



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555  
**AGENDA**

**MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, July 26, 2016 at 6:00 PM**

**Commissioners:** Warren Cox, Chairman, Solomon Rajaratnam, Vice Chairman,  
Commissioners Cecil Yates, Lindsey Stephens and one vacancy

**Next Resolution # 16-15**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES – JULY 19, 2016**
6. **PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**
7. **CONTINUED PUBLIC HEARING**
  - a) **SPR 16-03, (the Barn)** a request by Raj Dillon to rebuild and enlarge a gas station and convenience market located at 1617 N. China Lake Blvd., (APN 419-010-15), Continued from the May 24, 2016 Planning Commission meeting
8. **PUBLIC HEARINGS**
  - a) **Pre-Abatement/Public Hearing to Abate Property at 315 W. Wilson Ave., APN 478-092-07**
  - b) **SPR 16-05**, a request for Phase I to build a new 2,880 s.f. building (including a museum gift shop and information center) on property zoned RSP within the Kern County Civic Center at 130 E. Las Flores Ave. on 5.1 acres. APN: 396-011-11, Applicant: China Lake Museum Foundation
9. **DISCUSSION AND OTHER ACTION ITEMS**
  - a) **Median Art Project MAP 16-09** a proposal by the IWV Cruise Planners to erect petroglyphic artwork (by Skip Gorman) at N. China Lake Median Art Site #17.
10. **COMMISSIONER ITEMS**
  - a) **Committee Assignments for Commissioner Stephens**
  - b) **Committee Reports**
  - c) **Commissioner Comments**
11. **STAFF ITEMS**
12. **ADJOURN**

*Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Department of the City of Ridgecrest at 100 W. California Ave, Ridgecrest, during normal business hours.*



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555  
**DRAFT MINUTES**

**SPECIAL MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION**  
**City Council Chambers**  
**Tuesday, July 19, 2016 at 6:00 PM**

**1. CALL TO ORDER 6:00pm**

**2. ROLL CALL**

Present: Cecil Yates, Solomon Rajaratnam, Warren Cox, Lindsey Stephens

Absent: None

Staff: City Planner Matthew Alexander, Volunteer Planning Intern Paul Leonard, City Engineer Loren Culp, Code Enforcement Officer Fred Booth

Recording Secretary: Ricca Charlon

**3. PLEDGE OF ALLEGIANCE**

**4. SWEARING IN OF NEW COMMISSIONER**

Secretary/Deputy City Clerk Ricca Charlon administered the Oath of Office to new Commissioner Lindsey Stephens

**5. ELECTION OF OFFICERS**

- Nominations for Chairman

Commissioner Rajaratnam nominated Commissioner Cox; Seconded by Commissioner Yates. Nominations closed

*Motion to Approve Warren Cox as Chairman Made by S. Rajaratnam, Second by C. Yates.*

*Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

- Nominations for Vice Chairman

Commissioner Yates nominated Commissioner Rajaratnam; Seconded by Commissioner Cox. Nominations closed

*Motion to Approve Solomon Rajaratnam as Vice Chairman Made by C. Yates, Second by W. Cox.*

*Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

**6. APPROVAL OF AGENDA – Amend To Remove Item 10a Due To Property Address Error**

*Motion to Approve Agenda as amended by C. Yates, Second by S. Rajaratnam.*

*Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

**7. APPROVAL OF MINUTES – MAY 24, 2016**

*Motion to Approve Minutes of May 24, 2016 by C. Yates, Second by S. Rajaratnam.*

*Motion carried by Roll Call Vote of 3 Ayes, 0 Nays, 1 Abstain & 0 Absent.*

**8. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

Dave Matthews - Thanked Commissioner Stephens for stepping forward.

- Commented on agenda not having back up on website.

**9. PRESENTATION OF CERTIFICATES OF APPRECIATION - Matt Baudhuin & Scott Davis**

- Commission presented outgoing Chairman Matt Baudhuin with a plaque and Certificate of Appreciation
- Outgoing Vice Chairman Scott Davis was not present.

## 10. PUBLIC HEARINGS

a) ~~Pre-Abatement/Public Hearing to Abate Property at 318 W. Wilson Ave., APN 478-092-07~~  
\*moved to July 26, 2016

b) **TPM 12200 & SPR 16-04**, a request by Russell and Tina Warren to subdivide a 5.08 acre parcel into 5 lots and receive approval for a site development plan including an automotive service center (1.9 acres), a restaurant with drive thru (0.7 acres), a bank/retail site (1.1 acres) and two vacant parcels (0.8 and 0.7 acres). The property is located north of the Home Depot. Access will be from China Lake Blvd on the east and N. Sanders St. on the west. (APN 067-040-22).

- City Planner M. Alexander reviewed staff report
- Rajaratnam – Is sump large enough?
- Staff – Yes, it is the correct size; requirement should remain in resolution
- Rajaratnam – Median in center of China Lake Blvd. would need to be constructed, why?
- Staff – There is a partial median now but Caltrans/city staff would require completion since the sump would catch the drainage now.
- Cox – If median is built, would we block off the water flow on the Blvd.?
- Staff – There will no longer be a drainage problem with the correct construction of the median.
- Rajaratnam – Amend/correct 16-03 to 16-04 on first page of resolution

### Public comment

- Dave Matthews – Do Warrens have title/ownership of new property? Yes  
What is going to happen to old facility?
- Tina Warren – Do not own property of old facility; owner is going to sell it.

*Motion to Approve **TPM 12200 & SPR 16-04** as amended by C. Yates, Second by S. Rajaratnam.  
Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

## 11. DISCUSSION AND OTHER ACTION ITEMS

a) **Order for Collection of Abatement Costs**, Recommendation by Code Enforcement Officer to adopt Resolution for Assessments.

- Code Enforcement Officer Booth reviewed the staff report
- Rajaratnam – Is the benefit here that the liens will be forever?
- Staff – yes, advantage is that special assessment never expires.

### Public Comment

- Mike Neel – asked that the backup information be supplied prior to the meeting so questions can be formulated. Asked questions in regards to dollar amounts.
- Cox – Just as a matter of note, homeowners were contacted and they ignored the order and did not complete the work, thus the abatement work was completed by a contractor and a lien assessed
- Yates – commended Officer Booth for his efforts.

*Motion to Approve **Order for Collection of Abatement Costs** by C. Yates, Second by S. Rajaratnam. Motion carried by Roll Call Vote of 4 Ayes, 0 Nays, 0 Abstain & 0 Absent.*

## **12. COMMISSIONER ITEMS**

### **a) Committee Reports**

- a. Infrastructure - Cox – Did not meet- no quorum
- b. Bowman Business Plan – Cox - No meeting
- c. City Org – Rajaratnam – Discussed Broadband
- d. Median Art – Cox – Approved another site

### **b) Commissioner Comments**

Cox – privileged to have worked with Baudhuin and Davis; thanked staff for agenda and keeping commission on task; would like to see more info on website prior to meetings.

Yates – Welcomed Ms. Stephens; Thanked Officer Booth again

Rajaratnam – Welcomed Ms. Stephens; Thanked Mayor and Councilman Thomas for the prayer vigil held last Saturday

Stephens – Thanks for the welcomes; looks forward to working with the commission.

## **13. STAFF ITEMS**

- City Planner M. Alexander – referenced the need to assign commissioners to the committees; asked commissioners to look over and be prepared for July 26, 2016 to make selections.
- City Engineer gave an update on the current street projects.
- Volunteer Planning Intern Paul Leonard reflected on his time living and working with the City.

## **14. ADJOURN – 7:21 pm**



**City of Ridgecrest  
PLANNING DEPARTMENT  
100 West California Ave. Ridgecrest, CA 93555  
(760) 499-5063 FAX (760) 499-1580  
[www.ci.ridgecrest.ca.us](http://www.ci.ridgecrest.ca.us)**

**Agenda Item #7 a**

**Planning Commission  
Continued Public Hearing: July 26, 2016  
Planning Commission  
SPR 16-03 (The Barn)  
STAFF REPORT**

**Recommendation:**

APPROVE RESOLUTION AUTHORIZING IMPLEMENTATION OF SITE PLAN REVIEW 16-03 (THE BARN) TO ENLARGE AND REBUILD A GAS STATION AND CONVENIENCE MARKET LOCATED AT 1617 N. CHINA LAKE BLVD, (APN 419-010-15).

