

Jim McR., Dennis S., Mike A. —
500-page report available in library 2nd Fl.
Note reference to Ridgecrest wastewater.

MITIGATED
NEGATIVE DECLARATION
NOTICE OF AVAILABILITY FOR PUBLIC REVIEW

Hawey

This is to advise that the Kern County Planning Department has prepared a Negative Declaration for the project identified below. As mandated by State law, the minimum public review period for this document is 30 days. The document and documents referenced in the draft Negative Declaration are available for review at the Planning Department, 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

A public hearing has been scheduled with the Kern County Planning Commission to receive comments on the document on: **March 27, 2008**, at 7:00 p.m. or soon thereafter, Chambers of the Board of Supervisors, First Floor, Kern County Administrative Center, 1115 Truxtun Avenue, Bakersfield, California

The comment period for this document closes on **March 15, 2008**. Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00 p.m. the day the comment period closes.

Project Title: 5434MDH4-07; (a) General Plan Amendment Case No. 2, Map No. 71; (b) Amendment of Zoning Map No. 71, Zone Change Case No. 6 (Taft Corporation (PP08209))

Project Location: Approximately 1/8 mile south of Springer Avenue, 1/4 mile east of Downs Street, south of Ridgecrest; being a portion of the E/2 of the NW/4 of Section 16, T27S, R40E, MDB&M, County of Kern, State of California

Project Description: (a) Amend the Land Use, Open Space and Conservation Element of the Kern County General Plan from Map Code(s) 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) and 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard) to Map Code(s) 5.4 (Residential - Maximum 4 Units/Net Acre) or a more restrictive map code designation; (b) A change in zone classification from E (20) (Estate - 20 acres) to E (1/4) (Estate - 1/4 acre) or a more restrictive district. The applicant's intent is to facilitate the subdivision of 40.63 acres into 125 single-family residential lots. As proposed, domestic water supply and sewage disposal would be by the Indian Wells Valley Water District and the City of Ridgecrest Sanitation District, respectively. Access to the site is proposed off West Kendall Avenue via College Heights Boulevard which are designated as local street and arterial/major highway alignments, respectively, by the Circulation Element of the Kern County General Plan. **

For further information, please contact Michael D. Hollier, Planner 2 ((661) 862-8787) .

TED JAMES, AICP, Director
Planning Department

MDH:paw (02/13/08)

cc: County Clerk (2) (with fee)
Environmental Status Board
Sierra Club/Kern Kaweah Chapter
Communities for a Better Environment
Calif. Rural Legal Assist. Foundation (2)

California Native Plant Society/Kern Chapter
Kern County Archaeological Society
Native American Heritage Pres. Council/Kern County
Supervisory District No. 2

**MITIGATED
NEGATIVE DECLARATION**

TO WHOM IT MAY CONCERN:

Pursuant to the California Environmental Quality Act of 1970 (CEQA),* the State CEQA Guidelines,** and the Kern County Guidelines for Implementation of CEQA and State CEQA Guidelines,*** the Kern County Planning Department has made an Initial Study of possible environmental impacts of the following-described project:

APPLICANT: Taft Corporation (PP08209)

APPLICATION: 5434MDH4-07; (a) General Plan Amendment Case No. 2, Map No. 71; (b) Amendment of Zoning Map No. 71, Zone Change Case No. 6

LOCATION: Approximately 1/8 mile south of Springer Avenue, 1/4 mile east of Downs Street, south of Ridgecrest; being a portion of the E/2 of the NW/4 of Section 16, T27S, R40E, MDB&M, County of Kern, State of California

DESCRIPTION OF PROPOSED PROJECT: (a) Amend the Land Use, Open Space and Conservation Element of the Kern County General Plan from Map Code(s) 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) and 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard) to Map Code(s) 5.4 (Residential - Maximum 4 Units/Net Acre) or a more restrictive map code designation; (b) A change in zone classification from E (20) (Estate - 20 acres) to E (1/4) (Estate - 1/4 acre) or a more restrictive district. The purpose of the E (Estate) District is to designate areas suitable for larger lot residential living environment. Uses are limited to those typical of, and compatible with, quiet residential neighborhoods. The minimum lot size for the E (1/4) (Estate - 1/4 acre) District is 10,890 square feet. While a conceptual map has been submitted by the applicant that shows 125 lots, 36 of the lots are less than the minimum lot size of 10,890 square feet and will require a redesign. The applicant's intent is to facilitate the subdivision of 40.63 acres into approximately 110 to 125 single-family residential lots. As proposed, domestic water supply and sewage disposal would be by the Indian Wells Valley Water District and the City of Ridgecrest Sanitation District, respectively. Access to the site is proposed off West Kendall Avenue via College Heights Boulevard which are designated as local street and arterial/major highway alignments, respectively, by the Circulation Element of the Kern County General Plan.

MITIGATION MEASURES Included in the Proposed Project to Avoid Potentially Significant Effects (if required):

- (1) The following measures shall appear on any grading or building permits issued on the project site and included as conditions of approval for any land division maps for the project site:
 - (a) If any previously unknown historical, archaeological, or paleontological resources are discovered during the course of construction, work in the area of discovery shall be stopped and a qualified archaeologist or paleontologist contacted to evaluate the find and, if necessary, mitigate impacts prior to resumption of work.
 - (b) During grading and construction, all activities adjacent to residential development shall be limited to 6:00 a.m. to 9:00 p.m., Monday through Friday, and 8:00 a.m. to 9:00 p.m. on weekends and federal holidays.
 - (c) No more than 14 days prior to grading or construction activities, a qualified biologist shall conduct a final pre-activity survey of the project site to ensure that no special status wildlife and/or plant species have occupied the property. Said survey shall also entail an evaluation for nesting birds. Any occupied nests, including burrowing owl nests in burrows, shall not be disturbed during the nesting season or until a qualified biologist determines that young and/or eggs are no longer present. If any special status species are found, including, but not limited to the burrowing owl, the California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted regarding the need to obtain any permits or approval from those agencies. If special status species are found during the preconstruction survey, the biologist shall be present prior to grading or construction activities that have the potential to impact special status species to identify and protect potentially sensitive resources. Where acceptable to Fish and Game and the Fish and Wildlife Service, exclusion zones shall be established and maintained until all construction activities are completed, unless said agencies prefer that any affected special status species be removed and/or relocated in accordance with said agencies adopted guidelines or standard procedures.

