Ridgecrest Commercial Specific Plan Offsite Improvements Project Mitigated Negative Declaration

Prepared for:

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

Prepared by:

appliedplanning inc

February 2015

Initial Study/Mitigated Negative Declaration

for the

Ridgecrest Commercial Specific Plan Offsite Improvements

Prepared for:

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

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Table of Contents

Section **Page**

1.0 Introduction 1-1
- 1.1 Document Purpose and Scope 1-1
- 1.2 Document Organization 1-3
- 1.3 Disposition of this Document 1-4

2.0 Project Description 2-1
- 2.1 Overview 2-1
- 2.2 Project Location 2-1
- 2.3 Proposed Project 2-3
- 2.4 Discretionary Approvals and Permits 2-8

3.0 Environmental Evaluation 3-1
- 3.1 Project Title 3-1
- 3.2 Lead Agency Name and Address 3-1
- 3.3 Project Applicant 3-1
- 3.4 Project Location 3-1
- 3.5 Explanation of Checklist Categories 3-2
- 3.6 Initial Study Checklist and Substantiation 3-3

4.0 Determination 4-1

5.0 Mitigation Monitoring Plan 5-1
- 5.1 Introduction 5-1
- 5.2 Mitigation Monitoring and Reporting 5-2

Appendix A : Biological Site Assessment Report

List of Figures and Tables

Figure **Page**

2.2-1 Project Location 2-2
2.3-1 Project Improvements 2-4

Table **Page**

2.3-1 Summary of Project Improvements 2-5
5-1 Mitigation Monitoring Plan 5-3

1.0 INTRODUCTION

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1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study/Mitigated Negative Declaration (IS/MND, MND) addresses potential impacts associated with the proposed Ridgecrest Commercial Specific Plan Offsite Improvements Project (Project). The Project proposes the construction of drainage and street improvements related to the development of the Ridgecrest Commercial Specific Plan. Further description of the Project is presented at Section 2.0, "Project Description."

This IS/MND was prepared pursuant to Section 15063 of the *California Environmental Quality Act (CEQA) Guidelines*. Although this document was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the Initial Study fully represent the independent judgment and position of the City of Ridgecrest, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA, and the State and local CEQA Guidelines, as the Lead Agency, the City is solely responsible for approval of the proposed Project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from the Project.

Article 6 of the *CEQA Guidelines* discusses the Mitigated Negative Declaration Process, which is applicable to the Project. Article 6 states in pertinent part:

> "A public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

(a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(b) The initial study identified potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and

(2) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment."

As supported by the Initial Study presented herein, the City has determined that the Project may result in or cause potentially significant effects. However, compliance with existing policies, plans and regulations, and applicable revisions to the Project plans, together with design features and mitigation measures incorporated in the proposal would avoid the effects or mitigate the effects to a point where no significant impacts would occur. The City has consequently determined that a Mitigated Negative Declaration (MND) should be prepared for the proposed Ridgecrest Commercial Specific Plan Offsite Improvements Project.

The City has the authority to review and approve the proposed Project. This IS/MND is intended to be an informational document, providing the City's decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 DOCUMENT ORGANIZATION

This IS/MND includes the following sections.

Introduction: This Section (1.0) describes the format of the IS/MND and provides summary findings of the environmental analysis

Project Description: This Section (2.0) describes the Project and its objectives, and outlines the existing regulations that will affect development of the Project.

Environmental Evaluation: This Section (3.0) presents the Initial Study Environmental Checklist and responses to topical environmental questions posed within the Checklist. Answers provided for items in the Checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate. Additionally, for environmental considerations identified as "potentially significant unless mitigation incorporated," the checklist discussion identifies potential environmental impacts of the Project, proposes mitigation measures that reduce potentially adverse environmental effects, and indicates levels of significance subsequent to the application of proposed mitigation measures.

Determination: This Section (4.0) responds to questions relating to mandatory findings of impact significance and presents the determination regarding the appropriate environmental document for the Project.

Mitigation Monitoring Plan: This Section (5.0) presents the Project Mitigation Monitoring Plan (MMP). The MMP summarizes potentially significant impacts of the Project together with the specific mitigation measures incorporated in the proposal that avoid or reduce potentially significant environmental effects of the proposal. The MMP also identifies mitigation timing, and parties responsible for implementing and monitoring of mitigation measures.

1.3 DISPOSITION OF THIS DOCUMENT

This Mitigated Negative Declaration and supporting Initial Study will be circulated by the City of Ridgecrest for 20 days, to allow for public and agency review. Comments received on the IS/MND will be considered by the City in their review of the proposed Project. The general public is encouraged to contact the City for responses to specific questions regarding the CEQA process and its administration for the proposed Project.

2.0 PROJECT DESCRIPTION

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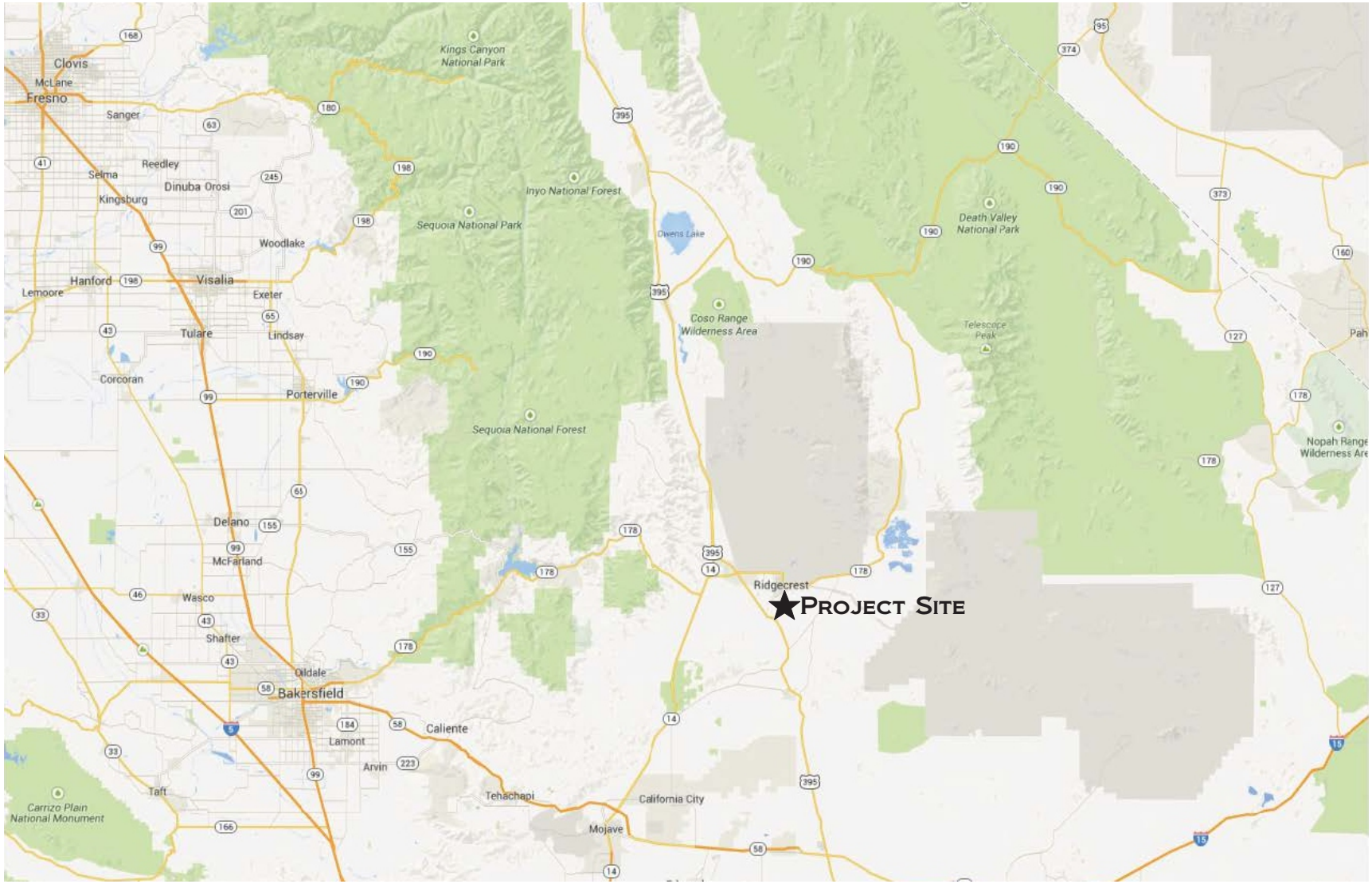
2.1 OVERVIEW

The Ridgecrest Commercial Specific Plan Offsite Improvements Project (Project) proposes the construction of drainage and street improvements related to the development of the Ridgecrest Commercial Specific Plan. The Ridgecrest Commercial Specific Plan was a qualified voter sponsored initiative that was adopted without alteration by the Ridgecrest City Council on February 3, 2010 pursuant to *Elections Code* Section 9214. The Ridgecrest Commercial Specific Plan governs approximately 28.5 acres of vacant land at the southeast corner of South China Lake Boulevard and East Bowman Road and allows for the development of a 205,000-square-foot Major Tenant (proposed to be a Walmart), a 16-pump fueling station and 500-square-foot building, a 25,000-square-foot retail building, and a 5,000-square-foot retail building.

2.2 PROJECT LOCATION

The Project site is located in the City of Ridgecrest in northeastern Kern County, as shown at Figure 2.2-1, "Project Location." The Specific Plan allows for the development of a commercial retail center, along with associated roadway and drainage infrastructure improvements situated within Section 2 of the Ridgecrest South 7.5 minute USGS Quad, Township 27 South, Range 40 East. The City of Ridgecrest is located within the southern portion of Indian Wells Valley, which is surrounded by four mountain ranges: the Southern Sierra Nevada Mountains on the west, the Coso Range on the north, the Argus Range on the east, and the El Paso Mountains on the south. Regional access to the Project site is provided from State Route 14 (SR 14), U.S. 395, and State Route 178 (SR 178). Major arterials that provide access to the Project site include East Bowman Road and South China Lake Boulevard.



