

## INITIAL STUDY Environmental Checklist Form

1. Project Title: Tentative Tract Map 6691; Obtain Tentative Tract Map approval to create a 233-lot residential subdivision with two parks and a commercial parcel on 179.2 acres along with a General Plan Amendment GPA-08-04, Zone Change ZC-08-04, PUD Overlay, and Pre-Zoning PZC-09-02.
2. Lead Agency Name and Address: City of Ridgecrest Planning Department, 100 West, California Avenue, Ridgecrest, CA 93555
3. Contact Person and Phone Number: Pamela Hill, Planning 760-499-5066
4. Project Location: The property is located in the West ½ of Section 32, Township 26 South, Range 40 East M.D.B. & M. in the City of Ridgecrest, County of Kern, northwest of the intersection of West Ridgecrest Boulevard and N. Mahan Street, bordered by W. Las Flores Avenue to the north, N. Mahan Street to the east, W. Ridgecrest Boulevard to the south and Brady Street to the west; a smaller rectangular portion protrudes to the north across W. Las Flores Avenue and is bounded by Garth Street to the west, N. Mahan Street to the east and Felspar Avenue to the north.
5. Project Sponsor's Name and Address PAM Ridgecrest Venture, LLC, 2020 Kettleman Lane, P.O. Box 1570, Lodi, CA 95241
6. General Plan Designation: 455-100-06: Commercial & Estate Density; 455-100-08: Estate Density; 455-100-09: Estate Density 455-100-07: County 5.6 ES 2.5 Ac.
7. Zoning: 455-100-06: E-2 (10,000 sq. ft. min. lot); 455-100-08: E-1 (40,000 sq. ft. min. lot); 455-100-09: E-1 (40,000 sq. ft. min. lot) 455-100-07 E (2.5 Ac min)
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The proposed project, Wild Pointe Ranch, consists of 179.2 gross acres and is a mixed-use development with single-family residential lots and one commercial parcel. The proposed development will accommodate 223 single-family residential lots, two recreational parks and a shopping center. The residential area will occupy approximately 155 acres, and the commercial development will occupy approximately 8 acres.

GPA/ZC-08-04 w/PUD Overlay: The applicant proposes to change the existing GP designation of C (Commercial) to ED (Estate Density) on 15.7 acres, from ED to C on 4.9 acres and from ED to PS (Parks and Schools) on 13.7 acres. The applicant also proposes to change the zoning from E-1 (Estate 40,000 sf) to E-1 (40,000 sf) PUD (Planned Unit Development Overlay) on 92 acres, from E-2 (10,000 sf) to E-1 PUD on 15.7 acres, from E-1 to RSP (Rec.School,Parks) on 13.7 acres, from E-1 to CS (Service Commercial) on 1.8 acres and from E-2 to CS on 7.6 acres.

PZC-09-02: The applicant seeks approval to Pre-zone 17.7 gross acres on the East side of Brady St. from County designation of 5.6 (min. 2.5 ac) to E-1, (Estate 40,000 sf) to prepare for annexation into the City Limits and be a part of TTM 6691.

TTM 6691: The applicant seeks approval to create a 223 lot residential subdivision with two parks and a commercial parcel on 179.2 gross acres in the west ½ of Section 32, Township 26 South, Range 40 East M.D.B.& M in the City of Ridgecrest, County of Kern. The subject project proposes 136 lots on 125.4 gross acres of E-1 (40,000 sf) PUD, 87 lots on 30.6 gross areas of E-2 (10,000 sf), a 9.4 acre (CS) Commercial Service Site and 13 acres of Park with a sump site. The parks are expected to include walking paths, playgrounds and landscaping.

9. APN: 455-100-06, 455-100-07 455-100-08 and 455-100-09  
LAT. 35-37-33 LONG. 117-42-04
10. Surrounding Land Uses and Setting: Briefly describe the project's surroundings: Property to the east has a City of Ridgecrest general plan designation of LD (Low Density Residential) and C (Commercial). The properties bordering to the north, west and south are outside of the city limits and are therefore considered under County of Kern jurisdiction. The General Plan designations on all of the county property is 5.6 (minimum 2.5 gross acres) with the exception of a small portion of 6.2 (general commercial) to the south. Property to the east has an existing City of Ridgecrest zoning of R-1, RMH and CS. Property immediately to the north and west is under Kern County jurisdiction and has a designation of E (2.5) RS. The property immediately to the south is also under Kern County jurisdiction and carries a designation of E(1) RS MH, E(20) RS and C-2.
- The site is surrounded by scattered rural housing except in the extreme northeast, which contains a large R-1 development consisting of relatively dense housing. The property has not knowingly been developed or utilized for any agricultural purposes for at least the past 40 years.
11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): California Department of Fish and Game, Kern County Air Pollution Control District , China Lake Naval Air Weapons Station

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environment factors check below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