- (2) Prior to issuance of any building or grading permits, the project proponent shall provide a plan for the disposal of drainage water originating on site and from adjacent road rights-of-way (if required), subject to the approval of the Kern County Engineering and Survey Service Department, per the Kern County Development Standards.
- (3) The property owner shall, through the Kern County Roads Department:
 - (a) Record a public access easement of all subject off-site property for Norma Street, 60 feet in width, from the project boundary to Springer Avenue, per the Kern County Land Division Ordinance and Development Standards.
 - (b) Record a public access easement of all subject off-site property for Springer Street, 60 feet in width, from Norma Street to the nearest paved publicly maintained road, per the Kern County Land Division Ordinance and Development Standards.
- (4) The following improvements shall comply with requirements of the Kern County Roads Department and shall be accomplished at no cost to the County and by encroachment permit issued by the Director of the Kern County Roads Department:
 - (a) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Norma Street from the project boundary to Springer Avenue to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.
 - (b) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Springer Avenue from Norma Street to the nearest paved publicly maintained road to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.
- (5) The following measures shall be included as conditions of approval for any land division maps for the project site:
 - (a) The project shall contribute 2.24 percent share to a traffic signal at the intersection of Bowman Road and China Lake Boulevard, as per the requirements of the Kern County Roads Department.
 - (b) The project proponent shall submit written documentation from the City of Ridgecrest Sanitation District that sewer service will be provided to serve the development.
 - (c) The following note shall be placed on any special plans, subdivision, or parcel maps for any portion of the project site:

Your residence is located within the Joint Service Restricted R-2508 Complex which is included in the Military Aviation Section of the adopted Kern County Airport Land Use Compatibility Plan. You may be subject to intermittent noise from overflight tests and training military operations. This notice does not waive your legal rights.

INCLUSION OF MITIGATION MEASURES AS PART OF PROJECT:

I, as applicant/authorized agent, have reviewed the mitigation measures noted above and agree to include said measures as part of this project.

Signed: _____ /S/ _____ Dated: February 13, 2008

FINDINGS: It has been found that this project, as described and proposed to be mitigated herein, will not have a significant effect on the environment and that an environmental impact report (EIR) is, therefore, not required. A brief statement of reasons supporting such findings is as follows:

- (1) Proposed project does not appear to have a substantial demonstrable negative aesthetic effect.
- (2) Proposed action would not appear to induce substantial growth or concentration of population. Project would not displace a large number of people.
- (3) Proposed project design would not appear to disrupt or divide the existing geographic arrangement of an established community.
- (4) Proposal would not appear to conflict with established recreational, educational, religious, or scientific uses of the area.

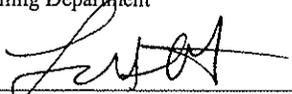
PUBLIC INQUIRY: Any person may object to dispensing with such EIR or respond to the findings herein. Information relating to the proposed project is on file in the office of the Planning Department at the address shown below. Any person wishing to examine or obtain a copy of that information or this document, or seeking information as to the time and manner to so object or respond, may do so by inquiring at said office during regular business hours.

A copy of the Initial Study is attached hereto.

PROPOSED NEGATIVE DECLARATION DATE: February 14, 2008
NEGATIVE DECLARATION REVIEW PERIOD ENDS: March 15, 2008

TED JAMES, AICP, Director
Planning Department

Kern County Planning Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-8600


By Lorelei H. Oviatt, AICP
Planning Division Chief

AGENCY CONSULTATION REQUIRED: Yes No

AGENCIES CONSULTED: Kern County Planning Department/Planning Operations; County Clerk; City of Ridgecrest; San Bernardino County; U.S. Department of Interior; BLM/Rid; China Lake Naval Weapons Center; EAFB; Fish & Wildlife Svs; RCS/Bak; RCD/East Kern; KCAPCD; KC ESS; KC EHS; KC Fire; KC Parks & Rec; KC Sheriff; KC Roads; KC Waste; KC Super of Sch; KC Wat Agen; Verizon; Native Am Council; PG&E; Sierra Club/Kern; S.Cal Edison; SSJV AIC; Caltrans6/9; DOGGR; Fish & Game/FR; RWQCB/Lahonton; Tejon Indian Tribe; Kitanemuk & Yowlumne Tejon Indians; Chumash Council of Bakersfield; Santa Rosa Rancheria; Tule River Indian Tribe; Tubatulabals of Kern County; Center on Race, Poverty, & the Environment/Delano/San Francisco; Defenders of Wildlife; Indian Wells Valley Water Dist.; Pleistocene Foundation; U.S. Air Force; U.S. Army; U.S. Army; U.S. Navy; U.S. Marine Corps

STATE CLEARINGHOUSE NUMBER (if required):

INITIAL STUDY PREPARED BY: Michael D. Hollier, Planner 2 ((661) 862-8787) /Planning Department

DATE POSTED: 2-14-08 **DATE OF NOTICE TO PUBLIC:** February 14, 2008

- * Public Resources Code, Section 21000, et seq.
- ** Title 14, Division 6, California Administrative Code, as amended
- *** Resolution No. 88-068, adopted January 19, 1988

MDH:paw (2/12/08 - 5434B.ND)

Attachment

KERN COUNTY PLANNING DEPARTMENT

INITIAL STUDY REVIEW

SECTION I. PROJECT DESCRIPTION AND SETTING

PROPOSED PROJECT: 5434MDH4-07; (a) General Plan Amendment Case No. 2, Map No. 71; (b) Amendment of Zoning Map No. 71, Zone Change Case No. 6 (Taft Corporation (PP08209))

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PROJECT DESCRIPTION: (a) Amend the Land Use, Open Space and Conservation Element of the Kern County General Plan from Map Code(s) 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) and 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard) to Map Code(s) 5.4 (Residential - Maximum 4 Units/Net Acre) or a more restrictive map code designation; (b) A change in zone classification from E (20) (Estate - 20 acres) to E (1/4) (Estate - 1/4 acre) or a more restrictive district. The purpose of the E (Estate) District is to designate areas suitable for larger lot residential living environment. Uses are limited to those typical of, and compatible with, quiet residential neighborhoods. The minimum lot size for the E (1/4) (Estate - 1/4 acre) District is 10,890 square feet. While a conceptual map has been submitted by the applicant that shows 125 lots, 36 of the lots are less than the minimum lot size of 10,890 square feet and will require a redesign. The applicant's intent is to facilitate the subdivision of 40.63 acres into approximately 110 to 125 single-family residential lots. As proposed, domestic water supply and sewage disposal would be by the Indian Wells Valley Water District and the City of Ridgecrest Sanitation District, respectively. Access to the site is proposed off West Kendall Avenue via College Heights Boulevard which are designated as local street and arterial/major highway alignments, respectively, by the Circulation Element of the Kern County General Plan.

ENVIRONMENTAL SETTING: The project site consists of two undeveloped residentially designated 20-acre parcels within the Kern County General Plan. Properties abutting the project site to the east and south are within the boundaries of the City of Ridgecrest. Site and surrounding land uses are detailed in the table below.