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NOT TO SCALE

Source: Google Maps, Applied Planning, Inc.

applied planning inc

Figure 2.2-1
Project Location

2.3 PROPOSED PROJECT

The Project involves the proposed construction of infrastructure improvements associated with the implementation of the Commercial Specific Plan. The Project components are described in detail below and presented in Figure 2.3-1.

2.3.1 Drainage Improvements

The storm water drainage improvements include the construction of flood control channels along Bowman Road, culverts and a detention basin along South China Lake Boulevard, along with associated culvert crossings. The Major Tenant development will construct on-site storm water drainage facilities for conveyance of on-site runoff into these off-site public storm water improvements. Under existing conditions, storm water runoff originates in the El Paso Mountains to the south of the project and flows north across the site. The development is designed to treat 2-year storm flows onsite prior to discharging to offsite public drainage facilities in order to improve existing water quality and meet future low impact development requirements. Stormwater treatment will be accomplished by using a combination of biofiltration swales and hydrodynamic separation units (CDS Units).

The proposed public drainage improvements are designed as interim flood control measures, under implementation of the City of Ridgecrest's Master Drainage Plan (May 1989) to provide facilities for percolation of runoff, groundwater recharge and beneficial reuse; to alleviate periodic flooding caused by runoff from the large tributary area south and west of the existing commercial center at the southwest corner of South China Lake Boulevard and Bowman Road; and to accommodate the relatively minor flows from the commercial center itself. It is important to clarify that the proposed improvements will not prevent flooding during all storms but represent only the initial, pilot phase of the Master Plan drainage system. The following drainage improvements are proposed within existing state jurisdictional drainage features for the dual purpose of accommodating onsite stormwater flows from the Ridgecrest Commercial Specific Plan and in order to implement the Ridgecrest Storm Drain Master Plan. Please also refer to Table 2.3-1 for a summary of drainage channel improvements.

LEGEND OF OFF-SITE IMPROVEMENTS

1. BW-09: PROPOSED STORM DRAIN CHANNEL IMPROVEMENTS ALONG BOWMAN ROAD FROM 440 FEET WEST OF BEGINNING OF BW-10 TO CHINA LAKE BOULEVARD.
2. BW-10: PROPOSED ARCH CULVERT UNDER CHINA LAKE BOULEVARD AND THE PROTECTION OF EXISTING SEWER.
3. TRAFFIC IMPROVEMENTS AT SOUTH CHINA LAKE BOULEVARD AND BOWMAN ROAD, INCLUDING TURN LANES AND WIDENING OF BOWMAN ROAD TO TRANSITION AT THE INTERSECTION.
4. CHW-14 AND CHW-16: PROPOSED CONCRETE BOX CULVERTS FROM CH-14 POND ALONG CHINA LAKE BLVD AND UNDER E. BOWMAN TO THE BW-11 CHANNEL.
5. BW-11: PROPOSED STORM DRAIN CHANNEL IMPROVEMENTS ALONG THE NORTH SIDE OF BOWMAN ROAD FROM CHINA LAKE BLVD TO SUNLAND STREET.
6. EAST BOWMAN ROAD WIDENING FROM SOUTH CHINA LAKE BOULEVARD TO 200 FEET WEST OF SUNLAND STREET.
7. CH-14: PROPOSED BASIN IMPROVEMENTS FROM THE SOUTHERN SPECIFIC PLAN AREA BOUNDARY TO CHW-14.
8. TRAFFIC IMPROVEMENTS TO SILVER RIDGE STREET FROM BOWMAN ROAD TO SOUTHERN SPECIFIC PLAN AREA BOUNDARY.
9. BOWMAN ROAD TRAFFIC SIGNAL AT DRIVEWAY ENTRANCE TO PARKING LOT.
10. PROPOSED WIDENING WEST BOWMAN ROAD IMPROVEMENTS: TWO LANES EACH DIRECTION FROM INTERSECTION OF CHINA LAKE BOULEVARD AND BOWMAN ROAD TO 50 FEET WEST OF THE INTERSECTION AND TRANSITION TO EXISTING IMPROVEMENTS AT 940 FEET WEST OF INTERSECTION.

PROPOSED STREET IMPROVEMENTS

PROPOSED CULVERTS

PROPOSED EXISTING CHANNEL TO BE IMPROVED

PROPOSED CHANNEL IMPROVEMENTS

PROPOSED STORM DRAIN DETENTION IMPROVEMENTS

OFF-SITE IMPROVEMENTS

N

NOT TO SCALE

Source: Kimley-Horn and Associates, Inc.

applied planning inc

Figure 2.3-1
Project Improvements

Table 2.3-1 Summary of proposed offsite stormwater drainage channel improvements				
IMPROVEMENT NAME	**TYPE OF IMPROVEMENT**	**MATERIAL**	**APPROXIMATE LENGTH (FT)**	**DIMENSIONS**
Channel BW-9	Channelization	Rip-rap/unlined, hydroseeded	440	55′ W x 8.5′ D, 2:1 - 3:1 side slopes
Culvert BW-10	Replace culvert	arch span culvert	210	1 @ 21′ W x 8′ D
Culvert BW-9 to BW-11	Road crossing	aluminum plate	150	1 @ 17′ X 8′
Channel BW-11	Channelization	Rip-rap/armored grade control channel lining/unlined, hydroseeded	2,550	82-97′ W x 8′ D, 3:1 sides
Channel CHW-12	Detention basin	Native basin bottom	900	10′ W x 2.67′ D
Culvert CHW-14 to CHW-16	Install culvert	Concrete box culvert	545	2 @ 10′ W x 5′ D
Culvert CHW-16 to BW-11	Install Road crossing culvert	Concrete box culvert	180	2 @ 10′ W x 8′ D

Bowman Wash Improvements

The Bowman Wash is an intermittent drainage channel located along the north side of Bowman Road. This man-made flood control channel collects surface flows from storm water during rain events. The flows received from the urban developments are primarily contained west of an outlet weir/culvert located at S. China Lake Boulevard. Surface flows, bed and bank topography, and/or an Ordinary High Water Mark (OHWM) were observed along this feature from Norma Street to the west, to approximately 250 feet east of the existing culvert under China Lake Boulevard. Temporary flows occasionally extend past this point to Sunland Avenue during extreme precipitation events, but evidence of an OHWM or bed and bank topography dissipate.

Downstream of the BW-11/CHW-16 confluence (located at the intersection of S. China Lake Boulevard and East Bowman Avenue), the Bowman Wash channel (BW-11) will be improved (i.e., widened and deepened) to accommodate the increase in storm water runoff caused by upstream improvements. This channel will be extended approximately one-half mile downstream to Sunland Street. In most storms runoff will infiltrate. In

larger storm events water will spread out after it has crossed over Sunland Street as it historically has done.

The following Bowman Wash improvements will be constructed:

- **Channel BW-9**: this is an existing, manmade, earthen trapezoidal channel/detention basin on the north side of Bowman Road, between Norma Street and S. China Lake Boulevard. Approximately 440 feet of the channel west of South China Lake Boulevard will be graded to a 2:1 to 3:1 slope and stabilized by the installation of rock slope protection fabric and rip rap along the side slopes, leaving a native channel bottom. The channel will be lined with reinforced concrete at the transition to Culvert BW-10, an arch culvert to be installed under China Lake Boulevard to connect BW-9 to BW-11. Approximately 428 linear feet (or 0.68 acre) of potential jurisdictional features would be affected in BW-9.

- **Channel BW-11**: the public right-of-way along the north side of E. Bowman Road will be graded and improved to create an earthen channel with a 3:1 slope from South China Lake Boulevard to Sunland Street to convey the flows currently on Bowman Road. BW-11 will convey the flows from the BW-10 culvert, the box culvert under Bowman Road for the CH-14 and CHW-16 flows and the on-site culvert flows. Starting at China Lake Boulevard, the first 600 feet of the channel will be entirely concrete lined to prevent erosion in this confluence, the next 800 feet of channel will be earthen sides and bottom, with armored grade control structures (e.g., rip rap or geogrid) and the remaining approximately 1,100 feet of channel will be unlined, hydroseeded earthen sides and bottom. Approximately 367 linear feet (or 0.14 acre) of jurisdictional features would be affected.

College Heights Wash Improvements

College Heights Wash is a constructed ephemeral roadside channel that conveys flows for brief periods during storm events. This feature receives water primarily from three large corrugated pipes underneath College Heights Boulevard and conveys flows in a northeasterly direction into a dry, level outlet basin south of the S. China Lake Boulevard

and Bowman Road intersection. Approximately 847 linear feet (or 0.06 acre) of jurisdictional features would be affected. The following drainage improvements to the College Heights Wash are proposed as part of the project:

- **Channel CHW-12:** is a proposed detention basin at the southwest corner of the Ridgecrest Commercial Specific Plan area adjacent to South China Lake Boulevard that connects to Channels CHW-14/CHW-16.

- **Channels CHW-14/CHW-16:** combination of approximately 350 foot pre-cast concrete box culvert running adjacent to South China Lake Boulevard and a 180 foot pre-cast concrete box culvert connecting CHW-14/CHW-16 to BW-11 via the concrete box culvert under East Bowman Road.

2.3.2 Roadway Improvements

The following roadway improvements will be constructed as part of the Ridgecrest Commercial Specific Plan:

- East Bowman Road will be widened for approximately 2,500 feet east of South China Lake Boulevard to 200 feet west of Sunland Street.

- West Bowman Road will be widened for approximately 50 feet west of South China Lake Boulevard and then transitioned the next 890 feet to the existing roadway.

- Silver Ridge Street will be constructed and paved from Bowman Road to the southern boundary of the Ridgecrest Commercial Specific Plan, approximately 600 feet.

- The intersection of South China Lake Boulevard and Bowman Road, including turn lanes, widening and transitions will be widened for approximately 600 feet in all directions to provide additional turning lanes.