Determination: (to be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier

document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

September 5, 2008  
Date

Pamela Hill, Planning Technician II, City of Ridgecrest  
Printed Name

#### EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1.) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factor as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2.) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3.) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4.) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measure from Section XVII, “Earlier Analysis,” may be cross-referenced).
- 5.) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (C)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or

outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individual contacts should be cited in the discussion.
- 8) This is only a suggested plan, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<b>I. AESTHETICS – Would the project:</b>				
a. Have a substantial adverse effect on a scenic vista?		X		
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings.				X
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?		X		
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures I. AESTHETICS.				
<b>II. AGRICULTURAL RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prim Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
<b>Comments:</b> This site is not located in an area designated as farmland per City of Ridgecrest General Plan 1991-2010.				
<b>III. AIR QUALITY –</b> 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?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
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)?				X
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures III. AIR QUALITY.				
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a. Have a substantial adverse effect, either directly or through habitual modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
c. Have a substantial adverse effect on formerly protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal				X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 use of native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures IV. BIOLOGICAL RESOURCES				
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	
<b>Comments :</b> See comments in Discussion of Potential Impacts and Mitigation Measures V. CULTURAL RESOURCES.				
<b>VI. GEOLOGY AND SOILS – Would the project:</b>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures VI. GEOLOGY AND SOILS				
<b>VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
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 safety hazard for people residing or working in the project				X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
area?				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
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?				X
<b>Comments:</b> No known significant hazards have been identified on the subject parcels per the City of Ridgecrest General Plan 1991-2010.				
<b>VIII. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a. Violate any water quality standards, waste discharge requirements?				X
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 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)?			X	
c. 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?				X
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 surface runoff in a manner which would result in flooding on- or off-site?		X		
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X		
f. Otherwise substantially degrade water quality?				X
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?		X		
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?		X		
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?				X
j. Inundation by seiche, tsunami, or mudflow?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures VIII. HYDROLOGY AND WATER QUALITY.				
<b>IX. LAND USE AND PLANNING – Would the project:</b>				
a. Physically divide an established community?				X
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?		X		
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures IX. LAND USE AND PLANNING.				
<b>X. MINERAL RESOURCES – Would the project:</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
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?				X
<b>Comments:</b> No presence of mineral resources per City of Ridgecrest General Plan 1995-2010.				
<b>XI. NOISE – Would the project result in:</b>				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				X
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above the levels existing without the project?			X	
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?			X	
f. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures XI. NOISE				
<b>XII. POPULATION AND HOUSING - Would the project:</b>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures XII. POPULATION AND HOUSING.				
<b>XIII. PUBLIC SERVICES</b>				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire Protection?			X	
b. Police Protection?			X	
c. Schools?		X		
d. Parks?			X	
e. Other public facilities?			X	
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures XIII. PUBLIC SERVICES.				
<b>XIV. RECREATION</b>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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?				X
<b>Comments:</b> The project includes construction of two parks. There is no evidence in the record to date to show that implementation of the project, as proposed, would result in substantial adverse impacts on park or recreational facilities or necessitate the construction or expansion of such facilities.				
<b>XV. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a. Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?				X
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<b>Comments:</b> The project will require the design of the new streets is consistent with the City of Ridgecrest General Plan 1991-2010 Circulation and Transportation Elements and Engineering Standards. A Traffic Study was done with the following recommended mitigation measures: No off-site mitigation is recommended per Traffic Study Prepared for Wild Pointe Ranch by Cornerstone Engineering, July 2008. All study intersections are expected to function with very little increased delay.				
<b>XVI. UTILITIES AND SERVICE SYSTEMS – would the project:</b>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
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?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
<b>Comments:</b> See comments in Discussion of Potential Impacts and Mitigation Measures XVI. UTILITIES AND SERVICE SYSTEMS				
<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?		X		
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 viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

## DISCUSSION OF POTENTIAL IMPACTS AND MITIGATION MEASURES

### I. AESTHETICS

No scenic resources are present on the site. However, Ridgecrest Boulevard is proposed as a scenic corridor. Landscaping and fencing design along Ridgecrest Boulevard shall be submitted and approved by Planning Department staff before construction. Land uses in the general vicinity are a mixture of developed

and undeveloped commercial and single-family lots. Given the commercial nature of the project and surrounding land uses, any impacts on the existing visual character or quality of the site and its surroundings would not be significant.

Street and parking lights are subject to City of Ridgecrest Development Standards. After full project buildout, new sources of glare will be created. No specific information currently exists regarding the lighting to be incorporated in the commercial portion of the development, but commercial development typically includes lighting for security and aesthetic purposes.

A mitigation measure is proposed to ensure that any future lighting installed is fitted with a hood or “glare shield” to ensure that the project’s impact on nighttime views is reduced to a less than significant level. Specifically, light and glare from on-site exterior lighting fixtures shall be minimized by providing hoods, screens or other methods for directing lights downward to ensure that the project’s potential impacts on nighttime views is reduced to a less than significant level. In addition, all commercial lighting will be directed away from adjacent roads and properties.

### **III.b AIR QUALITY**

During construction, the applicant will comply with all dust control measures required by Kern County Air Pollution Control District (KCAPCD) Rule 402 (Fugitive Dust). For purposes of this rule, the project would be considered a “Large Operation,” i.e., any active operation, including vehicle movement on unpaved roadways, on property involving in excess of 100 contiguous acres of disturbed surface area. The applicant will comply fully with all applicable dust control measures recommended by the KCAPCD. In addition, the applicant will ensure that all vehicles used for construction will be equipped with EPA/ARB certified engines.

