively insensitive to noise include office, commercial, and retail developments. There is also a range of insensitive noise receptors which include uses that generate significant noise levels or uses where the level of human occupancy is typically low.

TABLE 2-19: TYPICAL NOISE LEVELS OF FAMILIAR SOURCES

dB(A)	10	20-30	40	50	60	70	80	90	100	110	120	130
<b>OVERALL LEVEL</b>	Threshold of hearing	Just audible		Quiet		Moderately loud		Loud	Very loud	Uncomfortably Loud		
<b>LOUDNESS</b> (Human Judgement of Different Sound Levels)			40 dB(A) 1/8 as loud	50 dB(A) 1/4 as loud	60 dB(A) 1/2 as loud	70 dB(A)	80 dB(A) 2 times as loud	90 dB(A) 4 times as loud	100 dB(A) 8 times as loud	110 dB(A) 16 times as loud	120 dB(A) 32 times as loud	
<b>COMMUNITY (Outdoor)</b>		dB(A) Scale interrupted	Bird Calls (44) Lower limit urban ambient sound (40)	Large transformers @ 100 ft. (50)	Air conditioning unit @ 100 ft. (60)	High urban ambient sound (80) Passenger car, 65mph @ 25 ft. (77) Freeway @ 50 ft. from pavement edge, 10:00 AM (76 + or- 6)	Car wash @ 20 ft. (89) Prop. airplane flyover @ 1000 ft. (88) Diesel truck, 40mph @ 50 ft. (84) Diesel train, 45mph @ 100 ft. (83)	Power mower (96) Boeing 737, DC-9 @ 6080 ft. before landing (97) Motorcycle @ 25ft. (90)	Jet flyover @ 1000 ft. (103) Boeing 707, DC-8 @ 6080 ft. before landing (106) Bell J-2A helicopter @ 100 ft. (100)	Turbo-fan aircraft @ take-off power @ 200 ft. (120)	Military jet aircraft take-off with after-burner from aircraft carrier @ 50 ft. (130)	
<b>INDOOR</b>					Cash register @ 10 ft. (65-70) Electric typewriter @ 10 ft. (64) Dishwasher (rinse) @ 10 ft. (60) Conversation (60)	Living room music (76) TV-Audio, Vacuum cleaner	Food blender (88) Mitting machine (85) Garbage disposal (80)	Newspaper press (97)		Riveting machine (110) Rock-n-roll band (108-114)	Oxygen torch (121)	

Source: Reproduced from Melville C. Branch and R. Dale Bel, *Outdoor Noise in the Metropolitan Environment*, Published by the City of Los Angeles, 1970, p.2.

This page: The State of California provides guidance on acceptable noise thresholds for certain land uses or development patterns. This Noise Element seeks to build upon this knowledge while proposing a more physically-oriented approach that is based on the physical approach set forth in this General Plan. In this way, compatibility is more tangible and easier to identify.

TABLE 2-20: ACCEPTABLE NOISE LEVELS

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	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Residential - Multi-family	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Transient lodging - motels, hotels	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Schools, libraries, churches, hospitals, nursing homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Auditoriums, concert halls, amphitheaters	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Sports arena, outdoor spectator sports	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Playgrounds, neighborhood parks	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Golf courses, riding stables, water recreation, cemeteries	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Office buildings, business commercial and professional	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable	Clearly Unacceptable
Industrial, manufacturing, utilities, agriculture	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Source: General Plan Guidelines, California Office of Planning and Research, California Office of Noise Control

Key to Table 2-20

- 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.

#### 4. OBJECTIVES AND POLICIES

The following objectives and policies are aimed at supporting the community vision through a noise environment that is compatible with Tehachapi's small mountain town character.

