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Community Development Department
Planning Division

NOTICE OF AVAILABILITY OF A COMPLETED INITIAL STUDY AND A PROPOSED MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, as amended to date, this is to advise that the City of Ridgecrest, which is the lead agency overseeing this project, has completed a Mitigated Negative Declaration for the project described below.

From: City of Ridgecrest

To: State Clearinghouse

Lahontan Regional Water Quality Control Board – 7

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

Project Location: The 21.34 gross acre irregular parcel is located on the eastside of South Downs Street and the southside of Rader Avenue extending to Bowman Road

Project Description: GPA 22-01 is a request to amend the current General Plan Land Use designation of RM (Residential Medium-Density) with a density range of 5.1-14.0 dwelling units per acre to RH (Residential High-Density) with a density range of 14.1-29.0 units per acre for the area. The request also includes a request to remove P (Public Park) notation on a portion of the subject property from the General Plan Land Use Diagram. ZC 22-01 is a request to change the current R-2 (Low-Density Multi-Family Residential District) zoning of the site to R-3 (Medium Density Multi-Family Residential District). SPR 21-06 proposes to develop 361 multi-family units and a clubhouse with a manager's unit in three phases. Phase 1 consist of 9.07 acres and will contain 113 units including the clubhouse and manager's unit. Phase 2 located immediately to the south of Phase 1 consist of 6.59 acres and will contain 140 units. Phase 3 to the south consist of remaining 5.68 acres of the project area will contain 108 units. The 2 and 3-bedroom community will provide 890 parking spaces (See attached Project Description).

Public Review Period: The Initial Study and the proposed Mitigated Negative Declaration are available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act) Guidelines. All comments must be submitted in writing to the address below. Please refer to this project by file numbers listed above. The comment period during which the city will receive comments on the Initial Study and the proposed Mitigated Negative Declaration is:

Starting Date: December 16, 2022

Ending Date: January 30, 2023

Responses and Comments: Please send your written comments to:

Heather Spurlock
City Planner
City of Ridgecrest
100 W. California Avenue
Ridgecrest, CA 93555

Document Availability: Copies of applications, maps, plans, environmental documents and other pertinent materials related to the project are available for public review at the Planning Division (100 W. California Ave.) from 7:30 am to 5:30 pm Monday through Thursday.

Project Description

The project, commonly called Villa Crest Apartments, 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 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.

Villa Crest Apartments						
Bldg. Type	# of Bldgs.	# of Units	# of 2-bedroom units	# of 3-bedroom units	Parking	
					# of spaces required	# of spaces provided
Phase 1						
A	4	64	32	32		
B	1	16	16	0		
C	2	24	24	0		
D	1	8	4	4		
E	1*	1	1	0		
Total	9	113	77	36	267	339
* Clubhouse, rental office and 2-bed room manager's unit above						
Phase 2						
A	4	64	32	32		
B	4	64	64	0		
C	1	12	12	0		
Total	9	140	108	32	324	305**
** deficit provided within Phase 1						
Phase 3						
A	1	16	8	8		
B	3	48	48	0		
C	3	36	36	0		
D	1	8	4	4		
Total	8	108	96	12	244	246