

# City of Ridgecrest General Plan

November 26, 2008

## NOTICE OF PREPARATION



*(California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375)*

To: State Agencies  
Responsible Agencies  
Local and Public Agencies  
Trustee Agencies  
Interested Parties

From: Matthew Alexander, City Planner  
City of Ridgecrest Planning Department  
100 W. California Ave  
Ridgecrest, CA 93555-4054

Subject: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

The City of Ridgecrest will be the Lead Agency for the preparation of an Environmental Impact Report (EIR) for the City of Ridgecrest 2030 General Plan Update project (Proposed Project). We need to know the views of your agency (and the views of other interested parties) as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approvals associated with the Proposed Project.

The project description, location, alternatives, and the scope of the environmental assessment are contained in the attached materials. Since an EIR will be prepared, the City is not required to complete an initial study. However, to assist agencies and the public in understanding what will be covered in the EIR, the attached materials contain the typical information covered by an initial study checklist as specified in Appendix G of the California Environmental Quality Act Guidelines.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date, but not received later than December 30, 2008.

Please send your response to Matthew Alexander, City Planner, City of Ridgecrest Planning Department, at the address shown above. We will need the name for a contact person in your agency. Written comments may also be submitted via e-mail to Matthew Alexander at [malexander@ci.ridgecrest.ca.us](mailto:malexander@ci.ridgecrest.ca.us). Further project information can be obtained from the General Plan website at [www.westplanning.com](http://www.westplanning.com).

**Project Title:** City of Ridgecrest 2030 General Plan Update  
**Project Applicant:** City of Ridgecrest, Planning Department  
**Project Location:** City of Ridgecrest and surrounding Planning Area, Kern County, California

Signature: \_\_\_\_\_  
Matthew Alexander  
City Planner, City of Ridgecrest Planning Department  
760.499.5063 malexander@ci.ridgecrest.ca.us

Date: \_\_\_\_\_



*Please see the next page.*



## ENVIRONMENTAL SCOPING



### EIR Scoping Meeting

The City will hold a meeting with the community to discuss the NOP and associated materials, obtain public input on the scope of the General Plan EIR, and answer questions on the proposed EIR process. The discussion of the EIR will occur during a regularly scheduled Planning Commission meeting. The time listed below is the start time of the Planning Commission meeting. The EIR Scoping Meeting is an untimed item on the agenda, and will start sometime after 7:00 PM.

**Date:** December 16, 2008

**Time:** 7:00 PM

**Place:** Ridgecrest City Hall  
100 West California Av.  
Ridgecrest, CA 93555

Copies of the draft General Plan, Land Use Diagram, and this document can be downloaded from [www.westplanning.com](http://www.westplanning.com) or obtained at the Ridgecrest City Hall at the address above.

### 1. Project Title

City of Ridgecrest  
2030 General Plan Update

### 2. Lead Agency

City of Ridgecrest  
Planning Department  
100 W. California Ave.  
Ridgecrest, CA 93555-4054

### 3. Contact Person

Matthew Alexander, City Planner  
City of Ridgecrest  
Planning Department  
760.499.5063

### 4. Project Location

The City of Ridgecrest has direct land use jurisdiction over the incorporated city limits, which encompass about 21.4 square miles. Approximately nine square miles of the city limits lie within the boundary of the Naval Air Weapons Station (NAWS) China Lake. Although in the city limits, the area on NAWS China Lake is managed by the Navy, and the City does not exercise land use authority over this area. Development and planning within this area is managed by NAWS China Lake and the U.S. Navy. The Planning Area for the

General Plan includes the city limits and unincorporated areas that bear relation to the planning of the community. The Planning Area covers approximately 42.1 square miles.

### 5. Project Sponsor

City of Ridgecrest  
Planning Department  
100 W. California Ave.  
Ridgecrest, CA 93555-4054

