

Notice of Preparation of a Draft Environmental Impact Report

Notice is Hereby Given: The City of Tehachapi (City) is the Lead Agency on the below-described Sage Ranch residential development project and has prepared an Initial Study and Notice of Preparation (IS/NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The complete project description, location and the potential environmental effects are contained in the Initial Study. Those environmental issues that have been determined to have no impact, or to be less than significant are detailed and evaluated in the Initial Study. The Initial Study also lists potentially significant environmental issues that will require detailed analysis and technical studies that will need to be prepared for the forthcoming EIR to determine the level of significance of the environmental effect. The IS/NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters provide comments on the Initial Study, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the Initial Study and scope and content of the forthcoming EIR.

Project Title: Sage Ranch Development Project

Project Location: The proposed Project is located on approximately 138-acres in the City of Tehachapi, California, and is bounded by Valley Boulevard to the north, Tract 6212 to the west, Pinon Street to the south and Tehachapi High School to the east. The site is comprised of four parcels: 417-012-01, 417-012-24, 417-012-25, and 417-012-28. The proposed Project site is located in the southeastern area of Tehachapi, southeast of downtown in an area that generally consists of single-family housing, multi-family housing, schools and churches.

Project Description: The Project Applicant is proposing to subdivide and develop approximately 138-acres of T-4 zoned land into a residential community with a mix of single-family and multi-family housing units. The proposal features eight different types of housing products for a total of 1,000 residential units at buildout. The eight different types of housing features detached products (52%) and attached products (48%). The project includes approximately 9 acres of park space within the proposed development. The Project is proposed to be processed as a Planned Development Zone which is found in Chapter 3.30.160 of the City's Zoning Code.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the IS/NOP must be sent at the earliest possible date *but not later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from 7/3/2019 to 8/3/2019. Copies of the IS/NOP can be reviewed at the City of Tehachapi, 115 S. Robinson Street, Tehachapi, CA 93561.

Please send your comments to Trevor Hawkes, Planner at the address shown above. Please provide the name and return mailing address for a contact person in your agency (if applicable).