**Site Plan Review:**

Dillon Enterprises Inc. recently purchased a 58 year old gas station/convenience market. Raj Dillon has proposed modernizing, rebuilding and expanding this facility located at 1617 N. China Lake Blvd. by adding approximately 900 sq. ft. to an existing 1800 building to create a refurbished convenience market with approximately 2700 sq. ft.. Also, one driveway will be eliminated, and selected areas of the sidewalk, curbs and parking areas and existing driveways will be resurfaced and/or brought up to ADA standards.

This project was first considered by the Planning Commission on May 24, 2016. The Commission sent it back to staff for further consideration. The staff has discussed the project with Caltrans, met with Mr. Dillon and recommends approval. This project was re-noticed for a public hearing on July 26, 2016.

**Owner / Applicant**

Dillon Enterprises.  
Attention: Raj Dillon  
178 Valley View Dr.  
Exeter, CA 93221  
(661) 319-9412

**Engineer:**

Pasquini Engineering  
Attention: Marc Pasquini  
903 H Street, suite 300  
Bakersfield, CA 93304  
(661) 328-9600

## PROJECT INFORMATION

Existing Land Use		Existing Zoning	General Plan
Onsite	Vacant Building and Gas Pumps	CS	Service Commercial
North	Dollar Rent-a-Car / Mahindra Tractor Sales	CG	Commercial
South	N. China Lake Blvd.	CS	Service Commercial
East	China Lake Naval Air Weapons Station	CG	Commercial
West	Pizza Factory	CS	Service Commercial
General Plan Designation		Commercial	
Access		N. China Lake Blvd. & Triangle Drive	
Site Area		0.4 Acres	
Environmental		Categorical Exempt 15532- In fill	

### **DISCUSSION:**

#### **Update Since May 24, 2016 Public Hearing**

On May 24, 2016 the Planning Commission opened a public hearing to consider this site plan review. At that time issues related to sump alternatives and ADA access and the possible need for a 30 degree turning radius to allow for an ADA ramp at the intersection of S. China lake Blvd. and Triangle Drive were discussed. Some Commissioners had concerns with the ADA ramp being at an uncontrolled intersection. The Planning Commission decided to return the project to the staff for further review with the request that the City staff discuss the project with Caltrans.

The staff has discussed the proposal with Caltrans. Caltrans does not recommend that the 30 degree turning radius be required at the intersection of N. China lake Blvd. and Triangle Drive. The staff met with Mr. Dillon on July 12, 2016 in order to review the final set of draft conditions of approval. Mr. Dillon and the staff are in agreement regarding the extent of the draft conditions of approval contained within the resolution attached to this staff report.

#### **Discussion Contained within May 24, 2016 Staff Report**

Raj Dillon, the applicant, has recently acquired a gas station and market, (currently vacant), located at the triangle. This commercial activity has a long history going back to 1958. Gasoline has been sold here under several brands including Mobile, Texaco, Shell and Chevron. During the last few years the facility has been closed more than open.

Mr. Dillon has expanded and remodeled older gas stations / convenience markets in other locations. The staff is aware of the desire to improve the physical appearance of the community at this gateway location, (proximate the NAWS main gate, and intersection of Triangle Drive and N. China Lake Blvd.).

The refurbishment and building addition to the convenience market, (tearing down the approximately 1800 sq. ft. existing building to the foundation and adding another 900 sq. ft), will provide a significant improvement to the appearance and functionality of the facility. The engineering department is requiring significant public works improvements.

Due to the site's limited size and triangular shape, parking is a challenge. The Zoning Ordinance requires one parking space for each 300 sq. ft. of commercial building area. The

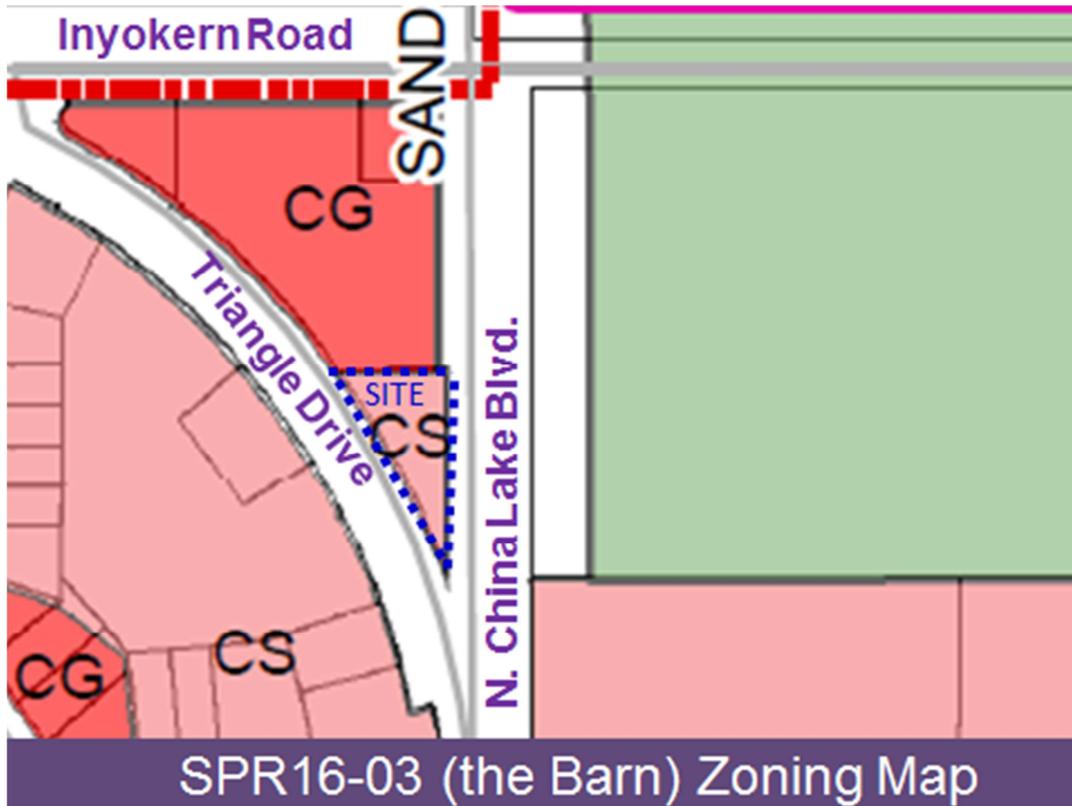
new market will be approximately 2700 sq. divided by 300 = 9 parking spaces required. There are 11 parking spaces proposed, including 8 parking spaces next to gas pumps. The Code does not exclude using the parking spaces next to the gas pumps to achieve the proper ratio of parking.

While the proposed parking will be limited, (it would be desirable to have more than 3 free standing parking spaces), the staff believes that it is desirable to support the proposal under tight parking conditions in order to facilitate the market remodel and expansion. While the City doesn't formally give credit to on-street parking, it should be acknowledged that on street parking will be available on Triangle Drive to mitigate the on-site parking limitations.

The issues related to the facility's storage tanks are well documented within an email message from the Kern County Department of Environmental Health, ( see *Attachment 1* of this staff report).

Considering that this is an old site with limitations, the staff recommends that this Site Plan proposal be approved by the Planning Commission subject to all of the conditions of approval included within the draft resolution.