### 6. General Plan Designations

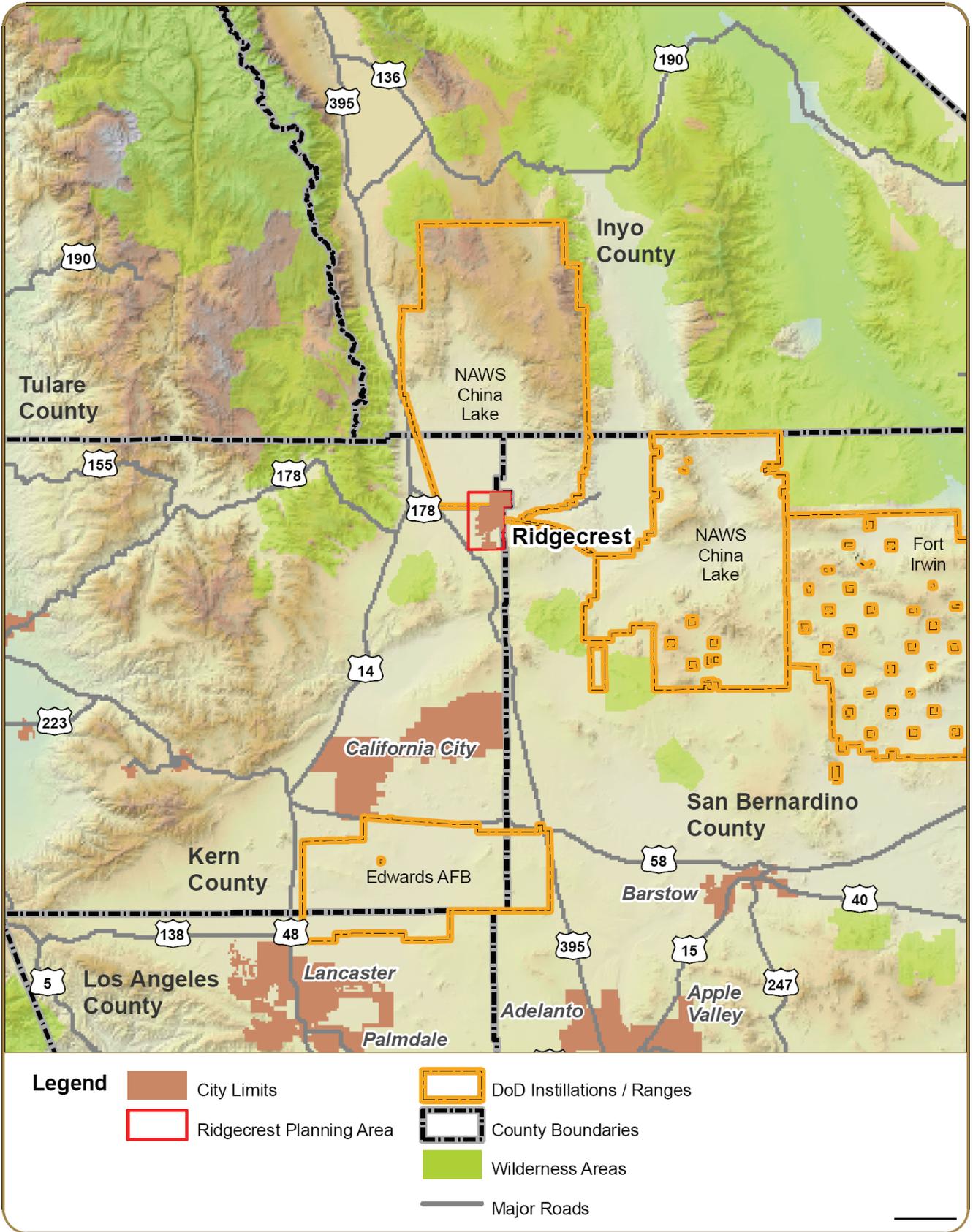
Multiple designations.

Proposed Project is an update to the City's 1990 General Plan.

### 7. Zoning Designations

Multiple designations.

Future rezoning may be required for General Plan consistency and implementation. In conjunction with the development of the updated General Plan, the City will be conducting a comprehensive update to its Zoning Ordinance.



## 8. Description of Project

Every city and county in California is required by State law (Government Code Section 65300) to prepare and maintain a planning document called a general plan. A general plan is designed to serve as the jurisdiction’s “constitution” or “blueprint” for community land use and resource conservation decisions. Decision makers in the City will use the City of Ridgecrest General Plan to provide direction when making land use and public service decisions.

Once a general plan is adopted, its goals, policies, implementation measures and diagrams will form the basis for City zoning, subdivision, and infrastructure actions. Under California law, no specific plan, area plan/ community plan, zoning map, subdivision map, nor public works project may be approved unless the City finds that it is consistent with the adopted general plan.

The Proposed Project represents a comprehensive update to the City’s 1990 General Plan. Preparation of the EIR and General Plan will be conducted concurrently in order to develop a self-mitigating General Plan. The

EIR is expected to be completed in January 2009 and will provide an assessment of the updated General Plan and potential expansion of the City’s existing Sphere of Influence.