2.4 DISCRETIONARY APPROVALS AND PERMITS

Discretionary approvals and other permitting actions necessary to realize the Project include, but are not limited to:

- Adoption of this MND;
- Approval of Various Permits Consistent with Sections 1600-1616 of the California Fish and Wildlife Code and Section 401 of the Clean Water Act; and
- Various Demolition, Grading, Encroachment, and Construction Permits.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

Ridgecrest Commercial Specific Plan Offsite Improvements Project

3.2 LEAD AGENCY NAME AND ADDRESS

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

3.3 PROJECT APPLICANT

Walmart Stores, Inc.
2011 SE 10th Street
Bentonville, AR 72716

3.4 PROJECT LOCATION

The Project site is located in the City of Ridgecrest in northeastern Kern County, as shown at Figure 2.2-1, "Project Location." The City of Ridgecrest is located within the southern portion of Indian Wells Valley, which is surrounded by four mountain ranges: the Southern Sierra Nevada Mountains on the west, the Coso Range on the north, the Argus Range on the east, and the El Paso Mountains on the south. Regional access to the Project site is provided from SR 14, U.S. 395, and SR 178. Major arterials that provide access to the Project site include East Bowman Road and South China Lake Boulevard.

3.5 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests format and content for environmental analyses, including topical checklists to assist in evaluation of a project's potential environmental effects. The Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G. Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

"No Impact" applies where the impact simply does not apply to projects like the one involved. For example, if the project site is not located in a fault rupture zone, then the item asking whether the project would result in or expose people to potential impacts involving fault rupture should be marked as "No Impact."

"Less-Than-Significant Impact" applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, a development which would only slightly increase the amount of surface water runoff generated at a project site would be considered to have a less-than-significant impact on surface water runoff.

"Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." Incorporated mitigation measures should be outlined within the checklist and a discussion should be provided which explains how the measures reduce the impact to a less-than-significant level. This designation is appropriate for a Mitigated Negative Declaration, where potentially significant issues have been analyzed and mitigation measures have been recommended.

"Potentially Significant Impact" applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as "Potentially Significant Impact," an EIR is required.

3.6 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	☐	☐	☐	☒

Substantiation:

a, b) *No Impact*. The Project does not propose elements that would affect scenic vistas or scenic resources within a designated scenic highway. All proposed drainage and street improvements would occur at the ground level. These low-level improvements would have no effect on any scenic views.

c) *No Impact*. Based on the preceding discussion, the Project would have no effect on the existing visual character and quality of the Project area and its surroundings.

d) *No Impact*. The roadway improvements would not add any new sources of light or glare. The existing street lighting and signals would be retained along most of the roadway improvement area. Therefore, the Project would have no impact on the day or nighttime views in the area.

Sources: Scenic Highway Mapping System, California Department of Transportation, (http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, retrieved October 2014).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
II. AGRICULTURE AND FOREST 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 Department 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?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Substantiation:

a, c) *No Impact*. The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There is no land zoned or used as timber land or forest land within or adjacent to the Project limits.

b) *No Impact*. No Williamson Act contracts are in place for the subject site. The Project will therefore not conflict with any existing agricultural zoning designations, nor affect any existing Williamson Act contract(s).

d) *No Impact*. No forest land is located on the Project site or in the vicinity. The Project will have no effect on forest land.

e) *No Impact*. There is no farmland or any type of agricultural use in or adjacent to the Project limits. The Project does not involve other changes to the environment which could result in the conversion of farm land or forest land to other uses.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
III. 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:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
pollutant concentrations?				
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Substantiation:

a) *No Impact*. The proposed Project is located within the Mojave Desert Air Basin (MDAB), which covers approximately 20,000 square miles of desert in eastern Kern County and Riverside County, the northern desert portion of Los Angeles County, and most of San Bernardino County. The portion of the MDAB in which the proposed Project is located is regulated by the Eastern Kern Air Pollution Control District (EKAPCD). The EKAPCD California Clean Air Act Ozone Air Quality Attainment Plan was approved by the CARB in 1993. The EKAPCD's most recent Annual Implementation Progress Report for this attainment plan was completed in 2005. Compliance with existing EKAPCD rules and regulations during construction would ensure conformance with the approved EKAPCD air quality management plans.

A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the AQMP. Implementation of the proposed Project would not affect population, housing units, or employment or otherwise be inconsistent with the growth forecasts identified in the AQMP. Therefore, the proposed Project would be considered consistent and no impact would occur with the Project's implementation.

b) *Less-Than-Significant Impact*. The U.S. EPA and the ARB use different standards for determining whether the Basin is in attainment. Under national standards, the Basin is currently classified as an attainment/maintenance area for 1-hour ozone concentrations; a nonattainment area for 8-hour ozone concentrations; an unclassifiable/attainment area for PM_{10}, $PM_{2.5}$ and CO. The Basin is unclassified for NOx and SOx and holds no designation for Lead particulates. Under State standards, the Basin is currently classified as a moderate nonattainment area for 1-hour ozone concentrations; no designation for the 8-hour ozone concentrations and a nonattainment area for PM_{10}. The Basin is unclassified for $PM_{2.5}$ and CO and in attainment for NOx, SOx, and Lead particulates under the State standards. The EKCAPCD considers the Basin to be an attainment area for PM_{10} in accordance with federal thresholds.

During construction hours, there would be minor levels of gaseous and particulate emissions from construction vehicles and equipment, as well as particulates from shallow excavation activities. Such emissions would only occur during actual construction hours and the emissions would dissipate rapidly after cessation of construction activities. All routine dust control measures would be implemented in compliance with EKAPCD Rule 402 to avoid and minimize fugitive dust emissions. Once the Project is completed, there would be no new sources of air pollutant emissions. This Project would not contribute to any violations of state or federal air quality standards.

c) *No Impact*. Once the Project is completed, there would be no new sources of air pollutant emissions. Given the intermittent and short-term nature of construction emissions, any impacts would be less than significant. Further, the proposed Project would not be population and/or job growth inducing, and therefore would be consistent with the AQMP. Therefore, a cumulatively considerable air quality impact would not occur.

d) *Less-Than-Significant Impact*. During construction, gaseous and particulate emissions generated by construction vehicles and equipment and minor excavation work could affect pedestrians, bicyclists and possibly people outdoors nearby. Construction of the proposed Project would generate short-term emissions. However, given the extent and intensity of construction activities, it would not generate substantial amounts of air pollutants. Therefore, short-term impacts from the Project's construction would be less than significant.

e) *Less-Than-Significant Impact*. During construction, there would be some odors associated with construction vehicles and equipment exhaust emissions and from application of paving materials. Such odors would be minor, highly localized and would not adversely affect nearby land uses. Construction would potentially generate odors due to operation of construction equipment (diesel exhaust). These odors, which would be temporary in nature, would occur during daytime hours only and be isolated to the immediate vicinity of the construction activities. They would not affect a substantial number of people and the impact would be less than significant. Therefore, no impact would occur. The completed Project would not create any new odor sources.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No 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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, polices, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Substantiation:

a) *Potentially Significant Impact Unless Mitigation Incorporated*. Based on the results of the Project biological surveys, no special-status plants, animals, or protected bird species are present on the Project site. The complete Biological Site Assessment Report can be found at Appendix A of this Initial Study. According to the

Assessment, there is the potential for nesting birds (including burrowing owl), Mohave ground squirrel (MGS), and desert tortoise to migrate onto the site prior to Project construction. For this reason, the proposed Project has a potentially significant impact on protected biological resources. With implementation of Mitigation Measures BIO-1 through BIO-27, any potential impacts will be reduced to less than significant.

BIO-1 Before initiating ground-disturbing activities, Applicant/Permittee shall designate a representative (Designated Representative) responsible for communications with the California Department of Fish and Wildlife (CDFW) and for overseeing compliance with this Permit. The CDFW shall be notified in writing prior to commencement of ground-disturbing activities of the representative's name, business address, and contact information, and shall be notified in writing if a substitute representative is designated.

BIO-2 A biologist (Designated Biologist) knowledgeable and experienced in the biology and natural history of the Covered Species shall monitor construction activities in areas of Covered Species habitat to help avoid the take of individual animals and to minimize habitat disturbance. At least 30 days prior to ground-disturbing activities, the Applicant/Permittee shall submit to the CDFW in writing the proposed Designated Biologist's name, qualifications, business address, and contact information for review. The Designated Biologist must be approved by the CDFW prior to the commencement of ground-disturbing activities.

BIO-3 Prior to ground disturbance, the entire project site shall be fenced with MGS exclusion fence. To avoid impacts to MGS during fence construction, the proposed fence alignment shall be flagged and the alignment surveyed within 24 hours prior to fence construction. Surveys shall be conducted by the Designated Biologist using techniques approved by the CDFW. Biological Monitors may assist the Designated Biologist under his or her supervision. These surveys shall provide 100% coverage of all areas to be disturbed during fence construction and an additional transect along both sides of the proposed fence

line. All small mammal burrows shall be examined to assess occupancy of each burrow by MGS and handled in accordance with CDFW-approved protocol.

The exclusion fencing shall be installed prior to site clearing and grubbing. The fence installation shall be supervised by the Designated Biologist and monitored by the Biological Monitors to ensure the safety of any MGS present. This exclusion fencing shall be constructed of silt fence material that will prohibit wildlife from climbing the fence or burrowing below the fence. The fencing shall be buried approximately twelve inches below the surface and extend a minimum of 30 inches above grade. Fencing shall be installed and maintained during all phases of construction and decommissioning. The fencing shall be inspected by the Designated Biologist weekly and immediately after all major rainfall events through the duration of construction activities. Any needed repairs to the fence shall be performed on the day of their discovery. Exclusion fencing shall be removed once construction or channel work activities are complete. Outside temporarily fenced exclusion areas, the project operator shall limit the areas of disturbance. Parking areas, new roads, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible. These areas shall be flagged and disturbance activities, vehicles, and equipment shall be confined to these flagged areas. A copy of the fencing plan shall be submitted to CDFW and the City of Ridgecrest.

