CITY OF TEHACHAPI
DEVELOPMENT SERVICES
PLANNING DEPARTMENT

TEHACHAPI
CALIFORNIA

115 S. ROBINSON STREET
TEHACHAPI, CA 93561
PHONE: (661) 822-2200
FAX: (661) 822-8559
Web Address: http://www.liveuptehachapi.com/

NOTICE OF PREPARATION

DATE: September 22, 2016

TO: See Attached Mailing List

FROM: City of Tehachapi
Development Services, Planning Department
Attn: Trevor Hawkes
117 S. Robinson Street
Tehachapi, CA 93561
(661) 822-2200; thawkes@tehachapicityhall.com

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Tehachapi, Development Services – Planning Department, as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15052, has required that an Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15161 be prepared for the project identified below. The City's Planning Department solicits the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of projects.

Due to the limits mandated by State law, your response must be received by **October 22, 2016 at 5pm.**

PROJECT TITLE: Oak Tree Village Specific Plan.

PROJECT LOCATION: The project site is located on approximately 210 acres immediately northeast of Burnett Road, on the northern side of SR-58 (Assessor's Parcel Numbers [APNs] 223-040-12, 223-040-13 and 223-040-14) in the City of Tehachapi, California. The site is located on the southern half of Section 15 of Township 32 South, Range 33 East of the Mount Diablo Base and Meridian (T32S, R33E, S15, MDB&M).

PROJECT DESCRIPTION: The proposed Project would include: an approximately 25 to 30-acre Continuing Care Retirement Community (CCRC) (up to three stories), "active adult" (i.e. 55 years and older) housing (one to two stories) ranging from context-appropriate multi-family dwellings (e.g. courtyard housing) to large-lot homes, small-scale and/or neighborhood commercial/retail uses, recreational and open space areas, and associated circulation, drainage and stormwater management, and utility improvements. Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the EIR are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address transect zone (T-zone) consistency.

Signature: Trevor Hawkes
Name: Trevor Hawkes, Planner

Tehachapi Unified School District
300 South Robinson Street
Tehachapi, CA 93561

County of Kern
Department of Airports
3701 Wings Way, Suite 300
Bakersfield, CA 93308

Smart Growth-Tehachapi Valleys
P.O. Box 1894
Tehachapi, CA 93581

Tehachapi Valley Recreation & Parks District
P.O. Box 373
Tehachapi, CA 93581

Tehachapi Hospital
P.O. Box 1900
Tehachapi, CA 93581

Benz Sanitation
P.O. Box 1750
Tehachapi, CA 93581

Kern County Library-Tehachapi
1004 West Tehachapi Blvd.
Suite A-400
Tehachapi, CA 93561

Brighthouse
3600 North Sillect Avenue
Bakersfield, CA 93308

Kern County Water Agency
P.O. Box 58
Bakersfield, CA 93302

Southern California Edison Company
42060 10th Street West
Lancaster, CA 93534

Sierra Club
Bugs Fontaine
P.O. Box 307
Tehachapi, CA 93581

Kern County Sheriff Department
1350 Norris Road
Bakersfield, CA 93308

Kern County Fire Department
Attn: Brian Marshall
5642 Victor Street
Bakersfield, CA 93308

Kern County Agriculture Commissions Office
1001 South Mount Vernon Avenue
Bakersfield, CA 93301

Kern Council of Governments
1401 19th Street, Suite 300
Bakersfield, CA 93301

U.S. Department of Agriculture
1601 New Stine Road, Suite 270
Bakersfield, CA 93309-3698

Kern County Public Works & Roads
2700 "M" Street, Suite 400
Bakersfield, CA 93301

Kern County Building Department
2700 "M" Street, Suite 570
Bakersfield, CA 93301

State Department of Fish and Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

Kern County Office of Planning
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Kern County Environmental Health Department
2700 "M" Street, Suite 300
Bakersfield, CA 93301

David L. Jones
Kern County Air Pollution Control District
2700 “M” Street, Suite 302
Bakersfield, CA 93301

Supervisor Zach Scrivner
1115 Truxtun Avenue, Suite 502
Bakersfield, CA 93301

Local Agency Formation Commission
ATTN: Rebecca Moore
5300 Lennox Ave., Suite 303
Bakersfield, CA 93301

AT&T SAG
4331 Communications Dr.
Room 2-W-074
Dallas, TX 75211

Southern California Gas Company
Attn: Mel Whiteaker
9400 Oakdale Avenue
Chatsworth, CA 91311

Tehachapi Resource Conservation District
321 West C Street
Tehachapi, CA 93581

California Regional Water Quality Control Board
11020 Sun Center Dr. Ste. 200
Rancho Cordova, CA 95670

State Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

State Department of Transportation
Att: CEQA Coordinator
500 South Main Street
Bishop, CA 93514

Tehachapi Pilots Association
George Sandy
718 Silver Oak Drive
Tehachapi, CA 93561

Native American Heritage Council of Kern County Control Board/Lahontan Region
P.O. Box 1507
Bakersfield, CA 93302

Southern San Joaquin Valley Archaeological Information Center
9001 Stockdale Highway
Bakersfield, CA 93309

Kern Valley Indian Council
Robert Robinson
Historic Preservation Officer
P.O. Box 401
Weldon, CA 93283

Department of Conservation C/O Farmland Mapping & Monitoring Program
801 K Street, MS 13-71
Sacramento, CA 95814

County of Kern Resource Management Agency
2700 “M” Street, Suite 350
Bakersfield, CA 93301

CalTrans Aeronautical Division
P.O. Box 942874
Sacramento, CA 94274-0001

U.S. Department of Transportation
FAA (310) 725-6557
Attn: Karen McDonald
Air Traffic Division
P.O. Box 92007
Los Angeles, CA 90009

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Tehachapi Cummings County Water
P.O. Box 326
Tehachapi, CA 93581

Kern County Waste Management
ATTN: Daphne Washington
2700 “M” Street, Suite 500
Bakersfield, CA 93301-2370

Kern Valley Indian Council
Ron Wermuth
P.O. Box 168
Kernville, CA 93238

Torres Martinez Desert Cahuilla Indians
Michael Mirelez, Cultural Resource Coordinator
P.O. Box 1160
Thermal, CA 92274

USACE Sacramento District
1325 J Street, Room 1513
Sacramento, CA 95814

Chief Kroeger
Tehachapi Police Department
220 West C Street
Tehachapi, CA 93561

Jon Curry
Public Works Director
115 South Robinson Street
Tehachapi, CA 93561

Audubon Society of Sacramento
P.O. Box 160694
Sacramento, CA 95816

Kern-Kaweah, Chapter Sierra Club
Georgette Theotig
P.O. Box 38
Tehachapi, CA 93581

California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

California High-Speed Rail Authority
770 L Street, Suite 620
Sacramento, CA 95814

Union Pacific Railroad
1400 Douglas Street
Omaha, NE 68179

U.S. Fish & Wildlife Service
2493 Portola Road, Suite B
Ventura, CA 93003

U. S. Fish & Wildlife Service
Division of Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1846

U.S. Army Corps of Engineers
Attn: Regulatory Branch/Planning Division
1325 "J" Street, Rm 1320
Sacramento, CA 95814

U.S. Department of Agriculture
Natural Resources Conservation Service
5000 California Avenue, Suite 100
Bakersfield, CA 93309-0711

California Department of Parks and Recreation
1416 9th Street
Sacramento, CA 95814

Bureau of Land Management
Caliente/Bakersfield
3801 Pegasus Drive
Bakersfield, CA 93308-6837

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Oak Tree Village Specific Plan

Lead Agency: City of Tehachapi, Development Services – Planning Department Contact Person: Trevor Hawkes

Mailing Address: 115 S. Robinson Street Phone: (661) 822-2200

City: Tehachapi Zip: 93561 County: Kern

Project Location: County: Kern City/Nearest Community: Tehachapi, CA

Cross Streets: Burnett Road and State Route 58 Zip Code: 93561

Lat. / Long.: 35° 08′ 29.04″ N / -118° 25’ 41.27″ W Total Acres: 210

Assessor's Parcel No.: 223-040-12, 223-040-13 and 223-040-14 Section: 15 Twp.: 32S Range: 33E Base: MDB&M

Within 2 Miles: State Hwy #: State Route 58 Waterways: Tehachapi Creek

Airports: Tehachapi Muni Airport - TSP Railways: Union Pacific Railroad Schools: Tehachapi Unified School Dist.

Document Type:

CEQA:
- ☒ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other _____

Local Action Type:

- ☐ General Plan Update
- ☒ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☒ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other _____

Development Type:

- ☒ Residential: Units _____ Acres 70
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☒ Commercial: Sq.ft. _____ Acres 33 Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational _____
- ☒ Recreational 82 acres
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☐ Other: _____

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Wildlife
- ☒ Growth Inducing
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other _____

Present Land Use/Zoning/General Plan Designation:

Present: Undeveloped Land; *Zoning:* General Commercial (C-3), Estate (E), Light Industrial (M-1) and Medium Density Residential (R-2); *Tehachapi General Plan:* Natural and Rural, Natural (T-1), Natural and Rural, Rural General (T-2.5), Sub-Urban, Urban, Neighborhood Edge (T-3), and Sub-Urban, Urban, Neighborhood General (T-4).

Project Description: The proposed Project would include: an approximately 25 to 30-acre Continuing Care Retirement Community (CCRC) (up to three stories), “active adult” (i.e. 55 years and older) housing (one to two stories) ranging from context-appropriate multi-family dwellings (e.g. courtyard housing) to large-lot homes, small-scale and/or neighborhood commercial/retail uses, recreational and open space areas, and associated circulation, drainage and stormwater management, and utility improvements. Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the EIR are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address transect zone (T-zone) consistency.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Highway Patrol
_____ CalFire
_____ Caltrans District # 9
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning (Headquarters)
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mountains Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # Central
_____ Food & Agriculture, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Integrated Waste Management Board
_____ Native American Heritage Commission

_____ Office of Emergency Services
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ S.F. Bay Conservation & Development Commission
_____ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mountains Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other _____
_____ Other _____

Local Public Review Period (to be filled in by lead agency)

Starting Date 09/22/2016 Ending Date 10/22/2016

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants
Address: 1422 Monterey St. Ste B-C200
City/State/Zip: San Luis Obispo, CA 93401
Contact: Jacqueline McCrory
Phone: 805-543-7095 x 6822

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Trevor Hawkes **Date:** 09/22/2016

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

INITIAL STUDY
FOR THE
OAK TREE VILLAGE SPECIFIC PLAN

Prepared for:
CITY OF TEHACHAPI
115 S. ROBINSON STREET
TEHACHAPI, CALIFORNIA 93561

Prepared by:

SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, California 93401

TABLE OF CONTENTS

Section **Page**

Introduction....1
Purpose of the Initial Study....1
Project Description....3
Initial Study Checklist....10
- I. Aesthetics....14
- II. Agriculture and Forestry Resources....18
- III. Air Quality....21
- IV. Biological Resources....24
- V. Cultural Resources....27
- VI. Geology And Soils....31
- VII. Greenhouse Gas Emissions....34
- VIII. Hazards And Hazardous Materials....37
- IX. Hydrology And Water Quality....40
- X. Land Use Planning....44
- XI. Mineral Resources....47
- XII. Noise....48
- XIII. Population and Housing....50
- XIV. Public Services....52
- XV. Recreation....54
- XVI. Transportation/Traffic....55
- XVII. Utilities And Service Systems....57

Citations....62

Figures

Figure 1. Project Vicinity Map....6
Figure 2. Project Location Map....7
Figure 3. Conceptual Site Plan....8

Tables

Table 1. Soil Map Units....32

This page intentionally left blank.

INTRODUCTION

This document is the Initial Study (IS) for the potential environmental effects of the Oak Tree Village Specific Plan (Project) located in the city of Tehachapi. The Project development would be located on approximately 210 acres located north of State Route (SR-) 58 and east of the Capitol Hills area. The proposed Project would include: an approximately 25 to 30-acre Continuing Care Retirement Community (CCRC) (up to three stories); “active adult” (i.e., 55 years and older) housing (one to two stories) ranging from context-appropriate multi-family dwellings (e.g., courtyard housing) to large-lot homes; small-scale and/or neighborhood commercial/retail uses; recreational and open space areas; and associated circulation, drainage, and stormwater management and utility improvements. Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the Environmental Impact Report (EIR) are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address transect zone (T-zone) consistency. Required entitlements and permits will be determined based on further development of the Specific Plan.

The City of Tehachapi (City) will act as the Lead Agency for the Project pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

PURPOSE OF THE INITIAL STUDY

An IS is an informational document used in planning and decision making, and is not intended to recommend approval or denial of the project. The purposes of an IS are to: provide the Lead Agency with information to use in deciding whether to prepare an EIR, Mitigated Negative Declaration (MND) or Negative Declaration (ND); enable the project applicant/sponsor and Lead Agency to modify the project to avoid adverse impacts before an EIR is prepared; and, when provided in conjunction with a Notice of Preparation (NOP) of a Draft EIR, identify the probable environmental effects of a proposed project and identify the significant environmental issues and reasonable alternatives and mitigation measures that the CEQA Lead Agency will explore in the Draft EIR.

This IS contains four sections:

1. The Introduction provides an overview of the Project.

2. The Purpose of the IS explains how this document will be used as a scoping tool for the EIR and invites public comment regarding the Project and potentially significant environmental effects and alternatives.

3. The Project Description includes a description of the Project and contents of the Specific Plan.

4. The Initial Study Checklist presents the CEQA checklist and environmental analysis for all impact areas. If the proposed Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the Project may have a potentially significant impact on a resource, the issue area discussion indicates that further analysis will be required in the forthcoming EIR. Environmental impacts are separated into the following categories:

   Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Less Than Significant After Mitigation Incorporated. This category is applicable when the incorporation of mitigation measures would reduce an effect from a "Potentially Significant Impact" to a "Less Than Significant Impact." The Lead Agency must describe the mitigation measure(s) and briefly explain how they would reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is applicable when a project would result in impacts below the threshold of significance and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. "No Impact" answers do not require a detailed explanation if they are adequately supported by the information sources cited by the Lead Agency, which show that the impact does not apply to the specific project (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis.)

Regardless of the type of CEQA document that must be prepared, the basic purpose of the CEQA process as set forth in the State CEQA Guidelines Section 15002(a) is to:

(1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.

(2) Identify ways that environmental damage can be avoided or significantly reduced.

(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.

(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

State CEQA Guidelines Section 15064 provides the following guidance to determine the appropriate level of CEQA review, based on the identification of significant impacts:

(1) If there is substantial evidence, in light of the whole record before a Lead Agency, that a project may have a significant effect on the environment, the agency shall prepare a draft EIR.

(2) When a final EIR identifies one or more significant effects, the Lead Agency and each Responsible Agency shall make a finding under [State CEQA Guidelines] Section 15091 for each significant effect and may need to make a statement of overriding considerations under [State CEQA Guidelines] Section 15093 for the project.

This IS has determined that the project may have a significant impact on the environment and, therefore, an EIR will be prepared.

PROJECT DESCRIPTION

Project Description. The Project would be located on approximately 210 acres located north of SR-58 and east of the Capitol Hills area (refer to Figures 1 and 2). The proposed Project would include: an approximately 25- to 30-acre CCRC (up to three stories); "active adult" (i.e., 55 years and older) housing (one to two stories) ranging from context-appropriate multi-family dwellings (e.g., courtyard housing) to large-lot homes; small-scale and/or neighborhood commercial/retail uses; recreational and open space areas; and associated circulation, drainage, and stormwater management and utility improvements (refer to Figure 3). Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the EIR are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address T-zone consistency. Once developed, the Specific Plan will include the following components or chapters, including policies, programs, narrative, and graphics:

Introduction. This chapter will outline the Specific Plan scope, goals, and consistency with the City of Tehachapi General Plan. This section will also address planning area character, Plan features, and use of the Plan.

Urban Design and Land Uses. The Specific Plan will include the land use plan that will show allowed land uses and density as well as intensity for each land use type, likely including residential, institution, neighborhood commercial, and open space, among other uses.

Development Standards / Form. The Specific Plan will include development standards for private development, streetscapes, and open spaces within the Specific Plan area. These standards will include illustrations, descriptions and parameters for site layout, building massing, parking arrangements, landscaping, lighting, and streetscapes, and may also include architectural design guidelines, as appropriate. The standards will also include cross section exhibits as necessary to properly illustrate development features. The Specific Plan will utilize the City's recently adopted Zoning Code to guide development in the Specific Plan area. If necessary, the Specific Plan will modify existing Zoning Code standards or create new standards and guidelines that will provide parameters for development that will achieve the Project's goals and objectives.