	Zone District	Map Code	Land Use
Site	E (20) (Estate - 20-acre min. lot size)	5.6 (Residential - min. 2 1/2 gross acre lot size) & 5.6/2.5 (Flood Hazard)	undeveloped
North	E (20)	5.6 & 5.6/2.5	undeveloped
West	E (20)	5.6 & 5.6/2.5	undeveloped
South	E (2) (10,000 sq ft min lot size) <i>*City of Ridgecrest</i>	Estate (Residential - 5 dwelling units per gross acre to 6 dwelling units per gross acre) <i>*City of Ridgecrest</i>	undeveloped
East	Urban Reserve <i>*City of Ridgecrest</i>	Urban Reserve <i>*City of Ridgecrest</i>	undeveloped

A 45-foot-wide public access easement, South Norma Street, traverses the eastern edge of the project site. In addition, a 30-foot-wide public access easement, South Sierra Street, traverses the western edge of the project site. Topographically, the site is characterized as generally flat and rising toward the north at a 2 percent slope. On-site elevation is approximately 2,400 feet above mean sea level. Site vegetation is described as creosote bush scrub. Depth to groundwater is estimated to be no less than 50 feet below ground level. The project site is not within the vicinity of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) On-site soils are classified as Adelanto coarse sandy loam, and characterized as being well drained with moderate to moderately rapid permeability and low to very low runoff. The Indian Wells Valley is considered a seismically active region. The two major active faults in the Indian Wells Valley are the Little Lake Fault and the Airport Lake Fault zones. The fault zones form a broad zone of faulting across central and south Indian Wells Valley and are truncated by the Garlock Fault farther to the south. The site is approximately 1/2 mile from the nearest earthquake fault zone. The southern boundary of Navel Air Weapons Center China Lake is located approximately four miles north of the site. The project site is within the boundaries of the Joint Service Restricted R-2058 Complex and lies directly east of the R-2506 Complex area which is a designated restricted airspace. These complexes are regularly utilized for low level, high speed military flights. A private airport, consisting of a single helipad owned and operated by Southern California Edison, is located approximately 1 1/2 miles to the northeast of the project site. There are no known (1) human remains or cemeteries; (2) unique paleontological resources or sites or unique geologic features; (3) historical resources; or (4) archaeological resources existing on the project site. The property does not lie within the administrative boundaries of an oil field or an oilfield production area. There are no known oil, gas, or injection wells of record on or within one mile of the project site. The project site lies within the boundaries of the Kern County Air Pollution Control District. It is served by the Kern County Parks and Recreation District and the Sierra Sands Unified School District. The nearest schools are Gateway Elementary and James Monroe Junior High, and both are located over two miles to the north and northeast, respectively. Water and sewer service for the area are provided by the Indian Wells Valley Water District and the City of Ridgecrest, respectively.

MDH:paw (1/30/08 - 5434B.122)

**KERN COUNTY
ENVIRONMENTAL CHECKLIST FORM**

Environmental Factors Potentially Affected:

The environmental factors checked 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 type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation and Traffic |
| <input type="checkbox"/> Utilities and 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 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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENT 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

Michael D. Hollier
Printed Name

Date

Kern County Planning Department
For

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 factors 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 measure and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- (5) Earlier analyses 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 individuals contacted should be cited in the discussion.
- (8) This is only a suggested form, 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.
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) and (b) – The project site is not located within an area (1) designated as having a scenic vista; (2) possessing scenic resources, such as trees, rocks, outcroppings, or historic buildings; or (3) proximate to an officially designated State scenic highway. State Route Highway 14, located approximately 12 miles to the west of the project site, is an eligible State scenic highway, however, has not been officially designated at this time. Based upon the foregoing information, implementation of the project is not expected to have a significant impact on any scenic vistas or resources.

Response to (c) – Land uses in the general vicinity are a mixture of developed and undeveloped estate residential lots. Given the residential nature of project and surrounding land uses, it is the determination of the Lead Agency that impacts which would substantially degrade the existing visual character or quality of the site and its surroundings are less than significant.

Response to (d) – The southern and eastern borders of the project site abut the incorporated City of Ridgecrest which is an urbanizing residential area. Since the project proposes the subdivision of approximately 40 acres into 125 single-family residential lots by tract map, streetlights may be required as per Division One - Streets, Chapter IV (Design and Construction Standards), of the Kern County Development Standards. Residential development typically includes exterior lighting for aesthetic and security purposes. The installation of street lighting is in accordance with ordinance requirements and is addressed as part of any tentative tract approval.

In residential areas, Kern County’s development standards require that streetlights be located at intersections, at midblocks with blocks greater than 600 between intersections, at ends of cul-de-sacs greater than 150 feet in length, and on curved streets as required by the Director. Streetlights on major streets or intersections with a major street are to be 9,500 lumen, while streetlights on local streets are to be 5,800 lumen.

After full project buildout, new sources of light and glare will be created. However, there is no evidence in the record to date that compliance with County development standards or the installation of security lighting typically found in residential developments will result in substantial light or glare that would adversely affect daytime or nighttime views in the area.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES.

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3) Public Resources Code)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) through (d) – The project site is designated as Map Codes 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) and 5.6/2.5 (Residential - Minimum 2.5 Gross Acres/Unit - Flood Hazard) and has a zone classification of E (20) RS (Estate - 20 acres - Residential Suburban Combining). The California Department of Conservation/Farmland Mapping and Monitoring Program designates the property as Other Land. About 475 acres located approximately 1/2 mile to the northeast of the project site have a zone classification of A-1 (Limited Agriculture), but are designated as residential, according to the Kern County General Plan, and are within in a currently urbanizing residential area. No lands within two miles of the project site are (1) considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland); (2) under an existing Open Space Contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3) Public Resources Code); or (3) under an existing Williamson Act Contract. Based

on the foregoing evaluation, it is the determination of the Lead Agency that impacts to agricultural resources are considered less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard as adopted in (c)i, (c)ii, or as established by EPA or air district or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | | |

Specifically, would implementation of the project exceed any of the following adopted thresholds:

- i. San Joaquin Valley Unified Air Pollution Control District: (3) and (4)

Operational and Area Sources

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Reactive Organic Gases (ROG)
10 tons per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Oxides of Nitrogen (NO _x)
10 tons per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Particulate Matter (PM ₁₀)
15 tons per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Stationary Sources - as determined by District Rules

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Severe Nonattainment
25 tons per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Extreme Nonattainment
10 tons per year. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY. (Continued)

ii. Kern County Air Pollution Control District.

Operational and Area Sources

Reactive Organic Gases (ROG) 25 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oxides of nitrogen (NO _x) 25 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Particulate Matter (PM ₁₀) 15 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Stationary Sources - determined by District

Rules

25 tons per year.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

Response to (a) through (c) - The site is located within the administrative boundaries of the Kern County Air Pollution Control District (APCD). Attainment status for all monitored pollutants in the Indian Wells Valley Planning Area is shown in the table below.