The project will be accessed by paved roads; N. & S. Brady St., W. Ridgecrest Blvd, N. & S. Mahan St., W. Las Flores Ave. and will therefore not contribute to offsite dust impacts.

## **IV BIOLOGICAL RESOURCES**

### **Environmental Setting**

The site is at an elevation of 2,290 feet. The habitat is creosote bush scrub. The dominant perennial species is *Larrea tridentate* (creosote), *Ambrosia dumos* (burobush) and *Senna armata* (desert senna). Common annuals include *Erodium cicutarium* (filaree) and *Schismus barbatus* (split grass). Soils are primarily sandy loam with some pebbles. Topographically the site is generally flat with a few low hills (10 to 20 feet elevational gain), and drainage is via a few washes and sheet flooding. The slope is low, approximately two to three percent, and the aspect is to the northeast.

The Critical Habitat Impact Evaluation for threatened or endangered species on this site was 34 out of a maximum of 40. A ranking of 34 indicates that the site is heavily impacted by human use. The primary human impacts were from adjacent urbanization, roads, off-road vehicle use, dogs and dumping. Several factors should be taken into consideration in assessing the property for development, including (1) the project proposed would be in-fill which is surrounded by existing development; (2) the land has already been impacted by various human activities; and (3) the property is not and will not be part of a larger, functional ecosystem.

### **Mojave Ground Squirrel**

The project site lies within the known range of the Mojave ground squirrel (*Spermophilus mohavensis*), a state-listed threatened species. This species has a relatively limited range, occurring in southwestern Inyo, eastern Kern, northwestern San Bernardino and northeastern Los Angeles counties. Peter Woodman with Kiva Biological Consulting conducted a Biotic Assessment on the property in October 2005, outside the U.S. Fish and Wildlife Service window of March 1 to June 1. No Mojave ground squirrels were observed during the survey, although no trapping was conducted.

After engaging in preliminary discussions with California Department of Fish and Game (CDFG) representatives, the applicant initiated a three-phase trapping survey for Mojave ground squirrels. The first phase was conducted from April 13-17, 2006. Although no Mojave ground squirrels were observed, a single adult male Mojave ground squirrel was captured on the fourth afternoon of the study. At that point, the trapping survey ceased and a report was prepared for submission to CDFG. Mr. Woodman updated the 2005 Biotic Assessment in February 2008; no Mohave ground squirrels were observed, but because a Mohave ground squirrel was trapped in 2006, Mr. Woodman recommended consultation with CDFG to determine appropriate mitigation and compensation measures. The applicant has been negotiating with CDFG and will obtain a take permit pursuant to Section 2081 of the California Endangered Species Act with the appropriate designation of mitigation acreage to compensate for the anticipated impacts. The take permit, along with the designation of appropriate mitigation acreage, will fully mitigate for the potentially significant impact of this project on the Mojave ground squirrel.

#### Burrowing Owl

The site is within the known range of the burrowing owl (*Athene curicularia*). While not a state or federally listed species, the burrowing owl is protected under the federal Migratory Bird Treaty Act, which makes it unlawful to take, possess, buy, sell, purchase or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs or products, except as allowed by implementing regulations (50 CFR Part 21). The burrowing owl is a species of special concern in California because of declines in suitable habitat and both localized and statewide population declines.

Kiva Biological Consulting conducted a Biotic Assessment in October 2005, and one burrowing owl was located near the center of the site. The owl was using a burrow located in a five-foot deep pit. The owl did not appear to have been using the burrow for a long time because only a few pellets and splats of whitewash were found. The burrow had a single entrance and was a minimum of 1.5 meters long.

Kiva Biological Consulting updated the 2005 Biotic Assessment in February 2008. The burrowing owl found in 2005 was no longer present in the burrow, which was almost filled with dirt. No pellets or whitewash were observed. However, Mr. Woodman observed whitewash and pellets at a different burrow on the property. The feathers of a dead burrowing owl were found 10 meters from the burrow. Mr. Woodman concluded that a bird of prey probably killed and plucked the owl at the site and that a raptor, coyote or dog scavenged the body.

Because no burrowing owl was found at the site, no mitigation is required other than to conduct a preconstruction survey 30 days before any ground disturbance on the site. If a burrowing owl is found during the preconstruction survey, the applicant will follow applicable CDFG guidelines for relocating the burrowing owl before construction activities continue.

#### Desert Tortoise

The desert tortoise (*Gopherus agassizii*) has been listed as a threatened species by the State of California as well as the federal government. Kiva Biological Consulting conducted a Biotic Assessment for the desert tortoise in October 2005, which was updated in February 2008. Mr. Woodman found no live desert tortoises or desert tortoise sign on the property during either survey. In addition, the project site is not within Critical Habitat for the desert tortoise nor is it within a Desert Wildlife Management Area. While Mr. Woodman observed that the project site is at the edge of Ridgecrest and that some desert tortoises may still exist to the west and southwest of the site, he concluded that, given the long-term impacts to potential habitat in the area, the site does not support a viable desert tortoise population. Therefore, no mitigation measures are necessary.

### **V. CULTURAL RESOURCES**

This site is not known to be one of cultural or archaeological significance per City of Ridgecrest General Plan 1991-2010 and the San Joaquin Valley Archaeological Information Center. However, construction at the site will halt in the event that cultural resources or human remains are found, and the San Joaquin Valley

Archaeological Information Center will be contacted before construction activities resume.