Open Space and Recreation. The Specific Plan will include standards and guidelines for the open space and recreation network and address topics such as scenic resources and typography, ephemeral drainage features, biological resources, archaeological and historic resources, parks and trails, land use interface treatments, and public safety, as appropriate.

Circulation and Street Standards. The Specific Plan will include transportation and parking standards and guidelines that will support future development in the Specific Plan area. Circulation topics to be addressed include street standards and a mobility plan. This section will rely on Citywide Code to the extent feasible.

Airport Compatibility. The Project site is located in the vicinity of the Tehachapi Municipal Airport and may be subject to the Kern County Airport Land Use Compatibility Plan (ALUCP). The Specific Plan will consider limitations placed on the Project site by the ALUCP and conformity with land uses and intensities that are allowed by the ALUCP. If necessary, performance standards for the Specific Plan area that address topics such as risk of injury, airspace protection, operations interference, bird attractants, indoor noise, avigation easements, and real estate disclosure will be included.

Utility Infrastructure & Public Services. The Specific Plan will identify the necessary infrastructure improvements and public services to support future development with respect to location, timing, costs, and how they could be financed (e.g., police, fire protection, and schools). This section of the

Specific Plan will also address phasing and capacity of potable and non-potable water, wastewater, stormwater, electricity, natural gas, and high-speed data access.

Public Facilities Financing. A financing strategy will be developed for required facilities to address implementation of major public improvements recommended in the Specific Plan together with financing mechanisms and funding sources. Financing administration and implementation topics such as phasing will also be discussed.

Implementation. An implementation plan will include goals, policies, and actions that may address subdivision, architectural review, building permits, enforcement, and a statement of severability. The implementation plan will also address phasing of development in the Specific Plan area and will identify triggers for required infrastructure improvements through a phasing plan. The implementation plan will be structured to maintain flexibility in the development program so as to react to dynamic market conditions.

Project Objectives. The main objective is to develop a Specific Plan for the construction and operation of a CCRC and active adult (i.e., 55 years and older) housing development. In addition to the Applicant's development objectives, the City has developed the following preliminary objectives for the Project:

- Provide a diverse active adult housing experience;
- Create a mixed-use project that includes neighborhood commercial uses; and,
- Integrate into and improve multi-modal circulation system.

Project Location. The proposed Project is located immediately northeast of Burnett Road, on the northern side of SR-58 (Assessor's Parcel Numbers [APNs] 223-040-12, 223-040-13 and 223-040-14) in the city of Tehachapi, Kern County, California.

Environmental Setting and Surrounding Land Uses. The Project site is currently vacant and consists of gently to steeply sloping topography traversed by ephemeral creeks and drainages. Existing vegetation includes blue oak woodland, juniper trees, rubber rabbitbrush scrub, cactus, and grassland. Based on the Tehachapi General Plan (January 2012), the approximately 210-acre Project site is located within Planning Area 5B, Northern Foothills, which consists of 1,564 acres extending from SR-58 north to the city's incorporated boundaries. This area is characterized by grazing land with limited development along Mill Street and an equestrian-oriented mobile home subdivision. Planning Area 5B connects to the main part of town via Mill Street, with a new frontage road connecting the Capital Hills business park to SR-58 planned at Dennison Road.

Based on the Tehachapi General Plan (January 2012), current transect designations identified for the Project site include the following:

> ***Natural and Rural, Natural (T-1).*** *The Natural designation is intended to preserve Tehachapi's natural beauty, and by doing so maintain and enhance the small mountain town character. The Natural designation permanently protects natural open space areas from development, with the exception of roads and recreational trails. The Natural designation applies to areas currently within the city limits that should be protected such as…the hillsides north of SR-58.*
>
> ***Natural and Rural, Rural General (T-2.5).*** *The Rural designation is intended to reserve agricultural land in the Tehachapi Valley for future generations and create a clear distinction between the urban areas within the city limits, and the rural areas*

outside. The Rural designation allows for residential and limited commercial development associated with agricultural uses. Settlement should be sparse and consist of very large blocks and lots that are accessed by country roads. The design of roads, fences and buildings are intended to be rural in character. The General Plan describes the T-2.5 Rural General sub-designation as "rural areas with limited residential or commercial activity".

Sub-Urban, Urban, Neighborhood Edge (T-3). *The Sub-Urban designation is intended for residential development at the fringes of Tehachapi, providing a transition between more compact urbanized areas within town and the rural countryside. Blocks and lots are larger than those closer to the center of town, yards are larger in relation to the homes, landscaping is naturalistic and abundant. Many lots in the Sub-Urban designation may be sufficiently large for equestrians. The Sub-urban or 'Neighborhood Edge' designation applies to…areas north of SR-58.*

Sub-Urban, Urban, Neighborhood General (T-4). *The General Urban designation is intended to create a "neighborhood character" that is distinct from the suburban character of T-3 and the downtown character of T-5. Rooted in the traditional American neighborhoods, the General Urban designation allows for a wide range of housing types, neighborhood-serving commercial and civic uses within a walkable neighborhood setting. The General Plan describes the T-4 Neighborhood General sub-designation as "predominantly residential areas with a balance of housing types, but a focus on detached single-family homes."*

Based on the City of Tehachapi Zone Map (March 2015), the following zones currently apply to the Project site:

General Commercial (C-3). *The C-3 zone is applied to areas of Tehachapi that are appropriate for uses of the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses.*

Estate (E). *The E zone is applied to areas of Tehachapi that are appropriate for the development of larger residential lots where uses and activities allowed are designed to promote rural character and quiet residential neighborhoods.*

Light Industrial (M-1). *The M-1 zone is applied to areas of Tehachapi that are appropriate for assembly-type manufacturing and other similar industrial uses that do not produce undesirable byproducts such as fumes, odor, dust or smoke. The M-1 zone provides a general industrial environment by providing an alternate choice for industrial uses that are neither objectionable nor detrimental to adjacent properties because of hazards, noise, or other disturbance.*

Medium Density Residential (R-2). *The R-2 zone is applied to areas of Tehachapi that are appropriate for low-density, multi-family housing choices. The R-2 zone establishes good neighborhood design on lots no less than 7,500 square feet.*

Surrounding zoning includes the Capital Hills Specific Plan to the north and west, Estate (E) to the east, and Estate (E) and Neighborhood Commercial (C-1) to the south. Surrounding land uses include vacant land to the north, east, and west, and SR-58 and residential neighborhood with accessory agricultural (equestrian) uses to the south. The urban center of the city and the Tehachapi Municipal Airport are located southwest of the Project site, south of SR-58.

Figure 1. Project Vicinity Map

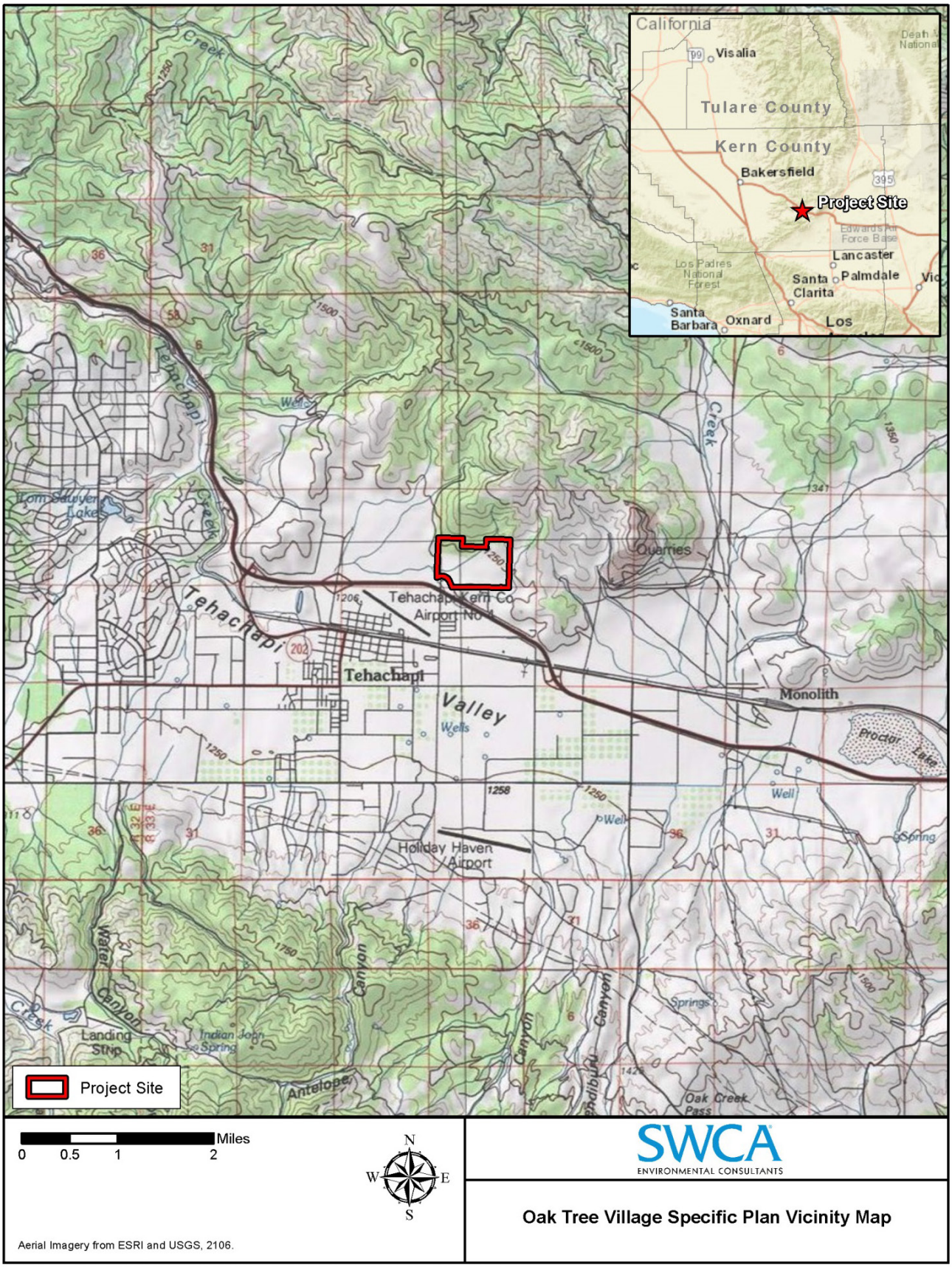


Figure 2. Project Location Map

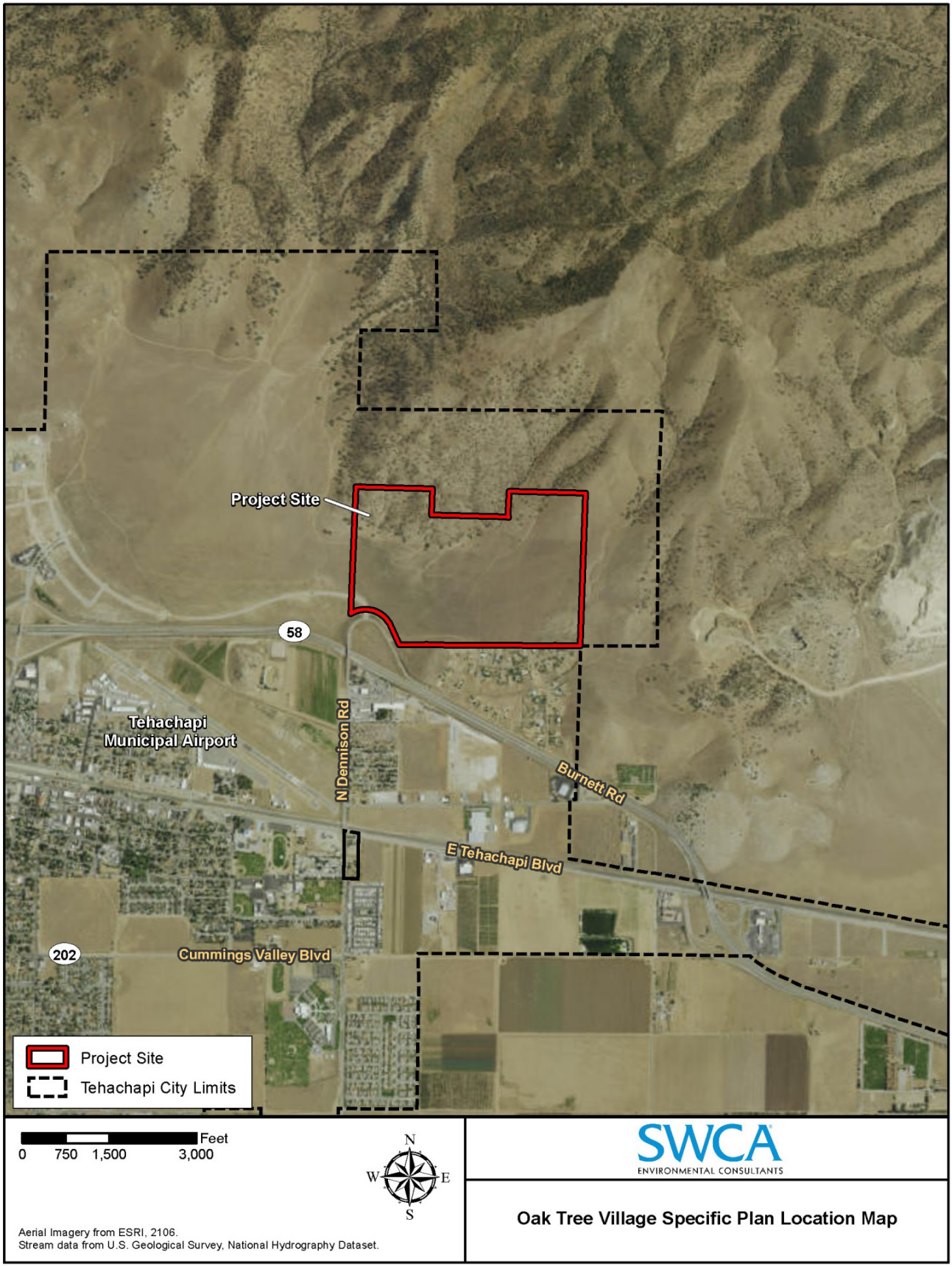
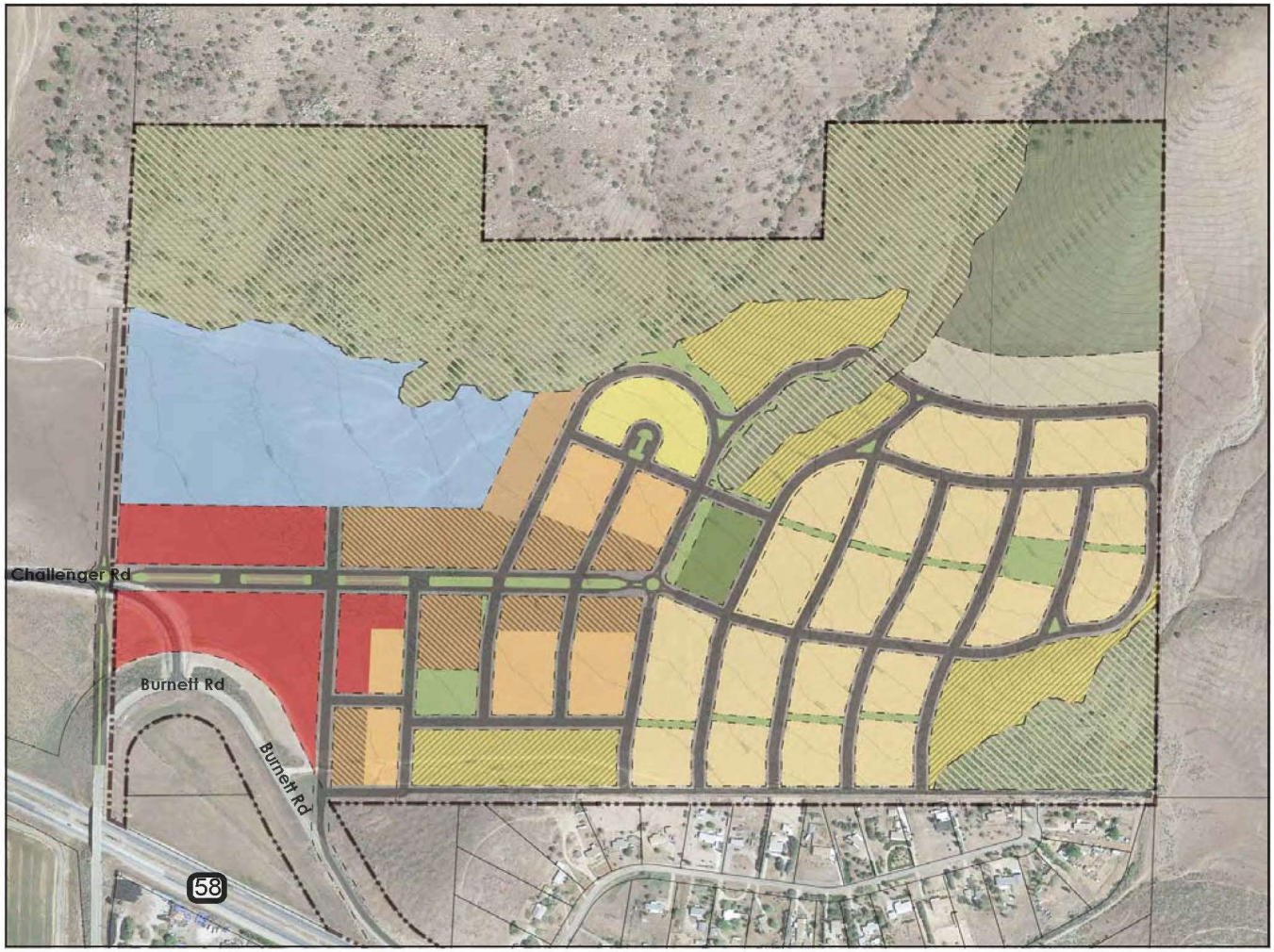


Figure 3. Conceptual Site Plan



Legend

Development Summary

Residential

	Area
1. Estate Lots	~4.3 acres
2. Neighborhood Low	~31.0 acres
3. Neighborhood Medium	~ 2.5 acres
4. Neighborhood High ("Missing Middle")	~ 7.8 acres
5. Multi-family	~9.0 acres
6. Cottage Courts	~14.7 acres

Non-residential

	Area
7. Retail / Commercial	~10.4 acres
8. CCRC	~21.2 acres
9. Community Center	~1.7 acres

Open Space

Greens, Paseos and Open Space	~6 acres
Natural Preservation Areas	~75.7 acres

Notes:

*** Average street slope ≤ 6%*

0 300 600 1200 Feet

N W E S

Source: Sargent Town Planning, 2016.

