

PROPOSED DEVELOPMENT SIGN

DEAR APPLICANT/DEVELOPER:

As part of the review process of your project, you will be required to post signs on your property giving notice of your proposed development. These signs are recommended for all tentative parcel/tract maps, general plan amendments, specific plans, architectural design reviews, conditional use permits and zone changes. All costs associated with the construction, installation, maintenance and removal of these signs shall be borne by the applicant/developer.

Size: 4' high X 8' wide (32 sq. ft. area)

Color: black letters on a white background

Letter style: all capital letters in bold, block style sans serif type (Arial and Helvetica type styles are most common); height of major letters shall be 4" and minor letters shall be 2" (web site references may be lower case and smaller to fit the intended area)

Sign face: copy may be painted directly on plywood or may be printed on a corrugated plastic or similar waterproof material that is adhered to a ½"-wide plywood base

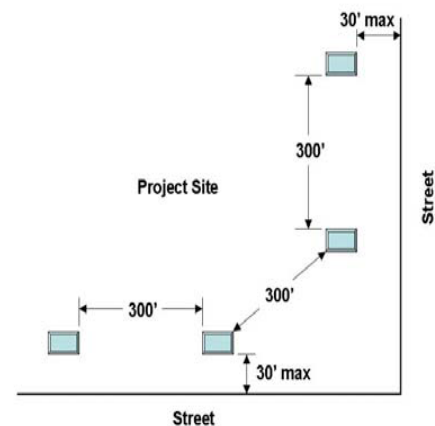
Sign materials: sign shall be mounted on two minimum 4" X 4" wood posts (or equivalent metal or composite materials) that are pressure-treated or for exterior use; sign face shall be minimum ½"-wide plywood (or equivalent material for exterior use)

Sign orientation: single-sided signs should face or be parallel to the street; double-sided signs should be perpendicular to the street

Sign placement: signs shall be placed no further than 30 feet from the edge of the street. One (1) sign shall be posted for every 300 feet of street frontage but no more than two (2) signs are required along each street. (See Diagram) The Planning Director may allow a larger distance based on physical constraints or obstructions, or for public safety (i.e. vehicular site-line, etc.)

Signs must be posted not less than 10 days prior to the meeting date.

Sign permits are not required from the City for installation of these signs.



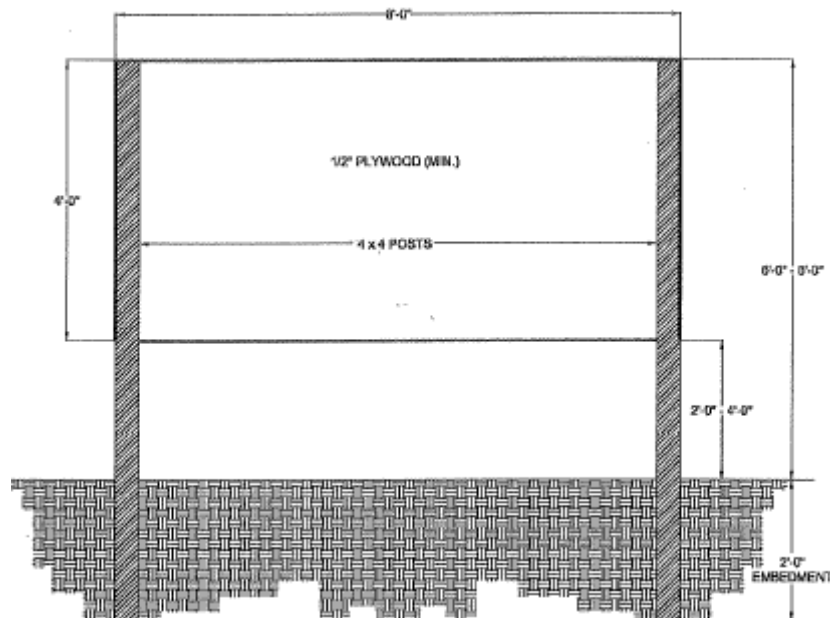
All signs shall be maintained in readable condition by the applicant/developer and remain on the property until the end of the appeal period or until final action is taken by the City Council, whichever is later. At the end of that period, the applicant/developer must remove the signs within 10 days. Failure to remove the sign may result in code enforcement action.

If you have questions about posting your property, please contact the project planner assigned to your application at (661) 822-2200.

