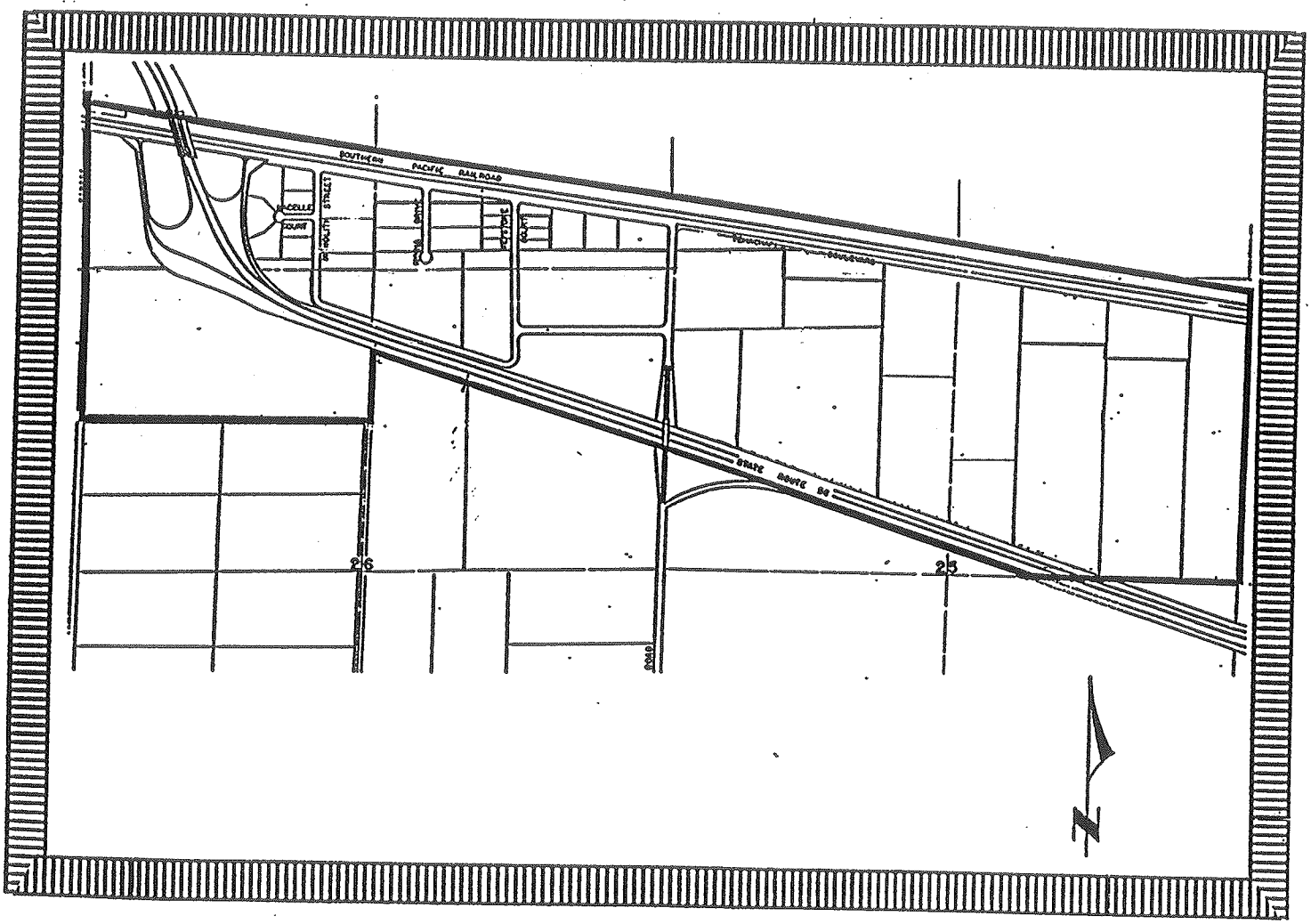
CITY OF TEHACHAPI

EAST TEHACHAPI SPECIFIC PLAN



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1.0 INTRODUCTION

1.1 PURPOSE OF SPECIFIC PLAN

The purpose for filing this Specific Plan document is to ensure an integrated, well-planned, high-quality environment for the development of industrial, commercial/office uses and mobile home uses. Furthermore, this Specific Plan will implement the City of Tehachapi General Plan Policies for the subject site. This document fulfills the Specific Plan requirements of the City of Tehachapi and the State of California.

1.2 AUTHORITY

This Specific Plan has been approved in accordance with the California Government Code Section 65450 et seq and applicable ordinances of the City of Tehachapi, and will constitute the zoning for the Project Site. Land use standards, regulations and project review procedures contained in this document shall govern all areas within the project. A legal description of the project boundaries is included in Appendix A of this report.

1.3 DEFINITIONS

Specific words and terms used in this document are defined below. All other terms shall be defined per the Tehachapi Municipal Code. Terms not defined herein or in the Municipal Code shall have the meaning ascribed to them in Webster's Collegiate Dictionary.

1.3.1 Applicant: person or entity applying for a Site Plan, Subdivision Map or other land use or development approval submitted pursuant to this Specific Plan.

1.3.2 City: shall refer to the City of Tehachapi.

1.3.3 Low-Rise Buildings: buildings one to four stories in height.

1.3.4 Permitted: without the requirement of further discretionary permits, but subject to all other applicable regulations.

1.3.5 Project: shall refer to East Tehachapi Specific Plan.

1.3.6 Project Site: shall refer to the area within the designated legal boundaries of East Tehachapi Specific Plan.

1.3.7 Project Sponsor: shall refer to property owners and developers.

2.0 EXISTING CONDITIONS

2.1 PROJECT LOCATION

2.1.1 Regional Context

The East Tehachapi Specific Plan consists of approximately 450 acres of land in the Tehachapi Valley located in the eastern portion of Kern County midway between Bakersfield and Mojave. The communities located to the west include Bear Valley Springs, Stallion Springs, Cummings Valley, Brite Valley and Golden Hills. The old townsite of Monolith is located to the east. Major features of the valley include the mountains to the north and south, apple farming, sail planes, wind turbines and the railroad.

2.1.2 Area Context

The East Tehachapi Specific Plan area is located between Steuber Road and Eumatilla Street and generally between Tehachapi Boulevard and White Oak Road/State Route 58. The Specific Plan area includes portions of Sections 23, 25 and 26 of Township 32 South and Range 33 East, Mount Diablo Base and Meridian. Tehachapi-Willow Springs Road divides the site into two parts (See Exhibit A).

2.2 SITE CONDITIONS

2.2.1 Existing Land Use

The site is generally vacant with some orchard farming. New commercial uses are developing at Steuber Road and Tehachapi Boulevard and new mobile homes are located on Tehachapi Boulevard between Tehachapi-Willow Springs Road and Eumatilla Street. One single family home is located south of Tehachapi Boulevard and west of Tehachapi-Willow Springs Road. A new industrial subdivision is also located in this area abutting Tehachapi Boulevard. Water and storm drains are currently being installed

2.2.2 Circulation

Existing access to the site is provided by State Route 58, Tehachapi Boulevard, Steuber Road and Tehachapi-Willow Springs Road. White Oak Road provides additional access.

2.3 EXISTING PHYSICAL CONDITIONS

2.3.1 Topography

The site is generally flat dipping to the north along Tehachapi Boulevard. The western boundary of the area at Steuber Road is the historical Southern Pacific and Santa Fe Railroad summit. Elevations range from 4,065 to 3,983 feet.

2.3.2 Geology and Soils

Soils in the planning area include Havala sandy loam, Steuber sandy loam and a very small area of Tujunga loamy sand.

The Havala soils are very deep, well drained, nearly level soil on alluvial fans and old stream terraces. It formed in alluvial material derived from granitic rocks. The vegetation is mainly annual grasses, forbs,

and hardwoods. Elevation ranges from 4,000 to 4,300 feet. Typically, the surface layer is brown and grayish brown sandy loam about 24 inches thick. The subsoil is dark brown and yellowish brown sandy clay loam about 24 inches thick. The substratum to a depth of about 65 inches is grayish brown sandy loam. In some places the surface layer is loam.

The Steuber soils are very deep, well drained, gently sloping soil on alluvial fans and stream flood plains in the Tehachapi Valley. It formed in alluvial material derived mainly from granitic rock. The vegetation is mainly annual grasses, forbs, and scattered hardwoods. Elevation ranges from 3,000 to 4,500 feet. Typically, the surface layer is dark grayish brown sandy loam about 12 inches thick. The underlying material to a depth of 60 inches is brown sandy loam. In some places the surface layer is loam.

The Tujunga loam sand soil is very deep, somewhat excessively drained, and gently sloping. It is on alluvial fans and floodplains. It formed in alluvial material derived mainly from granitic rock. The vegetation is mainly annual grasses. Elevation ranges from 4,000 to 5,000 feet. Typically, the surface layer is pale brown loamy sand about 40 inches thick. The underlying material to a depth of 60 inches is light yellowish brown loamy sand.

2.3.3 Seismicity

Seismic hazards for the project site have been identified by surveys in the early 1970's and incorporated into the Kern County Seismic Hazard Atlas. The Tehachapi Creek Fault is located 2 miles north. An unnamed fault penetrates the project area in the vicinity of the quarter section line of Section 23. The Garlock Fault is about 6 miles to the southeast. The Tehachapi Creek Fault offsets middle Miocene rocks (Kinnick Formation; about 16 million years old); part of it is covered by late Pliocene or early Pleistocene fanglomerate (course alluvial-fan deposits, Tehachapi Formation; about 2 million years old).

The Tehachapi Valley is at the junction of the Sierra Nevada Mountains and the Tehachapi Mountains. The alluvial deposits are over 400 feet in depth. The underlying formations include acid igneous rocks of the granite family. Ground shaking that results from earthquakes will have varied impacts depending on the degree of water saturation and epicenter of earthquakes. Liquefaction is not considered to be a problem at the project site.

2.3.4 Hydrology

According to the Flood Insurance Rate Map (FIRM) the project site is not subject to flooding from the Blackburn Dam or White Rock Creek. Further examination indicates the project site may be subject to 100 year flooding from the Highline Channel. The preliminary drainage report (Appendix C) recommends improvements to this channel.

2.3.5 Vegetation

Vegetation in the project vicinity belongs mainly to the annual grassland type. This vegetation is largely dominated by annual grasses, and others. Characteristically, the annual grassland is extremely variable in species composition, and productivity and on a yearly basis correlates to the timing and quantity of annual precipitation.

The project site flora is typical of local annual grasslands. The site's primary vegetative cover consists of a variety of annual forbs and grasses, with scattered shrubs being present only in the drainage areas. Apple orchards are on portions of the property.

2.3.6 Climate

Climate of the project area is a continentally modified Mediterranean type, characterized by cool, moderately wet winters and warm, dry summers. Because of the elevation, however, colder winters occur than are typical of the Mediterranean climate. Mean monthly temperature for the year is reported to be 54°F with extremes of 105°F and -4°F. The growing season at the valley floor averages 168 days (April 28 - October 13).

The mean annual precipitation at Tehachapi is 10.2 inches, 85 percent of which falls during the period November through April. Annual precipitation at higher elevations approaches 20 inches. Snowfall commonly occurs from December through March. Summer storms are infrequent, but rainfall may exceed 2 inches per 24 hours in August and September.

2.4 EXISTING UTILITIES

2.4.1 Electricity

Electrical service is provided by Southern California Edison Company (SCE) from its substation at Tehachapi Boulevard in the northeast corner of Section 25.

2.4.2 Natural Gas

Natural gas service is provided by the Southern California Gas Company from an 8-inch main that transverses the site along the south line of Section 23 and along Tehachapi Boulevard and the railroad.

2.4.3 Telephone

Telephone service is provided by Pacific Bell Company (PacBell) from underground lines along Tehachapi Boulevard.

2.4.4 Water

Water is provided by the City of Tehachapi. A new 12-inch main has been installed along Tehachapi Boulevard to Tehachapi-Willow Springs Road.

2.4.5 Wastewater

Sewer is presently available only to property facing Steuber Road. Local septic systems with leach fields are provided for the balance of the area.

2.4.6 Solid Waste

Solid waste is collected by the City of Tehachapi.

3.0 PLANNING CONCEPTS

3.1 GOALS AND OBJECTIVES

The East Tehachapi Specific Plan is a 450 acre master planned project that will accommodate the needs of a full range of industrial, commercial/office and mobile home uses. The Specific Plan provides site specific development standards and criteria within which development can occur.

Specifically, the plan is designed to achieve the following objectives:

3.1.1 Create a high quality, mixed-use development within which a viable balance of industrial, commercial/office, and retail facilities and mobile homes can locate;

3.1.2 Establish design and development standards that will insure a high quality, integrated project that will endure over time;

3.1.3 Provide a land use that will allow development to occur in an orderly, integrated manner, and yet have the flexibility to respond to changes in market demand;

3.1.4 Respond to the growing pressures of industrial, commercial/office and mobile home expansion in the Tehachapi area.

3.1.5 Provide an expanding industrial economic base for the City of Tehachapi.

3.1.6 Provide employment opportunities for people seeking to relocate to the Tehachapi area to take advantage of the availability and affordability of housing, and for persons living in the Tehachapi area who are currently commuting to outlying employment centers;

3.1.7 Create a landscape and streetscape that will enhance the aesthetic and visual quality of the area;

3.1.8 Provide a planned infrastructure, utility and service program that can meet the expanding needs of the project site as they evolve, in an efficient and cost effective manner; and

3.1.9 Utilize landscape and noise buffers to minimize disturbance from adjacent conflicting land uses.

3.1.10 Create an employment/service area which will relate and contribute to the surrounding region.

3.2 VISUAL IMAGE

The visual image that will be created by the East Tehachapi Specific Plan will be one of a high quality, landscaped, and integrated project, encompassing diverse industrial, commercial/office and mobile home facilities. A landscape theme will be established that will lend identity and coherence to the project area. Uniform lighting and a graphic system for signage will be integrated into the design and layout of the project.

The East Tehachapi Specific Plan will serve as a visual landmark to people entering the project site via State Route 58, and major arterial roads such as Tehachapi Boulevard and Tehachapi-Willow Springs Road.

3.3 COMMUNITY AND REGIONAL PERSPECTIVE

Over the past decade the Tehachapi area has experienced rapid growth. Much of the area's agricultural land has been converted to urban uses which include residential and commercial developments. The growth trend is continuing, expanding into new geographic areas. As pressures of expansion increase in the region, Tehachapi Valley also experiences pressure to grow and expand.

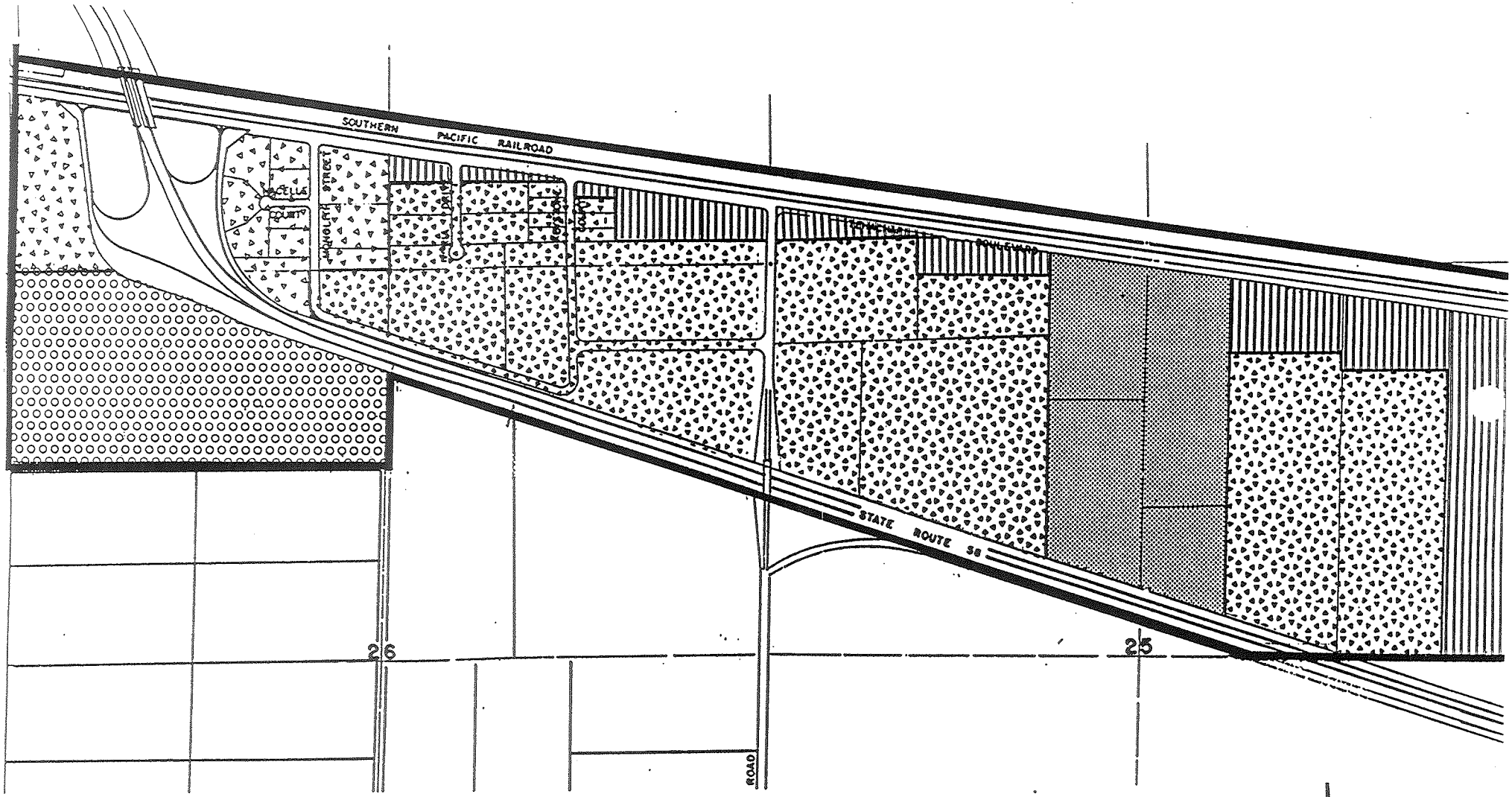
As a response to these pressures and to changes in regional economies, the City of Tehachapi is making a strong attempt to attract industry into the area, capitalizing on the City's location in the growing California economy. The General Plan outlines a program for growth within the City, directed to a large extent toward providing a structure within which this growth can occur.

The East Tehachapi Specific Plan is an integral part of this program, providing 450 acres of land for industrial, commercial/office, and mobile home park expansion. It will serve as an employment base for a large number of people who are currently relocating to the Tehachapi area because of the availability of housing. In doing so, the project will aid in reducing regional energy consumption levels by reducing work related travel, and by providing an employment center close to growing residential areas.

TABLE 3-1

LAND USE SUMMARY

	Use	Acreage	Units/Square Footage	Percent
1.	Mobile Homes	60.2	2,622,312	13.4%
2.	Industrial	264.2	11,508,552	58.8%
3.	Commercial	31.9	1,339,564	7.1%
4.	Residential	66.3	2,888,028	14.8%
5.	Commercial Overlay	26.5	1,154,340	5.9%
	Total	449.1	19,562,796	100%



EAST TEHACHAPI SPECIFIC PLAN LAND USE PLAN

LEGEND

- RESIDENTIAL–SINGLE FAMILY
- RESIDENTIAL–MOBILEHOMES
- COMMERCIAL
- COMMERCIAL OVERLAY
- INDUSTRIAL

SCALE

1" = 1000'

4.0 LAND USE PLAN AND DEVELOPMENT REGULATIONS

4.1 LAND USE PLAN AND PERMITTED USES

The land use types within the East Tehachapi Specific Plan are Industrial and Commercial/Office. Such designations are intended to respond to a wide range of demands for land uses, while offering a variety of mobile home, housing development and employment opportunities, all within an integrated setting (see Table 3-1).

In recognition of the emerging commercial opportunities along Tehachapi Boulevard and potentially on Williamson Road, a commercial/office overlay district has been applied to the edge of the project. The intent of the overlay district is to allow industrial uses as a primary use and provide for the introduction of commercial/office uses where appropriate through a conditional use permit.

The Land Use Plan has been designed to allow for future flexibility in determining specific land uses and their intensity, so that as market demands change over time, the project can respond to those changes.

The circulation patterns, utility systems and overall design of the plan can meet these changes in demand. This is an important concept in a region that is experiencing new growth.

4.1.1 Industrial Uses

a. Purpose - The primary use of Industrial areas within the East Tehachapi Specific Plan will be manufacturing, research and development, warehousing and distribution, and multi-tenant industrial uses.

The character of the industrial portions of the East Tehachapi Specific Plan will be low-rise industrial. Buildings will be from one story with up to four stories or partial four story building also permitted. The Industrial category will occupy approximately 264 acres or 58% of the project site.

b. Permitted Uses - The following uses are permitted within areas designated Industrial (See Exhibit "A").

A. RESIDENTIAL USES

1. Manager, caretaker, or proprietor quarters, not to exceed 1,000 square feet.

B. AGRICULTURAL USES

1. Fruit, vegetable, and plant products processing, including packing, canning, preserving, and shipping.

C. RECREATION, ENTERTAINMENT, TOURIST FACILITIES

1. Bingo parlor
2. Bowling alley
3. Card room
4. Circus or carnival, temporary, not to exceed four (4) days
5. Dance hall, ballroom, or discotheque
6. Golf driving range

7. Health club
8. Miniature golf
9. Movie theater, walk-in
10. Pool or billiard parlor
11. Recreational vehicle park
12. Skating rink, roller or ice
13. Tennis, swim, or athletic club
14. Theater, live
15. Video arcade

D. COMMERCIAL USES

Offices

1. Business or professional
2. Financial institutions, including bank, savings and loan, or credit union
3. Real estate
4. Research and development conducted within an enclosed building provided no explosives are utilized

General Retail Sales

5. Antiques
6. Appliances, including service and repair
7. Art gallery
8. Auto leasing
9. Auto, new
10. Auto, used
11. Auto parts and accessories
12. Auto tire, including service
13. Bicycle, including rental and service
14. Boat, including service and parts
15. Bookstore
16. Christmas tree, temporary
17. Clothing and apparel
18. Computer, including service and repair
19. Department store
20. Drugs and pharmaceuticals
21. Electric appliances, including service and repair
22. Electric equipment, including service and repair
23. Feed
24. Floor covering
25. Florist
26. Furniture
27. Gardening and landscaping supply
28. Gift and card
29. Gun, including repair
30. Hardware, general, including lumber sales
31. Hobby supplies
32. Home or office furnishings
33. Jewelry and watches

34. Ice vending machine
35. Lapidary
36. Lawnmower, including repair
37. Leather goods and luggage
38. Locksmith or key and lock shop
39. Military surplus
40. Mobilehomes, including rental and service
41. Motorcycles, including rental and service
42. Musical instruments, including repair
43. Newspaper or magazine stand
44. Nursery, plant
45. Office machines and equipment
46. Paint and wallpaper
47. Pawn shop
48. Pet store
49. Photographic supply or camera
50. Plumbing supply
51. Pottery
52. Recreational vehicles, including service
53. Shoes
54. Sporting goods and athletic equipment
55. Stationery and office supply
56. Tobacco
57. Toys
58. Truck, including rental
59. Used clothing and household goods
60. Variety

Food and Beverage Retail Sales

62. Bakery
63. Catering
64. Convenience market
65. Drive-in food market or dairy
66. Farmers' market
67. Food store
68. Liquor store
69. Specialized, including meat, vegetables, health food, or candy

Eating and Drinking Establishments

70. Bar, tavern, or cocktail lounge
71. Ice cream parlor
72. Restaurant, cafe, or coffee shop
73. Restaurant, fast-food

Services

74. Ambulance
75. Artist studio
76. Auto rental

77. Auto service or repair, including body and paint shop
78. Auto service station
79. Auto tire repair
80. Auto towing
81. Auto wash
82. Auto wash, self service
83. Tanning salon
84. Barber or beauty shop
85. Carpet cleaning
86. Clinic, medical or physical therapy, out-patient only
87. Equipment, small, rental
88. Equipment, heavy, or truck or trailer rental
89. Furniture cleaning, refinishing, or upholstery
90. Interior decorator
91. Janitorial service
92. Laboratory, medical, dental, optical, biological, soils and concrete
93. Laundromat, self-service
94. Laundry, dry cleaning and dying plants
95. Mini-warehouse
96. Mortuary or funeral parlor
97. Pest control
98. Pet grooming
99. Photography studio
100. Picture framing
101. Movie, recording or television studio
102. Printing, lithography, or blue-printing
103. Shoe shine stand
104. Shoe repair
105. Tailor or dressmaker
106. Taxidermist
107. Telegraph
108. Ticket agency
109. Travel agency
110. Truck fueling station
111. Truck service and repair
112. Veterinary, including veterinary hospital
113. Wedding chapel

E. INDUSTRIAL USES

<u>Industrial Manufacturing or Assembly</u>

1. Building material
2. Cabinet shop
3. Ceramics
4. Chemical blending, not including manufacture
5. Clothing, garmets, or shoes
6. Concrete blocks
7. Cosmetics, perfumes, or toiletries
8. Drugs and pharmaceuticals
9. Electronic equipment

10. Furniture
11. Hand tools
12. Ice
13. Mobilehome, modular home, or recreational vehicle
14. Musical instruments
15. Neon signs
16. Plastics, assembly only
17. Prefabricated buildings and structures
18. Soap, cold mix only
19. Textiles
20. Toy manufacturing and assembly
21. Trusses

Industrial Storage

22. Automobiles
23. Bottled gas
24. Cargo containers
25. Chemical storage, when accessory to a permitted use
26. Cold storage
27. Contractor's storage yard
28. Draying or freight
29. Equipment and building materials
30. Feed and fuel, including wood yards
31. Lumber
32. Moving and storage
33. Petroleum
34. Recreational vehicle
35. Truck and heavy equipment
36. Warehouse

Other Industrial Uses

37. Assaying
38. Bakery
39. Boat building and major repair
40. Concrete batch plant
41. Electroplating, when conducted wholly within an enclosed building
42. Machine shop
43. Metal extrusion
45. Newspaper, magazine, or book printing
46. Sandblasting, if incidental to another permitted use and conducted wholly within an enclosed building
47. Sheet metal shop
48. Tire retreading
49. Water well drilling service
50. Welding or blacksmith
51. Wholesale distribution

F. TRANSPORTATION FACILITIES

1. Auto parking garage or lot
2. Bus depot, including service and storage
3. Railroad freight classification or switching yard
4. Taxi depot, including service and storage

G. UTILITY AND COMMUNICATIONS FACILITIES

1. Microwave relay station
2. Transmission lines, towers, poles, pipelines, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company under the jurisdiction of the California Public Utilities Commission pursuant to Chapter 18.08.
3. Utility substation

H. INSTITUTIONAL USES

1. Auditorium, public
2. Charitable or public service organization
3. Church
4. Fire or police station
5. Government office or building
6. Library
7. Museum, indoor only
8. Public agency or public utility buildings and facilities

I. MISCELLANEOUS USES

1. Commercial coach, when incidental to a permitted use
2. Construction trailer, temporary, during construction activity only
3. Drainage sump, if proposed and approved as part of a tentative subdivision map or tentative parcel map
4. Kennel
5. Revival, temporary, not to exceed fourteen (14) days
6. Studio, radio, television, recording or movie

USES PERMITED SUBJECT TO CONDITIONAL USE PERMIT

The following uses and all others determined to be similar to these uses are permitted and shall be subject to a Conditional Use Permit as provided for in Chapter 18.104 of the Tehachapi Zoning Ordinance.

A. AGRICULTURAL USES

1. Animal products processing, limited to the processing slaughter, or shipping of poultry and rabbits
2. Animal products processing, not including slaughter, meat packing, canning, processing and shipping

3. Tanning, curing, or storing animal hides

B. RECREATION, ENTERTAINMENT, AND TOURSIT FACILITIES

1. Circus or carnival
2. Race track, automobile, bicycle, horse, or motorcycle

C. INDUSTRIAL USES

1. Chemical storage as a main use
2. Explosives, permanent
3. Firewood
4. Minerals and ore storage and loading
5. Metal, glass, or paper recycling facility

D. TRANSPORATION FACILITIES

1. Heliport

E. UTILITY AND COMMUNICATION FACILITIES

1. Radio, television, or commercial communications transmitter, receiver, or translator

F. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

1. Asphalt Batch plant (temporary)

G. WASTE FACILITIES

1. Sewage treatment plant
2. Transfer station, large or small

H. MISCELLANEOUS

1. Day care
2. Drainage sump
3. Flea market or swap meet
4. Flood control facilities
5. Water storage and groundwater recharge facilities
6. Water system, large
7. Water treatment plant
8. Chemical laboratory
9. Personal services
10. Public Facilities
11. Utilities
12. Truck Stop including truck fueling & repair

c. Other Uses - All other uses not listed as Permitted are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted use.

4.1.2 Commercial/Office Uses

a. Purpose - This category will include 31.9 acres or 7.1% of the project site, and is intended for retail sales, commercial services and office development.

Because of the East Tehachapi Specific Plan's proximity to the State Route 58 and its accessibility to local and regional circulation routes, the site is a prime location for a high-quality, well-planned, mixed-use development. To meet the area's growing demands for such a development, the 31.9 acres of the site devoted to commercial/office use should be designed as a well-integrated complex of commercial, office, hotel/motel and retail establishments. Office development will include corporate and general offices. Buildings will be limited to four story low-rise garden offices in clustered landscaped settings.

The food uses and retail commercial facilities will be located at various points within the project area. Food uses will be located within walking distance of many of the commercial/office uses to reduce mid-day automobile travel. Food uses will be landscaped, and may offer open space areas or courtyards to provide a pleasant dining environment.

b. Permitted Uses - The following uses are permitted within areas designated Commercial/Office. Land uses are defined in Section 4-2.

Commercial Uses, including:

Administrative and professional offices
Automotive rental agencies
Automotive service station
Business supply retail and services
Business support services
Conference/convention facilities
Convenience sales and services
Durable goods sales, retail
Eating and drinking establishments
Entertainment
Fast food sales
Financial institutions
Food and beverage sales
Health clubs and spas
Hotels, inns, and motels
Medical and health care facilities
Personal services
Public Facilities and Utilities
Truck Stop including truck fueling & repair
Utilities
Vocational or trade schools

c. Other Uses - All other uses not listed as Permitted are prohibited unless a finding is made by the Planning Commission that the use is similar to, and no more objectionable than, a permitted use.

4.1.3 Commercial/Office Overlay District

a. Purpose - This category applies to the properties along Tehachapi Boulevard and Eumatilla Street. The area includes approximately 26 acres.

Primarily intended for industrial uses (base designations) commercial/office uses as described in Section 4.1.2 above shall be permitted with a conditional use permit and after compliance with all other applicable development regulations contained in this Specific Plan.

4.1.4 Mobile Home Uses

a. The purpose of the mobile home park category is to designate areas for medium-density mobile home living areas. Uses are limited to mobile home parks with spaces, mobile homes available for rent, accessory uses, and recreational vehicle parks.

Maximum density is limited to 8 units per gross acre. Foundations for mobile homes in mobile home parks are permitted but not required.

b. Permitted Uses - The following uses and all others determined to be similar to these uses by the Planning Commission are permitted in the category:

Residential Uses

- Manager, caretaker, or proprietor quarters
- Mobile home
- Mobile home park, including accessory laundry and storage facilities
- Recreation, Entertainment and Tourist Facilities
- Community recreational facilities
- Recreational vehicle park, as an accessory use provided that the mobile home park abuts and gains entrance from Tehachapi Boulevard and further provided that the area of such recreational vehicle park does not exceed twenty-five percent (25%) of the combined area of the mobile home park and recreational vehicle park.

c. Prohibited Uses

All other uses not expressly permitted herein are prohibited in the category including home occupations and commercial uses.

4.2 DEFINITIONS OF LAND USE TYPES

Permitted and limited uses identified above are defined as follows:

Administrative and Professional Offices: Activities typically include, but are not limited to, executive management, administrative, or clerical uses of private and public utility firms. Additional activities include the provision of advice design, information or consultation of a professional nature. Uses typically include, but are not limited to, corporate headquarters, branch offices, data storage centers, architects, lawyers, insurance sales, financial planners and accountants offices.

Automotive Rental Agencies: Activities typically include, but are not limited to, the rental from the premises of motor vehicles, with provision for incidental maintenance services.

Business Supply Retail and Services: Activities typically include, but are not limited to, retail sales, rental or repair from the premises of office equipment, office supplies, and similar office goods primarily to firms and other organizations utilizing the goods rather than to individuals. The sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures is excluded

from this use type.

Business Support Services: Activities typically include, but are not limited to, firms rather than individuals of a clerical, employment, or minor processing nature, including multi-copy and blueprint services. The printing of books, other than pamphlets and reports for another firm is excluded from this use type.

Conference and Convention Facilities: Activities typically include, but are not limited to, meeting rooms and halls for conferences and conventions along with ancillary catering services. While these uses are typically associated with a hotel, conference/convention facilities may occur as freestanding structures.

Convenience Sales and Services: Activities typically include, but are not limited to, the retail sales from the premises of frequently needed small personal convenience items and professional services which are used frequently. Uses typically include, but are not limited to, drug stores; stores selling toiletries or magazines; beauty and barber shops; florist shops; and apparel laundering and dry cleaning agencies.

Durable Goods Sales: Activities typically include, but are not limited to, the retail sales from premises of durable goods which are purchased infrequently. Uses typically include, but are not limited to, furniture, piano and organ, major appliance (e.g., refrigerators), and carpet and flooring stores.

Eating and Drinking Establishments: Activities typically include, but are not limited to, the retail sale from the premises of food or beverages prepared for on-premises consumption. Uses typically include, but are not limited to restaurants and bars, and exclude fast food type services.

Entertainment: Activities typically include, but are not limited to, sports performed either indoors or outdoors; cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants; as well as activities typically performed at private and non-profit clubs and lodges. Uses typically include, but are not limited to, swimming centers, skating rinks, bowling alleys, dance halls, theaters, and meeting halls.

Fast Food Sales: Activities which may include but are not limited to the retail sale from the premises of easily prepared foods and beverages such as, hamburgers, hot-dogs, chicken, and tacos for either on-site or off-site consumption. Uses may include, but are not limited to, drive-in-type restaurants, coffee shops, and delis.

Financial Institutions: Uses typically include, but are not limited to, banks, savings and loans, and credit unions.

Food and Beverage Sales: Activities include, but are not limited to the retail sale from the premises of food and beverages for off-premises consumption. Uses typically include, but are not limited to, food markets, liquor stores, and retail bakeries.

Health Clubs and Spas: Activities typically include, but are not limited to sport and health-related activities performed either indoors or outdoors. Uses typically include, but are not limited to, health clubs, spas, gyms, and tennis clubs.

Hotels, Inns, and Motels: Activities typically include, but are not limited to lodging services to, transient guests on a less-than-monthly basis, other than in the case of uses such as private boarding houses.

Uses typically include, but are not limited to, hotels, motels, and inns (which may provide longer term residence).

Medical and Health Care Services: Activities typically include, but are not limited to, therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other medical practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by: Medical Clinics, Family Planning Clinics, In-Patient Health Care Facilities and Hospitals.

Personal Services: Activities typically include, but are not limited to, information, instruction and similar services of a personal nature. Uses typically include, but are not limited to driving schools, day care facilities, travel bureaus and agencies, and photography studios.

Vocational and Trade Schools: Activities typically include, but are not limited to, organized instruction of work-related skills by private institutions and firms.

4.3 GENERAL DEVELOPMENT STANDARDS

The following regulations and criteria establish minimum development standards for the land uses proposed within the East Tehachapi Specific Plan. These regulations shall govern the development of all property within the East Tehachapi Specific Plan and shall supersede the City of Tehachapi Zoning Ordinance.

If an apparent conflict occurs among development standards within the Specific Plan, the more restrictive standard shall apply.

The following general provisions shall apply to all developments within the East Tehachapi Specific Plan.

4.3.1 General Plan Consistency

Implementation of the East Tehachapi Specific Plan development is intended to carry out the goals and policies contained in the City of Tehachapi General Plan in an orderly and attractive fashion. All development within the East Tehachapi Specific Plan shall therefore be consistent with the provisions of the Tehachapi General Plan.

4.3.2 Relationship of Specific Plan Development Standards and Criteria to the Tehachapi Zoning Ordinance

Development standards and criteria contained in this document will supersede those of the City of Tehachapi's Zoning Ordinance. Any standards or land use proposals not specifically covered herein shall be subject to the regulations, and specifications of the City of Tehachapi.

Unless otherwise specifically approved as part of this specific plan, all off-site improvements shall be subject to the City of Tehachapi's policies and standards in effect at the time improvement plans are submitted. If any provision of this document conflicts with the regulations of the Tehachapi Zoning Ordinance, the provisions of this document shall supersede.

4.3.3 Conformance to Uniform Building and Fire Codes

All construction within the East Tehachapi Specific Plan shall be in compliance with the Uniform Building Code, Uniform Fire Code, and all other

ordinances adopted by the City pertaining to construction and safety features. All other City standards and policies shall apply at the time of submittal.

4.3.4 Minor Adjustments

The Planning Commission shall have the authority to interpret and approve minor adjustments to the design guidelines and criteria contained herein in order to achieve superior design solutions. Minor adjustments shall be defined as site specific modifications including, but not limited to, granting of reciprocal sideyards, location of parking and loading areas, and the substitution of building materials.

4.3.5 Abatement of Nuisance Factors; Implementation of Mitigation Measures.

Nuisance factors associated with the construction and maintenance of the project, including the emission of light, glare, noise, dust, and smoke shall be governed in accordance with the mitigation measures from Section 10.

4.3.6 Technical Master Plans

The specific requirements for infrastructure improvements shall be determined by the various master plans prepared for and set forth in the East Tehachapi Specific Plan.

Amendments or revisions to the master plans contained in this document shall not require a revision of the entire Specific Plan document. However, such amendments or revisions shall be subject to the approval of the City of Tehachapi Planning Commission and City Council.