##### OBJECTIVE 1. BROADEN THE SUBJECT OF NOISE TO ACKNOWLEDGE ITS DYNAMIC QUALITIES THROUGHOUT THE PLANNING AREA

Noise is both a technical and subjective issue that can vary in its perceived levels from one environment to another. The strict identification of noise sources and their levels negates this dynamic and tends to address noise simply from the perspective of the noise-source instead of also taking into account the overall environment in which the noise will be perceived. Tehachapi's varied and small town environment is supported through the following:

###### 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

- 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;
- CS62. Update the Tehachapi Noise Ordinance to reflect the context-sensitive approach to thoroughfare design as expressed in the Mobility Element.

##### OBJECTIVE 2. IMPROVE TEHACHAPI'S NOISE ENVIRONMENT

The need to address existing incompatible noise environments is fundamental to maintaining Tehachapi's overall quality of life. Through the clear community vision, this General Plan acknowledges the range of place-making components that affect and are affected by noise. This ability to calibrate the noise environment in relation to the intended physical environment enables Tehachapi's noise environment to be improved through the following:

###### 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.

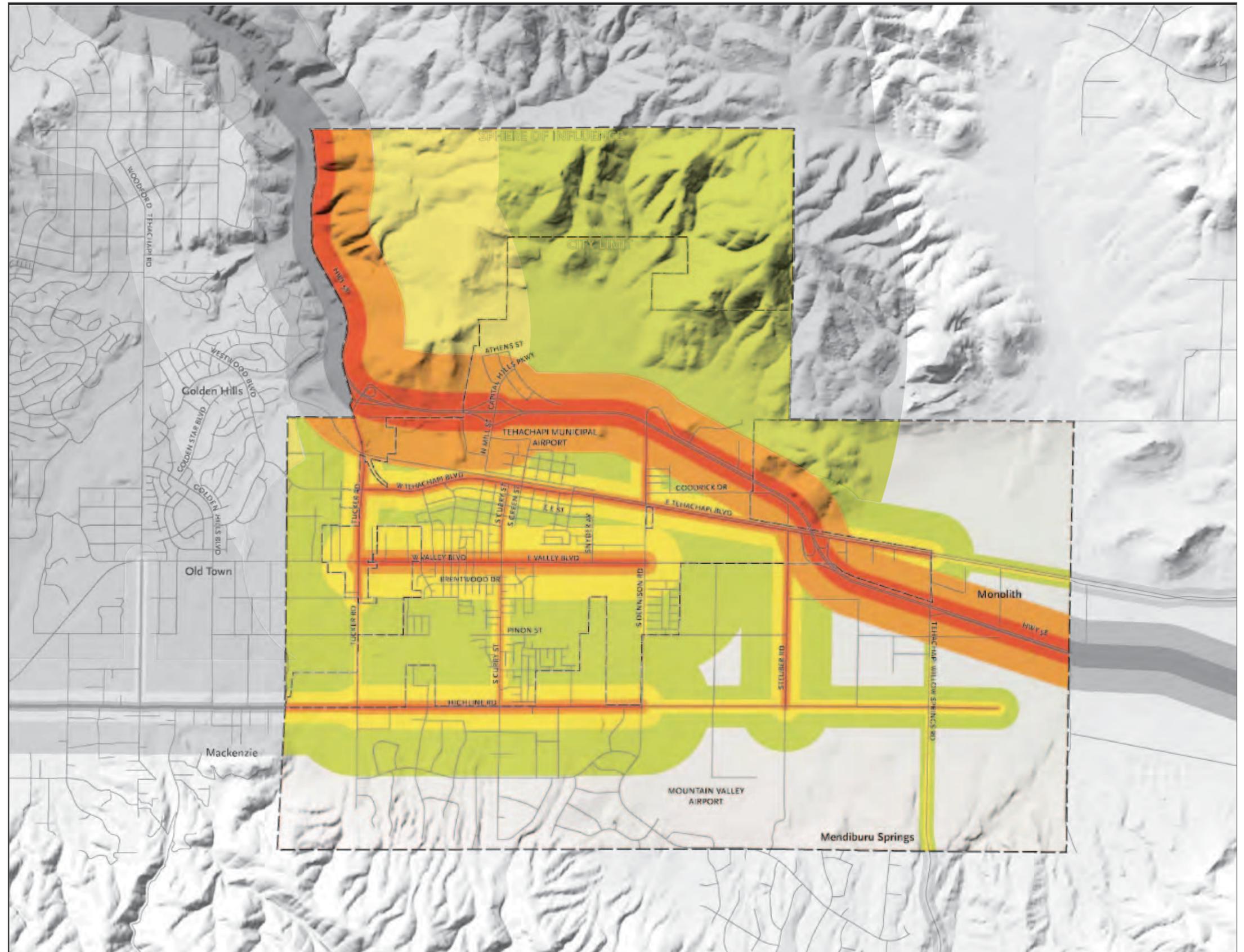
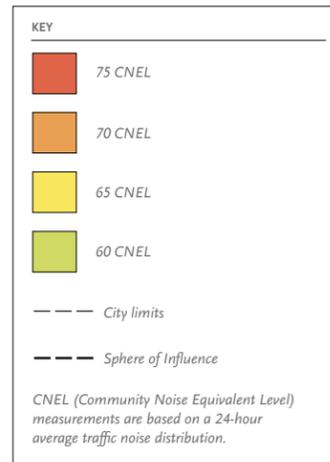
###### Policies