SIGN "A"
SAMPLE PROPOSED DEVELOPMENT SIGN
ARCHITECTURAL DESIGN AND SITE PLAN REVIEW

NOTICE OF PROPOSED DEVELOPMENT	
<p>Project Title FILE NUMBER Description of Project</p>	
APPLICANT:	PROJECT PLANNER:
NAME ADDRESS CITY STATE ZIP PHONE EMAIL	CITY OF TEHACHAPI PLANNING DEPARTMENT KIM BURNELL, SENIOR PLANNER 117 SOUTH ROBINSON STREET TEHACHAPI, CA 93561 (661) 822-2200

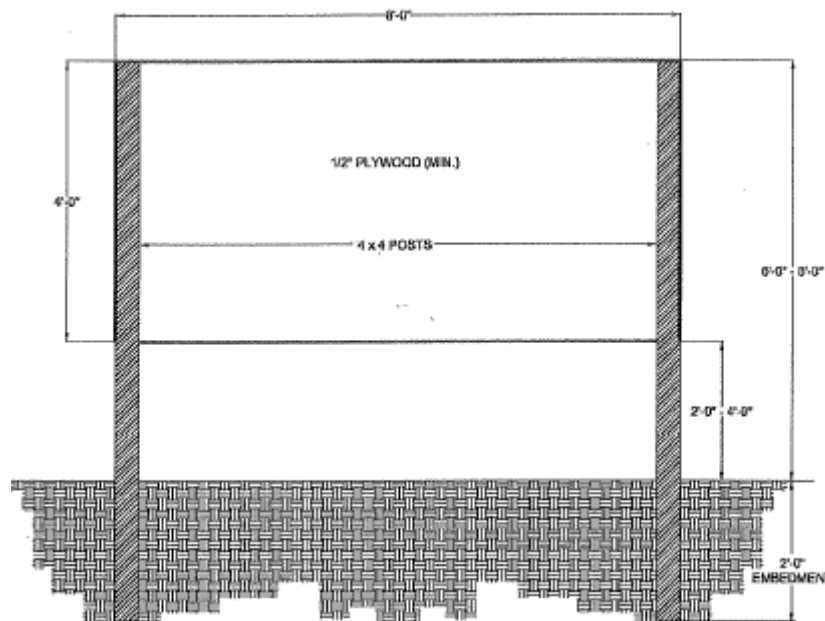
(BOLD BLACK LETTERS ON A WHITE BACKGROUND)



**SIGN "B"
DESIGN STANDARDS FOR
PUBLIC HEARING ON-SITE POSTING**

City of Tehachapi NOTICE OF PUBLIC HEARING FILE NO.		
PROPOSED ON THIS SITE		
PUBLIC HEARING	FOR INFORMATION CALL	
DATE:	APPLICANT:	PLANNING DEPARTMENT KIM BURNELL, SENIOR PLANNER (661) 822-2200
TIME:	()	
LOCATION: Wells Education Center 300 South Robinson Street		

(BOLD BLACK LETTERS ON A WHITE BACKGROUND)





DECLARATION OF POSTING PUBLIC HEARING NOTICE

I _____ declare that:
(print name)

I am or represent the developer for an application of a (check those that apply):

- General Plan Amendment Tract/Parcel Map Zone Change

- Conditional Use Permit Specific Plan

and identified as File or Map No. _____.

In accordance with the requirements of the Tehachapi Municipal Code, I posted or caused to be posted, the sign(s) located at

(location)

as pictured on the attached exhibit (attach photographs of all posted signs), on

(date)

I declare under penalty of perjury under the laws of the State of California that the above recitals are true and correct.

(signature)

(date)

NOTE: Signs shall be posted on the property subject to the above noted land use application not less than 10 days prior to the public hearing before the Planning Commission. If the signs are not posted within that time and if photographs and this declaration are not filed with the Planning Department within five (5) days of the signs being posted, the public hearing for the project will be postponed until the signs are posted and proof of posting has been submitted.

Project descriptions must be specific enough to give the public a clear idea of what is being proposed:

<p><u>Acceptable:</u></p> <ul style="list-style-type: none"> • 100-lot single family subdivision • 64-unit apartment project • 8-lot industrial subdivision • 400,000 sq. ft. shopping center • 40-acre mixed use commercial development 	<p><u>Not Acceptable:</u></p> <ul style="list-style-type: none"> • GPA/ZC • APN xxx-xx-xxx • Residential • Urban development • Houses
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