**Kern County Air Pollution Control District -
Indian Wells Valley Planning Area Attainment Status**

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone - 1 hour	Attainment /Maintenance	Moderate Non-attainment
Ozone - 8 hour	Unclassifiable/Attainment	Currently No Designation
PM ₁₀ (particulate matter, 10 microns in diameter)	Attainment /Maintenance	Nonattainment
PM _{2.5} (particulate matter, 2.5 microns in diameter)	Unclassifiable/Attainment	Unclassified
Carbon Monoxide	Unclassifiable/Attainment	Unclassified
Nitrogen Dioxide	Unclassified	Attainment
Sulfur Dioxide	Unclassified	Attainment
Lead Particulates	No Designation	Attainment

Regarding attainment status, the pollutants of main concern within the Mojave Desert Air Basin are ozone and PM₁₀. Federal designations for eight-hour ozone and PM₁₀ have split the Indian Wells Valley out as a separate planning area from the rest of the Kern County APCD. The Indian Wells Valley is in attainment/maintenance for ozone one hour and PM₁₀ for federal standards. However, State standards designate it as moderate nonattainment for ozone one hour and nonattainment for PM₁₀.

An air quality study for the project was conducted by Rosemarie Mamaghani, AEP, in May 2007. The project would be required to comply with Kern County APCD Rule 402 - Fugitive Dust during construction to reduce PM₁₀ emissions. The operational (post development) threshold of significance for reactive organic gases (ROG) and oxides of nitrogen (NO_x) is 25 tons per year each. The estimated operation emissions of ROG and NO_x for the proposed project are 10.9 and 3.5 tons per year, respectively. The operational threshold of significance for PM₁₀ is 15 tons per year. The estimated operation emission for PM₁₀ for the proposed project are 4.6 tons per year. The study concluded that project operational emissions would not exceed these thresholds and would be less than significant. The study did not recommend requirement of operational emissions mitigation beyond Title 24 requirements.

Short-term impacts from the project will primarily occur as a result of fugitive particulate matter emissions during construction. Grading, excavation, trenching, filling, and other construction activities result in increased dust emissions. Construction will also result in exhaust emissions from diesel-powered heavy equipment. Exhaust emissions from construction include emissions associated with the transport of machinery and supplies to and from the site, emissions produced on site as the equipment is used, and emissions from trucks transporting excavated materials from the site and fill soils to the site. Examples of these emissions include CO (carbon monoxide), ROG, NO_x, SO_x (sulfur oxides), and PM₁₀. Long-term emissions would be caused by mobile sources (vehicle emissions) and stationary source energy consumption (heating and cooling) emissions. The major long-term impact to air quality would be emissions caused by motor vehicles traveling to and from the area. The project site is within the boundaries of the Ridgecrest Type A Improvements Required map as per Appendix A and Appendix B of the Kern County Land Division Ordinance. Ambient levels of PM₁₀ and PM_{2.5} for the site are anticipated to decrease after full buildout due to site improvements, such as roads, buildings, and landscaping that will replace the exposed soil on the site.

The Kern County Roads Department has recommended mitigation measures that will require the paving of off-site portions of Springer Street to Type A Improvement Standards. A mitigation measure is proposed to ensure the necessary improvements are obtained. Based on the forgoing evaluation and the size and scope of the project, it is the determination of the Lead Agency that impacts on air quality will be reduced to a less than significant level with adherence to existing regulatory requirements and the proposed mitigation measure for off-site road improvements.

Response to (d) through (e) - The nearest sensitive receptors are 2 1/2-acre and five-acre residential estate subdivisions (0.13 mile to the north, 0.25 mile to the west, and 0.53 mile to the east) and 10,000-square-foot single-family residential subdivisions (0.3 mile to the southeast and 0.3 mile to the northwest). Other sensitive receptors in the project area include Cerro Coso College (1.5 miles to the southeast), James Faller Elementary School (1.8 miles to the northwest), St. Annes School and James Monroe Junior High School (1.8 miles to the north), and Gateway Elementary School (2.1 miles to the northeast).

The potential ambient air quality impacts arising from the project are primarily related to increases in traffic. Based upon the information in the record to date, the project is not expected to result in localized impacts, such as CO hot spots, and is not expected to impact nearby sensitive receptors. Consequently, the project's impact on sensitive receptors is considered less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES.

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No applicable local policies or ordinances protecting biological resources encompassing site) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (The site does not lie within any known HCP, NCCP or other approved local, regional or state HCP) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a), (b), and (d) – A biota study was conducted on the project site by Kiva Biological Consulting in February 2007. The study surveys were conducted to determine the presence or absence on the project site of desert tortoises, Mohave ground squirrels, burrowing owls, LeConte's thrasher, or any other sensitive species. The study reached the following conclusions:

No live desert tortoises or desert tortoise sign were observed on the property during the surveys. The proposed project site is not within critical habitat for the desert tortoise nor in a desert wildlife management area. The region is designated as Category 3 habitat for the desert tortoise by the Bureau of Land Management (1988). This means that desert tortoises may or may not be present, that conflicts are variable in extent and intensity, and there is no special management emphasis. The site is surrounded by existing developments, consequently, development off the parcel would be inbuilding and would not be expanding the limits of the developed city. Therefore, given the long-term impacts to the area, the study concluded that this region does not support a viable desert tortoise population.

No Mohave ground squirrels were observed during the surveys. Mohave ground squirrels have been found in the vicinity of the project site. In the early 1990s, they were trapped approximately 1.5 miles southeast of the site at Cerro Coso Community College by Dr. Pat Brown-Berry. The current status of the population is unknown because no trapping has been conducted since that time. The cumulative human impact evaluation ranking for the site was the same for all surveys, 28 of a maximum 40. A ranking of 28 indicates that the site is moderately impacted by human use. Most of the shrubs were still intact, and soils have been moderately disturbed. The primary human impacts were from adjacent urbanization, roads, off-road vehicle use, and dogs. A California Department of Fish and Game trapping program was not conducted during the survey, thus the status of Mohave ground squirrel is unknown. A Fish and Game protocol trapping program would determine the presence/absence of the Mohave ground squirrel; however, when assessing the site for permitting, several factors should be taken into consideration. The project proposed would be adjacent to the limits of the City of Ridgecrest. Although the site is near lands managed by the Bureau of Land Management, homes are 1,200 feet from the western border and 600 feet to the north of the site. The land has been impacted for many years by a variety of human impacts. The entire area is in an urbanizing area. Also, the property is no longer and will not be a part of a larger functional ecosystem.

No other sensitive vertebrate species or their sign were observed on or near the project site. However, the site is within the range of two other species of special concern, the burrowing owl and LeConte's thrasher. Owls nor their diagnostic sign (pellets, tracks, or feathers at a burrow) were not seen or heard on the project site. No burrows large enough to accommodate an owl were found. By walking transects spaced at ten meter intervals, one would expect owls to flush if they were present on site, however, no burrowing owls were discovered. LeConte's thrashers were also not seen or heard on the project site. No additional sensitive species were reported on the California Natural Diversity Data Base records search.