## **VI. GEOLOGY AND SOILS**

The site is not located in an Alquist-Priolo zone. No known active faults exist within the boundaries of the site. The closest active fault, the Little Lake Fault, is almost 2 km away from the site.

Arrow Engineering prepared a Soils Engineering Report on the property, dated May 10, 2006. According to the report, the site may be subject to seismic ground shaking since the project is in Seismic Zone 4, although the site is not unusually sensitive to seismic risks. Any building or structure constructed on this site should be designed to at least the minimum code standards for Seismic Zone 4, as designated by the latest edition of the California Building Code ("CBC"). Arrow Engineering also concluded that the preliminary expansion index of the on-site soil is in the "very low" classification.

In view of the relatively firm silty sands, relative densities, cohesion and depth to groundwater (100 ft), preliminary liquefaction analysis indicates that the potential for onsite liquefaction or seismically induced dynamic settlement is not probable. Provided recommendations from the soils report are incorporated into the site development, Arrow Engineering believes that the proposed grading on the site will not adversely affect the stability of the site or adjacent properties and, thus, will not be susceptible to hazards from landslides. In addition to full compliance with the CBC, the following recommendations are adopted as mitigation measures: (1) compliance with American Society for Testing and Materials ("ASTM") D 1557-91 soil compaction test procedures; (2) compliance with California Occupational Safety and Health Administration standards for trenches or excavations deeper than five feet; and (3) compliance with recommendations for mix design, curing, joints and reinforcement as promulgated by the Portland Cement Association.

Project site soils can be susceptible to wind erosion. Sporadic torrential rains can cause flash flood events that can create significant erosion. Work regarding excavation, grading and earth-work construction, fills and embankments will be addressed through adherence to Chapter 16 of the City Municipal Code.

## **VIII.c. HYDROLOGY AND WATER QUALITY**

A Preliminary Flood Study for TTM 6691 was conducted in August 2005 and updated in February 2008. According to the study, the Federal Emergency Management Agency(FEMA) flood zoning maps have designated TTM 6691 as lying primarily in Flood Zone C, with portions of the site lying in Flood Zone A.

Flood Zone C areas are subject to minimal flooding while Flood Zone A areas are within the limits of the 100-year flood. Existing drainage patterns and topographical data as described in the City of Ridgecrest Master Drainage Plan (1989) are shown in Figure 1 and Table 1 of the Preliminary Flood Study. Water generally flows across the site from southwest to northeast. With existing development, about 81 cubic feet per second (cfs) (10-year flow) of drainage would be routed past the site. In the ultimate developed condition, 190 cfs are estimated to flow through the site from the southeast.

The site will include a 5-acre park/sump in the northeast corner of the site (APN 455-100-08). Per City of Ridgecrest Design Standards, the sump will be sized to hold a minimum of 8.0 acre- feet of water. The sump will be designed to hold all of the runoff from the project from a 10-year/24-hour storm. All of the internal streets and lots in the tract will drain to this sump at a minimum slope of 0.0025 feet per foot. Off-site flood waters that enter the site during a storm event will be routed through the site on the proposed streets. The flow will be directed to the sump, and any excess flow will be released on to the Las Flores and Mahan Street rights of way. Off-site tributary areas will be analyzed and 100-year flood volumes will be computed.

A final flood study will be conducted at the time of site grading to determine base flood elevations. This study will be submitted to and approved by the City prior to the issuance of grading permits. The finished floor for

the project will be set one foot above base flood elevation or the top of adjacent curb, whichever is highest, per Kern County development standards.

### **IX.b. LAND USE AND PLANNING**

The applicant proposes a zone change from E-1 to E-1.PUD, with a minimum lot size of 20,000 square feet. The existing Ridgecrest Zoning Ordinances provide for a zone of E-1, with a minimum lot size of 40,000 square feet; E-2 with a minimum lot size of 10,000 square feet; and E-3, with a minimum lot size of 7,500 square feet. The Planning Department staff has agreed to a PUD Overlay which will be considered concurrently with TTM 6691 and the proposed GPA and ZC. The Project contains 64 lots to be zoned 20,000 sf. min. and 72 at 40,000 sf. with 87 lots in existing E-2 10,000 sf min. zoning.

### **XI. NOISE**

The City of Ridgecrest is adjacent to China Lake Naval Air Weapons Station ("NAWS"). Therefore, all areas of the city are exposed to varied degrees of airport noise.

In the 1970s, the Department of Defense established the Air Installation Compatible Use Zone ("AICUZ") program, which is intended to promote compatible land use at military installations and in surrounding communities and to protect the health, safety and welfare of civilian and military personnel in areas adjacent to military airfields. In compliance with the AICUZ program, NAWS prepared an initial study in 1997, which analyzed several airfield operational scenarios and quantified noise and accident potential zones for a preferred operational profile that established NAWS airfield flight patterns and air corridors. A 2004 Environmental Impact Statement evaluated three operational scenarios and identified a 25% increase in airfield and range flight operations as the preferred alternative.