### PROJECT GOALS

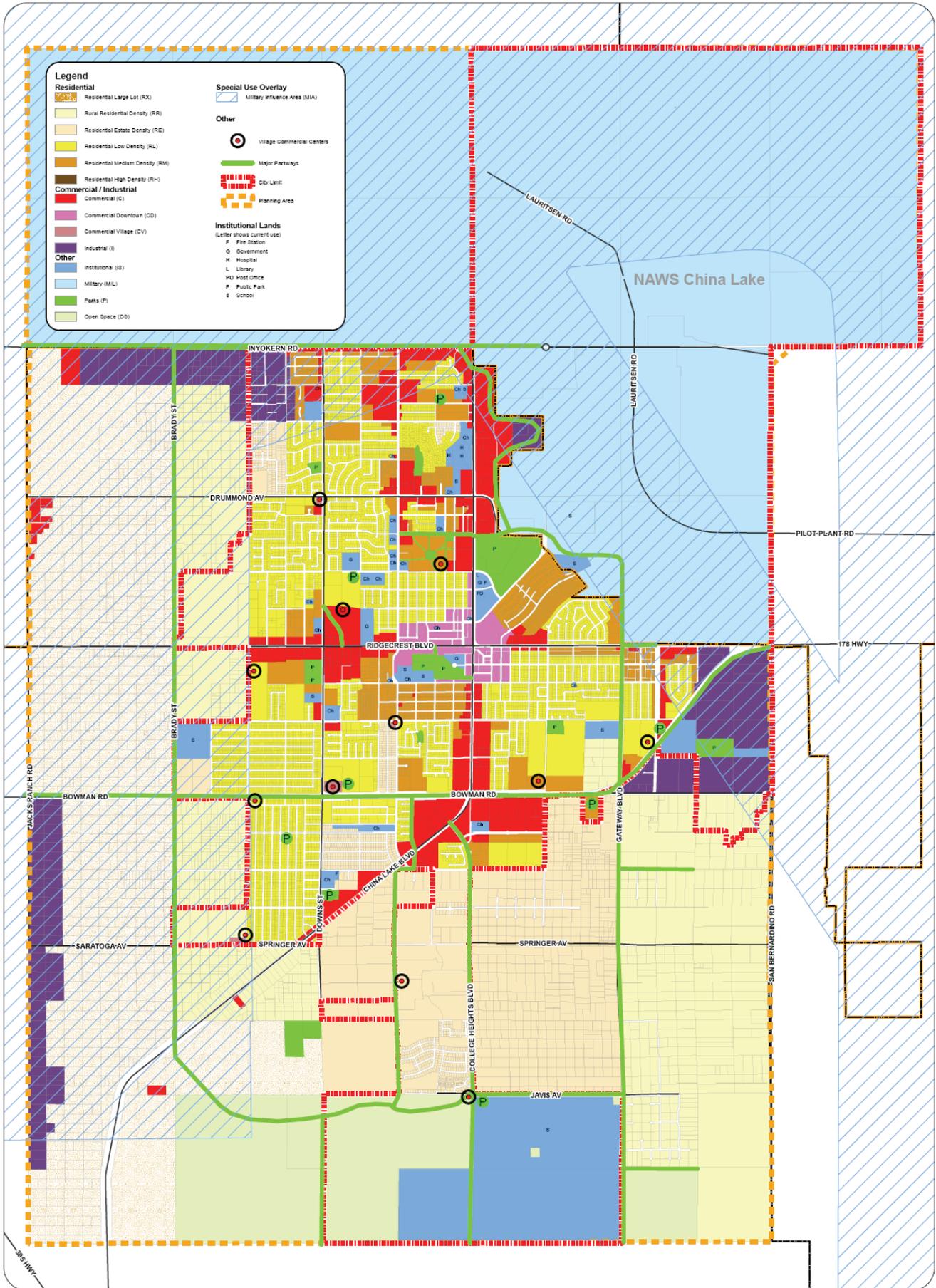
Based on community input received during the public participation process and an analysis of existing conditions in the City, nine policy direction themes were identified and used to guide the development of the goals, policies and implementation measures included in the draft General Plan. These themes are summarized in Table 1, below.

### PLANNING BOUNDARIES

The General Plan Planning Area is shown on the Regional Location map (page 4) and General Plan Diagram (page 6). A unique aspect of the Planning Area is that it incorporates lands managed by the Bureau of Land Management (BLM) and lands held by the Department of Defense as part of China Lake. The Planning Area covers a land area of approximately 42.1 square miles.