The biota study recommended no mitigation measures. However, given the information in the record to date and the foregoing evaluation, a mitigation measure is included to ensure that implementation of the project does not significantly impact biological resources. No more than 14 days prior to grading or construction activities, a qualified biologist shall conduct a final pre-activity survey of the project site to ensure that no special status wildlife and/or plant species have occupied the property. Said survey shall also entail an evaluation for nesting birds. Any occupied nests, including burrowing owl nests in burrows, shall not be disturbed during the nesting season or until a qualified biologist determines that young and/or eggs are no longer present. If any special status species are found, including, but not limited to the burrowing owl, the California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted regarding the need to obtain any permits or approval from those agencies. If special status

species are found during the preconstruction survey, the biologist shall be present prior to grading or construction activities that have the potential to impact special status species to identify and protect potentially sensitive resources. Where acceptable to Fish and Game and the Fish and Wildlife Service, exclusion zones shall be established and maintained until all construction activities are completed unless said agencies prefer that any affected special status species be removed and/or relocated in accordance with said agencies adopted guidelines or standard procedures.

A copy of the Early Consultation review package was circulated to affected agencies, and no comments regarding biological resources have been received to date. It is the determination of the Lead Agency that any impacts (1) having substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game and the U.S. Fish and Wildlife Service; (2) having 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 and the U.S. Fish and Wildlife Service; (3) interfering 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; (4) conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or (5) conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan, can be reduced to a less than significant level through mitigation.

Response to (c) – The project site is not within the vicinity of federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, it is the determination of the Lead Agency that the project does not have the potential to have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

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|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a) through (d) – The California Environmental Quality Act (CEQA) considers a unique cultural resource as any artifact, object, or site about which can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: (1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; (2) has a special and particular quality such as being the oldest of its type or best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

A Phase I Cultural Resources Investigation was conducted on the project site by McKenna et al. in February 2006. The study revealed that no evidence of (1) historical resources; (2) archaeological resources; (3) unique paleontological resources or sites or unique geologic features; or (4) human remains or cemeteries existing on the project site. Therefore, McKenna et al. has concluded that the project area is clear of such resources, and the proposed development will have no adverse impacts on any such resources. However, a mitigation measure is included to address the discovery of previously unknown cultural resources on the site. Based upon the evidence to date and the forgoing analysis, it is the opinion of the Lead Agency that the project's potential impacts on cultural resources can be reduced to a less than significant level with mitigation.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. Rupture of a known earthquake fault, as 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) – The project site, as is all of Kern County, is considered to be seismically active. The property is subject to severe groundshaking and possible surface readjustment in the event of a maximum magnitude earthquake. The regional seismic activity is discussed further in the Environmental Setting

section of this document. New construction requires adherence to the earthquake design requirements of 2007 California Building Code and is addressed at the building permit processing stage for construction of any project.

A copy of the Early Consultation review package was circulated to affected agencies. No evidence has been submitted into the record to indicate that the project will expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (1) 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; (2) strong seismic groundshaking; (3) seismic-related ground failure, including liquefaction; or (4) landslides that cannot be addressed through building permit processing. Based on the foregoing evaluation, it is the determination of the Lead Agency that impacts exposing people or structures to severe seismic activity are less than significant.

Response to (b) – Erosion is the detachment and movement of soil materials through natural processes or human activities. The detachment of soil particles can be initiated through the suspension of material by wind or water. Silt-sized particles are the most easily removed particles due to their size and low cohesiveness. Sporadic torrential rains can cause major flash flood events that create significant erosion in the Mojave Desert region. Disturbance and exposure of topsoil will occur during grading and construction activities.

Significant wind or water events, subsequent to on-site construction activities, could occur, thereby resulting in soil erosion or loss of topsoil. Work regarding excavation, grading and earthwork construction, fills, and embankments is addressed through adherence to the Kern County Grading Ordinance. Adherence to the Kern County Grading Ordinance is addressed at the building permit processing stage for construction of any project. Implementation of the project would also require adherence to Kern County Air Pollution Control District Rule 402 – Fugitive Dust during construction to reduce PM₁₀ emissions. Based on the foregoing evaluation it is the determination of the Lead Agency that impacts associated with soil erosion or the loss of topsoil, as a result of wind or water, will be reduced to a less than significant level with adherence to existing regulatory requirements.

Response to (c) and (d) – A geotechnical report was conducted on the project site by Aldrin Prestosa in November 2005. The study concluded that the potential for soil liquefaction and other secondary seismic hazards, such as lurch cracks and seismically induced settlement, are considered to be less than significant if the proposed recommendations are followed. In order to minimize impacts associated with (1) geologic units or soils that are unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; and (2) expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), mitigation is included to require that on-site development shall be performed in accordance with the November 28, 2005, geotechnical report prepared for the project. Compliance with this measure shall entail the incorporation of the applicable geotechnical report notes into any building or grading plans prepared prior to their submittal for review and approval. Based upon the evidence to date and the foregoing analysis, it is the opinion of the Lead Agency that the project's potential impacts to (1) unstable or potentially unstable geologic units or soils; and (2) expansive soils can be reduced to a less than significant level with mitigation.

Response to (e) – There is no evidence in the record to date to show that site soils are incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. However, the California Regional Water Quality Control Board/Lahontan Region was provided with an Early Consultation packet and stated that the proposed project development exceeds the minimum of 15,000-square-foot lot size requirements for individual

septic systems in the Lahontan Region Basin Plan. In addition, the Kern County General Plan requires that within the desert regions, new development sites less than or equal to one-acre (net) lot size density shall be serviced by necessary and appropriate sewer and water systems. The City of Ridgecrest has provided a conditional "will serve" letter for sewer service. A mitigation measure is included to require the submittal of an unconditional "will serve" letter for sewer service before approval of a final subdivision map.

Based on the foregoing evaluation, it is the determination of the Lead Agency that impacts resulting in the violation of any water quality standards or Waste Discharge Requirements can be reduced to less than significant through mitigation.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (3) and (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (3) and (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school? (3) and (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? (3) and (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within the adopted Kern County Airport Land Use Compatibility Plan, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? (California Code of regulations, Title 19, Division 2, Chapter 2 and local ordinances) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. (Continued)

- i) Would implementation of the project generate vectors (flies, mosquitoes, rodents, etc.) or have a component that includes agricultural waste? Specifically, would the project exceed the following qualitative threshold:

The presence of domestic flies, mosquitoes, cockroaches, rodents, and/or any other vectors associated with the project is significant when the applicable enforcement agency determines that any of the vectors:

i. Occur as immature stages and adults in numbers considerably in excess of those found in the surrounding environment; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Are associated with design, layout, and management of project operations; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Disseminate widely from the property; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Cause detrimental effects on the public health or well being of the majority of the surrounding population.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

Response to (e) – Naval Air Weapons Center China Lake was provided with an Early Consultation packet and stated upon review of the material that the proposed project lies directly east of existing flight departure paths from the Naval Weapons Center. The Naval Weapons Center recommended that the project proponent be notified that the project area is adjacent to the military flight departure corridor and occasional overflight scenarios. Noise impacts are the primary safety hazard for people residing or working in the project area in relation to the adopted Kern County Airport Land Use Compatibility Plan. Noise impacts are discussed further in Section XI – Noise of this document. The Lead Agency recognizes that through the normal land division process, an avigation easement will be required as a condition of approval for any land division map for the project site as per the Kern County Airport Land Use Compatibility Plan. A mitigation measure is included to provide the necessary assurances that future property owners are aware of the overflights to ensure that impacts on future sensitive noise receptors are reduced to a less than significant level.

