



City of Tehachapi
Development Services Planning Department
117 S. Robinson Street
Tehachapi, California 93561
(661) 822-2200

NOTICE OF PREPARATION

DATE: January 26, 2017

TO: State Clearinghouse, State and Local Agencies, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the City of Tehachapi's intent, as Lead Agency, to prepare an EIR for this project, which is located in an area of interest to you and/or the organization or agency you represent. This EIR will be prepared by consultants and submitted to the Planning Department for independent review and certification.

The Planning Department requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to directions below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document 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 for the project.

PROJECT TITLE: Red Apple Pavilion

PROJECT APPLICANT: Tehachapi Holdings, LLC, c/o Frontier Real Estate Investment

PROJECT LOCATION: Southwest corner of Red Apple Avenue and Tucker Road in the City of Tehachapi, as shown in the attached Regional Vicinity and Project Location figure. The affected assessor parcel numbers are as follows: 223-140-10, 223-140-36, 223-140-37, 223-140-38, and 223-140-39. The site is mostly vacant with the exception of one unoccupied single-family house and four out-buildings (sheds). No plantings or trees occur on site, which is mostly covered by herbaceous vegetation, as shown in the attached Aerial View of the Project Site and Vicinity and USGS Map-Tehachapi North Quadrangle.

PROJECT DESCRIPTION: The project would involve the demolition of an existing unoccupied structure, four unoccupied sheds, and a concrete step foundation, and the construction of a new commercial retail center totaling approximately 120,455 square feet. Approximately six buildings would be constructed in a row in the western portion of the site along McIntosh Street and four buildings in the eastern portion along Tucker Road. All of the buildings would be single-story in height. Two buildings along Tucker Road would be fast food establishments with drive-through driveways, one standalone structure would include a bank and retail space, and one standalone structure at the corner of Red Apple Avenue and

Tucker Road would include a potential pharmacy. Five of the six buildings in the western portion of the site would include retail space and one building would be divided between retail and restaurant space. The project will be constructed in two phases with the buildings along Tucker Road to be Phase 1 (totaling 32,855 square feet) and the six buildings in the western portion of the site along McIntosh Street to be Phase 2 (totaling 87,600 square feet). The project would include 541 parking spaces. See the attached Conceptual Site Plan.

REQUESTED ENTITLEMENTS/APPROVALS: The applicant is requesting ministerial and discretionary approvals as part of the project, including but not limited to: Site Plan approval; issuance of grading and building permits; certification of the EIR and findings; other ministerial or discretionary permits that may be necessary in order to execute and implement the project, such approvals may include, but are not limited to: landscaping approvals, exterior approvals, permits for driveway curb cuts, storm water discharge permits, and installation and hookup approvals for public utilities and related permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The City of Tehachapi, as the Lead Agency, has determined that an EIR will need to be prepared. The EIR will be comprehensive in nature, evaluating all issues noted in the CEQA Appendix G Environmental Checklist. The following issues will be addressed in the EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hydrology/Water Quality, Noise, and Transportation/Traffic.

The EIR will address the short- and long-term effects of the project on the environment and will evaluate the potential for the project to cause direct and indirect impacts as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, feasible mitigation measures will be proposed. A mitigation monitoring program will be developed as required by State CEQA Guidelines Section 15126.4.

DOCUMENT AVAILABILITY AND PUBLIC REVIEW TIMELINE: The environmental determination in this NOP is subject to a **30-day public review period** per Public Resources Code Section 21080.4(a) and State CEQA Guidelines Section 15082. During the public review period, public agencies and interested parties have the opportunity to identify those environmental issues that have the potential to be affected by the project and that should be addressed in the EIR. For this project, the public review period is as follows: **January 26, 2017, through February 27, 2017.**

A copy of the NOP for the proposed project is available for public review at the Lead Agency:

City of Tehachapi
Development Services, Planning Department
City Hall Annex
117 S. Robinson Street
Tehachapi, CA 93561
ATTN: Trevor Hawkes, Planner