SWCA ENVIRONMENTAL CONSULTANTS

Conceptual Site Plan
Oak Tree Village Specific Plan

Other Required Approvals. The Project would include, but not be limited to, the regulatory requirements identified below.

The City of Tehachapi will be the Lead Agency for the Project, pursuant to the California Environmental Quality Act (CEQA). The following approvals will be required:

- Specific Plan
- General Plan Amendment(s), if required
- Zoning Amendment(s), if required
- Tentative Tract Map
- Grading, encroachment, and building permits
- Utility and road easements
- Avigation easement

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but are not limited to, the following:

- Eastern Kern Air Pollution Control District (construction and/or operational air quality permits)
- Regional Water Quality Control Board (Storm Water Pollution Prevention Plan, Waste Discharge Requirement)
- California Department of Fish and Wildlife (Section 1602 Notification of Lake or Streambed Alteration, Incidental Take Permit, as applicable)
- U.S. Army Corps of Engineers (Clean Water Act compliance)
- Potential California Department of Transportation Encroachment Permit (Burnett Road/SR-58 interchange)
- Fire Department approval/permitting of fuel storage/pumps and related facilities
- Various permits/approvals for the commercial uses (e.g., restaurant and alcohol/tobacco sales, as applicable)

INITIAL STUDY CHECKLIST

This section discusses potential environmental impacts associated with approval of the proposed Project.

Project Title: Oak Tree Village Specific Plan

Lead Agency: City of Tehachapi
117 S. Robinson Street
Tehachapi, California 93561

Contact Person: Jay Schlosser, Development Services Director
City of Tehachapi
(661) 822-2200

Project Location: The proposed Project is located immediately northeast of Burnett Road, on the northern side of SR-58 (APNs 223-040-12, 223-040-13 and 223-040-14) in the city of Tehachapi.

Project Applicant/Sponsor: Mike Duncan
PT1 Ventures, LLC
P.O. Box 21235
Bakersfield, California 93390
(661) 978-2757

General Plan Designations: Planning Area 5B Northern Foothills; Natural and Rural, Natural (T-1); Natural and Rural, Rural General (T-2.5); Sub-Urban, Urban, Neighborhood Edge (T-3); Sub-Urban, Urban, and Neighborhood General (T-4).

Zoning: General Commercial (C-3), Estate (E), Light Industrial (M-1), and Medium Density Residential (R-2).

Project Description: The Project consists of a Specific Plan, including an approximately 25- to 30-acre CCRC (up to three stories), "active adult" (i.e., 55 years and older) housing (one to two stories) ranging from context-appropriate multi-family dwellings (e.g., courtyard housing) to large-lot homes, small-scale and/or neighborhood commercial/retail uses, recreational and open space areas, and associated circulation, drainage and stormwater management, and utility improvements. Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the EIR are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address T-zone consistency. Required entitlements and permits will be determined based on further development of the Specific Plan.

Land Uses and Setting: The Project site is currently vacant and consists of gently to steeply sloping topography traversed by ephemeral creeks and drainages. Existing vegetation includes blue oak woodland, juniper trees, rubber rabbitbrush scrub, cactus, and grassland. Surrounding land uses include vacant land to the north, east, and west, and SR-58

and residential neighborhood with accessory agricultural (equestrian) uses to the south. The urban center of the city and the Tehachapi Municipal Airport are located southwest of the project, south of SR-58.

City of Tehachapi and Other Public Agencies whose approval or consultation is required (e.g., permits, financing approval, participation agreements):

The City of Tehachapi will be the Lead Agency for the Project, pursuant to CEQA. The following approvals will be required:

- Specific Plan
- General Plan Amendment(s), if required
- Zoning Amendment(s), if required
- Tentative Tract Map
- Grading, encroachment, and building permits
- Utility and road easements
- Avigation easement

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but are not limited to, the following:

- Eastern Kern Air Pollution Control District (construction and/or operational air quality permits)
- Regional Water Quality Control Board (Storm Water Pollution Prevention Plan, Waste Discharge Requirement)
- California Department of Fish and Wildlife (Section 1602 Notification of Lake or Streambed Alteration, Incidental Take Permit, as applicable)
- U.S. Army Corps of Engineers (Clean Water Act compliance)
- Potential California Department of Transportation Encroachment Permit (Burnett Road/SR-58 interchange)
- Fire Department approval/permitting of fuel storage/pumps and related facilities
- Various permits/approvals for the commercial uses (e.g., restaurant and alcohol/tobacco sales, as applicable)

CEQA Guidance

Appendix G of the State CEQA Guidelines was used in answering the checklist questions:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the discussion. A "No Impact" answer is adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). A brief discussion should identify the following:
    a) *Earlier Analysis Used*. Identify and state where they are available for review.
    b) *Impacts Adequately Addressed*. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) *Mitigation Measures*. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a) the significance criteria or threshold, if any, used to evaluate each question; and
    b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would

result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics	X	Greenhouse Gas Emissions		Population / Housing
	Agriculture Resources	X	Hazards & Hazardous Materials		Public Services
X	Air Quality	X	Hydrology / Water Quality		Recreation
X	Biological Resources		Land Use / Planning	X	Transportation / Traffic
X	Cultural Resources		Mineral Resources	X	Utilities / Service Systems
X	Geology / Soils	X	Noise		

Determination

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made, by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a “potentially significant” impact(s) or “potentially significant unless mitigated” impact(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Trevor Hawkes

Trevor Hawkes, Planner
City of Tehachapi

September 22, 2016

Date

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
I. AESTHETICS **Would the project:**				
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, tree, rock outcroppings, and historic buildings within a scenic state highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in this area?			X	

Environmental Setting

The city of Tehachapi is located in the Tehachapi Mountain Range in eastern Kern County. The Tehachapi Mountain Range, which connects the Coast Ranges on the west with the southern end of the Sierra Nevada Mountains on the east, extends for approximately 40 miles southwest to northeast in southern Kern County, southeast of the city of Bakersfield, and varies in height from approximately 4,000 to 8,000 feet above mean sea level. The Tehachapi Mountain Range provides the scenic background for Tehachapi. Views of the mountains provide a sense of identity for city residents, local businesses, and visitors. SR-58 and the railroad traverse the northern portion of the Tehachapi Mountain Range, and the city's urban development is predominantly located south of SR-58. The segment of SR-58 within and proximate to Tehachapi is not included on the list of Officially Designated or Eligible Scenic Highways (California Department of Transportation [Caltrans] 2016).

The central portion of the city is characteristic of an older central business district, incorporating a mixture of commercial uses, public facilities, and older residential neighborhoods. Newer commercial uses are located within the Tucker Road commercial corridor and the Capital Hills Business Park. Residential neighborhoods are located on the outskirts of the city to the south. Industrial uses are clustered along the railroad, SR-58, and the Tehachapi Municipal Airport. Agricultural lands consisting of grasslands, orchards, and various row crops lie on the fringe of the city; these large farms provide a sense of open space, emphasize the city's rural heritage, and allow motorists opportunities for unrestricted panoramic views (City of Tehachapi 2012b).

The Project site consists of 210 acres located immediately northeast of Burnett Road, on the northern side of SR-58. The Project site is currently vacant and consists of gently to steeply sloping topography traversed by ephemeral creeks and drainages. Existing vegetation includes blue oak woodland and juniper trees in the upper, northern portion of the Project site, and brush scrub and grassland in the lower, southern elevations. The visual character of the Project site is rural; surrounding land uses vary from undeveloped rural lands with varying topography to the immediate

north, east, and west; a medical facility development approximately 1 mile to the northwest; residential and accessory agricultural (equestrian) uses to the immediate south; the Tehachapi Municipal Airport approximately 0.6 mile to the southwest; and the Lehigh Southwest Cement Company located approximately 1 mile to the west.

The City of Tehachapi General Plan EIR (City of Tehachapi 2012b) identifies two general types of viewsheds within the city—Natural (valley-wide) and Urban (within town). Natural (valley-wide) viewsheds are characterized by views of nature from town and views of town from nature. The long views linking town and countryside are a vital component of the public realm of Tehachapi, both urban and rural. Such viewsheds are constantly changing as one moves through the town or the countryside, connecting and reconnecting places within and surrounding the town in the perception of the person on foot or in a vehicle. Natural viewsheds relevant to the proposed Project include, but are not limited to:

- Views from the Pacific Crest Hiking Trail, approximately 7 miles east of the Project site;
- Views from SR-58;
- Views from the hills north of SR-58;
- Views from the eastern entrance to the valley; and,
- Views from Tehachapi-Willow Springs Road, approximately 1.5 to 4 miles southwest of the Project site.

Urban (within town) viewsheds are characterized by views along the various streetscapes throughout towns with a similar character. Urban viewsheds relevant to the proposed Project include, but are not limited to:

- Views along residential streets toward the surroundings such as the Tehachapi Mountains and northern foothills; and,
- Views from crosstown avenues, such as Valley Boulevard

Development of the Project would be subject to Section 4.20.070 of the City Zoning Code (Hillside Development Standards) which implements the goals and policies of the General Plan and various specific plans and sets specific standards and regulations for all grading and development of slopes up to 15% average natural slope. The purpose of this Zoning Code section is to “provide for the reasonable use of hillsides and mountainous areas in non-transect zones while protecting the public health, safety, and welfare by ensuring that development will not induce soil erosion, result in excessive grading, create sewage disposal problems, increase wildfire danger and slope instability, or lead to a loss of aesthetic value” (City of Tehachapi 2014).

Discussion of Checklist Answers – Would the Project:

a. Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The Project site is located within the hillsides north of SR-58, which could be considered a scenic vista due to sloping topography, ridgelines, and natural vegetation and woodlands. During construction of the Project, equipment, temporary construction fencing and barriers, vegetation removal, and grading activities would be readily visible from SR-58 and other public areas; however, the effects on the scenic vista would be temporary. In the long-term, the Project would be visible within the SR-58 scenic vista and would potentially be visible within scenic vistas as seen from the Pacific Crest Hiking Trail,

Tehachapi-Willow Springs Road, and other public roadways. The City's General Plan EIR (City of Tehachapi 2012b) considered development of the Project site, and notes the following:

> *Allowing urban development within existing vacant hills would alter the visual character of the open slopes. However, residential development currently approved or proposed for the foothills by the proposed General Plan is restricted primarily to Estate and Home building types with a maximum height of two stories. The impacts of development on visible hillsides would be minimal because the City's Hillside Development Ordinance and the proposed General Plan objectives and policies would limit development on visible hillsides.*

The Project EIR analysis will provide a photographic and written inventory of existing site conditions and establish the baseline visual character of the Project site and its surroundings, including identification of scenic vistas. Key viewing areas are anticipated along SR-58, nearby roadways such as Dennison and Burnett Roads, and more distant across-valley views such as Highline Road and/or Tehachapi-Willow Springs Road, as well as from the downtown core and surrounding residential streets. The EIR analysis will include an evaluation of potential impacts to the scenic vista and, if any significant impacts are identified, the EIR will include mitigation measures to avoid and/or minimize potential impacts.

While it is anticipated that the Project, and inclusive development standards, would be generally compatible with the current General Plan and Hillside Development Standards (with the potential exception of proposed three-story development and modified T-zones), the resulting development may have a potentially significant impact on a scenic vista, as seen from SR-58, public roadways, and public spaces and trails; therefore, this impact will be assessed in the EIR.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. The proposed Project is not located within view of a state scenic highway; therefore, no impact would occur and additional analysis in the EIR is not warranted.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Potentially Significant Impact. Implementation of the Project would result in a change in visual character from rural/undeveloped to urban/developed. The proposed Project would be visible from a variety of public transportation corridors including SR-58, recreation areas, and nearby residential and commercial areas. In addition to the inherent change associated with conversion from open space to a mixed-use development, visible Project components may include the CCRC, residential neighborhood(s), multi-family development, neighborhood commercial areas, parks, open space, roads, street and residential lighting, and other amenities (note: this may change as the Specific Plan is developed). The Project is located on the highly visible and scenic northern foothills, which is expected to increase public sensitivity and exposure to the proposed development.

Future development of this area was anticipated in the General Plan, including conversion of currently undeveloped land to urban and suburban uses. The General Plan includes objectives and policies, which establish an urban and architectural framework with the intention of maintaining the city's visual character. The General Plan EIR concludes that "*development permitted by the proposed General Plan would not substantially degrade the*

existing visual character or quality of the study area and its surroundings, and this impact is considered less than significant" (City of Tehachapi 2012b).

The Project EIR analysis will provide a photographic and written inventory of existing site conditions, establish the baseline visual character of the site and its surroundings, and identify key viewing areas. Specific Project impacts will be determined by evaluating the physical changes proposed by the Project in the context of the existing and surrounding development, as seen from important and representative viewing locations based on information provided in the City's General Plan and the Project Specific Plan. The analysis will evaluate the overall effect that each of the individual Project components will have on the visual character of the surrounding community. In addition, the cumulative impact analysis will consider the Project's contribution to a potential change when seen with other approved or pending projects in the area. CEQA impact determinations will be consistent with community scenic values as identified in the City's planning policy, codes, ordinances, and goals. Expected viewer sensitivity will be assessed and considered as part of the analysis. Where necessary, measures and alternatives that would reduce CEQA impact determinations will be identified. The proposed Project may substantially degrade the existing visual character of the site; therefore, the impact is considered potentially significant and will be assessed in the EIR.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in this area?

Less than Significant Impact. There are no sources of light or glare currently present on the Project site. Following development of the Project, potential future sources of light and glare would include direct beam sunlight and reflections from windows, architectural coatings, glass, and other shiny reflective surfaces. Nighttime lighting and associated glare would include structure illumination, decorative landscape lighting, lighted signs, streetlights, and vehicle headlights. The major source of mobile nighttime light is the headlights of motor vehicles. The Project will be subject to existing regulations that address light and glare, including, but not limited to Zoning Code Section 4.40.090 (Lighting), which includes the following standards (City of Tehachapi 2014):

B. Development Standards

1. Fixture Height

a) Outdoor light fixture shall be limited to 20 feet or the height of the nearest building, whichever is less.

b) The Review Authority may approved a fixture in excess of 20 feet if it determines that the additional height will provide lighting that still complies with all other requirements of this Section.