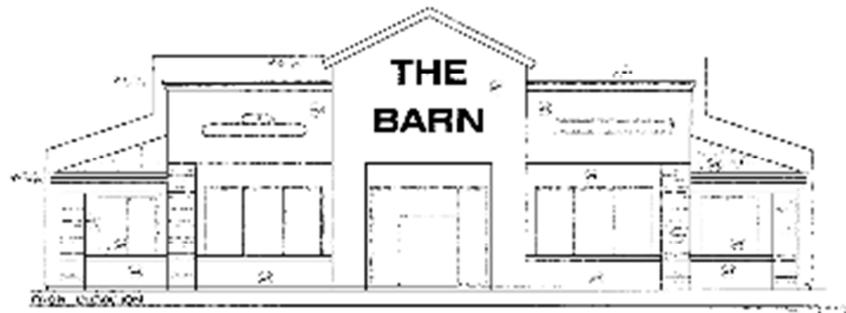
SPR16-03 (the Barn) Market & Gas Pumps



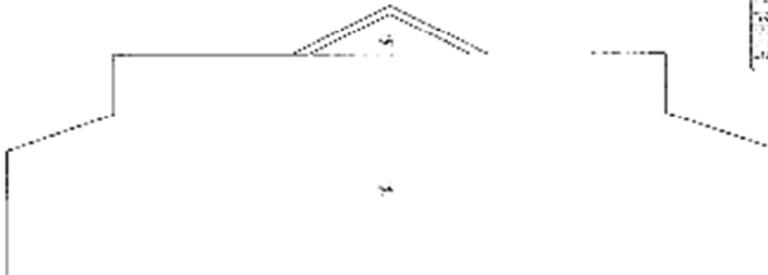
SPR16-03 (the Barn) Market



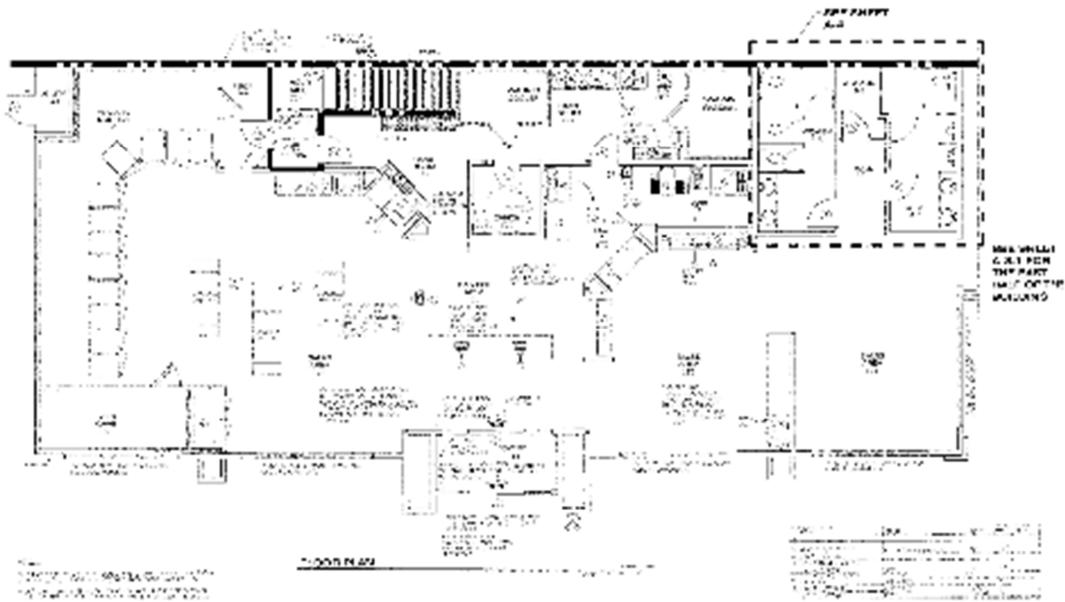




REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED TO SHOW CHANGES TO WINDOW SIZES AND PLACEMENT
3	REVISED TO SHOW CHANGES TO DOOR SIZES AND PLACEMENT
4	REVISED TO SHOW CHANGES TO ROOF PITCH AND GABLE END WALLS
5	REVISED TO SHOW CHANGES TO INTERIOR WALLS AND PARTITIONS
6	REVISED TO SHOW CHANGES TO EXTERIOR WALLS AND TRIM
7	REVISED TO SHOW CHANGES TO FLOORING AND CEILING
8	REVISED TO SHOW CHANGES TO MECHANICAL AND ELECTRICAL SYSTEMS
9	REVISED TO SHOW CHANGES TO LANDSCAPING AND EXTERIOR FINISHES
10	REVISED TO SHOW CHANGES TO SIGNAGE AND GRAPHIC ELEMENTS



**SPR16-03 (the Barn) Elevations**



**SPR16-03 (the Barn) Floor Plan**

**DRAFT**  
**PC RESOLUTION 16-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST TO APPROVE THE EXPANSION OF THE EXISTING GAS STATION / MARKET LOCATED 1617 N. CHINA LAKE BLVD. BY APPROVING A 900 SQ. FT. ADDITION TO THE EXISTING FACILITY (PROPOSED TO BE RENOVATED), BY IMPROVING SIDEWALKS, CURB & GUTTER AND PAVING OF THE EXISTING LOT, MOVING ONE EXISTING DRIVEWAY ON TRIANGLE DRIVE AND CLOSING THE SOUTHERN DRIVEWAY ON N. CHINA LAKE BLVD. APPLICANT: DILLON ENTERPRISES, (APN 419-010-15).**

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

**SECTION 1. FINDINGS**

On May 24, 2016, the Planning Commission held a public hearing and duly and regularly considered Site Plan Review 16-03, a request to expand the existing Gas Station / Market located 1617 N. China Lake Blvd., (APN 419-010-15) by approving a 900 sq. ft. expansion to the existing facility. This project was sent back to the staff for further consideration. On July 26, 2016 the Planning Commission re-held a public hearing and duly and regularly considered Site Plan Review 16-03.

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

- (a) The proposed location of the use and the conditions under which it would be operated or maintained 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 a site plan review approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the CS (Service Commercial) Zoning District in which the site is located.
- (d) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

**SECTION 2. DESCRIPTION**

The proposed project which is the subject of these proceedings consists of Site Plan Review 16-03, located at 1617 N. China Lake Blvd.

**SECTION 3. CONDITIONAL APPROVAL**

The proposed site plan is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (by January 26, 2018), or as stipulated in the conditions, unless a written request for an extension of time is received and approved before the expiration date.

## **PUBLIC WORKS / ENGINEERING**

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
  - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
    - i. Remove existing non ADA compliant driveway approaches.
    - ii. Replace commercial driveway approaches with current ADA standards per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
    - iii. Remove and replace broken and cracked curb and gutter sections along Triangle Drive and China Lake Blvd.
    - iv. Remove and replace broken and cracked 6' wide commercial sidewalk along Triangle Drive and China Lake Blvd.
    - v. Construct 6' wide commercial sidewalk along the missing section of sidewalk along China Lake Blvd.
    - vi. Dedicate, prepare legal description and plat map and record an irrevocable right of way easement to Caltrans for public and utility usage along the China Lake Blvd. frontage.
      1. The additional right of way dedication shall be determined by a Licensed Surveyor or qualified Civil Engineer to meet the right of way line set back of 10' from the face of existing curb along China Lake Blvd.
    - vii. Design and construct a Caltrans standard ADA curb ramp off of Triangle Drive near the existing curb return. Exact position of the ramp to be determined in plan check of improvement plans and relative to Caltrans review comments.
    - viii. Paint all curbs red along the China Lake Blvd. frontage.
    - ix. All work in and or access to and from Triangle Drive shall require approval and or encroachment permit from the City Engineering Dept.
    - x. All work in and or access to and from China Lake Blvd. shall require approval and or encroachment permit from Caltrans.
  - b. Sewer Improvements per RMC, Chapter 12 & CoREDS&D
    - i. Prior to building permit issuance by the County, the plumbing plans for the structure(s) shall be reviewed by the City Engineer to determine if sample boxes or wastewater pretreatment may be required.
      1. Any floor drains, mop sinks, utility room drains, food preparation sinks require separate wastewater plumbing to a minimum of an exterior grease trap and sample box before entering the public sewer system.
      2. The new structure shall be plumbed separately for grey water and sanitary waste water if determined by the review of the plumbing plans.
  - c. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,



- k. Applicant shall acquire all necessary permits from the City or any other regulatory agency.
- l. Prior to Building Permit issuance sign and record an affidavit to agree to not protest the formation of or annexation into a Street Lighting , Landscaping Maintenance District.

### **COMMUNITY DEVELOPMENT**

3. The Applicant shall comply with all applicable federal, state, county, and local regulations.
4. Any new signs provided on the site shall be installed in accordance with applicable sections of Chapter 20.

A minimum of 11 parking spaces, (including one handicapped space) shall be provided in accordance with City standards.