Phone: (661) 822-2200 ext. 118
Fax: (661) 822-8559
thawkes@tehachapicityhall.com

In addition, an electronic copy of the NOP will be made available on the City's website:
www.liveuptehachapi.com

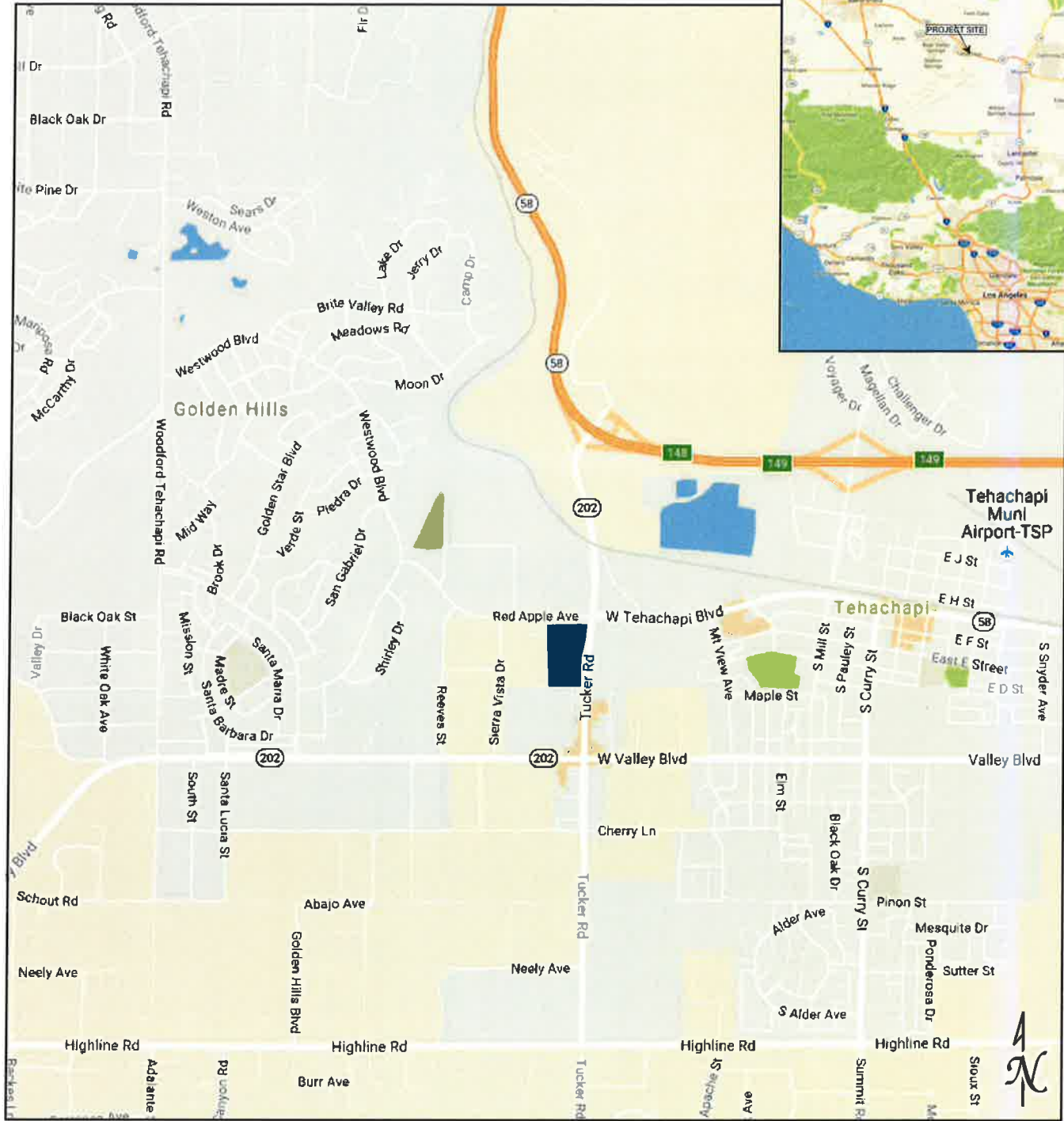
Please send your response to Jay Schlosser, Development Services Director, at the address shown above. We will need the same of a contact person in your agency or organization, if applicable.