- 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;

CS65. Incorporate the following into Tehachapi's Noise Ordinance:

- a. Require that applicants for new noise-sensitive development in areas subject to noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of appropriate mitigation measures;
- b. Limit the maximum noise levels during evening hours from commercial/industrial development to 75 dB(A);
- c. Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on any nearby sensitive receptors;
- d. Maintain appropriate noise-emission standards in connection with the purchase, use, and maintenance of City vehicles;
- e. Require control of noise or mitigation measures for any noise-emitting construction equipment or activity.

Figure 2-15: Future Noise Contours



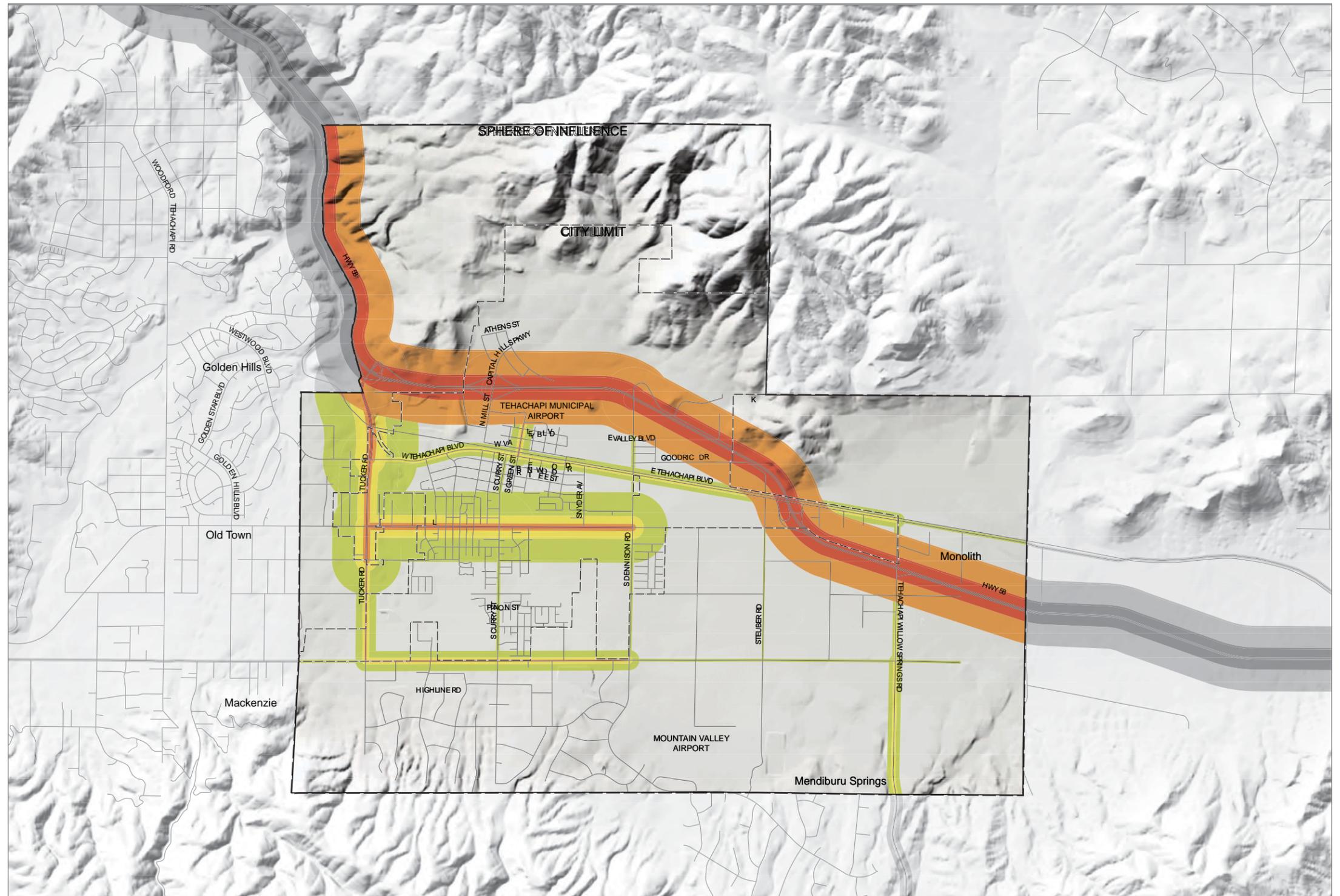
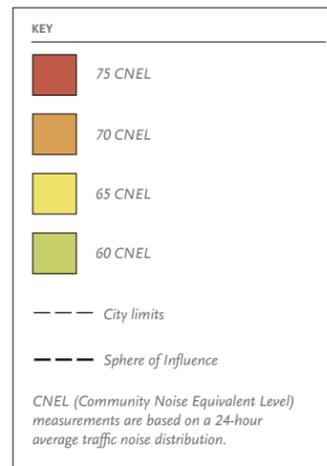
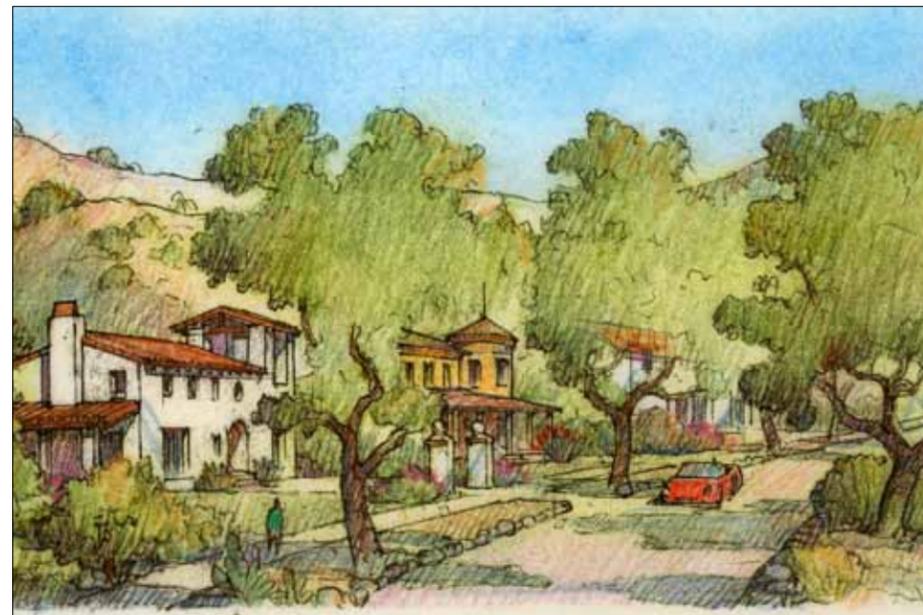
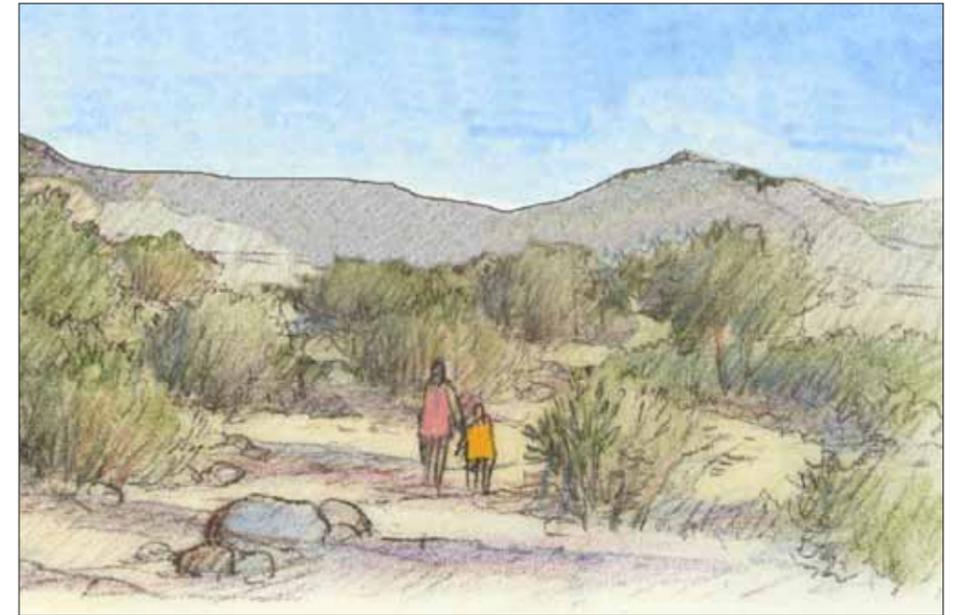


