

Notice of Availability of Environmental Impact Report Sage Ranch Development Project - Tehachapi, CA

Notice is Hereby Given: The City of Tehachapi (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) (SCH#2019070009) in accordance with the California Environmental Quality Act (CEQA) for the proposed project identified below. The Draft EIR is available for review and public comment as identified below. The Draft EIR follows a Notice of Preparation (NOP) and public scoping period that was duly noticed and conducted for the Project from July 3, 2019 to August 8, 2019.

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 built out in phases. Although the exact timing of construction and buildout will be determined by the City, it is anticipated that the Project would be built out over a seven year period with approximately 143 units per year on average. 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 comments on the Draft EIR must be sent at the earliest possible date *but not later than 45 days* after receipt of this notice. The review period for the EIR will be from March 4, 2020 to April 17, 2020. Copies of the EIR can be reviewed at the City of Tehachapi, 115 S. Robinson Street, Tehachapi, CA 93561 and can also be accessed from the City's website at <http://www.liveuptehachapi.com/documentcenter/view/5466/>.

Please send your comments to Jay Schlosser, Development Services Director at the address shown above. Please provide the name and return mailing address for a contact person in your agency (if applicable).

Public Hearing: Following the public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to adopt and/or certify the Project documents. The Planning Commission meeting is scheduled as follows: Monday, June 8, 2020, on or after 6:00 p.m. in the Wells Education Center, 300 Robinson Street, Tehachapi, CA 93561.

The City of Tehachapi appreciates your interest in this Project and welcomes your involvement in the environmental review process for the Sage Ranch Development Project.