2. Fixture Energy-efficiency. Outdoor lighting shall utilize energy-efficient (high pressure sodium, low pressure sodium, hard-wired compact florescent, or other lighting technology that is of equal or greater energy efficiency) fixtures/lamps.

3. Light and Glare

a) Lighting fixtures shall be shielded or recessed to minimize light bleed to adjoining properties, by ensuring that the light source (e.g., bulb, etc.) is not visible from off the site and confining glare and reflections within the boundaries of the site to the maximum extent feasible.

b) Each light fixture shall be directed downward and away from adjoining properties and public rights of-way, so that no on-site light fixture directly illuminates an area off the site."

In addition, the Project will be subject to General Plan "dark sky" policies specifically designed to minimize light and glare impacts. Based on compliance with existing regulations, it is anticipated that impacts would be less than significant; however, based on the visually prominent location of the Project, potential light and glare impacts will be assessed in the EIR and any additional mitigation measures will be identified, as applicable.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
II. AGRICULTURE AND FORESTRY RESOURCES In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. **Would the project:**				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Environmental Setting

The Important Farmland Map for Kern County (California Department of Conservation [CDOC] 2014) shows that the Project site is designated as Grazing Land. The City's General Plan EIR does not identify Prime or Unique Farmland, crops, Williamson Act Land, or an agricultural preserve on the Project site. The site is not zoned for agricultural use.

Discussion of Checklist Answers – Would the Project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Less than Significant Impact. The Project site is not located on lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The site is designed as Grazing Land; therefore, potential impacts would be less than significant and this issue does not warrant further analysis in the EIR.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less than Significant Impact. The Project site is zoned for urban development, including General Commercial (C-3), Light Industrial (M-1), Estate (E), and Medium Density Residential (R-2). Surrounding zoning includes the Capital Hills Specific Plan to the north and west, Estate (E) to the east, and Estate (E) and Neighborhood Commercial (C-1) to the south. Surrounding land uses include vacant land to the north, east, and west, and SR-58 and residential neighborhood with accessory agricultural (equestrian) uses the south. The Project site is not in a Williamson Act contract. Based on the General Plan EIR, the closest lands under Williamson Act contract are located approximately 1 mile to the west and 1.5 miles to the north.

Based on the Project location, associated zoning, and existing use, implementation of the Project is not anticipated to conflict with existing zoning for agricultural uses in the city limits, City Sphere of Influence, or Kern County, or conflict with any existing Williamson Act contract. Therefore, potential impacts are anticipated to be less than significant and this issue does not warrant further analysis in the EIR.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. Based on the General Plan EIR, no forestland or timberland exists within the city's limits (City of Tehachapi 2012b). Therefore, the proposed Project would not conflict with existing zoning for, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production. No impact would occur and this issue does not warrant further analysis in the EIR.

d. Result in the loss of forest land or conversion of forest land to non-forest use

No Impact. Based on the General Plan EIR, no forestland exists within the city's limits (City of Tehachapi 2012b). Therefore, the proposed Project would not result in the loss of forestland or conversion of forestland to non-forest use. No impact would occur and this issue does not warrant further analysis in the EIR.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Less than Significant Impact. The Project site is located north of an existing residential neighborhood that includes accessory agricultural equestrian uses. The nearest Farmland is located south of SR-58 (approximately 750 feet southwest of the Project site) and south of East Tehachapi Boulevard (approximately 0.65 mile south of the Project site). Development of the Project site has the potential to result in changes that may result in nuisance effects, or "edge effects" including noise (from farm equipment and crop dusting), dust, odors, and drift of agricultural chemicals. Conflicts with urban development include restrictions on the use of agricultural chemicals, complaints regarding noise and dust, trespass, vandalism, and damage from domestic animals such as dogs. These conflicts may increase costs to the agricultural operation and, combined with rising land values for residential development, encourage conversion of additional agricultural lands (including Important Farmlands) to urban uses.

Assembly Bill (AB) 2881 (Wolk. Nuisance: agricultural activity: recovery of defendant's costs: right to farm) requires that, as part of real estate transactions, land sellers and agents must disclose whether a property is located within 1 mile of farmland, as designated on the most recent Important Farmland Map. This notification requirement would inform new residents near farmland of the potential nuisances associated with active agricultural operations and is intended to reduce nuisance complaints.

The agricultural resources analysis will include a review of the existing setting, including agricultural activities in and proximate to the Project area, soil capabilities, farmland designations, and Williamson Act / agricultural preserve contracts. The County of Kern Department of Agriculture will be consulted prior to and during the analysis. The analysis will determine if the Project would result in any adverse effects to agricultural resources, including conversion of soils and lands to non-agricultural uses, and other actions that have the potential to impair off-site agricultural operations.

Based on the Project location, presence of SR-58 between the Project site and nearby Farmland, and compliance with General Plan policies and existing regulations, including AB 2881, it is anticipated that potential impacts would be less than significant; however, this issue will be evaluated further in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations. **Would the project:**				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?			X	

Environmental Setting

The Project site is located within the westernmost portion of the Mojave Desert Air Basin (MDAB). The MDAB includes the desert portions of Los Angeles and San Bernardino Counties, the eastern portion of Kern County, and the northeastern desert portion of Riverside County. Key topographical features that define the MDAB are the Tehachapi Mountains to the west, the San Gabriel Mountains to the south, and the southern end of the Sierra Nevada Mountains to the north. These features surround the desert floor with peak elevations from between 7,000 and 10,000 feet above mean sea level and effectively remove most of the precipitable water from the atmosphere before it reaches the region. Temperature has a major effect on vertical mixing height and affects chemical and photochemical reaction times, impacting local pollutant concentrations. The climate of the MDAB is characterized by relatively hot summers, mild winters, large diurnal ranges in temperature, irregular rainfall, low relative humidity, and abundant sunshine. The annual average maximum temperature is 90 degrees Fahrenheit (ºF) with the average minimum temperature of 35ºF. Most of the annual rainfall occurs between October and April and varies from 1.3 inches to 12.2 inches. Primary wind direction is to the northeast; secondary winds blow towards the south and southwest during the daytime in the winter months. In general, wind speeds increase in the afternoon and evening hours (City of Tehachapi 2012b).

Criteria Air Pollutants. Health-based air quality standards have been established by California and the federal government for the following seven criteria air pollutants (CAPs): ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respiratory particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), and lead (Pb). These standards were established to protect sensitive receptors with a margin of safety from adverse health impacts due to exposure to air pollution. The California standards are more stringent than the federal standards and, in the case of PM_{10} and SO_2, much more stringent. "Sensitive receptors" are defined as facilities where sensitive population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. California has also established ambient air quality standards for sulfates, visibility-reducing particles, hydrogen sulfide, and vinyl chloride, none of which have corresponding federal standards.

The pollutants of primary concern within the MDAB are ozone, PM_{10}, and $PM_{2.5}$. The MDAB is in non-attainment with federal standards for ozone (8-hour) and PM_{10}, and state standards for ozone (1-hour), ozone (8-hour), and PM_{10}. Ozone results from the reaction of reactive organic compounds (ROC) and nitrates of oxide (NO_X) in the presence of sunlight. Both PM_{10} and $PM_{2.5}$ can be emitted directly from combustion processes or as fugitive dust. They also can form in the atmosphere from the reaction of precursors. Both classes of particulates can be harmful to human health because they can be inhaled deeply into the lungs.

The Eastern Kern Air Pollution Control District (EKAPCD) acts as the regulatory agency for air pollution control and is the local agency empowered to regulate air pollutant emissions. City General Plan Natural Resources (Air Quality) Objective 1 Policy NR3 requires the City to reduce emissions for stationary point and area sources of air pollution by working closely with EKAPCD to achieve emission-reductions for non-attainment pollutants and by applying CEQA to evaluate and mitigate the local and cumulative effects of new development on air quality.

Discussion of Checklist Answers – Would the Project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The City's General Plan (City of Tehachapi. 2012a) was designed specifically to achieve and promote consistency with the planning documents of other key neighboring land use agencies or other agencies that have jurisdiction over the proposed General Plan. Specific objectives and policies listed in the proposed General Plan direct the City to reduce air quality impacts from roadway development, encourage alternative modes of transportation, prevent incompatible land uses, support programs to mitigate impacts of global warming, and maintain healthy air quality. The General Plan EIR concluded that "*development permitted by the proposed General Plan will not conflict with the adopted federal and state Air Quality Attainment Plans*" (City of Tehachapi 2012b). The Project EIR will include an assessment of the Project's consistency with air quality policies identified in the General Plan, in addition to federal, state, and local attainment measures and plans identified by EKAPCD. Construction and operation of the Project may result in the generation of emissions exceeding EKAPCD thresholds and may conflict with, or obstruct implementation of, measures and policies in place to maintain or bring the area into attainment with applicable standards; therefore, the impact is potentially significant and will be assessed in the EIR.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Potentially Significant Impact. Construction and operation of the Project would result in the generation of air emissions, which will be quantified and analyzed in the EIR. The EIR will include a description of regional and local air quality in the vicinity of the Project site, local

topographic effects on pollutant dispersal, and the applicable regulatory framework, standards, and significance thresholds. Existing air quality conditions, including CAPS of primary concern and the current attainment/non-attainment status for federal and state air quality standards will also be discussed. The analysis of air quality impacts will be based on City, County, and EKAPCD recommended guidance and methodologies. Short-term (i.e., construction) and long-term (i.e., operational) emissions of CAPs will be quantitatively assessed for the proposed Project. Short-term construction-generated emissions will include evaluation of on-site and off-site emission sources, including off-road equipment operations, on-road vehicle trips, and fugitive dust generated by on-site material handling and ground-disturbance activities. The assessment of long-term operational emissions will be based, in part, on information to be derived from the traffic analysis prepared for this Project. Emissions of CAPs will be quantified using the California Emissions Estimator Model (CalEEMod). Cumulative impacts will be assessed based on the cumulative development scenario to be defined in the EIR. This assessment will include identification of construction and operational projects in the Project vicinity that could have the potential to contribute to adverse impacts to nearby receptors. Emissions associated with cumulative projects will be derived from available existing environmental documentation. Predicted short- and long-term emissions of CAPs will be compared with applicable significance thresholds for determination of impact significance, and mitigation measures will be identified, as applicable.

Construction and operation of the Project may violate an air quality standard or contribute substantially to an existing or projected air quality violation; therefore, this impact is potentially significant and will be assessed in the EIR.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Potentially Significant Impact. The MDAB is in non-attainment with federal standards for ozone (8-hour) and PM_{10}, and state standards for ozone (1-hour), ozone (8-hour), and PM_{10}. Construction and operation of the Project would contribute to the cumulative generation of these criteria pollutants. This potentially significant impact will be assessed in the EIR.

d. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Based on the location of the Project, future on-site sensitive receptors would not be located within 500 feet from SR-58. The Project would be located approximately 2.5 miles from the Lehigh Concrete Plant (note: a mining area associated with the plant is located approximately 0.4 mile to the east). For these reasons, a health risk assessment evaluating potential exposure to mobile- and stationary-source toxic air contaminants is not anticipated to be required. Regarding existing sensitive receptors, the Project is located immediately north of a residential neighborhood. These residents may be exposed to dust and construction- and transportation-related emissions during construction and operation of the Project, potentially resulting in a significant impact. This issue will be assessed in the EIR.

e. Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. The location and type of proposed uses to be included in the Project would not include industrial or manufacturing uses that have the potential to generate objectionable odors. Therefore, this impact is anticipated to be less than significant and will be assessed in the EIR based on confirmation of proposed land uses.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
IV. BIOLOGICAL RESOURCES **Would the project:**				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Environmental Setting

The topography of the Project site ranges from gently to moderately sloping within the southern portion of the site, to moderately to steeply sloping in the northern portion of the site. A majority of the Project site supports red brome or Mediterranean grass grasslands semi-natural herbaceous stands (*Bromus rubens-schimus* [*arabicus*, *barbatus*]); additional communities include *Ericameria nauseosa* Shrubland Alliance (rubber rabbitbrush scrub) throughout the Project site and *Quercus douglasii* Woodland Alliance (blue oak woodland) located in the northern, upper elevations of the site. Three jurisdictional drainages are present on the Project site. Two of these drainages originate in the terrain to the north and northeast, enter and flow across the Project site, and lose

jurisdictional features (i.e., bed and bank, ordinary high water features) towards the middle of the Project site. A third jurisdictional feature is present in the southeast corner of the Project site.

Based on seasonal botanical surveys conducted in April and June of 2016 by SWCA Environmental Consultants (SWCA), one potentially special-status species is present on the project site. The site supports approximately 140 individuals of cactus which may either be the common beavertail cactus (*Opuntia basilaris* var. *basilaris*) or the Bakersfield cactus (*Opuntia basilaris* var. *treleasei*), which is state and federally listed as endangered. Based on preliminary consultation with the California Department of Fish and Wildlife (CDFW), existing keys are not reliable for differentiating the two species, as there is considerable overlap in the plants' form and structure (i.e., visual appearance), and based on the location of the Project site, CDFW recommends that the analysis assume that the species is the endangered Bakersfield cactus unless genetic evidence can be provided that proves the contrary (CDFW, personal communications 2016). The Project site provides habitat for a variety of animal species, a summary of which is well-documented in the City's General Plan EIR. No special-status wildlife species were observed during the April and June biological surveys.

There are no adopted Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs), or other approved local, regional, or state HCPs that include the Project site.

Discussion of Checklist Answers – Would the Project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

   Potentially Significant Impact. Implementation of the Project has the potential to impact special-status plant species, including the Bakersfield cactus (assuming this is the species present on-site), and special-status animal species. Potentially significant impacts include conversion of habitat, direct mortality or harm during construction, and adverse effects resulting from increased human presence in a currently undeveloped area (i.e., noise, traffic, night-time lighting). The EIR will include an evaluation of the Project's potential impacts on special-status species and their habitat and will include mitigation measures to avoid and/or minimize impacts to such species.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

   Potentially Significant Impact. Implementation of the Project has the potential to directly impact existing drainages, which are within the jurisdiction of CDFW. Based on biological and botanical surveys conducted in April and June 2016, no rare sensitive natural communities are present on the Project site. If development is proposed within identified jurisdictional features, potential impacts include loss of habitat and potential changes to the function and flow of the drainage feature. These features are generally located in areas that would likely be placed in open space; however, any direct or indirect impacts may be considered potentially significant, warranting mitigation. The EIR will include an analysis of the Project's impact on features under the jurisdiction of CDFW and will identify mitigation, as applicable.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Potentially Significant Impact. Implementation of the Project has the potential to directly impact federally-protected wetlands, which are present in the southeast corner of the Project site. While it is anticipated that this feature would be avoided, in the event development is proposed within the wetland, or if development changes the flow of waters that contribute to its function, potential impacts include loss of habitat and function. Any direct or indirect impacts may be considered potentially significant, warranting mitigation. The EIR will include an analysis of the Project's impact on features under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and will identify mitigation, as applicable.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Potentially Significant Impact. The Project site is currently undeveloped and provides habitat for common wildlife activity including foraging, hunting, burrowing, and nesting. Blue oak woodland and juniper (*Juniperus* spp.) trees within the northern portion of the Project site provide suitable nesting habitat for birds. While development would push wildlife activity into adjacent vacant lands to the north and east, based on the Project's location within the city and proximate to SR-58, and abundance of open land to the north, the Project is not anticipated to interfere substantially with the movement of wildlife. Until this issue is evaluated further in the EIR, this impact is considered potentially significant.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. There are no adopted local ordinances specifically protecting biological resources (i.e., tree preservation ordinance). The City's General Plan includes numerous Natural Resources policies, which would apply to the Project. While it is anticipated that the Project would be designed to be consistent with the General Plan, preparation of the EIR will include a preliminary policy consistency determination. It is anticipated at this time that this impact would be less than significant.

f. Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. There are no adopted HCPs, NCCPs, or other approved local, regional, or state HCPs that cover the Project site; therefore, no impact would occur and further analysis in the EIR is not warranted.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
V. CULTURAL RESOURCES **Would the proposal:**				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

Environmental Setting

Prehistoric Context. Tehachapi is located between the Southern San Joaquin Valley and western Mojave Desert. The prehistory of the western Mojave Desert can be schematized into the following six culture-chronological units: Paleoindian Period (10000—8000 cal. B.C.), Lake Mojave Tradition (8000–6000 cal. B.C.), Pinto Period (7000–2000 cal. B.C.), Gypsum Period (2000 cal. B.C.–cal. A.D. 200), Rose Springs Period (cal. A.D. 200–A.D. 1100), and Late Prehistoric Period (cal. A.D. 1100–Contact [cal. A.D. 1542]. The southern San Joaquin Valley sequence is similar to the western Mojave Desert but has different names, and the dates vary slightly. The culture-chronologic units of the western Mojave Desert include: Paleoindian Period (10000—8000 cal. B.C.), Lake Mojave Tradition (8000–6000 cal. B.C.), Pinto Period (7000–2000 cal. B.C.), Gypsum Period (2000 cal. B.C.–cal. A.D. 200), Rose Springs Period (cal. A.D. 200–A.D. 1100), and Late Prehistoric Period (cal. A.D. 1100–Contact [cal. A.D. 1542]).