4.3.7 Provision of Infrastructure and Public Utilities

a. Water Service - The City of Tehachapi will provide water service to the East Tehachapi Specific Plan.

A master plan for water service has been prepared to identify the manner in which water facilities will be extended to the project site. The Master Plan is included in this document.

b. Wastewater - Wastewater will be discharged into a regional system provided by the City of Tehachapi in a manner approved by the City of Tehachapi, Kern County Health Department and the Central Valley and Lahontan Regional Water Quality Control Board.

A master plan for wastewater facilities has been prepared to identify the manner in which sewer service will be provided for the project site. The Master Plan is included as Exhibit C in this document.

c. Drainage - Drainage of the Specific Plan area will be provided by the City of Tehachapi through a combination of storm drain and surface drainage systems.

A master plan of drainage has been prepared to identify the manner in which flood protection and drainage of runoff will be accomplished. This master plan is included as Exhibit C in this document.

d. Street and highway rights-of-way and curb widths shown within the Specific Plan may be modified if warranted by a precise traffic lane striping configuration, approved by the City Engineer. Dedication will be at the time of development of particular parcels adjacent to respective roads.

e. Solid Waste - Solid waste disposal will be handled by the City of Tehachapi, which contracts for municipal solid waste disposal.
f. Telephone Service - Telephone service will be provided by Pacific Bell Company (PacBell).
g. Electricity - Southern California Edison Company (SCE) will provide electricity to the site via the existing 12 kV lines that form the system's network.
h. Natural Gas - Southern California Gas Company will provide natural gas to the site through the installation of new distribution lines.
i. Location of Utilities - All utilities shall be placed underground from the nearest overhead facility, except for service lines of 66 kV or higher, and such equipment and structures that must be located above ground.

4.3.8 Landscaping

In addition to City standard landscape plans and specifications, and the landscape provisions of this document, the following shall apply:
a. Permanent automatic irrigation facilities shall be provided in all landscaped areas.
b. Prior to the issuance of building permits, a landscape and irrigation plan in conformance with the East Tehachapi Specific Plan shall be submitted to the City Planner.

4.3.9 Parking

Parking shall comply with the requirements of Appendix B and the following:
a. A reduction in minimum parking requirements for individual developments may be granted by the Planning Commission. Joint use of parking facilities or other factors will mitigate peak demand. Where parking spaces are provided for an individual development on a separate parcel, a joint access agreement will be required between affected property owners, in a form acceptable to the City.
b. Requests for parking reductions resulting from joint usage shall generally be made at the site plan review stage, and shall be supported by information prepared by a registered traffic engineer. The investigation used to generate the required information shall generally follow the format established by the Urban Land Institute in their publication, "Shared Parking." By Barton and Aschman, published in 1983.
c. Shared parking requests shall be analyzed as follows:
(i) Initial Project Review involves careful documentation and quantification of proposed land uses and anticipated functional relationships between the parking needs of different land uses. The initial review will also consist of data gathering regarding proximity to transit facilities, location of parking facilities, surrounding land uses and mix, predicted pedestrian patterns, and similar variables which affect parking needs.
(ii) Adjustments for Peak Parking Factor includes calculating the number of off-street parking spaces required for each land use within the area proposed for joint parking use. Other elements to be considered include seasonal adjustment for parking demand and a determination of the mode of transit used in reaching or departing the area being considered.

(iii) Analysis of Hourly Accumulation involves an estimation of hourly parking accumulations for each land use during a typical week day or weekend day.
(iv) Estimate of Shared Parking merges the hourly parking demand estimate to calculate the overall parking required to be provided within the area being considered for shared parking facilities.
d. In granting parking reductions for shared use of parking facilities, the Planning Commission shall make one or more of the following findings:
(i) The traffic engineering report justifies the requested parking reduction based upon the presence of two or more adjacent land uses which, because of their substantially different operating hours or different peak parking characteristics, will allow joint use of the same parking facilities.
(ii) The traffic engineering report indicates that there are public transportation facilities and/or pedestrian circulation opportunities which justify the requested reduction of parking facilities.
(iii) The traffic engineering report finds that the clustering of different land uses is such that a reduced number of parking spaces can serve multiple-trip purposes to the area in question.
e. As a condition of approval to the granting of a reduction in required parking, the City may require the granting of reciprocal access and parking agreements with surrounding properties; recordation of conditions, covenants, and restrictions; or creation of other legal instruments to assure the permanent continuation of the circumstances under which parking requirement reductions were granted.

4.3.10 Safety Regulations
a. Fire Protection - Fire protection and paramedic service will be provided by the Tehachapi Fire Department.
b. Police Protection Services - Police protection will be provided by the Kern County Sheriff under contract with the City of Tehachapi.

In addition to the requirements of the Tehachapi Municipal Code and public safety-related guidelines contained elsewhere in this document, the following shall apply:

All individual developments within the East Tehachapi Specific Plan shall meet the requirements of the Tehachapi Fire Department and the Kern County Sheriff, including, but not limited to, adequate access for emergency vehicles, provision of security hardware, on-site fire suppression systems, and lighting. All commercial and industrial buildings shall be provided with fire sprinkler systems.

4.3.11 Gradings

Grading permits may be issued for individual developments within the East Tehachapi Specific Plan provided that the grading plan is in substantial conformance with the conceptual surface drainage plan approved as part of this Specific Plan.

Soil may be stockpiled on or borrowed from locations within the total project site.

Prior to the stockpiling or borrowing of any soil in order to grade separate parcels, the developer shall obtain an approval from the Building Official and the City Engineer, to assure conformance with appropriate codes, and provision for proper drainage.

4.3.12 Property Owners Association and CC&R's

Property Owners Association(s) may be formed. These associations will maintain all common landscaped areas including street parkway maintenance and energy costs of street lighting throughout the Specific Plan area. Property owners' associations shall follow maintenance standards as approved by the City of Tehachapi. Each Property Owners' Associations shall submit a set of Covenants, Conditions, and Restrictions (CC&R's) for City review before authorization for construction.

4.3.13 Lot Line Adjustments

If two or more existing parcels are to be combined to form a single, larger parcel, the applicant can contact the City of Tehachapi Planning Department and request a "Lot Line Adjustment". If the City Planner determines that the combined lot constitutes a variance to this Specific Plan, the lot line adjustment shall be referred to the Planning Commission for review.

4.3.14 Severability

If any term, provision, condition, or requirement of this specific plan shall be held invalid or unenforceable, the remainder of this Specific Plan or the application of such term, provision, condition, or requirement to circumstances other than those in which it is held invalid or unenforceable shall not be affected thereby; and each term, provision, condition, or requirement of the Specific Plan shall be held valid and enforceable to the fullest extent permitted by law.

4.4 INDUSTRIAL DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated "Industrial" in Exhibit A.

4.4.1. Minimum Parcel Size

The minimum parcel size within industrial areas of the East Tehachapi Specific Plan shall be one half (1/2) acre. Parcels less than one half acre shall be subject to a variance with review by the Planning Commission and the City Council.

4.4.2 Minimum Street Frontage

The minimum street frontage within industrial areas of the East Tehachapi Specific Plan shall be 80 feet.

4.4.3 Maximum Building Height

The maximum building height within the industrial portions of the East Tehachapi Specific Plan shall be sixty (60) feet.

4.4.4 Minimum Building Setbacks

For minimum building setbacks, refer to the Building Setback Summary, Table 4-2.

4.4.5 Minimum Parking Setbacks

For minimum parking setbacks, refer to Parking Setback Summary, Table 4-3

4.4.6 Parking Requirements

Parking shall comply with the requirements of Appendix B and this Specific Plan.

TABLE 4-2

BUILDING SETBACK SUMMARY
(MEASURED IN FEET FROM PROPERTY LINE)

	INDUSTRIAL	COMMERCIAL/ OFFICE
Front and Exterior Side (Corner Parcels):	5'	5'
Interior Side (one side only)	5'	5'
Interior Side (other side)	0'	5'
Rear	0'	0'

TABLE 4-3

PARKING SETBACK SUMMARY
(MEASURED IN FEET FROM PROPERTY LINE)

	INDUSTRIAL	COMMERCIAL/ OFFICE
Front and Exterior Side (Corner Parcels):	5'	5'
Interior Side:	5'	5'
Rear:	0'	0'

4.4.7 Maximum Number of Driveways

For parcels with 150 feet of street frontage or less, the maximum number of driveways shall be two (2). All other single parcels shall have no more than three (3) driveways. If more than one parcel is combined to form a larger parcel the total number of allowed driveways on the larger parcel shall be the total number that would have been allowed on the individual parcels.

4.4.8 Landscape Requirements

a. The minimum landscape coverage for each parcel shall be 5%.
b. The minimum landscape coverage for building front and exterior, interior, and rear side setbacks shall be 100%, excluding driveways and parking and other hardscape.
c. To soften building elevations, a 5-foot wide landscape area shall be provided adjacent to all exterior building elevations except where service drive access occurs.
d. All parking visible from any public street shall be shielded by bermed mounding or planted with trees, shrubs and grass or hedges at least 3' in height.
e. A maximum of ten parking spaces shall be permitted between finger-type planters within parking areas. The planter areas shall have a minimum width of four feet. Alternatively, a minimum of 5.0% of the parking area shall be planted.
f. All landscaped areas are to be delineated with minimum six-inch concrete curbs.
g. These landscape requirements shall not apply to the rear yard area if the perimeter is enclosed with a six (6) foot block wall.

4.4.9 Loading Area Requirements

a. Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street.
b. Loading areas shall be located within the rear or interior side yard areas only.
c. All loading areas fronting a public street shall be screened by a combination of screen walls, ornamental landscaping, and/or portions of the building such that the loading areas are screened from the public street.
d. Loading areas and doors not fronting a public street shall be screened from the view of the public street by wing/screen walls and landscaping.
e. All screenwalls and wing walls for loading areas shall be a maximum of 12 feet in height.

4.4.10 Outdoor Storage Standards

a. No outdoor storage shall be permitted unless fully screened from view from other parcels by materials approved by the Planning Commission.
b. All storage areas fronting a public street shall be screened by a screen wall and ornamental landscaping. No outdoor storage areas are allowed to front on Tehachapi Boulevard.
c. The location of outdoor storage areas shall be shown on the development site plan, and shall be subject to approval during site plan review.

4.4.11 Exterior Building Materials Standards

a. All building improvements, with the exception of trim and minor architectural features, shall be constructed of masonry, concrete, plaster, glass, or other material approved by the Planning Commission. Corrugated metal buildings shall require a Conditional Use Permit.

b. All exterior walls shall be painted or suitably textured or treated.

4.4.12 Roofing and Rooftop Equipment Standards

a. Rooftop equipment shall be screened from adjacent streets, properties, or Highway 58 so that it is not visible at less than 500'. Mechanical equipment, including ducts and pipes, shall be contained within rooftop parapets, or opaque screening shall be provided, as approved by the City Planner, to conceal all rooftop equipment.

4.4.13 Site Walls and Fences

Fences and walls shall be designed as an integral part of the architecture. The following materials shall not be used for walls/fences:

a. Corrugated metals and plastics.

b. Chainlink, except as required by government contract and provided its landscape screening is approved by the City Planner.

c. Fiberglass panels.

d. Metals other than wrought iron or tubular steel.

The following materials shall be used for walls/fences:

a. Stucco.

b. Split face or slumpstone block.

c. Tile and plaster.

d. Concrete: Sandblasted to expose aggregate or painted.

e. Wrought iron or tubular steel.

f. Brick

4.4.14 Signage Requirements

a. All signs shall be subject to the provisions of the master signage plan, and shall require approval of the Planning Commission. (Refer to Site and Tenant Signage and Graphics Criteria for further information, see Section 6.3.)

4.4.15 Lighting Requirements

a. All public and site lighting shall be subject to the provisions of the lighting section of the design guidelines, Section 6.4 of this document, and will require the approval of the City Planner.

4.5 COMMERCIAL/OFFICE DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated "Commercial/Office" in Exhibit A.

4.5.1 Minimum Parcel Size

The minimum parcel size within Commercial/Office areas shall be one half (1/2) acre.

4.5.2 Minimum Street Frontage

The minimum street frontage within commercial/office areas of the East Tehachapi Specific Plan shall be eighty (80) feet.

4.5.3 Maximum Building Height

The maximum building height within the Commercial/Office portions of the Tehachapi Specific Plan shall be sixty (60) feet.

4.5.4 Minimum Building Setbacks

For minimum building setbacks, refer to the Building Setback Summary, Table 4-2.

4.5.5 Minimum Parking Setbacks

For minimum parking setbacks, refer to the Parking Setback Summary, Table 4-3.

4.5.6 Parking Requirements

Parking shall comply with the requirements of Appendix B and this Specific Plan.

4.5.7 Maximum Number of Driveways

For parcels with 150 feet of street frontage or less, the maximum number of driveways shall be two (2). All other single parcels shall have no more than three (3) driveways.

4.5.8 Landscape Requirements

a. The minimum landscape coverage for each parcel shall be 5%.
b. The minimum landscape coverage for building front and exterior, interior, and rear side setbacks shall be 100%, excluding driveways, parking and other hardscape.
c. To soften building elevations, a 5-foot wide landscape area shall be provided adjacent to all building exterior elevations except where service drive access occurs.
d. All parking visible from any public street shall be shielded by bermed mounding or planted with trees, shrubs and grass or hedges at least 3' in height.
e. A maximum of 10 parking spaces shall be permitted between finger-type planters within parking areas. The planter areas shall have a minimum width of four feet. Alternatively, a minimum of 5.0% of the parking area shall be planted.
f. All landscaped areas shall be delineated with minimum six-inch concrete curbs.
g. These landscape requirements shall not apply to the rear yard area if the perimeter is enclosed with a six (6) foot block wall.

4.5.9 Loading Area Requirements

a. Loading areas shall be designed to provide for backing and maneuvering on-site and not from a public street. Backing into public street shall be prohibited.
b. Loading areas shall be located within the rear or interior side yard areas only.

4.5.10 Outdoor Storage Requirements

a. Outdoor storage areas are prohibited.
b. Trash container areas shall be screened and unobtrusive.

4.5.11 Exterior Building Materials Requirements

a. All building improvements, with the exception of trim and minor architectural features, shall be constructed of materials approved by the Planning Commission.

b. All exterior walls shall be painted or suitably textured or treated.

4.5.12 Roofing and Rooftop Equipment

a. Rooftop equipment shall be appropriately screened from adjacent streets properties, or Highway 58 so that it is not visible at less than 500'. Mechanical equipment, including ducts and pipes, shall be contained within rooftop parapets, or opaque screening shall be provided, as approved by the City of Tehachapi City Planner, to conceal all rooftop equipment.

b. Roof screens shall be sheathed in a matching or complimentary material and color to the exterior building material and color. All roof screens shall be solid and continuous. Equipment must be covered by continuous grills or louvers. Picket fence screening is not permitted.

4.5.13. Site Walls and Fences.

Fences and walls shall be designed as an integral part of the architecture. The following materials shall not be used for walls/fences:

a. Corrugated metals and plastics.

b. Chainlink, except as required by government contract and provided its landscaping screening is approved by the City Planner.

c. Fiberglass panels.

d. Metals other than wrought iron or tubular steel.

The following materials shall be used for walls/fences:

a. Stucco.

b. Brick.

c. Split face or slumpstone block.

d. Tile and plaster.

e. Concrete: Sandblasted or expose aggregate or painted.

f. Wrought iron or tubular steel.

4.5.14 Signage Requirements

a. All signs shall be subject to the provisions of the master signage plan, Section 6.3, and shall require the approval of the Planning Commission.

4.5.15 Lighting Requirements

a. All public and site lighting shall be subject to the provisions of the lighting section of the Design Guidelines, Section 6.4, of this document and will require the approval of the City of Tehachapi City Planner.

4.6 MOBILE HOME DEVELOPMENT STANDARDS

4.6.1 Site Area

A mobilehome park shall consist of a minimum of ten (10) gross acres.

4.6.2 Site Density

a. The average density shall not exceed eight (8) mobilehome sites per gross acre.

b. Each mobile home site shall not be less than four thousand two hundred

and fifty (4,250) square feet in area including pad, parking, private access, landscaping and private storage area.
c. Each mobilehome site shall have a minimum width of fifty (50) feet and minimum depth of eighty (80) feet. Sites designed for mobile homes of double width or larger shall be a minimum width of thirty (30) feet plus the width of the mobile home.

4.6.3 Yards
a. There shall be a masonry wall, no less than six (6) feet in height, along the exterior boundaries of the mobile home park which must not encroach within five (5) feet of the dedicated street rights-of-way. Alternative plans may be considered if of superior design.
b. Any fence and landscaping shall be limited in height at intersections of public streets and driveways to that deemed compatible with pedestrian and traffic safety by the Planning Commission.
c. Such fences shall setback a minimum of ten (10) feet from the street property line at such intersections.

4.6.4 Coverage
No more than sixty (60) percent of a home site may be covered with structures such as mobile homes, car ports, covered patios and storage buildings.

4.6.5 Individual Site Requirements
a. A minimum setback of five (5) feet from the front and eight (8) feet from the rear property lines shall be maintained.
b. The minimum distance between mobilehomes within a mobilehome park shall be fifteen (15) feet from side to side, ten (10) feet from side to rear, and ten (10) feet from rear to rear.
c. Mobilehomes and accessory structures thereto shall not exceed twenty five (25) feet in height.

4.6.6 Access, Access Drives and Parking
a. All access drives within a mobilehome park shall be not less than forty (40) feet in width.
b. Guest parking shall be distributed throughout the mobilehome park at the rate of one parking space per four mobile home sites.
c. All vehicular parking areas and drives shall be surfaced and graded in accordance with the requirements for local streets as contained in the City of Tehachapi Subdivision Ordinance and Subdivision Standards.
d. All mobilehome spaces shall have frontage on internal private drives. No mobile home space shall have direct access to a public street or public alley.
e. All mobilehome park sites shall have access from an abutting improved and dedicated city street or highway.
f. All points of vehicular access to and from public streets shall be approved by the Planning Commission.

4.6.7 Public Street and Highway Dedications and Improvements
a. Street and highway dedications adjacent to mobilehome parks shall be required by the City of Tehachapi in accordance with the following standards:

(i) If the park is adjacent to a major street, as shown on the East Tehachapi Specific Plan, the owner shall dedicate or make an irrevocable offer of dedication of all property lying within fifty five (55) feet of the centerline of such highway for public highway purposes, at no cost to the City

(ii) If the park is adjacent to a secondary street, as shown on the East Tehachapi Specific Plan, the owner shall dedicate or make an irrevocable offer of dedication of all property lying within forty five (45) feet of the centerline of such street for public street purposes, at no cost to the City.

(iii) If the park lies adjacent to the projected alignment of a planned local street which is necessary for circulation within the general area or neighborhood, the owner shall dedicate or make an irrevocable offer of dedication of all that Property lying within thirty (30) feet of the centerline of such street for public street purposes, at no cost to the City.

b. Improvements may be required by the Planning Commission at no cost to the City, in accordance with the City of Tehachapi subdivision standards.

c. Required street and highway improvements shall include any necessary tie to existing pavement and shall be under permit of the City or the State Division of Highways as appropriate.

4.6.8 Recreational Areas and Facilities

a. If a mobile home park contains ten (10) or more mobile home spaces, or if a mobile home park combined with a recreational vehicle park as a secondary use, contains a combination of ten (10) or more mobile home spaces and recreational vehicle spaces, an open area of land devoted to and landscaped for recreational use shall be provided within the park.

b. Such recreational area shall be no less than five thousand (5,000) square feet, plus an additional one hundred (100) square feet for each space in excess of twenty five (25) spaces.

c. Required recreational areas may be divided into more than one location, provided no single location contains less than one thousand (1,000) square feet.

d. No building or mobile home shall occupy a required recreational area, excepting buildings and structure necessary or used and devoted to recreational uses, such as recreation buildings, swimming pools, swimming pool accessory buildings, saunas, playgrounds with or without equipment, picnic areas, or other improved open space areas.

e. No required front yard, side yard, or rear yard of the park, or any mobile home space, recreational vehicle space, or storage area may be counted toward the requirement for recreational space.

f. The required recreational space shall be accessible to all occupants of the park and shall not be used for any other purpose than recreational use of the occupants of the park.

g. All required open space areas shall be maintained in accordance with a landscaping plan.

4.7 RESIDENTIAL DEVELOPMENT STANDARDS

The following regulations shall apply to all development occurring within areas designated Residential in Exhibit A.

Residential uses shall be permitted as regulated by Section 18.18 of

the Tehachapi Municipal Code.

The residential density shall be R-1-8, 8,000-square-foot lots minimum.

4.8 NOISE STANDARDS

The project's location, adjacent to the 58 Freeway and the AT&SF Railroad, requires the implementation of sound attenuation measures for interior spaces. Maximum interior sound level criteria have been established for each land use. Table 4-4 illustrates the maximum permitted interior noise levels (measured in LEQ) for non-residential construction. (LEQ12 is the Energy Equivalent Sound Level during the hours of 7 A.M. to 7 P.M.)

TABLE 4-4

MAXIMUM INTERIOR NOISE LEVELS

Noise levels during the hours from 7 A.M. to 7 P.M. shall not be exceeded for the interior industrial and office/commercial portions of the project are as follows:

Land Use	CNEL
Private and General Offices Reception,	50
Typing, Clerical, Banks, Retail Stores	60
Other Uses and Areas for Manufacturing, Assembly, Testing, Etc.	70
Mobile Homes	50

4.9 CRITERIA FOR DEVELOPMENT ADJACENT TO MAJOR ROADS

This Specific Plan establishes standards for regulating development adjacent to Tehachapi Boulevard and State Route 58. These standards shall apply to such development within the East Tehachapi Specific Plan.

4.9.1 Building Orientation

a. All buildings shall face Tehachapi Boulevard, Steuber Road, Willow Springs and Eumatilla Street. Buildings shall be oriented towards the street where feasible.

b. The size, height, number, and type of on-premise signs shall be the minimum necessary for identification pursuant to the master signage plan, Section 6.3.

4.9.2 Landscaping

a. Where buildings are located within 10' of the public ROW the entire area between ROW and building shall be landscaped. When adjacent to SR 58 alternate landscape plans may be submitted.

b. Where buildings are located a distance greater than 10' from the ROW a 10' landscape buffer shall be provided. When adjacent to SR 58 alternate landscape plans may be submitted.

c. Existing trees in the Plan area shall be incorporated into site design and shall not be removed except where authorized by the Planning Commission in conjunction with a site plan review.

5.0 COMPONENT PLANS

5.1 CIRCULATION AND ACCESS

5.1.1 Street Alignments

The proposed alignment of the streets within the East Tehachapi Specific Plan is illustrated in Exhibit A. It is intended that existing centerlines shall be maintained for Tehachapi Boulevard, Steuber Road and Tehachapi-Willow Springs Road. Minor and interior streets may be extended from these major streets.

The plan provides for the future diamond interchange at Eumatilla Street extending north to Tehachapi Boulevard and south and curving to Highline Road.

Major streets shall have median breaks at the minor street intersections. The precise center lines of all streets within the East Tehachapi Specific Plan shall be determined as part of the parcel and/or tract map approval process.

5.1.2 Design Parameters

a. Street Configurations - The cross sections for the specific plan are included in Exhibit B. These cross sections are required to support project and ultimate traffic.

5.2 INFRASTRUCTURE

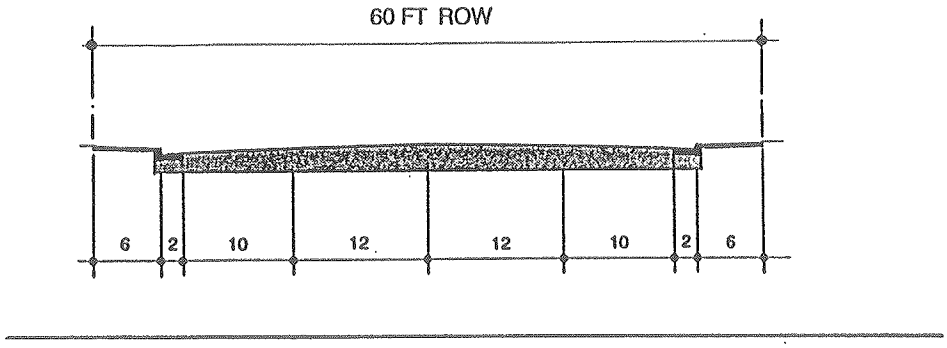
5.2.1. Storm Drain System

The project sponsors shall construct all drainage facilities necessary to provide 10-year flood protection (see Exhibit C, Major Infrastructure Plan).

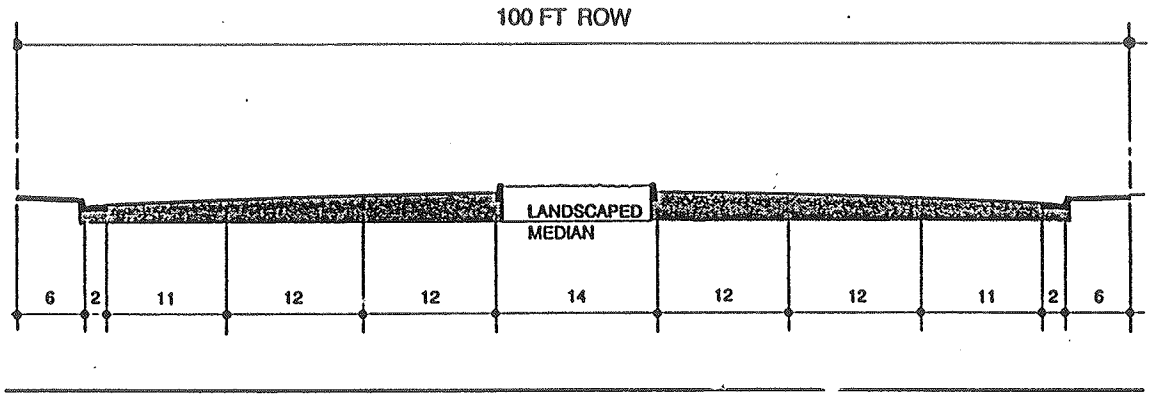
5.2.2 Water System

The water required to support development of the East Tehachapi Specific Plan will be provided by the expansion of the City of Tehachapi's existing water system. A master plan for water service has been prepared to identify the facilities which will be constructed as part of this extension, and is included in Exhibit C. The master plan for water indicates the water facilities required to serve the Specific Plan boundary, including off-site facilities necessary to provide service and meet fire flow requirements. The master plan examines anticipated facilities and specifies the expansion of the water system infrastructure required by development and construction. The master plan also defines development needs in terms of flow requirements based on proposed land use as designated in the Specific Plan.

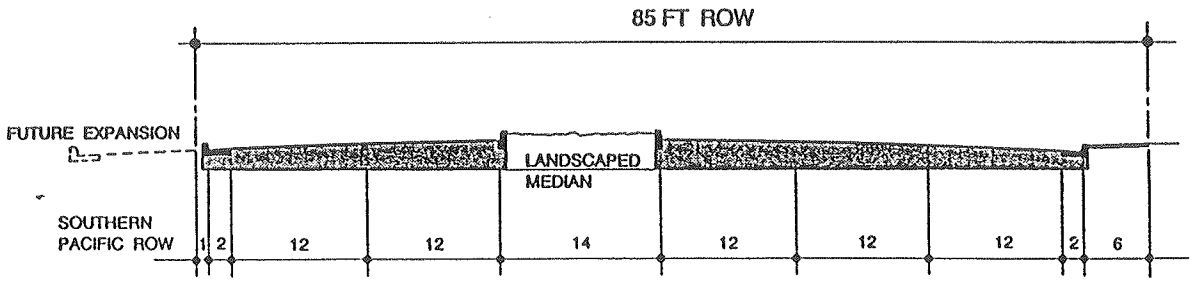
LOCAL ST.



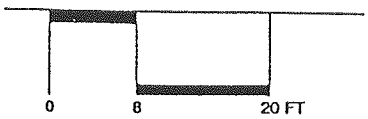
STUBER RD., TEHACHAPI-WILLOW SPRINGS RD., EUMATILLA ST.



TEHACHAPI BLVD.

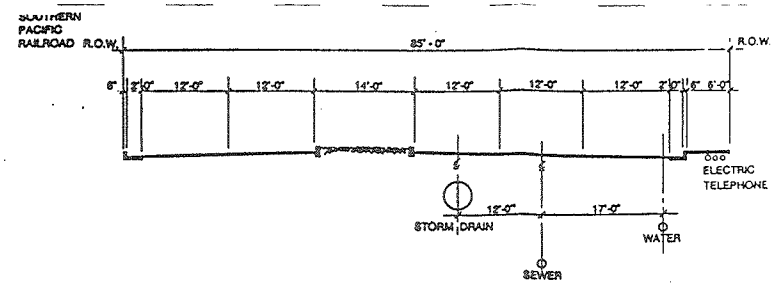


STREET SECTIONS
EAST TEHACHAPI SPECIFIC PLAN

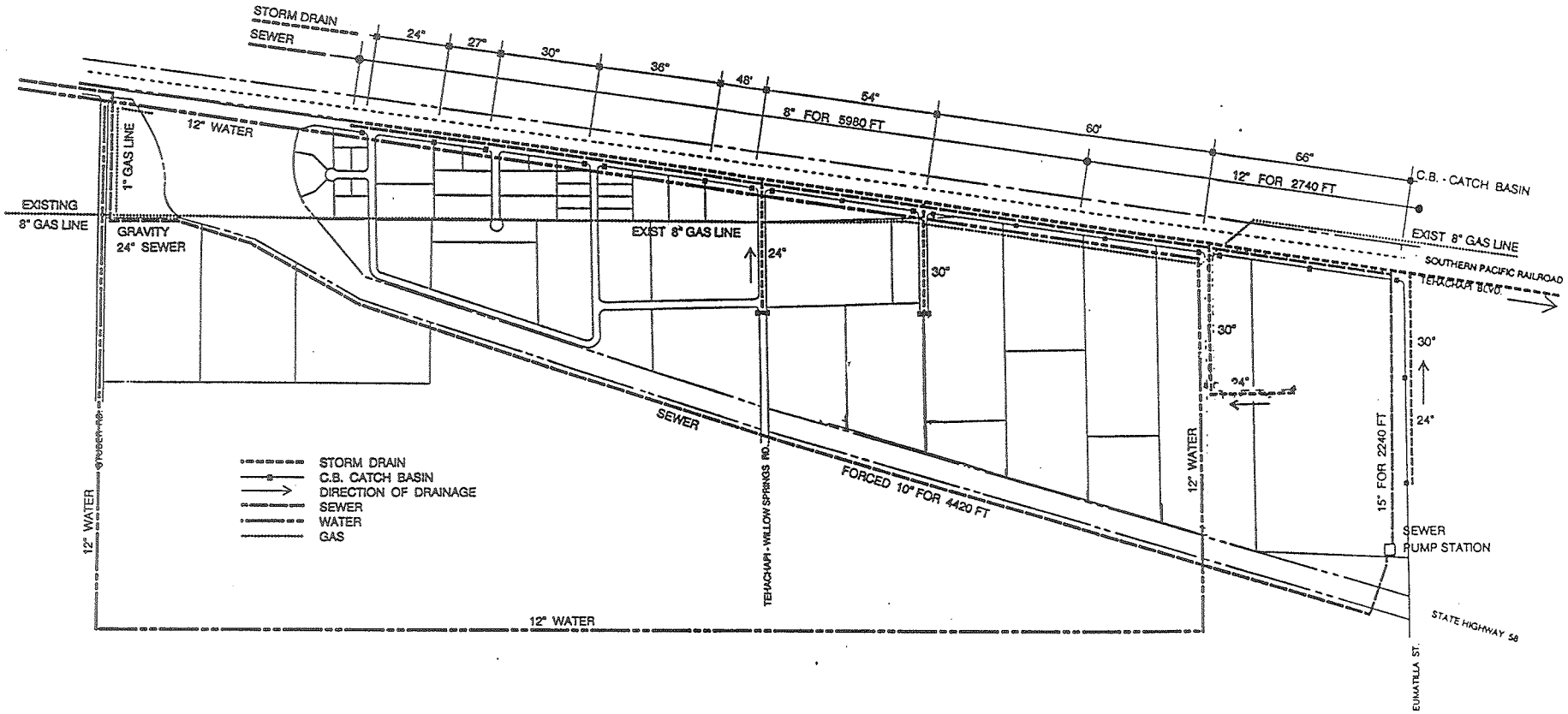


SCALE 1/8" = 1' - 0"

THE LOCATION OF EXISTING AND PROPOSED UTILITIES ARE SHOWN IN A SCHEMATIC FORM. FOR EXACT UTILITY LOCATION CONTACT U.S.A. 1-800-642-2444 FORTY EIGHT HOURS PRIOR TO ANY EXCAVATION OR TRENCHING



TEHACHAPI BLVD SECTION - TYP. UTILITIES LOCATION



REVISIONS	JOB NO. 90-2633	NORTH	0 400 1000 FT SCALE	LOCKMAN & ASSOCIATES	UTILITIES - EXISTING & PROPOSED EAST TEHACHAPI SPECIFIC PLAN	C

In the event the project sponsors elect to develop at higher densities than shown in the Specific Plan, a revision to the water plan may be required. These revisions may require additional on-site and/or off-site water system improvements.

Should the project sponsors require service in advance of the City's ability to supply, system improvements shall be installed under a project sponsor-led improvement program. The project sponsor may request participation by the City at the time of request for facility over-sizing, and/or off-site construction at the time the improvements are made. Fee schedules in effect at the time of development shall also be applied. Public water facilities will be placed in dedicated public streets, in other dedicated easements within private streets, or in other dedicated easements subject to the approval of the City Engineer.

5.2.3 Wastewater

A master plan for sewer service has been prepared, and is included as Exhibit C. The master plan identifies flows based on generation factors pursuant to proposed land use. The master plan also specifies the tentative size and capacities of the system to be constructed by the project sponsors.

The sewer system will gravity flow to a low point at the western boundary of Monolith Townsite. It will then be pumped to Steuber Road approximately 70 feet in vertical elevation then gravity flow to the existing treatment plant.

The City of Tehachapi shall not be obligated to assure the East Tehachapi Specific Plan capacity on connections to any facilities under its jurisdiction. Any change in master plan land use will necessitate a revision to the sewer master plan, and require appropriate approvals.

The construction of public wastewater facilities will be placed in dedicated streets, in dedicated easements within private streets or, in other dedicated easements subject to the approval of the City Engineer and Public Work Superintendent.

5.3 PUBLIC UTILITIES

5.3.1 Electricity

Electrical service within the East Tehachapi Specific Plan will be provided by the Southern California Edison Company (SCE).

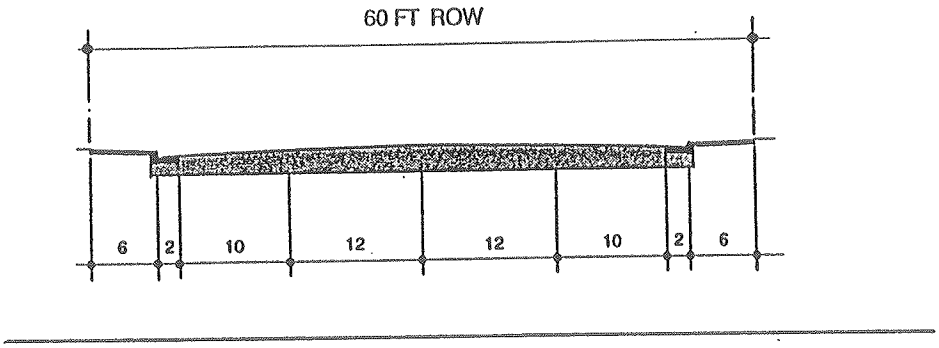
The ultimate configuration of electrical facilities shall be as approved by SCE. The electrical facilities will be consistent with the development of land within the site such that adequate electrical service is available to developed uses within the site at all times.

5.3.2 Natural Gas

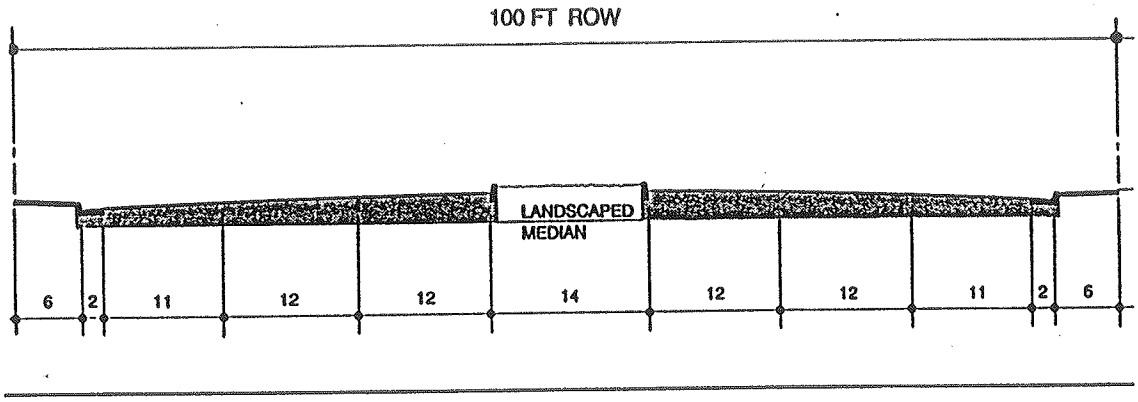
Natural gas service within the East Tehachapi Specific Plan will be provided by the Southern California Gas Company.

All natural gas lines within the site will be placed underground within dedicated public streets, dedicated public utility easements, or in dedicated easements within private drives, as approved by the City Engineer and the Southern California Gas Company.

LOCAL ST.



STUBER RD., TEHACHAPI-WILLOW SPRINGS RD., EUMATILLA ST.