Figure 2-16: Existing Noise Contours



# Implementation Program

## REALIZING THE VISION





	PAGE
<b>1 GENERAL IMPLEMENTATION</b>	IP:3
A. Consistency Re-Zoning	
B. Zoning Code Update	
C. Subdivision Development Standards (Streets, Open Space)	
D. Capital Improvement Program	
E. Climate Action Plan	
F. Growth Management Procedures	
<b>2 SUMMARY OF ACTIONS</b>	IP:3
<b>TABLE 1: IMPLEMENTATION MATRIX</b>	IP:4
<b>APPENDIX</b>	IP:7
A. Water supply assessment	
B. Traffic analysis	
C. Economic analysis	

## 1. GENERAL IMPLEMENTATION

The 2035 General Plan represents Tehachapi's comprehensive direction for the near and long-term. As a result there are actions that need to be taken to accomplish that direction. The following are the major topic areas and the associated implementation actions required for this General Plan to deliver the community vision.

As required by State Law, a complete listing of each action along with timeframes and responsibilities is provided in Table 1 of this chapter.

### A. CONSISTENCY RE-ZONING

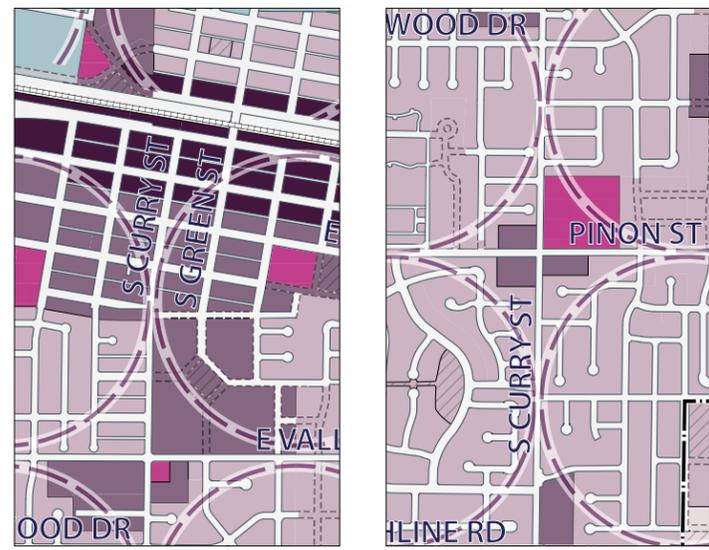
Pursuant to this General Plan and per Government Code 65860, Tehachapi's zoning map will need to be updated to be consistent with and implement Figure 2-3 (Regulating Plan and Transect Designations).