After the installation of the MGS exclusion fence and immediately prior to any ground disturbance, the Designated Biologist(s) shall conduct clearance surveys of the construction disturbance area for MGS and their burrows. The survey shall provide 100 percent coverage of suitable habitat within the project site (disturbed saltbush and creosote bush scrub). As a salvage effort, if potentially occupied burrows are identified, an attempt shall be made to trap and relocate the individual(s). Potentially occupied burrows shall also be fully excavated by hand before project activities begin.

BIO-4 As a salvage effort, if potentially occupied burrows are identified, an attempt shall be made to trap and relocate the individual(s). Potentially occupied burrows shall also be fully excavated by hand before project activities begin. Trapping, relocation, and MGS

burrow excavation shall only be conducted by individual(s) possessing an MOU with CDFW for such activities. Where MGS or where active burrows are detected (i.e., MGS are seen going in and out of the burrow), the MGS detected in a burrow shall be trapped and relocated by the Designated Biologist. Relocation sites must meet criteria approved by CDFW. After any MGS detected are trapped and relocated, the biologist shall excavate the active burrow to ensure no other squirrels remain underground. The excavated burrow shall be collapsed to prevent further use.

BIO-5 The Applicant/Permittee shall conduct an education program for all persons who will work onsite during Project implementation and construction. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology of the Covered Species, the habitat needs of the Covered Species, its status under CESA, and the management measures provided in this Permit. A fact sheet containing this information shall also be prepared and distributed. Upon completion of the program, employees shall sign a form stating that they attended the program and understand all protection measures. These forms shall be filed at City of Ridgecrest offices and shall be made available to the CDFW upon request.

BIO-6 Firearms and domestic dogs shall be prohibited from the Project site and site access routes during construction and development of the Project.

BIO-7 The Designated Biologist shall have authority to immediately stop any activity that is not in compliance with this Permit, and to order any reasonable measure to avoid the take of an individual of the Covered Species.

BIO-8 Dust control shall be implemented during project activities to facilitate visibility for the monitoring of the Covered Species by the Designated Biologist.

BIO-9 A trash abatement program shall be initiated during pre-construction phases of the Project and shall continue throughout the duration of the Project. Trash and food items

shall be contained in closed (raven-proof) containers and removed regularly (at least once a week) to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.

BIO-10 The Applicant/Permittee shall clearly delineate the property boundaries of the Project site with fencing, stakes or flags and shall similarly delineate the limits of construction areas.

BIO-11 Project-related personnel shall access the Project site during construction and development activities using existing routes and shall not cross Covered Species' habitat outside of the Project site. To the extent possible, previously disturbed areas within the Project site shall be used for temporary storage areas, laydown sites, and any other surface-disturbing activities. If construction of offsite routes of travel will be required, the CDFW shall be contacted prior to carrying out such an activity. The CDFW may require an amendment to the Permit if additional take of Covered Species may result from Project modification.

BIO-12 All Project-related parking, storage areas, laydown sites, equipment storage, and any other surface disturbing activities shall be confined to the Project site. Off-site Covered Species habitat shall not be used. Project-related vehicle traffic shall be restricted to established roads, staging, and parking areas. Applicant/Permittee shall post signs; place posting stakes, flags, and/or rope or cord; and place fencing as necessary to minimize the disturbance of Covered Species habitat. Vehicle speeds shall not exceed 20 mph on the Project site or construction routes in order to avoid MGS on or traversing these areas.

BIO-13 Any fuel or hazardous waste leaks or spills on the Project site during construction and development activities shall be stopped/repaired immediately and cleaned up at the time of occurrence. The storage and handling of hazardous materials shall be excluded from the construction zone and any unused or leftover hazardous products shall be properly disposed of offsite.

BIO-14 The Applicant/Permittee shall provide CDFW representatives with reasonable access to the Project site and mitigation lands under its control, and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the Permit. Neither the Designated Biologist, nor the CDFW, shall be liable for any costs incurred in complying with the management measures, including cease-work orders issued by the CDFW or as provided in the Permit.

BIO-15 Upon Project completion, all construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes shall be removed from the site and disposed of properly.

BIO-16 Notwithstanding any expiration date on the Permit's take authorization, the Applicant/Permittee's obligations under the Permit do not end until the CDFW accepts the Final Mitigation Report as complete.

BIO-17 If a Mohave ground squirrel is found in a burrow during Project-related activities on the Project site, it shall be immediately relocated to a burrow at a protected off-site location approved by the CDFW's Regional Representative. The MGS may only be relocated by a qualified biologist. The relocation burrow shall be prepared in the following manner: dig a hole at least two (2) feet deep, place a nine (9) inch diameter plastic container (with thick enough walls that it will not collapse when buried) in the hole, place cotton bedding material in the container, connect the container to a three (3) inch diameter flexible plastic pipe (with thick enough walls that it will not collapse when buried) running to the surface at a 45 degree angle, cover the artificial burrow with dirt leaving the surface end of the 3 inch pipe open, and place the MGS in the artificial burrow and lightly plug the burrow mouth with soil (in a manner similar to what MGS do in natural burrows). The Designated Representative shall immediately notify the CDFW of the incident unless the incident occurs outside of normal business hours. In that event, the CDFW shall be notified no later than noon on the next business day. Notification to the CDFW shall be via telephone or email, followed by a written incident report. Notification shall include the

date, time, location and circumstances of the incident, the name of the party that actually relocated the animal, and the location (including GPS coordinates) where the animal was moved.

BIO-18 If a Mohave ground squirrel is injured as a result of project related activities, it shall be immediately taken to a CDFW-approved wildlife rehabilitation and or veterinary facility. The Applicant/Permittee shall identify the facility prior to the start of ground disturbing activities. Any costs associated with the care or treatment of such injured Mohave ground squirrels shall be borne by Applicant/Permittee. The CDFW shall be notified immediately unless the incident occurs outside of normal business hours. In that event the CDFW shall be notified no later than noon on the next business day. Notification to the CDFW shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location and circumstances of the incident, and the name of the facility where the animal was taken.

BIO-19 To fully mitigate for permanent habitat loss and incidental take of MGS, the Applicant/Permittee will compensate for impacts to 34.65 acres of potential MGS habitat that would be affected during proposed construction activities related to the Walmart retail center and associated offsite drainage and roadway improvements. This will be accomplished either by land acquisition acceptable to CDFW or an assessed financial contribution calculated based on the final construction footprint. With the implementation of the Project, direct permanent impacts to 26.29 acres of potential MGS habitat would be mitigated at a proposed 1:1.5 ratio, resulting in the preservation and management of 39.43 acres of compensatory mitigation land. In addition, temporary impacts to 8.36 acres within the Project site will be mitigated through habitat enhancement at a ratio of more than 2:1 (refer to the Offsite Flood Control Channel Revegetation Plan in Attachment 7). These habitat compensation ratios for permanent and temporary impacts are considered to be sufficient because: 1) take is not expected to exceed one individual, if any; 2) the documented degraded quality of saltbush and creosote bush habitats regularly traversed by OHVs, formerly used for agricultural purposes, and entirely encompassed by commercial and residential developments and well-traveled roads; 3) planned revegetation efforts of

temporarily disturbed areas with native desert species will provide improved habitat quality for MGS as compared to baseline conditions; and lastly, 4) the minor biological significance of resulting from buildout of project in an area that has a low likelihood to support this species. Habitat conservation will consist of the offsite purchase of in-kind habitat of equal or greater value than that impacted. Funding for the long-term management of the land preserved will also be required. The location of the preserved land and the management program will be negotiated between CDFW and the Applicant/Permittee. This mitigation land would contribute to the survival and continued existence of MGS and is consistent with the conservation measures proposed by the Desert Managers Mohave Ground Squirrel Work Group, which recommends securing and/or managing sufficient core habitat and corridors to maintain self-sustaining populations.

The responsibilities for management of the compensation lands may be delegated by written agreement to CDFW or to a third party, such as a non-governmental organization dedicated to habitat conservation, subject to approval CDFW prior to land acquisition or management activities. If habitat disturbance exceeds that described in this analysis, the Applicant/Permittee shall be responsible for acquisition and management of additional compensation lands and/or additional funds required to compensate for any additional habitat disturbances. Additional funds shall be based on the adjusted market value of compensation lands at the time of construction to acquire and manage habitat. Compensatory mitigation will not be required for temporary impacts to on-site drainages as long as the vegetation removed will be restored once construction is complete, and revegetated with native desert shrubs, forbs, and grass species suitable for MGS.

BIO-20 The Applicant/Permittee shall notify the CDFW and shall document compliance with all pre-construction Conditions of Approval before initiating ground-disturbing activities.

BIO-21 The Applicant/Permittee shall notify the CDFW fourteen (14) calendar days before initiating ground-disturbing activities.

BIO-22 The Applicant/Permittee shall immediately notify the CDFW in writing if it determines that it is not in compliance with any condition of approval of the Permit, including but not limited to any actual or anticipated failure to implement mitigation measures within the time periods indicated in the Permit.

BIO-23 The Designated Biologist shall be on site daily while grubbing and grading are taking place to prevent take of the covered species to the greatest extent possible, to check for compliance with all mitigation/avoidance measures, and to check exclusion zones to ensure that signs, stakes, and fencing are intact and that human activities are restricted in these protective zones. Compliance inspections shall be conducted a minimum of once per month after clearing, grubbing, and grading are completed. A monthly compliance report shall be submitted to the CDFW's Regional Representative.

BIO-24 Beginning with issuance of the Permit and continuing for the life of the Permit, Applicant/Permittee shall provide the CDFW an annual Status Report no later than January 31 of every year. Each Status Report shall include, at a minimum: 1) a general description of the status of the Project site and construction activities, including actual or projected completion dates, if known; 2) an update of the current implementation status of each mitigation measure; and 3) an assessment of the effectiveness of each completed or partially completed mitigation measure in minimizing and compensating for Project impacts.

BIO-25 All observations of Covered Species and their sign during Project activities shall be conveyed to the Designated Representative or Designated Biologist. This information shall be included in the next monthly compliance report submitted to the CDFW by the Permittee.

