

**P.C. RESOLUTION 09-30
APPROVING
ANNEXATION 17-2**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ANNEXATION 17-2 , 23.93 ACRES AT THE NE CORNER OF W. RIDGECREST BLVD. AND N. BRADY ST. IN THE WEST ½ OF SEC. 32, T26S, R40E. APN: 455-100-06,07 (PAM RIDGECREST VENTURE, LLC)

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

SECTION 1. FINDINGS

On November 24, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PAM Ridgecrest Venture, LLC to approve an annexation of 23.92 acres into the City of Ridgecrest with a zone designation of E-1 PUD (Estate Residential 40,000 s.f. min.). The subject property is located at the northeast corner of W. Ridgecrest Blvd. and N. Brady St which includes part of W. Ridgecrest Blvd, N. Brady St and W. Las Flores Ave (a part of Wild Pointe Ranch-TTM 6691) APN: 455-100-06 and a portion of 455-100-07.

The Commission considered the evidence and approved this application as set forth herein:

- (a) The proposed annexation will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity.
- (b) There are circumstances or conditions applicable to the land, and use which makes the granting of the use permit necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the annexation is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located.
- (d) The project is in conformity with zoning regulations and procedures.
- (e) The project is in conformity with the applicable elements of the General Plan and specific plans.
- (f) The design of the project will not cause substantial environmental damage or injure fish or wildlife or their habitats.

SECTION 2. DESCRIPTION

The proposed annexation, which is the subject of these proceedings, consists of a request to annex 23.92 acres of unincorporated land into the City of Ridgecrest.

SECTION 3. CONDITIONAL APPROVAL

The proposed annexation 17-2 is hereby recommended for approval subject to the following conditions:

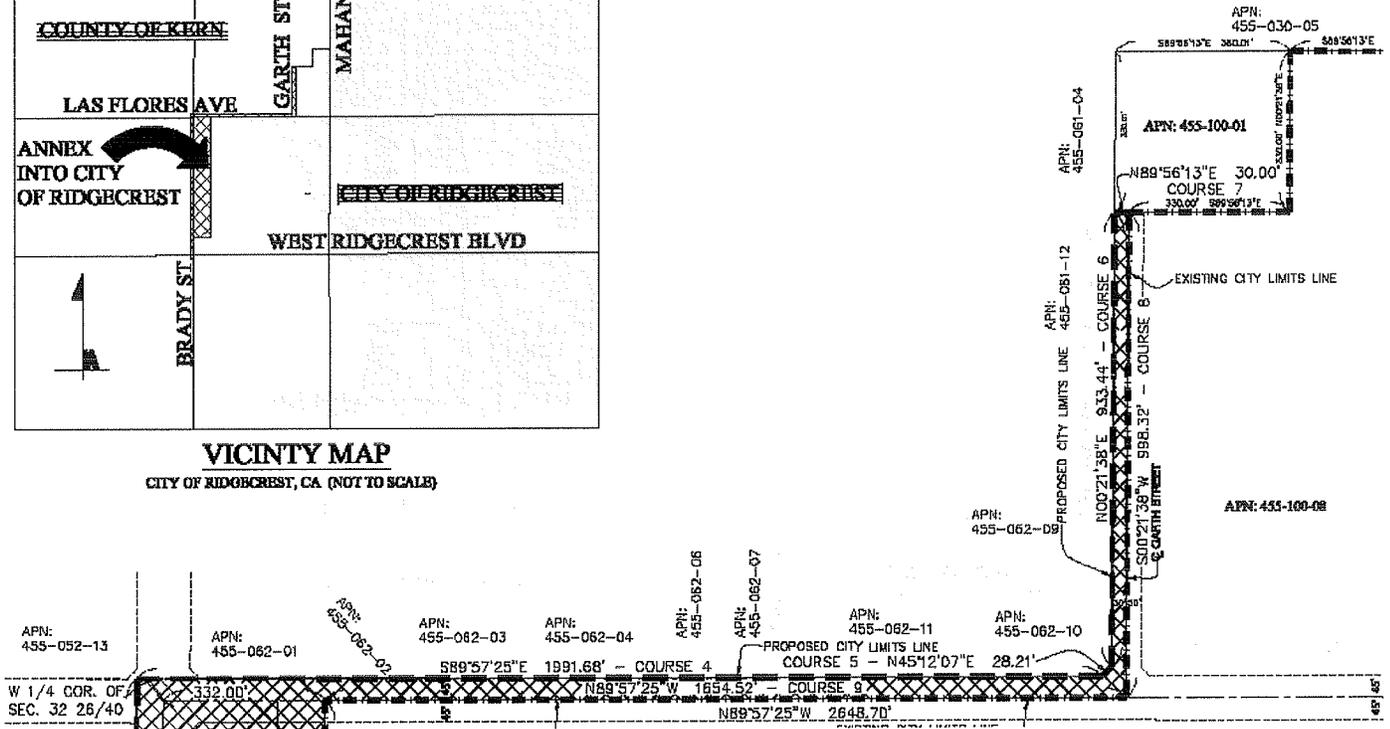
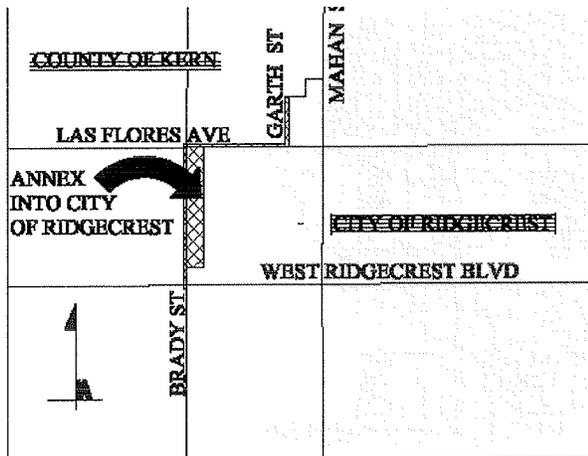
1. The applicant shall comply with all applicable federal, state, county and local regulations.
2. All conditions of the Kern County Local Agency Formation Commission shall be met.