**Table 1. Key General Plan Themes**

<b>Land Use</b>	Encourage mixed use within the community and develop village centers that can be the focus and foundation of neighborhoods within the City. The City will also work to encourage infill opportunities within the developed portions of the community.
<b>Urban Design</b>	Urban form and design of existing areas and new growth areas will reaffirm existing identities while establishing new unique neighborhoods and centers. Establish basic design guidelines for use in guiding future development.
<b>Economic Development</b>	In addition to being positioned to continue retail expansion, the City’s economic development could be impacted or enhanced by additional military missions at China Lake brought by the 2005 BRAC decisions and the potential for growth in research and development. Focus on increasing skills with the population through training and education.
<b>Quality of Life</b>	The City can enhance overall quality of life through the General Plan update, including the development of an integrated trails / bikeway system throughout the community.
<b>Parks and Recreation</b>	Setting up an integrated system of local, community, regional and specialized parks and facilities will provide residents with easy access to recreation and improved quality of life.
<b>Circulation</b>	The General Plan update should address improvements to roadway systems, alternative transportation modes, and transportation design issues.
<b>Infrastructure</b>	Infrastructure improvement financing is integral for the repair and upgrade to existing systems, and crucial to new development.
<b>Military Compatibility</b>	The City and China Lake enjoy a symbiotic relationship and the General Plan seeks to strengthen and foster positive interactions. Protection of the military mission by promoting compatible land uses was a critical component of the General Plan update.
<b>Growth Phasing</b>	Identification of areas that can efficiently and logically accommodate growth is paramount to the development of a cost effective City.



### BUILDOUT UNDER THE PROPOSED PROJECT

The Land Use Diagram on the previous page is part of the City’s Proposed Project (see pages 9 and 10 for further information on alternatives). The Proposed Project is the culmination of the work completed to date on the General Plan program and reflects direction from the City Council, Planning Commission, General Plan Advisory Committee and the public. The diagram provides direction on the location and density / intensity of land uses within the Planning Area. Table 2 provides a summary of the area covered by each of the land use designations within the Planning Area.

Table 2. Proposed Land Use Designations		
	Acres	Percent
<b>Residential</b>	<b>11,467.3</b>	<b>42.5%</b>
Residential Large Lot	3,473.4	12.9%
Rural Residential	3,083.5	11.4%
Residential Estate	2,164.5	8.0%
Residential Low	1,928.1	7.2%
Residential Medium	817.8	3.0%
<b>Commercial / Industrial</b>	<b>1,901.3</b>	<b>7.1%</b>
Commercial	822.6	3.1%
Commercial Downtown	123.1	0.5%
Commercial Village	12.1	0.0%
Industrial	943.5	3.5%
<b>Other</b>	<b>12,225.9</b>	<b>45.4%</b>
Institutional	1,084.5	4.0%
Military	9,659.3	35.9%
Parks	192.4	0.7%
Open Space	1,289.7	4.8%
<b>Infrastructure</b>	<b>1,342.4</b>	<b>5.0%</b>
Public Rights-of-Way / Infrastructure	1,342.4	5.0%
<b>TOTAL</b>	<b>26,936.9</b>	<b>100.0%</b>

The EIR will assume that overall buildout of the Proposed Project will not occur by 2030 for all land use types. Development under the Proposed Project will be incremental and timed in response to market conditions.

### GENERAL PLAN ORGANIZATION

The City of Ridgecrest General Plan 2030 will be organized into the following topic areas called elements:

- **Land Use.** This element will cover issues including regional planning, land use (including types, distribution, and intensity), and economic development. It will also provide a land use diagram that will direct future land uses within the community. The focus of this element is on the future growth and physical development of the City.
- **Community Design.** This element establishes the goals, policies, and implementation measures to guide evaluation of city structure and design.
- **Military Sustainability.** This element identifies the goals, policies, and implementation measures needed to ensure the City’s dual objective of achieving growth while protecting the flight corridors and military missions associated with China Lake.
- **Circulation.** This element identifies the goals, policies, and implementation measures needed to ensure an adequate and functional transportation and circulation system. This element addresses automobile travel (roads and highways), public transit, aviation, and trails for bicyclists and pedestrians.
- **Open Space and Conservation.** This element identifies the goals, policies, and implementation measures needed to ensure the appropriate use, enjoyment, and protection of natural resources within the City.
- **Health and Safety.** This element identifies the goals, policies, and implementation measures needed to ensure the public health, safety, and welfare related to both natural and man-made hazards.



## General Plan Documents

As the General Plan is prepared, a number of major documents will be available for public review and comment. These documents are described below.

**Map Atlas.** To plan for the future, it is important to understand current conditions and trends. To provide the community with a good foundation for planning the future, a "Map Atlas" was prepared. This document replaced a lengthy text write up with a graphic format that used maps, charts, and illustrations to convey a picture of Ridgecrest today. The Map Atlas is an illustrated summary of the key findings from the background research conducted.