BIO-26 No later than 45 days after completion of the Project, including completion of all mitigation measures, Permittee shall provide the CDFW with a Final Mitigation Report. The Final Mitigation Report shall be prepared by the Designated Biologist and shall include, at a minimum: 1) a discussion of when each of the mitigation measures was

implemented; 2) all available information about Project-related incidental take of Covered Species; 3) information about other Project impacts on the Covered Species; 4) construction dates; 5) an assessment of the effectiveness of the Permit's conditions of approval in minimizing and compensating for Project impacts; 6) recommendations on how mitigation measures might be changed to more effectively minimize and mitigate the impacts of future projects on the Covered Species; and 7) any other pertinent information, including the level of take of the Covered Species associated with the Project.

BIO-27 If a Mohave ground squirrel is killed by project-related activities during construction, or if a Mohave ground squirrel is otherwise found dead, the Designated Biologist shall be immediately notified and a written report will be sent to the CDFW within two (2) calendar days. The report will include the date, time of the finding or incident, location of the carcass, and the circumstances.

b) *Potentially Significant Impact Unless Mitigation Incorporated*. No riparian habitat or other native habitat exists within the Project site or in the Project vicinity. Based on the results of the Project biological surveys, 1.2 acres/1,596 linear feet of waters of the State were mapped within the limit of grading. Impacts to Waters of the state will be reduced to less than significant with implementation of Mitigation Measure BIO-28. Implementation of the Project would not affect any riparian habitat or other sensitive natural community.

BIO-28 Potential impacts to non-wetland, non-riparian State-regulated waters were identified on the Project site. Assuming these features will be considered jurisdictional by CDFW and Lahontan Regional Water Quality Control Board (LRWQCB), the following actions will occur prior to Project construction activities:

1. *Submit a Notification package to the California Department of Fish and Wildlife under Section 1600 of the State Fish and Wildlife Code. If CDFW determines that the Project will require a Streambed Alteration Agreement for impacts to the drainage channel,*

then the Agreement will be acquired and all conditions will be agreed to prior to Project construction.

2. *Submit to the LRWQCB an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State.*

Securing permits and compliance with the state policies will be required to result in no net loss of waters as a result of the Project. Also, as part of the proposed Project, the applicant shall implement standard construction and storm water BMPs to contain and minimize surface runoff originating from the development, thereby avoiding and/or reducing adverse impacts to isolated waters. Standard sediment and erosion control measures (e.g., use of silt fencing around the perimeter of the construction zone) will be implemented to protect jurisdictional wetlands and other waters during construction. Additionally, runoff produced during and after construction is subject to National Pollution Discharge Elimination System Regulations (NPDES) and local water quality and runoff standards.

c) *No Impact*. The Project site does not contain, and is not adjacent to any areas that would qualify as jurisdictional waters or wetlands. For this reason, the proposed Project would have no impact on state or federally protected waters or wetlands as defined by Sections 401 and 404 of the Clean Water Act (CWA).

d) *Less-Than-Significant Impact*. The Project site is not located within an established movement corridor. Additionally, the Project site is not a known wildlife nursery site. For these reasons, construction and operation of the proposed Project would have no impact on wildlife corridors or nursery sites.

e, f) *Less-Than-Significant Impact*. Construction and operation of the proposed Project would not conflict with local goals, objectives, and policies regarding the protection of sensitive biological resources. The Project site and the surrounding vicinity are not part of any adopted habitat conservation plan, natural community

conservation plan, or other approved local, regional, or state habitat conservation plan. For this reason, construction and operation of the proposed Project would have no impact on any adopted habitat conservation plan.

Sources: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008; *Biological Site Assessment Report, Ridgecrest Commercial Specific Plan, Ridgecrest, California* (Cal Ecology) September 26, 2014.

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

Substantiation:

a) *No Impact*. Neither the Project site nor the surrounding properties are identified as historic resources; they have not been identified to be eligible for listing by the State Historical Resources Commission, nor have they been identified as eligible for listing on the National Register of Historic Places.

b, c) *No Impact*. All work would occur within previously disturbed ground surfaces and subsurface areas and thus the Project would not affect archaeological or paleontological resources that might lie within undisturbed soil materials.

d) *Less-Than-Significant Impact*. The Project site and its surrounding area are highly disturbed and the possibility of discovering human remains is unlikely. However, the lack of past evidence of a Native American burial ground or human remains at the Project site does not guarantee the absence of subsurface remains. Therefore, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on compliance with these existing regulations, the Project's potential to disturb human remains is considered less-than-significant.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Substantiation:

a.i) *No Impact*. The site is not located in an Alquist-Priolo Earthquake Fault Zone. There are no known active or potentially active faults, with known surface traces,

traversing the Project site. The nearest known active fault is the Little Lake fault zone, located about ¼ mile east of the site. Given that no mapped faults have been identified trending through the site, the potential for fault rupture at the site is considered low.

a.ii, iii) *Less-Than-Significant Impact*. The Project site is located in a region known to be seismically active and strong seismic ground-shaking is anticipated during an earthquake. The proposed street improvements do not include any habitable structures or critical facilities that could result in serious harm to people or loss of crucial community support facilities due to severe seismic groundshaking or seismically-induced ground failure.

a.iv) *No Impact.* The entire Project area is relatively flat and there are no conditions that could result in landslides triggered by seismic ground motions or other environmental influences.

b) *Less-Than-Significant Impact.* There is minimal potential for any soil erosion within the landscaped portions of the Project limits and not potential within the existing pavement area within the Project limits. The proposed street improvements would result in an increase in impervious surface coverage, due to expanded pavement area and reduction of already landscaped areas. The potential for soil erosion would therefore be reduced compared to existing conditions.

c, d) *Less-Than-Significant-Impact*. The Project site and vicinity properties are not characterized by expansive soils. The potential for encountering previously unidentified expansive soils is considered unlikely, and potential impacts deriving from expansive soils are considered less-than-significant.

e) *No Impact*. The Project does not include either sewer or septic systems. Thus, there is no potential for adverse impacts to result from inadequate soils in this regard.

Sources: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008; Geotech Supplement May 7, 2014.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No 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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact.* During construction, minor volumes of greenhouse gases (GHGs), primarily carbon dioxide, would be generated in the exhaust emissions from construction vehicles and equipment. These GHGs are typically present in such exhaust emissions and this Project would not require use of any unique machinery or processes that could generate higher than normal levels of greenhouse gases during construction.

b) *No Impact.* The provisions of AB 32, SB 375, the CARB Scoping Plan and other state-level GHG reduction plans do not apply specifically to small-scale street improvement and public improvement projects. No GHG reduction plans or

policies have been adopted in Kern County or the City of Ridgecrest to regulate GHG emissions from construction activities. Therefore, the proposed Project would not conflict with any plans, policies or regulations adopted to reduce GHG emissions.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No 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?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
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	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
safety hazard for the people residing or working in the project area?				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Substantiation:

a, b) *Less-Than-Significant Impact*. The Project does not propose uses or activities that might require the substantial transportation, use or storage of hazardous or potentially hazardous materials. During construction activities, there will be limited transport of potentially hazardous materials (e.g., gasoline, diesel fuel, paints, solvents, fertilizer, etc.) to and from the Project site. The transport of these materials is required to meet all City and County Hazardous Materials Management Plans and regulations.

Compliance with existing regulations, as identified above, also reduces the potential for risk of accidental explosion or release of hazardous substances during materials transport. On the basis of the preceding discussion, potential impacts associated with transport of potentially hazardous materials that may be associated with the Project are considered less-than-significant.

c) *No Impact*. The closest existing schools are James Monroe Middle School and Gateway Elementary School, which are located approximately one mile northwest and one mile northeast of the Project site, respectively. The Project does not include elements or aspects that will create or otherwise result in hazardous emissions. The Project will result in no impacts related to hazardous emissions or hazardous materials handling within one-quarter mile of an existing or proposed school.

d) *No Impact*. The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. In addition, the Project site is not identified in the Ridgecrest General Plan as a hazardous material location of special concern. The Project is not expected to create a significant hazard to the public or the environment.

e, f) *No Impact*. The nearest airport to the Project site is the Inyokern Airport located approximately 9.5 miles northwest of the Project site. As such, the Project site is not located within any Airport Land use Plan and is not subject to land use regulations within any such plan. In addition, Figure 8-1 (Flooding and Aircraft Hazard) of the Ridgecrest General Plan depicts the Project site as not being located within an accident potential or drop potential zone. No private airstrips are located in the vicinity of the Project site. No impact would occur with regard to private airstrips. Thus, no impact would occur.

g) *No Impact*. The Project would not interfere with any identified emergency response or emergency evacuation plan. The City of Ridgecrest has an emergency response alert plan that provides services in times of disasters such as earthquakes. Implementation of the proposed Project would not substantially impede public access or travel upon public rights-of-way and would not interfere with any adopted emergency response plan or emergency evacuation plan. In addition, implementation of the proposed Project involves the improvement of existing road infrastructure which would act to improve emergency evacuation within the

City of Ridgecrest. No impact would occur to emergency response plans with implementation of the proposed Project.

h) *No Impact*. The Project site is located in an area that has been completely urbanized, and there are no wildlands adjacent to the Project area. The proposed Project would not increase the fire hazard in this area. Therefore, there is no impact.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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 the 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)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of 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 off-site?	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
surface runoff in a manner which would result in flooding on- or off-site?				
e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact*. The Project applicant would be required to implement Best Management Practices, which are defined as schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the United States. BMPs also include treatment requirements, operating procedures, and practice to control plant site runoff, spillage or leaks, sludge or

waste disposal, or drainage from raw material storage. Thus, with incorporation of Best Management Practices (BMPs), the proposed Project would result in a less than significant water quality impact.