Prehistoric and Historic Resource Sites. Cultural resources encompass archaeological, historical, and built environment resources, including buildings, structures, objects, districts, and sites. A total of 519 sites have been recorded within the greater Tehachapi area, including both prehistoric archaeological and historic sites. Bedrock milling sites make up 65% (341) of the total sites within the greater Tehachapi area. Historic cultural resources total only 54 sites out of the 519, with the prehistoric sites totaling 466 (City of Tehachapi 2012b). Based on a records search conducted by SWCA, there are documented archaeological resources within the Project site.

Historic Context. Since its extension into the region by the Southern Pacific Railroad (SPRR) in 1876, which connected its San Joaquin Valley and Southern California lines, the railroad has been a significant factor in Tehachapi's formation, economy, growth, and identity. The town of Tehachapi was founded by SPRR (now the Union Pacific Railroad or UPRR) in 1876, when the tracks finally reached Summit Station from the west. This engineering achievement was accomplished by the construction of the world famous Tehachapi Loop, a 1-mile-long segment of circular track that crosses over itself to achieve the topographical transition that was otherwise too steep for train

traffic. Tehachapi was preceded by a settlement a few miles to the west called Williamsburg or "Tehichipa," established in the early 1870s in anticipation of the arrival of the railroad. When the railroad built Summit Station 1 or 2 miles to the east, most of the businesses and many of the buildings were relocated to this new location called Tehachapi Summit, subsequently shortened to simply Tehachapi. Like so many California railroad towns of that time, Tehachapi became an instant town filled with railroad workers and people who followed the railroad construction, with an initial population of about 625. Following the establishment of the Tehachapi Depot at Green Street and Tehachapi Boulevard in 1876, and the platting of the town site north and south of the railroad, Tehachapi began a very direct and positive relationship with trains. There are 27 documented historic resources in the city (City of Tehachapi 2012b). None of these resources are documented within the Project site.

Paleontological Resources. Paleontological resources are the mineralized (fossilized) remains of prehistoric plant and animal life exclusive of human remains or artifacts. Fossil remains such as bones, teeth, shells, and leaves are found in geologic deposits (rock formations) where they were originally buried. Fossil remains are considered important as they provide indicators of the earth's chronology and history. These resources are afforded protection under CEQA and are considered limited and nonrenewable, and they provide invaluable scientific and educational data.

A specimen of *Equus* (fossil horse) was found within Quaternary deposits during an excavation for a sewer line within the city. A specimen of *Tephrocyon* (fossil dog) was found north of SR-58 and east-northeast of Black Mountain, southeast of Marcel within the Kinnick Formation. Elephant and camel fossil material was recovered from Quaternary older alluvial deposits west of the city. Additional fossil localities are documented further to the east and southwest of the greater Tehachapi area. These localities, found within the Bopesta and Kinnick formations, confirm the high paleontological sensitivity of these geologic units. Although these localities are not located within the greater Tehachapi area, they are located within Kern County, on the southeastern side of the San Joaquin Valley (City of Tehachapi 2012b). The geologic formations underlying the Project site and associated paleontological sensitivity are as follows (U.S. Geological Survey [USGS] 1970; SWCA 2010):

- Quaternary alluvium (Qa): Holocene to latest Pleistocene age, surficial sediments, alluvium; low to high paleontological sensitivity (terrestrial vertebrates);

- Quartz monozonite (qm): Mesozoic, Pre-Cenozoic age, no paleontological resource sensitivity;

- Metasedimentary rocks, shist (ms): Paleozoic age, low paleontological resource sensitivity; and,

- Metasedimentary rocks, quartzite (mq): Paleozoic age, low paleontological resource sensitivity.

Regulations and Policies. In addition to compliance with federal and state laws governing the protection and management of cultural resources, the City's General Plan includes Civic Culture and Health objectives, goals, and policies applicable to archaeological, historic, and paleontological resources. The Project is also subject to compliance with Senate Bill 18 (SB 18) Local Tribal and Intergovernmental Consultation and AB 52 Native Americans: California Environmental Quality Act.

SB 18 requires Cities and Counties to contact and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space. The intent of SB 18 is to "provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating

impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government" (Office of Planning and Research 2005).

The state legislature's adoption of AB 52 added new requirements regarding tribal cultural resources to CEQA. By including consideration of tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources (Office of Planning and Research 2015). Pursuant to CEQA (Public Resources Code Section 21074):

(a) "Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of §5020.1.

(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of §5024.1. In applying the criteria set forth in subdivision (c) of §5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in §21084.1, a unique archaeological resource as defined in subdivision (g) of §21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Discussion of Checklist Answers – Would the Project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less than Significant. There are no existing structures or evidence of historic, or potentially historic, resources on the Project site. Based on the location of the site, there is no evidence that implementation of the Project would have a direct or indirect impact on known historic resources within or proximate to the city. Therefore, this impact is considered less than significant and does not currently warrant further analysis in the EIR.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Potentially Significant Impact. Compliance with CEQA requires that an affirmative search be undertaken to identify properties listed in, determined eligible, or eligible for listing in the

National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) that may be impacted by the proposed Project. A background records search was conducted by SWCA at the Southern San Joaquin Valley Information Center (SSJVIC), located at California State University, Bakersfield. Based on the results of this records search, archaeological resources are recorded within the Project site. Preparation of the EIR will include a Cultural Resources Phase I Archaeological Survey Report, tribal consultation conducted by the City pursuant to SB 18 and AB 52, and analysis of potential impacts to archaeological and tribal cultural resources, as applicable. In the event documented resource(s) would not be avoided by the Project, mitigation will be presented. Pending further analysis of potential impacts to cultural resources, this impact is considered potentially significant and will be evaluated further in the EIR.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. A majority of the Project site is underlain by Quaternary alluvium (Qa), which has low to high paleontological sensitivity for terrestrial vertebrates. Project development, grading, soil excavation, and construction could potentially encounter unique paleontological resources. Potentially significant impacts to paleontological resources include the potential to be destroyed by construction equipment and Project-related vehicles, exposure of alluvium during construction that could subject the rocks to increased weathering and erosion, unauthorized collection of fossils, and vandalism. Therefore, this issue will be addressed further in the EIR.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact. As noted above, preparation of the EIR will include a Cultural Resources Phase I Archaeological Survey Report, tribal consultation conducted by the City pursuant to SB 18 and AB 52, and analysis of potential impacts to archaeological and tribal cultural resources, as applicable. In the event further analysis results in the discovery or evidence of human remains, the City would comply with existing regulations including, but not limited to, Section 7050.5 of the California Health and Safety Code. This Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the County coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the California Native American Heritage Commission (NAHC). The State CEQA Guidelines (Public Resources Code Section 5097) specify the procedures to be followed in case of the discovery of human remains on non-federal land. The disposition of Native American burials falls within the jurisdiction of NAHC. Pending further analysis of potential impacts to cultural resources, this impact is considered potentially significant and will be evaluated further in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
VI. GEOLOGY AND SOILS **Would the project:**				
a) Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii. Strong seismic ground shaking?	X			
iii. Seismic-related ground failure, including liquefaction?	X			
iv. Landslides?	X			
b) Result in substantial soil erosion or loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Setting

The Project site is located in an area subject to seismic hazards, including earthquakes, ground-shaking, liquefaction, and slope failure. Based on the City's General Plan, the Project site is located within a Moderate Risk area (General Plan EIR, Figure 4.6.1: Tehachapi's Natural Hazards; City of Tehachapi 2012b). The Project site is not located within an Alquist-Priolo special study area. Based on the General Plan EIR Figure 4.6.1: Tehachapi's Natural Hazards, the Tehachapi Creek Fault traverses the Project site. Based on review of available information, including the Geotechnical Report prepared for the Greater Tehachapi Area Specific Plan EIR (County of Kern 2010), this fault is considered potentially active pending further study. The Project site is located less than 9 miles from the nearest known seismic source, the Garlock Fault, which is considered an active fault.

Other potential geologic and soils hazards include slope instability and landslide, expansive soils, erosion, potential for steel and concrete corrosion, subsidence, and settlement.

The Community Safety Element of the General Plan specifically discusses the Project site, which is located within Planning Sub-Area 5B (City of Tehachapi 2012a):

> *Hillsides in Planning Areas 5a & 5b, U-1 and U-5: The stability of slopes in these areas needs to be confirmed not only to identify whether or not development should be allowed but to prevent these slopes from adversely affecting activity or development further down the hillsides. In addition to development standards aimed at regulating activity on these slopes, it is necessary to identify which areas are not suitable for development and need to remain as open space. Similarly, areas adjacent to those that will be identified as unsuitable for development need to be regulated in a manner that acknowledges the adjacency to unstable slopes. This is particularly important given the rural nature of these areas and the small town character desired for Tehachapi. In addition to the issue of slope stability, the visual impact of preparing development lots in steep slope areas is also of concern.*

The Project is also subject to Section 4.20.070 of the City Zoning Code (Hillside Development Standards), which includes numerous standards with the intent of providing "*for the reasonable use of hillsides and mountainous areas in non-transect zones while protecting the public health, safety, and welfare by ensuring that development will not induce soil erosion, result in excessive grading, create sewage disposal problems, increase wildfire danger and slope instability, or lead to a loss of aesthetic value*" (City of Tehachapi 2014).

Based on the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) Web Soil Survey, nine soil map units underlie the Project site, as shown in Table 1, Soil Map Units.**Table 1. Soil Map Units**

Soil Map Unit	Erosion Hazard	Shrink-swell	Acres
140 - Havala sandy loam, 0 to 2 percent slopes	Slight	Low to moderate	1.7
146 - Hesperia sandy loam, 5 to 9 percent slopes	Moderate	Low	80.8
152 - Nacimiento loam, 30 to 50 percent slopes, eroded	High	Moderate	0.4
165 Psamments-Xerolls complex, nearly level	Very high	N/a	6.0
175 - Steuber sandy loam, 2 to 5 percent slopes	Slight	Low	45.7
177 - Steuber stony sandy loam, 5 to 9 percent slopes	Moderate	Low	14.5
193 - Walong sandy loam, 15 to 30 percent slopes	Moderate	Low	7.5
194 - Walong sandy loam, 30 to 50 percent slopes	High	Low	33.7
211 - Xerorthents-Rock outcrop complex, very steep	High to very high	n/a	27.2

Source: NRCS 2016.

Discussion of Checklist Answers – Would the Project:

a. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

   ii. Strong seismic ground shaking?

   iii. Seismic-related ground failure, including liquefaction?

   iv. Landslides?

   Potentially Significant Impact. As noted above, the Project site is located in an area subject to seismic hazards and is located within a Moderate Risk area. The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. As noted above, the Tehachapi Creek Fault zone traverses the Project site and the Project site is located less than 9 miles from the nearest known seismic source (Garlock Fault). The probability that the Project will be subject to strong seismic shaking from a moderate to large earthquake on any of the major active faults in the region is considered high. Therefore, seismic ground shaking is considered a potentially significant impact. Liquefaction and landslide risk is currently unknown and will be evaluated further in the EIR through preparation of a geologic hazards analysis. All structures would be designed and constructed in accordance with the Uniform Building Code (UBC) and in compliance with applicable City codes to ensure safety in the event of an earthquake. Preparation of the EIR will include a geological analysis, which will assess potentially significant effects related to rupture of a known earthquake fault, strong seismic shaking, liquefaction, and landslides.

b. Result in substantial soil erosion or loss of topsoil?

   Potentially Significant Impact. Implementation of the Project would require substantial grading prior to construction of roads, building pads, and related infrastructure. The erosion hazards of the underlying soils range from slight to very high, depending on soil characteristics, slope, and exposure to wind and surface water runoff. During grading, there is a potential for erosion and down-gradient sedimentation to occur, which may result in a potentially significant impact. The Project would be subject to State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB) regulations and oversight, including preparation of a Stormwater Pollution Prevention Plan (SWPPP) and compliance with the National Pollutant Discharge Elimination System (NPDES) permit process for storm drainage discharge. The NPDES permit requires implementation of non-point source control of stormwater runoff through the application of a number of Best Management Practices (BMPs). These BMPs are meant to reduce the amount of constituents, including eroded sediment, that enter streams and other water bodies. As part of the SWPPP, an Erosion Control Plan would be required to be prepared for the Project prior to the commencement of grading. An erosion control professional, landscape architect, or civil engineer specializing in erosion control must design the Erosion and Sediment Transport Control Plan and be on the Project site during the installation of erosion and sediment transport control structures to supervise the implementation of the designs and maintenance of such facilities throughout the site clearing, grading, and construction periods. In addition, the Project is subject to Section 17.16.100 of the City's Municipal Code, which provides requirements for grading and erosion control, including the prevention of sedimentation or damage to off-site property as set forth in Chapter 70 of UBC and adopted by the City. The

EIR analysis will evaluate the Project's consistency and compliance with existing regulations and will provide additional mitigation measures, if necessary.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. As noted above, the Project site is located within a Moderate Risk area. The risks of landslide, lateral spreading, subsidence, liquefaction, or collapse are currently unknown and will be evaluated further in the EIR through preparation of a geologic hazards analysis. All structures would be designed and constructed in accordance with the UBC and in compliance with applicable City codes to ensure public and structure safety. Preparation of the EIR will include a geological analysis, which will assess potentially significant effects, identify existing applicable regulations, and present additional mitigation, if necessary.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact. As shown in Table 1, Soil Map Units, the shrink-swell characteristics of the underlying soils range from low to moderate. The potential for expansive soil will be evaluated further in the EIR through preparation of a geologic hazards analysis. All structures would be designed and constructed in accordance with the UBC and in compliance with applicable City codes to ensure public and structure safety. Preparation of the EIR will include a geological analysis, which will assess potentially significant effects, identify existing applicable regulations, and present additional mitigation, if necessary.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project would not include the use of septic tanks for an alternative wastewater disposal system; therefore, no impact would occur and this issue does not warrant further analysis in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
VII. GREENHOUSE GAS EMISSIONS **Would the project:**				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Environmental Setting

Greenhouse Gas (GHG) emissions are said to result in an increase in the earth's average surface temperature, which is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, which is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The primary GHGs of concern relative to the proposed Project are:

- carbon dioxide (CO_2), which is primarily generated from fossil fuel combustion from stationary and mobile sources;
- methane (CH_4), which is emitted from biogenic sources (i.e., resulting from the activity of living organisms), incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines; and,
- nitrous oxide (N_2O), which is produced by human-related sources including agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production.

Hydrofluorocarbons (HFCs) are associated with refrigeration and air conditioning. Additional GHGs include perfluorocarbons (PFCs), which are compounds consisting of carbon and fluorine that are primarily created as a byproduct of aluminum production and semiconductor manufacturing, and sulfur hexafluoride (SF_6), a colorless, odorless, nontoxic, nonflammable gas most commonly used as an electrical insulator in high voltage equipment that transmits and distributes electricity.

The potential effects of future climate change on California resources include, but are not limited to:

- Decreased water resources, including snowpack, and greater water demand;
- Increased hardship for Native Americans related to agricultural and water resources;
- Human health impacts including increased heat stress, disruptions to electricity and water supplies, and conditions resulting from poor air quality;
- Projected increases in drought, wildfire, invasive species, and pests, as well as changes in the geographic ranges of species; and,
- Impacts on agriculture due to reduced water supply and rising temperatures (EPA 2016).

The passage of AB 32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the GHG emissions reduction goal for the State of California into law. The law required that by 2020, state emissions must be reduced to 1990 levels. This is to be accomplished by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB 97-Greenhouse Gas Emissions Bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

Projects will also participate in emission reductions because air emissions, including GHGs, are under the purview of CARB (or other regulatory agencies) and will be "regulated" either by CARB, the federal government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to

more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards, and the Clean Car standards.