Response to (f) – Even though the project is located in the vicinity of a private airstrip, no evidence has been submitted into the record to indicate that the project will result in a safety hazard for people residing

or working in the project area. Based on this evaluation, it is the determination of the Lead Agency that impacts regarding hazards and private airports are less than significant.

Response to (h) and (i) – A copy of the Early Consultation review package was circulated to affected agencies. No evidence has been submitted into the record to indicate that the project will (1) expose people or structures to a significant risk of loss, injury, or death involving wildland fires; or (2) generate vectors (flies, mosquitoes, rodents, etc.) that would cause a substantial hazard. Based on this evaluation, it is the determination of the Lead Agency that impacts regarding wildland fires and vectors are less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY.

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 site or off site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 site or off site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY.

(Continued)

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a) and (f) – The California Regional Water Quality Control Board/Lahontan Region was provided with an Early Consultation packet and stated that the proposed project development of 125 single-residential units on minimum lot sizes of 10,890 square feet each exceeds the minimum of 15,000-square-foot lot size requirement for individual septic systems in the Lahontan Region Basin Plan. In addition, the Kern County General Plan requires that within the desert regions, new development sites less than or equal to one-acre (net) lot size density shall be serviced by necessary and appropriate sewer and water systems. The City of Ridgecrest has provided a conditional "will serve" letter for sewer service. A mitigation measure is included to require the submittal of an unconditional "will serve" letter for sewer service before approval of a final subdivision map. Based on the foregoing evaluation, it is the determination of the Lead Agency that impacts resulting in the violation of any water quality standards or Waste Discharge Requirements can be reduced to less than significant through mitigation.

Response to (b) – The Indian Wells Valley Water District has provided a "will serve" letter for water service. It is the determination of the Lead Agency that impacts resulting in substantial depletion of groundwater supplies or substantial interference 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) are less than significant.

Response to (c), (d), (e), and (g) through (i) – A preliminary flood study was conducted for the project in March 2007 by Cornerstone Engineering. The study concluded that the proposed development does not create a backwater effect onto neighboring properties deeper than approximately 0.86 feet, taking into consideration that the southern border street of the project needs to be fully developed in order to minimize the backwater effects. The City of Ridgecrest Planning Department was provided with an Early Consultation packet and stated concerns regarding drainage impacts to off-site locations downstream from the project site. The Kern County Engineering and Survey Services Department/Floodplain Management was provided with an Early Consultation packet and stated t (1) the runoff of stormwater from the site will be increased due to the increase in impervious surface generated by the proposed development; and (2) the subject property is subject to flooding from Ridgecrest Hills. Floodplain Management requested the following mitigation measures be included:

- (1) The applicant shall provide a plan for the disposal of drainage waters originating on site and from adjacent road rights-of-way (if required), subject to approval of the Engineering and Survey Services Department, per the Kern County Subdivision Standards.
- (2) Associated flood hazard requirements will need to be incorporated into the design of this project per the Kern County Floodplain Management Ordinance.

A mitigation measure to require approval of a plan for the disposal of drainage waters originating on site and from adjacent road rights-of-way (if required) and existing drainage easements is included. This plan would be subject to approval by the Kern County Engineering and Survey Services Department, per the Kern County Subdivision Standards, before approval of a final subdivision map. Implementation of an approved drainage plan will reduce impacts to a less than significant level with mitigation.

Response to (j) – The project site is not within the vicinity of any lakes, rivers, oceans, or other large bodies of water. No impacts associated with inundation by seiche, tsunami, or mudflow have been identified to date.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. LAND USE AND PLANNING.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? <i>(Refer to Section V (f))</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a) – Properties surrounding the project site to the north and west have a map code designation of 5.6 (Residential - Minimum 2.5 Gross Acres/Unit) by the Kern County General Plan, and properties surrounding the project site to the south and east are designated as Estate Residential (5 Dwelling Units per gross acre to 1 Dwelling Unit per gross acre) per the City of Ridgecrest General Plan. The surrounding adjacent properties are about 20 acres in size and are currently undeveloped. The project site is within an urbanizing area and can be considered suburban infill. There is no evidence in the record to suggest that this project, as proposed, will physically divide an established community.

Response to (b) – The City of Ridgecrest Planning Department was provided with an Early Consultation packet and expressed concerns regarding impacts to surrounding 2 1/2-acre lots located approximately 1/4 mile to the west and 1/2 mile to the north of the project site. Specifically, the City of Ridgecrest addressed the need for buffers between the proposed lots and the above-referenced 2 1/2-acre lots.

Twenty-acre lots with a zone classification of E (20) (Estate - 20 acres) separate the project site from the established E (2 1/2) (Estate - 2 1/2 acres) District to the west and provides 1,300 feet of buffer. A 20-acre lot with a zone classification of E (20) and an established subdivision of five-acre lots with a zone classification of E (5) RS (Estate - 5 acres - Residential Suburban Combining) separate the project site from the established E (2 1/2) District to the north.

Compatibility with applicable land use plans or policies is addressed through findings of approval confirming that the requests to amend the General Plan and to change the zone classification are consistent with the goals and policies of the Kern County General Plan. In regard to the City of Ridgecrest General Plan, the project site, as referenced above, is designated as Estate Residential (5 Dwelling Units per gross acre to 1 Dwelling Unit per gross acre).

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. MINERAL RESOURCES. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) and (b) – The California Division of Oil, Gas, and Geothermal Resources (DOGGR) was provided with an Early Consultation packet and stated that impacts to mineral resource availability are less than significant through indication that a Negative Declaration is appropriate for the project. The project site is not used for the recovery of minerals, and no such resources are known to exist on the site. No oil or gas wells were identified on site.

Based upon the foregoing evaluation and the analysis in the Environmental Setting section of this document, it is the determination of the Lead Agency that impacts resulting in the loss of availability of (1) a known mineral resource that would be of value to the region and the residents of the state; or (2) a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan are less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within the Kern County Airport Land Use Compatibility Plan, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) through (f) – The Noise Element of the Kern County General Plan characterizes the proposed use as a noise sensitive land use. Implementation of the proposed project will result in increased noise levels over existing ambient levels. Existing ambient noise levels are a result of noise generation associated with traffic on the surrounding streets, wind, and general overflights by military and private aircraft. An acoustical analysis was not submitted with the request. Historically, Navel Air Weapons Center China Lake has indicated that properties in the vicinity of the project site could be impacted by noise from base operations, but that this should not be a significant problem based on their location. The project site lies outside the Naval Weapons Center 1977 AICUZ Footprint at Armitage Field Map. The 1977 AICUZ Map places the site within an area of less than 65 decibels loudness (dB L_{nd}). The Kern County General Plan established noise policy for residential uses is 65 dB L_{nd} or less for exterior noise and 45 dB L_{nd} or less for interior noise. The Naval Weapons Center was provided with an Early Consultation packet and stated that the proposed project lies directly east of existing flight departure paths from the Naval Weapons Center. The Naval Weapons Center recommended that the project proponent be notified

that the project area is adjacent to the military flight departure corridor and subject to occasional overflight scenarios.