In 2007, NAWS completed a new AICUZ study intended to replace the 1997 study. The 2007 AICUZ included several recommendations for NAWS action, city and county action, Bureau of Land Management action and all AICUZ participants. Included with the suggestions for city action were recommendations to: (1) continue to provide CEQA notifications to NAWS for review and comment on City discretionary land use actions; (2) incorporate the AICUZ Military Influence Area ("MIA") and land use compatibility recommendations in the Ridgecrest General Plan Update and proposed Indian Wells Valley Specific Plan; and (3) develop and implement a policy requiring a site-specific evaluation for any proposed General Plan Amendment or Zoning Changes that would create residential projects or increase allowable density of existing designated residential development in an area identified as impacted by noise or safety concerns and require appropriate notification of potential aircraft noise and flight safety risk to realtors, buyers, sellers and residents of land within the flight corridors of the MIA.

In response to recommendations for NAWS action, the Department of the Navy has shifted the primary departure flight zones to the west. Therefore, the project site is not expected to be significantly impacted by overhead flights.

According to the 2007 AICUZ, the anticipated noise levels fall well below significance levels. Nonetheless, the project is in a MIA because of the nearby flight corridors. In keeping with AICUZ recommendations and to ensure that all future residents are aware of the MIA, prior to issuance of certificates of use and occupancy, the applicant must demonstrate that future residents will be informed of the MIA. This demonstration may take the form of a covenant to that effect recorded on the project site or through disclosure forms to be signed by new residents. The disclosure form will provide that each resident acknowledges that he/she is moving into an MIA and that military operations may affect the community. In addition, the City will notify the NAWS of this project and seek comment on this application and will incorporate any additional mitigation measures recommended by NAWS.

### **XII. POPULATION AND HOUSING**

The City of Ridgecrest General Plan 1991-2010 has identified adequate vacant areas for a variety of residential uses, including this project site. The site is vacant and is surrounded by sparse development and vacant lots. There is a dense residential development to the northeast. The project is not expected to induce

substantial growth but accommodate growth expected from the China Lake Naval Air Weapons Station Base Realignment and Closure plan.

### **XIII. PUBLIC SERVICES**

#### **Schools**

The applicant will pay required development fees to mitigate for any impacts to schools. Pursuant to Resolution #20 0708 of the Governing Board of the Sierra Sands Unified School District, applicant will pay \$2.97/ square foot of residential building space and \$0.47 per square foot of commercial building.

Each residential unit will have an average of 2,400 square feet; therefore, the applicant will pay an average of \$7,100 per residential lot or a total of approximately \$1.6 million. The commercial space is estimated at 87,200 square feet; therefore, the total estimated fee will be \$40,984. Payment of these developer fees is anticipated to fully mitigate for any impact on the Sierra Sands Unified School District.

#### **Sewer Services**

The sanitary sewer system for this project will tie into the existing City of Ridgecrest 8" sanitary sewer gravity line at the intersection of Las Flores Avenue and Mahan Street.

Cornerstone Engineering conducted a Sanitary Sewer Study in March 2008 and updated August 2008, the purpose of which was to calculate the design sanitary sewer discharge from the subject project and determine what effect the project discharge will have on the existing City of Ridgecrest collection system and make appropriate recommendations.

##### **a. Sewer System Design and Analysis**

The tributary area for the existing system was broken up into 40 different branches and annotated with letters from A to NN. Tributary branch boundaries were then delineated to determine discharge volumes and connection points to the Las Flores/China Lake line. Each segment reach of the Las Flores/China Lake pipe line was then numbered from east to west for a total of 36. An exhibit map delineating each branch is included in the study. Each reach section is also labeled on Exhibit 1 in the exhibit maps section at the back of the study.

Cornerstone Engineering then built a spreadsheet to determine the sewer demand from each tributary branch and the capacity of the subsequent reach for the various scenarios. For future buildout, it was assumed that all vacant land with residential entitlements (per City of Ridgecrest Land Use maps) would ultimately be developed to an average density of 4 units/ acre.

Finally, Manning's Pipe Calculator in AutoCAD was used to determine the capacity for each reach section. The capacity values were compared with demands on the pipes to understand which pipe reach sections could be exceeding capacity.

##### **b. Study Results**

Results from the modeling of the four scenarios can be seen in Tables 1.0, 1.1, 2.0 and 2.1 of the study Appendices. Cornerstone Engineering determined that the existing system is currently inadequate in reaches 19 through 23 and in reaches 29 through 36. The design discharge from Wild Pointe Ranch is expected to be 0.315 cfs. When this design discharge is added to the existing system, reaches 19 through 36 all exceed capacity.

Cornerstone Engineering further determined that at future buildout of existing entitlements, system reaches 19 through 36 all exceed capacity. Cornerstone Engineering concluded that all 10" lines within this range must be upsized to a 12" or 15" line while all existing 15" lines must be upsized to an 18" line. In the future buildout-plus project scenario, all 10" lines from reach 19 and above must be replaced with 15" pipe, 15" lines must be replaced with 18" pipe.

c. Recommendations

Cornerstone Engineering has recommended that reach sections 17 and 19-36 be upgraded before TTM 6691 is built out. To account for future growth, all lines to be replaced should accommodate the future buildout plus project scenario as described in Table 2.2 of the study. Cornerstone Engineering recommended upsizing reach section 17 to a 12" diameter pipe and sections 19-23 to 15" diameter PVC pipe and replacing sections 24-36 with 18" diameter PVC pipe.