5. Dust mitigation measures positive trash control shall be utilized during construction of the market addition.
6. Selected perimeter landscaping shall be provided. Final Landscaping Plans shall be submitted for the approval of the City Planner. Landscaping shall be completed and signed off prior to occupancy of the Barn. Landscaping shall be maintained in an acceptable manner.
7. A screened enclosure for two Trash bins shall be provided.
8. All lighting to fall solely on the property.
9. No Developer Impact fees shall be required.

### **CALTRANS**

10. Caltrans concurs with the removal of the southern SR 178 driveway. It will need to be replaced with Caltrans standard curb/gutter to match the existing.
11. The other two driveways must be reconstructed to Americans with Disability Act standards. Assuming each driveway is two-way for right turns (in/out onto southbound North China Lake Blvd.) a 40-ft width may be appropriate.
12. Painted arrows (and perhaps signs) should be provided at the SR 178 driveways, indicating right turn only egress.
13. A Caltrans encroachment permit will be required for construction, related traffic control, and to reflect current ownership (Dillion APN 419-010-15). For further information, including design requirements, please phone contact Stephen Winzenread at (760) 872-5222 or email at [stephen.winzenread@dot.ca.gov](mailto:stephen.winzenread@dot.ca.gov).

### **ENVIRONMENTAL PROTECTION AGENCY**

14. The applicant shall comply with all Kern County Environmental Health Department rules and regulations, (please note Attachment 1 for background).

APPROVED AND ADOPTED this 26th day of July, 2016 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Warren Cox, Planning Commission Chairman

ATTEST:

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Ricca Charlon, Secretary

## ATTACHMENT 1

### *5-20-16 EMAIL MESSAGE FROM KERN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT RE: FORMER MOMART, (1617 N. CHINA Lake Blvd.)*

I have reviewed the information regarding the Underground Storage Tanks (UST) located at the facility mentioned above. The following are the applicable deadline dates for the UST requirements as specified in California Health and Safety Code, Chapter 6.7, Underground Storage of Hazardous Substances and California Code of Regulations, Title 23, Division 3, Chapter 16, Underground Storage Tank Regulations.

The USTs are currently under a Temporary Closure Permit (expires 7/13/2016). This permit can be extended for one more year only (through 7/13/2017). This permit allows the facility to cease use of the USTs and continue with minimal monitoring. The following conditions apply:

1. All residual liquid, solids, or sludges shall be removed and handled in accordance with the applicable provisions of Chapters 6.5 and 6.7 of Division 20 of the Health and Safety Code.
2. If the underground storage tank contained a hazardous substance that could produce flammable vapors at standard temperature and pressure, it shall be rendered inert, as often as necessary, to levels that will preclude an explosion or to lower levels as required by the local agency.
3. Except for required venting, all fill and access locations and piping shall be sealed using locking caps.
4. Power service shall be disconnected from all pumps associated with the use of the underground storage tank unless the power services some other equipment which is not being closed, such as the impressed-current cathodic protection system.
5. The underground storage tank shall be inspected by the owner, the operator, or Designated Operator at least once every three months to verify that the temporary closure measures are still in place. The inspection shall include but is not limited to the following:
  - a. Visual inspection of all locked caps.
  - b. Visual inspection of tank interior to determine if any liquids or other substances have been added to the underground storage tank.
6. If the owner wishes to terminate the temporary closure and reuse the underground storage tank(s), the tank system must meet all applicable regulatory standards for operation before they are placed back into service.
7. All new and existing underground storage tank systems which have been temporarily closed must continue to comply with repair and recordkeeping requirements, release reporting and investigation requirements, and release response and corrective action requirements and to pay annual permit fees.
8. This permit may be revoked by the Kern County Environmental Health Services Department if advised of the failure of a tank integrity test, transfer of ownership, or if the facility fails to meet the conditions and prohibitions specified within the permit to operate or the temporary abandonment permit.

9. A maximum additional period of 12 months may be granted if the tank system meets the requirements for new underground storage tanks or meets upgrade requirements for existing underground storage tank facilities. A site assessment will be required before an extension is granted.

10. No tank system shall be under a temporary closure permit for more than 24 months.

11. A plot plan of the facility showing the locations of the tank(s), piping, dispensers, fills, vents, buildings, wells, and nearest streets and intersections must be included with the permit application.

**At the conclusion of this Temporary Closure, the owner has two options, 1. Removing the USTs under permit from this Department. or 2. Placing the USTs back in service and completing the following testing:**

1. Monitor Certification (Monitoring equipment is tested and verified operational)

2. Secondary Containment Testing (Product piping, sumps and under dispenser containment)

**The Cathodic Protection System (Impressed Current/Rectifier) must be inspected and re certified by February 1, 2018.**

**The Interior Lining of the tanks must be inspected and re certified by February 1, 2020.**

**Because the USTs are Single-Walled, they must be removed under permit from this Department by December 31, 2025. If the facility is to remain a gas station, new Double-Walled tanks must be installed that meet all applicable State requirements at that time.**

**Please contact me if you have any questions.**

Laurel Funk  
Kern County Environmental Health  
Certified Unified Program Agency (CUPA)  
2700 "M" Street, Suite 300  
Bakersfield, CA 93301  
Ph# (661) 862-8763  
Fax (661) 862-8701



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555

**Planning Commission AGENDA ITEM**

SUBJECT: Abatement/Public Hearing pursuant to RMC 4-15.104  
Tuesday, July 26, 2016 at 6 p.m. in the City Hall Council Chambers.

RE: 315 W. Wilson Ave.  
APN: 478-092-07

PROPERTY OWNER:  
Sarah C. Gilmartin (Deceased)  
P.O. Box 1204  
Ridgecrest, CA 93556

PRESENTED BY: Ridgecrest Police Department, Code Enforcement Officer Booth

**SUMMARY:**

RMC Ordinance Violations:

**4-15.101 (a) 1, 2, 3, 4, 5, 6; (b) 1; (c) 3**

**INVESTIGATION:**

- On May 26, 2016, I observed a structure located at 315 W. Wilson Ave., Ridgecrest, CA that was boarded up on the front and sides; however the structure appeared to be a deteriorated state. I inspected the property, and upon viewing the structure from the backyard, noted most of the rear wall was missing as well as the backdoor. I verified and photographed the violations and opened Case 16-1824. Inquiries revealed the property owner to be a Ms. Sarah C. GILMARTIN, DOB: December 16, 1910. According to RIMS, inquiries in 2011 revealed the property owner to be deceased, although no specific date was provided. In addition, Probate, Driver's License, and CLEAR inquiries revealed no information on the property owner, other than the property was owned by her and was "Owner Occupied". RIMS also revealed that the Police Department has made checks on the abandoned property since February 23, 2006. Inquiries with the Kern County Treasurer-Tax Collector Web Page, revealed \$5,536.61 is currently owned in back taxes, and the property is currently in "Power-to-Sell" status, with the last property taxes having been paid on April 10, 2007.
- A previous investigation (Case 11-1806) revealed the former Code Enforcement Officer and CAPT WHEELER personally went to the structure on June 13, 2011, boarding up the structure and removed graffiti from the side walls as the property owner was deceased, no relatives could be located, and no money was in the budget to contract out the abatement.
- Due to the apparent deteriorated state of the structure, contact was made with Loren CULP, City Engineer and Building Official, Ridgecrest, CA, in order for him to inspect the property and make a determination if the structure is sound or requires demolition.
- On June 2, 2016, myself and Loren CULP inspected the property. According to Mr. CULP, the structure is in an extreme deteriorated state and would take more money than the structure is worth to bring it up to code. Inspection also revealed all water meters, electrical meters, and gas meters had been removed from the property, and will recommend the structure be demolished. Mr. CULP's inspection report was received this same date recommending complete demolition.
- On June 8, 2016, inquiries at the U.S. Post Office, Ridgecrest, CA revealed P.O. Box 1204 is not rented by Sarah C. GILMARTIN, however a GILMARTIN is a renter of the box. This same date, a courtesy Notice of Pre-Abatement/Public Hearing to Abate Property letter was mailed to the "GILMARTIN Family" advising them of the hearing on June 28, 2016 and their right to attend and give testimony.
- On June 20, 2016, another letter was mailed to the GILMARTIN family advising them the Planning Commission meeting was rescheduled for Tuesday, July 19, 2016.
- As of today's date, there has been no contact from the GILMARTIN family.
- On July 20, 2016, it was discovered this property was taken before the Planning Commission on May 22, 2007, and Resolution 07-09 was passed for the complete demolition of the structure.