**Policy Directions Report.** Based on input from workshops held with the community and the GPAC, and direction from the Planning Commission and City Council, this document provided a summary of the critical policy and program issues to be addressed in the General Plan and provided a summary the policy direction to be pursued by the community in planning for the future.

**General Plan Policy Report.** This report is the essence of the General Plan. It contains the goals, policies, and implementation measures that will guide future development within the City.

**Environmental Impact Report (EIR).** The EIR prepared for the General Plan will meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and City Council will use the EIR during their consideration of the draft General Plan to understand the potential environmental implications associated with the General Plan.

**Zoning Ordinance Update.** In conjunction with the development of the updated General Plan, the Project Team will update the City's Zoning Ordinance. This revision will utilize the current form of the document, with additional illustrations and examples included to make the code easier to use.



## What Elements are in the General Plan?

The City of Ridgecrest General Plan is organized into the following topic areas, called "elements."

**Land Use.** This element will cover issues including regional planning, growth management, land use (including types, distribution, and intensity), and economic development. It will also provide a land use diagram that will direct future land uses within the community. The focus of this element is on the future growth and physical development of the City.

**Military Sustainability.** This element identifies the goals, policies, and implementation measures needed to ensure the City's dual objective of achieving growth while protecting the flight corridors and military missions associated with China Lake.

**Community Design.** This element will seek to preserve the City's small town character and provide for quality design that is appropriate for the City.

**Circulation.** The Circulation element will provide guidance on the movement of people and goods in and through the City. It will address roads and highways, transit, airports, bicycles, pedestrians, and the movement of goods.

**Open Space and Conservation.** This element identifies the goals, policies, and implementation measures needed to ensure the appropriate use, enjoyment, and protection of natural resources within the City.

**Health and Safety Element.** This element identifies the goals, policies, and implementation measures needed to ensure the public health, safety, and welfare related to both natural and man-made hazards.

## PUBLIC INVOLVEMENT

In preparing the updated Ridgecrest General Plan, the City conducted an extensive community involvement process which involved the components discussed in the following paragraphs.

**General Plan Advisory Committee (GPAC).** To provide guidance in the General Plan update, the City created an advisory committee – the General Plan Advisory Committee (GPAC). The GPAC is made up of 14 individuals selected from the community and is designed to provide additional community input to the Planning Commission and City Council. The GPAC was also a vital resource to City staff and the General Plan consulting team as the General Plan was developed.

During preparation of the General Plan, 16 meetings were held with the GPAC. GPAC meetings were typically held on a monthly basis, with all meetings being open to public input and interaction.

**Public Workshops.** Two community workshops were held to gain input on issues and opportunities and alternative futures that were used to shape the content of the draft General Plan.

The purpose of the first workshop was to provide participants with an overview of the General Plan update process and give everyone an opportunity to offer their thoughts on the future of Ridgecrest. Following the General Plan overview, the workshop participants broke into five break-out groups and discussed the following two questions:

- List the top three challenges/issues facing the City.
- List the top three opportunities the City should pursue.

The purpose of the second workshop was to explore policy choices related to future land use concepts for the City of Ridgecrest. Working as members of small groups, participants developed concepts for Ridgecrest's future. Their charge was to map out a future for the City that addresses the issues and opportunities identified in Workshop #1.

## City Council / Planning Commission Workshops.

From the start of the General Plan update, the project team has been working with the GPAC and the community on the identification of the key issues to be addressed in the General Plan. Using the key issues identified, a number of broad policy directions were discussed with the GPAC and presented to the City Council and Planning Commission. The purpose of this exercise was to gain an understanding of the overall direction that the General Plan should take. This understanding helped to ensure that the draft General Plan met the expectations of the community. The results of this input were reflected in the Policy Choices / Direction report.

**General Plan Website.** The City's General Plan update website ([www.westplanning.com](http://www.westplanning.com)) contains downloadable copies of available documents, information on upcoming hearings, and directions on how to submit comments.

## ALTERNATIVES TO THE PROPOSED PROJECT

CEQA requires that an EIR consider alternatives to a project (Section 15126 [a]). According to CEQA Guidelines, the range of alternatives "shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant impacts" (Section 15126 [d] [2]).

Alternatives in a general plan come in two forms that are combined to create the City's Proposed Project. These are policy alternatives and physical form alternatives.

**Policy Alternatives.** Policy alternatives come from looking at issues that pose the critical policy choices to the General Plan update and to frame a discussion of alternative actions that the City can take to address each issue. The GPAC workshops focused on the following identified policy alternatives based on the key issues identified through public input at workshops, and input from the City Council, Planning Commission, and GPAC. Although these policy alternatives comprise critical issues to the City, these are not an exhaustive list of the challenges and issues facing the City.

