

City of Ridgecrest

Planning Department

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**PROPOSED MITIGATED NEGATIVE DECLARATION**

Project No.: General Plan Amendment (GPA) 22-01, Zone Change (ZC) 22- 01 and Site Plan Review (SPR) 21-06

Applicant: Seaton Pacific Company

Applicant Address: 300 B-Street

Turlock, CA 95380

Project Description:

The project, commonly called Villa Crest Aprtments, consist of several entitlement applications as described below.

**General Plan Amendment (GPA) 22-01**

The Land Use Map of the General Plan designate the subject property as RM (Residential Medium- Density) with a density range of 5.1–14.0 dwelling units per acre. The submitted site plan for the project area (21.34 gross acres) indicate that the applicant intend to construct 361 multi-family residential units and a clubhouse with a manager’s quarters on the property which exceeds the maximum density allowed under the General Plan Land Use Element. Therefore, the applicant is requesting a General Plan Amendment from RM to RH (Residential High-Density, 14.1–29.0 dwelling units per acre) in order to accommodate the proposed development.

Additionally, the General Plan Land Use Diagram indicate a portion of the property as P (Public Park) meaning an area identified for possible outdoor recreation facilities that serve local and regional users. The applicant is also requesting the removal of the P (Public Park) designation from the General Plan Land Use Diagram.

**Zone Change (ZC) 22-01**

The applicant is requesting a zone change from current R-2 (Low-Density Multi-Family Residential District) to R-3 (Medium Density Multi-Family Residential `District) subject to approval of the requested General Plan Amendment. If approved, new zoning would accommodate the 361 units and the clubhouse building with a manager’s quarters proposed by the applicant.

**Site Plan Review (SPR) 21-06**

The undeveloped irregularly shaped parcel of land contains 21.34 gross acres (20.13 net acres). The proposed project consists of 361 multi-family units and a clubhouse building with a manager’s quarters to be developed in three phases.

Phase 1 of the project is located on the south side of Rader Avenue east of Downs Street on 9.07 net acres. The applicant intends to construct 113 units including a clubhouse with manager’s quarters above, children’s play area and 339 parking spaces of which 114 will be in carports.

Phase 2 is located immediately south of Phase 1 and consist of 140 units on 6.59 net acres. 305 parking spaces of which 140 spaces in carports are also proposed with this phase of the proposed development.

Phase 3 contains 5.68 net acres of the remainder of the total project area. This phase of the development proposing to add 108 units and 246 parking spaces of which 108 spaces to be located within carports.

All units are proposed with either 2-bedroom unit or 3-bedroom unit. Several types of two-story buildings are distributed throughout the project area. The proposed clubhouse is a two-story structure with facilities, rental office and a two-bedroom manager’s quarters above.

All proposed buildings are designed with stucco exterior, wrought iron exterior staircases and contain a concrete tile roof. All buildings are 27-feet 4-inches in height except the clubhouse building which is at a height of 26-feet 9-inches.

Plans indicates landscaping and trash enclosures to be distributed throughout the project area. Project generated drainage flow will be ultimately carried to a bioretention basin located within the Bowman Wash located along the southerly boundary of the project area.

The following table summarizes key elements of the project proposal:



Project Location: East side of South Downs Street and the southside of Rader Avenue extending to Bowman Road

Mitigation Measures:

1. To comply with the Federal Migratory Bird Treaty Act, any vegetation or tree removal, or grading occurring between February 1 to August 15 shall require a qualified biologist to conduct at least one nesting bird survey, and more if deemed necessary by the consulting biologist, ending no less than 3 days prior to grading. All trees and suitable nesting habitat on the Project Site, whether they will be removed, shall be surveyed for nesting birds. If there are no nests present, this condition will be cleared.
2. To avoid potential impacts to any Burrowing Owls that may move onto the site in the future; a qualified biologist should conduct a preconstruction presence/absence survey for Burrowing Owls prior to commencement of project startup, if after a date of February 1, 2024.
3. if proposed or required by the local jurisdictional agency, the proposed project should utilize locally native and endemic plants when feasible.

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potentially significant effect on the environment after implementation of the above mitigation measures. A copy said Initial Study is attached above and is available for review at the City of Ridgecrest, Planning Division, 100 West California Avenue, Ridgecrest, CA 93555. This document constitutes a Negative Declaration.

Heather Spurlock

City Planner

Date: December 16, 2022