The total cost of installation of the new pipes is estimated to be \$983,664. It is recommended that this cost be allocated proportionately for all new residential development on a per-unit basis and for all new commercial development on a per-acre basis. Thus, the cost for sewer improvements will be approximately \$622 per future residential unit and \$5,218 per future commercial acre.

d. Summary/Mitigation Measures

With the development of TTM 6691, a design flow of 0.315 cfs (203,737.5 gpd) of sewage effluent will be added to the Las Flores/China Lake line. Cornerstone Engineering has concluded that the pipe is currently over capacity at thirteen reach sections within the line, even without the development of TTM 6691. Thus, the sanitary sewer system should be upgraded with or without the development of TTM 6691. With the addition of TTM 6691, the line would exceed capacity at eighteen reach sections. Even without the addition of TTM 6691, all eighteen reach sections would exceed capacity with the onset of future growth within the vacant lots of the tributary area. With the development of TTM 6691 and all vacant lots within the tributary area, nineteen reach sections will be over capacity. The installation of the new pipeline will cost approximately \$984,000, with TTM 6691's proportionate share being approximately \$190,000. The sewer study findings are preliminary and the applicant shall be required to provide a more detailed sewer capacity study, which will include the results of a flow monitoring survey on the trunk line segments that appear to be inadequate.

Three alternative scenarios are recommended to mitigate for the potential sewer deficiencies. The first scenario would entail the applicant paying the recommended \$190,000 sewer improvement fee into a City of Ridgecrest sewer fund. All other new development would pay into the fund based upon the per-unit/per-acre costs listed above in this report. The City of Ridgecrest would then use the capital from the fees collected to upgrade the entire system in the future.

The second scenario would involve "opening day mitigation," so that the applicant would apply its proportionate share (\$190,000) to sewer upgrades that would be installed by the applicant before recordation of the first phase of TTM 6691. The upgrades would be performed on the existing sewer lines in the tributary area with the greatest demand-to-capacity ratio, or the portions of the system that most need upsizing. In this scenario, the system would not have to wait until additional vacant properties in the tributary area were developed before any actual improvements to the sewer system would take place.

Under the third scenario, the City would impose appropriate sewer connection fees to fully mitigate for this impact.

e. Updated Study

Cornerstone Engineering updated its sewer study in August 2008 at the request of the City Engineer, who has indicated that the City has not observed surcharging in the wastewater collection system trunk lines identified in the study. The City had planned to install wastewater flow meters to confirm the conclusions of the study. However, the City has postponed purchase of the flow meters indefinitely due to City budget constraints.

The applicant has offered to pay for the rental of two flow meters for the City to install in manholes at the Werner/Las Flores and Balsam/Argus intersections and collect data for one week. However, due to recent flooding events and a backlog of work at the City, the installation of the flow meters is not possible at this time. Nonetheless, the applicant remains prepared to supply the flow meters when feasible. Prior to the development of sewer designs for the project, a final report should be prepared and delivered to the City

Engineer which includes at least a week of trunkline flow monitoring. The monitoring data will be used to further calibrate the assumptions of Cornerstone's preliminary study and confirm the capacity of the existing sewer trunk system. The mitigation measures recommended above are considered to be conservative and should therefore should fully mitigate project impacts regardless of the outcome of any subsequent trunkline flow monitoring.

#### **XV. TRANSPORTATION/TRAFFIC**

Cornerstone Engineering prepared the Traffic Study for Wild Pointe Ranch in January 2008 based on a traffic engineering investigation. No off-site mitigation measures are recommended to compensate for the increase in traffic anticipated due to the project. All study intersections are forecasted to function with less than significant increased delay. Adjacent half-street improvements and all proposed internal streets should be constructed in order to facilitate access to all newly created parcels.

The project should be approved without off-site mitigation measures. Internal and adjacent street improvements should be included in the project's conditions of approval. All traffic impacts are considered negligible and are expected and appropriate for this proposed neighborhood. To mitigate for any unforeseen impacts, the applicant will pay the required traffic impact fees. The traffic impact fees to be paid by applicant are estimated at \$402,000 for the 228 residential lots in the development and approximately \$373,826 for the 87,200 square feet of commercial space.

Cornerstone Engineering updated the study in July 2008 at the request of the City Engineer to develop new traffic counts at the intersections of Mahan and Las Flores and Mahan and Ridgecrest. However, the potential impacts did not change and the proposed traffic impact fees described above are expected to fully mitigate those impacts.

