

**PLANNING COMMISSION
RESOLUTION PC-09-06
MITIGATED NEGATIVE DECLARATION FOR PZC 09-01 and TTM 6731**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING A MITIGATED NEGATIVE DECLARATION FOR PRE-ZONING 09-01 AND TENTATIVE TRACT MAP TTM 6731 LOCATED ON VACANT LAND NORTH OF THE NW CORNER OF KENDALL AVE AND S. NORMA ST. IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TWN 27 S, R 40 E M.D.B.& M. COUNTY OF KERN, APN 510-010-06 & 07, APPLICANT: (TAFT CORPORATION).

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

SECTION 1. FINDINGS

On May 12, 2009 the Planning Commission held a public hearing and duly and regularly reviewed the potential for environmental impact of 40.6 acres located north of the northwest corner of Kendal Ave. and S. Norma St. APN 510-010-06 & 07 for the following actions:

PZC-09-01: A request to Pre-Zone APN 510-010-06 & 07 from E (20) [Kern County Single Family Residential Zone District – minimum 20 acre lot size] to E-2 [City of Ridgecrest Estate Residential Zone District – minimum 10,000 sq. ft. lot sizes] to facilitate a request for Annexation #17-1 to annex the property into the City of Ridgecrest located in the East 1/2 of the Northwest 1/4 of Section 16, Township 27 South, Range 40 East M.D.B. & M. County of Kern

TTM 6731: A request to create a 120-lot residential subdivision with Estate Density and E-2 zoning (10,000 sf. min.) and a .74 ac. park sump on 40.6 ac. located north of the northwest corner of Kendall Ave and S. Norma St in the East 1/2 of the Northwest 1/4 of Section 16, Township 27 South, Range 40 East M.D.B. & M. County of Kern.

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

- (a) The project is in compliance with zoning regulations and procedures.
- (b) The project is in conformity with the applicable elements of the General Plan and specific plans.
- (c) The design of the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitats.

SECTION 2. ENVIRONMENTAL CERTIFICATION

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

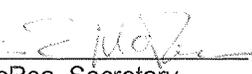
1. All conditions of Resolution PC-09-08 conditions of approval for TTM 6731 shall be met.
2. Mitigation measures required by the State of California Fish and Game Department and the U. S. Dept. of Fish and shall be met within the project area.
3. By Reference, this Environmental Assessment Form includes the documentation contained within the *Mitigated Negative Declaration* prepared for this site by the Kern County Planning Department posted on February 14, 2008, (copy available at City of Ridgecrest Planning Department).

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

APPROVED AND ADOPTED this 12th day of May, 2009 by the following vote:

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


Nellavan Jeglum, Chairman

ATTEST: 
James McRea, Secretary