**Order of Abatement to be conducted by the Code Enforcement Officer:**

- 1) The complete removal of all structures on the property, down to the foundation; and to cut the grass/weeds to ground level.
- 2) That the abatement be conducted as soon as possible.

**RMC 4-15.101. Nuisance: General.**

The following conditions may be detrimental to the public health, safety, or general welfare and constitute a public nuisance:

- (a) A building, structure, or portion thereof, which is in a dilapidated or dangerous condition so as to be unfit, unsafe, or unsuitable for human occupancy, such as:
  - (1) Inadequate or inoperable mechanical, electrical, plumbing, or sanitation systems or equipment.
  - (2) Lack of sound and effective exterior walls or roof covering to provide weather protection.
  - (3) Lack of structural integrity, including deteriorated or inadequate foundations, joints, vertical or horizontal supports.
  - (4) Broken, missing, or inoperable windows or doors constituting a hazardous condition or a potential attraction to trespassers.
  - (5) Unpainted buildings or structures causing dry rot, warping or termite infestation.
  - (6) Broken, deteriorated, or substantially defaced structures visually impacting on the neighborhood or presents a risk to public safety.
  - (7) Substandard building conditions described in the State Housing Law, including but not limited to Section 17920.3 of the Health and Safety Code.
- (b) Abandoned building or structure such as:
  - (1) An unoccupied and unsecured building or structure.
  - (2) Partially constructed, reconstructed, or demolished building or structure where work is abandoned for one hundred twenty (120) consecutive days.
  - (3) Damaged or partially destroyed building or structure not removed or repaired within one hundred twenty (120) days after the damage or destruction, or, if the removal or repair cannot reasonably be accomplished within one hundred twenty (120) days, have not been commenced within such period and prosecuted diligently toward completion.
- (c) Property maintained in a condition so defective, unsightly, or in a state of such deterioration, disrepair or neglect that it causes a health, safety or fire hazard or an attractive nuisance to children such as:
  - (1) Accumulation of debris, junk, garbage or refuse.
  - (2) Storage of personal property (other than items designated for outdoor use) in front or exterior side yard areas visible to public view, including, but not limited to inoperative or dismantled motor vehicles or vehicle parts, building materials not currently being used for the construction of improvements on the site, and broken or discarded furniture, appliances or household furnishings.
  - (3) Trees, weeds, or other vegetation which are dead, decayed, infested, diseased, or overgrown.
  - (4) Abandoned and broken equipment or machinery, or parts thereof.
  - (5) Parking lots, driveways, paths or other paved surfaces with cracks, potholes or other deficiencies posing a risk of harm to the public.
  - (6) A condition or object obscures the visibility to the public of streets intersections constituting a hazard to vehicular or pedestrian traffic on adjacent streets or sidewalks, including, but not limited to, landscaping, fencing, signs, posts or equipment.
- (f) The accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof as described in this Code and Vehicle Code Section 22660.

**INTEROFFICE MEMO**  
**CITY OF RIDGECREST**

June 2, 2016

To: Fred Booth  
Code Enforcement Officer

From: Loren E. Culp  
City Engineer / Asst. P.W.D.

Re: Inspection Report of Single Family Residence at 315 W. Wilson Ave.

Fred:

This is a report of findings and recommendation for the single family residential structure located at 315 W. Wilson Ave. in the City of Ridgecrest, California. On Thursday, June 02, 2016, I accompanied you to the said address where I conducted a visual inspection of the structure on site. One single family structure with an apparent room addition was found on site with no evidence of a second detached structure such as a garage.

The main residential structure was observed to have several structural defects. The main body of the structure had wood flooring that had weakened structurally with observed deflection while walking across the flooring. The roof and ceiling were observed to be in a deteriorated state which would suggest compromised structural integrity of the roof trusses. No plumbing fixtures were found in the main structure. There were some questionable external natural gas line extensions into the East wall of the structure. The foundation of the main structure appeared to be intact with some localized deterioration but yet structurally sound.

The main structure was observed to have a room addition that was clearly constructed with sub-standard construction methods and materials. The sub-standard room addition also housed the bathroom in which the plumbing fixtures were missing and damaged. The ceiling height for room addition and bathroom were not to standard height. The wood flooring demonstrated deflection while walking upon it. The room addition did not appear to have a perimeter foundation but was constructed upon a concrete slab.

All utility meters, gas, water, electrical had been removed from the property.

It is my opinion that it would be economically infeasible to repair or reconstruct the structure to meet current building code requirements. It is my recommendation that the structure be ordered for complete demolition.

City of Ridgecrest  
100 West California Avenue  
Ridgecrest, California, 93555  
Telephone (760) 499-5082 Fax (760) 499-1580



# City of Ridgecrest Police Department

100 W. California Ave. • Ridgecrest, CA 93555 • 760.499.5105 • fax 760.371.1674

Ronald Strand, Chief of Police

June 8, 2016

Gilmartin Family  
P.O. Box 1204  
Ridgecrest, CA 93556-1204

Code Enforcement Division  
City of Ridgecrest  
CASE # 16-1824

**Subject: NOTICE OF PRE-ABATEMENT/PUBLIC HEARING TO ABATE PROPERTY**

**ADDRESS OR LOCATION:**  
315 W. WILSON AVE.  
RIDGECREST, CA 93555

**ASSESSOR'S PARCEL #:**  
478-092-07

Sir/Madam,

On May 26, 2016, an investigation was initiated on the property located at 315 W. Wilson Ave., Ridgecrest, CA, which has these existing code violations:

4-15.101 - Nuisance: General.

The following conditions may be detrimental to the public health, safety, or general welfare and constitute a public nuisance:

- (a) A building, structure, or portion thereof, which is in a dilapidated or dangerous condition so as to be unfit, unsafe, or unsuitable for human occupancy, such as:
- (1) Inadequate or inoperable mechanical, electrical, plumbing, or sanitation systems or equipment.
  - (2) Lack of sound and effective exterior walls or roof covering to provide weather protection.
  - (3) Lack of structural integrity, including deteriorated or inadequate foundations, joints, vertical or horizontal supports.
  - (4) Broken, missing, or inoperable windows or doors constituting a hazardous condition or a potential attraction to trespassers.
  - (5) Unpainted buildings or structures causing dry rot, warping or termite infestation.
  - (6) Broken, deteriorated, or substantially defaced structures visually impacting on the neighborhood or presents a risk to public safety.
- (b) Abandoned building or structure such as:
- (1) An unoccupied and unsecured building or structure.
- (c) Property maintained in a condition so defective, unsightly, or in a state of such deterioration, disrepair or neglect that it causes a health, safety or fire hazard or an attractive nuisance to children such as:
- (3) Trees, weeds, or other vegetation which are dead, decayed, infested, diseased, or overgrown.

Inquiries revealed the property is owned by a Sara C. Gilmartin, who is reportedly deceased. This letter serves as courtesy notice that this matter is being forwarded to the City of Ridgecrest Planning Commission for a public hearing to abate the property. You have the option to voluntarily abate the property prior to the below listed hearing date. If this is done, the hearing shall be canceled.

- 1) The abatement of the property will require the complete removal of all structures on the property, down to the foundation; and to cut the grass/weeds to ground level.

If you fail to abate the property, this matter will be heard before the Planning Commission on Tuesday, June 28, 2016 at 6:00 pm in the Ridgecrest City Council Chambers located at 100 W. California Ave. Ridgecrest, CA. The Planning Commission will consider relevant evidence; including, but not limited to, staff reports, testimony, other interested persons, objections or protests relative to the existence of the alleged nuisance and the proposed abatement. You have the right to attend this meeting and give testimony, objections or protests relative to the existence of the alleged nuisance and the manner for the proposed abatement.

If you chose to voluntarily abate this property before the Planning Commission hearing, please contact me immediately. If the City of Ridgecrest does the abatement, which will include not only the contractor's fee for cleanup and demolition of the structure, but associated costs as well (to include but not limited to Attorney/Recording fees, mail costs, inspections and consultation fees); the City will then place an assessment/lien against the land. The lien shall be placed on the tax rolls and collected in conjunction with the real property taxes.

