

**P.C. RESOLUTION 09-09
APPROVING
MITIGATED NEGATIVE DECLARATION
GPA/ZC-08-04 w/PUD OVERLAY, PZC-09-02 and TTM 6691 PUD**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A MITIGATED NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT GPA-08-04, ZONE CHANGE ZC-08-04 w/PUD OVERLAY, PRE-ZONING PZC-09-02 AND TENTATIVE TRACT MAP TTM 6691 PUD, LOCATED ON 179.2 ACRES AT THE NW CORNER OF N. MAHAN ST. AND W. RIDGECREST BLVD. IN THE WEST ½ OF SEC. 32, T26S, R40E. APN: 455-100-06,07,08,09 (PAM RIDGECREST VENTURE, LLC)

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009, the Planning Commission duly and regularly reviewed the potential for environmental impact of 179.2 acres located at the northwest corner of N. Mahan St and W. Ridgecrest Blvd., APN: 455-101-06,07,08,09:

GPA-08-04: A request for a **GPA-08-04** to change the existing GP designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres.

ZC-08-04: A request for a **ZC-08-04** to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres.

PZC-09-02: A request to **Pre-zone** 23.92 gross acres along Brady St.knows as APN-455-100-07 and associated roadways from County designation of 5.6 (min. 2.5 ac) to E-1, (Estate 40,000 sf) to prepare for Annexation 17-2 into the City Limits and be a part of TTM 6691.

TTM 6691 PUD: A request to create **TTM 6691 PUD** a 223-lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B.& M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 139.1 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 9.4 acre (CS) Commercial Service Site and 13 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping. APN 455-100-06,07,08,09.

The Commission considered the initial study and evaluation and approved the certification and filing of a Mitigated Negative Declaration based upon the findings that:

(a) Subject to the proposed general plan amendment the project is in conformity with the applicable elements of the General Plan

(b) Subject to the proposed rezoning and pre-zoning for annexation, the project is in compliance with zoning regulations and procedures.

(c) The general plan amendment, zone change, pre-zoning and tentative tract map will not cause substantial environmental damage or substantially injure fish or wildlife or their habitats.

SECTION 2. ENVIRONMENTAL CERTIFICATION

The Commission hereby adopts and certifies a Mitigated Negative Declaration for the project with the following mitigation measures

1. All conditions of approval of Resolution 09-12 for TTM 6691 and Resolution 09-11 for General Plan Amendment GPA-08-04 and Zone Change ZC-08-04 w/PUD Overlay.

2. All mitigation measures identified in the initial study and Mitigated Negative Declaration for GPA-08-04, ZC-08-04, PZC-09-02 and TTM 6691.
3. Mitigation measures required by the California Department of Fish and Game and the U.S. Department of Fish and Wildlife.

The Commission authorizes and instructs the Secretary of the Planning Commission to file a Notice of Determination as required by law.

APPROVED AND ADOPTED this 23rd day of June, 2009, by the following vote:

AYES: Jeglum, Beres, Kauffman, Patin, Porter
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


James McRea, Secretary


Nellavan Jeglum, Chairman