Signature: 

Name & Title: Trevor Hawkes, Planner, City of Tehachapi

Enclosures

- Regional Vicinity and Project Location
- Aerial View of the Project Site and Vicinity
- USGS Map-Tehachapi North Quadrangle
- Conceptual Site Plan



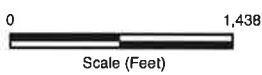
■ Project Site



Source: Google Earth, December 2016.



Regional Vicinity and Project Location



Source: Google Earth, December 2016.



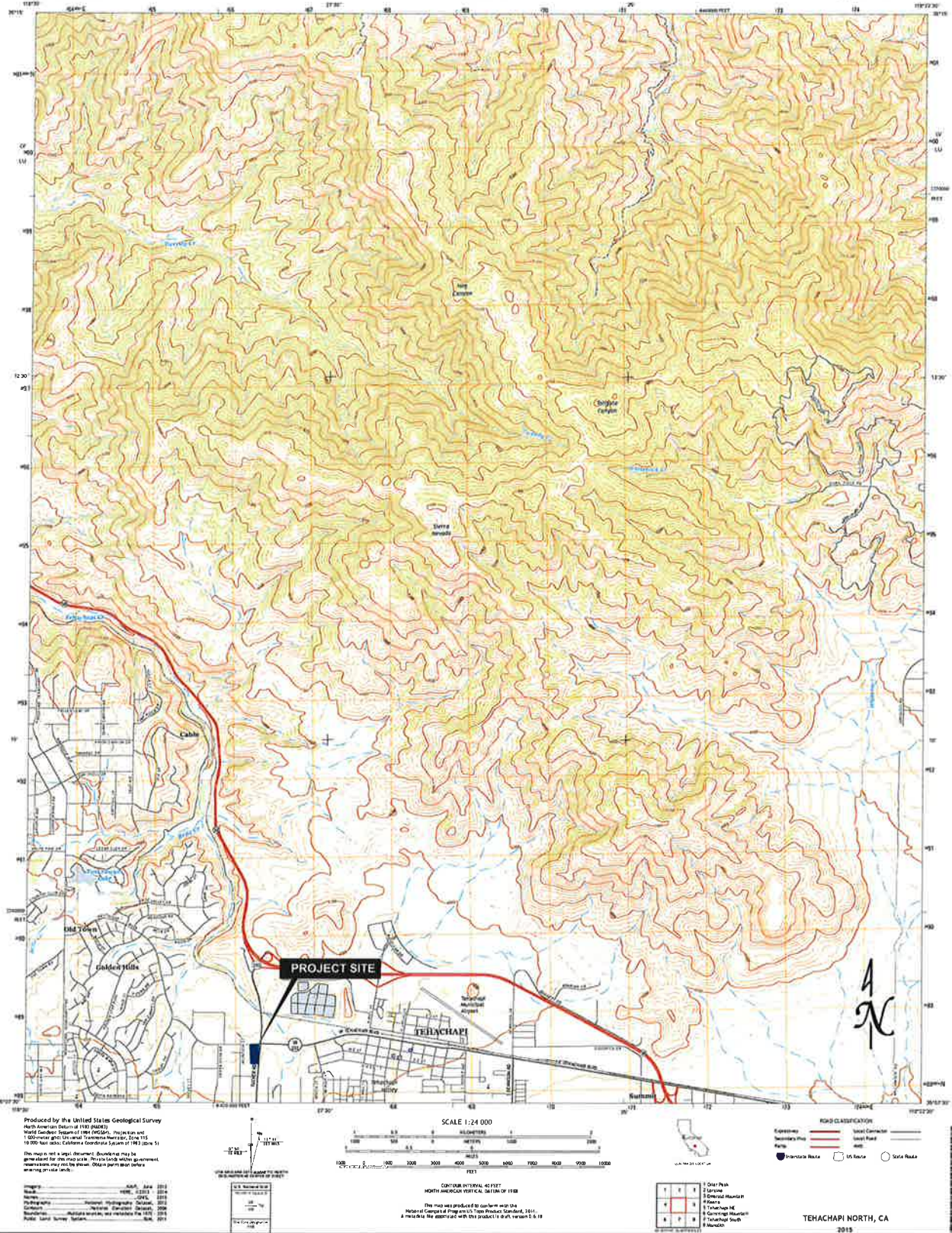
Aerial View of the Project Site and Vicinity