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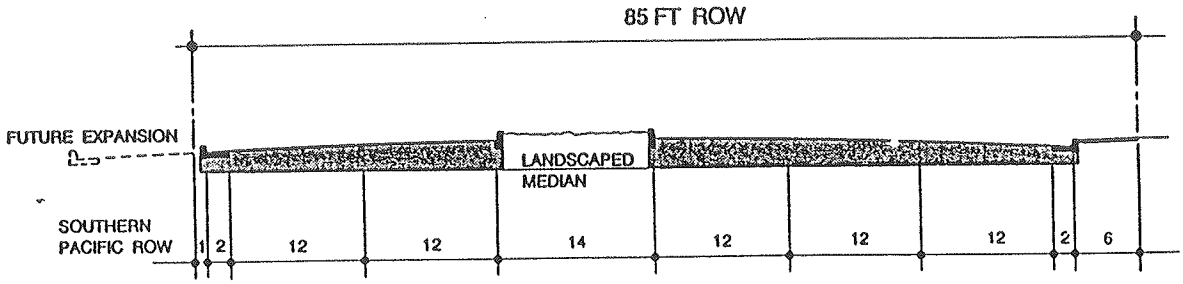
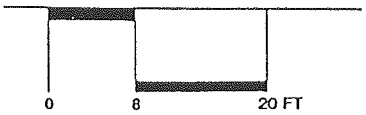


STREET SECTIONS
EAST TEHACHAPI SPECIFIC PLAN



SCALE 1/8" = 1' - 0"

In the event the project sponsors elect to develop at higher densities than shown in the Specific Plan, a revision to the water plan may be required. These revisions may require additional on-site and/or off-site water system improvements.

Should the project sponsors require service in advance of the City's ability to supply, system improvements shall be installed under a project sponsor-led improvement program. The project sponsor may request participation by the City at the time of request for facility over-sizing, and/or off-site construction at the time the improvements are made. Fee schedules in effect at the time of development shall also be applied. Public water facilities will be placed in dedicated public streets, in other dedicated easements within private streets, or in other dedicated easements subject to the approval of the City Engineer.

5.2.3 Wastewater

A master plan for sewer service has been prepared, and is included as Exhibit C. The master plan identifies flows based on generation factors pursuant to proposed land use. The master plan also specifies the tentative size and capacities of the system to be constructed by the project sponsors.

The sewer system will gravity flow to a low point at the western boundary of Monolith Townsite. It will then be pumped to Steuber Road approximately 70 feet in vertical elevation then gravity flow to the existing treatment plant.

The City of Tehachapi shall not be obligated to assure the East Tehachapi Specific Plan capacity on connections to any facilities under its jurisdiction. Any change in master plan land use will necessitate a revision to the sewer master plan, and require appropriate approvals.

The construction of public wastewater facilities will be placed in dedicated streets, in dedicated easements within private streets or, in other dedicated easements subject to the approval of the City Engineer and Public Work Superintendent.

5.3 PUBLIC UTILITIES

5.3.1 Electricity

Electrical service within the East Tehachapi Specific Plan will be provided by the Southern California Edison Company (SCE).

The ultimate configuration of electrical facilities shall be as approved by SCE. The electrical facilities will be consistent with the development of land within the site such that adequate electrical service is available to developed uses within the site at all times.

5.3.2 Natural Gas

Natural gas service within the East Tehachapi Specific Plan will be provided by the Southern California Gas Company.

All natural gas lines within the site will be placed underground within dedicated public streets, dedicated public utility easements, or in dedicated easements within private drives, as approved by the City Engineer and the Southern California Gas Company.

The ultimate configuration of natural gas facilities shall be as approved by the Southern California Gas Company. The development of natural gas facilities shall be consistent with the development of land within the site such that adequate natural gas service is available to developed uses within the site at all times.

5.3.3 Telephone

Telephone service within the East Tehachapi Specific Plan will be provided by the Pacific Bell Company (PacBell). To provide adequate telephone service to uses within the East Tehachapi Specific Plan, an onsite system of telephone lines will be connected to the existing cable systems in Tehachapi.

All telephone lines within the site will be placed underground (including existing overhead lines) within dedicated public streets, dedicated public utility easements along streets, or in dedicated easements within private drives, as approved by the City Engineer and PacBell.

The ultimate configuration of telephone facilities may be designed by the project sponsor or directly by PacBell. The actual construction of the telephone cabling system involves the laying of conduit through which actual lines will be run to the specifications of PacBell.

The development and construction of telephone facilities shall be consistent with the development of land within the site such that adequate telephone service is available to developed uses within the site at all times.

5.3.4 Solid Waste

Solid waste collection service will be performed by the City of Tehachapi. The Planning Commission shall approve size, and location of all solid waste receptacles. Adequate sizes of trash enclosures with solid metal, self-closing and self-latching gates shall be provided. The said enclosures shall be screened by means of a decorative wall of a minimum height of 6' (unless other heights are called for), and, if required, a dense type of landscaping. Locations of said areas and types of screening shall be subject to the approval of the Planning Commission. Gates shall be in a closed position at all times except trash collection time.

5.4 COMMUNITY FACILITIES

5.4.1 Fire Protection

The City of Tehachapi will provide fire protection service to the project area and Kern County will provide back-up fire protection. It will be necessary in the future to construct a fire station in the vicinity of Highline Road and Tehachapi-Willow Springs Road.

5.4.2 Police Protection

Police protection to the project will be provided by the City of Tehachapi through existing contract services.

5.4.3 Open Space

Open space within the East Tehachapi Specific Plan shall be provided in building setbacks along streets, streetscape treatments and by the standards set for on-site landscaping. In addition, it is anticipated that commercial

uses within the project site will provide outdoor plaza areas for patrons. East of the planning area, there may be a future open space corridor.

5.5 GRADING

Because the East Tehachapi Specific Plan site is essentially flat, grading operations will be minimal. It is anticipated that grading operations will balance cuts and fills.

Grading will occur throughout the project site on a limited scale. The general intent of the grading program is to provide suitable building pad areas and adequate site drainage.

Eumatilla Street will be bridged over the State Route 58 and an east and westbound on-off ramp will be constructed. As a result, a roadway slope of up to 20 feet in vertical height will be created. This slope will be visible from on-site land uses.

5.6 LANDSCAPE STANDARDS

The purpose of the landscape standards is to provide design criteria which establishes a framework for site development and achieves an image that is distinctive, clear, and unified.

These landscape standards guidelines are supplemental to the requirements of the City of Tehachapi. All government standards regarding landscaping and irrigation shall be investigated prior to any preliminary design and plan submittal.

Detailed landscape and irrigation plans and specifications shall be prepared by a registered Landscape Architect or other qualified professional and submitted to the City Planner for review and approval prior to issuance of building permit.

5.6.1 Setback Zone

The setback zone is that area which transitions the streetscapes to the project parking or architecture and will be installed as each parcel develops. Each owner shall be required to provide the following:

a. Transition from the streetscape to on-site landscape areas shall be smooth with grades not exceeding 3:1 in ground cover/shrub areas, 4:1 in lawn areas.

b. All parking visible from any public street shall be shielded by bermed mounding or planted with trees, shrubs and grass or hedges at least 3' in height.

c. Plantings shall be selected from the plant list.

5.6.2 Interior Zone

The interior zone encompasses all exterior elements within an individual parcel excluding the streetscapes and the building(s) area. This zone is subject to the needs of each individual tenant and thus is meant to have a greater degree of flexibility than the setback zone. Common concerns within this zone include: landscape amenities, parking lot arrangements and landscaping, site lighting, regulatory and directional signing, service area screening and side and rear property line treatment.

5.6.3 Side and Yard Requirement

a. All site drainage shall be directed away from the side or rear yard. Drainage within the side or rear yard shall not flow to an adjacent property.

b. A maximum slope of 2:1 is allowed within the side or rear yard planting zone. A one foot minimum flat transition shall be provided at the top and bottom of all slopes within this zone.

5.6.4 Parking Lot Landscape Requirements

a. Parking location and layout shall facilitate easy and safe pedestrian circulation.

b. Parking lots shall have trees with container sizes no less than 15 gallons and equal in number to one (1) per ten parking stalls.

c. A maximum of ten parking spaces shall be permitted between finger-type planters within parking areas. The planter areas shall have a minimum width of four feet. Alternatively, a minimum of 5.0% of the parking area shall be planted.

d. Tree wells and planting edge curbs may be used in lieu of wheel stops.

5.6.5 Building Perimeter Planting

a. The landscaping shall soften the buildings and screen their associated loading and parking areas from the adjacent public streets. The landscape should also consider the parcel size and the intended use of the building.

b. Accent trees providing contrast in texture, color or form to surrounding buildings and structured landscape are to be grouped in masses (such as small flowering tree groves) or certain tree types planted as single large size boxed specimens for visual impact. The number of different species used shall be kept to a minimum to maintain continuity. Tree plantings on the west and-south sides of buildings shall be predominantly deciduous.

c. Accent vine planting, shrubs and/or annuals/perennials are to provide accent color at key visual points. Provisions must be made for periodic replacement in order to maintain good flowering condition within planting areas, planters or pots.

5.6.6 Utilities Screening

Landscaping should be adequate to screen trash enclosures, utility appurtenances including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, etc., so as not to be visible from adjacent properties, parking areas, public streets and pedestrian walkways. Shrubs and/or vine planting in combination with walls or fences, can provide an effective screen.

5.6.7 Service Areas/Loading Docks/Storage Areas

Landscaping should be adequate to screen service areas, loading docks and storage areas from adjacent properties, and public streets.

5.7 GENERAL CONDITIONS

5.7.1 Irrigation

a. All irrigation systems shall be fully automatic.

b. Low-volume irrigation equipment is encouraged for all planted areas within the individual sites.

c. No overthrowing of irrigation water onto walks and common paved areas will be allowed.

d. Irrigation systems shall be properly maintained and adjusted to operate at maximum efficiency, utilizing moisture sensing devices which can override controllers.

e. Utility cabinets and irrigation hardware are to be screened by evergreen shrubs and/or wall/fence.

5.7.2 Site Landscaping and Maintenance

a. All landscape within each parcel shall be planted with materials in accordance with the planting palettes and criteria identified in the landscape standards including trees, turf ground cover, shrubs and vines. Drought tolerant plant materials are encouraged for all plantings.

The recommended plant lists suggest plant materials which will grow well in the Tehachapi Valley climate and will begin to create the structure for the type of character desired for the on-site landscaping. The water requirements of plant materials will vary and should be given attention when developing the planting areas. The irrigation system for all the landscape areas should be able to regulate the water requirements as needed. If special site or soil conditions, or design considerations prevent the use of plants indicated on the recommended plant list, the property owner should suggest an alternative to the City Planner. The minimum size for tree plant material shall be 15 gallons; minimum size for shrub plant material shall be five gallons.

b. All planting areas adjacent to turf shall be top-dressed with one inch layer of mulch, and bordered within a 2" x 4" size redwood headerboard (laminated to full size for curved sections), or 6" wide minimum concrete or masonry curb.

c. The Owner of each lot shall, at all times keep and properly-maintain the entire premises in a safe, clean, sightly and wholesome condition, in a good state of repair, and shall comply in all respects with governmental, health, fire and police requirements and regulations.

d. Thorough soil preparation is essential to plant survival. Specifications shall include soil treatment and preparation.

e. Sites that are not improved or built upon shall be maintained at all times in a clean and neat appearance by the property owner, by removal of weeds, grasses, mowed brush, and trash. The City of Tehachapi has the right to perform the necessary maintenance and charge the individual tenant or property owner as necessary.

5.7.3 Plant Palette

On Site Landscaping

Note: The following plant palette is provided to set a framework for the on-site concept. The microclimate where the plant materials are to be used should be considered during the development of the landscape plan.

Any substitutions to this list will be reviewed by the City Planner.

a. Ground Covers

Ajuga reptans	Crispa
Arctostaphylos uva-ursi	Kinnikinnick

Cerocarpus ledifolius	Curl-leaf Mountain Mahogony
Chaenomeles	Flowering Quince (compact spreading varieties)
Chamaemelum nobile	Chamomile
Cotoneaster buxifolius	Bright Bead Cotoneaster
Cotoneaster congestus	Cotoneaster
Cotoneaster dammeri	Bearberry Cotoneaster
Cotoneaster horizontalis	Rock Cotoneaster
Cupressus glabra	Arizona Cypress
Euonymus fortunei	N.C.N
Juniperus	Juniper (horizontal forms)
Oenothera berlandier	Mexican Evening Primrose
Portulaca graniflora	Rose Mose
Verpena species	Verbena

b. Small Shrubs (3 to 5 feet)

Arbutus unedo	Elfin King
Artemisia absinthium	Wormwood
Berberis buxifolia	Barberry
Chaemomeles	Flowering Quince
Encelia farinosa	Desert Encelia
Juniperus species	Juniper
Lagerstromia indica	Crepe Myrtle (minitaure)
Lavandula	Lavander Privet

Ligustrusm privet	(some)
Linum grandiflorum "rubrum"	Scarlet Flax
Pennisetum setaceum	Fountain Grass
Pittosporum tobria	Wheeler's Dwarf wheeleri
Pyracantha	Firethorn
Santolina species	Lavander Cotton
Senecio species	(some)
Thuja orientalis	Dwarf Arborvitae

c. Medium Shrubs (5 to 10 feet)

Acacia species	(some)
Artemisa tridentata	Big Basin Sagebrush
Artiplex canescens	Four-Wing Saltbush
Artiplex lentiformis	Quail Bush
Artiplex lentiformis breweri	Brewer Salt Brush
Caragana arborescens	Siberian Pea Shrub
Cotinus coggyria	Smoke Tree
Cotoneaster acutifolius	Peking Cotoneaster
Contoneaster multiflorus	Cotoneaster
Eleagnus pungens	Silverberry
Eucalyptus macrocarpa	Desert Malee
Eucalyptus rhodantha	N.C.N
Isomeris arborea	Bladderpod
Juniperus species	Juniper
Lagerstromia indica	Crepe Myrtle
Maclura pomifera	Osage Orange

	Rosmarinus species	Rosemary
d.	Trees	
	Acer palmatum	Japanese Maple
	Ailanthus altissim	Tree-of-Heaven
	Albizia julibrissin	Silk Floss Tree
	Arbutus unedo	Strawberry tree
	Calocedrus decurrens	Incense Cedar
	Catalpa bignoinides	Common Catalpa
	Catalpa erubescens 'purpurea'	Calapa
	Cupressocyparis leylandii	Leyland Cypress
	Cypress glabra	Smooth Arizona Cypress
	Elaeagnus angustifolia	Russian Olive
	Fraxinus excelsior	(some Ash)
	Ginkgpo biloba	Maiden Hair Tree
	Gleditsia triacanthos	Honey Locust
	Koelreuteria paniculata	Golden Crepe Myrtle
	Lagerstromia indica	Crape Myrtle
	Liquidambar styraciflua	American Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Malus species (some)	Crabapple
	Morus species	Myrtle
	Pinus brutia	Calabrian Pine
	Pinus bungeana	Lace Bark Pine
	Pinus contorta	Beach Pine
	Pinus coulteri	Coulter Pine

Pinus eldarica	N.C.N.
Pinus halepensis	Aleppo Pine
Pinus monophylla	Single Leaf Pinon Pine
Pinus nigra	Austrian Black Pine
Pinus pinea	Italian Stone Pine
Platanus occidentalis	American Sycamore
Populus nigra 'italica'	Lombardy Poplar
Populus alba 'pyramidalis'	White Poplar
Quercus coccinea	Scarlet Oak
Quercus douglasii	Blue Oak
Quercus lobata	Valley Oak
Quercus macrocarpa	Bar Oak
Robinia pseudoacacia	Black Locust
Tamari chinensis	Salt Cedar
Thuja plicata	Western Red Cedar
Ulmus pumila	Siberian Elm

d. Vines

Aristolochia durior	Dutchmans Pipe
Campis radicans	Common Trumpet Creeper
Hedera helix	English Ivy
Humulus iupulus	Common Hop
Parthenocissus quinquefolla "engelmannii"	Virginia Creeper
Wisteria	Wisteria

5.8 MAINTENANCE

Maintenance responsibilities within public rights-of-way in the East Tehachapi Specific Plan will be divided between the City of Tehachapi, and special districts.

5.8.1 Streets

Each of the streets identified in the East Tehachapi Specific Plan will be dedicated to the City of Tehachapi, and will be maintained by the City in accordance with established policies.

It is anticipated that the local street system within the site will primarily be dedicated to the City, and will be maintained by the City. The specific method of maintenance will be defined at the time individual areas are subdivided. All private maintenance shall be in accordance with the City standards in effect at the time of acceptance of improvements.

5.8.2 Open Space and Pedestrian Facilities

Pedestrian facilities constructed will be maintained by individual property owners. In addition, individual property owners will be responsible for maintaining parkway landscaping, buffer and plantings.

5.8.3 Drainage Facilities

The maintenance and liability for drainage improvements will be the responsibility, upon acceptance, of the City of Tehachapi or another agency for maintenance. The City shall retain, at its sole discretion, the option to accept or not accept for maintenance any improvements constructed.

Permanent drainage improvements within the East Tehachapi Specific Plan will be constructed to the standards of the City of Tehachapi and will be dedicated to the City for maintenance.

Where it is necessary to construct drainage improvements outside of public rights-of-way, drainage easements will be dedicated to the City of Tehachapi. Upon dedication, the City will assume responsibility for maintenance of the drainage facilities.

Drainage facilities on private property in the absence of an easement will be considered to be private drains. Maintenance of such private drains will be the responsibility of the landowner charged with the general maintenance of the landscaping and other common improvements of the area in question.

5.8.4 Water and Sewer

The City of Tehachapi will assume responsibility for the maintenance and monitoring of water and sewer facilities constructed within public rights-of-way within the East Tehachapi Specific Plan. The City of Tehachapi will retain maintenance responsibility for regional sewer lines within and crossing the project site.

Where it is necessary to construct water or sewer improvements outside of public rights-of-way, easements will be dedicated to the City of Tehachapi as appropriate. Upon dedication, the City will assume responsibility for maintenance of the facilities.

Water and sewer facilities located on private property in the absence of an easement will be considered to be private facilities. Maintenance of such private facilities will be the responsibility of the landowner charged with the general maintenance of the landscaping and other common improvements of the area in question.

5.8.5 Other Facilities

The Southern California Gas Company will maintain natural gas lines within the project site. Southern California Edison will maintain on-site electrical facilities. Pacific Bell will maintain telephone facilities.

6.0 DESIGN GUIDELINES

The Design Guidelines will be used to direct the style and character of the development on each parcel to ensure a consistent level of quality throughout the East Tehachapi Specific Plan. These guidelines include design criteria for building orientation and siting, parking and loading facilities, site lighting and various site elements.

6.1 SITE DESIGN CRITERIA

a. Buildings shall be sited in a manner that will complement the adjacent buildings and landscape. Building sites shall be developed in a coordinated manner to provide order and diversity.

b. Buildings shall orient their public entrances and be sited toward the major streets as much as possible.

c. The buildings shall be accented with surrounding landscaping, plazas, walkways and identifiable entry.

d. Whenever possible, separate property Owners should plan their developments as a coordinated whole in order to achieve a "campus look".

e. Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks and clustering of buildings.

f. Whenever possible, do not place large parking areas in excess of two double-loaded drive aisles in the front yard, between the street/freeway and building. Parking shall be located to the side or rear portion of the site whenever possible.

6.2 PARKING/LOADING FACILITIES

a. Site entries shall reinforce the layout of the adjoining architectural development by the repetition of paving materials in vehicular areas, accent trees, and color planting.

b. No required parking or loading facilities shall be located in any required landscape setback unless specifically allowed by the development regulations.

c. All parking visible from any public street shall be shielded by bermed mounding or planted with trees, shrubs and grass or hedges at least 3' in height.

d. To provide good pedestrian access to buildings and public areas/plazas, no parking area shall block building entries.

e. Major parking access points shall be located as far as possible from street intersections and should have enriched paving entries and landscape clustered around such entries.

f. Loading areas and docks shall be located in rear and side lot areas whenever possible.

g. Multi-user parking areas shared between different buildings and uses may be developed.

h. All outdoor refuse collection areas shall be visually screened to a minimum height of six feet. Planting shall be utilized to soften screen walls.

i. All loading areas shall be located where they do not impact other areas and shall be visually screened to a minimum height of eight feet and maximum height of 12 feet. Plantings shall be used to soften screen walls.

j. All parking spaces shall be clearly painted on the surface of the parking facility.

k. Driveways and parking areas should be separated from adjacent sidewalks or landscaped areas by a curb not less than six inches high.

l. Design parking areas so that pedestrians walk parallel to moving cars where practical and feasible.

m. Parking Lot Landscaping: One tree per ten parking spaces shall be located in parking lot areas. Each tree shall be located in a planter area of not less than 20 square feet with a minimum width of four feet excluding curb thickness. Alternatively, a minimum of 5.0% of the parking area shall be planted.

6.3 SIGNAGE AND GRAPHICS

A master program for signage and graphics has been developed for the East Tehachapi Specific Plan to ensure a high quality visual environment, project identity and cohesiveness. The master program establishes overall general criteria for graphics and signage within the project area. The Planning Commission has the authority to interpret these criteria for general conformance, in order to allow for creativity in architectural design.

6.3.1 Definition of Sign Types and Related Terms

a. Freestanding Identification: Signs along streets and roadways which identify facilities, businesses, tenants, and addresses.

b. Building Identification: Signs which are mounted on the face(s) of buildings and which identify the building or the major building tenants.

c. Complex Identification: Signs which are freestanding and identify a multi-building development.

d. Tenant Identification: Signs mounted on the face(s) of buildings or which are freestanding and identify a single tenant within the building.

e. Building Street Address: Signs mounted on buildings designating the street address number.

f. Tenant Directories: Signs in commercial facilities which identify the location of individual tenants.

g. Directional and Regulatory Signs: Signs within the development and within individual projects which control and direct the circulation of vehicles and pedestrians.

h. Temporary Signs: Any sign, barrier, pennant, valance, or advertising display used for marketing purposes for a short period of time.

i. Sign Area: The area of a sign having an integral part of a building, wall, awning, canopy, marquee, or other part of a structure as its background shall be the area enclosed within the shortest line drawn to include all letters, designs, tubing, direct illumination sources, or other components of the sign, including

all intervening spaces. The identification signage system allows for a variety of sizes to meet differing Owner/Tenant identity needs, and to be compatible with sites and building of various sizes. No sign shall exceed City Codes. It is the intention of the guidelines that sign sizes be in aesthetic balance with site and building sizes.

j. Halo Lit Letters: Opaque, fabricated metal letter form with internal luminous tubing, mounted a few inches off the face of the building. Illumination falls only on building surface immediately adjacent to letter, creating halo effect.

k. Interior Illuminated Letters: Fabricated letter form with internal luminous tubing and translucent acrylic face.

l. Non-Interior Illuminated Letters: Fabricated letter form with internal foam backing with various materials for facing.

m. Post and Panel Sign: A post support each end of a sign panel.

n. Flag Sign: Sign panel projecting horizontally from a single pole.

o. Flush Left Layout: Typography begins at left margin, and any additional lines of typography are also flush with first line at left margin.

p. Centered Layout: Each line of typography is centered horizontally within the sign panel.

q. Integral Graphic Bond: Constant horizontal band or facia area of an architectural complex, where graphics must be placed.

6.3.2 General Requirements

a. All Owner/Tenant identification signs shall conform to the guidelines of this Section.

b. A sign program shall be submitted in conjunction with the submittal of a site plan and/or architectural plans.

c. All signing shall be of materials compatible with exterior building colors, materials, and finishes, and be of a high quality of fabrication.

d. No signing shall be permitted which does not directly relate to the primary service or function of the given Owner/Tenant activity.

e. All owner(s)/tenant(s) shall be responsible for the proper maintenance of all their signs at the owners expense.

On notice by the City of Tehachapi, an Owner/Tenant will be required to restore or repair any signing which is not properly maintained. Failure to comply may result in removal by the City of Tehachapi.

f. Signs are to be free of all labels and fabricator's advertising, except for those required by code.

g. All electrical service to any sign shall be fully concealed, and shall be on the Owner/Tenant's meter.

h. All signs will conform to appropriate building and electrical codes, and bear the U.L. Label if illuminated. The Owner/Tenant and contractor shall be responsible for obtaining any and all permits required.

i. No sign is to be located higher than the fourth story. Buildings may have a maximum of two (2) building identification signs above the top story and below the parapet. Signs shall not exceed 200 square feet, letters shall not exceed 20 inches in height.

j. The Owner/Tenant shall be responsible for the design, fabrication, and installation of individual owner/tenant signs.

k. Each individual Owner/Tenant shall submit three (3) sets of professionally executed sign drawings for approval by the City of Tehachapi. These drawings shall be of a scale of 1"=1' or larger, showing sign locations, size, layout, design, colors, letter styles, and materials.

l. All permits and fee requirements for signs shall be obtained from the City of Tehachapi and paid for by the Owner/Tenant prior to installation.

m. No sign shall have visible moving parts or simulate movement by means of fluttering, rotating or reflecting devices.

n. No sign shall have flashing, blinking, or moving lights, or any other moving lights, or any other illuminating device which has changing light intensity, brightness, or color, except for parts designed to give public service information such as time, date, temperature, or similar information.

o. All building-mounted signs shall be constructed so as not to have exposed wiring, raceways, ballasts, conduit, and transformers.

p. Freestanding monolith signs shall be incorporated into landscaping berms to minimize visual mass.

q. Metal signs include aluminum or brass signs.

r. All freestanding signs shall be integrated with landscaping and grading.

s. Street Identification - Within each property there are a number of requirements for signs. The primary need is Owner/Tenant or facility identification.

(i) The freestanding monolith will be placed centered to the side property lines.

(ii) The Sign will be positioned perpendicular to the street and set back behind the property line. Sign area shall not exceed 200 square feet. Letters shall not exceed 20 inches in height.

(iii) Double-faced sign shall be integrated with the landscape.

(iv) Design for the signs will consist of a standard base and a customized cap to accommodate the message content. The caps may be constructed of a variety of materials to be consistent with the architecture. These materials may include, concrete, brushed or polished metal, anodized aluminum, ceramic tile, granite, or fiberglass.

(v) Graphics on the sign will consist of the tenant name and/or logo, address and street name.

(vi) Typogrpahy may vary according to the user's identity.

t. Wall-Mounted Signs

(i) The business name and/or logo may be mounted on the face of the building in an architecturally appropriate position. Sign area will not exceed 40 square feet.

(ii) These graphics shall be aluminum or metal plate elements individually mounted.
(iii) Individual letters or logos may have interior illumination; metal "can" signs shall not be allowed. All conduits, raceways, and wiring shall be subsurface; no clips or support brackets will be visible from the frontal elevation.
(iv) The scale and proportion of graphics shall be in concert with the architecture.
u. Security deposit: A security deposit fee of one hundred dollars ($100) shall be posted with the City of Tehachapi to guarantee removal of any temporary sign(s). Failure to remove sign(s) after specified duration will result in forfeiture of security deposit.
v. Wall Signs: Banner, pennants, flags, and any other advertising devices, except floodlights, may be placed on an occupant's property for the purpose of announcing the opening of a new business, subject to the following requirements:
(i) The total area of all such signs or advertising devices shall not exceed the area of permanent signs for the use permitted by these sign criteria. No such device shall be located in a manner not permitted for permanent signs.
(ii) No such device shall pose a hazard to the safe movement of traffic and shall not block the visibility of permanent signs on adjacent properties.
(iii) The temporary signs may remain in place for a period not to exceed thirty (30) days after the date of installation of the sign; or until a permanent sign is installed, whichever occurs first.
x. Monument Signs: One monument sign will be permitted east of Tehachapi-Willow Springs Road and one sign west of Tehachapa-Willow Springs Road to advertise commercial uses in the Specific Plan area and the general community. The monument sign shall not exceed 40 feet in height nor more than 300 square feet in surface area (recommended size is 10 feet by 30 feet). Sign facing may be on both sides. One side will not advertise more than eight (8) establishments. Any commercial establishment that has a Caltrans offramp sign/logo shall not be permitted signage on this monument sign.

6.3.3 <u>Multiple Tenant Office, Industrial, Commercial Building or Multiple Building Complex Signage</u>

a. For each multiple tenant building or multiple building complex, a customized signage program shall be implemented to identify the individual businesses at their respective entries.

Scale: Rectangular ratio of height to width shall be 2:1, total area not to exceed ninety-eight square feet.

Material: Designed to last the length of its intended use without significant fading, warping, peeling, blistering, cracking, rotting, or delamination.

6.4 LIGHTING

6.4.1 Public Lighting

Public lighting refers primarily to street lights. Street lights shall conform, both in type and location, to the Standards of the City of Tehachapi at the time of installation.

6.4.2 Site Lighting

Site lighting refers to illumination of on-site areas for purposes of safety, security, and nighttime ambience. This includes lighting for parking areas, pedestrian walkways, graphics and signage, architectural and landscape features, shipping and loading areas, and any additional exterior areas.

The concept for on-site lighting is intended to be low-key. Overall high levels of illumination are not required; intensity should be no greater than required for automobile and pedestrian safety. Within these parameters, light sources should convey a sense of safety, direction, and movement.

On each site, all lighting fixtures shall be from the same family of fixtures with respect to design, materials, color, fixture, and color of light. Lighting sources shall be shielded, diffused or indirect to avoid glare to pedestrians and motorists. Lighting fixtures shall be selected and located to confine the area of illumination to within the site boundaries. To minimize the total number of free-standing light standards, wall-mounted lights shall be utilized.

Along pedestrian corridors, the use of low mounted ballard light standards which reinforce pedestrian scale shall be encouraged. Parking areas should be lit with shielded, lower intensity light fixtures. Pedestrian walkway lighting shall not exceed an overall height of sixteen (16) feet. Steps, ramps, and seatwalls should be illuminated, wherever possible, with built-in light fixtures.

Shields provided for security lights shall be painted to match the surface to which the fixture is attached. These fixtures shall not project above the facia or roof lines of the adjacent building, exterior lights should be used to accent entrances and special features. All illumination elements shall have controls to allow their selective use as an energy conservation measure.

6.5 RESTRICTIONS ON GENERAL MANUFACTURING AND ASSEMBLY USES

Restrictions on general manufacturing and assembly uses (only parcels abutting mobile home uses are subject to these restrictions).

6.5.1 Front Loading

Front loading refers to all dock-high and on-grade service doors fronting mobile home uses. All loading areas will be subject to all provisions within this Specific Plan plus the following:

a. All front loading doors shall be recessed a minimum of 20 feet from the front of the building and shall be continuously covered by the building's roof.

b. All front loading doors shall be screened from the mobile homes by a combination of screen walls and landscaping.

6.5.2 Building Facades Adjacent to Mobile Homes

Since most general manufacturing and assembly Buildings have a significant clear height requirement, building facades abutting mobile homes shall be designed to visually lessen their impact by incorporating the following design criteria:

a. If mezzanine office space with glazing is not utilized in the building design, portions of the building facade (at least 25% of the building length) should incorporate spandrel glazing at a second floor level.

b. Front and side exterior walls should be "textured" with reveal/score lines. Entries should be recessed a minimum of two feet (2').

6.5.3 Building Height

No building directly adjacent to mobile home parks shall exceed two stories in height.

7.0 DEVELOPMENT MONITORING

7.1 LAND USE

Development of the East Tehachapi Specific Plan will proceed over an estimated 1 to 10-year time frame.

A consolidated infrastructure plan outlining the specific facilities to be constructed is attached as Exhibit C.

7.2 INFRASTRUCTURE

7.2.1 Water, Sewer, Drainage

The construction of new infrastructure and utilities, and any necessary improvements to existing utilities, will be as required in general conformance with the land use described above. All water, sewer, drainage, and road facilities, as set forth in Exhibit C will be constructed or improved prior to the construction of structures to insure that the projected demands of development are met.

7.2.2 Roadway System

The construction of new roadways and any necessary improvements to existing roadways will be as required in general conformance with the land use described above. All road facilities within each project will be constructed or improved prior to the construction of structures to insure that projected demands of development are met. Phasing may be approved where determined appropriate by the City Engineer subject to bonding or an improvement agreement.

8.0 APPROVAL PROCESS

8.1 SUBMITTAL PACKAGES

Any proposed subdivision of any parcel or the construction of any improvement within the East Tehachapi Specific Plan must be approved by the City of Tehachapi.

8.2 DEVELOPMENT SITE PLANS

Site Development Plans shall be subject to review and approval by the City of Tehachapi.

8.3 ENVIRONMENTAL EVALUATION - NOTICE OF INTENT

An Environmental Evaluation is required by the City of Tehachapi with the submittal of any preliminary building or site plans. Applicant filing for this should refer to the Environmental Assessment prepared for this project. The City of Tehachapi's planning staff shall review all Environmental Evaluations and make findings prior to the approval of development site plans.

9.0 AMENDMENT PROCESS

9.1 MINOR REVISIONS

9.1.1 Minor revisions to the Specific Plan that relate to realignment of roads, or adjustments to individual Master Plans (such as drainage, sewer, and water) shall be approved by the City of Tehachapi City Planner.

9.1.2 Rearrangements, transfer or exchange of land use designations within the specific plan may be approved subject to the following conditions:

a. The applicant shall submit an analysis of the proposed land use rearrangement to ascertain the following:

(i) The rearrangement does not create adverse impacts on traffic volumes and circulation adjacent to areas of land use category exchange.

(ii) The rearrangement does not create adverse impacts on sewer, water, and other infrastructure capacity in the areas of land use category exchange.

Notification shall be in accordance with paragraph 65091 et seq. of the California Government Code.

b. The surrounding property owners within three hundred feet (300') of the proposed land use category exchange shall be notified, in writing, of the proposed rearrangement. The applicant shall pay all costs for a specific plan amendment. If any affected party including property owners and any other agency objects to the rearrangement(s), the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.

c. Concurrently, the Planning Commission members shall be notified by mail, of the proposed land use category rearrangement. The Planning Commission members will have ten (10) days (from the date of their receipt of notice) in which to comment on the proposal. If the Planning Commission members have no objection to the proposed land use rearrangement, the proposal will be placed on the next Planning Commission agenda. If any member of the Planning Commission has a concern with the proposed land use rearrangement, then the proposal shall be subject to requirements for a "major amendment" to the Specific Plan.

d. An application for land use category rearrangement shall be accompanied with the appropriate amount of fees as approved by the existing resolution of the City Council for a General Plan Amendment.

9.2 MAJOR AMENDMENTS

A major amendment to the Specific Plan will require review and approval by the Tehachapi Planning Commission and City Council. Such major amendments are governed by the California Government Code, Section 65500, which requires an application and fee submitted to the Tehachapi Planning Department stating in detail the reasons for the proposed amendment.

9.3 APPEALS

An appeal from any determination, decision, or requirement of the City Planner shall be made to the Planning Commission. Any appeal from any determination, decision, or requirement of the Planning Commission shall be made to the City Council.

10.0 ENVIRONMENTAL MITIGATION MEASURES

This section includes a list of Environmental Mitigation Measures that are applicable to the proposed East Tehachapi Specific Plan. These will be addressed by the Planning Commission at the time of each individual project approval.

Developers submitting plans for the Planning Commission approval shall incorporate these mitigation measures into their development plans.

10.1 MITIGATION MEASURES - EARTH RESOURCES

10.1.1 Hazard Reduction

Standard structural engineering techniques in accordance with the Uniform Building Code shall be employed to reduce seismic hazards to an acceptable level.

10.1.2 Wind Erosion

Potential measures include:

a. Dust control of cleared areas.

b. Establishment of maximum speed limits within construction areas.

c. Minimization of the extent of cleared areas at any given time.

d. Inclusion of sprinkler irrigation system.

e. Establishment of vegetative cover as soon as possible after grading is completed.

f. Use of soil tackifiers, and/or soil stabilization mulches, where feasible.

Mitigation Measures for Earth Resources are applicable to the construction process. These measures shall be reviewed and implemented during the City of Tehachapi Planning Commission's approval process.

In addition, Owners/Developers shall require, through their CC&R's, that all construction within the Specific Plan area shall abate all dust.

10.2 MITIGATION MEASURES - WATER RESOURCES

10.2.1 Drainage Facilities

a. The Owners/Developers shall provide necessary rights-of-way for the construction of the master-planned drainage systems.

b. To handle on-site storm run-off generated as a result of development of the proposed project, the project sponsor shall design and construct local on-site drainage facilities as determined by the developer's engineer and reviewed and approved by the City Engineer. These facilities shall be engineered to accommodate a minimum of 10 year flows.

c. A detailed analysis of on-site drainage shall be prepared prior to development of the development plan for the proposed project.

The Specific Plan provides for a master plan of storm drains for the project site. A storm drain system provides for the collection of storm water along Tehachapi Boulevard. Improvements to the Highline Channel are required to protect the site from 100 year storms. (See Appendix C.)

10.2.2 Reduction of Run-Off

Landscape design criteria shall be coordinated with drainage plans to maximize percolation of surface water and minimize run-off from the site. Design standards which shall be incorporated into the landscape plan include:

a. Design of irrigation in small landscaped areas such as tree wells, planters, and medians such that automatic irrigation water does not flow off planted areas;

b. Use of pervious paving materials in hardscape areas wherever feasible;

c. Utilization of swale designs in landscaped and grass areas to slow down run-off and maximize infiltration; and,

d. Discharge of roof leaders in buildings (directly or indirectly) into pervious areas, greenbelts, or seepage pit areas.

The water conservation and flood damage measures required by law and those recommended to be implemented are primarily addressed through the building process. These measures will be reviewed at either site plan review or prior to issuing Building or Grading Permits.

In addition, the Specific Plan provides for a grading master plan that directs run-off away from buildings and into drainage facilities located within streets.

10.2.3 Water Quality

a. The City of Tehachapi will maintain regular street sweeping activities along public roadways to mitigate potential water quality impacts related to run-off of urban contaminants.

b. The development plan for areas within the East Tehachapi Specific Plan shall include regulations requiring regular cleaning of parking areas and drives.

Any temporary drainage installed on-site will be designed to meet the requirements of the California Regional Water Quality Control Board and the Tehachapi Public Works Superintendent.

10.3 MITIGATION MEASURES - LAND USE

Prior to applications for development within the project area, a development plan shall be submitted to and approved by the City of Tehachapi. The development plan shall identify the location and types of land uses to be permitted within the project site, and their permitted intensities.