Figure 2-3 applies a total of 10 transect designations to all land within the Sphere of Influence to carry out the intentions of this General Plan. Accordingly, the City's zoning map will need to be updated will need to be updated or replaced by new zoning districts that address the direction in Figure 2-3 and Table 2-3A.

An example of developing new zoning districts to implement this General Plan is provided below:

Transect Designation on Figure 2-3: T-4, Neighborhood General

As identified in Table 2-3A, the T-4 designation represents a particular set of components aimed at a range of intensity and physical character. While the T-4 designation is applied to several areas of Tehachapi, the T-4 designation could be implemented by one or more implementing zoning districts depending upon the actual needs and intentions expressed in this General Plan.



Legend:  
 Civic (dark purple)  
 Rural General (T2.5) (light purple)  
 Neighborhood General (T4) (medium purple)  
 Neighborhood Center (T4.5) (dark purple)

For example, one implementing zoning district might focus on a broader purpose of revitalization (e.g., *Curry Zone*) and include more of the available components identified in Table 2-3A. A second implementing zoning district (e.g., *Central Neighborhood Zone*) might focus on new development in an expansion area that includes some but not all of the available components identified in Table 2-3A. Both implementing zoning districts originate from the same T-4 designation on Figure 2-3 but each is tailored to deliver results with different emphases due to their different locations and focus.

An alternative is to use only one zoning district for any place on Figure 2-3 where the T-4 designation is identified. In this case, necessary or desired distinctions would need to be provided in other ways.

The process of developing new zoning districts will take general direction from the broad transect designations identified in Figure 2-3. The details of each implementing zoning district will depend upon the intended vision and the needs of the various places where the zoning district will be applied.

### B. ZONING CODE UPDATE:

As with Tehachapi's Zoning map, Tehachapi's zoning code will need to implement all of the transect designations identified in the Town Form Element (Figure 2-3, *Regulating Plan and Transect Designations*). This is necessary because none of the existing zoning districts currently enable or fully articulate the community vision. As an alternative to new zoning districts, the existing zoning districts could be amended to include the necessary provisions. Based on the extent of necessary changes to make existing zoning districts consistent with Table 2-3A, it may be more practical to replace the existing zoning districts with new ones that are fully integrated with the community vision. Each new zoning district will need to reflect the direction in the vision regarding intent, and in Table 2-3A for allowed land use activity, allowed building, types, allowed frontage types, allowed street and open space types. From the vision and Table 2-3A, development standards regulating the intensity and amount of development are to be applied to each implementing zoning district.

### C. SUBDIVISION DEVELOPMENT STANDARDS (THOROUGHFARES, OPEN SPACE):

Division 9 of the Tehachapi Municipal Code (*Standards for Park Development*) will need to be amended to reflect the General Plan's direction for open space and block and thoroughfare standards. Specifically, the relevant direction from Table 2-3A and Table 2-7 will need to be incorporated into Division 9.

### D. CAPITAL IMPROVEMENT PROGRAM (CIP):

Tehachapi's CIP will need to be updated to reflect the identified capital improvements resulting from this General Plan. The identified improvements reflect the priorities of this General Plan with regard to existing deficiencies, improvements, and expansion areas. This prioritization of infrastructure is identified in Fig. 2-1 (Community Structure) and further clarified in Fig 2-11, Sustainable Infrastructure.