#### **XVI. UTILITIES AND SERVICE SYSTEMS**

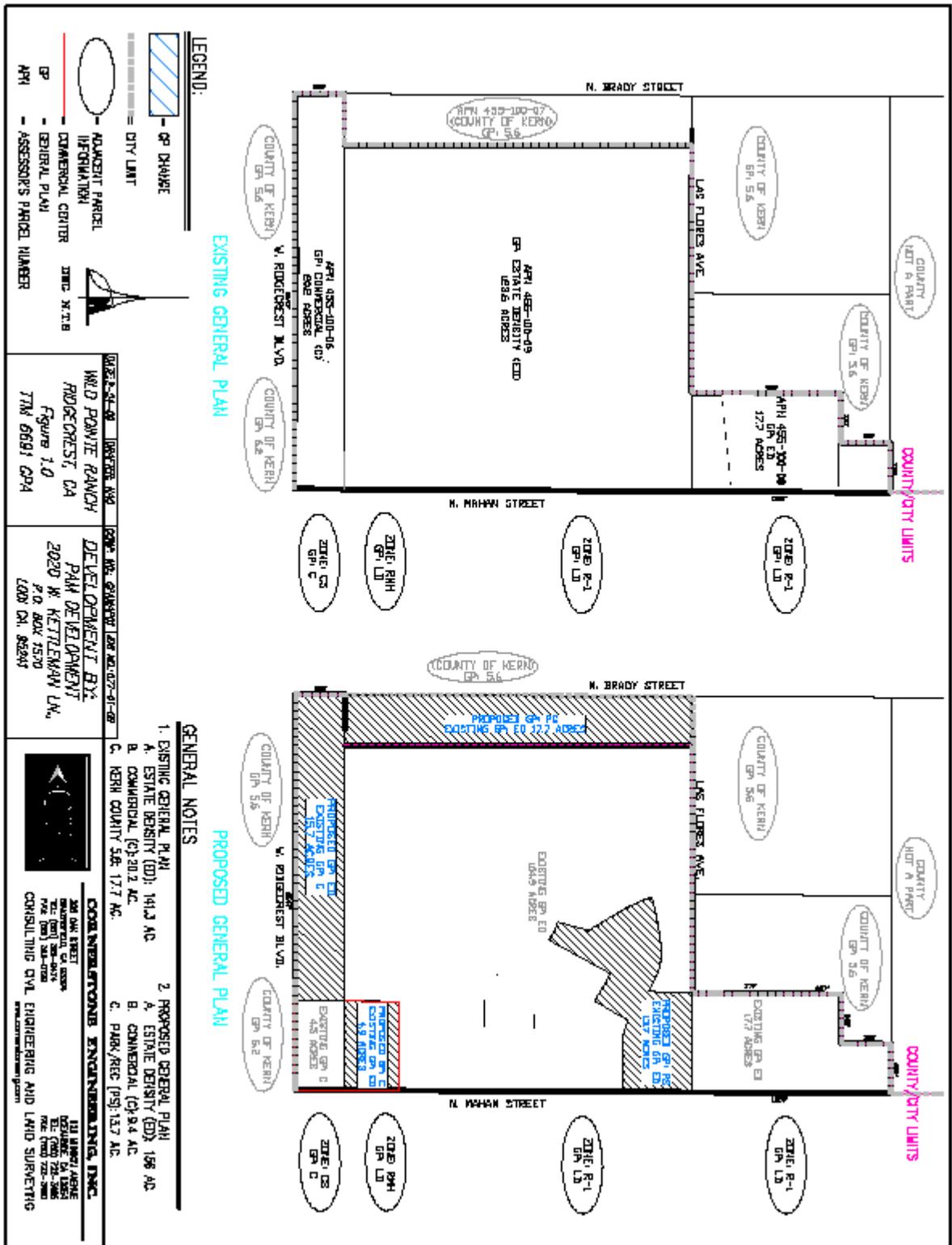
The applicant has received a will-serve letter from Indian Wells Valley Water District dated May 13, 2008. There is no evidence in the record to date to show that implementation of the project would require or result in the construction of new or expanded water or wastewater treatment facilities which would cause significant environmental effects. Pursuant to a recent study conducted by the City Public Services Department, the City has sufficient capacity to provide wastewater services for the project. The applicant proposes to build a stormwater sump with storm drain pipe; however, impacts will not be significant. The project is within the boundary of the Ridgecrest landfill and service area of Ridgecrest Sanitation. The Ridgecrest landfill still has capacity to accommodate the project. Implementation of the project is not expected to result in substantial adverse impacts on existing landfills and will comply with federal, state, and local statutes applicable to solid waste.

