

## Notice of Completion &amp; Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH# 2019069011

Project Title: Tentative Parcel Map 12291, Site Plan Review 19-01, Variance 19-01 and Development Agreement

Lead Agency: City of Ridgecrest

Contact Person: Heather Spurlock, Analyst

Mailing Address: 100 West California Avenue

Phone: (760) 499-5061

City: Ridgecrest

Zip: 93555

County: Kern

Project Location: County: Kern

City/Nearest Community: Ridgecrest

Cross Streets: China Lake Boulevard and Rader Avenue

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 17.34

Assessor's Parcel No.: 080-020-27,28,55,56,57 &amp; 58

Section: 3

Twp.: 27 South

Range: 40 East

Base: Mount Dia

Within 2 Miles: State Hwy #: 178

Waterways:

Airports:

Railways:

Schools:

## Document Type:

CEQA:

☐ NOP☐ Early Cons☒ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.)

Other:

NEPA:

☐ NOI☐ EA☐ Draft EIS

FONSI

Other:

☐ Joint Document☐ Final Document☐ Other:

## Local Action Type:

☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☒ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☒ Other: Variance, Dev. A

## Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Commercial: Sq.ft. 164,829

Acres 17.34

Employees

☐ Industrial: Sq.ft.

Acres

Employees

☐ Educational:☐ Recreational:☐ Water Facilities: Type

MGD

☐ Transportation: Type☐ Mining: Mineral☐ Power: Type

MW

☐ Waste Treatment: Type

MGD

☐ Hazardous Waste: Type☐ Other:

## Project Issues Discussed in Document:

☐ Aesthetic/Visual☐ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☐ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☐ Population/Housing Balance☒ Public Services/Facilities☐ Recreation/Parks☐ Schools/Universities☐ Septic Systems☐ Sewer Capacity☐ Soil Erosion/Compaction/Grading☐ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☐ Vegetation☐ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☐ Land Use☐ Cumulative Effects☐ Other:

## Present Land Use/Zoning/General Plan Designation:

Vacant/CG (General Commercial)/Commercial (C)

## Project Description: (please use a separate page if necessary)

TPM 12291 proposes to subdivide the 17.34 acre commercially zoned property into 13 parcels. Proposed parcel sizes range from 10,030 sq. ft. (Parcel 3) to 495,410 sq. ft. (Parcel 13). SPR 19-01 proposes to develop a 164,829 sq. ft. shopping center in two phases to include a 10-screen cinema, retail shops, professional offices, a market, fast food restaurants, a pharmacy and parking. Variance 19-01 is an application seeking approval to reduce size of parking spaces and one-way drive aisle width for 600 parking spaces. Development Agreement between G&L China Lake, LLC and the City of Ridgecrest is proposing to allow ten (10) years to develop the project in two phases, pay fees imposed by the City and other provisions.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

6 - 5 - 2019

SCH COMPLIANCE

7 - 5 - 2019

## Project Sent to the following State Agencies

☒ Resources  
☐ Boating & Waterways  
☒ Central Valley Flood Prot.  
☐ Coastal Comm  
☐ Colorado Rvr Bd  
☐ Conservation  
☒ CDFW # 4  
☐ Cal Fire  
☐ Historic Preservation  
☒ Parks & Rec  
☐ Bay Cons & Dev Comm.  
☒ DWR

## CalSTA

☐ Aeronautics  
☒ CHP  
☒ Caltrans# 9  
☐ Trans Planning  
**Other**  
☐ Education  
☐ Food & Agriculture  
☐ HCD  
☐ OES  
**State/Consumer Svcs**  
☐ General Services

## Cal EPA

☐ ARB: Airport & Freight  
☐ ARB: Transportation Projects  
☐ ARB: Major Industrial/Energy  
Resources, Recycl.& Recovery  
☐ SWRCB: Div. of Drinking Water  
☐ SWRCB: Div. Drinking Wtr #  
☐ SWRCB: Div. Financial Assist.  
☒ SWRCB: Wtr Quality  
☐ SWRCB: Wtr Rights  
☒ Reg. WQCB # 5F  
☒ Toxic Sub Ctrl-CTC

## Yth/Adlt Corrections

Corrections

## Independent Comm

☒ Delta Protection Comm  
☒ Delta Stewardship Council  
☐ Energy Commission  
☒ NAHC  
☐ Public Utilities Comm  
☐ Santa Monica Bay Restoration  
☐ State Lands Comm  
☐ Tahoe Rgl Plan Agency  
☐ Conservancy  
☐ Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019069011

Please forward late comments directly to the Lead Agency

AQMD/APCD 11

(Resources: 6 / 8)

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>Lahon</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

**Local Public Review Period (to be filled in by lead agency)**

Starting Date June 3, 2019 Ending Date July 3, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: Derrill Whitten, Cornerstone Engineering, Inc.  
Address: \_\_\_\_\_ Address: 208 Oak Street  
City/State/Zip: \_\_\_\_\_ City/State/Zip: Bakersfield, CA 93304  
Contact: \_\_\_\_\_ Phone: (661) 325-9474  
Phone: \_\_\_\_\_

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.