The Project will be subject to the California Green Building Standards Code (Title 24, Part 11). The purpose of the Code is to "*improve public health, safety and general welfare through enhanced design and construction of buildings using concepts which reduce negative impacts and promote those principals which have a positive environmental impact and encourage sustainable building practices"* (California Department of Housing and Community Development 2013). The code was adopted to address the following five categories: planning and design; energy efficiency; water conservation and resource efficiency; material conservation and resource efficiency; and environmental quality. The Project will also be subject to the state's Residential New Construction Zero Net Energy (ZNE) Action Plan, which is designed to operationalize the 2008 California Long-term Energy Efficiency Strategic Plan's (CEESP) goal to have 100% of new homes achieve ZNE beginning in 2020 (California Energy Commission and California Public Utilities Commission 2015). A ZNE building would produce as much energy as it consumes over the course of a year. These buildings achieve ZNE first through high levels of energy efficiency, and then through the addition of clean, on-site renewable power generation (i.e., solar photovoltaic).

Discussion of Checklist Answers – Would the Project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

   Potentially Significant Impact. Construction and operation of the Project would result in the generation of GHG emissions, potentially resulting in a significant impact. Preparation of the EIR will include an analysis of GHG and climate change impacts based on County of Kern (County) and EKAPCD recommended guidance and methodologies. Short-term (i.e., construction) and long-term (i.e., operational) emissions of GHGs will be quantified using CalEEMod. Predicted short- and long-term emissions of GHGs will be compared with applicable significance thresholds for determination of impact significance and mitigation will be identified, as applicable. Pending further assessment in the EIR, this impact is considered potentially significant.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

   Less than Significant. It is anticipated that the Project would comply with state and local policies, plans, and regulations specific to GHG and energy conservation, including the ZNE Action Plan and California Green Building Code; therefore, this impact is currently considered less than significant. The EIR will include a preliminary policy consistency analysis.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

Environmental Setting

The Project site is located within a high wildland fire hazard severity zone and is located at the urban/wildland interface between the developed areas of the city and rural lands. The Project site is located approximately 0.5 mile northeast of the Tehachapi Municipal Airport and is located within Zone D of the Tehachapi Municipal Airport Area Planning Boundary. The Project is subject to the

Airport Land Use Compatibility Plan (ALUCP; County of Kern 2012). Based on review of the California Department of Toxic Substances Control (DTSC) Envirostor (DTSC 2016) and SWRCB Geotracker (SWRCB 2016), and California Environmental Protection Agency (Cal/EPA) Cortese List (DTSC 2016) databases, there are no known hazardous materials sites within the Project boundaries. The Project site is not located within 0.25 mile of an existing or proposed school. Hazards and hazardous materials are regulated by the California Department of Forestry and Fire Protection (CAL FIRE), DTSC, SWRCB, the Kern County Fire Department (KCFD), and the Kern County Environmental Health Services Department. The City has an adopted Emergency Operations Plan (City of Tehachapi 2013); this plan is currently being updated. The City is also subject to planning and response actions identified in the County of Kern Emergency Operations Plan (County of Kern 2008) and State Emergency Plan (California Emergency Management Agency [Cal/EMA] 2009).

Discussion of Checklist Answers – Would the Project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Potentially Significant Impact. Construction of the proposed Project would require the use, transport, and disposal of hazardous materials such as concrete, fuels, lubricants, oils, cleaning solvents, and solutions. Operation of the Project is anticipated to require the storage or use of potentially hazardous materials such as paints, oils, fuels, cleaners, and other materials, subject to an approved Hazardous Materials Business Plan. It is not anticipated that storage or use of these materials would exceed standard legal use. The Project will be required to comply with established federal, state, and local regulations that govern the transport, use, and disposal of hazardous materials. The Project site is located proximate to SR-58, a route commonly used for the transport of goods and materials, including potentially hazardous materials. Potential risks include accidental leaks, spills, or other hazards associated with truck and transport traffic along this route. The potential impact resulting from these activities and transport traffic on SR-58 will be assessed further in the EIR; therefore, this impact is currently considered potentially significant.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. Refer to response (a) above. There is a potential for the accidental release of hazardous materials into the environment during construction and operation of the Project, potentially resulting in a significant impact. Preparation of the EIR will include consultation with CAL FIRE, DTSC, SWRCB, KCFD, and the Kern County Environmental Health Services Department. The EIR will include an analysis of potential public exposure to hazards and hazardous materials and the Project's potential to result in a public hazard or hazardous condition. Potential impacts and associated mitigation measures will be identified. The potential impact resulting from these activities will be assessed further in the EIR.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The Project is not located within 0.25 mile of an existing or proposed school; therefore, this impact is considered less than significant and does not warrant further analysis in the EIR.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The Project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, no impact would occur and this issue does not warrant further analysis in the EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less than Significant Impact. The Project site is located approximately 0.5 mile northeast of the Tehachapi Municipal Airport and is located within Zone D of the Tehachapi Municipal Airport Area Planning Boundary. The Project is subject to the ALUCP (County of Kern 2012). Compatible uses within Zone D potentially relevant to the Project include: rural residential (10 acres or more), low-density residential (2- to 10-acre lots), single-family residential (lots under 2 acres), multi-family residential, mobile home parks, day care centers, hospitals and residential care facilities, recreational and industrial uses, and a variety of commercial uses (see ALUCP Appendix D, Compatibility Guidelines for Specific Land Uses; County of Kern 2012). Therefore, it is currently assumed that the Project would be compatible with the ALUCP and impacts would be less than significant. The EIR will include a plan and policy consistency analysis, including the ALUCP.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Less than Significant Impact. The Project site is located approximately 2.5 miles north of the Mountain Valley Airport, a privately-owned airport used for glider operations and training. The Project is located outside all safety zones identified for this airport (County of Kern 2012); therefore, potential impacts are considered less than significant. The EIR will include a plan and policy consistency analysis, including the ALUCP.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project is subject to the City's Emergency Operations Plan (City of Tehachapi 2013) and subsequent update(s), the Kern County Emergency Operations Plan (County of Kern 2008), and State Emergency Plan (Cal/EMA 2009). Based on the location of the Project, construction and operation activities are not anticipated to impair implementation or physically interfere with these adopted plans. Preparation of the EIR will include consultation with emergency responders including, but not limited to, CAL FIRE, the County Sheriff, and City Police Department to ensure the Project complies with public safety and emergency regulations, guidelines, and procedures. Therefore, it is anticipated that this impact will be less than significant, pending further consultation with affected agencies.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact. Potential fire risks include ignition within the Project site and wildland fires initiating in the rural areas to the north. CAL FIRE and KCFD will be consulted during preparation of the EIR to sufficiently identify, describe, and mitigate potential fire hazards. Based on the high fire risk identified for the Project site, this impact is currently considered potentially significant and will be evaluated further in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?		X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?		X		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?		X		
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Environmental Setting

Hydrology. Landforms within the Tehachapi Valley primarily consist of alluvial deposits carried down from the adjacent mountains by a drainage system of local creeks. The Tehachapi Valley is relatively flat and sits at an elevation of approximately 4,000 feet above mean sea level. The Tehachapi Mountains rise to over 8,000 feet above mean sea level to the south. The principal drainage courses in the valley are Tehachapi Creek, which flows west to the San Joaquin Valley, and Cache Creek, which flows east to the Mojave Desert. Proctor Dry Lake also collects surface drainage that flows eastward. The majority of the stream flow coming into Tehachapi Valley percolates through streambeds and does not exit the valley via stream flow. Any stream flow that is lost from the basin is generally through surface water outflow in Tehachapi Creek, through evaporation from Proctor Dry Lake, and, in very wet years, through surface water outflow to Cache Creek.

The Tehachapi Basin is divided into two sub-basins: Tehachapi Valley East and Tehachapi Valley West. The Project site is located within the Tehachapi Valley West Basin. Immediately to the west is Brite Basin, a natural sink where several small streams that drain the surrounding valley walls disappear into the ground, mostly in the vicinity of Brite Lake. This lake is one of the principal recharge sites for the Tehachapi Groundwater Basin that underlies the Tehachapi Basin and Brite Basin. The other important recharge area is Antelope Reservoir, south of Highline Road. Many smaller stormwater retention basins throughout the city also act as groundwater recharge facilities (City of Tehachapi 2012b).

Flood Hazard. Flooding within the city primarily results from the overflow of Blackburn and Antelope Creeks across agricultural land and into the city. Flooding from Blackburn Creek primarily occurs along the north side of SR-58 (immediately west of the Project site), while flooding from Antelope Creek occurs mainly in the Downtown West and Central West areas. Flooding along Blackburn Creek is made worse by a large, existing retention basin that does not percolate due to soils with poor infiltration rates. Existing flood control structures, located south of Highline Road, are Antelope and Blackburn Dams. The Project site is not located within the Blackburn Dam or Antelope Dam inundation areas (City of Tehachapi 2012b).

The Antelope reservoir has the capacity to contain the flows from a 100-year storm and drains to the west toward Antelope Run. If this capacity is exceeded, a spillway will direct flow to a channel running north-south along Dennison Road. Antelope Run is a large, meandering natural channel that serves as the major drainage channel through the city. Blackburn Dam has capacity to retain a 100-year storm event and, if capacity is exceeded, the Blackburn Reservoir will flow to the east towards Proctor Lake. Proctor Lake is located at the easternmost side of the basin and is usually dry.

Water Supply. The City obtains its potable water supply from the Tehachapi Valley Groundwater Basin. The Tehachapi Basin is an adjudicated managed groundwater system; the safe yield for this basin is 5,500 acre-feet per year (afy), as established by the California Superior Court Case 92710. The Tehachapi-Cummings County Water District (TCCWD) is the appointed Water Master for the basin. Since the start of basin adjudication in the 1970s, groundwater levels have returned to those of the late 1940s, when the overdraft problem first became apparent. The City is currently allocated 1,822 afy, approximately 80% of its current total average demand of 2,250 afy. The City makes up this 20% shortfall by acquiring water from the exchange pool, in which water rights holders are able to exchange or sell portions of their allocation. Major rights holders, in addition to Tehachapi, include the Golden Hills Community Services District (CSD), industrial users, and agricultural users, with agricultural users representing the largest number of participants in the exchange pool.

Surface water from the California State Water Project (SWP) is used to recharge the aquifer in the greater area. SWP water is delivered to the area through a transmission system and allocation program administered by the California Department of Water Resources (DWR). The Kern County Water Agency has a contract with the DWR and allocates 20,000 afy to TCCWD; this allocation is used to recharge the groundwater aquifer. Currently, TCCWD only has the capacity to convey 14,000 afy. TCCWD provides approximately 400 afy to Tehachapi. In recent years, the City has purchased 200 afy from TCCWD for artificial recharge. TCCWD however has not yet imported more than 50% of their entitlement in any given year. The DWR's "State Water Project Delivery Reliability Report 2007" predicts that full entitlements will only be available in above average years. TCCWD prioritizes deliveries of SWP water with municipal and industrial customers that are directly connected to the pipeline taking top priority. Since the City uses SWP water for artificial recharge and is not directly taking and/or treating water, the City does not receive top priority in below average years (City of Tehachapi 2012b).

Water Quality. Groundwater quality in the Tehachapi Valley Basin is generally good. There is historic reported contamination within the watershed; however, the nitrate levels in the Mojave and Dennison wells are below contamination standards. Potential sources of nitrates include historic nitrate-based agricultural fertilizer application and wastewater disposal (City of Tehachapi 2012b).

Discussion of Checklist Answers – Would the Project:

a. Violate any water quality standards or waste discharge requirements?

Less than Significant Impact. Construction of the Project would require vegetation removal, ground disturbance, grading, and use of heavy equipment. These actions have the potential to result in sediment and pollutant discharge into ground and surface waters. Operation of the Project has the potential to result in adverse effects to water quality, including increased erosion and down-gradient sedimentation and pollutant discharge in stormwater runoff from increased impervious surfaces such as roads and parking areas. It is anticipated that water quality issues will be addressed through development of the Specific Plan and compliance with existing SWRCB regulations; however, pending review of the Project in the EIR, these impacts are considered potentially significant but mitigable. The EIR analysis will include identification of potential construction-related and operational impacts to water quality, in addition to applicable regulations and mitigation measures, as appropriate.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact. The City is currently using all of its adjudicated groundwater and would not require additional groundwater beyond its adjudicated allocation to supply water through build-out of the General Plan (City of Tehachapi 2012b). The General Plan includes objectives and policies intended to minimize impacts to groundwater supply, including sustainable infrastructure and water conservation policies, which would apply to the Project. Implementation of the Project would result in increased water demand, potentially greater than what was considered in the General Plan EIR, which may result in a potentially significant impact warranting further evaluation. Preparation of the EIR will include an assessment of water supply and quantification of projected water demand of the proposed Project.

The Project would result in the creation of additional impervious surfaces, including buildings, pavement, and other surfaces that may prevent localized recharge, potentially resulting in a

significant impact. The EIR will assess incorporation of low-impact development, BMPs, and other measures to address natural infiltration of precipitation and stormwater, and identify any mitigation measures beyond compliance with RWQCB and local regulations.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?

Less than Significant Impact. Several drainages carry stormwater flow from the upper elevations south into the Project site. Implementation of the Project may result in modifications to these existing drainages and flow patterns, potentially resulting in a significant impact. The Project will be required to address stormwater management, including both stormwater generated off-site, and any additional stormwater flows resulting from increased impervious surfaces (i.e., roofs, pavement). The EIR will address the Project's effect on existing drainage patterns and resulting potential for increased erosion or siltation, compliance with existing local and RWQCB regulations, and identification of mitigation measure, as necessary.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant Impact. Implementation of the Project may result in modifications to existing drainages and flow patterns, potentially resulting in a significant impact. The Project will be required to address stormwater management, including both stormwater generated off-site, and any additional stormwater flows resulting from increased impervious surfaces (i.e., roofs, pavement). The EIR will address the Project's effect on existing drainage patterns and potential impacts including the anticipated increase in impervious surfaces and the resulting effect on on-site and off-site flooding and stormwater and flooding management infrastructure, and identification of mitigation measure, as necessary.

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. Implementation of the Project would result in increased areas of impervious surfaces compared to existing conditions, potentially resulting in a significant impact related to stormwater flows and discharge of pollutants (i.e., hydrocarbons accidently released in parking areas and streets, sediment, and other potential pollutants). The Project will be required to address stormwater management and stormwater quality, including the potential for accidental or incidental discharges, through preparation of a SWPPP and provision of drainage/stormwater infrastructure. The EIR will address the Project's effect on City infrastructure and will assess the Project's proposed stormwater and drainage management infrastructure relative to existing RWQCB and local regulations. The EIR will identify any additional mitigation measures beyond compliance with existing regulations, as necessary.

f. Otherwise substantially degrade water quality?