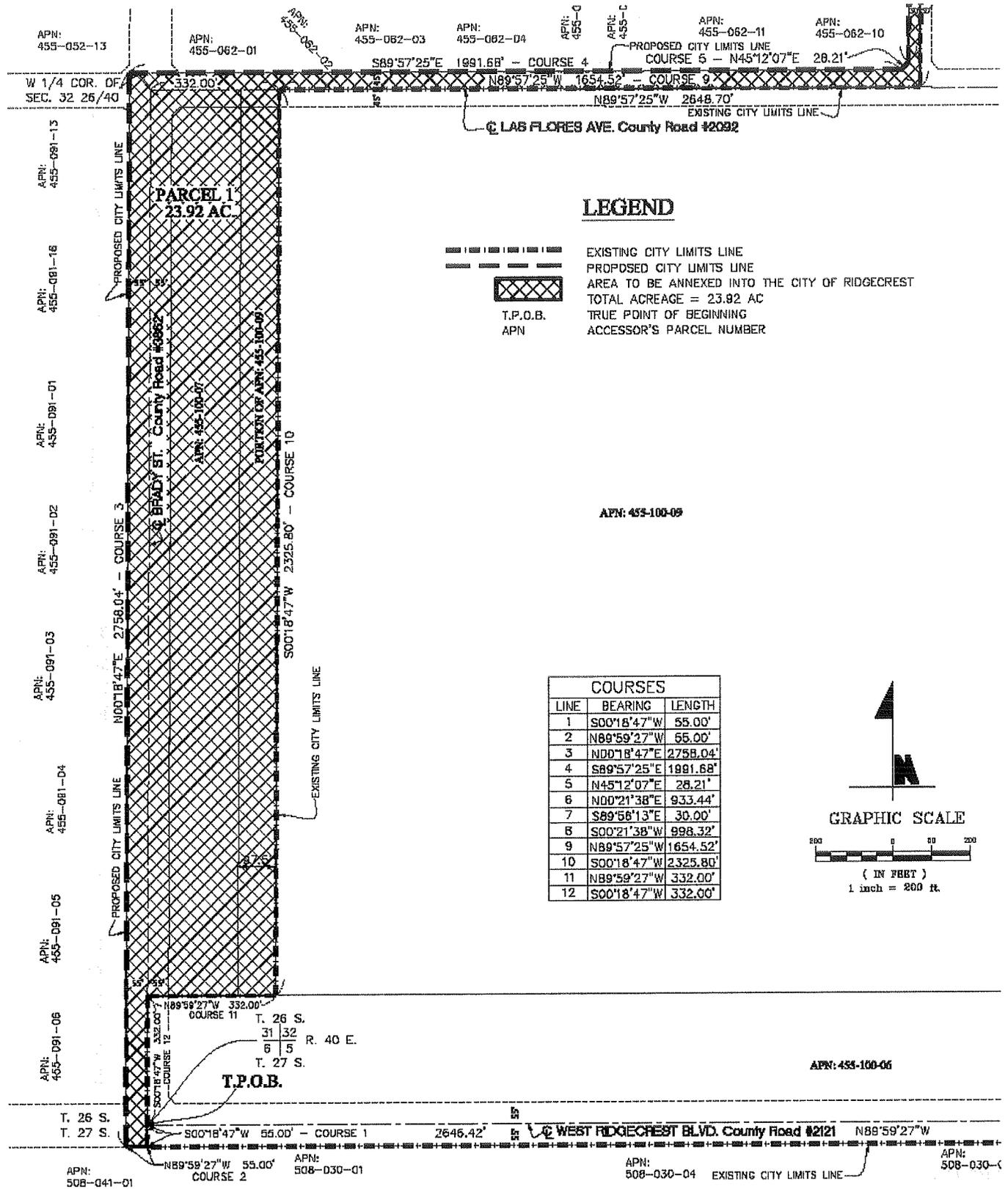
APPROVED AND ADOPTED this 24th day of November, 2009 by the following vote:

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

Nellavan Jeglum
 Nellavan Jeglum, Chairman

ATTEST: *James McRea*
 James McRea, Secretary





LEGEND

-  EXISTING CITY LIMITS LINE
-  PROPOSED CITY LIMITS LINE
-  AREA TO BE ANNEXED INTO THE CITY OF RIDGECREST
- TOTAL ACREAGE = 23.92 AC
-  TRUE POINT OF BEGINNING
- APN
- ACCESSOR'S PARCEL NUMBER

APN: 455-100-09

COURSES		
LINE	BEARING	LENGTH
1	S00°18'47"W	55.00'
2	N89°59'27"W	65.00'
3	N00°18'47"E	2758.04'
4	S89°57'25"E	1991.68'
5	N45°12'07"E	28.21'
6	N00°21'38"E	933.44'
7	S89°58'13"E	30.00'
8	S00°21'38"W	998.32'
9	N89°57'25"W	1654.52'
10	S00°18'47"W	2325.80'
11	N89°59'27"W	332.00'
12	S00°18'47"W	332.00'

