

Environmental Checklist Form

Project Title: TTM 6731: Obtain Tentative Tract Map approval to create a request to create 120 Estate Density (proposed pre-zoned E-2) single family residential lots and (1) park sump located North of the NW corner of Kendall Ave and S. Norma St. APN 510-010-06 & 7 Applicant: (Taft Corporation).

1. Lead Agency Name and Address: City of Ridgecrest Planning Department, 100 West California Avenue, Ridgecrest, CA 93555
1. Contact Person and Phone Number: Pamela Hill - 760-499-5066
2. Project Location: North of NW corner of Kendall Ave and S. Norma St., in the E 1/2 of the NW ¼ of Sec. 16 T27S R40E
3. Project Sponsor's Name and Address: City of Ridgecrest 100 W. California Ave, Ridgecrest, CA 93255
6. General Plan Designation: Estate Density (ED)
7. Zoning: proposed Pre Zoning - **Estate Density Residential (E-2 10,000 s.f. Minimum lot size)**
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)
9. APN: APN 510-010-06 & 7,
10. Surrounding Land Uses and Setting: Briefly describe the project's surroundings: The project site is vacant desert sage brush surrounded by the same on all sides. The south boundary abuts the City Limits, the East and North abuts a 40 ac vacant parcels and the west abuts 20 vacant parcels Adjacent city zoning is E2 and county zoning of Residential 2 ½ ac. Min.
11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Department of Fish and Game, U.S. Fish and Wildlife
12. By Reference, this Environmental Assessment Form includes the documentation contained within the *Mitigated Negative Declaration* prepared for this site by the Kern County Planning Department posted on February 14, 2008, (copy available at City of Ridgecrest Planning Department).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environment factors check 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.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resource | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

Determination: (to be completed by the Lead Agency)
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 the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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" or "potentially significant unless mitigated" impact 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 (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) 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.

Signature

February 6, 2009
Date

Pamela Hill, Planning
Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1.) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show 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 where it is based on project-specific factor 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 off-site as well as on-site, 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, then 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 measure from Section XVII, "Earlier Analysis," may be cross-referenced).

- 5.) Earlier analysis 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. Section 15063 (C)(3)(D). In this case, 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 individual contacts should be cited in the discussion.
- 8) This is only a suggested plan, 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.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
AESTHETICS – Would the project:				
Have a substantial adverse effect on a scenic vista?				X
Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				X
Substantially degrade the existing visual character or quality of the site and its surroundings.				X
Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
Comments: Not scenic resources on the site. Landscaping and fence design shall be submitted and approved by staff prior to construction. All on-site exterior lighting shall be hooded and directed on-site				
AGRICULTURAL 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. Would the project:				
Convert Prim 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
Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
Comments: This site is not located in an area designated as farmland per City of Ridgecrest General Plan 1991-2010.				
AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
Conflict with or obstruct implementation of the applicable air quality plan?			X	
Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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
Expose sensitive receptors to substantial pollutant concentrations?				X

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Create objectionable odors affecting a substantial number of people?				X
Comments: Future development would require installation of public infrastructure and development of proposed sites, possible air quality impacts may occur. Dust control mitigations would be required during construction.				
BIOLOGICAL RESOURCES – Would the project:				
Have a substantial adverse effect, either directly or through habitual 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 Game or U.S. Fish and Wildlife Service?		X		
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
Have a substantial adverse effect on formerly 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
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established use of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
Comments: A Biota study was conducted on the site and was found to have little habitat value. No impacts to endangered species or their habitat were noted on the Biota study which be a direct result of this subdivision. The site is undisturbed. Any proposed grading at this location would be subject to mitigation as required by CA State Department of Fish and Game and US Fish and Wildlife Service.				
CULTURAL RESOURCES – Would the project:				
Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Disturb any human remains, including those interred outside of formal cemeteries?				X
Comments: Not known to be a site of cultural or archaeological significance per City of Ridgecrest General Plan 1991-2010 and the Southern San Joaquin Valley Archaeological Information Center. Future projects at this site will be required to halt construction in the event of an archaeological find.				
GEOLOGY AND SOILS – Would the project:				
Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				X
i) Rupture of a known earthquake fault, as delineated on 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
Result in substantial soil erosion or the loss of topsoil?				X
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
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
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
Comments: Subject site is not located in an Alquist- Priolo zone During installation of public infrastructure, possible soil erosion impacts may occur. Dust control mitigations shall be required during construction phase.				
HAZARDS AND HAZARDOUS MATERIALS – Would the project:				