10.4 MITIGATION MEASURES - TRAFFIC AND CIRCULATION

10.4.1 Roadway Improvements

a. All internal streets and infrastructure shall be constructed or bonded for at the time of approval of the subdivision/parcel map. Alternatively, a subdivision improvement agreement may be entered into subject to

b. All streets bordering the project site shall be constructed to their ultimate half-sections in conjunction with adjacent development and pursuant to any applicable assessment districts.

c. Traffic signals shall be installed as warranted.

10.4.2 Traffic Study

As part of the development plan for the proposed project, the project sponsor shall prepare a Traffic Improvement Survey. The Traffic Survey will identify the facilities which will be constructed by the project sponsor.

10.4.3 Internal Road Guidelines

a. Stops signs shall be installed at all site egress points onto exterior arterials, not equipped with signals, to control exiting traffic.

b. Landscaping and signs should be limited to 36 inches in height within 25 feet of project driveways to maximize sight distances.

c. Driveways should be the curb-return type with at least a 10-foot radius. Driveway widths should be a minimum of 24 feet wide to prevent exiting vehicles from interfering with entering vehicles and conform with the City of Tehachapi Standards.

d. Driveway placement should minimize circuitous travel within parking areas, and the potential for conflicts. Aisles should be placed such that it is easy to reach any destination within an individual site after entering any driveway. To discourage excessive speeds, the maximum length of heavily traveled straight stretches should not exceed 400 feet when possible. The alignment of aisles should also accommodate pedestrian traffic by allowing patrons to walk along, rather than cross, aisles to reach commercial and office uses from their parked vehicles.

10.5 MITIGATION MEASURES - NOISE

10.5.1 Hotel Units/Mobile Homes

a. Regular usable open space noise levels shall be 65 dB CNEL or less. This includes all outdoor recreation areas such as patios, swimming pools, and courts;

b. Outside noise levels shall be reduced to maintain interior noise levels of 50 dB CNEL or less, with the average of the maximum noise levels of the highest 30 percent of the noise producing events occurring during a 24-hour period to be no greater than 65 dBA.

c. To reduce exterior noise levels for the mobile home uses to 65 dBA a solid barrier 5 feet in height shall be required on the north side adjacent to Tehachapi Boulevard and 8 feet high on the south side next to State Route 58. An 8 foot barrier will be required for the residential uses along the south side of State Route 58 for the residences north of White Oak Road.

10.5.2 Retail and Office Uses

a. Interior noise levels within retail structures shall be no higher than CNEL of 60 dB.

b. Interior noise levels within office structures shall be no higher than CNEL of 50 dB.

Maximum interior sound levels have been established for each land use within the project area. Building plans will be reviewed for their conformance with these standards, as part of site plan approval prior to the issuance of Building Permits.

10.6 MITIGATION MEASURES - PUBLIC SERVICES

10.6.1 Sheriff Services

a. Although shortfalls may exist during initial phases of development, revenues generated by the project area will be sufficient to offset the costs of providing increased Sheriff protection. Therefore, no funding mitigation is proposed at this time.

b. As project area development occurs, Sheriff Department manpower and equipment shall be expanded, as necessary, to serve the proposed project and surrounding development.

c. To reduce the need for Sheriff protection during construction, on-site security shall be provided for individual projects as development proceeds. The Sheriff's department, along with the Fire Department, shall be provided with keys to all locks on construction site gates.

d. The development plan for the proposed project shall be designed so as to ensure adequate access to all parts of the project area by emergency vehicles.

e. Crime suppression techniques shall be incorporated into development proposals to reduce the need for Sheriff protection. Possible measures include maximizing open space and visibility within individual developments.

10.6.2 Fire Services

a. Revenues generated by the project will be sufficient to offset the cost of providing needed fire and paramedic services, although initial shortfalls may exist during initial phases of development. Therefore, no funding mitigation is required at this time.

b. Prior to development of individual projects within the project area, the potential need for fire equipment to serve each project shall be determined by the Fire Department.

c. Site plans for individual developments within the project area shall be designed to have a minimum of one point of ingress and egress at all times, and shall be designed to accommodate access by emergency vehicles, including adequate turn-around areas.

d. To reduce the need for fire protection services, commercial buildings in the project area shall be equipped with automatic fire suppression systems, as required by the Fire Department.

e. Prior to development of individual sites within the project area, fire hydrants shall be tested to ensure adequate fire flows, if required by the Fire Department.

f. All industrial uses within the Specific Plan Area will maintain storage and use of potentially hazardous materials in accordance with accepted safety practices. Individual industrial uses shall conform to the regulations of the County of Kern. Types, quantity, storage, use, and flammable characteristics of all chemicals used on-site shall be reported and subject to the requirements of the Air Pollution Control District and Fire Department. Similar inventories shall also be maintained on-site in a location accessible to Fire Department personnel during emergency situations.

10.7 MITIGATION MEASURES - UTILITIES

10.7.1 Water Services

a. To minimize interior water consumption, the following measures shall be incorporated into structures within the project area, where feasible: maintenance of water supply line pressures at 50 psi or less, inclusion of low flush toilets (2.5 gallons), insulation of water lines.

b. To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible; use of low water consumption plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate; minimization of impervious areas.

c. As part of the development plan for the project, a plan for water facilities shall be prepared by the project sponsors. This plan shall identify which facilities are to be constructed by the project sponsor.

10.7.2 Sewer Service

a. As part of the development plan for the project, the project sponsors shall prepare a plan for wastewater facilities. The master plan shall identify which facilities are to be constructed by the project sponsors.

A sewer system has been preliminarily designed as part of the preparation of the Specific Plan that is designed to meet standard practices and applicable codes. (See Appendix D.)

The mitigation measures shall be reviewed and implemented throughout the construction process.

10.7.3 Solid Waste

Since refuse collection fees collected from the project area will be sufficient to offset the cost of providing service, no funding mitigation is necessary.

a. Individual developments within the project area shall be designed so as to provide for access by trash collection trucks, including adequate turning radii and turn-around areas, as established by the City Planner. This measure shall be complied with during site plan review.

b. To reduce the possible impact of the project on the useful lifespan of the existing landfill, programs shall be implemented by the project sponsors which will allow maximum use of any available waste recovery or recycling programs. These programs may include, but not be limited to, separate collection and storage of recyclable and non-recyclable materials or solid waste, and distribution of information to project area tenants concerning available recycling programs. Project tenants will comply with the City of Tehachapi Source Reduction and Recycling Element.

10.7.4 Telephone

Since no significant impacts have been identified, no mitigation measures are proposed for provision of telephone services at this time.

A street and utility phasing plan will be established to ensure that improvements are phased to meet expanding needs of the project as it develops.

10.8 MITIGATION MEASURES - ENERGY RESOURCES

10.8.1 Energy Conservation

a. Energy conservation measures required by Title 24 of the California Administrative Code shall be required of all structures in the area.

b. To the extent possible, and consistent with other mitigation measures, development plans shall include site and building design standards which shall:

(i) Provide protected indoor or plaza/open areas to protect persons there from the adverse effects of sun and wind.

(ii) Construct internal roadways at the minimum widths possible, consistent with maintaining safe circulation, to reduce the amount of heat reflected and radiated by the pavement.

(iii) Locate parking areas and other reflective surface features on the north and east side of building to decrease the amount of sunlight reflected onto adjacent buildings. If such surfaces cannot be located in this manner, landscaping should be provided to reduce the amount of energy reflected towards buildings.

(iv) Provide for building shapes designed to allow each structure a share of the solar energy available in the winter months. Buildings with large glass expanses shall be designed to limit the amount of sunlight reflected towards buildings.

(v) Provide for maximum use of sunlight for interior lighting through the use of interior court wells, interior court areas, and building shapes.

(vi) Provide canopies or overhangs to shade windows during summer months. Where possible, these shading devices shall be designed to allow the maximum amount of sunlight into buildings during winter months.

(vii) Provide for reflective coating on roofs, wherever possible, to reduce heat absorption.

(viii) Provide for the planting of deciduous and other large trees near buildings and around large paved areas.

(ix) Provide for the planting of deciduous vines where appropriate on south and west-facing walls to shade buildings during the summer months.

(x) Provide for wind breaks to protect residents and other persons from the adverse effects of winter winds.

(xi) Provide for the planting of trees and hedges close to buildings, where they may act as channels for cold breezes to make exterior areas more comfortable.

(xii) Provide for the use of tinted or reflective glass to help regulate interior temperatures and reduce the need for heating and for cooling.

(xiii) Provide for the use of building insulation in walls and ceilings in areas where heating and cooling is required. Any such insulation shall meet applicable standards which are established by the State of California and/or the Department of Building and Safety.

(xiv) Provide for the use of energy-efficient lighting both indoors and outdoors.

(xv) Persons in office buildings shall be provided with the opportunity to turnoff lights in areas either not in use or sufficiently lit by sunlight.

(xvi) Provide for the use of exterior lighting only to the extent necessary to ensure safety and protection for persons in the project area. This may include the provision of automatic devices to turn off lights during daytime hours.

(xvii) Include in the operation of all commercial and retail structures a heating temperature of 68 degrees and a cooling temperature of 76 degrees.

(xviii) Provide for the insulation of water heaters and hot water transmission pipes to reduce heat loss. Water heaters shall be the minimum size necessary to provide sufficient hot water, and shall be of energy-efficient design.

10.8.2 Electricity

Construction of the proposed project will require the construction of an on-site distribution and service system to serve new uses as development proceeds. Detailed phasing plans for site development shall be included in the required development plans to assist in the design and phasing of the on-site electrical system.

10.8.3 Natural Gas

Construction of the proposed project will require the construction of an expanded on-site distribution system to serve new uses. Detailed phasing plans for site development shall be included in the development plans to assist in the design and phasing of the on-site natural gas system. The gas company should be contacted for the exact location of the 8-inch gas main that bisects the site generally along the north side of Section 26 and along Tehachapi Boulevard and the railroad.

10.9 MITIGATION MEASURES - VISUAL RESOURCES

10.9.1 Building Height, Setbacks, and Orientation

a. Development within the project site shall comply with Specific Plan.

b. Landscaped setbacks shall be maintained along perimeter streets as provided for in the Specific Plan to provide a symmetrical streetscape. Individual developments within the project area shall incorporate variations in setbacks along streetscapes.

10.9.2 Landscape Plans

a. This Specific Plan establishes landscape standards for project development. The landscape standards include provisions of trees of varying heights and shapes, as well as shrubs of varying colors, to break up potentially repetitive building facades along street frontages.

The Specific Plan establishes criteria and standards for landscaping streets and on-site areas within the project site. These areas include streetscape, building and parking setbacks, parking areas, buffers and areas directly adjacent to buildings.

10.9.3 Parking and Loading Areas

a. Parking and loading areas for new uses within the site shall be bermed or landscaped to soften the views of these areas from streets and neighboring buildings. The specific plan includes standards to screen loading areas.

b. Screening standards for refuse enclosures and mechanical equipment shall conform to the Specific Plan.

10.10 MITIGATION MEASURES - CULTURAL RESOURCES

If cultural resources should be uncovered during grading and construction activities, work shall cease in the area of the find until a qualified archaeologist is consulted to assess its significance and develop a mitigation plan to be approved by the City Planner.

10.11 MITIGATION MEASURES - FUTURE ISSUES

While the preceding environmental concerns have been identified by the City of Tehachapi for mitigation measures, the City cannot guarantee any environmentally "clean site". Any additional environmental concerns that are identified in the future will be mitigated at that time.

APPENDIX A

LEGAL DESCRIPTION

Appendix A

LEGAL DESCRIPTION

East Tehachapi Specific Plan

Beginning at the intersection of the western right-of-way line of Steuber Road and the northerly right-of-way line of Tehachapi Boulevard, thence southeasterly along the northerly right-of-way line of Tehachapi Boulevard to the intersection of the northerly right-of-way line of Tehachapi Boulevard and the northerly section line of Section 25 of Township 32 South, Range 33 East of the Mt. Diablo Base and Meridian; thence easterly along the northerly line of said Section 25, being also the easterly line of Range 33 East; thence southerly along the easterly line of said Section 25 and said Range to the intersection of said line and the southerly right-of-way line of State Route 58; thence westerly along the southerly right-of-way line of State Route 58 to the intersection of the southerly right-of-way line of State Route 58 and the Quarter Section line of Section 26 of said Township and Range; thence southerly along the Quarter Section line of said Section 26 to the intersection of the southerly right-of-way of White Oak Drive; thence westerly along the southerly right-of-way line of White Oak Drive to the intersection of the southerly right-of-way line of Whit Oak Drive and the westerly line of Steuber Road; thence northerly along the westerly right-of-way line of Steuber Road to the point of beginning.

APPENDIX B

PARKING REQUIREMENTS

Chapter 18.82
OFF-STREET PARKING

Sections:

18.82.100 Purpose.
18.82.200 General provisions.
18.82.300 Residential requirements.
18.82.400 Community and public parking areas.
18.82.500 Minimum parking space requirements.
18.81.600 Handicapped parking.

18.82.100 Purpose. All regulations set forth in this chapter are for the purpose of providing convenient off-street parking space for motor vehicles that are attracted by the use or uses on each parcel of property. The parking requirements of this chapter are to be considered as the minimum need for such facilities established by each particular land use.

The intent of these regulations is to provide properly designed parking areas of adequate capacity and circulation pattern to reduce traffic congestion, facilitate movement, enhance public safety, and support high standards of environmental quality.

18.82.200 General provisions. (1) OFF-STREET PARKING LOCATION: The required parking facilities needed for any development shall be located on the same site or, if any irrevocable parking easement is obtained, the parking may be on an adjacent site. Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading or unloading facilities.

(2) INCREASE IN USE: When the occupancy, use, or floor area of any premises is enlarged, expanded, or intensified by any kind of remodeling or additions, additional parking to meet the requirements of this chapter shall be required for the enlarged, expanded, intensified, or added portion only.

(3) CHANGE IN USE: When the occupancy or use of any premises or part of such premises is changed to a different use, parking to meet the requirements of this chapter shall be provided for the new use or occupancy.

(4) USABILITY: All required off-street parking spaces shall be designed, located, constructed, and maintained so as to be fully usable during workday periods or as needed by the use of the premises.

18.82.300 Residential requirements. In all residential areas, parking shall be provided in accordance with the following:

(1) SINGLE FAMILY DWELLING.

(a) Each single family dwelling is required to have a minimum of two automobile parking spaces in an enclosed garage with inside dimensions of a minimum of twenty feet in width and a minimum of twenty-two feet in length, excluding therefrom any service or utility area,

(b) There shall be a concrete parking apron of a minimum length of twenty feet in front of the garage entrance within the property boundaries,

(c) The major repair of any vehicle is not permitted in a location visible from a street;

(2) MULTI-FAMILY DWELLINGS AND MOBILE HOMES.

(a) Each building containing two or more dwelling units is required to have at least two parking spaces provided and maintained on the building site for each unit. There shall be no tandem parking, except for mobile home uses.

(b) Each parking space shall be at least nine feet by twenty feet with at least one space covered,

(c) No parking space shall be located within required front yards or side yards abutting public streets.

(d) All parking spaces shall be arranged so that cars are not required to back onto any public street.

<u>18.82.400 Community and public parking areas</u>. Parking areas serving five or more residential dwelling units, or serving commercial, professional, industrial, public or community facilities shall be subject to the following regulations:

(1) Lights used to illuminate the parking areas shall be designed and located so as to confine direct rays to the premises;

(2) All parking stalls shall be clearly outlined with double or hairpin lines on the surface of the parking facility;

(3) All parking stalls and maneuvering areas shall be paved to meet the approval of the Building Official.

(4) The parking area shall be designed so that a car entering the parking area shall not be required to enter a street to move from one location within the parking area or premises;

(5) Parking areas shall be designed in a manner such that any vehicle entering a public right-of-way can do so traveling in a forward direction;

(6) Parking and circulation notices may be located in any parking area, if necessary, for public safety. The design, size, color, and material of the notices shall be subject to the approval of the City Planner.

(7) If necessary, traffic flow guides; arrows and/or striping; shall be clearly painted on the surface of the parking facility and properly maintained;

(8) The width of two-way driveways, traffic aisles, approach lanes, and maneuvering areas shall be a minimum of twenty-four feet wide or as specified in illustrative diagrams 18.83.10 and 18.83.20;

LOCKMAN & ASSOCIATES
CIVIL ENGINEERS

SUBJECT TEHACHIPI SEWER PLANNING
BY MEN DATE 9-14-90 SHEET NO. 3 OF 4
CHKD. BY _____ DATE _____ JOB NO. _____
SIGNED _____ R.E. NO. _____

PHASE I PIPING

		$/UNIT	$
8"φ	13,280'	22	292,160
12"φ	2,740	32	87,680
15"φ	2,240	50	112,000
24"φ	2,310	70	161,700
(L = 2,170)			
MH = 65		3000	195,000
			$848,540
PUMP & FORCE MAIN (SHT 2)			1,000,000
SUM			1,848,540
CONTING		20%	369,700
ADMIN & ENGRG		(37%)	683,960
			2,902,200
			$
			CALL 2,900,000

LOCKMAN & ASSOCIATES
CIVIL ENGINEERS

SUBJECT: TEHACHAPI - ESTIMATE
PUMP STATION & FORCE MAIN

BY: MEN DATE: 9-13-90 SHEET NO. 2 OF 4
CHKD. BY: DATE: JOB NO.:
SIGNED: R.E. NO.:

STATION

Q = 1700 GPM

L = 12070

ΔH = 4023 - 3953 = 70'

DIA.	ΔP/FT/100	ΔP	+ΔH'	Σ	+20%	PSI
10	2.67	322	70	392	78	210

3 VERT TURB
SURGE TK
METER STA

$400,000

PIPE
12,070 @ $50/'

600,000

1,000,000

LOCKMAN & ASSOCIATES
CIVIL ENGINEERS

SUBJECT TEHACHIPI SEWER PLANNING
BY MEN DATE 9-14-90
CHKD. BY _____ DATE _____
SIGNED _____
SHEET NO. 1 OF 4
JOB NO. 90-2633
R.E. NO. _____

ESTIMATE BY PHASES

I NORTH OF FREEWAY PIPING
PUMP STATION & FORCE MAIN

IA SOUTH OF FREEWAY
EAST OF 4060 CONTOUR GRAVITY
LINE

II SOUTH OF FREEWAY WEST OF
4060 CONTOUR GRAVITY LINE

PHASE	$
I	2,900,000
IA	940,000
II	1,430,000
	$ 5,270,000

of the Atchison Topeka and the Santa Fe Railroad. The study area is shown as Area I , The adjacent planning areas are shown as areas IA and II. Area IA is that area which would benefit from the pump station and force main because sewage therefrom will not drain by gravity to the summit. Sewage from Area II could drain from the summit using a configuration shown in the submittal.

Bases of design upon which the plan and estimate are predicated include minimum demand factors for average daily flow, a peak flow of 3 times average daily flow, and velocity and quantity of flow factors as interpreted from nomographs of Manning's and open channel flow formulae.

The minimum flow factors utilized were selected from experience with designs as prepared by the undersigned when consulting to both low and high desert communities.

Construction cost estimates for piping were predicated upon recent information provided similar works in the City of Adelanto. Construction costs estimates for the pump station and force main were partially supported by confirmation from an active contractor, Mr. Terence E. Franklin, P. E. President of Franklin Engineers and Constructors. The estimated costs are also partially based on 1990 dollars and a sluggish construction outlook.

M. E. Nosanov

MEN:slf

[90-2633]

DRAFT

MEMORANDUM

September 14, 1990

To: M. J. Wagner

From: M. E. Nosanov

Subject: Job 90-2633, Tehachapi; Sewer Planning

Transmitted herewith are the following:

1. An estimate of the costs for sewering the study area and adjacent planning areas (SEWER PLAN ESTIMATE); 4 sheets and an attachment.

2. A red-lined print of the study area showing a plan view of the general location of sewers, the pump station and a force main.

3. Bases of design data (4 sheets as follows; ..Bases of Design, Demand Factors, ...Pipe Capacities, and Hydraulic Computation, a nomograph)

The study area and the adjacent planning areas are shown on Attachment A to the SEWER PLAN ESTIMATE. The study area is that portion of the City of Tehachapi which lies northerly of State Highway 58 (the freeway) and southerly

APPENDIX D

SEWER STUDY

OFF-SITE DRAINAGE AREAS

The study area is in a valley with off-site drainage approaching the area from the north and south. The attached USGS Quad Maps at 1" = 2000' show the drainage areas. These areas are analyzed individually and collectively for flooding impacts and proposed improvements.

AREA 1 BLACKBURN CANYON

A project is currently underway to place a detention dam as shown on the map. A diversion channel will collect water from several small drainages to the west. The combined flow will be detained in a reservoir designed to reduce the peak flow. The drainage area tributary to the reservoir is 4540 acres or 7.1 square miles producing a 100-year flow of 8400 CFS. The outlet from the reservoir is designed to flow at 126 cfs during a 25-year storm. If a larger storm occurs the excess will flow over an emergency spillway carrying 2700 cfs in a 100-year storm. These figures were taken from "Watershed Plan and Environmental Impact Statement, Tehachapi Watershed, Soil Conservation Service, 1980, Page E-18 and Table 3A."

The outflow from the Blackburn Reservoir flows into the Highline Channel which runs east along Highline Road. It is earth-lined with a bottom width of about 6' and 1 1/2 to 1 side slopes. It is very irregular in shape and has large bushes and trees. Its slope is about .015, and will carry about 1000 cfs. A structure under Willow Springs Road is 2-9'W x 6'H RCB, having a capacity of about 1300 cfs. When the Blackburn Reservoir is complete, its outflow can be carried in the Highline channel during a 25-year storm. However, the flow from Area 2 is added to the Highline Channel making it inadequate. (See Below)

AREA 2 MENDIBURU CANYON

As stated above this area flows into the Highline Channel joining flow from the Blackburn Reservoir. Area 2 has 2710 acres or 4.2 square miles producing a 100-year flow of 5010 cfs. This was computed using the same unit flow of 1.85 cfs/ac. as was used by the designers of Blackburn Reservoir.

The combined flow in Highline Channel during a 100-year storm is 2700 cfs from Area 1 and 5010 cfs from Area 2, for a total of about 8000 cfs. The channel will carry about 1000 cfs in its present condition, requiring improvements prior to downstream development.

The Highline Channel turns north at the range line on the east side of Section 25. From here the flow meanders until it crosses the freeway in two structures shown on the map. These have approximate capacities as shown below:

2-3'H x 6'W RCB	Q = 260 cfs
3-3'H x 6'W RCB	Q = 400 cfs

There is also a roadway underpass as shown on the map which is about 10' x 10' in cross section, and is not located in any of the drainage channels. However, it would carry drainage during a 100-year storm due to the inadequacy of the storm drain structures. The total runnoff in the area of the underpass is increased by a drainage area east of Area 2 and by areas producing about 6000 cfs. Therefore, about 13,000 cfs will cross the freeway in places other than the two storm drain structures. About 1000 cfs of this can pass through the underpass. The remainder passes over the freeway or along its south side to another crossing downstream.

AREA 3

This area is north of the Highline Channel and south of the freeway. It is protected from off-site flooding by the Highline Channel which requires improvement as stated earlier. Drainage from Area 3 flows northeast to the freeway. There are no existing structures to carry it under the freeway. It flows along the south side of the freeway to the range line on the east side of Section 25. Here it joins the larger flow from the Highline Channel, and the combined flow continues to Proctor Lake.

The amount of water flowing from this area depends upon its development. If it remains in agriculture, the 100-year flow will be ~~at~~ about ~~is~~ 1.3 cfs/ac according to the designer of Blackburn Reservoir. The area is 800 acres, producing 1000 cfs. If the area becomes residential, the runoff will be about 1600 cfs due to the increase in impervious surface percentage and higher velocities.

AREA 4 ~~1~~5

See discussion of on-site drainage areas.

AREA 6

This 15.7 square mile area drains to a point just west of the cooling ponds at Monolith. Here it passes under the railroad and under Tehachapi Boulevard. The road crossing is ~~through~~ six 3' x 6' CMPA having a combined capacity of about 900 cfs. The railroad crossing is an old wood structure which is scheduled for replacement. The design capacity of the new railroad crossing is 3200 cfs from an area of 15.7 square miles. We agree with the area computed by Mr. Griffith of Southern Pacific (213-730-6963), but his quantity is only 0.32 cfs per acre compared to 1.85 used in the design of Blackburn Reservoir. The difference is that the railroad quantity is for a 25-year storm and the SCS quantity is for a 100-year storm. Mr. Jack Wright, SCS Tehachapi, (822-7506) said that

such extreme differences between 25-year and 100-year quantities are typical for the area. He said that the steep mountainous areas produce higher quantites than the valley areas.

AREA 7

This 3.1 square mile area drains to the southeast and along the north side of the tracks. A 48" culvert carries it under the highway. However, the 150 cfs capacity of the culvert forces most of the 2000 cfs 100-year flow to join Area 5. The combined flow passes over the tracks and the highway to Monolith and Proctor Lake. It may cross the tracks and the highway at any point where a diversion north of the tracks causes it to turn. Therefore, the design of the new Tehachapi boulevard should incorporate a channel between it and the tracks. This is shown in the typical section on the map.

ON-SITE DRAINAGE

AREA 4

The portion of Area 4 which is south of the freeway is 136 acres draining to Tehachapi Boulevard west of the freeway interchange. It then flows east along Tehachapi Boulevard, joining the remaining 151 acres of Area 4. The slope of Tehachapi Boulevard is 0.5% which is an excellent slope for a grass lined channel flowing with low velocity. An enclosed storm drain along Tehachapi Boulevard is an option providing more useable land, but its size becomes very large. The open channel option was selected in this preliminary study for the following reasons:

1. More separation between railroad and residential development.

2. Provides a landscaped greenbelt between highway and development.

3. Bike trail can be in channel or on its bank.

4. Provides a location for sewer, water, gas, etc. Without being in the roadway.

5. Lower cost.

The entire Area 4 is assumed to be developed with an impervious area of 50%. The runnoff for a 100-year storm is assumed to be 2.0 cfs/ac, producing 570 cfs at the Willow springs Road intersection. The required channel would be 6' wide at the bottom with 2:1 slopes. It would flow 5' deep with a velocity of 7 fps.

AREA 5

As with Area 4, this area drains to the northeast to an open channel along Tehachapi Boulevard. The area is 310 acres producing 620 cfs. This is added to the 570 cfs from Area 4, producing 1190 cfs at the range line on the east side of Section 25. It can be carried in a channel 12' wide at the bottom with 2:1 side slopes flowing 6' deep at a velocity of 8 fps. Here it joins the flow from Areas 6 and 7 and proceeds easterly to Proctor Lake.

IMPACT ON THE MONOLITH AREA

All of the Drainage areas discussed in this report flow into the Monolith Area as shown on the map. The existing channels in Monolith are inadequate to carry the 100-year flood with or without development. Any development within the study area will increase the runnoff over what it would be without development. Therefore, a plan should be prepared for dealing with the storm water in Monolith. The plan should address the following factors.

1. The existing storm drain structures under the freeway are inadequate, and freeway overflow is likely.

2. The existing storm drain structures under the railroad and under Tehachapi Boulevard near the cooling ponds are inadequate, and overflow on Tehachapi Boulevard is likely.

3. The existing channel in Monolith is inadequate.

4. Future development of Monolith should be considered in conjunction with storm drainage.

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PRELIMINARY DRAINAGE REPORT

SPECIFIC PLAN AREA
EAST OF TEHACHAPI

STEVEN L. BIRGE

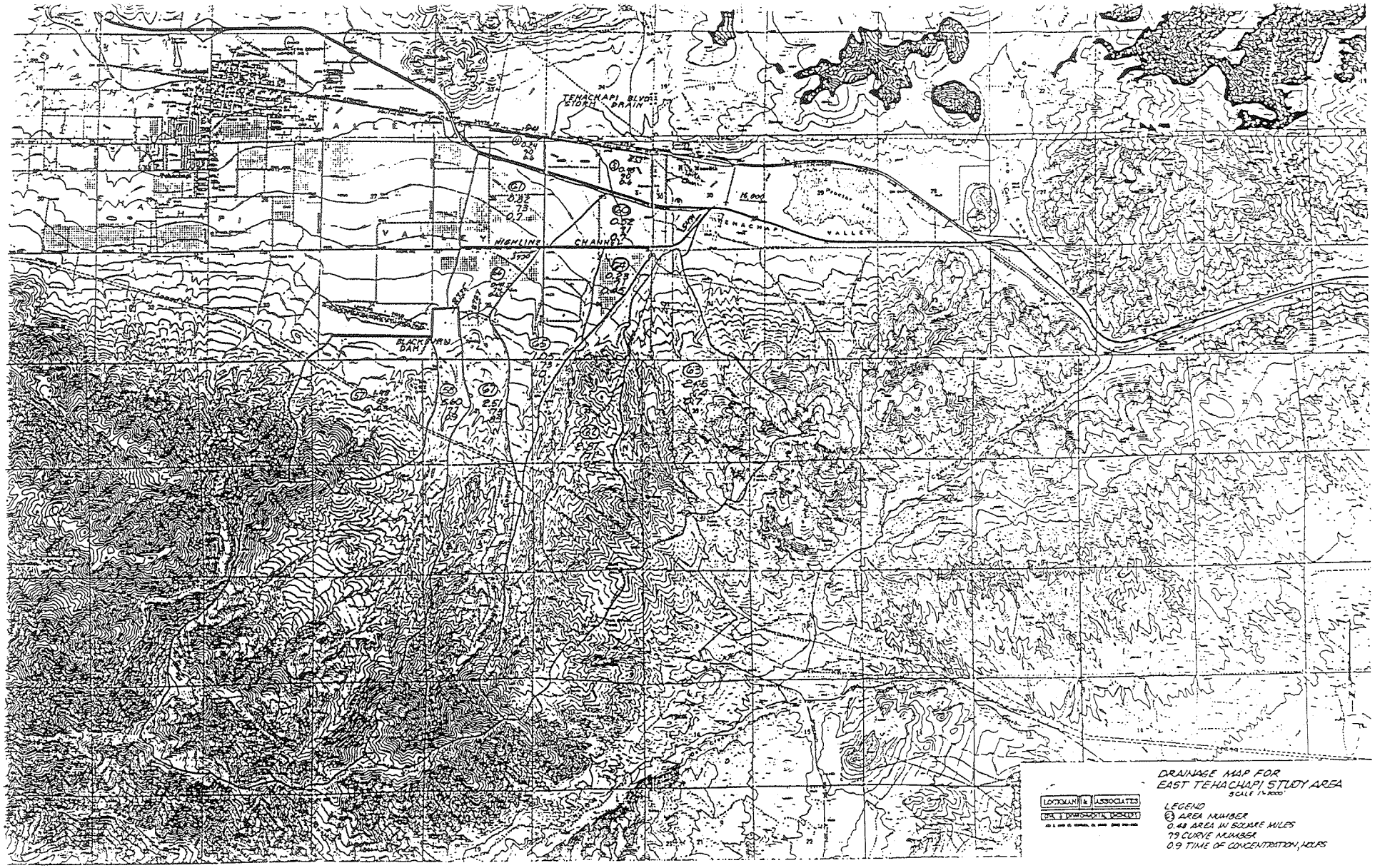
AUGUST 23, 1990

INTRODUCTION

This report analyzes, in a preliminary way, the storm drainage patterns affecting the study area. Some proposed solutions to drainage problems are suggested.

STUDY AREA

The area is bounded by Tehachapi Boulevard on the north, Freeway 58 on the south, and Monolith on the east.



DRAINAGE MAP FOR
EAST TEHACHAPI STUDY AREA
SCALE 1"=1000'

LEGEND
(3) AREA NUMBER
0.48 AREA IN SQUARE MILES
79 CURVE NUMBER
0.9 TIME OF CONCENTRATION, HOURS

SCS AREA NO. 72 PER REF. 4

A = 0.41 S.M.
CN = 79
T_c = 0.9 HR.
Q_{10} = 105 cfs i_{10} = 2.5
Q_{25} = 164 cfs i_{25} = 3.1
Q_{100} = 257 cfs i_{100} = 3.95

AREA NO.	AREA
4	.24 SQ. MI.
5	.48 SQ. MI.

AREAS 4 & 5 ARE IN AREA 72
ASSUM FULL DEVELOPMENT

CN = 90 REF. 2 P. 2-88
I_a = .222 " P. 2-90
P_{10} = 2.5 REF. 4

I_a/P = .09
q_M = .40 @ T_c = 0.6 REF. 2 P. 2-11
Q = 1.53" " P. 2-84
$q_P = q_M A Q$ " P 2-6

q_P = .40 cfs/AC/IN x .24 SM x 640 AC/SM x 1.53 = 94

Q_{10} AREA 4 = 94 cfs
" " 4+5 = 253 cfs

Q_{100} FOR AREA 4+5 = 257/105 x 253 = 619 cfs

AMT. OF Q_{100} NOT IN S.D. = 619 − 253 = 366 cfs

Enter the Slope
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal

Comment: tehachepi blvd drain EAST OF WILLOW SPRINGS RD.
OPEN CHANNEL OPTION

Solve For.....Depth

Bottom Width...	4.00 ft	Velocity.....	7.77 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	32.57 sf
Rt Side Slope..	2.00:1 (H:V)	Flow Top Width..	16.63 ft
Manning's n....	0.020	Wetted Perimeter	18.12 ft
Channel Slope..	0.0050 ft/ft	Critical Depth..	3.12 ft
Depth.....	3.16 ft	Critical Slope..	0.0052 ft/ft
Discharge.....	253.00 cfs	Froude Number...	0.98

Enter Worksheet Description
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Circular Channel: Manning's Equation - d PAGE 10 OF 13

Comment: tehachapi blvd drain WEST OF WILLOW SPRINGS ROAD RCP OPTION

Solve For.....Actual Depth

Diameter.....	4.00 ft	Velocity.....	9.84 fps
Slope.....	0.0050 ft/ft	Flow Area.....	9.56 sf
Manning's n....	0.012	Critical Slope	0.0046 ft/ft
Discharge.....	94.00 cfs	Critical Depth	2.94 ft
Depth.....	2.84 ft	Percent Full..	71.10 %
		Froude Number.	1.07
		Full Capacity.	110.04 cfs
		QMAX @.94D....	118.37 cfs

Enter Worksheet Description

<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Circular Channel: Manning's Equation - d

Comment: tehachapi blvd drain EAST OF WILLOW SPRINGS RD RCP OPTION

Solve For.....Actual Depth

Diameter.....	5.50 ft	Velocity.....	12.34 fps
Slope.....	0.0050 ft/ft	Flow Area.....	20.50 sf
Manning's n....	0.012	Critical Slope	0.0050 ft/ft
Discharge.....	253.00 cfs	Critical Depth	4.43 ft
Depth.....	4.43 ft	Percent Full..	80.51 %
		Froude Number.	1.00
		Full Capacity.	257.24 cfs
		QMAX @.94D....	276.72 cfs

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi PAGE 9 OF 13

Comment: highline channel EAST OF WILLOW SPRINGS ROAD

Solve For.....Depth

Bottom Width...	20.00 ft	Velocity.....	15.39 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	326.25 sf
Rt Side Slope..	6.00:1 (H:V)	Flow Top Width..	74.97 ft
Manning's n....	0.030	Wetted Perimeter	77.16 ft
Channel Slope..	0.0140 ft/ft	Critical Depth..	7.81 ft
Depth.....	6.87 ft	Critical Slope..	0.0081 ft/ft
Discharge.....	5000.00 cfs	Froude Number...	1.29

Enter Worksheet Description
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi

SELECTED

Comment: highline channel

Solve For.....Depth

Bottom Width...	10.00 ft	Velocity.....	15.50 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	322.63 sf
Rt Side Slope..	6.00:1 (H:V)	Flow Top Width..	72.54 ft
Manning's n....	0.030	Wetted Perimeter	75.03 ft
Channel Slope..	0.0140 ft/ft	Critical Depth..	8.78 ft
Depth.....	7.82 ft	Critical Slope..	0.0081 ft/ft
Discharge.....	5000.00 cfs	Froude Number...	1.30

Enter Worksheet Description
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi

PAGE 8 OF 13

SELECTED

Comment: highline channel

Solve For.....Depth

Bottom Width...	10.00 ft	Velocity.....	14.55 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	267.97 sf
Rt Side Slope..	6.00:1 (H:V)	Flow Top Width..	66.24 ft
Manning's n....	0.030	Wetted Perimeter	68.48 ft
Channel Slope..	0.0140 ft/ft	Critical Depth..	7.85 ft
Depth.....	7.03 ft	Critical Slope..	0.0083 ft/ft
Discharge.....	3900.00 cfs	Froude Number...	1.28

Enter Worksheet Description
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi

Comment: highline channel

Solve For.....Depth

Bottom Width...	20.00 ft	Velocity.....	12.68 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	307.49 sf
Rt Side Slope..	6.00:1 (H:V)	Flow Top Width..	72.94 ft
Manning's n....	0.030	Wetted Perimeter	75.05 ft
Channel Slope..	0.0100 ft/ft	Critical Depth..	6.90 ft
Depth.....	6.62 ft	Critical Slope..	0.0083 ft/ft
Discharge.....	3900.00 cfs	Froude Number...	1.09

Enter Manning's n
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi

Comment: highline channel WEST OF WILLOW SPRINGS RD.