### E. CLIMATE ACTION PLAN:

Among the major actions to be undertaken in the near term is the City's Climate Action Plan. Within 1 year of the adoption of this General Plan, the City needs to prepare the climate action plan to comply with the requirements of SB 375 and AB 32.

### F. GROWTH MANAGEMENT PROCEDURES:

The City will need to establish procedures for tracking development for three primary purposes:

- to ensure that development does not exceed the maximum buildout allowed by this General Plan;
- to ensure that the necessary water supply is provided;
- to ensure that the necessary open space, utility infrastructure and circulation improvements reflect the pace and location of development.

## 2. SUMMARY OF ACTIONS

The resulting actions from the objectives and policies of each element of this General Plan are listed below in Table 1 (Implementation Matrix). The following information is provided by each of the 8 elements.

- Action: Each action is listed along with the lead entity responsible for implementing the action and a general time frame for accomplishing the action.
- Lead Entity: This is the department or agency responsible for implementing the action but it does not mean that other departments or agencies would not be involved. It simply identifies the party responsible for coordinating and leading the effort to implement the action.

CMO - City Manager Office	PD - Police Department
CD - Community Development Department	FD - Fire Department
PW - Public Works Department	BD - Building Department
PR - Parks and Recreation Department	SD - School District
CE - City Engineer	A - Airport District

- Timeframe For Accomplishing Action: The timeframes are intended to show two intentions of the General Plan: a) The overall priority of each action and, b) whether or not the action is something to be accomplished by a particular timeframe or if it is something that is to occur over the life of the General Plan.



Action	Lead Entity or Group									Timeframe for accomplishing action		
	CMO	CD	PW/ CE	PR	PD	FD	BD	SD	Near Term	Mid Term	Long Term	
<b>B. MOBILITY</b>												
16. Establish design standards for block size/length;												
17. Establish thoroughfare standards per Table 2-5 in response to development proposals			CE									
18. Generate standards for new development to mitigate impacts to level of service in a manner that corresponds to the intended environment(s) that are involved.			CE									
19. Generate a strategy for funding and constructing rail crossing improvements.												
<b>C. PUBLIC REALM</b>												
20. Coordinate the direction from the bicycle master plan to assign bicycle access-types (class 1, 2 or 3) to all thoroughfare types including grade-seperations;			CE									
20A. Coordinate the direction for thoroughfares in the Mobility Element with all pedestrian paths, accessways, sidewalks, and trails per the zone(s) in which they are located;												
21. Generate open space standards and development parameters for each of the types in the public realm network;												
22. Adjust Division 9 (subdivision standards) to enable the open space types and standards identified in Table 2-7;												
23. Amend the subdivision standards to allow parkland dedication credit for the open space types identified in Table 2-7.												
24. Allow temporary open space activity such as bike races and running / walking events in the Tehachapi Zoning Code as an allowed temporary use, subject to conditions and demonstrating that adequate circulation and safety are provided;												
<b>E. NATURAL RESOURCES</b>												
25. Establish and adopt development standards that address the following issues or situations:  a. The interface between:  i Development within Town and the unincorporated lands intended for rural use; ii New development and cultural resources; iii New development and scenic resources or open space;  b. The generation of dust, noise, odors, chemical use; c. Livestock transport/access; d. Transport of mineral resources (sand, gravel, etc)												
26. Adopt regulations that set forth thresholds for identifying and protecting a significant tree resource.												
27. Adopt regulations that:  a. prohibit walls from blocking views of, or access into, natural areas;  b. integrate paths, trails, etc., into the adjacent, intended physical context.												
28. Adopt an Urban Water Management Plan in accordance with state requirements;												
29. Adopt regulations necessary to associate sufficient water resources and wastewater treatment capacity with development such that projected and actual City water and wastewater treatment demand do not exceed supply and capacity respectively.												