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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
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	
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
Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
Comments: No known significant hazards have been identified on the subject parcels per the City of Ridgecrest General Plan 1995-2010.				
HYDROLOGY AND WATER QUALITY – Would the project:				
Violate any water quality standards, waste discharge requirements?				X
Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (e.g., the production rate of 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
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 situation on or off site?				X
Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
Otherwise substantially degrade water quality?				X
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		
Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
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
Inundation by seiche, tsunami, or mudflow?				X
Comments: Future drainage improvements shall be designed to be consistent with the adopted City of Ridgecrest Drainage Study. The project may require a preliminary Drainage Study and would be submitted to the City Engineer for review. Figure 8-1 of the City of Ridgecrest General Plan 1991-2010 identifies a portion of the site to be in a 100 year flood zone. Figure 8-2 Master Drainage identifies future drainage facilities adjacent to the site. Buildings would be required to be built 1 foot above the flood elevations				
LAND USE AND PLANNING – Would the project:				
Physically divide an established community?				X
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
Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
Comments: There are no conflicts with applicable land use plans, zoning or habitat conservation plans per City of Ridgecrest General Plan 1995-2010. Currently under consideration by Kern County Planning is a Tentative Tract Map 6731 consisting of 125 lots on 40 acres along with a zone change and general plan amendment from 2-1/2 ac to 1/4 ac. Net along the north boundary of the subject project.				
MINERAL RESOURCES – Would the project:				

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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
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
Comments: No presence of mineral resources per City of Ridgecrest General Plan 1995-2010.				
NOISE – Would the project result in:				
Exposure of person 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	
Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
A substantial temporary or periodic increase in ambient noise levels in the project vicinity above the levels existing without the project?				X
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	
For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
Comments: There shall be no exposure of persons to noise levels in excess of standards established per the City of Ridgecrest General Plan 1995-2010. The City of Ridgecrest is adjacent to China Lake Air Weapons Station and all areas of town are exposed to varies degrees of airport noise.				
POPULATION AND HOUSING - Would the project:				
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
Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Comments: This site is vacant surrounded by vacant land and nearby residential tracts. The Ridgecrest General Plan 1995-2010 has identified adequate vacant areas for a variety of residential uses including this site.				
PUBLIC SERVICES				
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:				
Fire Protection?				X
Police Protection?				X
Schools?				X
Parks?				X
Other public facilities?				X
RECREATION				
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
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
Comments: All public services can be adequately provided for this project per the City of Ridgecrest General Plan 1995-2010. Developer Impact Fees will be collected at building permit stage.				
TRANSPORTATION/TRAFFIC – Would the project:				
Cause an increase in traffic, which is substantial in relation to the existing traffic load and		X		

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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)?				
Exceed, either individually or cumulatively, a level of service standard established by the county congestion /management agency for designated roads or highways?			X	
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
Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
Result in inadequate emergency access?				X
Result in inadequate parking capacity?				X
Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Comments: A future project would require the design of the new streets be consistent with the City of Ridgecrest General Plan 1995-2010 Circulation and Transportation Elements and Engineering Standards. A Traffic Impact Fee would be paid by the developer at build permit stage. The site is surrounded by dirt roads. Public Works would condition the project to install adequate paved streets to access the project along Kendall Ave.				
UTILITIES AND SERVICE SYSTEMS – would the project:				
Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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
Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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
Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
Comply with federal, state, and local statutes and regulations related to solid waste?				X
Comments: The subdivision proposed will not exceed capacity of existing utilities and service systems and is adequate to serve the project. The project abuts a major proposed drainage route as shown on figure 8-2 Master Drainage Plan in the 1991-2010 General Plan. Public Works will condition the project accordingly to coincide with future drainage plans.				
MANDATORY FINDINGS OF SIGNIFICANCE				
Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
Comments: No Based on the evaluation contained in this document, the proposed project is not anticipated to significantly impact biological resources and is not expected to significantly impact cultural resources				
Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				X
Comments: No Potential cumulative impacts are limited to those involving groundwater, air quality, traffic noise, and recreation. Based upon information contained in the record, there is no evidence that these impacts are cumulatively significant or cannot be reduced to a level of insignificance through implementation of an approved development plan, adopted ordinances, development standards, and mitigation measures to ensure that the quality of the environment is not degraded				
Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?				X
Comments: No Adopted ordinances and mitigation measures will ensure that the project has not adverse consequences for human health, safety or welfare. The project has no adverse consequences for human health, safety or welfare.				