The Kern County Environmental Health Services Department is the agency charged with enforcing compliance with the Noise Element. Environmental Health did not comment during the Early Consultation review period with respect to potential noise impacts.

Noise would be generated during construction of the proposed development but is expected to decrease after completion. Nevertheless, completion of the proposed project will result in the creation of an additional 125 dwelling units, in addition to about 1,250 additional daily vehicular trips, which will permanently increase ambient noise levels in the project vicinity above levels existing without the project. Furthermore, since the property is currently vacant, development of the site with single-family residences would subject people to intermittent sonic events as a result of overflights by certain military aircraft. As a condition of approval for any land division map for the project site, an aviation easement will be required through the normal land division process as per the Kern County Airport Land Use Compatibility Plan.

Based upon the information in the record to date, implementation of the project, as proposed, would not result in (1) 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; or (2) exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels. Implementation of the request would, however, result in (a) a permanent increase in ambient noise levels in the project vicinity above levels existing without the project; (b) a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; and (c) for a project located within the Kern County Airport Land Use Compatibility Plan, exposure of people residing or working in the project area to noise levels, but these impacts can be reduced to a less than significant level through mitigation.

A mitigation measure has been incorporated to address days and hours of construction activities in order to minimize noise impacts to residential areas during grading and construction. Additionally, a second mitigation measure is proposed to provide the necessary assurances that future property owners are aware of the overflights. Both measures are intended to ensure that short-term and long-term noise impacts on sensitive receptors are reduced to a less than significant level.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. POPULATION AND HOUSING.

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a) – Implementation of the request, as proposed, would result in the addition of 125 single-family residential lots. Upon complete buildout, this project would potentially attract approximately 500 new residents. The 2003 census estimate for Indian Wells Valley was 32,416. Based on this evaluation, it is the determination of the Lead Agency that impacts inducing substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure) are considered less than significant.

Response to (b) and (c) – The project site consists of two undeveloped 20-acre parcels. There is no evidence in the record to suggest that implementation of the project would displace a substantial number of people or housing.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES.

a) 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 to other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

Response to (a) – Impacts on government services, including law enforcement, fire, and public facilities, are addressed through the collection of property taxes and development fees. The City of Ridgecrest Planning Department was provided with an Early Consultation packet and stated concerns regarding impacts to public services and responsibility for providing them. The Environmental Setting portion of this document lists agencies currently providing public services to the project site. At the time of this writing, no public service agencies currently providing services to the project site have submitted any comments or concerns regarding impacts to public services. There is no evidence in the record to date to suggest that the project would 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 to other performance objectives for any of the public services. Consequently, the potential impacts to fire protection, police protection, schools, parks, or other public facilities are considered less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIV. RECREATION.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) and (b) – Impacts on public recreational facilities are addressed through the collection of property taxes and development fees. A copy of the Early Consultation packet was provided to affected agencies, and no comments have been received to date indicating that the project, as proposed, would 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. The project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, the potential impacts on recreation are considered less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. TRANSPORTATION AND TRAFFIC.

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a Level of Service standard established by the county congestion management agency or adopted County threshold for designated roads or highways? Specifically, would implementation of the project cause the Level of Service (LOS) for roadways and/or intersections to decline below the following thresholds or further degrade already degraded segment(s): | | | | |
| i. Metropolitan Bakersfield General Plan LOS "C" (3) and (4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Kern County General Plan LOS "D" | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

RESPONSES:

Response to (a) and (b) – A traffic impact study was conducted by Minager and Associates, Inc. in April 2007. The study modeled the impacts of 136 additional single-family residences proposed at the time for the project site. It compared these impacts to existing and future Levels of Services (LOS) for the project vicinity. The study concluded that the project, as proposed, would not create significant impacts to the current traffic LOS. It should be noted that the LOS for the intersection of China Lake Boulevard at Bowman Road is projected to fall below LOS D by the year 2030. However, this intersection is projected to have an unacceptable LOS with or without the project.

The City of Ridgecrest Planning Department was provided with an Early Consultation packet and stated concerns regarding impacts to traffic and circulation on the surrounding city streets. The Kern County Roads Department was provided with an Early Consultation packet and stated that impacts to traffic can be reduced to a less than significant level through mitigation. The Roads Department recommended that the following off-site improvements be required.

- (1) Record a public access easement of all subject off-site property for Norma Street, 60 feet in width, from the project boundary to Springer Avenue, per the Kern County Land Division Ordinance and Development Standards.
- (2) Record a public access easement of all subject off-site property for Springer Avenue, 60 feet in width, from Norma Street to the nearest paved publicly maintained road, per the Kern County Land Division Ordinance and Development Standards.
- (3) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Norma Street from the project boundary to Springer Avenue to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.
- (4) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Springer Avenue from Norma Street to the nearest paved publicly maintained road to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.

The California Department of Transportation was provided with an Early Consultation packet and stated that impacts to traffic can be reduced to a less than significant level through mitigation by the payment of Traffic Impact Fees for State and local roadways. In addition, the Kern Council of Governments was provided with a copy of the Early Consultation packet, however, no comments related to traffic have been received to date from that agency.

Mitigation measures have been included to reduce the impacts to transportation and traffic generated by the project. Based on the foregoing evaluation, implementation of the request is not anticipated to (1) cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; or (2) exceed, either individually or cumulatively, a Level of Service standard established by the County congestion management agency or adopted County threshold for designated roads or highways. Consequently, it is the determination of the Lead agency that with adherence to existing regulatory requirements (i.e., County road improvement standards, etc.) and proposed mitigation measures,

implementation of the request will have less than significant impacts on the area's transportation and traffic system.

Response to (c) – Navel Air Weapons Station China Lake and other affected agencies were provided with an Early Consultation packet, and no comments regarding changes in air traffic patterns have been received to date. There is no evidence in the record to date to show that the project, as proposed, will 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 or inadequate emergency access. Therefore, it is the determination of the Lead Agency that impacts resulting in changes in air traffic patterns are less than significant.

Response to (d) – A copy of the Early Consultation review package was circulated to affected agencies, and no comments regarding traffic hazards have been received to date. There is no evidence in the record to date to show that the project, as proposed, will create impacts resulting in substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Therefore, it is the determination of the Lead Agency that impacts resulting in traffic hazards are less than significant.

