

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 #: _____

Project Title: Sage Ranch Development Project

Lead Agency: City of Tehachapi

Contact Name: Trevor Hawkes

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Project Location: Tehachapi Kern
City County

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

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.

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

Potentially significant impacts caused by the Sage Ranch Development Project will be further addressed in a Focused EIR. Impact areas to be analyzed in the Focused EIR include:
Air Quality
Biological Resources
Energy
Greenhouse Gas Emissions
Hydrology/Water Quality
Land Use/Planning
Noise
Population/Housing
Public Services
Transportation
Utilities/Service Systems

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