As there was no known probate or executor of the property, and it is still in Sarah C. Gilmartin's name, this notice is being sent to you as a courtesy to advise you of the procedures that are underway.

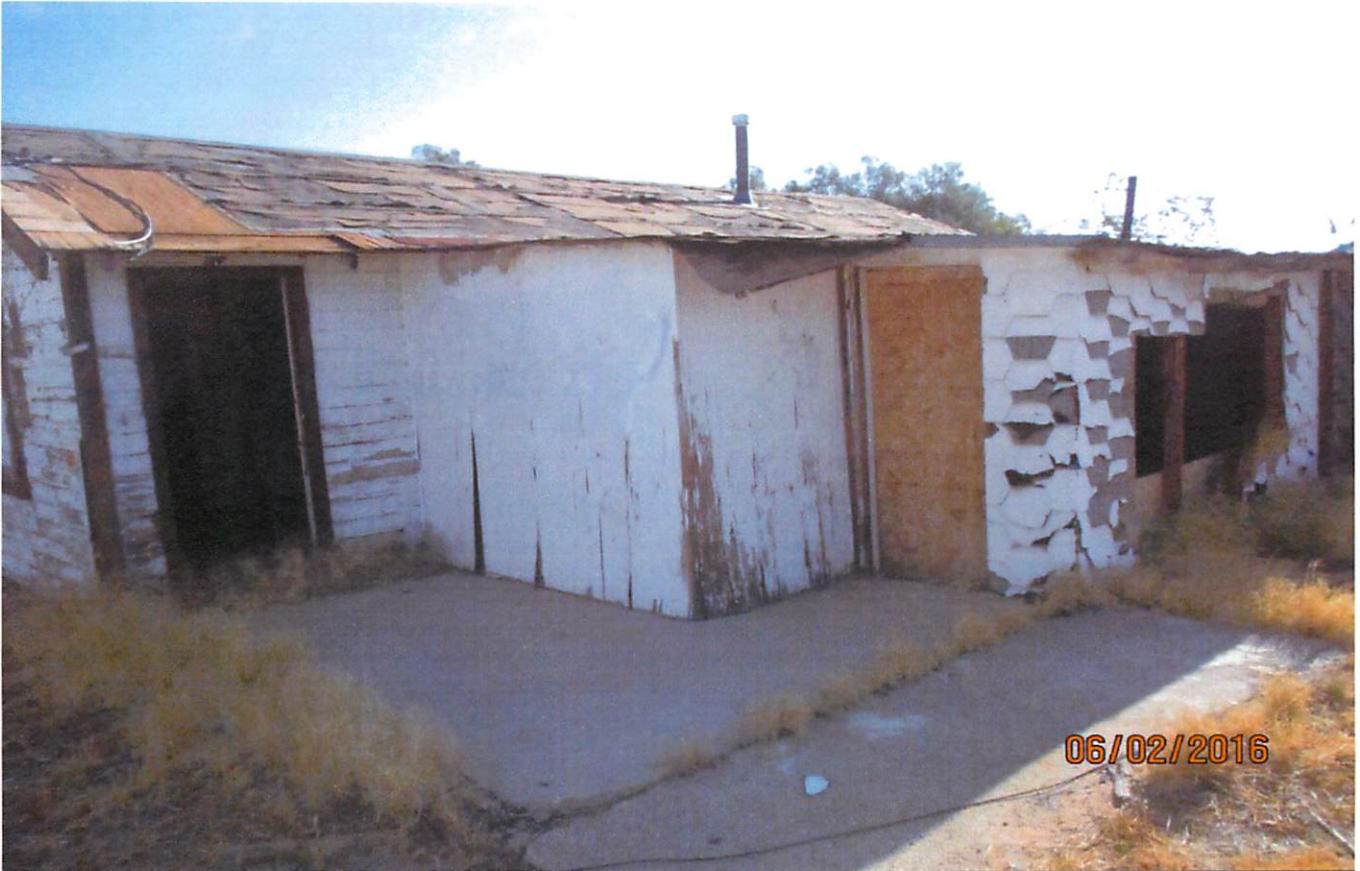
If you have any questions, I can be reached at (760) 499-5118.

Respectfully,



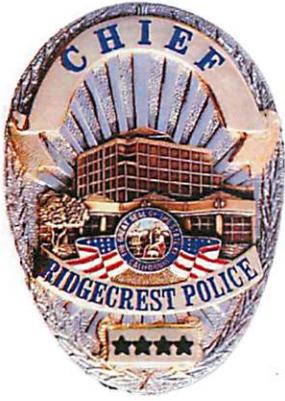
F. Booth  
Code Enforcement Officer  
Ridgecrest Police Department  
100 W. California Ave.  
Ridgecrest, Calif. 93555

Enclosed: Photographs of property









*City of Ridgecrest*  
**Police Department**

100 W. California Ave. • Ridgecrest, CA 93555 • 760.499.5105 • fax 760.371.1674

Ronald Strand, Chief of Police

June 20, 2016

Gilmartin Family  
P.O. Box 1204  
Ridgecrest, CA 93556-1204

Code Enforcement Division  
City of Ridgecrest  
CASE # 16-1824

Subject: **NOTICE OF RESCHEDULED PRE-ABATEMENT/PUBLIC HEARING TO ABATE PROPERTY**

**ADDRESS OR LOCATION:**  
315 W. WILSON AVE.  
RIDGECREST, CA 93555

**ASSESSOR'S PARCEL #:**  
478-092-07

Sir/Madam,

Due to scheduling issues, this matter will now be heard before the Planning Commission on **Tuesday, July 19, 2016** at 6:00 pm in the Ridgecrest City Council Chambers located at 100 W. California Ave. Ridgecrest, CA. The Planning Commission will consider relevant evidence; including, but not limited to, staff reports, testimony, other interested persons, objections or protests relative to the existence of the alleged nuisance and the proposed abatement. You have the right to attend this meeting and give testimony, objections or protests relative to the existence of the alleged nuisance and the manner for the proposed abatement.

As previously noted, if you chose to voluntarily abate this property before the Planning Commission hearing, please contact me immediately. If you have any questions, I can be reached at (760) 499-5118.

Respectfully,

F. Booth  
Code Enforcement Officer  
Ridgecrest Police Department  
100 W. California Ave.  
Ridgecrest, Calif. 93555



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**Online Payment System**

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Summary for ATN 478-092-07-00-5

**Total Amount Now Due: \$5,536.61**

Property Address: 315 WILSON AV, RIDGECREST, CA

[Previous Year's Bills](#) [Add All Bills To Cart](#)

Select	Installment	Delinquent Date	Amount	Status
<b>Tax Bill 15-1342095-00-4 (Secured Bill)</b>				
<input type="checkbox"/>	First	Thursday, December 10, 2015	\$320.15	Unpaid.
		Includes Late Penalty	\$29.10	
<input type="checkbox"/>	Second	Monday, April 11, 2016	\$330.13	Unpaid.
		Includes Late Penalty	\$39.10	
<b>Tax Bill 07-1338224-00-2 (Secured Redemption Bill)</b>				
Redemption bill is in power-to-sell status and additional fees may apply. Bill must be paid with secured funds. This redemption cannot be paid online.				
	Single	Tuesday, May 31, 2016	\$4,886.33	Unpaid.
<a href="#">Add Selections To Cart</a>				

Note: Adding the second installment will also add the first installment if payable.



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Estimate your property taxes.