Solve For.....Depth

Bottom Width...	10.00 ft	Velocity.....	13.66 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	285.49 sf
Rt Side Slope..	4.00:1 (H:V)	Flow Top Width..	59.38 ft
Manning's n....	0.030	Wetted Perimeter	62.34 ft
Channel Slope..	0.0100 ft/ft	Critical Depth..	8.59 ft
Depth.....	8.23 ft	Critical Slope..	0.0082 ft/ft
Discharge.....	3900.00 cfs	Froude Number...	1.10

Enter Worksheet Description
<F1> Help <F2> Print <F3> Calculator <PgDn> Create Table <ESC> Exit

Haestad Methods FlowMaster I version 2.01

Trapezoidal - tehachapi

Comment: highline channel

Solve For.....Depth

Bottom Width...	20.00 ft	Velocity.....	13.45 fps
Lt Side Slope..	2.00:1 (H:V)	Flow Area.....	289.99 sf
Rt Side Slope..	4.00:1 (H:V)	Flow Top Width..	62.29 ft
Manning's n....	0.030	Wetted Perimeter	64.82 ft
Channel Slope..	0.0100 ft/ft	Critical Depth..	7.40 ft
Depth.....	7.05 ft	Critical Slope..	0.0082 ft/ft
Discharge.....	3900.00 cfs	Froude Number...	1.10

Enter the Left Side Slope
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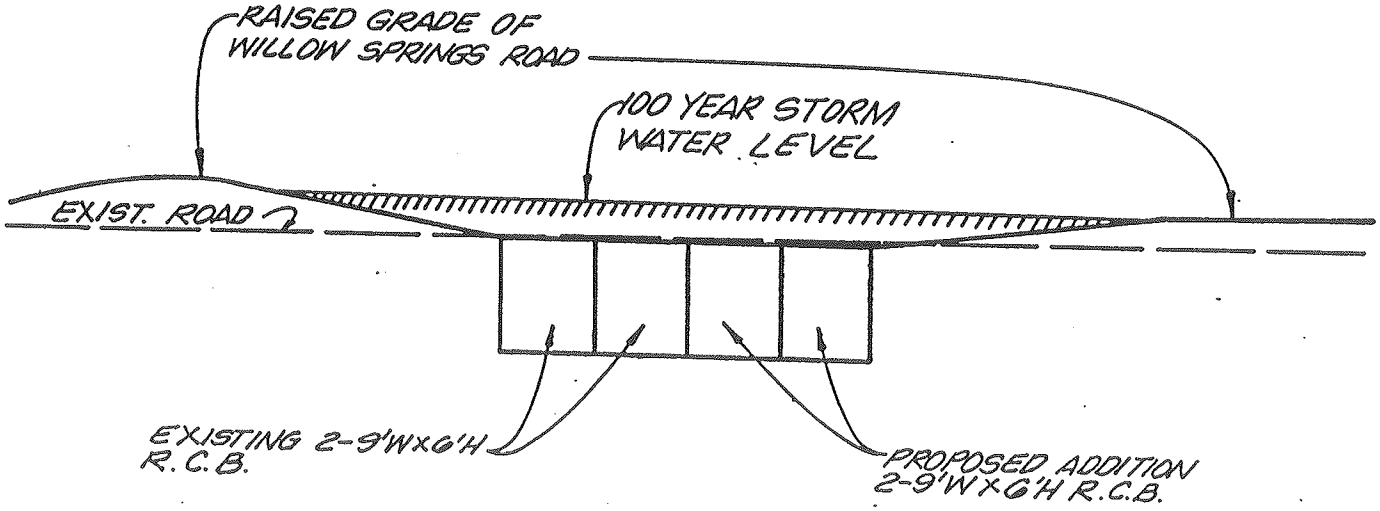
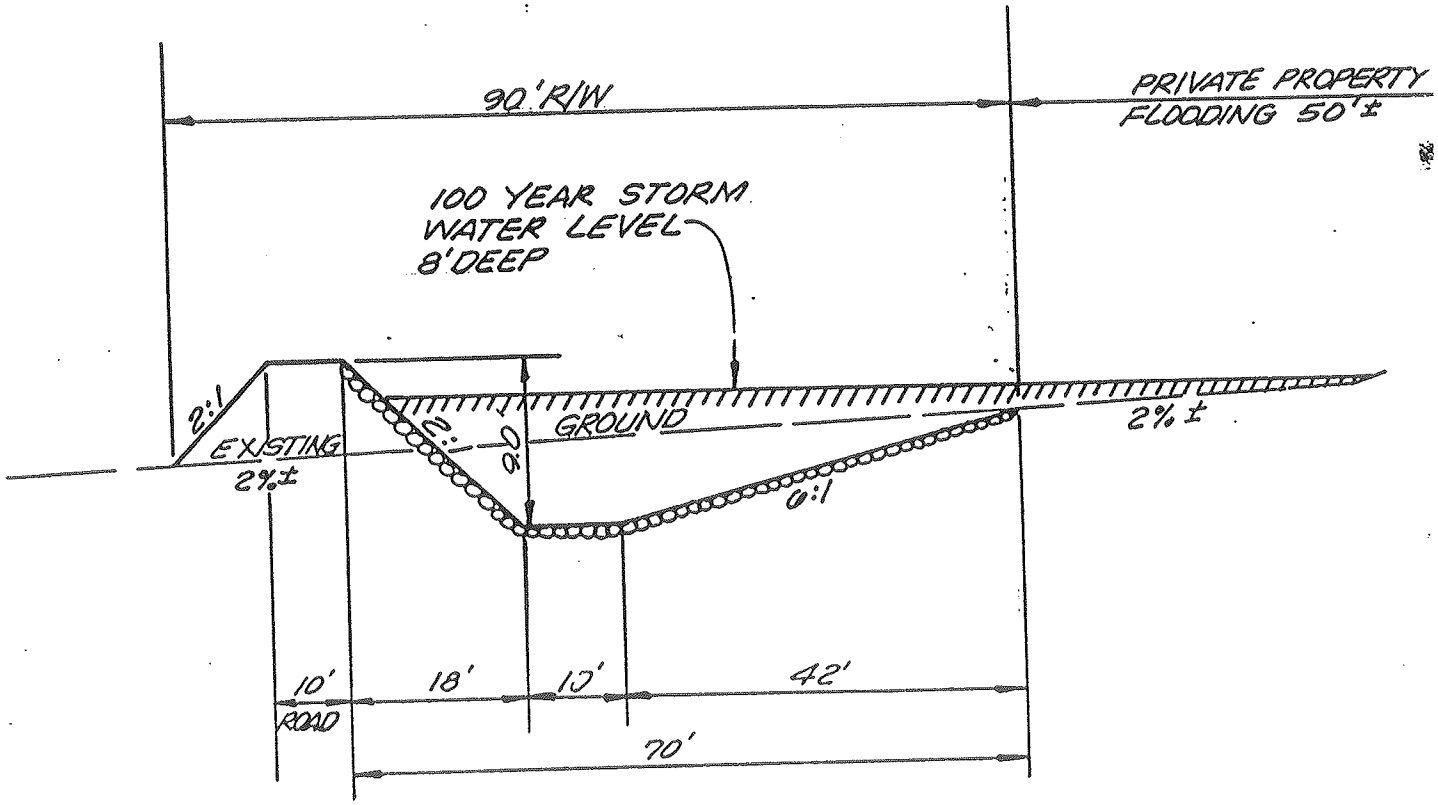


SCALE: 1" = 20'H
1" = 10'V

PROPOSED IMPROVEMENT TO HIGHLINE CHANNEL AT WILLOW SPRINGS ROAD



SCALE: 1" = 20' H
1" = 10' V

PROPOSED IMPROVEMENT TO HIGHLINE CHANNEL

From Willow Springs Road east, the flow increases to a maximum of 253 cfs. This can be carried in a 66" RCP as shown on Page 10. It can also be carried in a grass lined channel having a bottom width of 4' with 2:1 side slopes. It would flow 3.2' deep and 17' wide.

It is important to realize that these designs are expected to produce flooding on an average of once in 10-years. Measures should be taken to prevent major damage caused thereby. This can be done by requiring floor levels to be above the 100-year flood level, allowing yards, streets, parking lots, etc., to flood for brief periods. The 100-year storm will be about 1.0' above the curb on Tehachapi Blvd.

structure will require modification and the road will require reconstruction as shown on the attached sketch, Page 6.

After passing Willow Springs Road, the channel continues east receiving water from areas 65, 64, 62, and 63. Some it enters the channel as sheet runoff and some flows from drainage channels. It is important that the proposed channel improvements do not block the flow from these areas. The attached cross section is designed to allow these to enter the channel. There will be flooding of land south of the channel to a depth of about 1.0' which should cause little problem because the land slopes to the north.

The Q increases as it flow east to a maximum of 5491 cfs when it reaches the freeway. There are two existing structures under the freeway which will carry the following approximate flows:

2-3'H x 6'W RCB	Q = 260 cfs
2-3'H x 6'W RCB	Q = 400 cfs

There is also a roadway underpass which is about 10' x 10' in cross section, and is not located in any of the drainage channels. However, it would carry drainage during a 100-year storm due to the inadequacy of the storm drain structures. Its capacity is about 1000 cfs, leaving 3800 cfs to cross the freeway in other places. It would either overtop the freeway or flow east along its south side to another crossing.

TEHACHAPI BOULEVARD STORM DRAIN

Drainage from within the study area flows toward Tehachapi Blvd. where a storm drain is proposed to carry it to the east. The drainage areas are numbered 4 and 5 on the map. These are the only areas on the map which do not conform to the numbering and boundaries in reference 4. Reference 1 shows area 4 as being much larger than shown in this report. This is because Reference 1 included 136 acres south of the freeway which was assumed to flow east along Tehachapi Blvd. Reference 4 assumes this area to flow west toward Tehachapi. The contour map is not clear in this regard, so we have gone with the assumption of Reference 4. Reference 1 used the 100-year storm, but this report uses the 10-year storm for these areas. This is based on the low probability of major damage from larger flows. These and other factors have resulted in much lower flows than shown in Reference 1.

The SCS report shows an area encompassing area 4 and part of area 5. This area is used to estimate the flows from areas 4 and 5 as shown on Page 12. The flow from area 4 reaches a maximum of 94 cfs as Willow Springs Road. It can be carried in a 48" RCP as shown on the attached printout.

INTRODUCTION

The study area is impacted by storm runoff from the south because the freeway is likely to be over topped during large storms. This is because the Highline Channel is not adequate to carry the 100-year storm to Procter Lake. This conclusion was reached in Reference 1, and has been selected for further study and recommendation. This report analyses the Highline Channel and recommends improvements.

Drainage within the study area is also analyzed to determine preliminary recommendations for storm drain design.

HIGHLINE CHANNEL

Reference 1 concluded that the existing channel is capable of carrying about 1000 cfs, and that much more than that would enter it during a 100-year storm. The result would be overtopping of the channel with serious flooding to the north. This report takes a closer look at the situation using, as a primary source, Reference 4.

The SCS conducted an extensive hydrology study in 1978 for the purpose of designing detention reservoirs to protect Tehachapi from serious flooding such as it has received several times in the past 100 years. The study included computer modeling of all of the drainage areas surrounding Tehachapi using the best and most thorough SCS methods available. The study supplied design data for the Blackburn and Antelope Reservoirs.

Due to the extensive nature of the SCS study, it seems best to apply the results to the problem of the Highline Channel making modifications as necessary. The attached map shows the drainage areas with numbers and boundaries taken from Reference 4. The only exceptions are Areas 4 and 5 which are discussed later.

The Highline Channel is fed near its west end by discharge from Blackburn Dam. During a 100-year storm, the discharge is 2335 cfs. This and other Q's are taken from Reference 4, C-41 CANDE SCSCAL006, 5-1-79, SCS computer printout. The Blackburn Dam flow is joined by flow from Mendiburu Canyon (Area 67) of 2727 cfs and Area 66. The combined flow of 3930 cfs enters the Highline Channel. The unit hydrograph method was used, and peak flows from all contributing areas were analyzed to arrive at the largest combined flow. This is, of course, less than the sum of the peak flows.

The channel flows east to Willow Springs Road where it passes under the road in a double box culvert, 9' wide and 6' high each. The capacity is about 1300 cfs, about 1/3 of the 100-year storm. The

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PRELIMINARY DRAINAGE REPORT

SPECIFIC PLAN AREA
EAST OF TEHACHAPI
PHASE II REPORT

STEVEN L. BIRGE

SEPTEMBER 20, 1990

INTRODUCTION

This report analyzes, in a preliminary way, the storm drainage patterns affecting the study area. The off-site area to the south of the study area is given particular attention.

STUDY AREA

The area is bounded by Tehachapi Boulevard on the north, Freeway 58 on the south, and Monolith on the east.

REFERENCES

1. Preliminary Drainage Report, August 24, 1990, by Steven L. Birge, Lockman & Associates.

2. Estimating runoff and peak discharges, Soil Conservation Service, USDA, August 89.

3. Urban hydrology for small watersheds, Technical Report 55, Soil Conservation Service, June 86.

4. Tehachapi Watershed Hydrology Study, Edward Schmidt, Soil Conservation Service, USDA, March 78.

CONTENTS

	PAGE
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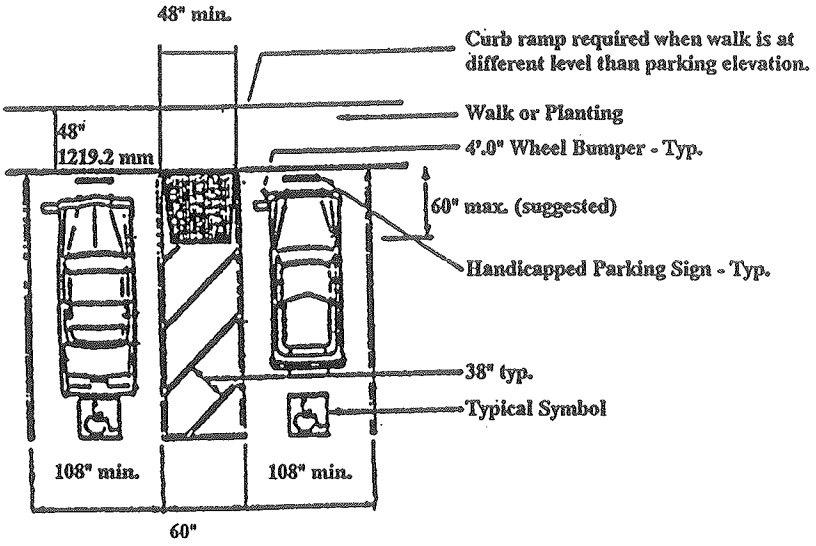
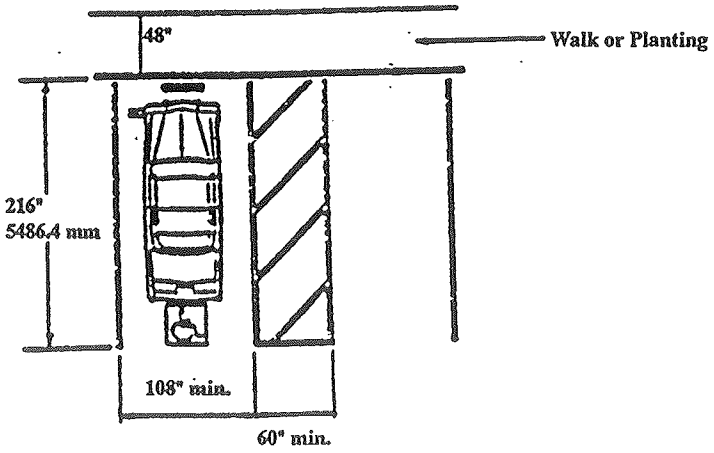
Proposed Highline Channel Improvements	5
Proposed Crossing at Willow Springs Road	6
Highline Channel Hydraulic Printouts	7
Tehachapi Boulevard Hydraulic Printouts	10
On-Site Hydrology Calculations	12
Drainage Map	13

APPENDIX C

DRAINAGE REPORTS



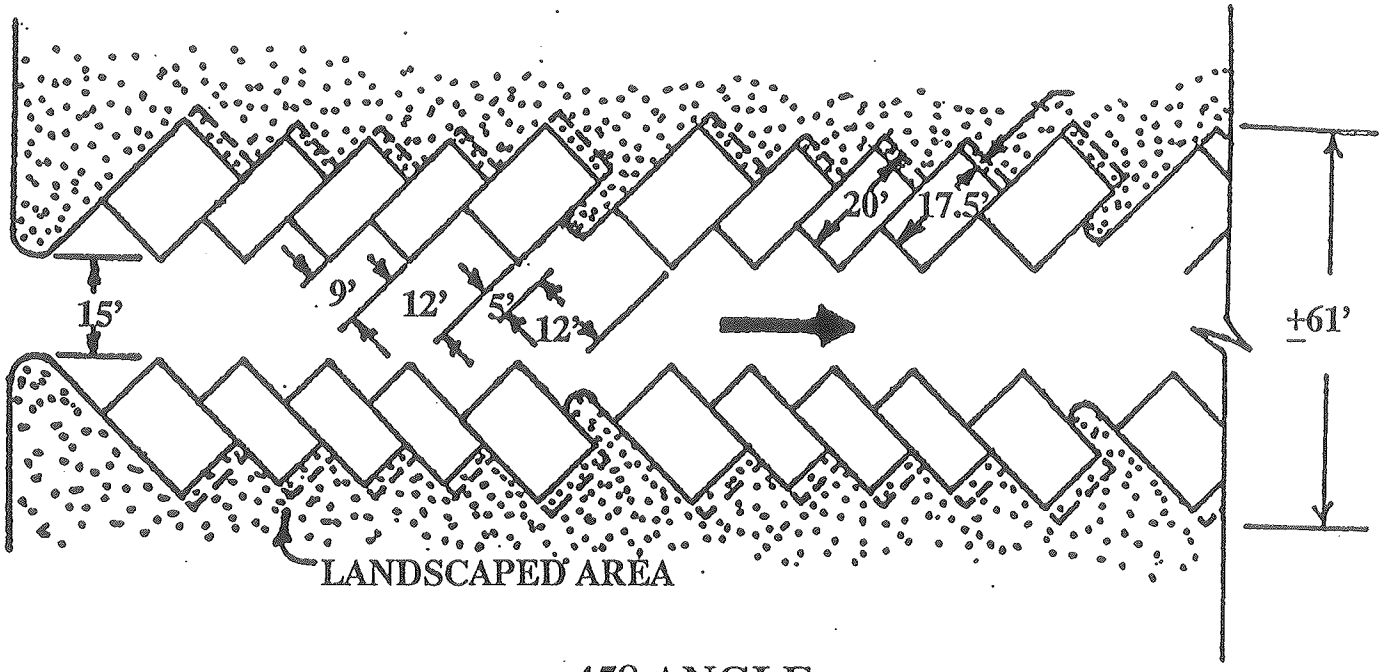
Handicapped Spaces, Double Type



Handicapped Spaces, Single Type

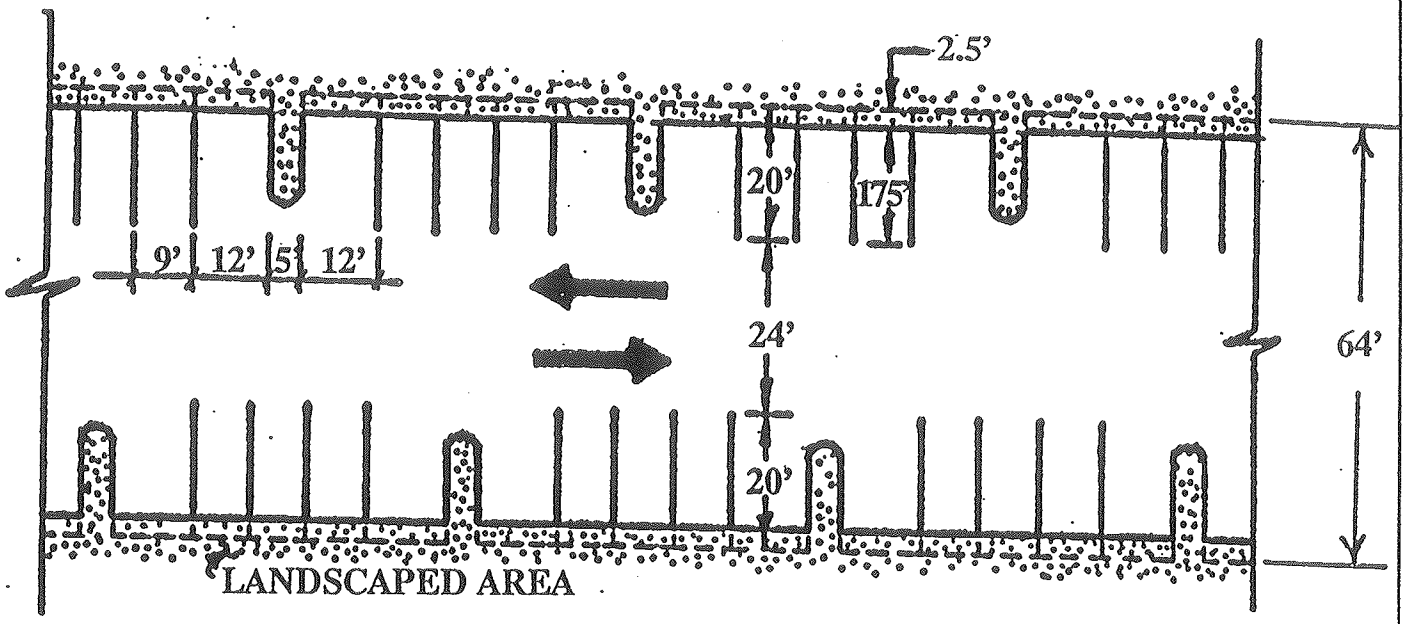
18.83.30

This diagram illustrates the specific requirements of the handicapped and is intended only as an aid for building design and contruction.

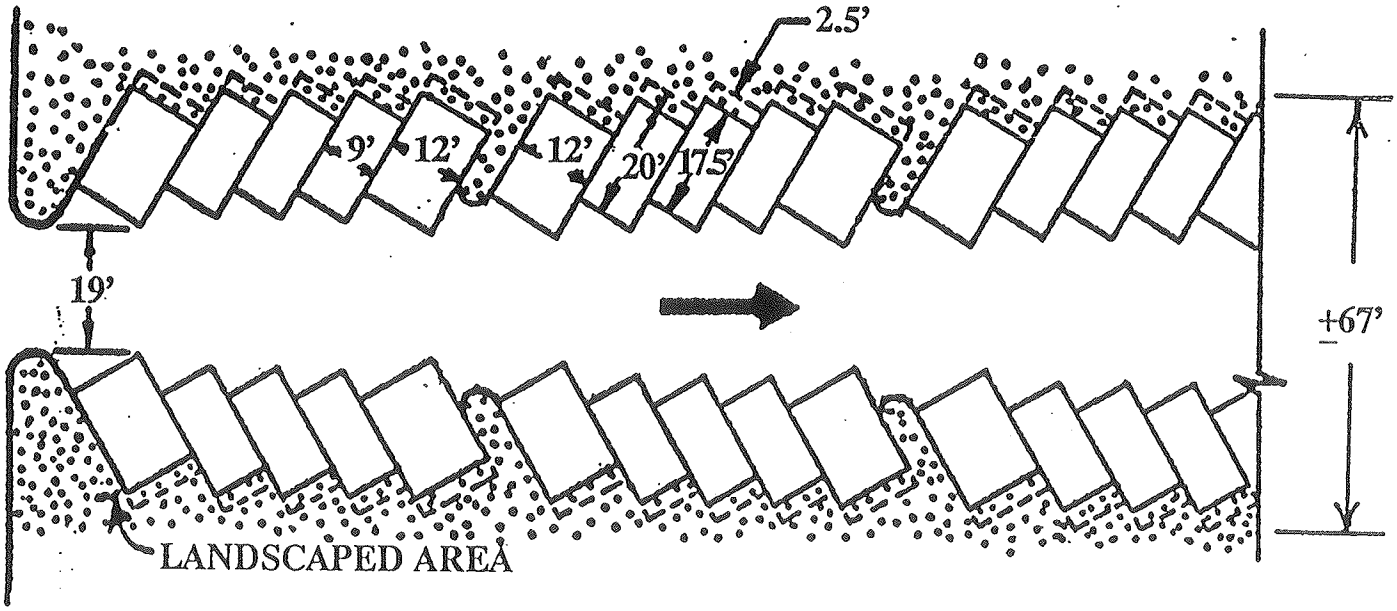


45° ANGLE

ILLUSTRATIVE DIAGRAM
18.83.20



90° ANGLE



60° ANGLE

ILLUSTRATIVE DIAGRAM
18.83.10

18.82.600 Parking Space Dimensions

Parking spaces shall be a minimum of 9'x20', however, when more than 10 spaces are provided 10% of those may be 8'x18'.

18.82.700 Handicapped Parking

(1) Spaces Required. The following table establishes the number of handicapped parking spaces required:

Total Number of Parking Spaces	Number of Handicapped Parking Spaces Required
1-40	1
41-80	2
81-120	3
121-160	4
161-300	5
301-400	6
401-500	7
over 500	1 for each 200 additional spaces provided.

(2) Parking Space Size. Physically handicapped parking spaces shall be located as near as practical to the primary entrance. If only one space is provided, it shall be 14 feet wide and outlined to provide a 9 foot parking area and a 5 foot loading and unloading area. When more than one space is provided in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23 foot wide area lined to provide a 9 foot parking area on each side of a 5 foot loading and unloading area in the center. Minimum length of each parking space shall be 18 feet. Note: See Figure 18.83.30.

USES	MINIMUM PARKING STALL REQUIRED
(6) Places of Assembly:	
(a) Cafes, restaurants, nightclubs, taverns, lounges, consumption on the premises of food and beverages	10 spaces minimum or 1 space for each 100 square feet of gross floor area,
(b) Auditoriums theaters, sports arenas, stadiums	1 space for each 3 seats or 1 space for each 10 square feet of gross floor area where there are no fixed seats,
(c) Churches, and other places of assembly not specified above	1 space for each 3 fixed seats within the main auditorium or one space for every 35 square feet of seating area within the main auditorium where there are no fixed seats. 18 lineal inches of bench shall be considered a fixed seat;
(7) Other Uses:	
(a) Day nurseries, including pre-schools, and nursery schools	1 space for each 250 square feet of gross floor area, provided there shall be no less than 4 spaces.
(d) Bowling Center	4 spaces for each bowling lane, plus 3 spaces for each billiard, pool or similar table, plus 1 space per 50 square feet of gross floor area used as an amusement arcade. Cafes, restaurants, night clubs, taverns, lounges or other establishments for the sale of and consumption on the premises of food and beverages shall conform to the parking standards established under Section 18.81.500(6)(a). In addition, 1 space shall be provided per 500 square feet of gross floor area not already designated hereinabove.

(d)	Industrial offices	1 space for each 250 square feet of gross floor area;

INTRODUCTION

The Willow Springs Mobile Home Park Addition is located about 4 miles east of Tehachapi within the unincorporated area of Kern County, California. Since the project is between by the mainline of the Southern Pacific (S.P.) Railway and State Route 58 (S.R. 58), Kern County has required that an acoustical analysis be prepared. The purpose of the analysis is to determine whether existing or future noise levels will exceed acceptable limits as defined by the Kern County Noise Element and other criteria, and to provide recommendations for mitigation as may be required.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

The standards of the Kern County Noise Element have been interpreted to apply to the interior environment of single-family dwellings rather than outdoor activity areas. In Table D-1 of the Noise Element, the maximum allowable level for transportation-related noise sources (e.g., traffic on public roadways and rail operations) is 55 dB L_{dn}[1] for "sensitive" land uses. Common "sensitive" land uses include single- and multi-family dwellings, hotels and mobile home parks.

Although Kern County currently does not recognize exterior noise standards, the federal government, the State of California and many local governments in California have established or recommended exterior noise standards to preclude undue stress and annoyance, and to prevent interference with normal human outdoor activities. Summaries of the criteria established or recommended by various government agencies are listed below:

ENVIRONMENTAL PROTECTION AGENCY (EPA)

The EPA has recommended a goal of 55 dB L_{dn} or less in outdoor activity areas of residences. The EPA stresses, however, that this level should not be construed as a standard since it was derived without concern for technical or economic feasibility and contains a margin of error to insure its protective value.

---

[1]For an explanation of the terminology used in this report, see Appendix A: "Acoustical Terminology."

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

The HUD Environmental Criteria establish that the degree of acceptability for a noise environment is determined by the L_{dn} outside buildings or other facilities containing noise-sensitive uses. The HUD Site Acceptability Standards are summarized below:

Acceptable:	L_{dn} does not exceed 65 dB.
Normally Unacceptable:	L_{dn} exceeds 65 dB, but is less than 75 dB.
Unacceptable:	L_{dn} exceeds 75 dB.

NOISE ELEMENT GUIDELINES (STATE HEALTH DEPARTMENT)

The State Health Department evaluates single-family homes exposed to levels below 60 dB L_{dn} as "normally acceptable," 60-70 dB L_{dn} as "conditionally acceptable," 70-75 dB L_{dn} as "normally unacceptable," and above 75 dB L_{dn} as "clearly unacceptable."

CALIFORNIA ADMINISTRATIVE CODE, TITLE 21

CAC, T.21 sets a land use compatibility standard of 65 dB CNEL for noise-sensitive uses impacted by airports (Note: CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within $\pm$ 1.0 dB).

OTHER COUNTIES AND CITIES IN CALIFORNIA

Counties and cities which have established exterior noise standards for transportation-related noise sources generally use L_{dn} or CNEL values of 60 or 65 dB in outdoor activity areas. The City of Bakersfield 2010 General Plan applies a standard of 65 dB CNEL in outdoor activity areas.

DRAINAGE & SEWERAGE - BASES OF DESIGN

DETERMINATION OF SEWAGE FLOW BASED ON RULES & REGULATIONS OF NEW YORK STATE DEPARTMENT OF HEALTH 1947

ITEM	BASIS OF DESIGN
Future Population	30-50 years from time of construction of system.
Average Daily Flow 50	~~100~~ gallons per capita per day.
Laterals & Submains Flowing Full	400 gallons per capita per day.
Mains, Trunks and Outfalls Flowing Full	250 gallons per capita per day.
Industrial Plant Wastes	Add additional allowance depending on process.
Minimum Slope of Pipe ✓	Sufficient to give mean velocity of 2 feet per second when pipe is flowing full or half full.
Maximum Velocities ✓	12-15 ft/sec. (Beyond this give special consideration to anchoring & erosion protection)
Manhole Spacing	At all changes of grade, alignment and size of pipe. Not more than 300 foot intervals.
Minimum Size of Street Sewers ✓	8 inches diameter.
Inverted Siphons - Minimum Pipe Size	6 inches diameter.
Inverted Siphons - Minimum No. of Pipes	2
Inverted Siphons - Minimum Velocity	3 ft. per sec. for sep. systems - 5 ft. per sec. for combined systems.
Pumping Stations - Min. No. of Pumps	3 in main plants and 2 in small stations.
Pumping Stations - Motive Power	Available from at least 2 independent sources.
Pumping Stations - Suction & Discharge	Minimum size 4 inches diameter.

Metcalf and Eddy suggest an allowance for infiltration into the sewerage system of 1000 to 2000 gallons per acre per day when ground water is encountered above the sewer line.

SUGGESTED FORM FOR SANITARY SEWER DESIGN COMPUTATIONS*

SANITARY COMPUTATIONS

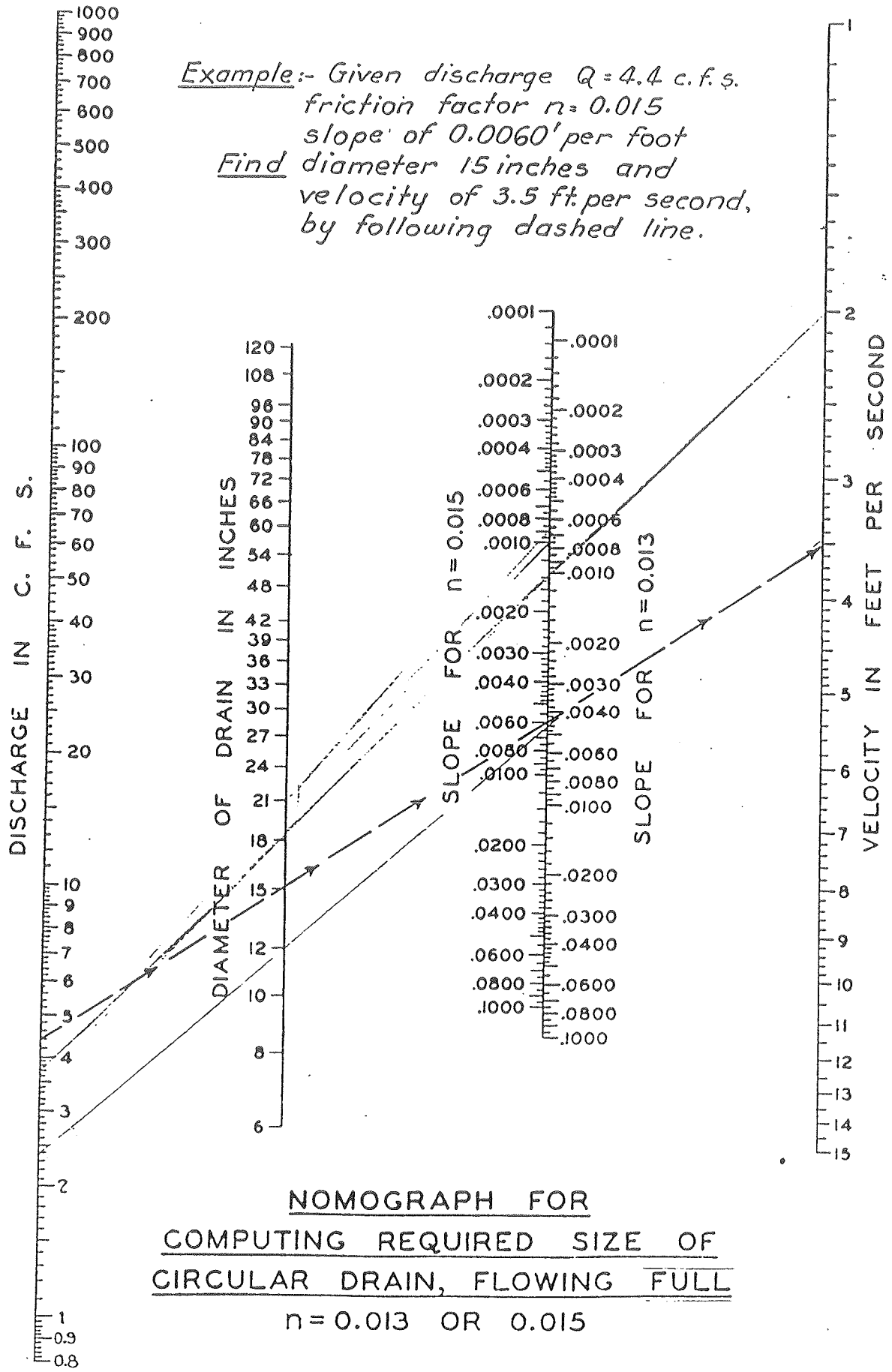
Computed by:_____
Checked by:_____
Date:_____

Location_____

"n" = 0.015
Density of Population = 30/acre.
Sheet _____ of _____

SEWER LOCATION			TRIBUTARY AREA (ACRES)		MAX. RATE OF SEWAGE FLOW			DESIGN				PROFILE				
Street	From manhole No.	To manhole No.	Increment	Total	Rate per acre, g.p.d.	Total m.g.d.	Total c.f.s.	Diam. inches	Slope ft./ft.	Capacity when full c.f.s.	Vel. when full f.p.s.	Length feet	Fall feet	Other losses feet	Invert elev. upper end	Invert elev. lower end
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
Third	10	11	43.3	43.3	12,000	0.52	0.80	10	.0045	1.12	2.2	325	1.46	0.00	95.33	93.87
Third	11	12	14.2	57.5	12,000	0.69	1.07	10	.0082	1.60	2.8	400	3.28	0.08	93.79	90.51
Chestnut	12	13	10.0	67.5	12,000	0.81	1.25	12	.0036	1.75	2.2	350	1.26	0.21	90.30	89.04

* Adapted from Davis, Handbook of Applied Hydraulics, Mc Graw-Hill.



NOMOGRAPH FOR
COMPUTING REQUIRED SIZE OF
CIRCULAR DRAIN, FLOWING FULL
n = 0.013 OR 0.015

Adapted from Engineering Manual, War Department, Corps of Engine
Part XIII, Chapt. 1, Dec. 1945

APPENDIX E

PRELIMINARY TRAFFIC ANALYSIS

PRELIMINARY TRAFFIC ANALYSIS

1.0 EXISTING CONDITIONS

Access to the Specific Plan area is provided by State Route 58, Tehachapi Boulevard, Tehachapi-Willow Springs Road and Steuber Road. Currently these are two lane roads with stop signs at Tehachapi Boulevard. Average daily traffic (ADT) is as follows:

Tehachapi-Willow Springs south of Highline Road	1,100 ADT
Tehachapi Boulevard west of Tehachapi-Willow Springs Road	2,500ADT
Tehachapi Boulevard west of Sand Canyon Road	720 ADT

The capacity of a two lane undivided minor arterial is 12,000 ADT at Level of Service (LOS) E. The existing roads are operating at a Level of Service (LOS) A.

2.0 PROPOSED CONDITIONS

The proposed land use, acreage, traffic generation rates and projected traffic are as follows:

Land Use	Acres	Rate	Traffic (ADT)
Mobile Homes	60.2	48/AC(1)	2,890
Industrial	264.2	107/AC(2)	28,269
Commercial	31.9	653/AC(3)	20,831
Comm. Overlay	26.5	380/AC(4)	10,070
Residential	66.3	40/AC(5)	2,652
Total	449.1		64,712

(1) 6/unit @ 8 units/AC = 48/AC

(2) 7/1000 s.f. @ 35% coverage = 107/AC

(3) 43/1000 s.f. @ 35% coverage = 653/AC

(4) Average of Industrial and Commercial = 380/AC

(5) 4 units/AC x 10 ADT/unit = 40/AC

Source: ITE, 4th Edition

The proposed backbone street system will consist of 4 lane divided major arterials at Tehachapi Boulevard, Steuber Road, Tehachapi-Willow Springs Road and Eumatilla Street. The east bound direction of Tehachapi Boulevard will have three lanes. With full development of the Tehachapi Valley in 15 to 20 years Tehachapi Boulevard will probably have to be three lanes each way. This would require 10-12 feet easement on railroad right-of-way.

The capacity of these major arterials would be about 40,000 vehicles per day. To accommodate the proposed project Tehachapi Boulevard would be at capacity with 37,500 additional vehicles. Assuming 9,000 vehicles were commercial freeway oriented the remaining vehicles would be divided on Eumatilla Street, Tehachapi-Willow Springs Road and Steuber Road. These streets could more than accommodate the projected traffic. A new off/on ramp is proposed for Eumatilla Street and State Route 58.