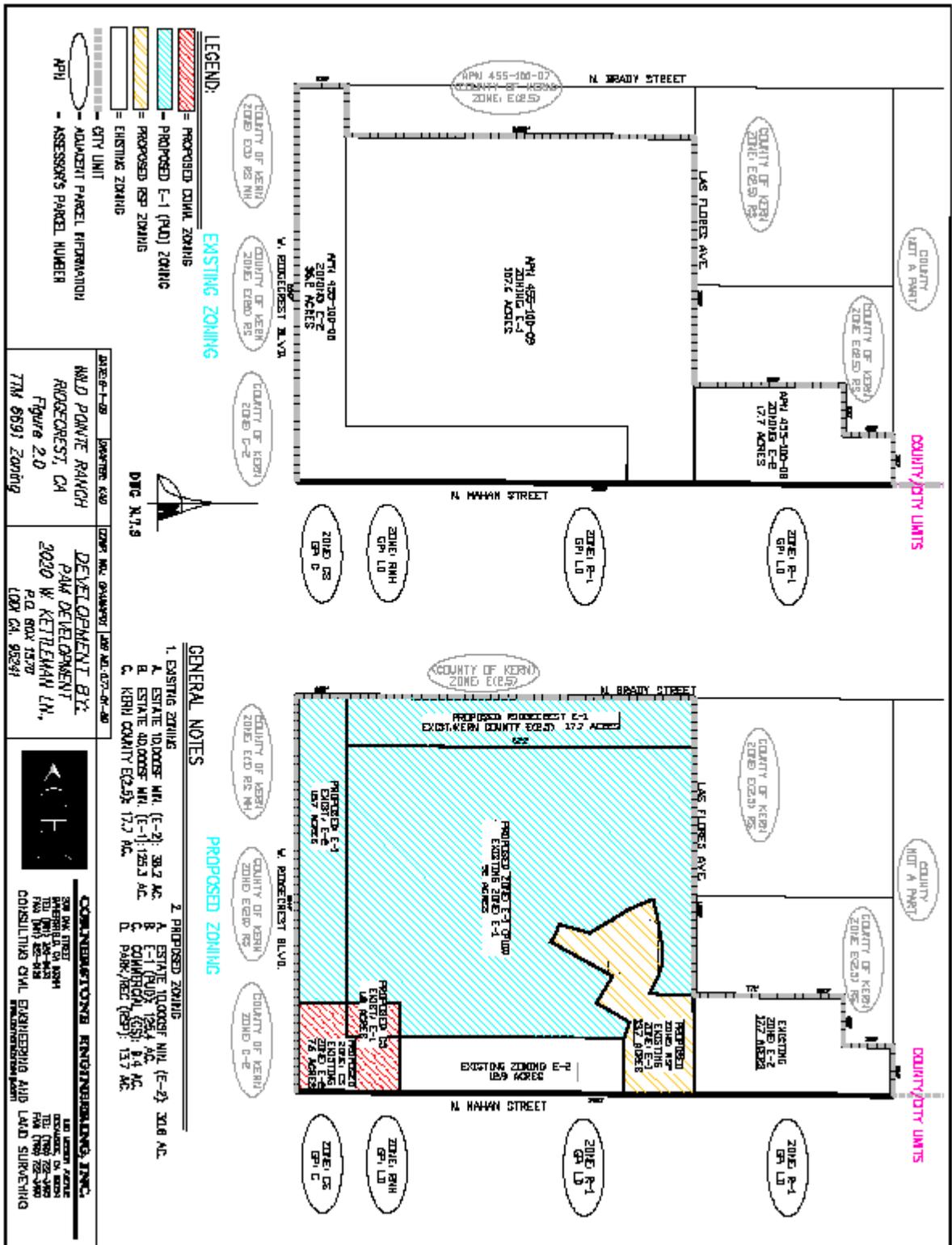
Although the project is not anticipated to result in a significant impact, the Kern County Waste Management Department has recommended the following mitigation measures, which will be incorporated into the conditions of approval for the project:

- The applicant should implement or participate in a program to recycle or divert the demolition and construction waste stream, green waste, electronic waste, municipal and commercial solid waste. A good recycling program can be an effective mitigation measure for these purposes.
- The applicant will generate construction and demolition debris. Kern County charges up to \$38.25 a ton at the landfill for disposal of this waste stream. Many local businesses recycle construction and demolition debris. The applicant should include measures for recycling construction and demolition waste to the greatest extent feasibly possible.

## **XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

- (a) Based on the foregoing evaluation, the proposed project is not expected to have significant impacts that cannot be reduced to a level of insignificance through implementation of existing regulatory requirements and the proposed mitigation measures.
- (b) The impacts of this project are not considerable when viewed in connection with the effects of past, present or probable future projects.
- (c) The project has no non-mitigatable consequences for human health







Project Aerial View

## Bibliography

The following items are available for review at the City of Ridgecrest, Planning Department during regular business hours. Contact: Pamela Hill, Planning Technician II at 760-499-5066 or by email at [phill@ci.ridgecrest.ca.us](mailto:phill@ci.ridgecrest.ca.us).

1. Air Installation Compatible Use Zone Study (AICUZ) dated May 2007 by Naval Air Weapons Station, China Lake (NAWS)
2. Biotic Assessment dated February 2008 by Kiva Biological Consulting (*Attached to Dept. of Fish and Game and U.S. Dept of Fish and Wildlife copy*)
3. City of Ridgecrest General Plan 1991-2010
4. City of Ridgecrest Land Use Maps – Current
5. City of Ridgecrest Master Drainage Plan (1989)
6. City of Ridgecrest Municipal Code - Current
7. City of Ridgecrest Zoning Ordinance Text Amendment – Pending for E-1.5 (*attached to NAWS copy*)
8. Flood Study-Preliminary dated February 2008 by Cornerstone Engineering
9. General Plan Amendment GPA-08-04 *Figure 1* and Zone Change ZC-08-04 *Figure 2* (*attached*)
10. Draft Mitigated Negative Declaration (*attached*)
11. Sanitary Sewer System Study – Preliminary dated August 2008 by Cornerstone Engineering
12. Soils Engineering Report-Preliminary dated May 10, 2006 by Arrow Engineering
13. Tentative Tract Map – TTM 6691 (*attached*)
14. Traffic Study dated July 2008 by Cornerstone Engineering
15. Will Serve Letter – Water dated May 13, 2008 by Indian Wells Valley Water District