b) *Less-Than-Significant Impact*. The Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. The Project would not contribute to groundwater depletion or interfere with groundwater recharge to an environmentally significant degree. The Indian Wells Valley Water District provides water throughout the City of Ridgecrest. Groundwater is the sole source of potable water supply in the Indian Wells Valley. The primary components of natural recharge to the groundwater system in the Indian Wells Valley is infiltration of surface runoff from the Sierra Nevada, Coso and Argus ranges; subsurface flow from the Sierra Nevada bedrock unit, and geothermal upwelling and subsurface flow from the Rose Valley. Direct additions or withdrawals of groundwater are not proposed by the Project. Further, construction proposed by the Project will not involve massive substructures at depths that would significantly impair or alter the direction or rate of flow of groundwater. Based on the preceding discussions, the Project's potential impacts to groundwater availability, quality, or recharge capabilities, are considered less-than-significant.

c, d) *Less-Than-Significant Impact*. The alteration of water courses is not an element of this proposal. No open bodies of water currently exist within or near the Project site. In order to detain expected increased volume, all of the proposed Project drainage improvements, along with the retention capacity of channel BW-11, are designed to have sufficient capacity to safely contain and pass a 100-year storm event without overtopping the channel banks. Potential impacts in this regard are considered less-than-significant.

e) *Less-Than-Significant Impact*. The proposed Project would not provide substantial additional sources of polluted runoff to the storm drain system and impacts would be less than significant.

f) *Less-Than-Significant Impact*. Groundwater quality underlying the Project site is considered generally acceptable and is absent significant contaminants. The proposed Project would not essentially change the existing conditions of the Project site, and the Project would not result in significant changes in the quality of surface water. No unusual contamination or pollutant is anticipated as a result of implementing the Project. Therefore, Project impact on water quality would be less than significant.

g, h) *No Impact*. According to the Safety Element of the City of Ridgecrest General Plan, the Project site lies within a 100-year flood hazard area. The Federal Emergency Management Agency (FEMA) Flood Zone Map for the area designates the proposed Project site as within the Flood Zone B. However, the Project drainage and street improvements do not propose any housing or structures. Therefore, there is no associated Project impact.

i) *No Impact*. The proposed Project would not construct any structures, and there are no dams or levees in proximity to the Project site. Therefore, the proposed Project would not expose people or structures to flooding as a result of a failure of a levee or dam.

j) *No Impact*. The proposed Project does not lie in a potential inundation area. There are no major dams or waterways located on or near the site, nor is it located near any bodies of water or water storage facilities that would be considered susceptible to seiche. The Project site is located in the Indian Wells/Valley surrounded by mountains, however, there are no major hills or steep slopes in the immediate Project vicinity. The proposed Project site is relatively flat; therefore, it does not contain any potential sources for mudflow. Therefore, no impact would occur with respect to risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☐	☐	☐	☒

Substantiation:

a) *No Impact*. No separation of uses or disruption of access between land use types would occur as a result of the Project. Accordingly, implementation of the proposed Project would not disrupt or divide the physical arrangement of the established community. No impact would occur to an established community with implementation of the proposed Project.

b) *No Impact*. This offsite improvement Project is not governed by any land use policies, would not change any neighboring land uses or land use policies, and would not conflict with any land use policies. The Project will have no impact in this regard.

c) *No Impact*. There are no existing or proposed habitat conservation plans or natural conservation plans that would affect the Project; nor would the Project affect any identified conservation plans. No impacts due to inconsistency with habitat conservation plans or natural community conservation plans are anticipated.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No 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 to the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Substantiation:

a, b) *No Impact*. No known mineral resources of value to the region and the residents of the State have been identified on the Project site. Therefore, development of the Project would not result in any impacts to mineral resources that would be of future value to the region and the residents of the State.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No 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?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Substantiation:

a) *Less-Than-Significant Impact.* The Project is located within the city of Ridgecrest and is regulated by the Ridgecrest General Plan Noise Element operational noise limitations. As such, the Project will comply with the standards established within

the applicable general plan and will have less than significant impacts in this regard.

b) *Less-Than-Significant Impact*. The Project does not propose operations or activities or uses that would result in substantial sources of vibration. However, heavy equipment employed during construction could potentially generate groundborne vibration. This would create minor groundborne vibrations that would not extend outside of the roadway and drainage area and would thus have no adverse effects on neighboring land uses. All jack-hammering work would be done during normal daylight work hours, and this noise would be considered acceptable as part of normal construction operations. The completed street improvements would have the same noise profile as the existing street, i.e. dominated by noise from vehicular traffic engines and tires.

c) *Less-Than-Significant Impact.* The Project proposes drainage and street improvements and, as such, any associated increase in noise levels would be temporary in nature and would not be considered a permanent increase.

d) *Less-Than-Significant Impact*. Construction activities would temporarily increase noise levels at construction staging areas, throughout the entire construction period. Noise levels would vary, depending on the type and number of trucks, heavy machinery and smaller construction equipment being used. Construction would occur mainly during normal daylight work hours, i.e. 8 am to 6 pm, Monday-Friday. To accomplish the Project's scheduling objectives, work would also occur periodically on Saturdays and Sundays and on some occasions, overnight. Overnight work would be limited to work that does not involve the use of jack hammers such as reconstructing base material, applying new pavement overlay, installing traffic striping, installing traffic loops, etc., which will involve noise from the large trucks and machines associated with that work. No jack-hammering would be permitted during overnight construction. Since these effects would occur intermittently and would be temporary in nature, they would be considered less than significant.

e, f) *No Impact*. The nearest airport to the Project site is the Inyokern Airport; located approximately 9.5 miles northwest of the Project site. As such, the Project site is not located within any Airport Land use Plan and would not be exposed to severe noise levels from airport or aircraft-related activities.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Substantiation:

a) *No Impact*. The proposed Project would involve drainage and roadway improvements; the Project would not include the construction of homes or businesses, extend roads into previously undeveloped areas or areas that are limited in potential for growth due to lack of transportation infrastructure, or otherwise induce population growth. The proposed Project is designed to improve both the existing flow of traffic and areawide drainage. These improvements have

already been anticipated in the General Plan and the City and County Master Plan of Drainage. Therefore, no impact on population growth would occur.

b,c) *No Impact*. The Project does not involve or propose the displacement of any on-site or off-site housing stock. No impacts relating to displacement of housing will result from the Project.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the 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:				
a) Fire Protection?	☐	☐	☐	☒
b) Police Protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Substantiation:

a, b) *No Impact*. The Project would have no effect on the demand for or provision of fire or police services and would thus create no impacts involving construction of any new or modified stations or support facilities.

c-e) *Less-Than-Significant Impact*. The Project proposed roadway and drainage improvements would have no effect on the demand for or provision of school, park, or other public facilities or services and would thus create no impacts involving construction of any new or modified facilities.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Substantiation:

a,b) *No Impact*. The proposed Project consists solely of drainage and roadway improvements, and as such, does not propose elements (e.g., residential

development) that would result in substantially increased demands for neighborhood or regional parks or other recreational facilities. The Project will have no impact in this regard.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Substantiation:

a, b) *Less-Than-Significant Impact*. The proposed Project improvements are not expected to conflict with any applicable plan, ordinance, policy or congestion management program. The Project proposes infrastructure improvements; any traffic impacts would be considered short-term and temporary in nature.

c) *No Impact*. The nearest airport to the Project site is the Inyokern Airport located approximately 9.5 miles northwest of the Project site. The Project does not propose elements or aspects that would affect air traffic patterns. Potential impacts associated with air traffic in the vicinity are considered less-than-significant.

d) *No Impact.* The proposed Project roadway improvements include widening and paving existing roadways and would not include any curvilinear roadways with sharp curves. Therefore, the proposed Project would not substantially increase safety hazards due to a design feature or incompatible use. No impact would occur.

e) *No Impact*. The Project does not propose elements or aspects that would obstruct or restrict emergency access to or through the area. In conjunction with the review and approval of building permits, the City will review all plans to assure compliance with all applicable emergency access and safety requirements.

f) *No Impact*. The proposed Project is not expected to conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, there would be no impact to adopted policies or existing alternative transportation facilities.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) 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?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
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	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Substantiation:

a, b, e) *No Impact.* The proposed Project would involve drainage and roadway improvements. The proposed Project would not construct any new buildings or otherwise induce population growth that would increase the demand for water or increase the amount of wastewater being generated into the system. Operation of the proposed Project would not require additional sewer, wastewater treatment, or water services over current conditions. Therefore, no impact would occur.

c) *No Impact.* The focus of this document is to assess the potential impacts of the Project. These small drainage and roadway improvements would not be considered an incremental improvement of an existing storm drain facility. The capacity of the street drainage system would not be affected and no other modifications to the existing drainage system would be required. Therefore, no impact to storm water drainage facilities would occur.

d) *No Impact.* The proposed Project would not construct any new buildings or otherwise induce population growth that would increase the demand for water supplies. Operation of the proposed Project would not require permanent needs of additional water supplies. Therefore, no impact would occur.

f,g) *No Impact.* The proposed Project would generate an insignificant amount of construction waste. The solid waste generated during the construction of the proposed Project would be disposed of in accordance with all applicable statutes and conservation measures regarding solid waste and recycling of waste materials. Operation of the proposed Project would not generate any solid waste. Therefore, no impact would occur.

Source: *City of Ridgecrest General Plan - Public Draft* (Matrix Design Group, Inc.), October 2008.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) 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?	☐	☒	☐	☐
b) 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 reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
on human beings, either directly or indirectly?				

Substantiation:

a) *Potentially Significant Unless Mitigation Incorporated.* Implementation of the proposed Project would not have a significant impact on special-status plant and animal species. Therefore, cumulative impacts would be less than significant. Although the proposed Project could potentially impact protected species and state-jurisdictional drainages, Mitigation Measures BIO-1 through BIO-28 will ensure that the Project's impacts are less than significant.

The Project would not affect biological resources, and therefore does not have the potential to significantly degrade the quality of biological resources, 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.

b) *Less-Than-Significant Impact.* The proposed Project would contribute air emissions and noise to the Project area during short-term, temporary, Project construction-related activities. No significant or potentially significant unmitigable long-term environmental effects of the proposed Project have been identified. In addition, the proposed Project would not induce growth that would promote cumulative impacts. Therefore, Project impacts would be less than significant.

c) *Less-Than-Significant Impact.* As supported by the preceding environmental evaluation, the Project will not cause substantial adverse effects on human

beings. Under each environmental consideration addressed herein, the proposed Project is considered to have either no impact, or potential effects of the proposal are substantiated at, or are mitigated to, levels that are less-than-significant.