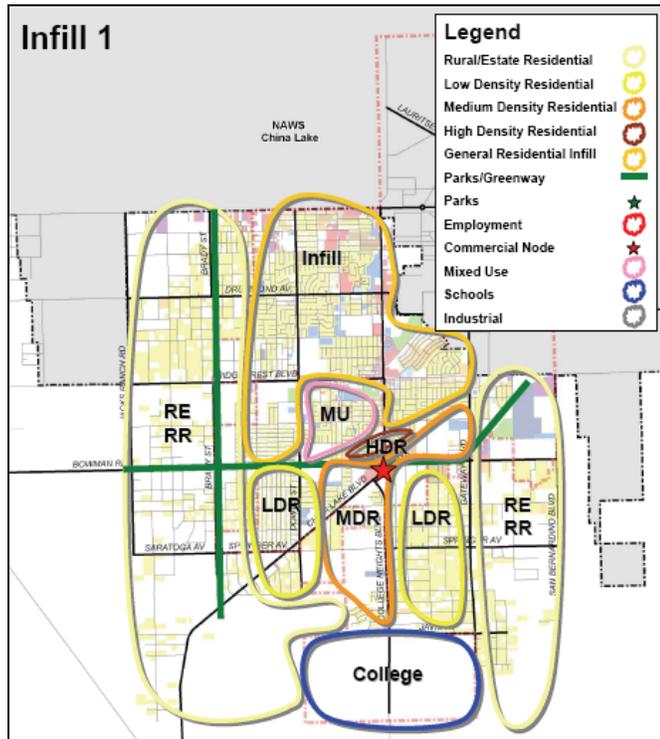
The policy alternatives were designed to address the following key issue areas identified through the public involvement component of the plan.

- A. Land Use
- B. Urban Design
- C. Economic Development
- D. Quality of Life
- E. Parks and Recreation
- F. Circulation
- G. Infrastructure
- H. Military Compatibility
- I. Growth Phasing

Information on these issue areas and selected policy guidance can be found in the General Plan’s Policy Choices / Direction report.

**Physical Form Alternatives**

Physical form alternatives were developed with the community. Like the policy alternatives, the physical form alternatives were also designed to address the key issues identified for the General Plan. The alternatives developed started as a set concept alternatives, or bubble diagrams.



Sample bubble diagram

Following a review of these concepts, two land use alternatives were refined and discussed with the GPAC, City Council, Planning Commission, and the public.

Based on the direction received regarding policy and physical form, a Proposed Project was developed. As part of the CEQA process, the following alternatives are currently being proposed for evaluation in the EIR for the Proposed Project.

**Proposed Project**

This alternative was selected by the community as best representing their aspirations for the future of the community. While the overall community remains relatively low density in nature, the community has created areas to encourage mixed use development and enhance infill potential. Included are several village commercial centers which will allow for the creation of walkable neighborhoods by incorporating neighborhood serving commercial with a mix of residential densities. The alternative also includes an extensive trails system to help encourage alternative modes of transportation. The diagram on page 6 and the summary table on page 7 provide an overview of this alternative.

**Alternative 1 – Increased Residential Alternative**

While keeping many of the features of the Proposed Project, this alternative looks at increasing the amount of land designated as Residential Low Density (an increase in density over the Residential Estate lands in the Proposed Project) in the southeastern quarter of the Planning Area. This alternative also looked at the inclusion of areas for large-scale planned residential communities. The community choose the Proposed Project over this selection based on a feeling that the increased housing potential was not necessary and to better protect existing rural residential areas and the City’s ability to provide urban utilities to the elevated areas in the south part of the Planning Area.

**Alternative 2 – No Project Alternative**

Under this alternative, it will be assumed that the City does not pursue a change to their current General Plan. This alternative will look at the build out of City’s existing General Plan.

## Potential Environmental Impacts

The Environmental Impact Report (EIR) to be prepared for the City of Ridgecrest General Plan Update (Proposed Project) will address the range of environmental impacts that could result from adoption and implementation of the Proposed Project.

Appendix G "Environmental Checklist" of the CEQA *Guidelines* identifies a number of environmental factors and issues that could be potentially affected by a project. In developing the initial scope of the draft EIR, the City has reviewed the environmental checklist and determined that the following potentially significant impacts shall be addressed in the EIR for the Proposed Project. This section provides a short summary of the potential impacts that will be analyzed in the EIR.

### Aesthetics

*The project may:*

- Have adverse effects on scenic vistas.
- Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- Degrade the existing visual character or quality of the City and its surroundings.
- Create a new source of substantial light or glare.