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**click here**

**Online Payment System**

- [View Shopping Cart](#)
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- [Help](#)

[Current Year's Bills](#)

**Property Address:**  
315 WILSON AV  
RIDGECREST, CA

Select Installment	Delinquent Date	Amount	Status
<b>Tax Bill <a href="#">06-1333810-00-9</a> (Secured Bill)</b>			
First	Monday, December 11, 2006	\$0.00	Paid \$149.48 on 09/13/2006.
Second	Tuesday, April 10, 2007	\$0.00	Paid \$149.47 on 09/13/2006.
<b>Tax Bill <a href="#">05-1332295-00-2</a> (Secured Bill)</b>			
First	Monday, December 12, 2005	\$0.00	Paid \$145.69 on 12/09/2005.
Second	Monday, April 10, 2006	\$0.00	Paid \$145.68 on 12/09/2005.
<b>Tax Bill <a href="#">04-1329923-00-5</a> (Secured Bill)</b>			
First	Friday, December 10, 2004	\$0.00	Paid \$143.94 on 11/09/2004.
Second	Monday, April 11, 2005	\$0.00	Paid \$143.94 on 11/09/2004.
<b>Tax Bill <a href="#">94-1362067-00-8</a> (Secured Bill)</b>			
First	Monday, December 12, 1994	\$0.00	Paid \$120.04 on 11/01/1994.
Second	Monday, April 10, 1995	\$0.00	Paid \$120.03 on 11/01/1994.
<b>Tax Bill <a href="#">95-1354871-00-1</a> (Secured Redemption Bill)</b>			
Redemption bill is in power-to-sell status and additional fees may apply. Bill must be paid with secured funds. Bill has been redeemed.			
Single		\$0.00	Paid \$4,559.93 on 11/08/2004.

Note: Adding the second installment will also add the first installment if payable.

Parcel	: 478 092 07 00	Bldg #	: 1 of 1
RefPrct#	:	Total	: \$20,187
Owner	: Gilmartin Sarah C	Land	: \$3,978
CoOwner	:	Struct	: \$16,209
Site	: 315 W Wilson Ave Ridgecrest 93555	Timber	:
Mail	: PO Box 1204 Ridgecrest Ca 93556	Other	:
Xfered	:	%Imprvd	: 80
Price	:	Exempt	: \$7,000
Pr Xfer	:	Type	: Homeowners
Pr Price	:	TaxArea	: 010002
Land Use	: 0103 Res,Sgl Fam Res,R-3 Zone	15-16 Tax	: \$582.08
Legal	: MAP 1275 BLOCK LOT P15	Mello-Roos	: N
	:	HOA	: N
	:	S:	T: R:
Census	: Tract : 54.03 Block : 5	TractNumber:	: 1275

District Data

Elem School	: 255 Sierra Sands Unified	Fire	:
High School	: Sierra Sands Unified	Park / Rec	: 255
Com College	: Kern	Water	: Indian Wells Valley Kern Co

Bedrooms	: 2	Stories	: 1	Year Built	:
Bathrooms	: .75	Bldg SqFt	: 680	Lot Acres	: .15
Dining Room	:	1st Flr SqFt	: 680	Lot SqFt	: 6,534
Family Room	:	2nd Flr SqFt	:	Lot Dimen	:
Total Rooms	: 4	Addtl SqFt	:	Frame Type	: Wood
Heat Type	: Frcd\bsbrd	BsmTot SqFt	:	Bldg Cond	: Avg
Air Conditn	:	Garage SqFt	:	Bldg Shape	: A
Fireplace	:	Garage Spc	:	Patio SqFt	:
Pool	:	GarageType	:	Units	:
	:	Porch SqFt	: 160		



# CITY OF RIDGECREST

100 West California Avenue  
Ridgecrest, CA 93555

## MEETING OF THE CITY OF RIDGECREST PLANNING COMMISSION

City Council Chambers

Tuesday, May 22, 2007 at 7:00 p.m.

**Commissioners:** Chair, Mike Biddlingmeier, Vice-Chair, Jerry Taylor, Commissioners, Lois Beres; Howard Laire, and Nellavan Jeglum

**1. CALL TO ORDER**

The meeting was called to order at 7.00 pm

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Chair, Mike Biddlingmeier, Commissioners; Howard Laire and Nellavan Jeglum

Absent: Vice-Chair Jerry Taylor, Commissioner Lois Beres

Staff: Matthew Alexander-City Planner, Jim McRea-Public Services Director, Bob Smith-Code Enforcement Officer, Danielle Valentine-Administrative Secretary

**4. APPROVAL OF AGENDA**

Commissioner Laire moved and Commission Jeglum seconded a motion to approve the agenda

**5. APPROVAL OF MINUTES**

Commission Jeglum moved and Commissioner Laire seconded a motion to approve minutes for 4/27 and 5/08. The minutes were approved as submitted.

**6. PUBLIC COMMENTS OF ITEMS NOT ON THE AGENDA**

None.

**7. PUBLIC HEARINGS**

**a. Preabatement Hearing – 315 W. Wilson Ave**

Code Enforcement Officer Bob Smith briefed the Commissioners on the current state of 315 W. Wilson Avenue and provided photos taken at the date of report and photos taken of the property on the day of the meeting. Investigator Smith indicated the property had come to Code Enforcement's attention via the Ridgecrest Cares Program stating the building was an "eyesore" and a public nuisance. After initial inspection Investigator Smith discovered that the owner of the property was deceased and had not willed the property to family. Investigator Smith contacted the family of the deceased owner and established that they did not have any interest in the property and would not fight the abatement.

Recommendation: the Planning Commission issue an Order of Abatement as outlined in Investigator Smith's proposal.

Commissioner Jeglum moved and Commissioner Laire seconded that resolution 07-09 be adopted as outlined in the draft resolution as follows:



**NOW THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Ridgecrest

1. That the property owner of the above-mentioned property is required to abate a public nuisance located on the premises.
2. That the abatement to occur include: Demolishment of building structures on the property, removal of all building debris, vehicles, junk, trash, waste which would bring the property to the desired empty-lot status.
3. That the required abatement must be completed within thirty (30) days from the date of this hearing. Completion date will be June 21, 2007.

Resolution 07-09 was adopted as submitted.

**b. Preabatement Hearing – 701 N. Sanders Street**

Code Enforcement Officer Bob Smith briefed the Commission on the deteriorated and burned state of the property and provided photos taken at the date of report as well as photos taken of the property on the day of the meeting. Investigator Smith indicated the property was brought to Code Enforcement's attention on 8 June 2006 via a reporting party from Florence Street.

Investigator Smith went on to outline a history of attempting to work with the owner extending agreed timelines and offering assistance by contacting the Redevelopment Advisory Committee in regards to the owner taking out a loan to finance the clean-up of the property. Despite these efforts the property remained in much the same state as when first inspected though it was noted that some debris had been removed – including one old car.

Chair Biddlingmeier asked if the owner was present and when she identified herself asked if she would like to speak to the Commission.

Gail Sinclair of 800E California Avenue identified herself as the owner of the property and spoke to the Commission. Ms Sinclair stated that she understood that if she could get the money together to abate the property she could re-pay the city and reclaim her property. This was confirmed and the process explained to Ms Sinclair by Chair Biddlingmeier and Commissioner Jeglum.

Ms Sinclair then stated she had been told by Public Services Director, Jim McRea that she could have 90 days to abate the property.

Chair Biddlingmeier asked Mr McRea for status on the time limit for abating the property and Mr McRea responded stating that the Commission had the authority to set a time limit.

There was discussion back and forth amongst the commissioners in regards to the request for extension versus the risk to public safety and the time already given by Investigator Smith in trying to work with the owner prior to scheduling the Preabatement Hearing.

Recommendation: Investigator Smith recommended that the Commission leave the abatement period at 30 days. He scheduled an appointment for inspection for June 12<sup>th</sup> – being the 21 day mark. He obligated to email the Commission after this inspection making a further recommendation to either leave the abatement period at 30 days or extend it to 45 days. This recommendation would be based upon the efforts made in those 21 days to abate the property.

Commissioner Jeglum moved and Commissioner Laire seconded the motion to approve Resolution 07-10 along with the conditions as outlined by Investigator Smith as follows:

**NOW THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Ridgecrest

1. That the property owner of the above-mentioned property is required to abate a public nuisance located on the premises.
2. That the abatement to occur include: Demolishment of building structures on the property, removal of all building debris, vehicles, junk, trash, waste which would bring the property to the desired empty-lot status.
3. That the required abatement must be completed within thirty (30) days from the date of this hearing. Completion date will be June 21, 2007.

That the following condition be included: An inspection be scheduled for 12<sup>th</sup> June at which time Investigator Smith make a further recommendation to the Commission as to granting an extension to 45 days bringing completion date to July 6, 2007 or leaving the completion date at June 21, 2007.

Resolution 07-10 was adopted as submitted along with conditions outlined by Investigator Smith.