Response to (e) – A copy of the Early Consultation review package was circulated to affected agencies, and no comments regarding emergency access have been received to date. There is no evidence in the record to date to show that the project, as proposed, will result in inadequate emergency access. Therefore, it is the determination of the Lead Agency that impacts resulting in inadequate emergency access are less than significant.

Response to (f) – The request is to facilitate recordation of a 125-lot single-family residential subdivision. The Kern County Zoning Ordinance establishes regulations and standards for parking. There is no evidence in the record to date to show that the anticipated lot sizes are incapable of complying with the Zoning Ordinance requirements for on-site or off-street residential parking. Consequently, it is the determination of the Lead Agency that impacts resulting in inadequate parking capacity are less than significant.

Response to (g) – No adopted policies, plans, or programs supporting alternative transportation exist within the project area. Therefore, there are no anticipated impacts that would conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

Response to (a), (b), and (c) – Impacts regarding wastewater treatment and water quality have been previously addressed in Section VIII - Hydrology. A mitigation measure is included to require the submittal of an unconditional "will serve" letter for sewer service before approval of a final subdivision map.

Based on the foregoing evaluation, it is the determination of the Lead Agency that impacts (1) exceeding of wastewater treatment requirements of the applicable Regional Water Quality Control Board; (2)

requiring or resulting in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or (3) resulting 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, can be reduced to a less than significant level through mitigation.

Response to (c) – A mitigation measure to require approval of a plan for the disposal of drainage waters originating on site and from adjacent road rights-of-way (if required) and existing drainage easements is included and has been previously discussed in Section VIII - Hydrology. This plan would be subject to approval by the Kern County Engineering and Survey Services Department, per the Kern County Subdivision Standards, before approval of a final subdivision map. Implementation of an approved drainage plan will reduce impacts that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, to a less than significant level through mitigation.

Response to (d) – The Indian Wells Valley Water District has provided a "will serve" letter for domestic water service for the project. It is the determination of the Lead Agency that impacts resulting in the proposed project not having sufficient water supplies available to serve the project from existing entitlements and resources are less than significant.

Response to (f) and (g) – A copy of the Early Consultation review package was circulated to affected agencies, and only one comment regarding solid waste has been received to date. The Kern County Environmental Health Services Department is the agency charged with enforcing compliance with State and local statutes and regulations related to solid waste. Environmental Health responded to the Early Consultation review request and stated that the design of the project or the type of project, as proposed, is not likely to cause serious public health problems. Therefore, Environmental Health had no comments or recommendations and did not wish to impose any conditions on the project. It is the determination of the Lead Agency that impacts resulting in a failure to (1) be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or (2) comply with federal, State, and local statutes and regulations related to solid waste are considered less than significant.

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant - when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

Response to (a) – No. Based on the foregoing evaluation, the proposed project is not expected to significantly impact biological resources in a manner that cannot be reduced to a level of insignificance through implementation of regulatory requirements and the proposed mitigation.

Response to (b) – No. Potential cumulative impacts are limited to those on air, biological resources, cultural resources, geologic resources, hydrological resources, ambient noise levels, and transportation/traffic systems. However, based upon information contained in the record to date, there is no evidence that these impacts cannot be reduced to a less than significant level with adherence to locally adopted ordinances, existing regulatory requirements, development standards, and the proposed mitigation measures to ensure that the quality of the environment is not degraded.

Response to (c) – No. The project has no nonmitigable consequences for human health, safety, or welfare.

MITIGATION MEASURES

- (1) The following measures shall appear on any grading or building permits issued on the project site and included as conditions of approval for any land division maps for the project site:
 - (a) If any previously unknown historical, archaeological, or paleontological resources are discovered during the course of construction, work in the area of discovery shall be stopped and a qualified archaeologist or paleontologist contacted to evaluate the find and, if necessary, mitigate impacts prior to resumption of work.
 - (b) During grading and construction, all activities adjacent to residential development shall be limited to 6:00 a.m. to 9:00 p.m., Monday through Friday, and 8:00 a.m. to 9:00 p.m. on weekends and federal holidays.
 - (c) No more than 14 days prior to grading or construction activities, a qualified biologist shall conduct a final pre-activity survey of the project site to ensure that no special status wildlife and/or plant species have occupied the property. Said survey shall also entail an evaluation for nesting birds. Any occupied nests, including burrowing owl nests in burrows, shall not be disturbed during the nesting season or until a qualified biologist determines that young and/or eggs are no longer present. If any special status species are found, including, but not limited to the burrowing owl, the California Department of Fish and Game and the U.S. Fish and Wildlife Service shall be contacted regarding the need to obtain any permits or approval from those agencies. If special status species are found during the preconstruction survey, the biologist shall be present prior to grading or construction activities that have the potential to impact special status species to identify and protect potentially sensitive resources. Where acceptable to Fish and Game and the Fish and Wildlife Service, exclusion zones shall be established and maintained until all construction activities are completed, unless said agencies prefer that any affected special status species be removed and/or relocated in accordance with said agencies adopted guidelines or standard procedures.
- (2) Prior to issuance of any building or grading permits, the project proponent shall provide a plan for the disposal of drainage water originating on site and from adjacent road rights-of-way (if required), subject to the approval of the Kern County Engineering and Survey Service Department, per the Kern County Development Standards.
- (3) The property owner shall, through the Kern County Roads Department:
 - (a) Record a public access easement of all subject off-site property for Norma Street, 60 feet in width, from the project boundary to Springer Avenue, per the Kern County Land Division Ordinance and Development Standards.
 - (b) Record a public access easement of all subject off-site property for Springer Street, 60 feet in width, from Norma Street to the nearest paved publicly maintained road, per the Kern County Land Division Ordinance and Development Standards.
- (4) The following improvements shall comply with requirements of the Kern County Roads Department and shall be accomplished at no cost to the County and by encroachment permit issued by the Director of the Kern County Roads Department:

- (a) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Norma Street from the project boundary to Springer Avenue to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.
 - (b) Under street improvement plans approved by the Kern County Engineering and Survey Services Department and Kern County Roads Department, construct the off-site portion of Springer Avenue from Norma Street to the nearest paved publicly maintained road to Type A Subdivision Standards, secondary highway, in accordance with the Kern County Development Standards and Land Division Ordinance. These improvements will be two 12-foot asphalt concrete lanes, eight-foot graded shoulders, and the necessary transitions.
- (5) The following measures shall be included as conditions of approval for any land division maps for the project site:
- (a) The project shall contribute 2.24 percent share to a traffic signal at the intersection of Bowman Road and China Lake Boulevard, as per the requirements of the Kern County Roads Department.
 - (b) The project proponent shall submit written documentation from the City of Ridgecrest Sanitation District that sewer service will be provided to serve the development.
 - (c) The following note shall be placed on any special plans, subdivision, or parcel maps for any portion of the project site:

Your residence is located within the Joint Service Restricted R-2508 Complex which is included in the Military Aviation Section of the adopted Kern County Airport Land Use Compatibility Plan. You may be subject to intermittent noise from overflight tests and training military operations. This notice does not waive your legal rights.

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