

---

## NOTICE OF INTENT TO ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

**CEQA PUBLIC REVIEW PERIOD: June 10, 2020 RESPOND BY: July 9, 2020**

---

To: Public Agencies, Organizations and Other Interested Parties  
From: City of Tehachapi, Planning Department  
115 South Robinson Street  
Tehachapi, CA 93561-1722

---

**Subject:** In compliance with the California Environmental Quality Act (CEQA), the City of Tehachapi (City) is releasing a Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for *The Address at Tehachapi* Project (Project). This notice is released to all applicable agencies, organizations and interested persons (see Attachment A) for review and comment. Reviewers are asked to focus on content, accuracy, and potential impacts upon the environment.

**Project Title:** The Address at Tehachapi (PD No. 2010-02)      **Applicant:** City of Tehachapi, Planning Department  
115 South Robinson Street  
Tehachapi, CA 94303  
**Project Location:** Generally located at the northeast corner of Highline Road and Tucker Road (APN 417-011-15)      **Contact Person:** Kim Burnell  
**Telephone:** 661-822-2200 Ext. 118  
**Email:** [kburnell@tehachapicityhall.com](mailto:kburnell@tehachapicityhall.com)

**Project Description:** The Project is a master planned residential development that proposes to construct the following: 234 lots ranging in size from 6,600 square feet to 8,100 square feet for detached single-family residences and 3 larger single-family lots ranging in size from 10,373 square feet to 16,620 square feet for a total of 237 developable lots; 1.97 acres of open space consisting of two park/open space areas with a community clubhouse at the center of the subdivision; and a large lot reserved for installation of storage units and to allow for parking recreational vehicles for sole use of residents at the Southeast corner of the subdivision.

**Public Hearing Date:** A Planning Commission is tentatively scheduled for September 14, 2020. Please review the City's website to verify date of actual public hearing: [www.liveuptehachapi.com](http://www.liveuptehachapi.com).

**CEQA Project Status:** A Draft IS/MND has been prepared for this project pursuant to the provisions of CEQA. The Draft IS/MND prepared for this project demonstrates that the proposed project will not have any significant or unmitigatable effects on the environment. As a result of the adoption of this document and the implementation of the proposed mitigation measures, the proposed project will not have any significant or unmitigatable effects on the environment. The site is not located on any list of Hazardous Waste site or facilities pursuant to Government Code Section 65962.5. The Draft IS/MND and all related project documents are available to the General Public at the City of Tehachapi, City Hall Annex, 117 South Robinson Street, Tehachapi, CA 93561 and at <https://www.liveuptehachapi.com/273/California-Environmental-Quality-Act-CEQ>