The City of Ridgecrest is located in a prime scenic location within the upper Mojave Desert. The City is surrounded by four mountain ranges: Sierra Nevada Mountains to the west, Cosos to the north, Argus Range on the east, and El Paso Mountains to the south. Scenic vistas of the mountains and the surrounding desert are found throughout the City. Build-out of the Proposed Project may result in impacts to views of scenic vistas.

The Proposed Project has the potential to substantially affect nighttime lighting levels through the proposed requirement of a lighting plan for all commercial, industrial, and subdivision developments. This could result in impacts to nighttime views. The EIR will qualitatively analyze the Proposed Project's potential impacts to these scenic resources.

### Agricultural Resources

*The project would likely not:*

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

The City of Ridgecrest and the surrounding area do not contain any significant agricultural resources (including important farmlands). Build-out of the Proposed Project would not result in impacts to agricultural resources. Consequently, the EIR will not further discuss impacts to agricultural resources.

### Air Quality and Climate Change

*The project may:*

- Conflict with or obstruct implementation of the applicable air quality plan.
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Create objectionable odors affecting a substantial number of people.
- Result in an increase in greenhouse gas emissions that would contribute to global warming conditions.

The Proposed Project includes provisions to extend and enhance transportation networks in the City and to expand aviation services at Inyokern Airport. Development resulting from the Proposed Project has the potential to degrade air quality and create dust, though the General Plan sets forth goals and policies to minimize these potential impacts through construction dust mitigation and other air quality monitoring provisions consistent with guidance from the Kern County Air Pollution Control District. The EIR will also examine applicable issues associated with climate change.

## Biological Resources

*The project may:*

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, or sensitive or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.
- Have a substantial adverse effect on federally protected wetland 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).
- 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 native wildlife nursery sites.

The City of Ridgecrest Planning Area is comprised of a limited number of wildlife habitats that are associated with desert-like conditions. In addition, there are several unique special status species that have the potential to occur in the Planning Area. The EIR will include a qualitative analysis of the Proposed Project's potential impacts to these habitats and species.

## Cultural Resources

*The project may:*

- Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.
- Disturb any human remains, including those interred outside of formal cemeteries.

Ridgecrest was once settled by the Kawaiisu Indians. This background, along with the first western exploration and settlement of the region in the 1800s, give the City a rich history. The EIR will analyze potential impacts to historic, archaeological, and paleontological resources.

## Geology and Soils

*The project may:*

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction or landslides.
- Result in substantial soil erosion or the loss of topsoil.
- 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.
- Be located on expansive soil, creating substantial risks to life or property.

Earthquakes are a common and present geologic hazard in the Planning Area and surrounding vicinity. As required by state regulations, development subsequent to the Proposed Project will be required to be designed to withstand seismic loads and any other geologic hazards that may be present. The EIR will examine potential geologic and soil hazards that may result from build-out of the Proposed Project.

The project would likely not:

- Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

The ability of soils to support septic systems within the City's Planning Area is not anticipated to be an issue since the Proposed Project assumes that development resulting from the Proposed Project will be connected to a wastewater collection and treatment system and not require the use of individual septic systems. No impact is anticipated and this issue will not be discussed further in the EIR.

## Hazards and Hazardous Materials

*The project may:*

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- Result in a hazard for people residing or working in the project area within the vicinity of a public use airport or private airstrip.
- 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.

Build-out of the Proposed Project could include development of similar existing uses that may include the minor use, disposal, and/or transport of hazardous materials and/or generate hazardous wastes. The Planning Area includes one public, general aviation airport, the Inyokern Airport. While the proposed land use map for the Proposed Project takes into consideration development around the airport, the potential safety issues related to airport operations will be analyzed in the EIR. The City of Ridgecrest has a moderate threat of wildland fires due to the minimal level of surface fuels within and around the City. The EIR will analyze the impacts associated with each of these hazards.

## Hydrology and Water Quality

*The project may:*

- Violate water quality standards or waste discharge requirements.
- Substantially deplete groundwater supplies or interfere with groundwater recharge that would

result in a net deficiency in aquifer volume or a lowering of the local groundwater table level.

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site.
- Substantially alter the existing drainage pattern of the site or area, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.
- Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- Substantially degrade water quality.
- 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.
- 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.

Build-out under the Proposed Project could result in erosion and water quality impacts associated with temporary construction activities. New development would also result in additional impervious surfaces that could lead to increased runoff which, if not mitigated, could result in downstream water quality impacts. The EIR will qualitatively analyze the ability of the storm drainage system relative to build-out of the General Plan. Additionally, the EIR will provide a qualitative analysis of groundwater supply and flooding impacts.