Traffic signals would probably be warranted at Steuber Road, State Route 58, Tehachapi Boulevard, Tehachapi-Willow Springs Road, Eumatilla Street and Eumatilla Street at State Route 58 (new off ramp).

3.0 MITIGATION MEASURES

The capacity of the future street system will be extensively analyzed in the City of Tehachapi General Plan Update, Circulation Element. If additional improvements are necessary they will be recommended at that time and a traffic mitigation fee will be developed.

APPENDIX F

RELATED NOISE STUDIES

ACOUSTICAL ANALYSIS

WILLOW SPRINGS MOBILE HOME PARK ADDITION

TEHACHAPI, CALIFORNIA

PREPARED FOR

DEWALT-PORTER CIVIL ENGINEERING

2340 NILES STREET
BAKERSFIELD, CALIFORNIA 93306

PREPARED BY

BROWN-BUNTIN ASSOCIATES, INC.

807 W. OAK AVENUE, SUITE B
VISALIA, CALIFORNIA 93291

SEPTEMBER 14, 1989

BBA

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EVALUATION OF EXISTING AND FUTURE NOISE ENVIRONMENTS

Major noise sources which could potentially affect the project site include railroad operations on the S.P. Railway and traffic on S.R. 58. Following is a discussion of each of these sources.

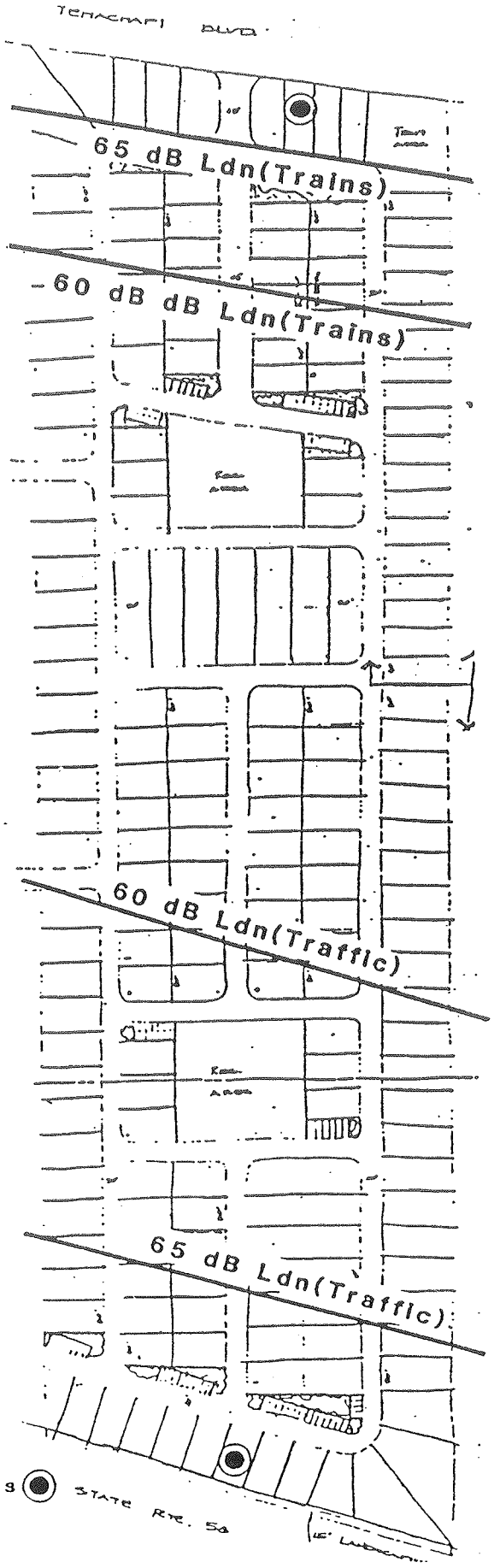
RAILROAD NOISE

The closest proposed mobile home spaces to the railroad are located approximately 195 feet from the center of the tracks (See Figure 1). The terrain is mostly flat, although the tracks are elevated by approximately 2-3 feet. There are no grade crossings close to the site.

Noise level measurements were conducted on September 8, 1989 at the location noted in Figure 1. The microphone was located approximately 195 feet from the center of the tracks to correspond to the proposed location of the closest mobile home. Measurement equipment consisted of a Bruel & Kjaer (B&K) Type 2218 integrating sound level meter equipped with a B&K Type 4165 1/2" microphone. The measurement system was calibrated in the field with a B&K Type 4230 acoustical calibrator.

During the 5-hour measurement period (6:30 a.m.-11:30 a.m.), three S.P. freight trains and four Santa Fe freight trains were monitored as they passed the project site. Table I provides a summary of measurement data.

Figure 1 Project Location & Noise Contours



Noise Monitoring Locations

BBA

TABLE I

SUMMARY OF RAILROAD NOISE MEASUREMENT RESULTS
WILLOW SPRINGS MOBILE HOME PARK ADDITION
SEPTEMBER 8, 1989

Time	#Locos	#Cars	Est. Speed	L_{max}, dBA	SEL, dB
6:51 a.m.	4	±50	45 mph	81	92.6
7:55 a.m.	5	±100	40 mph	83	96.5
8:33 a.m.	5	±100	35-40 mph	88	97.1
9:00 a.m.	9	±75	35-40 mph	83	96.3
9:06 a.m.	2	±30	35-40 mph	74	85.1
9:31 am.	4	±100	35-40 mph	85	97.0
9:42 a.m.	4	±50	30-35 mph	78	89.2

Source: Brown-Buntin Associates, Inc.

According to the S.P. Trainmaster and the Santa Fe Railway Superintendent's office in Bakersfield, about 36 trains per day pass through the project area, more or less evenly spaced throughout the 24-hour day. There are no estimates of future operations available from the railroad. Using the analytical methods described by Wyle Laboratories[2] and these estimates of railroad activity, the calculated L_{dn} at 195 feet from the tracks is approximately 72 dB. Using the same operations data and the logarithmic mean of the measurement data obtained at the project site, the calculated L_{dn} at 195 feet is 67.5 dB, indicating that Reference 2 provides a very conservative estimate of railroad noise exposure at the proposed residential setbacks for the project. Since trains appeared to be traveling somewhat slower than normal at this location and since Reference 2 is based on high speed operations, it was determined that it would be more appropriate to calculate train noise within the project site based on measured data rather than the Reference 2 methodology.

[2] Simplified Procedure of the Assessment of Noise Emitted by On-Line Railroad Operations, Wyle Research Technical Memorandum No. 59197-1, Wyle Laboratories, March 15, 1974.

The approximately locations of the 60 and 65 dB L_{dn} contours based on train noise measured September 8, 1989 are shown in Figure 1.

TRAFFIC NOISE

Noise levels from traffic on State Route 58 were evaluated for existing (1988) and future (2008) conditions using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic data obtained from Caltrans.

The FHWA Model is the analytical method currently favored by most state and local agencies, including Caltrans, for highway traffic noise prediction. The Model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is generally considered to be accurate within $\pm$ 1.5 dB. To predict L_{dn} values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Noise level measurements and a concurrent traffic count were conducted at the project site on September 8, 1989. The measurement location was located approximately 152 feet from the center of State Route 58 at the location of the closest receiver, as shown by Figure 1. The purpose of the measurements was to provide a basis for evaluating the accuracy of the FHWA Model in describing the existing noise environment with the project site and to determine if adjustments to the FHWA Model are warranted to account for site specific factors in the calculation of projected future traffic noise exposure. Inspection of the site environs indicated that the roadway is about 3 feet higher than the project grade. The project site is level and the roadway was clearly visible at all locations on the property. Noise monitoring equipment was as previously described.

Noise measurements were conducted in terms of L_{eq}, and were later compared to predicted L_{eq} values using the FHWA Model and observed traffic volumes, speed and distance to the microphone. A comparison of measured and predicted noise levels is shown by Table II.

TABLE II

COMPARISON OF MEASURED AND PREDICTED
(FHWA MODEL) NOISE LEVELS
STATE ROUTE 58 IN THE VICINITY OF WILLOW SPRINGS MOBILE HOME PARK ADDITION
TEHACHAPI, CALIFORNIA

Measurement Date	September 8, 1989
Measurement Time	11:45 a.m.
Observed # Autos	580 Vehicles/Hour
Observed # Medium Trucks	36 Vehicles/Hour
Observed # Heavy Trucks	140 Vehicles/Hour
Speed (Posted)	55 MPH
Distance (From Center of Roadway)	152 Feet
L_{eq} (Measured)	64.6 dBA
L_{eq} (Predicted)*	65.7 dBA

* FHWA "soft site" was assumed for calculations

Source: Brown-Buntin Associates, Inc.

From Table I it is apparent that noise levels calculated by the FHWA Model were 1.1 dB greater than measured levels. This is considered to be an acceptable difference between measured and predicted levels, and means that the FHWA Model can be used without correction to reliably predict existing and future noise levels on the project site.

Estimates of existing (1988) and future (2008) Annual Average Daily Traffic (AADT), the day/night distribution of traffic and truck mix for State Route 58 in the vicinity of the project site were obtained from Caltrans, as summarized in Table III.

Using data from Table III and the FHWA methodology, predicted noise exposure in terms of L_{dn} for the project site was calculated for existing (1988) and future (2008) traffic conditions. At the assumed location of the nearest receiver (approximately 50 feet from the property line or 152 feet from the center of the freeway), the calculated noise exposure was 71.6 dB L_{dn} for projected future (2008) traffic conditions. The distances to the 70, 65 and 60 dB L_{dn} noise contours for existing and projected future conditions are shown in Table IV. The approximate locations of the 60 and 65 dB L_{dn} contours for future traffic conditions on the undeveloped site are shown on Figure 1.

TABLE III

TRAFFIC DATA
STATE ROUTE 58
IN THE VICINITY OF WILLOW SPRINGS MOBILE HOME PARK ADDITION
TEHACHAPI, CALIFORNIA

	1988	2008
Annual Average Daily Traffic (AADT)	12,000	21,673
Day/Night Split	79%/21%	79%/21%
Posted Vehicle Speed	55 MPH	55 MPH
% Medium Trucks	4.8% AADT	4.8% AADT
% Heavy Trucks	23.2% AADT	23.2% AADT

Source: Caltrans

TABLE IV

DISTANCE (FEET) FROM CENTER OF STATE ROUTE 14
TO L_{dn} CONTOURS
WILLOW SPRINGS MOBILE HOME PARK ADDITION
TEHACHAPI, CALIFORNIA

Contour Value	Existing (1988)	Future (2008)
70 dB	131′	194′
65 dB	281′	417′
60 dB	606′	899′

Source: Brown-Buntin Associates, Inc.

ANALYSIS

EXTERIOR NOISE EXPOSURE

Most local jurisdictions in California set a land use compatibility standard of 60 or 65 dB L_{dn} in outdoor activity areas of residences. At the assumed location of the nearest receivers the calculated noise exposure for existing railroad operations is 67.5 dB L_{dn}, and for future traffic volumes the calculated noise exposure is 71.6 dB L_{dn}. Estimates of future railroad operations were not available from the railroad.

To achieve lower exterior noise levels within outdoor activity areas, it would be necessary to construct barriers along the south and north boundaries of the mobile home park. In order to evaluate the effectiveness of various noise barrier heights, a barrier attenuation model based upon the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model was used. The

model calculates barrier insertion loss based upon the geometric relationship between source height, receiver height, distance between source and barrier, distance between barrier and receiver and the height of the proposed barrier. The effective source height for a locomotive and cars without the horn was assumed to be 10 feet above the tracks. The effective source heights of a heavy truck, medium truck and automobile are 8, 2 and 0 feet, respectively, above the road. The average receiver height for a person standing within a mobile home space was assumed to be five feet above the ground. The finished grade of the property was assumed to be approximately 3 feet below the top of the rails and S.R. 58. If the finished grade of the development is different than assumed, the height of barriers may differ from those calculated in this report.

Based on the assumptions that the closest receivers would be about 45 feet from the south property line (adjacent to the railroad) and 50 feet from the north property line (adjacent to S.R. 58), noise levels resulting from various barrier heights were calculated. A summary of the calculations are shown in Table V.

TABLE V

BARRIER HEIGHTS VS. NOISE LEVELS
WILLOW SPRINGS MOBILE HOME PARK ADDITION
TEHACHAPI, CALIFORNIA

Barrier Height and Location		Noise Level At Nearest Receiver, dB L_{dn}	
South P/L	North P/L	South Location	North Location
0′	0′	67.5	71.6
3′	3′	66.8	69.7
4′	4′	66.1	68.0
5′	5′	63.7	67.1
6′	6′	62.7	66.6
8′	8′	62.2	65.1
10′	10′	60.3	64.0
12′	12′	58.3	62.2
14′	14′	56.6	61.0
16′	16′	55.3	59.7

Source: Brown-Buntin Associates, Inc.

As shown by Table V, a barrier at least 5 feet high would be necessary to reduce noise levels to 65 dB L_{dn} on the south side of the property adjacent to the S.P. Railroad. To achieve a level of 60 dB L_{dn}, the barrier would have to be about 10 feet high along the south property line. On the opposite side of the property adjacent to S.R. 58, the barrier would have to be at least 8 feet high to reduce traffic to 65 dB L_{dn} and at least 16 feet high to reduce traffic noise to 60 dB L_{dn}.

Although it was not possible to test the noise reduction capability of the trees bordering the north and south boundaries of the property due to other commitments for the test equipment, several researchers have studied the attenuation of noise due to vegetation. In general, trees and bushes are very poor barriers and provide little attenuation as a result of shielding. Typical barrier attenuation values of very thick vegetation are 1 dB per 30 feet. Therefore, the row of trees bordering the property may be considered to have negligible noise reduction capability.

INTERIOR NOISE LEVELS

The interior noise level standard of the County has been interpreted to be 55 dB L_{dn}. Assuming no barrier is constructed, the exterior noise level at future mobile home facades is estimated to be about 68 dB L_{dn} at the south end of the park and about 72 dB at the north end of the park. This means that an outdoor to indoor noise level reduction (NLR) of about 13 dBA will be required to achieve compliance with the County's interior noise level standard at the south end and NLR of about 17 dBA will be required at the north end.

Studies of the outdoor to indoor NLR provided by mobile homes when exposed to a traffic noise source conducted by the California Office of Noise Control in 1975 indicated that the average NLR was 20.9 dBA with windows and doors closed and 13.5 dBA with open windows facing the noise source. This means that a 55 dB L_{dn} interior noise level may be achieved by mobile homes as long as some provision is made for mechanical ventilation or air conditioning so that windows and doors may be closed to achieve the necessary acoustical isolation.

CONCLUSIONS

The proposed design of the Willow Springs Mobile Home Park will satisfy the interior noise level standards of Kern County if mobile homes are equipped with air conditioning or some form of mechanical ventilation so that windows and doors may be closed to achieve the necessary acoustical isolation.

Although not required under the present interpretation of the Noise Element, it may be desirable to reduce exterior noise levels by construction of barriers of appropriate height as summarized in Table V. Suitable materials for barrier construction include a masonry wall or wood wall having overlapping, tight-fitting planks at least 1 1/2" thick, or an earthen berm. A combination of wall and earthen berm may also be used. Other designs may be acceptable, but should be reviewed and approved by a qualified acoustical consultant. In order to be effective, noise barriers should be continuous without gaps or openings which could create flanking paths and compromise barrier performance.

Respectfully submitted,

Bill C. Thiessen

Bill C. Thiessen
Senior Associate

BCT:dw/89-079

APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

A-WEIGHTED SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

CNEL: Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

EQUIVALENT ENERGY LEVEL, L_{eq}: The sound level corresponding to a steady state sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

L_{dn}: Day/Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

NOTE: CNEL and L_{dn} represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the equivalent energy noise exposure for a shorter time period, typically one hour.

L_{max}: The maximum A-weighted noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded 10 percent of the time (L_{90}, L_{50}, etc.)

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS:	Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the descriptors normally utilized to describe community exposure to noise.
SOUND EXPOSURE LEVEL (SEL) OR SINGLE EVENT NOISE EXPOSURE LEVEL (SENEL)	The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the level of time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micronewtons per square meter and reference duration of one second.

ACOUSTICAL ANALYSIS
PROPOSED MOBILE HOME PARK
PARCEL 1, P.M. 2208
NEAR TEHACHAPI, KERN COUNTY, CALIFORNIA

Prepared for

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Prepared by

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Visalia, California

January 18, 1988
(Revised May 3, 1988)

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INTRODUCTION

A mobile home park is proposed for location within Parcel 1 of P.M. 2208, which is located south of State Route 58 and west of Willow Springs Road near Tehachapi, in Kern County, California. Since State Route 58 has been identified as a major noise source, an acoustical analysis has been prepared to determine the location of the 60 dB L_{dn}* noise contour within this property. The Kern County Noise Element establishes a land use compatibility criterion of L_{dn} (or CNEL) 60 dB for exterior noise levels within outdoor activity areas of residential uses. (Note: L_{dn} and CNEL are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0 dB.)

EVALUATION OF EXISTING AND FUTURE NOISE ENVIRONMENTS

Noise levels from traffic on State Route 58 were evaluated for existing (1986) and future (2006) conditions using the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic data obtained from Caltrans.

The FHWA Model is the analytical method currently favored for highway traffic noise prediction by most state and local agencies, including Caltrans. The Model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions, and is generally considered to be accurate within plus or minus 1.5 dB. To predict L_{dn} values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

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* For an explanation of the terminology used in this report, see Appendix A: "Acoustical Terminology".

Noise level measurements of traffic were attempted at the site (see Figure 1) on January 15, 1988. Due to gusty winds, accurate measurements were not possible. The purpose of measurements is to provide a basis for evaluating the accuracy of the FHWA Model in describing the existing noise environment at the project site and making adjustments to the Model as needed. Inspection of the site environs indicated that the freeway and the site are at about the same grade. The site was level and the freeway was clearly visible at all locations on the property except at the eastern end of the property where the overcrossing for Willow Springs Road blocks visibility to the east. Based on these observations, it was determined that the FHWA Model corrected for partial visibility to the east could be used without further adjustment to provide accurate predictions of traffic noise exposure on the site.

Estimates of 1986 Annual Average Daily Traffic (AADT), truck mix and the day/night distribution of traffic for State Route 58 in the vicinity of the project site were obtained from Caltrans. Traffic volumes were projected for 2006 at a growth rate of 2.5% per year, as recommended by Caltrans for this portion of State Route 58. These traffic data are shown in Table I.

TABLE I

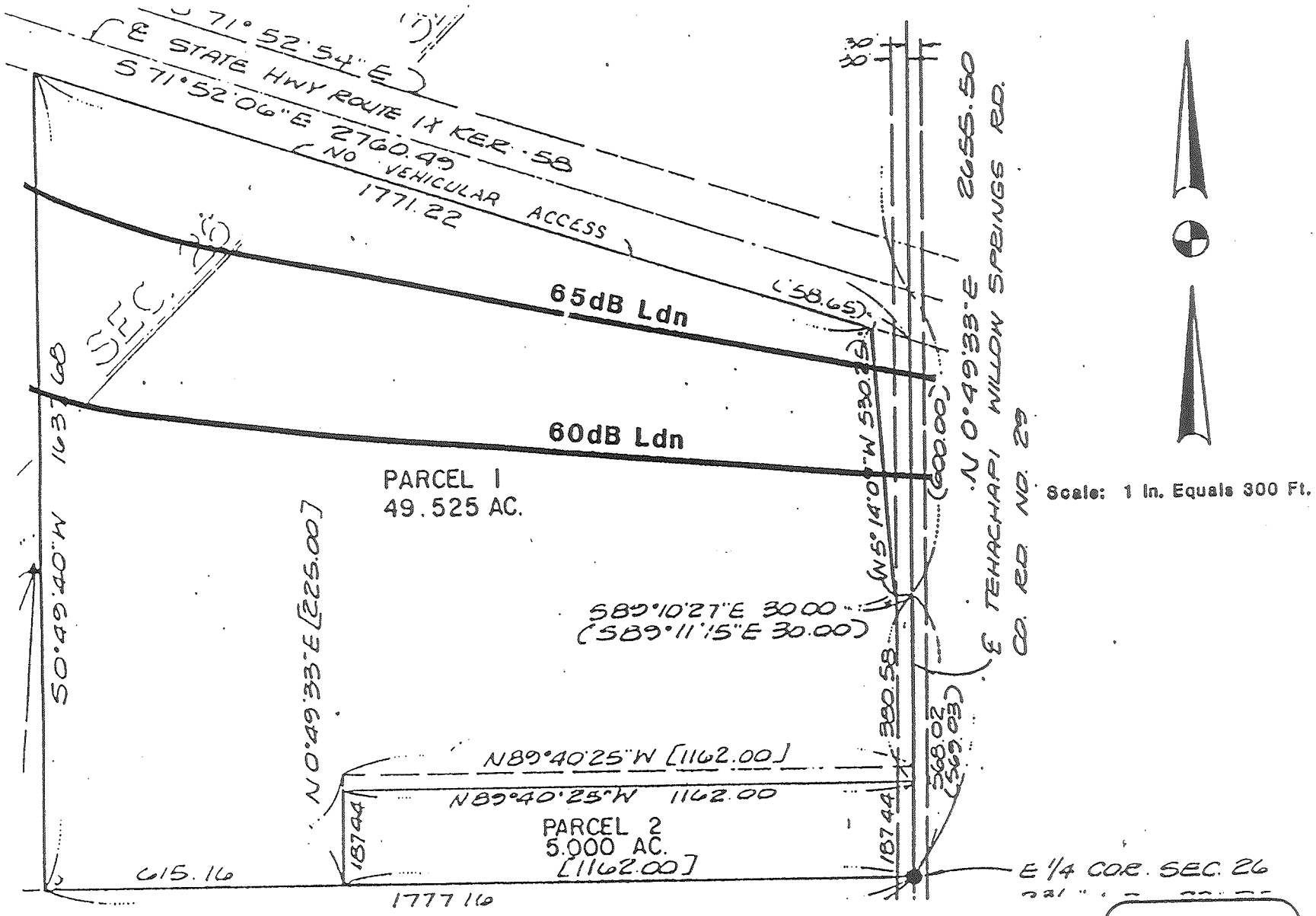
TRAFFIC DATA
STATE ROUTE 58
IN THE VICINITY OF PARCEL 1, P.M. 2208
NEAR TEHACHAPI, CALIFORNIA

	1986	2006
Annual Average Daily Traffic (AADT)	10,500	15,750
Day/Night Split	80%/20%	80%/20%
Posted Vehicle Speed	55 MPH	55 MPH
% Medium Trucks	1.5% AADT	1.5% AADT
% Heavy Trucks	24.5% AADT	24.5% AADT

Sources: Caltrans and Brown-Buntin Associates, Inc.

Figure 1

Projected Future 60dB Ldn Noise Contour For P.M. 2208 (No Mitigation)



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ANALYSIS

The Kern County Noise Element, adopted in 1975 establishes a land use compatibility standard of 60 dB L_{dn}; however, the City of Bakersfield which has recently updated its Noise element, sets 65 dB CNEL as a land use compatibility standard for residential properties. As previously noted, CNEL and L_{dn} are generally considered to equivalent descriptors of community noise within plus or minus 1 dB. A 65 dB L_{dn} standard is applied by some jurisdictions, including Sacramento County, in instances as where it is not feasible to reduce noise exposure to 60 dB L_{dn}, and significant noise mitigation has been achieved.

Using the data from Table I and the FHWA methodology, the 60 and 65 dB L_{dn} noise exposure contours for projected future traffic conditions <u>without mitigation measures</u> within Parcel 1 of P.M. 2208 are located 713 and 331 feet, respectively, from the center of State Route 58. Towards the Willow Springs Road overcrossing which provides some shielding of traffic noise, noise contours are closer to the freeway. The approximate locations of the projected future 60 or 65 dB L_{dn} contours corrected for this shielding are shown in Figure 1.

Construction of a barrier along the freeway right-of-way of Parcel 1 will reduce the area within Parcel 1 that will be exposed to noise levels exceeding 60 and 65 dB L_{dn}. Since a site plan of the mobile home park is currently unavailable, barrier heights of 6 feet and 8 feet versus location of the 60 and 65 dB L_{dn} contours were calculated and are shown in Table II. In order to evaluate the effectiveness of various noise barrier heights, a barrier attenuation model was used. The model calculates barrier insertion loss individually for automobiles, medium trucks and heavy trucks based upon the geometric relationship between source height, receiver height, distance between source and barrier, distance between barrier and receiver and the height of the proposed barrier. The effective source heights for automobiles, medium trucks and heavy trucks were assumed to be 0, 2 and 8 feet above the roadway, respectively. The average receiver height for a person standing within a backyard was assumed to be 5 feet above the project grade.

TABLE II

BARRIER HEIGHTS VS. LOCATION OF THE 60 AND 65 dB L_{dn} CONTOURS
PARCEL 1, P.M. 2208

6' Barrier		8' Barrier	
Distance to 60 dB L_{dn} Contour From Barrier	Distance to 65 dB L_{dn} Contour From Barrier	Distance to 60 dB L_{dn} Contour From Barrier	Distance to 65 dB L_{dn} Contour From Barrier
145'	40'	136'	<15'

Source: Brown-Buntin, Associates, Inc.

As shown by Table II, the distance to the 60 and 65 dB L_{dn} contour from a 6 foot high barrier would be 145 and 40 feet, respectively. If a 8 foot high barrier is constructed, traffic noise levels within essentially all of the property would be 65 dB L_{dn} or less. The barrier may consist of a concrete block wall or earthen berm, or combination of wall and berm. Other barrier materials may be acceptable but should be reviewed and approved by a qualified acoustical consultant on a case-by-case basis to ensure their effectiveness. A barrier is not required along the western perimeter of Parcel 1 since the partial shielding provided by the right-of-way barrier will reduce projected future traffic noise levels to below 60 dB L_{dn} at the assumed location of the nearest mobile home.

CONCLUSIONS

The proposed mobile home park within Parcel 1 of P.M. 2208 will comply with the County's 60 dB L_{dn} exterior noise standard or a 65 dB L_{dn} standard if it is located outside the boundaries of the projected future 60 or 65 dB L_{dn} contours as shown in Figure 1 of this report, or located in accordance with the distance and barrier requirements shown in Table II.

Respectfully submitted,

Bill C. Thiessen
Senior Associate

BCT:dw/88-001

APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

A-WEIGHTED SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

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L_{dn}: Day/Night Average Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

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L_{max}: The maximum A-weighted noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval. L_{10} equals the level exceeded 10 percent of the time (L_{90}, L_{50}, etc.)

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the descriptors utilized herein to describe community exposure to noise.

APPENDIX G

ENVIRONMENTAL DOCUMENTATION

APPENDIX G

ENVIRONMENTAL DOCUMENTATION

1.0 PROJECT DESCRIPTION

The City of Tehachapi proposes to annex the East Tehachapi Specific Plan area. The existing property owners desire to develop commercial, industrial, residential and mobile home park land uses on approximately 450 acres of land. The Specific Plan incorporates a detailed description of the proposed project, infrastructure requirements and mitigation measures.

2.0. ENVIRONMENTAL SETTING/ENVIRONMENTAL IMPACTS

2.1 Earth

The site consists of the 450 acre Specific Plan area. The site is a gradually slope alluvial fan sloping down to the north and east. The highest elevation is 4,065 feet and the lowest is 3,983 feet.

In general, the area is characterized lithologically by large expanses of acid igeneous rocks of the granite family. Complexes of gneiss, schist, limestone, quartzite and some igneous intrusives are scattered throughout the area. Complexes of diorite, quartz diorite and granodiorite compose the major portion of the north side as well as portions in the southwest area. Sedimentary beds and pyroclastic rocks are defined by the Cache Peak, Bopesta, Kinnick, Witnet, Sand Canyon and Horned Toad Formations. These are scattered lithological areas generally located in headwater areas of subwatersheds on the southerly and easterly side of the Tehachapi Valley. Alluvial deposits of various ages dominate the surface of valley floors. A profound geologic unconformity separates the metamorphic and igneous complexes from the sedimentary, pyroclastic and volcanic rocks which overlie them.

The area is highly faulted. Active major faults near the area are the Garlock, approximately five miles southeast; the White Wolf, approximately 18 miles west; and the San Andreas, approximately 30 miles south. All of these faults have shown movement within the past 200 years, however, as a result of the type of project proposed, impacts are judged typical to the area and should not affect occupancy or site operations.

Soils in the project area consist of; Havala sandy loam, Steuber sandy loam, Tujunga loamy sand. These soil types typically support annual grasses, forbs, hardwoods and occasional perennial grasses and conifers. The soil depth ranges from 24" to 60" and ranges in color and character from brown loam to yellowish red sandy clay loam. Permeability and erosion potential of these soils is generally slow or moderate. These soils are well suited to raising of most crops with irrigation. The estimated annual forage production ranges from 2,400 lbs/acre to 1000 lbs/acre depending on the seasonal rainfall or irrigation.

Seismic hazards for the project site have been identified by surveys in the early 1970's and incorporated into the Kern County Seismic Hazard Atlas. The Tehachapi Creek Fault is located 2 miles northeast of the area and another unnamed fault enters the western portion of the site. The Tehachapi Creek Fault offsets middle Miocene rocks (Kinnick Formation; about 16 million years old); part of it is covered by late Pliocene or early Pleistocene fanglomerate (course alluvial-fan deposits, Tehachapi Formation; about 2 million years old).

The Tehachapi Valley is at the junction of the Sierra Nevada Mountains and the Tehachapi Mountains. The alluvial deposits are over 400 feet in depth. The underlying formations include acid igeneous rocks of the granite family. Ground shaking that results from earthquakes will have varied impacts depending on the

degree of water saturation and epicenter of earthquakes. Liquefaction is not considered to be a problem at the project area based on previous evaluations.

The proposed project will result in grading. Mitigation measures included in the plan will reduce grading impacts to levels of insignificance.

2.2 Air

Climate of the Tehachapi Watershed is a continentally modified Mediterranean type, characterized by cool, moderately wet winters and warm, dry summers. Because of the elevation, however, colder winters occur than are typical of the Mediterranean climate. Mean monthly temperature for the year is reported to be 54 F with extremes of 105 F and -4 F. The growing season at the valley floor averages 168 days (April 28 - October 13).

The mean annual precipitation at Tehachapi is 10.2 inches, 85 percent of which falls during the period November through April. Annual precipitation at higher elevations approaches 20 inches. Snowfall commonly occurs from December through March. Summer storms are infrequent, but rainfall may exceed 2 inches per 24 hours in August and September.

Air Quality is dependent upon the location of the pollutant sources, the amount of pollution emitted, and the subsequent atmospheric dispersion of pollutants. The project site lies within the Kern County portion of the Southeast Desert Air Basin (SEDAB), which has been designated by the Environmental Protection Agency (EPA) as "unclassified" or better than national standards for all pollutants. However, air contaminants from the South Coast Air Basin (Los Angeles Area) are transported north.

To the west of the Tehachapi area lies the San Joaquin Valley Air Basin, of which the Kern County portion has been designated as a non-attainment area for carbon monoxide, sulfur dioxide, total suspended particulates (TSP), and oxidants. Oxidants are secondary pollutants (formed by chemical and photochemical reactions in the atmosphere), whereas the other pollutants listed above are primary pollutants (emitted directly from sources).

Neither the SEDAB nor the San Joaquin Valley Air Basin provides an adequate description of the existing air quality on site, due to the elevation differentials and meterological conditions affecting pollutant transport and dispersions.

Emissions generated in the Tehachapi area tend to become dispersed due to the excellent daytime atmospheric vertical mixing induced by high surface temperatures. Meteorological factors important to the transport and dispersion of both primary and secondary air pollutants within the San Joaquin Valley Air Basin are wind speed and direction and the presence of atmospheric temperature inversions. The prevailing wind pattern for the San Joaquin Valley Air Basin is northwest to southeast. As the air rises slowly out of the San Joaquin Valley Air Basin, it begins to change density and is no longer capable of carrying the heavier pollutant particles with it; therefore, vertical mixing is limited. When air flows from the San Joaquin Air Basin to the SEDAB, any pollutants already in the air tend to remain behind as the air decreases its density, and any pollutants originating on the project site tend to be precipitated out as the air continues to decrease in density.

Atmospheric temperature inversions are common in the San Joaquin Air Basin and further inhibit the vertical dispersion of air pollution while they persist. The San Joaquin inversion layer varies from a minimum 500 feet above sea level during

Comment #2: If annexation has not been agreed upon, road improvements should be to County Standards in lieu of those proposed in the document.

Response #2: All development, within the City Limits or under extraterritorial agreement, shall be to City of Tehachapi Standards.

COMMENTING AGENCY: TEHACHAPI RESOURCE CONSERVATION DISTRICT

Comment #1: The Board of Directors of the Tehachapi Resource Conservation District reviewed subject document at a regular meeting held Monday, January 7, 1991. At the present time, the Board has no comments.

Response #1: None required.

COMMENTING AGENCY: SOUTHERN CALIFORNIA GAS COMPANY

Comment #1: Southern California Gas Company has reviewed the subject report and has no comments to offer, nor do we anticipate any problems with the proposals therein.

Response #1: None required.

COMMENTING INDIVIDUAL: COY R. FOWLER, et al
WILLOW SPRINGS MOBILE HOME PARK

Comment #1: As property owners of Parcels 1 and 2 of P.M. 4689 and Parcels 2 and 4 of P.M. 1613, please be advised that we request official removal from any specific plan that the City of Tehachapi is proposing for the property on the East side of Tehachapi. At this time we prefer and desire to remain under the jurisdiction and planning control of Kern County and the current Monolith Specific Plan.

We have reviewed the proposed East Tehachapi Specific Plan, and we feel that it is not in our best interest to be under the City's jurisdiction at this time. However, at a later date when more favorable conditions come about, then we will be more than happy to become a part of the City of Tehachapi. As you know at one time we very much in favor of annexation into the City, but with recent developments we feel that it is more favorable for us to remain as we are.

Response #1: Comment noted.

COMMENTING INDIVIDUAL: GRANT E. FREZIERES

Comment #1: As property owners of parcels 1 & 4 Parcel Map 1613 Part of Section 25, Township 32 South Range 33 East (ref: 223-360-24-00-0) please be advised that we request official removal from any new or proposed specific plans which would place these parcels under the planning and jurisdiction of the City of Tehachpai. We want these parcels to remain under the jurisdiction and planning control of the County of Kern.

Response #1: Comment noted.

Comment #2: Also if any pending or proposed changes are being contemplated or studied which would effect or change the development guidelines or jurisdictional control over development which is other than Class B according to the County of Kern Regulations please so advise us in writing.

Response #2: The City of Tehachapi does not recognize Type B Subdivision Standards, within the adopted City of Tehachapi Improvements Standards, as an acceptable improvement for the City of Tehachapi Sphere of Influence.

State of California

The Resources Agency

RECEIVED

FEB 19 1991

City Of Tehachapi

Memorandum

Date : JAN 11 1991

To : 1. Gordon F. Snow, Ph.D.
Assistant Secretary for Resources
2. City of Tehachapi
115 South Robinson Street (POBox 668)
Tehachapi, CA 93561
Attention: Christopher Grimes

RECEIVED JAN 23 1991 STATE CLEARINGHOUSE

From : **Department of Water Resources**
Los Angeles, CA 90055

Subject : DEIR to Annex 450-Acres for the East Tehachapi Specific Plan, to Develop Residential, Mobile Home Park, Commercial and Industrial Areas, dated December 1990, SCH 90021253

Your subject document has been reviewed by our Department of Water Resources staff. Recommendations, as they relate to water conservation and flood damage prevention, are attached.

After reviewing your report, we also would like to recommend that you further consider implementing a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water supplies.

For further information, you may wish to contact John Pariewski at (213) 620-3951. Thank you for the opportunity to review and comment on this report.

Sincerely,

Charles R. White

Charles R. White, Chief
Planning Branch
Southern District

Attachments

DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS FOR WATER CONSERVATION AND WATER RECLAMATION

To reduce water demand, implement the water conservation measures described here.

Required

The following State laws require water-efficient plumbing fixtures in structures:

- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings as follows:

  "After January 1, 1983, all new buildings constructed in this state shall use water closets and associated flushometer valves, if any, which are water-conservation water closets as defined by American National Standards Institute Standard A112.19.2, and urinals and associated flushometer valves, if any, that use less than an average of 1-1/2 gallons per flush. Blowout water closets and associated flushometer valves are exempt from the requirements of this section."

- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979, and known as ANSI A112.18.1M-1979.

- Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards.

- Title 24 of the California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- Title 24, California Administrative Code Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. These requirements apply to steam and steam-condensate return piping and recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls. Insulation of water-heating systems is also required.

- Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water.

- Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit flow of hot water.

To be implemented where applicable

Interior:

1. Supply line pressure: Water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure-reducing valve.

2. Drinking fountains: Drinking fountains be equipped with self-closing valves.

3. Hotel rooms: Conservation reminders be posted in rooms and restrooms.* Thermostatically controlled mixing valve be installed for bath/shower.

4. Laundry facilities: Water-conserving models of washers be used.

5. Restaurants: Water-conserving models of dishwashers be used or spray emitters that have been retrofitted for reduced flow. Drinking water be served upon request only.*

6. Ultra-low-flush toilets: 1-1/2-gallon per flush toilets be installed in all new construction.

Exterior:*

1. Landscape with low water-using plants wherever feasible.

2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.

3. Group plants of similar water use to reduce overirrigation of low-water-using plants.
4. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

---

*The Department of Water Resources or local water district may aid in developing these materials or providing other information.

5. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

6. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.

7. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

8. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.

9. Grade slopes so that runoff of surface water is minimized.

10. Investigate the feasibility of using reclaimed waste water, stored rainwater, or grey water for irrigation.

11. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.

12. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.

13. To aid in ground water recharge, preserve flood plains and aquifer recharge areas as open space.

FLOOD DAMAGE PREVENTION

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. It is the State's policy to conserve water; any potential loss to ground water should be mitigated.

2. All building structures should be protected against a 100-year flood.

3. In those areas not covered by a Flood Insurance Rate Map or Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown in the Environmental Impact Report.

4. At least one route of ingress and egress to the development should be available during a 100-year flood.

5. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for hillside developments.

6. Revegetation of disturbed or newly constructed slopes should be done as soon as possible (utilizing native or low-water-using plant material).

7. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.

8. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.

Mail to: State Clearinghouse 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 90021253

Project Title: East Tehachapi Specific Plan

Lead Agency: City of Tehachapi

Contact Person: Christopher Grimes

Street Address: P.O. Box 660

Phone: 805/822-2200

City: Tehachapi

Zip: 93581-0668

County: Kern

Project Location

County: Kern

City/Nearest Community: Tehachapi

Cross Streets: Stauber & the townsite of Monolith

Total Acres:

Assessor's Parcel No.

Section: Twp. Range: Base:

Within 2 Miles: State Hwy #: 202, 58

Waterways:

Airports:

Railways: SPRR

Schools:

Document Type

CEQA: ☐ NOP ☐ Early Cons ☒ Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent ☐ EIR (Prior SCH No.) ☐ Other

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other

Local Action Type

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan

☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan

☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.)

☒ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other

Development Type

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☐ Recreational

☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type Watts
☐ Waste Treatment: Type
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal

☒ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities ☐ Recreation/Parks

☐ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☒ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation ☒ Vegetation

☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Wildlife ☐ Growth Inducing ☒ Landuse ☐ Cumulative Effects ☐ Other

Present Land Use/Zoning/General Plan Use

Project Description 1) adoption of the East Tehachapi Specific Plan
2) annexation of the East Tehachapi Specific Plan
3) Development of land within the East Tehachapi Specific Plan area

CLEARINGHOUSE CONTACT: 916/445-0613
JOHN J. VANDERBILT, JR.

90021253

STATE REVIEW BEGAN: 12-26-90

DEPT REV TO AGENCY: 1-18

AGENCY REV TO SCH : 1-23

SCH COMPLIANCE : 1-25

PLEASE RETURN NOC WITH ALL COMMENTS

AQMD/APCD: 11 (Resources: 12/29)

CMT SNT

- Resources Agency
- [redacted]
- Conservation
- Fish & Game
- [redacted]
- DWR
- [redacted]
- Caltrans # 9
- [redacted]

CMT SNT

- [redacted]
- ARB
- CA Waste Mgmt Bd
- [redacted]
- Reg. WQCB #6 Victor
- [redacted]
- NAHC
- [redacted]
- State Lands Comm
- [redacted]

("S" = sent by lead / "*" = sent by SCH)

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY GEORGE DEUKMEJIAN, *Governor*

DEPARTMENT OF TRANSPORTATION
500 SOUTH MAIN STREET
BISHOP, CA 93514

(619) 872-0693

January 16, 1991

Ker-58-R94.190
SCH #90021253

RECEIVED
JAN 17 1991
CITY OF TEHACHAPI

City of Tehachapi
Planning Department
P.O. Box 668
Tehachapi, CA 93581

Attn: Mr. Christopher Grimes

Consultation Process on Proposed Negative Declaration
East Tehachapi Specific Plan, SCH #90021253

We have reviewed the above referenced document and have the following comments:

You state in the Preliminary Traffic Analysis that a new off/on ramp is proposed for Eumatilla Street as State Route 58. We encourage the construction of a full interchange instead of the one-half interchange implied in the Analysis.

You indicate the capacity of the future street system will be extensively analyzed in the Circulation Element of the City of Tehachapi General Plan Update. The decision to install traffic signals should not be made until a thorough capacity/safety analysis is completed for each intersection.

Since any infrastructure improvements to state highways for mitigation will be the developer's responsibility, we recommend that the city take the lead in developing a fair-share mechanism in which each project can fund improvements commensurate with the decrease in level of service for which it is responsible.

We urge early and continuous liaison on proposed plans that may affect the State Highway. If you have any questions regarding these comments, Please call me at 619-872-0693.

Very truly yours,

A. J. Zeilman

Andrew J. Zeilman, Chief
Transportation Planning Branch

AJZ:tc
cc:SCH

L. DALE MILLS
Director of Public Works
County Surveyor
County Road Commissioner

Department of
PUBLIC WORKS
2700 "M" Street, Suite #500
Bakersfield, CA 93301
Phone: (805) 861-2481
Fax: (805) 324-1715

January 11, 1991

Ref: 8-4.10 City of Tehachapi

Christopher Grimes, City Planner
City of Tehachapi
P.O. Box 668
Tehachapi, CA 93581-0668

Dear Chris:

This department has reviewed the negative declaration for the East Tehachapi Specific Plan transmitted December 19, 1990.

Apparently this is being processed as an annexation to the City of Tehachapi, although not verified in the document under review, based upon the agreement between the City and County designating the City as the authority over development currently underway within the proposed limits.

If annexation has not been agreed upon, road improvements should be to County Standards in lieu of those proposed in the document.

Very truly yours,

Martin

Martin V. Taylor

MVT:ab
L10.D19

winter months to a maximum of 2,500 feet. The project site lies at an elevation of approximately 4,000 feet above sea level.

When air flows from the SEDAB to the San Joaquin Valley Air Basin, any pollutants already in the air, as well as those generated in the project area, will flow with the air and become more secure as suspended particles in the air as the air increases in density.

2.3 WATER

2.3.1 Surface Hydrology

The area is subject to high intensity thunderstorms and intense general rains in the summer, fall, and winter. Since 1900 past floods have taken place in 1913, 1914, 1932, 1945, 1955, 1958, 1963, 1970 and 1983. The largest floods recorded were those of 1932, 1938 and 1945 which were of nearly equal magnitude. The 1932 and 1945 storms occurred as convective storms in late summer, while the 1938 event occurred from February 28th to March 4th as a series of high intensity, long duration storms. Other floods have occurred in the summer from short high intensity storms. The rainfall amounts from the two summer floods were considerably larger than that of February, but dry ground conditions reduced flooding somewhat.

Precipitation varies in the watershed by elevation for individual storms. Runoff volumes are low, but peak flows are high and of a short duration. Most of the flooding that occurs takes place in shallow flows spreading over large areas.

Surface runoff east of this divide, including portions of that from Blackburn Creek and all of the Mendiburu and Whiterock Creeks, drains to Proctor Lake. The

western half of the valley is drained by Brite Creek on the north and others on the south, which join Tehachapi Creek flowing northwest out of the watershed.

The project site is subject to 100 year flooding from the Highline Channel. The preliminary Drainage Investigation (Appendix C) recommends certain improvements to mitigate this impact.

2.3.2 Groundwater Supply

The groundwater basin over which the Tehachapi watershed is located has been adjudicated to establish prescribed groundwater rights of all parties, to gain a physical solution to the overdraft and to establish a groundwater management program. This would allow the integration of imported supplemental water with local water supplies. On December 16, 1966, the Board of Directors of the Tehachapi-Cummings County Water District signed two contracts with the Kern County Water Agency for entitlement to State Water Project water. One contract was for an annual entitlement of 5,000 acre feet of agricultural water. The other was for an annual entitlement of 15,000 acre feet of municipal and industrial water. In 1971, voters approved loans and a bond issue totaling 9 million dollars. The purpose was to construct a water system to convey imported state water to the Tehachapi-Cummings District. Construction began in 1972, and in November 1973, the first state water was pumped from the state aqueduct system. First deliveries of State Project Water and the use of the exchange pool within the Tehachapi groundwater basin were initiated in early 1974. Legal judgements have named the Tehachapi-Cummings County Water District as the water master. The judgements further established allowable pumping allocations and restricted total extractions within the Tehachapi Basin to the safe yield of 5,500 acre-feet.

The Specific Plan area has approximately 730 acre feet allocation per year on a per acre pro rate basis from five property owners.

2.3.3 Water Quality

Wells and the California Aqueduct are the major sources of water utilized for agricultural, municipal and industrial purposes within Tehachapi Watershed. Seven known springs occur within the watershed and provide some water for esthetics, wildlife, and livestock. However, the water from these springs results in little or no stream flow since it is quickly absorbed by the soil. The water from these sources has been analyzed and rated as excellent for domestic and agricultural uses. At the present time, the groundwater requires no treatment for municipal and industrial use. Based on the projects nature, there should not be a significant impact on the groundwater. The water quality of the underground water supply within the three basins for domestic and irrigation uses is rated as "good" (1962 Michael) based on currently accepted water quality standards.

2.3.4 Groundwater Movement

The direction of groundwater movement in Tehachapi Valley has been historically toward the center of the valley floor. Groundwater contours indicate the direction of movement in recent years to be primarily toward the eastern part of the town of Tehachapi, where the most pronounced pumping depression occurs. The groundwater surface at the eastern and western parts of the valley has changed gradually from 1951 to the present date, indicating slow subsurface flow from these areas toward the areas of largest withdrawal in the central part of the valley.

The presence of impermeable rocks enclosing alluvial materials within the District and the rising bedrock surface in the vicinity of surface outlets prevents any

significant subsurface outflow of groundwater from the several groundwater basins. Consequently, groundwater flow is limited to the infiltration of surface runoff and the movement of groundwater within the various permeable materials contained in stream deposits, alluvial fans and valley fill.

Studies of potential spreading basins in the foothill areas of Tehachapi Valley by the USDA Agricultural Research Service and others provided information relating to quantitive measurements of infiltration rates. Infiltrometer and seepage tests conducted by the Agricultural Research Service and others, in the areas where alluvial fans have formed at canyon mouths along the south side of Tehachapi Valley, indicate infiltration rates to be as high as 10 inches per hour. A sufficient number of these tests have been made to suggest that these alluvial deposits are capable of absorbing large volumes of runoff. In fact, a major portion of replenishment in Cummings, Brite and Tehachapi Valleys probably occurs within alluvial fan and foothill areas adjacent to mountain slopes.

Percolating water reaches saturated materials and then moves laterally downslope in response to hydraulic gradient, eventually reaching areas of groundwater use, or discharging as spring flow at ground surface. Groundwater contours suggest that the faulting along the southern margin of Tehachapi Valley and across the mouth of Whiterock Creek may have formed partial barriers to groundwater flow. This may impede replenishment of aquifers underlying a part of the Tehachapi Valley.

Although a considerable number of wells have been drilled in the District, available drilling logs are not sufficiently descriptive to correlate stratigraphic changes in lithology over large areas. Most drilling logs, however, do indicate that coarser waterbearing sands and gravels are overlain by relatively impervious clay and sandy clay deposits within portions of the Tehachapi Valley. Consequently,

groundwater contained in the same isolated deeper aquifers within the Tehachapi Valley may be confined under artesian pressure. A perched water table prevails close to ground surface in some areas within the basin. In these areas, the characteristic lenticular nature of alluvial materials deposited in enclosed valleys results in a limited hydraulic continuity between shallow and deeper aquifers. However, even though valley soils are moderately permeable, and assuming a limited hydraulic continuity, the rather thick impermeable clay layers in some areas may retard deep infiltration of excess irrigation water and rainfall.

Alluvium-filled gaps at either end of Tehachapi Valley probably have permitted subsurface inflow of groundwater from Brite and Sand Canyon. However, it does not appear that subsurface flow has occurred from Brite Valley into Tehachapi in recent years due to the low groundwater level.

2.3.5 Change in Groundwater Storage

The best description of groundwater storage is presented in Michael's work (1962) Michael used the ten year period between June, 1951 and June, 1961 for his study period. During this time, it is estimated that water levels annually declined an average of 5 feet in Cummings Valley, 4 feet in Brite Valley and 7 feet in Tehachapi Valley. Since 1961, the average annual groundwater level decline in the basins has been 4 feet in Cummings Valley, 1 foot in Brite Valley, and 3 feet in Tehachapi Valley. During the period from 1951 to 1961, an estimated 83,300 acre feet of groundwater in excess of natural replenishment was withdrawn from the groundwater basins in the District. Overdraft in the Valley has reversed over the past decades and the basin in currently recharging and groundwater levels have risen considerably in comparison to the years preceding 1961.

2.3.6 Wastewater

The Specific Plan proposes a sewer collection and pumping system to service the properties generally east of Steuber Road. The system is designed to pump and gravity flow to the Tehachapi Treatment Plan to the west. As an alternative a second treatment plant could be constructed. The sewer plan is presented in Appendix D of the Specific Plan.

2.4 Plant Life

2.4.1 Flora

Setting - Vegetation in the Tehachapi Valley belongs mainly to the annual grassland type. This vegetation is largely dominated by annual grasses (i.e. Avena barbata, Bromus rubens, Bormus mollis, Bromus tectorum, Vulpia, Lollium multiflorm and S. tanion hystrix) and forbs (i.e. Amsinkia douglasiana, Erodium cicutarium, Erimocarpus setigeris, Eschscholzia californica, Hemizonia pallida, Layia glandulosa, Lupinus bicolor, Plagiobothrys nothofulvus and others). Characteristically, the annual grassland is extremely variable in species composition, and productivity on a yearly basis correlates to the timing and quantity of annual precipitation. The project site flora is typical of local annual grasslands. The site's primary native vegetative cover consists of a variety of annual forbs and grasses, with scattered shrubs being present only on more protected locations. Other plants, orchards and windrows have been planted in the project area.

Annual plants that are in greatest abundance include mustard (Brassica sp.), fiddleneck (Amsinka douglasiana), filaree (Erodium sp.)common mullen (Eremocarpus settigerus), Russion thistle (Salsola kalli), cheat grass (Bromus

tectorum) and red brome (Bromus rubens). Perennial plants are, for the most part, limited to wheatgrass (Aqropyron sp., rabbitbrush (Chrysothamnus sp.), volunteer alfalfa (Medicago sp., and cheesebrush (Haplopappus sp.).

2.4.2 Animal Life

This project site habitat serves as a raptor foraging area and areal insectivores, such as swallows, commonly feed in the air space above the grasses. This open habitat supports the greatest number of vertebrate species when there are adjacent scattered trees or wetlands. Breeding birds in this habitat include Horned Lark (Eremophila alpestris) and Western Meadowlark (Sturnella neglecta), and rodents such as the California Ground Squirrel (Spermophilus beecheyi), Botta's Pocket Gopher (Thomomys bottae) and California Meadow Vole (Microtus californicus) are often abundant. The Gopher Snake (Pituophis melanoleucus), a large rodent-eater, is frequently encountered in annual grasslands. Various species of wintering birds, particularly sparrows, occur in annual grasslands where they feed on grass seeds, waste grain and other vegetable matter.

A spring survey of the Keene Ranch (PSBS 1989), which is about nine miles to the west of the project site, was conducted in 1989 which identified wildlife species common to the area. The following species may inhabit the project site; the Western Fence Lizard (Sceloporus occidentalis), Desert Night Lizard (Zantusia vigilis), Gilbert's Skink (Eumeces gilberti), Southern Alligator Lizard (Elgaria multicarinata), California Hip Snake (Masticophis lateralis), Western Whiptail (Cnemidophorus tigris), Side-blotched Lizard (Uta stansburiana), Coast Horned Lizard (Phrynosoma coronatum), Gopher Snake (Pituophis melanoleucus), Common Kingsnake (Lampropeltis getulus), and Southern Pacific Rattlesnake (Crotalus viridis helleri).

A number of birds have been observed in the project are throughout the year. The project site currently provides habitat for California Quail, Horned Lark, Western Meadowlark, and a variety of other species. The potential for the following birds to inhabit the area does exist:

Screech owl	Domestic pigeon
Pallid horned owl	Mourning dove
Red-tailed hawk	Horned lark
Western mockingbird	Gnatccher
California hooded oriole	Rock wren
Black phoebe	California scrub jays
Loggerhead shrike	Brewer's blackbird
California quail	Sage sparrow
Sage thrasher	Anna's hummingbird
Sparrow hawk	Western vesper sparrow
Western meadowlark	Western chipping sparrow
Turkey vulture	Savannah sparrow
Desert sparrow	

Mammals

The most common mammals on the project site are the California ground squirrel, the blacktail jackrabbit and a variety of mice. Coyotes range into the project area in search of game but no dens have been observed on the site.

2.5 Noise

The proposed project will generate noise periodically during construction and industrial operation. Noise exposure at the project site is relatively high due to the proximity to the railroad and State Route 58. The City of Tehachapi Noise

Element recommends the development of noise sensitive uses be discouraged in areas with a Community Noise Equivalent Level (CNEL) higher than 55-60 dB. The project site has CNEL projected in excess of 65 CNEL in some areas. Barriers will be required to reduce noise levels to acceptable levels.

2.6 Light and Glare

The proposed project does include additional lighting and glare. These will be reduced through the development regulations of the Specific Plan.

2.8 Land Use

The project site is currently zoned for residential, commercial, industrial and agricultural purposes. The Specific Plan provides for integrated and properly buffered land uses for future expansion of industrial development, commercial development, residential development and mobile home development. Currently the land is undeveloped, except for one home; therefore, displacement of these land uses will not occur.

2.8 Natural Resources

The project will result in the use of water resources as well as wood, metals, sand and gravel, and other building materials. Additional resources which will be used include electricity, natural gas and fuel for construction and operation.

2.9 Risk of Upset

Individual industrial uses may propose to use hazardous substances for operations. These are strictly regulated by the State and County. It is also possible that limited quantities of fuels, oils, pesticides and related landscaping chemicals will be used

during the development and operation of the developments.

2.10 Population

The project will alter population characteristics by providing additional housing. The current population of the City is approximately 5972 people. The current estimated number of residents per household is 2.702. The proposed industrial and commercial land uses will provide additional job opportunities for local residents. The City currently has an approved density of approximately 28,900 people based on the adopted General Plan land use designations for the Sphere of Influence. This project will have a minimal impact on the overall population of the City.

2.11 Housing

Providing jobs may impact housing demand and create an incremental demand for additional housing in the Tehachapi Valley, however, this demand is not considered significant.

2.12 Transportation/Circulation

The existing and projected traffic volumes for the surface access roads in the vicinity of the project area are in Appendix E of the Specific Plan.

2.13 Public Services

The City of Tehachapi provides or contracts for all City services. The services provided by the City include; planning, public works, wastewater treatment, water supply, trash collection, law enforcement, building inspection, airport and related services. The City is expected to continue growing at a rate between 6% and 12% per year. Like most California Cities in the post Proposition 13 era, Tehachapi has

State of California

The Resources Agency

RECEIVED

FEB 19 1991

City Of Tehachapi

Memorandum

Date : JAN 11 1991

To : 1. Gordon F. Snow, Ph.D.
Assistant Secretary for Resources
2. City of Tehachapi
115 South Robinson Street (POBox 668)
Tehachapi, CA 93561
Attention: Christopher Grimes

RECEIVED JAN 23 1991 STATE CLEARINGHOUSE

From : **Department of Water Resources**
Los Angeles, CA 90055

Subject : DEIR to Annex 450-Acres for the East Tehachapi Specific Plan, to Develop Residential, Mobile Home Park, Commercial and Industrial Areas, dated December 1990, SCH 90021253

Your subject document has been reviewed by our Department of Water Resources staff. Recommendations, as they relate to water conservation and flood damage prevention, are attached.

After reviewing your report, we also would like to recommend that you further consider implementing a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water supplies.

For further information, you may wish to contact John Pariewski at (213) 620-3951. Thank you for the opportunity to review and comment on this report.

Sincerely,

Charles R. White

Charles R. White, Chief
Planning Branch
Southern District

Attachments

DEPARTMENT OF WATER RESOURCES RECOMMENDATIONS FOR WATER CONSERVATION AND WATER RECLAMATION

To reduce water demand, implement the water conservation measures described here.

Required

The following State laws require water-efficient plumbing fixtures in structures:

- Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings as follows:

  "After January 1, 1983, all new buildings constructed in this state shall use water closets and associated flushometer valves, if any, which are water-conservation water closets as defined by American National Standards Institute Standard A112.19.2, and urinals and associated flushometer valves, if any, that use less than an average of 1-1/2 gallons per flush. Blowout water closets and associated flushometer valves are exempt from the requirements of this section."

- Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979, and known as ANSI A112.18.1M-1979.

- Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards.

- Title 24 of the California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

- Title 24, California Administrative Code Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. These requirements apply to steam and steam-condensate return piping and recirculating hot water piping in attics, garages, crawl spaces, or unheated spaces other than between floors or in interior walls. Insulation of water-heating systems is also required.

- Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied. Included is the requirement that, in most instances, the installation of the appliance must be accompanied by water conservation devices on fixtures using softened or conditioned water.

- Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit flow of hot water.

To be implemented where applicable

Interior:

1. Supply line pressure: Water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure-reducing valve.

2. Drinking fountains: Drinking fountains be equipped with self-closing valves.

3. Hotel rooms: Conservation reminders be posted in rooms and restrooms.* Thermostatically controlled mixing valve be installed for bath/shower.

4. Laundry facilities: Water-conserving models of washers be used.

5. Restaurants: Water-conserving models of dishwashers be used or spray emitters that have been retrofitted for reduced flow. Drinking water be served upon request only.*

6. Ultra-low-flush toilets: 1-1/2-gallon per flush toilets be installed in all new construction.

Exterior:*

1. Landscape with low water-using plants wherever feasible.

2. Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.

3. Group plants of similar water use to reduce overirrigation of low-water-using plants.
4. Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

---

*The Department of Water Resources or local water district may aid in developing these materials or providing other information.

5. Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

6. Preserve and protect existing trees and shrubs. Established plants are often adapted to low-water-using conditions and their use saves water needed to establish replacement vegetation.

7. Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

8. Use pervious paving material whenever feasible to reduce surface water runoff and to aid in ground water recharge.

9. Grade slopes so that runoff of surface water is minimized.

10. Investigate the feasibility of using reclaimed waste water, stored rainwater, or grey water for irrigation.

11. Encourage cluster development, which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.

12. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This aids ground water recharge.

13. To aid in ground water recharge, preserve flood plains and aquifer recharge areas as open space.

FLOOD DAMAGE PREVENTION

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. It is the State's policy to conserve water; any potential loss to ground water should be mitigated.

2. All building structures should be protected against a 100-year flood.

3. In those areas not covered by a Flood Insurance Rate Map or Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown in the Environmental Impact Report.

4. At least one route of ingress and egress to the development should be available during a 100-year flood.

5. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for hillside developments.

6. Revegetation of disturbed or newly constructed slopes should be done as soon as possible (utilizing native or low-water-using plant material).

7. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.

8. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.

Mail to: State Clearinghouse 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH # 90021253

Project Title: East Tehachapi Specific Plan

Lead Agency: City of Tehachapi — **Contact Person:** Christopher Grines

Street Address: P.O. Box 668 — **Phone:** 805/822-2200

City: Tehachapi — **Zip:** 93581-0668 — **County:** Kern

ENVIRONMENTAL REVIEW
EPT OF PARKS & RE

Project Location

County: Kern — City/Nearest Community: Tehachapi

Cross Streets: Steuber & the townsite of Monolith — Total Acres:

Assessor's Parcel No. — Section: — Twp. — Range: — Base:

Within 2 Miles: State Hwy #: 202, 58 — Waterways:

Airports: — Railways: SPRR — Schools:

Document Type

CEQA: ☐ NOP ☐ Early Cons ☒ Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent ☐ EIR (Prior SCH No.) ☐ Other

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other

Local Action Type

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan ☒ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan ☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☒ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other

Development Type

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☐ Recreational

☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type Watts
☐ Waste Treatment: Type
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☐ Archeological/Historical ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal ☒ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities ☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☒ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☒ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation ☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☐ Wetland/Riparian ☒ Wildlife ☐ Growth Inducing ☒ Landuse ☐ Cumulative Effects ☐ Other

Present Land Use/Zoning/General Plan Use

Project Description 1) adoption of the East Tehachapi Specific Plan
2) annexation of the East Tehachapi Specific Plan
3) Development of land within the East Tehachapi Specific Plan area

CLEARINGHOUSE CONTACT: 916/445-0613
JOHN J. VANDERBILT, JR.

90021253

STATE REVIEW BEGAN: 12-26-90

DEPT REV TO AGENCY: 1-18

AGENCY REV TO SCH : 1-23

SCH COMPLIANCE : 1-25

PLEASE RETURN NOC WITH ALL COMMENTS

AQMD/APCD: 11 (Resources: 12/29)

CMT	SNT		CMT	SNT	
	•	Resources Agency			
		[redacted]			[redacted]
		[redacted]		•	ARB
	•	Conservation		•	CA Waste Mgmt Bd
	•	Fish & Game			[redacted]
		[redacted]			[redacted]
	•	DWR		•	Reg. WQCB #6 Victor
		[redacted]			[redacted]
	•	Caltrans # 9		•	NAHC
		[redacted]			[redacted]
		[redacted]		•	State Lands Comm
		[redacted]			[redacted]

("S" = sent by lead / "•" = sent by SCH)

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

GEORGE DEUKMEJIAN, *Governor*

DEPARTMENT OF TRANSPORTATION
500 SOUTH MAIN STREET
BISHOP, CA 93514

(619) 872-0693

January 16, 1991

Ker-58-R94.190
SCH #90021253

RECEIVED
JAN 17 1991
CITY OF TEHACHAPI

City of Tehachapi
Planning Department
P.O. Box 668
Tehachapi, CA 93581

Attn: Mr. Christopher Grimes

Consultation Process on Proposed Negative Declaration
East Tehachapi Specific Plan, SCH #90021253

We have reviewed the above referenced document and have the following comments:

You state in the Preliminary Traffic Analysis that a new off/on ramp is proposed for Eumatilla Street as State Route 58. We encourage the construction of a full interchange instead of the one-half interchange implied in the Analysis.

You indicate the capacity of the future street system will be extensively analyzed in the Circulation Element of the City of Tehachapi General Plan Update. The decision to install traffic signals should not be made until a thorough capacity/safety analysis is completed for each intersection.

Since any infrastructure improvements to state highways for mitigation will be the developer's responsibility, we recommend that the city take the lead in developing a fair-share mechanism in which each project can fund improvements commensurate with the decrease in level of service for which it is responsible.

We urge early and continuous liaison on proposed plans that may affect the State Highway. If you have any questions regarding these comments, Please call me at 619-872-0693.

Very truly yours,

A J Zeilman

Andrew J. Zeilman, Chief
Transportation Planning Branch

AJZ:tc
cc:SCH

L. DALE MILLS
Director of Public Works
County Surveyor
County Road Commissioner

Department of
PUBLIC WORKS
2700 "M" Street, Suite #500
Bakersfield, CA 93301
Phone: (805) 861-2481
Fax: (805) 324-1715

January 11, 1991

Ref: 8-4.10 City of Tehachapi

Christopher Grimes, City Planner
City of Tehachapi
P.O. Box 668
Tehachapi, CA 93581-0668

Dear Chris:

This department has reviewed the negative declaration for the East Tehachapi Specific Plan transmitted December 19, 1990.

Apparently this is being processed as an annexation to the City of Tehachapi, although not verified in the document under review, based upon the agreement between the City and County designating the City as the authority over development currently underway within the proposed limits.

If annexation has not been agreed upon, road improvements should be to County Standards in lieu of those proposed in the document.

Very truly yours,

Martin

Martin V. Taylor

MVT:ab
L10.D19

Tehachapi Resource Conservation District
117 South Mill Street, Suite "Eye" - Tehachapi, CA 93561 - Phone (805) ~~822-7508~~ 822-7596

RECEIVED
JAN 14 1991
CITY OF TEHACHAPI

January 8, 1991

Christopher Grimes, City Planner
City of Tehachapi
P.O. Box 668
Tehachapi, CA 93581

Re: Consultation Process on Proposed Negative Declaration for the East Tehachapi Specific Plan.

Dear Mr. Grimes:

The Board of Directors of the Tehachapi Resource Conservation District reviewed subject document at a regular meeting held Monday, January 7, 1991.

At the present time, the Board has no comments.

Thank you for the opportunity to review this document.

Sincerely,

Robert M. Cree, President
Tehachapi Resource Conservation District

Isobel B. Moore

By Isobel B. Moore
District Manager

GRANT E. FREZIERES
16612 Knollwood Drive,
Granada Hills, Cal. 91344

4 January 1991

DEPARTMENT OF PLANNING & DEVELOPMENT
SERVICES ...COUNTY OF KERN
Attention: Mr. Ted James Director
Mr. James E. Ellis Principal
2700 "M" Street, Bakersfield, California
93301

TEHACHAPI CITY PLANNER
Attention: Mr. Christopher
Grimes
115 South Robinson Street
Tehachapi, Calif. 93561

Ref: Letter 24 October 1990
Attention Mr. Grimes

Gentlemen:

As property owners of parcels 1 & 4 parcel Map 1613 Part of Section 25, Township 32 South Range 33 East (ref: 223-360-24-00-0) please be advised that we request offical removal from any new or proposed specific plans which would place these parcels under the planning and jurisdiction of the City of Tehachapi. We want these parcels to remain under the jurisdiction and planning control of the County of Kern.

Also if any pending or proposed changes are being contemplated or studied which would effect or change the development guidelines or jursidictional control over development which is other than Class B according to the County of Kern Regulations please so advise us in writing.

Both agencies are hereby advised concurrently.

(FAX information will be followed by mail copies; or hand delivered to appropriate regulatory departments.)

Thank you for your cooperation in these matters.

Sincerely,

OWNER: Grant Frezieres

Grant Frezieres

Randy (E.R.) Conner

(FAX % Carter House
(818) 366-2278
(phone)
(818) 363-8711

RECEIVED
JAN 14 1991
CITY OF TEHACHAPI

January 11, 1991

Coy R. Fowler, et al
Willow Springs Mobile Home Park
1188 Grand Ave.
Arroyo Grande, CA 93420

Mr. Chris Grimes
City of Tehachapi
115 So. Robinson St.
Tehachapi, CA 93561

Dear Mr. Grimes,

As property owners of Parcels 1 and 2 of P.M. 4689 and Parcels 2 and 4 of P.M. 1613, please be advised that we request official removal from any specific plan that the City of Tehachapi is proposing for the property on the East side of Tehachapi. At this time we prefer and desire to remain under the jurisdiction and planning control of Kern County and the current Monolith Specific Plan.

We have reviewed the proposed East Tehachapi Specific Plan, and we feel that it is not in our best interest to be under the City's jurisdiction at this time. However, at a later date when more favorable conditions come about, then we will be more than happy to become a part of the City of Tehachapi. As you know at one time we very much in favor of annexation into the City, but with recent developments we feel that it is more favorable for us to remain as we are.

Yours very truly,

Coy R. Fowler, et al
General Partner

cc: Mr. Jim Ellis, K.C. Planning Dept.
Mr. Fred Porter, Engineer
Mr. Jim Schaeffer, Partner

SOUTHERN CALIFORNIA gas COMPANY

5000 WEST CYPRESS AVENUE, VISALIA, CALIFORNIA

MICHAEL D. MIDDLETON
Division Superintendent
San Joaquin Valley Division

MAILING ADDRESS: BOX 591, VISALIA, CALIFORNIA 93279

December 26, 1990

City of Tehachapi
P.O. Box 668
Tehachapi, CA 93581-0668

Attention: Christopher Grimes
City Planner

Subject: Consultation Process on Proposed Negative Declaration For The East Tehachapi Specific Plan

Southern California Gas Company has reviewed the subject report and has no comments to offer, nor do we anticipate any problems with the proposals therein.

R. L. Pitman
Senior Planning Technician

RLP:cw

M. DWAIN SMITH
City Attorney
BOYLE ENGINEERING
City Engineer
TEX R. SHEHAN
Public Works Superintendent
A. A. ANTHONY
Fire Chief
CHRISTOPHER GRIMES
City Planner
ROSE B. CORD-FRENG
City Treasurer

CITY OF TEHACHAPI
INCORPORATED AUGUST 13, 1909

PHILIP A. SMITH
Mayor
LA VONNE D. BOOTH
Councilwoman
ALFRED M. DAMIAN
Councilman
KELCY OWENS
Councilman
WILLIAM BLAIR
Councilman
LAWRENCE M. COOK
City Administrator
KATHRYN L. KOSKI
City Clerk

FILED
KERN COUNTY
JAN 1 - 1991
GALE S. ENSTAD, CLERK
BY DEPUTY

December 19, 1990

In Response Please Reference: Consultation Process on Proposed Negative Declaration for the East Tehachapi Specific Plan

Ladies and Gentlemen:

This Department, as Lead Agency, has determined that preparation of a Negative Declaration would be appropriate for the referenced project. As required by Section 15073 of the State CEQA Guidelines, we are submitting the proposed Negative Declaration to all responsible agencies for consultation. This consultation is requested to ensure that the environmental decision by our Department will reflect the concerns of responsible agencies involved with the project.

If a response is not received from your agency by January 19, 1991, this office will assume that your agency has no comment.

Should you have any questions, please contact Christopher Grimes, City Planner, at (805) 822-2200.

Very truly yours,

Christopher Grimes

CHRISTOPHER GRIMES
City Planner

Enclosure

NOTICE OF ENVIRONMENTAL IMPACT
POSTED BY COUNTY CLERK
FROM 1-16-91
217-91 PURSUANT TO
21152(b), PUBLIC RESOURCES CODE

115 SOUTH ROBINSON STREET • TEHACHAPI, CALIFORNIA 93561-0668 • (805) 822-2200
MAILING: P. O. BOX 668 • TEHACHAPI, CALIFORNIA 93581-0668 • FAX (805) 822-8559

City of Tehachapi
115 South Robinson Street
Tehachapi, California 93561

NEGATIVE DECLARATION

TO WHOM IT MAY CONCERN:

Pursuant to California Environmental Quality Act of 1970 (CEQA), State EIR Guidelines, and the Regulations Governing the Evaluation of Project and the Preparation of Environmental Statements in the City of Tehachapi, the Responsible Official has made an Initial Study of possible environmental impacts of the following described project:

APPLICANT:	City of Tehachapi
APPLICATION:	East Tehachapi Specific Plan
LOCATION:	South of the Southern Pacific Railroad between Steuber Road and the townsite of Monolith
PROJECT DESCRIPTION:	1) Adoption of the East Tehachapi Specific Plan 2) Annexation of the East Tehachapi Specific Plan 3) Development of land within the East Tehachapi Specific Plan area

MITIGATION MEASURES Included in the Proposed Project to Avoid Potentially Significant Effects

EARTH RESOURCES

1.1 Hazard Reduction

Standard structural engineering techniques in accordance with the Uniform Building Code will be employed to reduce seismic hazards to an acceptable level.

1.2 Wind Erosion

a. Regular watering of cleared areas.
b. Establishment of maximum speed limits within construction areas.
c. Minimization of the extent of cleared areas at any given time.
d. Inclusion of sprinkler irrigation system.
e. Establishment of vegetative cover as soon as possible after grading is completed.
f. Use of soil tackifiers, and/or soil stabilization mulches, where feasible.

Mitigation Measures for Earth Resources are applicable to the construction process. These measures shall be reviewed and implemented during the City of Tehachapi Planning Commission's approval process.

In addition, Owners/Developers shall, through their CC&R's, assure that all construction within the Specific Plan area conform with applicable dust abatement requirements.

WATER RESOURCES

2.1 Drainage Facilities

a. The Owners/Developers shall provide necessary rights-of-way for the construction of the master-planned drainage systems.
b. To handle on-site storm run-off generated as a result of development of the proposed project, the project sponsor shall design and construct local on-site drainage facilities as determined by the developer's engineer and reviewed and approved by the City Engineer. These facilities shall be engineered to accommodate a minimum of 10 year flows.
c. A detailed analysis of on-site drainage shall be prepared prior to development of the specific plan for the proposed project.

The Specific Plan provides for a master plan of storm drains for the project site. A storm drain system provides for the collection of storm water along Tehachapi Boulevard. Improvements to the Highline Channel are required to protect the site from 100 year storms.

2.2 Reduction of Run-Off

Landscape design criteria shall be coordinated with drainage plans to maximize percolation of surface water and minimize run-off from the site. Design standards which shall be incorporated into the landscape plan include:

a. Design of irrigation in small landscaped areas such as tree well, planters, and medians such that automatic irrigation water does not flow off planted areas;
b. Use of pervious paving materials in hardscape areas wherever feasible;
c. Utilization of swale designs in landscaped and grass areas to slow down run-off and maximize infiltration; and,
d. Discharge of roof leaders in buildings (directly or indirectly) into pervious areas, greenbelts, or seepage pit areas.

The water conservation and flood damage measures required by law and those recommended to be implemented are primarily addressed through the building process. These measures will be reviewed at either site plan review or prior to issuing Building or Grading Permits.

In addition, the Specific Plan provides for a grading master plan that directs run-off away from buildings and into drainage facilities located within streets.

2.3 Water Quality

a. The City of Tehachapi will maintain regular street sweeping activities along public roadways to mitigate potential water quality impacts related to run-off of urban contaminants.

b. The development plans for the East Tehachapi Specific Plan area shall include regulations requiring regular cleaning of parking areas and drives.

Any temporary drainage installed on-site will be designed to meet the requirements of the California Regional Water Quality Control Board and the Tehachapi Public Works Superintendent.

LAND USE

Prior to applications for development within the project area, a development plan shall be submitted to and approved by the City of Tehachapi. The development plan shall identify the location and types of land uses to be developed within the project site, and their intensities. The development plan shall include specific standards to regulate land development in accordance with the policies of the Tehachapi General Plan and the mitigation measures included in this report.

TRAFFIC AND CIRCULATION

4.1 Roadway Improvements

a. All internal streets and infrastructure shall be constructed or bonded for at the time of approval of the subdivision/parcel map.

b. All streets bordering the project site shall be constructed to their ultimate half-sections in conjunction with adjacent development and pursuant to any applicable assessment districts.

c. Traffic signals shall be installed as warranted.

4.2 Traffic Study

As part of the development plan for the proposed project, the project sponsor shall prepare a Traffic Improvement Survey. The Traffic Survey will identify the facilities which will be constructed by the project sponsor.

4.3 Internal Road Guidelines

a. Stops signs should be installed at all site egress points onto exterior arterials, not equipped with signals, to control exiting traffic.

b. Landscaping and signs should be limited to 36 inches in height within 25 feet of project driveways to maximize sight distances.

c. Driveways for commercial and office development should be placed at least 75 feet apart, and at least 200 feet from the nearest intersection, as approved by the Public Works Superintendent.

d. Driveways should be the curb-return type with at least a 10-foot radius. Driveway widths should be 30 to 35 feet wide to prevent exiting vehicles from interfering with entering vehicles and conform with the City of Tehachapi Standards.

e. Driveway placement should minimize circuitous travel within parking areas, and the potential for conflicts. Aisles should be placed such that it is easy to reach any destination within an individual site after entering any driveway. To discourage excessive speeds, the maximum length of heavily traveled straight stretches should not exceed 400 feet when possible. The alignment of aisles should also accommodate pedestrian traffic by allowing patrons to walk along, rather than cross, aisles to reach commercial and office uses from their parked vehicles.