Potentially Significant Impact. Refer to responses to (a), (b), (d), and (e), above.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Less than Significant Impact. The Project site is located just east of the Blackburn Creek 100-year flood zone and the southern portion of the site is located within Federal Emergency Management Area (FEMA) Zone X (areas of 2% annual chance flood, or 200-year storm;

areas of 1% annual chance flood [or 100-year storm] with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) (FEMA 2008a, 2008b). It is anticipated that the Project will be developed to accommodate floodwaters consistent with General Plan Community Safety goals, objectives, and policies; pending further analysis, this impact is considered potentially significant. Therefore, it is anticipated that this impact will be less than significant, pending further analysis in the EIR.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Less than Significant Impact. Refer to response (g) above. It is anticipated that the Project will be developed to accommodate floodwaters consistent with General Plan Community Safety goals, objectives, and policies to the extent that the Project would not impede or redirect flows such that flooding elevations increase off-site or result in other impacts, including erosion and sedimentation. Therefore, it is anticipated that this impact will be less than significant, pending further consultation with affected agencies.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. Based on the location of the Project site, no flooding impacts resulting from the failure of a levee or dam would occur and this issue does not warrant further evaluation in the EIR.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. Based on the location of the Project site, no impacts as a result of seiche or tsunami would occur. The Project site is located within and proximate to areas with moderately to steeply sloping topography, which may have a potential for mudflow during a major storm event, potentially resulting in a significant impact.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
X. LAND USE PLANNING **Would the project:**				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Environmental Setting

The proposed Project is located immediately northeast of Burnett Road, on the northern side of SR-58. Based on the City's General Plan (City of Tehachapi 2012a), the approximately 210-acre Project site is located within Planning Area 5B, Northern Foothills, which consists of 1,564 acres extending from SR-58 north to the city's incorporated boundaries. Current transect designations identified for the Project site include the following:

> ***Natural and Rural, Natural (T-1).*** *The Natural designation is intended to preserve Tehachapi's natural beauty, and by doing so maintain and enhance the small mountain town character. The Natural designation permanently protects natural open space areas from development, with the exception of roads and recreational trails. The Natural designation applies to areas currently within the city limits that should be protected such as…the hillsides north of SR-58.*
>
> ***Natural and Rural, Rural General (T-2.5).*** *The Rural designation is intended to reserve agricultural land in the Tehachapi Valley for future generations and create a clear distinction between the urban areas within the city limits, and the rural areas outside. The Rural designation allows for residential and limited commercial development associated with agricultural uses. Settlement should be sparse and consist of very large blocks and lots that are accessed by country roads. The design of roads, fences and buildings are intended to be rural in character. The General Plan describes the T-2.5 Rural General sub-designation as "rural areas with limited residential or commercial activity".*
>
> ***Sub-Urban, Urban, Neighborhood Edge (T-3).*** *The Sub-Urban designation is intended for residential development at the fringes of Tehachapi, providing a transition between more compact urbanized areas within town and the rural countryside. Blocks and lots are larger than those closer to the center of town, yards are larger in relation to the homes, landscaping is naturalistic and abundant. Many lots in the Sub-Urban designation may be sufficiently large for equestrians. The Sub-urban or 'Neighborhood Edge' designation applies to…areas north of SR-58.*
>
> ***Sub-Urban, Urban, Neighborhood General (T-4).*** *The General Urban designation is intended to create a "neighborhood character" that is distinct from the suburban character of T-3 and the downtown character of T-5. Rooted in the traditional American neighborhoods, the General Urban designation allows for a wide range of housing types, neighborhood-serving commercial and civic uses within a walkable neighborhood setting. The General Plan describes the T-4 Neighborhood General sub-designation as "predominantly residential areas with a balance of housing types, but a focus on detached single-family homes."*

Based on the City of Tehachapi Zone Map, the following zones currently apply to the Project site:

> ***General Commercial (C-3).*** *The C-3 zone is applied to areas of Tehachapi that are appropriate for uses of the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses.*
>
> ***Estate (E).*** *The E zone is applied to areas of Tehachapi that are appropriate for the development of larger residential lots where uses and activities allowed are designed to promote rural character and quiet residential neighborhoods.*

Light Industrial (M-1). *The M-1 zone is applied to areas of Tehachapi that are appropriate assembly-type manufacturing and other similar industrial uses that do not produce undesirable byproducts such as fumes, odor, dust or smoke. The M-1 zone provides a general industrial environment by providing an alternate choice for industrial uses that are neither objectionable nor detrimental to adjacent properties because of hazards, noise, or other disturbance.*

Medium Density Residential (R-2). *The R-2 zone is applied to areas of Tehachapi that are appropriate for low-density, multi-family housing choices. The R-2 zone establishes good neighborhood design on lots not less than 7,500 square feet.*

Surrounding zoning includes the Capital Hills Specific Plan to the north and west, Estate (E) to the east, and Estate (E) and Neighborhood Commercial (C-1) to the south. Surrounding land uses include vacant land to the north, east, and west, and SR-58 and residential neighborhood with accessory agricultural (equestrian) uses the south. The urban center of the city and the Tehachapi Municipal Airport are located southwest of the Project site, south of SR-58.

Discussion of Checklist Answers – Would the Project:

a. Physically divide an established community?

No Impact. The Project site is located north of SR-58 and is currently undeveloped. The Project would not divide the city; therefore, no impact would occur, and this issue does not warrant further analysis in the EIR.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. Implementation of the Project includes preparation of a Specific Plan. It is anticipated that the Project would be designed to be generally consistent with the General Plan, Zoning Code, Municipal Code, ALUCP, and all other plans and applicable regulations to the region. Potential General Plan Amendments or Zoning Amendments that would be identified in the Specific Plan and evaluated in the EIR are anticipated to include provisions for three-story development, identification of a special district zone to accommodate the proposed CCRC, and an amendment to the Regulating Plan to address T-zone consistency. Therefore, the impact is currently identified as less than significant. The EIR will include a plans and policies preliminary consistency analysis, which would identify any potential conflicts.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The Project is not located in an area subject to an HCP or NCCP; therefore, no impact would occur and further analysis in the EIR is not warranted.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XI. MINERAL RESOURCES **Would the project:**				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Environmental Setting

The Project site is not located within a zone designated for minerals or resource extraction. Based on review of the General Plan EIR, the city, including the Project site, is not known to contain any known mineral resources (City of Tehachapi 2012b).

Discussion of Checklist Answers – Would the Project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Less than Significant Impact. The Project site is not located within a zone designated for mineral resources and the Project site is not known to contain any known mineral resources; therefore, potential impacts would be less than significant and this issue does not warrant further analysis in the EIR.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. The Project site is not located within a zone designated for mineral resources or recovery sites, and the Project site is not known to contain any known mineral resources; therefore, no impact would occur and this issue does not warrant further analysis in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XII. NOISE **Would the project result in:**				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Environmental Setting

The Project site is located approximately 0.1 to 0.4 mile northeast of SR-58, the primary source of transportation-related noise in the area. The southern portion of the Project site is located within the 70-decibel (dB) Community Noise Equivalent Level (CNEL) noise contour. Additional sources of noise in the area include traffic on local roadways, trains passing through on the UPRR, and air traffic. The Project site is located approximately 0.5 mile northeast from the Tehachapi Municipal Airport and is located outside of the 65 dB CNEL noise contour for the airport (City of Tehachapi 2012b). A future potential source of noise will be the High Speed Rail project, which is currently projected to traverse the Project site; the noise impacts related to the High Speed Rail will be evaluated in the California High Speed Rail Authority's environmental documentation for that project. The Project site is located immediately north of an existing residential neighborhood; residential uses are considered a noise-sensitive land use.

Normally acceptable noise level exposure (i.e., noise level is acceptable and does not warrant conditions or mitigation) for residential land uses range from less than 50 dB up to 60 dB for low-density residential uses and up to 65 dB for multi-family residential land uses. Normally acceptable noise level exposure for hospital and nursing home land uses range from less than 50 dB up to 65

dB. Conditionally acceptable noise level exposure (i.e., requiring incorporation of noise mitigation measures to reduce noise to acceptable levels) range from 55 dB to 70 dB for these noise sensitive uses (City of Tehachapi 2012a).

Discussion of Checklist Answers – Would the Project Result In:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. As noted above, the Project site is located within the 70 dB CNEL noise contour for SR-58, and placement of noise-sensitive land uses, including residences and the CCRC, in these areas would result in a potentially significant impact. Construction of the Project would require the use of heavy equipment, which would result in a temporary increase in ambient noise levels during the construction period. Operation of the Project would result in an increase in ambient noise levels due to everyday use and activity, and additional vehicle and truck trips generated by the proposed uses. Therefore, the Project may result in an increase in noise levels, potentially affecting proximate noise sensitive land uses.

The noise analysis in the EIR will include a description of the existing noise environment, including nearby noise sources and noise-sensitive receptors. Short-term noise monitoring will be conducted at various locations on, and in the vicinity of, the Project site to document the existing noise environment. To assess potential construction noise impacts, sensitive receptors and their relative exposure to the proposed Project area (considering topographic barriers and distance) will be identified. Noise levels of specific construction equipment will be determined and resultant noise levels at nearby receptors (at given distances from the source) will be calculated. To assess potential long-term (i.e., operational) noise impacts, traffic noise modeling will be conducted for existing, existing-plus-Project, and future cumulative conditions, based on traffic data to be obtained from the traffic analysis prepared for this Project. The Federal Highway Administration roadway noise prediction model will be used to determine roadway traffic noise levels for primarily affected roadway segments based on data obtained from the traffic analysis prepared for this Project. Modeled traffic noise levels and distances to noise contours for the modeled scenarios will be summarized, on-site traffic noise contours will be graphically depicted, and the compatibility of proposed land uses in comparison to projected traffic noise contours will be discussed. Noise contour mapping of stationary sources is not anticipated to be required for this Project, based on the nature of the Project. The significance of noise impacts will be determined in comparison to applicable noise standards. Mitigation measures will be prepared for any impacts found to be significant or potentially significant.

b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?

Less than Significant Impact. Implementation of the Project is not anticipated to require the use of construction or operational equipment that would result in excessive groundbourne vibration or noise levels; therefore, this impact is currently considered less than significant. The EIR will include an assessment of this issue.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Refer to response (a) above. The Project would result in increased ambient noise levels potentially permanently affecting proximate sensitive receptors, potentially resulting in a significant impact. As discussed above, this issue will be evaluated further in the EIR.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Potentially Significant Impact. Refer to response (a) above. The Project would result in increased ambient noise levels potentially temporarily or periodically affecting proximate sensitive receptors, potentially resulting in a significant impact. As discussed above, this issue will be evaluated further in the EIR.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The Project site is located approximately 0.5 mile northeast from the Tehachapi Municipal Airport and is located outside of the 65 dB CNEL noise contour for the airport (City of Tehachapi 2012b); therefore, potential impacts would be less than significant and this issue does not warrant further analysis in the EIR.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The Project site is located approximately 2.5 miles north of the Mountain Valley Airport and is not located within any noise contour identified for this airport (City of Tehachapi 2012b); therefore, potential impacts would be less than significant and this issue does not warrant further analysis in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XIII. POPULATION AND HOUSING				
Would the project result in:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Setting

The city is located in eastern Kern County in the Southern Sierra Nevada Mountain Range. Kern County encompasses 11 incorporated cities: Arvin, Bakersfield, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. The county's population as of January 1, 2011, was estimated at 846,883, with 35.6% residing in the unincorporated county and

the remaining 65.4% residing in one of the county's incorporated cities. Population growth in Kern County has stayed steady over the last two decades, ranging from 21.7% in the 1990s to 25.0% in the last decade. The County's 2050 population is projected to be about 2.1 million persons with an average projected growth rate of 3.9%. The growth projections for surrounding counties, as provided by the California Department of Finance (2014), are generally equal to or slightly lower than that of Kern County.

According to the California Department of Finance population estimates, the city had a population of 14,523 in 2011, a 30% increase compared to the 2000 population. The city's population growth between 2000 and 2011 correlates with a similar population increase in the county as a whole. The city has had an average annual growth rate of about 7.1% between 1990 and 2011; however, the growth rate fluctuated widely during this period with most of the growth actually occurring in the 1990s and slowing between 2000 and 2008. The population of Tehachapi was 14,523 persons in 2011, which represents approximately 1.7% of the total population of Kern County (846,883 persons). Within the county, Tehachapi's population is unique, with about 37% (5,422 persons) of the population comprising incarcerated persons. Deducting the incarcerated population provides a more accurate indication of the city's population. The actual population in 2011 was 9,101. The city contained 3,694 housing units in 2009, about 68% of which were in the detached single-family unit category. Attached single-family units represent only 3.7% of the housing stock, while multi-family units represent about 19% and mobile homes represent about 9% of the housing stock.

Discussion of Checklist Answers – Would the Project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

   Less than Significant Impact. The Project would include associated infrastructure such as roads, utilities, and stormwater management within an area identified for development in the City's General Plan. The Project would include additional homes and a CCRC, and potential commercial uses that would generate local jobs. The Project would not provide any features that would remove any existing impediment to growth in the area. It is not anticipated that these actions would induce substantial growth in the city or county, as development in this area was considered in the City's planning documents; therefore, this impact is currently considered less than significant. The EIR will include currently available U.S. Census and City data to the maximum extent feasible, including information from the City's General Plan and Housing Element, and describe the population and housing setting. Potential changes to housing supply or population, as a result of the proposed Project, would be assessed in the EIR in relation to housing demand.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

   No Impact. There is no existing housing on the Project site; therefore, the Project would not displace any existing housing. No impact would occur and this issue does not warrant further analysis in the EIR.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

   No Impact. There is no existing housing on the Project site; therefore, the Project would not displace any people. No impact would occur and this issue does not warrant further analysis in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?			X	
ii. Police protection?			X	
iii. Schools?			X	
iv. Parks?		X		
v. Other Public Facilities?		X		

Environmental Setting

Fire Protection. The City provides firefighting and emergency response service through a contract with KCFD. KCFD operates Fire Station 12 at 800 South Curry Street in Tehachapi, approximately 1.6 miles southwest of the Project site, which provides a central location within town. Station 12 consists of two fire engines, one patrol vehicle, and three firefighters per shift. In addition to Station 12, KCFD provides emergency response service in neighboring Bear Valley Springs (Station 16) and Stallion Springs (Station 18). Each station supports the other as necessary and, because KCFD operates all of the stations, the staffing and operations are seamless. This mutual support is critically important, particularly given the rural and remote physical conditions of the Tehachapi Valley and the city itself (City of Tehachapi 2012b).

Police Protection. The City provides police protection service through a contract with the Tehachapi Police Department through the centrally located station at 129 “F” Street in Tehachapi, approximately 1.2 miles southwest of the Project site. The police station is staffed by 16 sworn officers and two administrative staff, and is responsible for the area within Tehachapi’s Sphere of Influence. The Tehachapi Police Department does not have adopted service standards for police protection services. The Federal Bureau of Investigation (FBI) recommends a planning standard of 2.0 officers per 1,000 residents to determine adequate staffing levels. Based on the current population of Tehachapi (8,829 people), staffing levels in Tehachapi are deficient by approximately one sworn officer (City of Tehachapi 2012b).

The California Highway Patrol (CHP) provides services throughout the Tehachapi Valley on state highways and unincorporated roadways. The CHP provides traffic regulation enforcement, oversees response to emergency incidents on California’s highways, and promotes the safe and

efficient movement of people and goods on California highways to minimize loss of life, injuries, and property damage. State Highways that pass through the city include SR-58 and SR-202. The closest CHP office is located at 1365 Highway 58 in Mojave, approximately 16.5 miles southeast of the project site (City of Tehachapi 2012b).

Schools. The Tehachapi Unified School District (TUSD) encompasses an area of 490 square miles, with a student enrollment of about 4,500 students in Kindergarten through the 12th grade. TUSD operates three elementary schools, one middle school, an alternative education center, and one high school. TUSD also has one school that was formerly occupied but is now vacated, and seven undeveloped school sites (City of Tehachapi 2012b).

Parks. The City currently provides approximately 16 acres of parkland within the city and approximately 537 acres of natural open space for a total of approximately 553 acres. Another 7,104 acres of "rural" open space in nature and agriculture is located in the City's Sphere of Influence. Parkland within the town consists of seven parks. The Tehachapi Valley Recreation and Parks District (TVRPD) owns and maintains each park (City of Tehachapi 2012b).

Other Public Facilities. The Kern County Library leases building space at 1001 West Tehachapi Boulevard in the city to provide library services in the Tehachapi area. The library facility is approximately 5,900 square feet in size and includes a collection of approximately 37,933 library items with a capacity for 40,000 items. The library does not have adopted service standards for library services. The American Library Association recommends a planning standard of 0.6 square feet per capita to determine adequate library space. Based on the current population of the city (8,829 people), the existing library building exceeds this requirement by approximately 604 square feet (City of Tehachapi 2012b).

Discussion of Checklist Answers:

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

   i. Fire protection?

   ii. Police protection?

   iii. Schools?

   iv. Parks?

   v. Other Public Facilities?

   Less than Significant Impact. The General Plan Update EIR (City of Tehachapi 2012b) considered future development of the Project site and did not identify any significant impacts to public services. Therefore, it is anticipated that, while the proposed Project would generate an increased demand for public services, including emergency services, recreational resources, and schools, the Project would not create such a demand on public facilities warranting the construction or expansion of existing facilities. Therefore, this impact is currently considered less than significant. The EIR will include a description of the existing public service providers in the vicinity of the Project area and will assess existing service ratios and the Project's increased demand for police and fire protection and the potential need for the expansion of existing or construction of new facilities.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Environmental Setting

The City currently provides approximately 16 acres of parkland within town and approximately 537 acres of natural open space for a total of approximately 553 acres. Another 7,104 acres of "rural" open space in nature and agriculture is located in the City's Sphere of Influence. Parkland within the city consists of seven parks. TVRPD owns and maintains each park (City of Tehachapi 2012b). Additional recreational resources in the area include, but are not limited to, the Tehachapi Mountain Park (maintained by Kern County Parks and Recreation) and the Pacific Crest Trail (maintained by the Pacific Crest Trail Association). Additional opportunities anticipated by the City include expanded access for equestrians and bicyclists in the hills north of SR-58.