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



TEHACHAPI NORTH QUADRANGLE
CALIFORNIA KERN CO.
7.5-MINUTE SERIES



Source: USGS, December 2016.



USGS Map-Tehachapi North Quadrangle

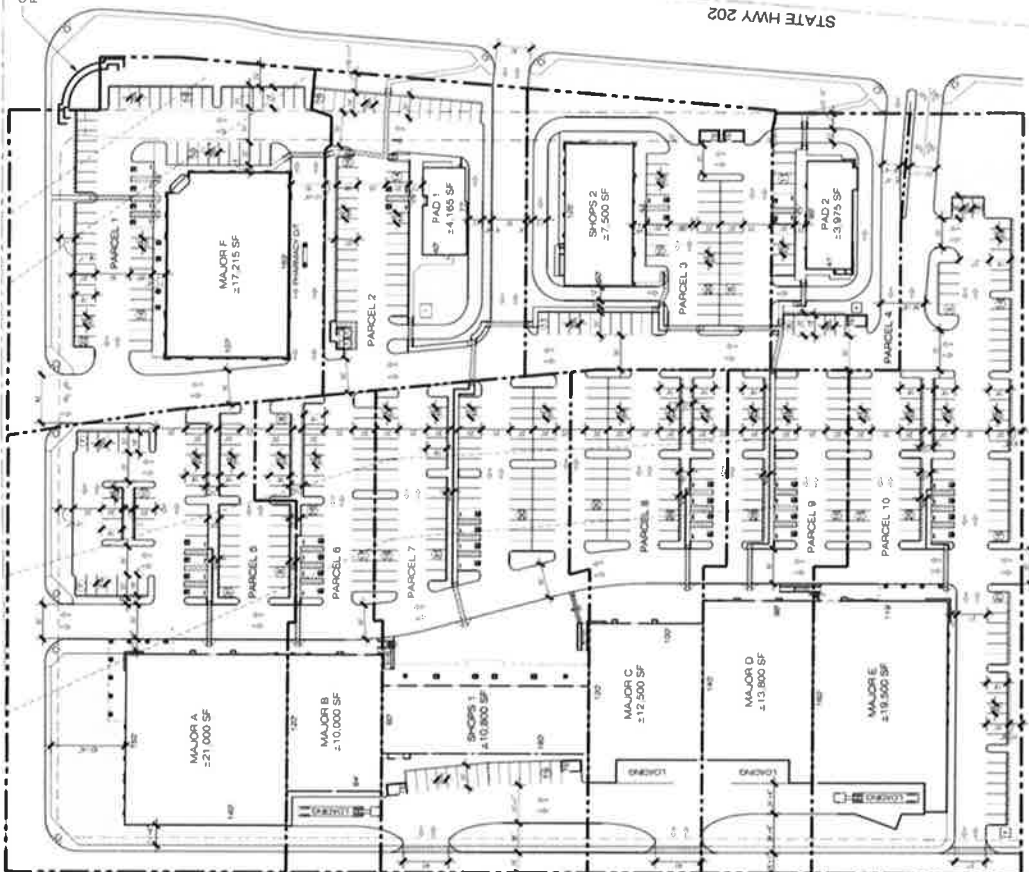
TEHACHAPI BLVD.

RED APPLE AVENUE

CORNERS
FEATURE

TUCKER ROAD

STATE HWY 202



PIPPIN COURT

MCGINTOSH STREET



Source: Bickel Group Architecture, December 2016.



Conceptual Site Plan