*The project would likely not:*

- Result in inundation by a seiche or tsunami.

Seiches are earthquake-generated waves within enclosed or restricted bodies of water. With few enclosed bodies of water that would result in the generation of tsunamis or seiches, no impact is anticipated and this issue will not be discussed further in the EIR.

## Land Use

*The project may:*

- Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating a significant environmental effect.

Although the Proposed Project has been developed with a consideration of the key planning documents of other regional agencies (including the Bureau of Land Management, Airport Land Use Compatibility Plan, and NAWIS China Lake), the EIR will examine the land use impacts associated with build-out of the Proposed Project.

*The project would likely not:*

- Physically divide an established community.

Development associated with the Proposed Project has been designed to be compatible with surrounding land uses and to minimize a variety of land use conflicts resulting from the placement of incompatible land uses near sensitive receptors. Consequently, implementation of the Proposed Project is not anticipated to physically divide an established community, and this issue will not be discussed further in the EIR.

## Mineral Resources

*The project may:*

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- 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.

Mineral resources located with the Planning Area include clay deposits, granite deposits, and sand and gravel deposits. The potential loss of any known mineral resources will be addressed in the EIR.

## Noise

*The project may:*

- Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance.
- Expose persons to excessive groundborne vibration or groundborne noise levels.

- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- For a project located within an airport land use plan expose people residing or working in the project area to excessive noise levels.

Build-out of the Proposed Project will result in an increase in vehicular traffic and an increase in operations and intensity of use. Development resulting from the Proposed Project could also increase noise levels associated with changes in land use and expose additional people to increasing operations at the Inyokern Airport. The EIR will qualitatively analyze the potential impacts of the Proposed Project associated with the creation of new noise sources and changes to existing noise conditions, including noise from both mobile and stationary sources.

## Population and Housing

*The project may:*

- Induce substantial population growth in an area, either directly or indirectly.

Implementation of the Proposed Project encourages the development of additional and higher density housing close to public services and infrastructure. The plan sets goals and policies to ensure the City's future growth proceeds in an orderly manner. Nonetheless, the EIR will evaluate the impacts of this growth on local infrastructure, services, and resources.

*The project would not:*

- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

The Proposed Project would not include removal of existing housing or displacement of a number of people. The EIR will not discuss this issue further.

## Public Services and Recreation

*The project may:*

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objects for public services.
- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Development consistent with the Proposed Project will result in an increase in the demand for local public services such as fire and emergency services, law enforcement, schools, parks, and other public facilities. The EIR will document existing public service levels in the Planning Area and evaluate the ability of these services to meet the demands of the General Plan.

## Transportation/Traffic

*The project may:*

- Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system.
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.
- 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.
- Substantially increase hazards due to a design feature or incompatible uses.
- Result in inadequate emergency access.
- Result in inadequate parking capacity.

Implementation of the Proposed Project will result in an increased number of local and regional vehicle trips and changes to existing traffic patterns. The increase in traffic generated by the Proposed Project may lead to increased traffic congestion in some parts of the Planning Area, and decreased levels of service for local and regional roadway intersections and segments. The EIR will qualitatively analyze the traffic impacts associated with these roadway enhancements, and

evaluate emergency access, design features, incompatible uses, parking, alternative transportation modes, and enhanced public transportation issues.

## Utilities and Service Systems

*The project may:*

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- 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.
- 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.
- 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.
- Have sufficient water supplies available to serve the project from existing entitlements and resources.
- Result in a determination by the wastewater treatment provider that 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.
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Comply with federal, state, and local statutes and regulations related to solid waste.

Development resulting from the Proposed Project will result in the additional demand for sewage treatment services, water services, storm drainage services, and landfill capacity within the Planning Area. The EIR will qualitatively describe and evaluate existing and future water supplies and facilities, wastewater treatment facilities, storm drainage infrastructure and landfill capacity necessary to serve build-out of the Proposed Project.



City of Ridgecrest Planning Department  
100 W. California Ave  
Ridgecrest, CA 93555-4054

## City of Ridgecrest General Plan

# NOTICE OF PREPARATION

**November 26, 2008**

**QUESTIONS, COMMENTS, NEED MORE  
INFORMATION? PLEASE CONTACT:**

Matthew Alexander, City Planner  
City of Ridgecrest Planning Department  
100 W. California Ave  
Ridgecrest, CA 93555-4054  
malexander@ci.ridgecrest.ca.us

**OR VISIT:**

**[www.westplanning.com](http://www.westplanning.com)**