

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019070009

Project Title: Sage Ranch Development Project

Lead Agency: City of Tehachapi

Contact Name: Jay Schlosser

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Project Location: Tehachapi Kern
City County

Project Description (Proposed actions, location, and/or consequences).

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 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.

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. The site is currently zoned T-4 (General Urban) and is designated by the General Plan as 4B – Southern Neighborhoods. The site is vacant / undeveloped and is generally void of vegetation except for grass/weeds and scrub brush.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Project EIR found that the Project would not result in any significant/unavoidable impacts after mitigation. Mitigation measures include:

- Air Quality: Dust control/exhaust/soil control/idling restrictions/etc.
- Biology: Protection/avoidance measures for: nesting tricolored blackbird and other nesting birds.
- Hydrology: Water quality protection measures (SWPPP, NOI)
- Water Use: Non-potable water for outdoor watering, water reduction measures, securing of water rights.
- Public Services: Payment of impact fees for police, fire, schools and other public facilities.
- Transportation: Payment of impact fees and fair share costs of required traffic improvement projects.
- Utilities: Payment of impact fees for sewer, water, stormdrain.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Controversy known to the Lead Agency:

No known areas of controversy are known regarding this project. A public hearing will be held.

Provide a list of the responsible or trustee agencies for the project.

East Kern Air Pollution Control District
Regional Water Quality Control Board
Kern County Fire Department