Discussion of Checklist Answers:

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. The Project would create additional housing in the area and may create additional demand for parks and recreational areas within the city, county, and other surrounding public lands. The creation of additional housing in this area of the city may increase use of proximate trails or result in a demand for improvements to multi-use trails within and proximate to the Project site. It is not anticipated that this increased demand would result in substantial physical deterioration of these recreational areas and facilities; therefore, this impact is currently considered less than significant. This issue will be evaluated further in the EIR, based on consultation with TVRPD, the County, and the Pacific Crest Trail Association.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. The Project is anticipated to include recreational features such as trails, connections to off-site trails, and passive and active recreational opportunities. Any potential impacts resulting from the development and use of proposed facilities will be addressed in the appropriate section of the EIR. Therefore, this impact is currently considered less than significant, pending further analysis in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XVI. TRANSPORTATION/TRAFFIC **Would the proposal:**				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Environmental Setting

SR-58 and SR-202 provide regional access in the Project vicinity. SR-58 serves to provide for interregional and interstate travel, accommodating significant volumes of heavy trucks traveling between central and southern California. SR-58 interchanges are located within the city at Tucker Road, Mill Street, and Tehachapi Summit. A future interchange is planned at the Dennison Road overpass, immediately adjacent to (and within) the Project site. SR-202 is an arterial that generally runs in an east-west direction through the Tehachapi Valley. This heavily used facility contains two- and four-lane sections and extends from the California Correctional Institution (CCI) to SR-58. The initial primary purpose of SR-202 was to provide regional access to CCI; however, subsequent to its construction, several large developments were constructed in the unincorporated Tehachapi region, including Golden Hills, Bear Valley Springs, and Stallion Springs, all of which rely on SR-202 for regional access.

Major intersections that are located within and outside the city include:

- Tucker Road/Valley Boulevard (Signalized);

- Mill Street/SR-58 North Bound Ramps (2-Way Stop);
- Green Street/Tehachapi Boulevard (4-Way Stop);
- Curry Street/Valley Boulevard (Signalized);
- Dennison Street/Tehachapi Boulevard (2-Way Stop);
- Dennison Street/Highline Road (2-Way Stop); and,
- Steuber Road/Tehachapi Boulevard (2-Way Stop).

Major arterials that provide access within the city include Tehachapi Boulevard, Valley Boulevard, Highline Road, Tucker Road, Curry Street, and Dennison Road. The Project site is currently accessed via Dennison Road, a two-lane, north-south road that is located in eastern Tehachapi. Dennison Road primarily serves industrial land uses near SR-58 and primary access to the Tehachapi High School facility, south of Valley Boulevard.

Discussion of Checklist Answers – Would the Project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Potentially Significant Impact. Implementation of the Project would generate additional traffic, which would cause an increase in traffic on local roadways and highways. The extent of this impact on the street system is currently unknown and will be evaluated in the EIR through preparation of a Project-specific traffic analysis. Therefore, this impact is currently considered potentially significant, pending further analysis.

b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Implementation of the Project would generate additional traffic, which would cause an increase in traffic on local roadways and highways. The extent of this impact on existing and future level of service (LOS) standards is currently unknown and will be evaluated in the EIR through preparation of a Project-specific traffic analysis. Therefore, this impact is currently considered potentially significant, pending further analysis.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Less than Significant Impact. The Project site is located approximately 0.5 mile northeast of the Tehachapi Municipal Airport and approximately 2.5 miles north of the Mountain Valley Airport. The Project is located within Zone D of the Tehachapi Municipal Airport Area Planning Boundary and would not include any uses considered incompatible with the ALUCP (County of Kern 2012). Therefore, it is currently assumed that the Project would not result in any change to existing air traffic patterns or result in a substantial safety risk. Potential impacts are considered less than significant and this impact does not warrant further analysis in the EIR.

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. Implementation of the Project would result in the creation of new roads and intersections in order to provide access to future development. The design of

these roadways and intersections will be evaluated in the EIR through preparation of a Project-specific traffic analysis and coordination with the City Public Works Department and KCFD. Therefore, this impact is currently considered potentially significant, pending further analysis in the EIR.

e. Result in inadequate emergency access?

Potentially Significant Impact. Implementation of the Project would result in the creation of new roads and intersections in order to provide access to future development. The design of these roadways and intersections and provision of emergency access will be evaluated in the EIR through preparation of a Project-specific traffic analysis and coordination with the City Public Works Department and KCFD. Additional considerations related to the CCRC will include compliance with the American Disabilities Act, and certain provisions required to address emergency access and egress for persons with limited mobility. Therefore, this impact is currently considered potentially significant, pending further analysis.

f. Result in inadequate parking capacity?

Less than Significant Impact. Implementation of the Project would result in the creation of new parking areas for residents, employees, and visitors. It is anticipated that the Project would provide suitable parking on-site to serve the development; therefore, this impact is currently considered less than significant. This issue will be addressed in the EIR.

g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Less than Significant Impact. It is anticipated that the Project would address alternative transportation consistent with the City General Plan and Zoning Code; therefore, this impact is currently considered less than significant. This issue will be addressed in the EIR.

Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
XVII. UTILITIES AND SERVICE SYSTEMS **Would the project:**				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could have significant environmental effects?	X			

	Issues	Potentially Significant New or Increased Impact	Less Than Significant New or Increased Impact with Mitigation Incorporated	Less Than Significant New or Increased Impact	No New or Increased Impact
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements necessary?	X			
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g)	Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Environmental Setting

Water Supply. The City currently has 2,965 water service connections. The City operates seven deep groundwater supply wells (six active and one inactive) and five storage tanks with a total capacity of 5.1 million gallons. Water is distributed to users through 50 miles of water transmission mains. Average daily well production is about 2 million gallons and maximum daily production during the summer is a little less than 6 million gallons. Well capacity ranges from 120 gallons per minute (gpm) to 900 gpm. The City conducted a Water Source Assessment and Protection Program in 2006 for all of its groundwater wells. This assessment identified vulnerabilities for groundwater contamination for each well. No contaminants were found; however, some of the wells were found to be vulnerable to contaminants from various surface sources. The City continues to monitor these wells for water quality impacts from potential contaminant sources (City of Tehachapi 2012b).

Sewer. The City currently has approximately 2,800 sewer service connections. Thirty-five miles of sanitary sewers convey wastewater to the wastewater treatment plant (WWTP). The existing WWTP, located between the UPRR right-of-way railroad and SR-58 on the west side of the city, has a capacity of 1.25 million gallons per day (mgd) and an average daily flow of 0.85 mgd. The WWTP was upgraded in 1992 and has the potential to expand to 2.5 mgd, with some improvements to the head works structure, control building, electrical service, and yard piping, among other improvements. The WWTP currently treats incoming wastewater to a secondary level using a non-mechanical activated sludge biological treatment process. Effluent is then discharged to the borrow pit, where it is stored during the winter and used for irrigation of 140 acres of alfalfa fields near the Tehachapi Municipal Airport during the summer (City of Tehachapi 2012b).

Solid Waste. Benz Sanitation, Inc., a private company, provides refuse collection and disposal services to the City. Benz Sanitation sorts residential recyclables from trash collected curbside. Solid waste from the city is currently disposed of at the Tehachapi Sanitary Landfill, located approximately 4 miles east of the city limits, approximately 4.8 miles east of the Project site. The Tehachapi Sanitary Landfill is a Class III landfill operated by the Kern County Waste Management Department and is permitted to accept up to 1,000 tons of solid waste per day. The facility has

permitted maximum design capacity of approximately 3.4 million cubic yards. As of December 2007, the landfill was at approximately 75% capacity with a remaining capacity of 0.9 million cubic yards and an anticipated closure date of 2020. The landfill accepts mixed municipal, construction/demolition, industrial, and dead animal waste materials and includes a composting facility for green waste. Electronic waste (e-waste) is accepted at all Kern County disposal sites for recycling. Most household and business hazardous wastes are accepted at special facilities in Mojave. The City met the statewide mandated waste diversion goal of 50% by the year 2000. Based on a solid waste generation rate of 4.4 pounds per person per day and a 68% recycling or waste diversion rate, Tehachapi is currently disposing of 3,503 tons of solid waste per year (10 tons per day) (City of Tehachapi 2012b).

Electricity. Electricity service is provided to the city by Southern California Edison (SCE), which is a subsidiary of Edison International. SCE focuses on electricity generation and distribution to its customers in Southern California and is regulated by CPUC. SCE maintains hydropower, coal, and nuclear power generating plants, such as the Big Creek Hydroelectric Plant and the Mojave Generating Station. SCE also purchases power from independent power producers. After the power is produced or bought, it is conveyed to customers via SCE's electric transmission and distribution systems. Electrical transmission lines owned and operated by SCE currently traverse the Tehachapi Valley. Transmission lines generally follow transportation corridors and are routed above ground throughout much of the city. Pursuant to CPUC regulations, new development is required to place electricity infrastructure underground. Industrial users tie directly into major transmission lines.

Natural Gas. Natural gas is currently supplied and distributed to the city by the Southern California Gas Company (Gas Company). The Gas Company serves an area bounded by the international border with Mexico to the south, San Gabriel Mountains to the east, Pacific Ocean to the west, and Visalia and San Luis Obispo to the north. The city is located within the Lamont-Arvin, Tehachapi, and Mojave-California City Service Area. Natural gas resources are drawn from naturally-occurring reservoirs primarily located outside the state and delivered via high-pressure transmission lines. As the gas is transported to its destination, the pressure is maintained with the assistance of compressors. The gas is then received at a storage field and redistributed through another series of transmission lines. Natural gas is distributed throughout the city by a system of transmission, supply, distribution, and service lines. As the pipeline transitions from one transmission line to a supply line, the pressure of the natural gas is regulated down to the most efficient level of pressure for the customer.

Cable and Internet. The city is within the service area of Bright House Networks, a local provider of digital cable and high-speed internet. Bright House's service area includes the greater Bakersfield area, and Bright House's existing infrastructure consists primarily of overhead lines, with approximately 33% of the lines underground. Aerial cable fibers are generally collocated with SCE lines on poles, and underground transmission lines are located in a conduit separate from other utilities.

Telephone Service. Telephone service in the city is provided by AT&T, and facilities include both aerial and underground fiber and copper transmission lines. Most of the underground and aerial telephone transmission lines are generally collocated with other utilities on poles or in underground trenches and are constructed in public and roadway rights-of-way to reduce visual and aesthetic impacts and potential safety hazards (City of Tehachapi 2012b).

Discussion of Checklist Answers – Would the Project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. It is not anticipated that the Project would require the need for on-site wastewater treatment, as the Project would connect to the City's sewage collection system. Therefore, this impact is currently considered less than significant. This issue will be addressed in the EIR.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact. Implementation of the Project would result in an increased demand for water supply and wastewater treatment services. While it is anticipated that the Project would not require the construction of new water or wastewater treatment facilities, or require the expansion of existing facilities, the potential impacts are currently unknown and will be addressed in the EIR. Therefore, this impact is currently considered potentially significant, pending further analysis in the EIR.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could have significant environmental effects?

Potentially Significant Impact. Implementation of the Project would require the construction of on-site stormwater and drainage management facilities. The extent and type of this infrastructure, and connection to the City's existing infrastructure, is currently unknown and will be addressed in the EIR. Therefore, this impact is currently considered potentially significant, pending further analysis in the EIR.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements necessary?

Potentially Significant Impact. The City is currently using all of its adjudicated groundwater and would not require additional groundwater beyond its adjudicated allocation to supply water through build-out of the General Plan (City of Tehachapi 2012b). The General Plan includes objectives and policies intended to minimize impacts to groundwater supply, including sustainable infrastructure and water conservation policies, which would apply to the Project. Implementation of the Project would result in increased water demand potentially greater than what was considered in the General Plan EIR, which may result in a potentially significant impact, warranting further evaluation. Preparation of the EIR will include an assessment of water supply and quantification of projected water demand.

e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. The City's General Plan Update EIR did not identify a significant impact resulting from build-out of the General Plan (City of Tehachapi 2012b). Implementation of the Project would result in demand for wastewater collection and treatment, potentially greater than what was considered in the General Plan EIR, which may result in a potentially significant impact, warranting further evaluation. Preparation of the EIR will include an assessment of wastewater demand and available capacity at the existing WWTP.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact. The City's General Plan Update EIR did not identify a significant impact resulting from build-out of the General Plan (City of Tehachapi 2012b). Implementation of the Project would result in demand for solid waste disposal, during both construction and operation of the Project, potentially greater than what was considered in the General Plan EIR. This issue warrants further evaluation in the EIR. Preparation of the EIR will include an assessment of available capacity at the existing solid waste disposal facilities, potential impacts related to solid waste, and mitigation measures, as necessary.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. It is anticipated that the Project would comply with all federal, state, and local statues and regulations related to solid waste; therefore, this impact is considered less than significant and does not warrant further analysis in the EIR.

CITATIONS

California Department of Conservation (CDOC). 2014. Rural Land Mapping Edition Kern County Important Farmland 2012 Sheet 3 of 3. California Department of Conservation, Division of Land Resource Protection. Map published August 2014.

California Department of Finance. 2014. Report P-1 (Total Population) State and County Population Projections, July 1, 2010-2060 (5-year increments). California Department of Finance, Demographic Research Unit. December 15, 2014. Available at: http://www.dof.ca.gov/Forecasting/Demographics/projections/. Accessed September 13, 2016.

California Department of Fish and Wildlife (CDFW). 2016. Personal communications, Dave Hacker. July 7, 2016.

California Department of Housing and Community Development. 2013. *Guide to the 2013 California Green Building Standards Code Residential*. December 2013.

California Department of Toxic Substances Control (DTSC). 2016. Envirostor. Available at: http://www.envirostor.dtsc.ca.gov/public/. Accessed March 10, 2016.

California Department of Transportation (Caltrans). 2016. California Scenic Highway Mapping System. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed July 31, 2016.

California Emergency Management Agency (Cal/EMA). 2009. *State of California Emergency Plan*. July 2009.

California Energy Commission (CEC) and California Public Utilities Commission (CPUC). 2015. *CA Energy Efficiency Strategic Plan New Residential Zero Net Energy Action Plan 2015–2020*. California Energy Commission Efficiency Division and California Public Utilities Commission Energy Division. June 2015.

California Environmental Protection Agency (CALEPA). 2016. Cortese List Data Resources. Available at: http://www.calepa.ca.gov/SiteCleanup/CorteseList/. Accessed August 6, 2016.

City of Tehachapi. 2012a. *Tehachapi General Plan*. January 2012.

City of Tehachapi. 2012b. *City of Tehachapi General Plan Update Environmental Impact Report* (SCH# 2009101084). April 2012.

City of Tehachapi. 2013. *EOC Guidebook and Section Checklists and NIMS/SEMS Basic Plan*. January 2013.

City of Tehachapi. 2014. *Zoning Code*. Adopted October 2014.

County of Kern. 2008. *Emergency Operations Plan*. August 26, 2008.

County of Kern. 2010. *Greater Tehachapi Area Specific Plan Environmental Impact Report*. November 9, 2010.

County of Kern. 2012. *Airport Land Use Compatibility Plan*. November 13, 2012.

Federal Emergency Management Agency (FEMA). 2008a. Flood Insurance Rate Map Kern County, California and Incorporated Areas Panel 2839 of 4125. Map Number 06029C2839E. September 26, 2008.

Federal Emergency Management Agency (FEMA). 2008b. Flood Insurance Rate Map Kern County, California and Incorporated Areas Panel 2850 of 4125. Map Number 06029C2850E. September 26, 2008.

Office of Planning and Research. 2005. *Tribal Consultation Guidelines Supplement to General Plan Guidelines*. State of California Office of Planning and Research. November 14, 2005.

Office of Planning and Research. 2015. *Discussion Draft Technical Advisory: AB52 and Tribal Cultural Resources in CEQA*. State of California Office of Planning and Research. May 2015.

State Water Resources Control Board (SWRCB). 2016. GeoTracker. Available at: http://geotracker.waterboards.ca.gov/. Accessed March 10, 2016.

SWCA Environmental Consultants (SWCA). 2010. *Paleontological Resources Draft Existing Conditions Report for the Greater Tehachapi Area Specific Plan Kern County, California*. April 2010.

U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS). 2016. Web Soils Survey. Available at: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed August 4, 2016.

U.S. Geologic Survey (USGS). 1970. Geologic Map of the Tehachapi Quadrangle, Kern County, California. 1970.

U.S. Environmental Protection Agency (EPA). 2016. Climate Change, Southwest. Available at: https://www3.epa.gov/climatechange/impacts/southwest.html. Accessed August 6, 2016.

This page intentionally left blank.