CMO - City Manager Office  
CD - Community Development  
CE - City Engineer

PW - Public Works  
PR - Parks and Recreation  
PD - Police

FD - Fire  
BD - Building  
SD - School District  
A - Airport District

Table 1: Implementation Matrix

Action	Lead Entity or Group									Timeframe for accomplishing action		
	CMO	CD	PW/CE	PR	PD	FD	BD	SD	Near Term	Mid Term	Long Term	
<b>F. SUSTAINABLE INFRASTRUCTURE</b>												
30. Establish a rate schedule that recognizes the location of development such as a two-tiered schedule for infill and non-infill development that is tied to the priorities in Figure 2-1 and to the availability of water supply and other basic infrastructure;			CE									
<b>G. CIVIC HEALTH AND CULTURE</b>												
31. Allow artist studios and artist live/work units in the Downtown (planning areas 1A and 1B) and Central Neighborhoods (planning areas 3A and 3B) through the City zoning code as practical.												
32. Amend the Tehachapi municipal code to add the definition of public art that includes the actual design of open spaces and their details as well as the design of publicly accessible spaces and buildings;												
33. Amend Tehachapi's zoning code to enable a broad number of sites and building types that can be used for arts and culture programs;												
35. Update Tehachapi's zoning code to simplify and streamline the review process for a Historic Alteration Permit, including a tiered program of assistance or processing;												
37. Update the Historic Preservation Overlay Zoning District to include cultural resources that are not buildings;												
38. Update Tehachapi's zoning code to reflect current requirements in historic and cultural preservation and current Federal, State, and local requirements for the discovery of human remains;												
39. Update Tehachapi's zoning code to allow visitor-oriented "agri-tourism" activities such as wine tasting, ranch vacations, 'pick-your-own produce', bed-and-breakfast inns, and recreation-oriented uses such as horseback riding to enhance agricultural viability;												
40. Update Tehachapi's zoning regulations to establish the intended distinctions between rural and agricultural lands per Table 2-3A.												
<b>H. COMMUNITY SAFETY</b>												
41. Update Tehachapi's development standards aimed at the specific issues of landslides, erosion, grading, flooding, fire, and the integrity of natural and scenic character;												
42. Update Tehachapi's 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;												
43. Establish incentives for owners of potentially hazardous buildings that would serve to encourage the seismic retrofitting of vulnerable structures or to relocate or phase out the facilities as appropriate;												
44. Update Tehachapi's zoning code and environmental review processes to limit the location of facilities that use hazardous materials;												
45. Calibrate the acceptable noise-levels throughout the planning area to correspond with their intended environments as expressed in Chapter 1 (Our Community) of the General Plan and reflect these as standards in Tehachapi's Noise Ordinance.												

CMO - City Manager Office  
 CD - Community Development  
 CE - City Engineer

PW - Public Works  
 PR - Parks and Recreation  
 PD - Police

FD - Fire  
 BD - Building  
 SD - School District  
 A - Airport District

Action	Lead Entity or Group								Timeframe for accomplishing action		
	CMO	CD	PW/ CE	PR	PD	FD	BD	SD	Near Term	Mid Term	Long Term
<p>46. Incorporate the following in Tehachapi's Noise Ordinance:</p> <ul style="list-style-type: none"> <li>a. Require that applicants for new noise-sensitive development in areas subject to noise levels greater than 65db CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of appropriate mitigation measures;</li> <li>b. Limit the maximum noise levels from commercial/industrial development to 75 db (A);</li> <li>c. Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on any nearby sensitive receptors;</li> <li>d. Establish appropriate noise-emission standards to be used in connection with the purchase, use, and maintenance of City vehicles;</li> <li>E. Require control of noise or mitigation measures for any noise-emitting construction equipment or activity.</li> </ul>											

CMO - City Manager Office  
CD - Community Development  
CE - City Engineer

PW - Public Works  
PR - Parks and Recreation  
PD - Police

FD - Fire  
BD - Building  
SD - School District  
A - Airport District