4.0 DETERMINATION

4.0 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 project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.	☒
I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the project MAY have a significant effect(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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.	☐
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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	☐

City of Ridgecrest:

Signature_____ Date _____

Printed Signature: _____

5.0 MITIGATION MONITORING PLAN

5.0 MITIGATION MONITORING PLAN

5.1 INTRODUCTION

To ensure that the mitigation measures contained in the MND are properly implemented, a monitoring program has been devised pursuant to State law. This Mitigation Monitoring Plan (MMP) identifies measures incorporated into the Project which reduce its potential environmental effects; the entities responsible for implementation and monitoring of mitigation measures; and the appropriate timing for implementation of mitigation measures. As described at *CEQA Guidelines* § 15097, this MMP employs reporting on, and monitoring of, Project mitigation measures.

The objectives of the MMP are to:

- Assign responsibility for, and ensure proper implementation of mitigation measures;
- Assign responsibility for, and provide for monitoring and reporting of compliance with mitigation measures; and
- Provide the mechanism to identify areas of noncompliance and need for enforcement action before irreversible environmental damage occurs.

Mitigation monitoring and reporting procedures incorporated into the Project are presented in the following Section 5.2. Specific mitigation measures incorporated into the Project, mitigation timing, and implementation and reporting/monitoring responsibilities are presented within this Section in Table 5-1.

5.2 MITIGATION MONITORING AND REPORTING

5.2.1 Mitigation Monitoring and Responsibilities

As the Lead Agency, the City of Ridgecrest is responsible for ensuring full compliance with the mitigation measures adopted for the proposed Project. The City will monitor and report on all construction-related and operational mitigation activities, and will require its contractors to implement this mitigation monitoring plan. Primary responsibility for compliance with Project mitigation measures, and reporting the progress of that compliance through the mitigation monitoring plan resides with the City. As notification to affected parties, all of the Mitigation Measures presented herein shall appear on all construction drawings and contract documents.

Any proposed substantive modifications to the mitigation measures presented herein will be reported immediately to any potentially affected agencies. Prior to their implementation, the City will ensure that any proposed substantive modification of the mitigation measures or procedures identified within this mitigation monitoring plan are first approved by any affected responsible agencies.

If, during the course of Project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City will immediately inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the Project is required and/or whether alternative mitigation is appropriate.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-1 Before initiating ground-disturbing activities, Applicant/Permittee shall designate a representative (Designated Representative) responsible for communications with the California Department of Fish and Wildlife (CDFW) and for overseeing compliance with this Permit. The CDFW shall be notified in writing prior to commencement of ground-disturbing activities of the representative's name, business address, and contact information, and shall be notified in writing if a substitute representative is designated.	Prior to issuance of grading permits.	Applicant	City of Ridgecrest Planning Department, CDFW	Before issuance of grading permits.
BIO-2 A biologist (Designated Biologist) knowledgeable and experienced in the biology and natural history of the Covered Species shall monitor construction activities in areas of Covered Species habitat to help avoid the take of individual animals and to minimize habitat disturbance. At least 30 days prior to ground-disturbing activities, the Applicant/Permittee shall submit to the CDFW in writing the proposed Designated Biologist's name, qualifications, business address, and contact information for review. The Designated Biologist must be approved by the CDFW prior to the commencement of ground-disturbing activities.	Prior to issuance of grading permits.	Applicant	City of Ridgecrest Planning Department, CDFW	Before issuance of grading permits.
BIO-3 Prior to ground disturbance, the entire project site shall be fenced with MGS exclusion fence. To avoid impacts to MGS during fence construction, the proposed fence alignment shall be flagged and the alignment surveyed within 24 hours prior to fence construction. Surveys shall be conducted by the Designated Biologist using techniques approved by the CDFW. Biological Monitors may assist the	Prior to issuance of grading permits.	Applicant, Project Biologist	City of Ridgecrest Planning Department, CDFW	Before issuance of grading permits.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
Designated Biologist under his or her supervision. These surveys shall provide 100% coverage of all areas to be disturbed during fence construction and an additional transect along both sides of the proposed fence line. All small mammal burrows shall be examined to assess occupancy of each burrow by MGS and handled in accordance with CDFW-approved protocol.				
The exclusion fencing shall be installed prior to site clearing and grubbing. The fence installation shall be supervised by the Designated Biologist and monitored by the Biological Monitors to ensure the safety of any MGS present. This exclusion fencing shall be constructed of silt fence material that will prohibit wildlife from climbing the fence or burrowing below the fence. The fencing shall be buried approximately twelve inches below the surface and extend a minimum of 30 inches above grade. Fencing shall be installed and maintained during all phases of construction and decommissioning. The fencing shall be inspected by the Designated Biologist weekly and immediately after all major rainfall events through the duration of construction activities. Any needed repairs to the fence shall be performed on the day of their discovery. Exclusion fencing shall be removed once construction or channel work activities are complete. Outside temporarily fenced exclusion areas, the project operator shall limit the areas of disturbance. Parking areas, new roads, staging, storage, excavation, and disposal site locations shall be confined to the smallest areas possible. These areas shall be flagged and disturbance activities, vehicles, and equipment shall be confined to these flagged areas. A copy of the				

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
fencing plan shall be submitted to CDFW and the City of Ridgecrest.				
After the installation of the MGS exclusion fence and immediately prior to any ground disturbance, the Designated Biologist(s) shall conduct clearance surveys of the construction disturbance area for MGS and their burrows. The survey shall provide 100 percent coverage of suitable habitat within the project site (disturbed saltbush and creosote bush scrub). As a salvage effort, if potentially occupied burrows are identified, an attempt shall be made to trap and relocate the individual(s). Potentially occupied burrows shall also be fully excavated by hand before project activities begin.				
BIO-4 As a salvage effort, if potentially occupied burrows are identified, an attempt shall be made to trap and relocate the individual(s). Potentially occupied burrows shall also be fully excavated by hand before project activities begin. Trapping, relocation, and MGS burrow excavation shall only be conducted by individual(s) possessing an MOU with CDFW for such activities. Where MGS or where active burrows are detected (i.e., MGS are seen going in and out of the burrow), the MGS detected in a burrow shall be trapped and relocated by the Designated Biologist. Relocation sites must meet criteria approved by CDFW. After any MGS detected are trapped and relocated, the biologist shall excavate the active burrow to ensure no other squirrels remain underground. The excavated burrow shall be collapsed to prevent further use.	Prior to issuance of grading permits.	Applicant, Project Biologist	City of Ridgecrest Planning Department	Before issuance of grading permits.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-5 The Applicant/Permittee shall conduct an education program for all persons who will work onsite during Project implementation and construction. The program shall consist of a presentation from the Designated Biologist that includes a discussion of the biology of the Covered Species, the habitat needs of the Covered Species, its status under CESA, and the management measures provided in this Permit. A fact sheet containing this information shall also be prepared and distributed. Upon completion of the program, employees shall sign a form stating that they attended the program and understand all protection measures. These forms shall be filed at City of Ridgecrest offices and shall be made available to the CDFW upon request.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-6 Firearms and domestic dogs shall be prohibited from the Project site and site access routes during construction and development of the Project.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-7 The Designated Biologist shall have authority to immediately stop any activity that is not in compliance with this Permit, and to order any reasonable measure to avoid the take of an individual of the Covered Species.	Throughout construction.	Applicant, Project Biologist	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-8 Dust control shall be implemented during project activities to facilitate visibility for the monitoring of the Covered Species by the Designated Biologist.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-9 A trash abatement program shall be initiated during pre-construction phases of the Project and shall continue throughout the duration of the Project. Trash and food items shall be contained in closed (raven-proof) containers and removed regularly (at least once a week) to avoid attracting opportunistic predators such as ravens, coyotes, and feral dogs.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-10 The Applicant/Permittee shall clearly delineate the property boundaries of the Project site with fencing, stakes or flags and shall similarly delineate the limits of construction areas.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-11 Project-related personnel shall access the Project site during construction and development activities using existing routes and shall not cross Covered Species' habitat outside of the Project site. To the extent possible, previously disturbed areas within the Project site shall be used for temporary storage areas, laydown sites, and any other surface-disturbing activities. If construction of offsite routes of travel will be required, the CDFW shall be contacted prior to carrying out such an activity. The CDFW may require an amendment to the Permit if additional take of Covered Species may result from Project modification.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-12 All Project-related parking, storage areas, laydown sites, equipment storage, and any other surface disturbing activities shall be confined to the Project site. Off-site Covered Species habitat shall not be used. Project-related vehicle traffic shall be restricted to established roads, staging, and parking areas. Applicant/Permittee shall post signs; place posting stakes, flags, and/or rope or cord; and place fencing as necessary to minimize the disturbance of Covered Species habitat. Vehicle speeds shall not exceed 20 mph on the Project site or construction routes in order to avoid MGS on or traversing these areas.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-13 Any fuel or hazardous waste leaks or spills on the Project site during construction and development activities shall be stopped/repaired immediately and cleaned up at the time of occurrence. The storage and handling of hazardous materials shall be excluded from the construction zone and any unused or leftover hazardous products shall be properly disposed of offsite.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-14 The Applicant/Permittee shall provide CDFW representatives with reasonable access to the Project site and mitigation lands under its control, and shall otherwise fully cooperate with CDFW efforts to verify compliance with or effectiveness of mitigation measures set forth in the Permit. Neither the Designated Biologist, nor the CDFW, shall be liable for any costs incurred in complying with the management measures, including cease-work orders issued by the CDFW or as provided in the Permit.	Throughout construction.	Applicant	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-15 Upon Project completion, all construction refuse, including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, strapping, twine, buckets, metal or plastic containers, and boxes shall be removed from the site and disposed of properly.	Prior to issuance of occupancy permits.	Applicant	City of Ridgecrest Planning Department	Before issuance of occupancy permits.
BIO-16 Notwithstanding any expiration date on the Permit's take authorization, the Applicant/Permittee's obligations under the Permit do not end until the CDFW accepts the Final Mitigation Report as complete.	Throughout construction.	Applicant	City of Ridgecrest Planning Department	Ongoing throughout construction.
BIO-17 If a Mohave ground squirrel is found in a burrow during Project-related activities on the Project site, it shall be immediately relocated to a burrow at a protected off-site location approved by the CDFW's Regional Representative. The MGS may only be relocated by a qualified biologist. The relocation burrow shall be prepared in the following manner: dig a hole at least two (2) feet deep, place a nine (9) inch diameter plastic container (with thick enough walls that it will not collapse when buried) in the hole, place cotton bedding material in the container, connect the container to a three (3) inch diameter flexible plastic pipe (with thick enough walls that it will not collapse when buried) running to the surface at a 45 degree angle, cover the artificial burrow with dirt leaving the surface end of the 3 inch pipe open, and place the MGS in the artificial burrow and lightly plug the burrow mouth with soil (in a manner similar to what MGS do in natural burrows). The Designated Representative shall immediately notify the	Throughout construction.	Applicant, Project Biologist	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
CDFW of the incident unless the incident occurs outside of normal business hours. In that event, the CDFW shall be notified no later than noon on the next business day. Notification to the CDFW shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location and circumstances of the incident, the name of the party that actually relocated the animal, and the location (including GPS coordinates) where the animal was moved.				
BIO-18 If a Mohave ground squirrel is injured as a result of project related activities, it shall be immediately taken to a CDFW-approved wildlife rehabilitation and or veterinary facility. The Applicant/Permittee shall identify the facility prior to the start of ground disturbing activities. Any costs associated with the care or treatment of such injured Mohave ground squirrels shall be borne by Applicant/Permittee. The CDFW shall be notified immediately unless the incident occurs outside of normal business hours. In that event the CDFW shall be notified no later than noon on the next business day. Notification to the CDFW shall be via telephone or email, followed by a written incident report. Notification shall include the date, time, location and circumstances of the incident, and the name of the facility where the animal was taken.	Throughout construction.	Applicant, Project Biologist	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.
BIO-19 To fully mitigate for permanent habitat loss and incidental take of MGS, the Applicant/Permittee will compensate for impacts to 34.65 acres of potential MGS habitat that would be affected during proposed construction activities related to the Walmart retail center	Prior to issuance of occupancy permits.	Applicant	City of Ridgecrest Planning Department, CDFW	Before issuance of occupancy permits.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
and associated offsite drainage and roadway improvements. This will be accomplished either by land acquisition acceptable to CDFW or an assessed financial contribution calculated based on the final construction footprint. With the implementation of the Project, direct permanent impacts to 26.29 acres of potential MGS habitat would be mitigated at a proposed 1:1.5 ratio, resulting in the preservation and management of 39.43 acres of compensatory mitigation land. In addition, temporary impacts to 8.36 acres within the Project site will be mitigated through habitat enhancement at a ratio of more than 2:1 (refer to the Offsite Flood Control Channel Revegetation Plan in Attachment 7). These habitat compensation ratios for permanent and temporary impacts are considered to be sufficient because: 1) take is not expected to exceed one individual, if any; 2) the documented degraded quality of saltbush and creosote bush habitats regularly traversed by OHVs, formerly used for agricultural purposes, and entirely encompassed by commercial and residential developments and well-traveled roads; 3) planned revegetation efforts of temporarily disturbed areas with native desert species will provide improved habitat quality for MGS as compared to baseline conditions; and lastly, 4) the minor biological significance of resulting from buildout of project in an area that has a low likelihood to support this species. Habitat conservation will consist of the offsite purchase of in-kind habitat of equal or greater value than that impacted. Funding for the long-term management of the land preserved will also be required. The location of the preserved land and the management program will be negotiated between CDFW and the Applicant/Permittee. This mitigation land would contribute to				