NOISE

5.1 Hotel Units/Mobile Homes

a. Regular usable open space noise levels shall be 65 dB CNEL or less. This includes all outdoor recreation areas such as patios, swimming pools, and courts;

b. Outside noise levels shall be reduced to maintain interior noise levels of 50 dB CNEL or less, with the average of the maximum noise levels of the highest 30 percent of the noise producing events occurring during a 24-hour period to be no greater than 65 dBA.

c. To reduce exterior noise levels for the mobile home uses to 65 dBA a solid barrier 5 feet in height shall be required on the north side adjacent to Tehachapi Boulevard and 8 feet high on the south side next to State Route 58. An 8 foot barrier will be required for the residential uses along the south side of State Route 58 for the residences north of White Oak Road.

5.2 Retail and Office Uses

a. Interior noise levels within retail structures shall be no higher than CNEL of 60 dB.

b. Interior noise levels within office structures shall be no higher than CNEL of 50 dB.

Maximum interior sound levels have been established for each land use within the project area. Building plans will be reviewed for their conformance with these standards, as part of site plan approval prior to the issuance of Building Permits.

PUBLIC SERVICES

6.1 Sheriff Services

a. Although shortfalls may exist during initial phases of development, revenues generated by the project area will be sufficient to offset the costs of providing increased Sheriff protection. Therefore, no funding mitigation is proposed at this time.

b. As project area development occurs, Sheriff Department manpower and equipment shall be expanded, as necessary, to serve the proposed project and surrounding development.

c. To reduce the need for Sheriff protection during construction, on-site security shall be provided for individual projects as development proceeds. The Sheriff's department, along with the Fire Department, shall be provided with keys to all locks on construction site gates.

d. The development plans for the proposed project shall be designed so as to ensure adequate access to all parts of the project area by emergency vehicles.

e. Crime suppression techniques shall be incorporated into development proposals to reduce the need for Sheriff protection. Possible measures include maximizing open space and visibility within individual developments.

6.2 Fire Services

a. Revenues generated by the project will be sufficient to offset the cost of providing needed fire and paramedic services, although initial shortfalls may exist during initial phases of development. Therefore, no funding mitigation is required at this time.

b. Prior to development of individual projects within the project area, the potential need for fire equipment to serve each project shall be determined by the Fire Department.

c. Site plans for individual developments within the project area shall be designed to have a minimum of one point of ingress and egress at all times, and shall be designed to accommodate access by emergency vehicles, including adequate turn-around areas.

d. To reduce the need for fire protection services, commercial buildings in the project area shall be equipped with automatic fire suppression systems, as required by the Fire Department.

e. Prior to development of individual sites within the project area, fire hydrants shall be tested to ensure adequate fire flows, if required by the Fire Department.

f. All industrial uses within the Specific Plan Area will maintain storage and use of potentially hazardous materials in accordance with accepted safety practices. Individual industrial uses shall conform to the regulations of the County of Kern. Types, quantity, storage, use, and flammable characteristics of all chemicals used on-site shall be reported and subject to the requirements of the Air Pollution Control District and Fire Department. Similar inventories shall also be maintained on-site in a location accessible to Fire Department personnel during emergency situations.

UTILITIES

7.1 Water Services

a. To minimize interior water consumption, the following measures shall be incorporated into structures within the project area, where feasible: maintenance of water supply line pressures at 50 psi or less, inclusion of low flush toilets (2.5 gallons), insulation of water lines.

b. To minimize exterior water use, the following measures shall be incorporated into project design within the project area, where feasible; use of low water consumption plants, extensive use of mulch in landscaped areas, installation of drip irrigation systems where appropriate; minimization of impervious areas.

c. As part of the development plans for the project, a plan for water facilities shall be prepared by the project developer. This plan shall identify which facilities are to be constructed by the project developer. The backbone system shall include 12-inch watermains looped back to Steuber Road, and adequate reservoir capacity.

d. Project developers shall pay their proportionate share for water system improvements including water mains, wells, storage tanks and related facilities.

7.2 Sewer Service

a. As part of the specific plan the project developers shall prepare a plan for wastewater facilities. The master plan shall identify which facilities are to be constructed by the project developers.

A sewer system has been preliminarily designed as part of the preparation of the Specific Plan that is designed to meet standard practices and applicable codes.

The mitigation measures shall be reviewed and implemented throughout the construction process.

Project developers shall pay their proportionate share for the construction of sewage disposal facilities including trunklines, pump stations and treatment plants.

7.3 Solid Waste

Since refuse collection fees collected from the project area will be sufficient to offset the cost of providing service, no funding mitigation is necessary.

a. Individual developments within the project area shall be designed so as to provide for access by trash collection trucks, including adequate turning radii and turn-around areas, as established by the Public Works Superintendent. This measure shall be complied with during site plan review.

b. To reduce the possible impact of the project on the useful lifespan of the existing landfill, programs shall be implemented by the project sponsors which will allow maximum use of any available waste recovery or recycling programs. These programs may include, but not be limited to, separate collection and storage of recyclable materials programs. These programs may include, but not be limited to, separate collection and storage of recyclable and non-recyclable solid waste, and distribution of information to project area tenants concerning available recycling programs. Project tenants will comply with the City of Tehachapi Source Reduction and Recycling Element.

7.4 Telephone

Since no significant impacts have been identified, no mitigation measures are proposed for provision of telephone services at this time.

A street and utility phasing plan will be established to ensure that improvements are phased to meet expanding needs of the project as it develops.

ENERGY RESOURCES

8.1 Energy Conservation

a. Energy conservation measures required by Title 24 of the California Administrative Code shall be required of all structures in the area.

b. To the extent possible, and consistent with other mitigation measures, development plans shall include site and building design standards which shall:

(i) Provide protected indoor or plaza/open areas to protect persons there from the adverse effects of sun and wind.

(ii) Construct internal roadways at the minimum widths possible, consistent with maintaining safe circulation, to reduce the amount of heat reflected and radiated by the pavement.

(iii) Locate parking areas and other reflective surface features on the north and east side of building to decrease the amount of sunlight reflected onto adjacent buildings. If such surfaces cannot be located in this manner, landscaping should be provided to reduce the amount of energy reflected towards buildings.

(iv) Provide for building shapes designed to allow each structure a share of the solar energy available in the winter months. Buildings with large glass expanses shall be designed to limit the amount of sunlight reflected towards buildings.

(v) Provide for maximum use of sunlight for interior lighting through the use of interior court wells, interior court areas, and building shapes.

(vi) Provide canopies or overhangs to shade windows during summer months. Where possible, these shading devices shall be designed to allow the maximum amount of sunlight into buildings during winter months.

(vii) Provide for reflective coating on roofs, wherever possible, to reduce heat absorption.

(viii) Provide for the planting of deciduous and other large trees near buildings and around large paved areas.

(ix) Provide for the planting of deciduous vines where appropriate on south and west-facing walls to shade buildings during the summer months.

(x) Provide for wind breaks to protect residents and other persons from the adverse effects of winter winds.

(xi) Provide for the planting of trees and hedges close to buildings, where they may act as channels for cold breezes to make exterior areas more comfortable.

(xii) Provide for the use of tinted or reflective glass to help regulate interior temperatures and reduce the need for heating and for cooling.

(xiii) Provide for the use of building insulation in walls and ceilings in areas where heating and cooling is required. Any such insulation shall meet applicable standards which are established by the State of California and/or the Department of Building and Safety.

(xiv) Provide for the use of energy-efficient lighting both indoors and outdoors.

(xv) Persons in office buildings shall be provided with the opportunity to turnoff lights in areas either not in use or sufficiently lit by sunlight.

(xvi) Provide for the use of exterior lighting only to the extent necessary to ensure safety and protection for persons in the project area. This may include the provision of automatic devices to turn off lights during daytime hours.

(xvii) Include in the operation of all commercial and retail structures a heating temperature of 68 degrees and a cooling temperature of 76 degrees.

(xviii) Provide for the insulation of water heaters and hot water transmission pipes to reduce heat loss. Water heaters shall be the minimum size necessary to provide sufficient hot water, and shall be of energy-efficient design.

8.2 Electricity

Construction of the proposed project will require the construction of an on-site distribution and service system to serve new uses as development proceeds. Detailed phasing plans for site development shall be included in the required development plans to assist in the design and phasing of the on-site electrical system,

8.3 Natural Gas

Construction of the proposed project will require the construction of an expanded on-site distribution system to serve new uses. Detailed phasing plans for site development shall be included in the development plans to assist in the design and phasing of the on-site natural gas system. The gas company should be contacted for the exact location of the 8-inch gas main that bisects the site generally along the north side of Section 26 and along Tehachapi Boulevard and the railroad.

VISUAL RESOURCES

9.1 Building Height, Setbacks, and Orientation

a. Development within the project site shall comply with Planning Commission requirements.

b. Landscaped setbacks shall be maintained along perimeter streets as provided for in the Specific Plan to provide a symmetrical streetscape. Individual developments within the project area shall incorporate variations in building heights and setbacks along streetscapes.

9.2 Landscape Plans

a. This Specific Plan establishes landscape and streetscape standards for project development. The landscape and streetscape standards include provisions of trees of varying heights and shapes, as well as shrubs of varying colors, to break up potentially repetitive building facades along street frontages.

The Specific Plan establishes criteria and standards for landscaping streets and on-site areas within the project site. These areas include streetscape, building and parking setbacks, parking areas, buffers and areas directly adjacent to buildings.

9.3 Parking and Loading Areas

a. Parking and loading areas for new uses within the site shall be bermed or landscaped to soften the views of these areas from streets and neighboring buildings. The specific plan includes standards to screen loading areas.

b. Screening standards for refuse enclosures and mechanical equipment shall conform to the Specific Plan.

CULTURAL RESOURCES

If cultural resources should be uncovered during grading and construction activities, work shall cease in the area of the find until a qualified archaeologist is consulted to assess its significance and develop a mitigation plan to be approved by the City Planner.

FUTURE ISSUES

While the preceding environmental concerns have been identified by the City of Tehachapi for mitigation measures, the City cannot guarantee any environmentally "clean site". Any additional environmental concerns that are identified in the future will be mitigated at that time.

FINDINGS: It has been found that said project will not have a significant effect on the environment and that an Environmental Impact Report (EIR) is, therefore, not required by the CEQA. A brief statement of reasons supporting such finding is as follows.

1. The project does not have the potential to substantially degrade the quality of the environment.

2. The project does not have the potential to substantially reduce the habitat of fish or wildlife species.

3. The project does not have the potential to cause fish or wildlife populations to drop below self-sustaining levels.

4. The project does not have the potential to threaten to eliminate a plant or animal community.

5. The project does not have the potential to reduce the number or restrict the range of a rare or endangered species.

6. The project does not have the potential to eliminate important examples of the major periods of California history or prehistory.

7. The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

8. The project does not have the potential to cause substantial adverse effects on human beings, either directly or indirectly.

Any person may object to dispensing with such EIR or respond to the findings herein. A copy of said Initial Study and other information relating to the proposed project are on file in the office of the City Clerk, Tehachapi City Hall, 115 South Robinson Street, Tehachapi, California, (805) 822-2200. Any person wishing to examine same or to obtain a copy of the Initial Study or this document, or seek information as to the time and manner to so object or respond, may do so by inquiring at said office during regular business hours.

A copy of the Initial Study is attached hereto.

Christopher Grimes Dated this 19 day of December 1990
CHRISTOPHER GRIMES, City Planner

AGENCY CONSULTATION REQUIRED: X Yes ____ No

AGENCIES CONSULTED:

State of California Office of Planning and Research, Tehachapi Unified School District, Kern County Road Commissioner, Kern County Planning & Development, City of Tehachapi Fire Department, Kern County Water Agency, Resource Management Agency Air Pollution Control, U.S. Dept. of Agriculture Soil Conservation Service, Second District Supervisor Ben Austin, Southern California Edison, Kern County Fire Department, State Department of Transportation, Tehachapi-Cummings County Water District, Tehachapi Recreation & Parks District, Kern County Environmental Health Department, Kern County Sheriff's Department, Local Agency Formation Commission, Kern County Agriculture, Tehachapi Hospital, Tehachapi Sanitation, Pacific Telephone, California Regional Water Quality Control Board, Kern Council of Government, Tehachapi Resource Conservation District, State Clearing House, Kern County Library, California Department of Fish and Game, Kern County Public Works & Roads, Kern County Building Department, Southern California Gas, American Cablevision

STATE CLEARING HOUSE NUMBER (if required):

INITIAL STUDY PREPARED BY:

DATE POSTED: _____ DATE OF NOTICE TO PUBLIC: _____

1.0 PROJECT DESCRIPTION

The City of Tehachapi proposes to annex the East Tehachapi Specific Plan area. The existing property owners desire to develop commercial, industrial, residential and mobile home park land uses on approximately 450 acres of land. The Specific Plan incorporates a detailed description of the proposed project, infrastructure requirements and mitigation measures.

2.0 ENVIRONMENTAL SETTING/ENVIRONMENTAL IMPACTS

2.1 Earth

The site consisting of the 450 acre Specific Plan area. The site is a gradually slope alluvial fan sloping to the north and east. The highest elevation is 4,065 feet and the lowest is 3,983 feet.

In general, the area is characterized lithologically by large expanses of acid igeneous rocks of the granite family. Complexes of gneiss, schist, limestone, quartzite and some igneous intrusives are scattered throughout the area. Complexes of diorite, quartz diorite and granodiorite compose the major portion of the north side as well as portions in the southwest area. Sedimentary beds and pyroclastic rocks are defined by the Cache Peak, Bopesta, Kinnick, Witnet, Sand Canyon and Horned Toad Formations. These are scattered lithological areas generally located in headwater areas of subwatersheds on the southerly and easterly side of the Tehachapi Valley. Alluvial deposits of various ages dominate the surface of valley floors. A profound geologic unconformity separates the metamorphic and igneous complexes from the sedimentary, pyroclastic and volcanic rocks which overlie them.

The area is highly faulted. Active major faults near the area are the Garlock, approximately five miles southeast; the White Wolf, approximately 18 miles west; and the San Andreas, approximately 30 miles south. All of these faults have shown movement within the past 200 years, however, as a result of the type of project proposed, impacts are judged typical to the area and should not affect occupancy or site operations.

Soils in the project area consist of; Havala sandy loam, Steuber sandy loam, Tujunga loamy sand. These soil types typically support annual grasses, forbs, hardwoods and occasional perennial grasses and conifers. The soil depth ranges from 24" to 60" and ranges in color and character from brown loam to yellowish red sandy clay loam. Permeability and erosion potential of these soils is generally slow or moderate. These soils are well suited to raising of most crops with irrigation. The estimated annual forage production ranges from 2,400 lbs/acre to 1000 lbs/acre depending on the seasonal rainfall or irrigation.

Seismic hazards for the project site have been identified by surveys in the early 1970's and incorporated into the Kern County Seismic Hazard Atlas. The Tehachapi Creek Fault is located 2 miles northeast of the area and another unnamed fault enters the western portion of the site. The Tehachapi Creek Fault offsets middle Miocene rocks (Kinnick Formation; about 16 million years old); part of it is covered by late Pliocene or early Pleistocene fanglomerate (course alluvial-fan deposits, Tehachapi Formation; about 2 million years old).

The Tehachapi Valley is at the junction of the Sierra Nevada Mountains and the Tehachapi Mountains. The alluvial deposits are over 400 feet in depth. The underlying formations include acid igeneous rocks of the granite family. Ground shaking that results from earthquakes will have varied impacts depending on the degree of water saturation and epicenter of earthquakes. Liquefaction is not considered to be a problem at the project area based on previous evaluations.

The proposed project will result in grading. Mitigation measures included in the plan will reduce grading impacts to levels of insignificance.

2.2 Air

Climate of the Tehachapi Watershed is a continentally modified Mediterranean type, characterized by cool, moderately wet winters and warm, dry summers. Because of the elevation, however, colder winters occur than are typical of the Mediterranean climate. Mean monthly temperature for the year is reported to be 54 F with extremes of 105 F and -4 F. The growing season at the valley floor averages 168 days (April 28 - October 13).

The mean annual precipitation at Tehachapi is 10.2 inches, 85 percent of which falls during the period November through April. Annual precipitation at higher elevations approaches 20 inches. Snowfall commonly occurs from December through March. Summer storms are infrequent, but rainfall may exceed 2 inches per 24 hours in August and September.

Air Quality is dependent upon the location of the pollutant sources, the amount of pollution emitted, and the subsequent atmospheric dispersion of pollutants. The project site lies within the Kern County portion of the Southeast Desert Air Basin (SEDAB), which has been designated by the Environmental Protection Agency (EPA) as "unclassified" or better than national standards for all pollutants. However, air contaminants from the South Coast Air Basin (Los Angeles Area) are transported north.

To the west of the Tehachapi area lies the San Joaquin Valley Air Basin, of which the Kern County portion has been designated as a non-attainment area for carbon monoxide, sulfur dioxide, total suspended particulates (TSP), and oxidants. Oxidants are secondary pollutants (formed by chemical and photochemical reactions in the atmosphere), whereas the other pollutants listed above are primary pollutants (emitted directly from sources).

Neither the SEDAB nor the San Joaquin Valley Air Basin provides an adequate description of the existing air quality on site, due to the elevation differentials and meterological conditions affecting pollutant transport and dispersions.

Emissions generated in the Tehachapi area tend to become dispersed due to the excellent daytime atmospheric vertical mixing induced by high surface temperatures. Meteorological factors important to the transport and dispersion of both primary and secondary air pollutants within the San Joaquin Valley Air Basin are wind speed and direction and the presence of atmospheric temperature inversions. The prevailing wind pattern for the San Joaquin Valley Air Basin is northwest to southeast.

As the air rises slowly out of the San Joaquin Valley Air Basin, it begins to change density and is no longer capable of carrying the heavier pollutant particles with it; therefore, vertical mixing is limited. When air flows from the San Joaquin Air Basin to the SEDAB, any pollutants already in the air tend to remain behind as the air decreases its density, and any pollutants originating on the project site tend to be precipitated out as the air continues to decrease in density.

Atmospheric temperature inversions are common in the San Joaquin Air Basin and further inhibit the vertical dispersion of air pollution while they persist. The San Joaquin inversion layer varies from a minimum 500 feet above sea level during winter months to a maximum of 2,500 feet. The project site lies at an elevation of approximately 4,000 feet above sea level.

When air flows from the SEDAB to the San Joaquin Valley Air Basin, any pollutants already in the air, as well as those generated in the project area, will flow with the air and become more secure as suspended particles in the air as the air increases in density.

2.3 WATER

2.3.1 Surface Hydrology

The area is subject to high intensity thunderstorms and intense general rains in the summer, fall, and winter. Since 1900 past floods have taken place in 1913, 1914, 1932, 1945, 1955, 1958, 1963, 1970 and 1983. The largest floods recorded were those of 1932, 1938 and 1945 which were of nearly equal magnitude. The 1932 and 1945 storms occurred as convective storms in late summer, while the 1938 event occurred from February 28th to March 4th as a series of high intensity, long duration storms. Other floods have occurred in the summer from short high intensity storms. The rainfall amounts from the two summer floods were considerably larger than that of February, but dry ground conditions reduced flooding somewhat.

Precipitation varies in the watershed by elevation for individual storms. Runoff volumes are low, but peak flows are high and of a short duration. Most of the flooding that occurs takes place in shallow flows spreading over large areas.

Surface runoff east of this divide, including portions of that from Blackburn Creek and all of the Mendiburu and Whiterock Creeks, drains to Proctor Lake. The western half of the valley is drained by Brite Creek on the north and others on the south, which join Tehachapi Creek flowing northwest out of the watershed.

The project site is subject to 100 year flooding from the Highline Channel. The preliminary Drainage Investigation (Appendix C) recommends certain improvements to mitigate this impact.

2.3.2 Groundwater Supply

The groundwater basin over which the Tehachapi watershed is located has been adjudicated to establish prescribed groundwater rights of all parties, to gain a physical solution to the overdraft and to establish a groundwater management program. This would allow the integration of imported supplemental water with local water supplies. On December 16, 1966, the Board of Directors of the Tehachapi-Cummings County Water District signed two contracts with the Kern County Water Agency for entitlement to State Water Project water. One contract was for an annual entitlement of 5,000 acre feet of agricultural water. The other was for an annual entitlement of 15,000 acre feet of municipal and industrial water. In 1971, voters approved loans and a bond issue totaling 9 million dollars. The purpose was to construct a water system to convey imported state water to the Tehachapi-Cummings District. Construction began in 1972, and in November 1973, the first state water was pumped from the state aqueduct system. First deliveries of State Project Water and the use of the exchange pool within the Tehachapi groundwater basin were initiated in early 1974. Legal judgements have named the Tehachapi-Cummings County Water District as the water master. The judgements further established allowable pumping allocations and restricted total extractions within the Tehachapi Basin to the safe yield of 5,500 acre-feet.

The Specific Plan area has approximately 730 acre feet allocation per year on a per acre pro rate basis from five property owners.

2.3.3 Water Quality

Wells and the California Aqueduct are the major sources of water utilized for agricultural, municipal and industrial purposes within Tehachapi Watershed. Seven known springs occur within the watershed and provide some water for esthetics, wildlife, and livestock. However, the water from these springs results in little or no stream flow since it is quickly absorbed by the soil. The water from these sources has been analyzed and rated as excellent for domestic and agricultural uses. At the present time, the groundwater requires no treatment for municipal and industrial use. Based on the projects nature, there should not be a significant impact on the groundwater. The water quality of the underground water supply within the three basins for domestic and irrigation uses is rated as "good" (1962 Michael) based on currently accepted water quality standards.

2.3.4 Groundwater Movement

The direction of groundwater movement in Tehachapi Valley has been historically toward the center of the valley floor. Groundwater contours indicate the direction of movement in recent years to be primarily toward the eastern part of the town of Tehachapi, where the most pronounced pumping depression occurs. The groundwater surface at the eastern and western parts of the valley has changed gradually from 1951 to the present date, indicating slow subsurface flow from these areas toward the areas of largest withdrawal in the central part of the valley.

2.3.5 Change in Groundwater Storage

The best description of groundwater storage is presented in Michael's work (1962) Michael used the ten year period between June, 1951 and June, 1961 for his study period. During this time, it is estimated that water levels annually declined an average of 5 feet in Cummings Valley, 4 feet in Brite Valley and 7 feet in Tehachapi Valley. Since 1961, the average annual groundwater level decline in the basins has been 4 feet in Cummings Valley, 1 foot in Brite Valley, and 3 feet in Tehachapi Valley. During the period from 1951 to 1961, an estimated 83,300 acre feet of groundwater in excess of natural replenishment was withdrawn from the groundwater basins in the District. Overdraft in the Valley has reversed over the past decades and the basin in currently recharging and groundwater levels have risen considerably in comparison to the years preceding 1961.

2.3.6 Wastewater

The Specific Plan proposes a sewer collection and pumping system to service the properties generally east of Steuber Road. The system is designed to pump and gravity flow to the Tehachapi Treatment Plant to the west. As an alternative a second treatment plant could be constructed. The sewer plan is presented in Appendix D of the Specific Plan. If a second plant is constructed the pump stations will not be needed. This is because the topography will allow a gravity flow from the area of Steuber Rd. towards the eastern part of the Tehachapi at Proctor Lake.

2.4 Plant Life

2.4.1 Flora

Setting - Vegetation in the Tehachapi Valley belongs mainly to the annual grassland type. This vegetation is largely dominated by annual grasses (i.e. Avena barbata, Bromus rubens, Bormus mollis Bromus tectorum, Vulpia, Lollium multiflorm and S. tanion hystrix and forbs (i.e. Amsinkia douglasiana, Erodium cicutarium Erimocarpus setigeris, Eschscholzia californica, Hemizonia pallida Layia glandulosa, Lupinus bicolor, Plagiobothrys nothofulvus and others). Characteristically, the annual grassland is extremely variable in species composition, and productivity on a yearly basis correlates to the timing and quantity of annual precipitation. The project site flora is typical of local annual grasslands. The site's primary native vegetative cover consists of a variety of annual forbs and grasses, with scattered shrubs being present only on more protected locations. Other plants, orchards and windrows have been planted in the project area.

Annual plants that are in greatest abundance include mustard (Brassica sp.), fiddleneck (Amsinka douglasiana), filaree (Erodium sp.)common mullen (Eremocarpus settigerus), Russion thistle (Salsola kalli), cheat grass (Bromus tectorum) and red brome (Bromus rubens). Perennial plants are, for the most part, limited to wheatgrass (Aqropyron sp., rabbitbrush (Chrysothamnus sp. volunteer alfalfa (Medicago sp., and cheesebrush (Haplopappus sp.).

The presence of impermeable rocks enclosing alluvial materials within the District and the rising bedrock surface in the vicinity of surface outlets prevents any significant subsurface outflow of groundwater from the several groundwater basins. Consequently, groundwater flow is limited to the infiltration of surface runoff and the movement of groundwater within the various permeable materials contained in stream deposits, alluvial fans and valley fill.

Studies of potential spreading basins in the foothill areas of Tehachapi Valley by the USDA Agricultural Research Service and others provided information relating to quantitive measurements of infiltration rates. Infiltrometer and seepage tests conducted by the Agricultural Research Service and others, in the areas where alluvial fans have formed at canyon mouths along the south side of Tehachapi Valley, indicate infiltration rates to be as high as 10 inches per hour. A sufficient number of these tests have been made to suggest that these alluvial deposits are capable of absorbing large volumes of runoff. In fact, a major portion of replenishment in Cummings, Brite and Tehachapi Valleys probably occurs within alluvial fan and foothill areas adjacent to mountain slopes.

Percolating water reaches saturated materials and then moves laterally downslope in response to hydraulic gradient, eventually reaching areas of groundwater use, or discharging as spring flow at ground surface. Groundwater contours suggest that the faulting along the southern margin of Tehachapi Valley and across the mouth of Whiterock Creek may have formed partial barriers to groundwater flow. This may impede replenishment of aquifers underlying a part of the Tehachapi Valley.

Although a considerable number of wells have been drilled in the District, available drilling logs are not sufficiently descriptive to correlate stratigraphic changes in lithology over large areas. Most drilling logs, however, do indicate that coarser waterbearing sands and gravels are overlain by relatively impervious clay and sandy clay deposits within portions of the Tehachapi Valley. Consequently, groundwater contained in the same isolated deeper aquifers within the Tehachapi Valley may be confined under artesian pressure. A perched water table prevails close to ground surface in some areas within the basin. In these areas, the characteristic lenticular nature of alluvial materials deposited in enclosed valleys results in a limited hydraulic continuity between shallow and deeper aquifers. However, even though valley soils are moderately permeable, and assuming a limited hydraulic continuity, the rather thick impermeable clay layers in some areas may retard deep infiltration of excess irrigation water and rainfall.

Alluvium-filled gaps at either end of Tehachapi Valley probably have permitted subsurface inflow of groundwater from Brite and Sand Canyon. However, it does not appear that subsurface flow has occurred from Brite Valley into Tehachapi in recent years due to the low groundwater level.

2.4.2 Animal Life

This project site habitat serves as a raptor foraging area and areal insectivores, such as swallows, commonly feed in the air space above the grasses. This open habitat supports the greatest number of vertebrate species when there are adjacent scattered trees or wetlands. Breeding birds in this habitat include Horned Lark (Eremophila alpestris) and Western Meadowlark (Sturnella neglecta), and rodents such as the California Ground Squirrel (Spermophilus beecheyi), Botta's Pocket Gopher (Thomomys bottae) and California Meadow Vole (Microtus californicus) are often abundant. The Gopher Snake (Pituophis melanoleucus), a large rodent-eater, is frequently encountered in annual grasslands. Various species of wintering birds, particularly sparrows, occur in annual grasslands where they feed on grass seeds, waste grain and other vegetable matter.

A spring survey of the Keene Ranch (PSBS 1989), which is about nine miles to the west of the project site, was conducted in 1989 which identified wildlife species common to the area. The following species may inhabit the project site; the Western Fence Lizard (Sceloporus occidentalis), Desert Night Lizard (Zantusia vigilis), Gilbert's Skink (Eumeces gilberti), Southern Alligator Lizard (Elgaria multicarinata), California Hip Snake (Masticophis lateralis), Western Whiptail (Cnemidophorus tigris), Side-blotched Lizard (Uta stansburiana), Coast Horned Lizard (Phrynosoma coronatum), Gopher Snake (Pituophis melanoleucus), Common Kingsnake (Lampropeltis getulus), and Southern Pacific Rattlesnake (Crotalus viridis helleri).

A number of birds have been observed in the project are throughout the year. The project site currently provides habitat for California Quail, Horned Lark, Western Meadowlark, and a variety of other species. The potential for the following birds to inhabit the area does exist:

Screech owl
Pallid horned owl
Red-tailed hawk
Western mockingbird
California hooded oriole
Black phoebe
Loggerhead shrike
California quail
Sage thrasher
Sparrow hawk
Western meadowlark
Turkey vulture
Desert sparrow
Domestic pigeon
Mourning dove
Horned lark
Gnatccher
Rock wren
California scrub jays
Brewer's blackbird
Sage sparrow
Anna's hummingbird
Western vesper sparrow
Western chipping sparrow
Savannah sparrow

Mammals

The most common mammals on the project site are the California ground squirrel, the blacktail jackrabbit and a variety of mice. Coyotes range into the project area in search of game but no dens have been observed on the site.

2.5 Noise

The proposed project will generate noise periodically during construction and industrial operation. Noise exposure at the project site is relatively high due to the proximity to the railroad and State Route 58. The City of Tehachapi Noise Element recommends the development of noise sensitive uses be discouraged in areas with a Community Noise Equivalent Level (CNEL) higher than 55-60 dB. The project site has CNEL projected in excess of 65 CNEL in some areas. Barriers will be required to reduce noise levels to acceptable levels.

2.6 Light and Glare

The proposed project does include additional lighting and glare. These will be reduced through the development regulations of the Specific Plan.

2.8 Land Use

The project site is currently zoned for residential, commercial, industrial and agricultural purposes. The Specific Plan provides for integrated and properly buffered land uses for future expansion of industrial development, commercial development, residential development and mobile home development. Currently the land is undeveloped, except for one home; therefore, displacement of these land uses will not occur.

2.8 Natural Resources

The project will result in the use of water resources as well as wood, metals, sand and gravel, and other building materials. Additional resources which will be used include electricity, natural gas and fuel for construction and operation.

2.9 Risk of Upset

Individual industrial uses may propose to use hazardous substances for operations. These are strictly regulated by the State and County. It is also possible that limited quantities of fuels, oils, pesticides and related landscaping chemicals will be used during the development and operation of the developments.

2.10 Population

The project will alter population characteristics by providing additional housing. The current population of the City is approximately 5972 people. The current estimated number of residents per household is 2.702. The proposed industrial and commercial land uses will provide additional job opportunities for local residents. The City currently has an approved density of approximately 28,900 people based on the adopted General Plan land use designations for the Sphere of Influence. This project will have a minimal impact on the overall population of the City.

2.11 Housing

Providing jobs may impact housing demand and create an incremental demand for additional housing in the Tehachapi Valley, however, this demand is not considered significant.

2.12 Transportation/Circulation

The existing and projected traffic volumes for the surface access roads in the vicinity of the project area are in Appendix E of the Specific Plan.

2.13 Public Services

The City of Tehachapi provides or contracts for all City services. The services provided by the City include; planning, public works, wastewater treatment, water supply, trash collection, law enforcement, building inspection, airport and related services. The City is expected to continue growing at a rate between 6% and 12% per year. Like most California Cities in the post Proposition 13 era, Tehachapi has increasingly relied upon bonds and user fees to provide for infrastructure. It may be safely assumed that the City will continue to grow and rely on all avenues to fund the impacts of growth. The proposed adoption of an updated sewer use ordinance will provide for the cost of wastewater treatment and disposal in the community.

2.14 Energy

The proposed project will use the energy mitigation measures in the Specific Plan to reduce this impact to a level of insignificance.

2.15 Utilities

The proposed project will result in a need for new telephone, gas and electrical service. This does not constitute a major alteration to the existing systems. The proposed lines will be an addition to the City utility system, but will be constructed within existing public or private utility easements.

2.16 Human Health

The proposed project will not create a potential health hazard or expose people to potential health hazards in excess of those hazards experienced in other developing areas.

2.17 Aesthetics

The proposed project will alter the visual appearance of the property by increasing the urban development and reducing the agricultural/ natural appearance of the site. The large area involved may be considered negative by some persons on Tehachapi Boulevard and on State Route 58. The landscaping and building design mitigation measures included in the Specific Plan will reduce these impacts to a level of insignificance.

2.18 Recreation

The proposed project will not limit recreational pursuits.

2.19 Cultural Resources

The Tehachapi vicinity appears to have been inhabited by the Kawaiisu Indians and possibly the Kitanemuk Indians. These groups migrated throughout the region in their search for food and water. The Tehachapi vicinity offered a large supply of acorns and a limited number of game animals. Most archaeological sites found in the general vicinity consistently show signs of acorn milling. However, no known findings have been identified on the project area.

3.0 DISCUSSION OF ENVIRONMENTAL EVALUATION

The proposed project is expected to provide jobs and housing. The project does have the potential to have a significant effect upon the environment therefore the Specific Plan includes mitigation measures to reduce the impacts to a level of insignificance. These measures include requirements for water conservation, dust control, flood control, and construction of required infrastructure, as well as other mitigation measures.

The proposed Specific Plan will not have a significant negative impact on plants or wildlife and is not expected to have a negative impact on the health or safety of the community.

Although the cumulative impacts of this project are greater than the separate components none of the impacts either separately or cumulatively will have a significant long term impact on the environment. The short term impacts from construction will be temporary and limited to daytime hours. Currently the majority of the Specific Plan area is unincorporated land under the jurisdiction of Kern County. Very few changes in land use will occur through the annexation although numerous mitigation measures are proposed that will reduce the impacts of development from those that would occur if the property were to develop under the present land-use designations.

4.0 AUTHORITATIVE REFERENCES

4.1 Administrative Draft EIR for the Loop Ranch Project
4.2 FEIR for G.P.A. Project Areas 1 & 2 City of Tehachapi, May 1988
4.3 FEIR for Tehachapi Airport Master Plan City of Tehachapi, April 1988
4.4 FEIR for North Tehachapi Area Plan City of Tehachapi, November 6, 1981
4.5 FEIR for G.P.A. at Valley Boulevard & Tucker Road City of Tehachapi, February 1982
4.6 Draft EIR for Tehachapi West Development Master Plan
4.7 Watershed Plan and EIS Tehachapi Water Shed, Kern County California, U.S.D.A. S.C.S. July 1980
4.8 Soil Survey of Kern County California Southeastern Part U.S.D.A. S.C.S. in co-operation with University of California Ag. Experiment Station, September 1981
4.9 Geology Ground Water Survey Tehachapi Soil Conservation District Michael-McCann Associates Engineering Geology November 1962
4.10 Tehachapi Project Report Tehachapi Soil Conservation District Kern County California March 31, 1969
4.11 City of Tehachapi Seismic Safety Element 1975
4.12 City of Tehachapi Conservation Element June 1973
4.13 City of Tehachapi Noise Element 1975
4.14 Flood Insurance Study, City of Tehachapi Kern County Federal Emergency Management Agency December 15, 1981
4.15 Seismic Hazard Atlas Kern County California

APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

I. Background

1. Name of Proponent City of Tehachapi
2. Address and Phone Number of Proponent P. O. Box 668 Tehachapi, California 93581-0668
3. Date of Checklist Submitted 12/19/90
4. Agency Requiring Checklist City of Tehachapi
5. Name of Proposal, if applicable East Tehachapi Specific Pla

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	Yes	Maybe	No
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?			X
b. Disruptions, displacements, compaction or overcovering of the soil?	X		
c. Change in topography or ground surface relief features?	X		
d. The destruction, covering or modification of any unique geologic or physical features?			X
e. Any increase in wind or water erosion of soils, either on or off the site?		X	
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?		X	
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?		X	

	Yes	Maybe	No
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?		X	
b. The creation of objectionable odors?		X	
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?		X	
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?			X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	X		
c. Alterations to the course or ~~low~~ level of flood waters?	X		
d. Change in the amount of surface water in any water body?		X	
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?		X	
f. Alteration of the direction or rate of flow of ground waters?		X	
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?		X	
h. Substantial reduction in the amount of water otherwise available for public water supplies?		X	
i. Exposure of people or property to water related hazards such as flooding or tidal waves?		X	
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?		X	

	Yes	Maybe	No
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	X		
d. Reduction in acreage of any agricultural crop?		X	
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?		X	
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X
d. Deterioration to existing fish or wildlife habitat?		X	
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	X		
b. Exposure of people to severe noise levels?		X	
7. Light and Glare. Will the proposal produce new light or glare?	X		
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			X
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?		X	
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?		X	

	Yes	Maybe	No
b. Possible interference with an emergency response plan or an emergency evacuation plan?			X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?			X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?		X	
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?		X	
b. Effects on existing parking facilities, or demand for new parking?		X	
c. Substantial impact upon existing transportation systems?		X	
d. Alterations to present patterns of circulation or movement of people and/or goods?		X	
e. Alterations to waterborne, rail or air traffic?		X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		X	
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?		X	
b. Police protection?		X	
c. Schools?		X	
d. Parks or other recreational facilities?		X	
e. Maintenance of public facilities, including roads?		X	
f. Other governmental services?		X	
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?		X	

	Yes	Maybe	No
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?		X	
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			X
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?		X	
b. Exposure of people to potential health hazards?		X	
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?		X	
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?			X
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?			X
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?			X
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?			X
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?			X
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate			

	Yes	Maybe	No
important examples of the major periods of California history or prehistory?			X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)		X	
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)		X	
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X

III. Discussion of Environmental Evaluation
(Narrative description of environmental impacts.)

IV. Determination
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED. ■

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

12/19/90
Date

Christopher Grimes
Signature

For City of Tehachapi

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)