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
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the survival and continued existence of MGS and is consistent with the conservation measures proposed by the Desert Managers Mohave Ground Squirrel Work Group, which recommends securing and/or managing sufficient core habitat and corridors to maintain self-sustaining populations.				
The responsibilities for management of the compensation lands may be delegated by written agreement to CDFW or to a third party, such as a non-governmental organization dedicated to habitat conservation, subject to approval CDFW prior to land acquisition or management activities. If habitat disturbance exceeds that described in this analysis, the Applicant/Permittee shall be responsible for acquisition and management of additional compensation lands and/or additional funds required to compensate for any additional habitat disturbances. Additional funds shall be based on the adjusted market value of compensation lands at the time of construction to acquire and manage habitat. Compensatory mitigation will not be required for temporary impacts to on-site drainages as long as the vegetation removed will be restored once construction is complete, and revegetated with native desert shrubs, forbs, and grass species suitable for MGS.				
BIO-20 The Applicant/Permittee shall notify the CDFW and shall document compliance with all pre-construction Conditions of Approval before initiating ground-disturbing activities.	Prior to issuance of grading permits.	Applicant	City of Ridgecrest Planning Department, CDFW	Before issuance of grading permits.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-21 The Applicant/Permittee shall notify the CDFW fourteen (14) calendar days before initiating ground-disturbing activities.	Fourteen (14) days prior to any ground-disturbing activities.	Applicant	City of Ridgecrest Planning Department, CDFW	Fourteen (14) days prior to any ground-disturbing activities.
BIO-22 The Applicant/Permittee shall immediately notify the CDFW in writing if it determines that it is not in compliance with any condition of approval of the Permit, including but not limited to any actual or anticipated failure to implement mitigation measures within the time periods indicated in the Permit.	Throughout construction.	Applicant	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.
BIO-23 The Designated Biologist shall be on site daily while grubbing and grading are taking place to prevent take of the covered species to the greatest extent possible, to check for compliance with all mitigation/avoidance measures, and to check exclusion zones to ensure that signs, stakes, and fencing are intact and that human activities are restricted in these protective zones. Compliance inspections shall be conducted a minimum of once per month after clearing, grubbing, and grading are completed. A monthly compliance report shall be submitted to the CDFW's Regional Representative.	Throughout grading activities and construction.	Applicant	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.
BIO-24 Beginning with issuance of the Permit and continuing for the life of the Permit, Applicant/Permittee shall provide the CDFW an annual Status Report no later than January 31 of every year. Each Status Report shall include, at a minimum: 1) a general description of the status of the Project site and construction activities, including actual or projected completion dates, if known; 2) an update of the current implementation status of each mitigation measure; and 3) an	Prior to construction.	Applicant	City of Ridgecrest Planning Department, CDFW	Ongoing.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
assessment of the effectiveness of each completed or partially completed mitigation measure in minimizing and compensating for Project impacts.				
BIO-25 All observations of Covered Species and their sign during Project activities shall be conveyed to the Designated Representative or Designated Biologist. This information shall be included in the next monthly compliance report submitted to the CDFW by the Permittee.	Ongoing.	Applicant	City of Ridgecrest Planning Department, CDFW	Ongoing.
BIO-26 No later than 45 days after completion of the Project, including completion of all mitigation measures, Permittee shall provide the CDFW with a Final Mitigation Report. The Final Mitigation Report shall be prepared by the Designated Biologist and shall include, at a minimum: 1) a discussion of when each of the mitigation measures was implemented; 2) all available information about Project-related incidental take of Covered Species; 3) information about other Project impacts on the Covered Species; 4) construction dates; 5) an assessment of the effectiveness of the Permit's conditions of approval in minimizing and compensating for Project impacts; 6) recommendations on how mitigation measures might be changed to more effectively minimize and mitigate the impacts of future projects on the Covered Species; and 7) any other pertinent information, including the level of take of the Covered Species associated with the Project.	No later than 45 days after completion of the Project.	Applicant, Project Biologist	City of Ridgecrest Planning Department, CDFW	No later than 45 days after completion of the Project.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
BIO-27 If a Mohave ground squirrel is killed by project-related activities during construction, or if a Mohave ground squirrel is otherwise found dead, the Designated Biologist shall be immediately notified and a written report will be sent to the CDFW within two (2) calendar days. The report will include the date, time of the finding or incident, location of the carcass, and the circumstances.	Throughout construction.	Applicant, Project Biologist	City of Ridgecrest Planning Department, CDFW	Ongoing throughout construction.
BIO-28 Potential impacts to non-wetland, non-riparian State-regulated waters were identified on the Project site. Assuming these features will be considered jurisdictional by CDFW and Lahontan Regional Water Quality Control Board (LRWQCB), the following actions will occur prior to Project construction activities: *1. Submit a Notification package to the California Department of Fish and Wildlife under Section 1600 of the State Fish and Wildlife Code. If CDFW determines that the Project will require a Streambed Alteration Agreement for impacts to the drainage channel, then the Agreement will be acquired and all conditions will be agreed to prior to Project construction.* *2. Submit to the LRWQCB an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State.* *Securing permits and compliance with the state policies will be*	Prior to Project construction activities.	Applicant	City of Ridgecrest Planning Department	Before Project construction activities.

Table 5-1
Ridgecrest Commercial Specific Plan Offsite Improvements
Mitigation Monitoring Plan

Mitigation Measures	Mitigation Timing	Implementation Entity	Monitoring/ Reporting Entity	Monitoring/Reporting Frequency
Biological Resources				
required to result in no net loss of waters as a result of the Project. Also, as part of the proposed Project, the applicant shall implement standard construction and storm water BMPs to contain and minimize surface runoff originating from the development, thereby avoiding and/or reducing adverse impacts to isolated waters. Standard sediment and erosion control measures (e.g., use of silt fencing around the perimeter of the construction zone) will be implemented to protect jurisdictional wetlands and other waters during construction. Additionally, runoff produced during and after construction is subject to National Pollution Discharge Elimination System Regulations (NPDES) and local water quality and runoff standards.				