**CONTINUED ITEMS:**

None.

**NEW ITEMS:**

**8. DISCUSSION ITEMS**

None.

**9. FUTURE AGENDA ITEMS & COMMENTS  
(Next Meeting June 12<sup>th</sup> @ 7 p.m.)**

- a. **SPR-07-04 Windows, Walls and Floors** A request to build a 60'x 120' 7,200 sq ft metal building for retail/warehouse for Windows/Walls & Floors at 1518, 22, 26 N. Inyo St, in an M-1 Manufacturing/Industrial Zone on three 6,000 sq ft lots. APN: 453-072-47,48,49  
Applicant: Emerald Point Dev.

**10. ADJOURN**

The meeting was adjourned at 7.38 pm

Public Services Department

Code Enforcement Division

Bob Smith, Investigator



Harvey Rose, City Manager  
Jim McRea, Public Services Director

## City of Ridgecrest

### PLANNING COMMISSION RESOLUTION 07-09

#### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST CONFIRMING THE FINDINGS OF THE NUISANCE ABATEMENT INVESTIGATOR AND ORDERING PROPERTY TO BE ABATED

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

**WHEREAS**, property in the City of Ridgecrest described by assessor parcel number, 478-092-07-00 AND street address: 315 W. Wilson., is in violation of the Ridgecrest Municipal Code, Nuisance Abatement Section 4-15.101 (a), and 1, 2, 3 and 4. It is also in violation of Uniform Building Code Section 302 – Dangerous Building subsections 12 and 17, and constitutes a nuisance; and

**WHEREAS**, notices and orders were provided to the recorded owner of the aforementioned property; and

**WHEREAS**, the property in question was duly posted as provided in Nuisance Abatement Section 4-15.103 c.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Ridgecrest

1. That the property owner of the above-mentioned property is required to abate a public nuisance located on the premises.
2. That the abatement to occur includes: Demolishment of building structures on the property, removal of all building debris, vehicles, junk, trash, waste which would bring the property to the desired empty-lot status.
3. That the required abatement must be completed within thirty (30) days from the date of this hearing. Completion date will be June 21, 2007.

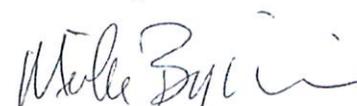
**APPROVED AND ADOPTED** this 22<sup>nd</sup> day of May 2007, by the following vote:

AYES: Biddlingmeier, Laire and Jeglum

NOES:

ABSTAIN:

ABSENT: Taylor and Beres

  
Mike Biddlingmeier, Chair

ATTEST:

  
James McRea, Secretary



**CITY OF RIDGECREST**  
100 West California Avenue  
Ridgecrest, CA 93555

**PLANNING COMMISSION RESOLUTION 16-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
RIDGECREST CONFIRMING THE FINDINGS OF THE CODE ENFORCEMENT  
OFFICER AND ORDERING THE PROPERTY TO BE ABATED**

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

**WHEREAS**, property in the City of Ridgecrest described by assessor parcel number, 478-092-07 at street address: 315 W. Wilson Ave., is in violation of the Ridgecrest Municipal Code, Nuisance Abatement Sections 4-15.101 (a) 1, 2, 3, 4, 5, 6; (b) 1; (c) 3;

**WHEREAS**, courtesy notices and orders were provided to the relatives of the deceased of the aforementioned property pursuant to RMC Section 4-15.103(c); and,

**WHEREAS**, the Planning Commission finds that the property constitutes a public nuisance and must be abated.

**NOW, THEREFORE, BE IT RESOLVED** BY THE Planning Commission of the City of Ridgecrest:

- 1) That the above-mentioned property is required to be abated as there is a public nuisance located on the premises.
- 2) That the abatement to occur includes the complete removal of all structures on the property, down to the foundation; and to cut the grass/weeds to ground level.
- 3) That the required abatement is to be completed by the Code Enforcement Officer as soon as possible.

**APPROVED AND ADOPTED** this 26<sup>th</sup> day of July 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Warren Cox, Chairman

ATTEST:

\_\_\_\_\_  
Ricca Charlton, Secretary



**City of Ridgecrest  
PLANNING DEPARTMENT  
100 West California Ave. Ridgecrest, CA 93555  
(760) 499-5063 FAX (760) 499-1580  
www.ci.ridgecrest.ca.us**

**Agenda Item #8b**

**Planning Commission  
Continued Public Hearing: July 26, 2016  
Planning Commission  
SPR 16-05 (China Lake Museum)  
STAFF REPORT**

**Recommendation:**

APPROVE RESOLUTION AUTHORIZING IMPLEMENTATION OF SITE PLAN REVIEW 16-05 (CHINA LAKE MUSEUM), A REQUEST FOR PHASE 1 TO BUILD A NEW 2,880 S.F. BUILDING (INCLUDING A GIFT SHOP AND INFORMATION CENTER) ON PROPERTY ZONED RSP WITHIN THE KERN COUNTY CIVIC CENTER/LE ROY JACKSON PARK AT 130 E. LAS FLORES AVE. ON 5.1 ACRES. APN: 396-010-11, APPLICANT: CHINA LAKE MUSEUM FOUNDATION

**Site Plan Review:**

The China Lake Museum Foundation is proposing to relocate the China Lake Museum from the China Lake Naval Air Weapons Station to Kern County property located at 130 E. Las Flores Ave.

**Applicant:**

The China Lake Museum Foundation  
Attention: Wayne Doucette, VP Building Committee  
PO Box 271  
Ridgecrest, CA 93556  
(760) 939-3530

**Architect:**

Houston/Tyner  
2630 Sepulveda Blvd  
Torrance, CA 90505  
(310) 326-3050

**Owner:**

Kern County General Services Division  
1115 Truxton Avenue  
Bakersfield, CA 93301  
(661) 868-3000

**Civil Engineer:**

Andreason Engineering  
580 North Park Ave.  
Pomona, CA 91768  
(909) 623-1595

PROJECT INFORMATION			
Project Site	Existing Land Use	Vacant	
	Existing Zoning	RSP (Recreation, School, Public Use)	
	General Plan Designation	(P) Park	
	Access	E. Las Flores Avenue	
	Site Area	5.1 Acres	
	Environmental	Categorical Exempt 15532 – In fill development	
Off Site	Land Use	Zoning	
North	LeRoy Jackson Park	RSP	Recreation, School, Public Use
South	Library	CI	Civic Institutional
East	LeRoy Jackson Park	RSP	Recreation, School, Public Use
West	Maturango Museum	RSP	Recreation, School, Public Use

**BACKGROUND:**

On January 30, 2016 the China Lake Museum Foundation submitted an application for Phase 1 to build a new 2,880 s.f. building (including a gift shop and information center) on property zoned RSP, (Recreation, School, Public Use) within the Kern County Civic Center/Leroy Jackson Park located at 130 E. Las Flores Ave. on 5.1 acres. APN: 396-011-11, Applicant: China Lake Museum Foundation.

The China Lake Museum Foundation is a non-profit 501(c) (3) charitable organization. The proposed project and site plan review is designed to strategically locate the Museum now located at the China Lake Naval Air Weapons Station to the main thoroughfares of China Lake Blvd. and Las Flores Ave. in Ridgecrest. The project is multi-phased to develop a Museum on a 5 acre parcel of land leased from Kern County under a thirty year lease.

The CLMF will purchase and place, pit set, a 48 ft. by 60 ft modular building on the site. Enhancing he building are a paved plaza, trellis, screened area in front of the HVAC units, banners, flagpole, and a permanent outside exhibit area for eventual relocation of military planes and missiles. Included in the project is a parking lot that will be large enough to accommodate both Phase 1 of the construction and Phase 2, a 10,000 square foot museum facility with an outside Museum Plaza. Extensive site improvements will include utilities for Phase I and placement of utilities to facilitate the future expansion Phase 2 project.

The following article explaining the Museum Foundation’s objectives appeared in the July 14, 2016 edition of the *Daily Independent* :

## **Newspaper article**

### ***Light at end of tunnel for China Lake Museum move***

BY AARON CRUTCHFIELD, CONTRIBUTING WRITER

**Daily Independent**, July 14, 2016

*The longstanding dream of a new, offbase location for the China Lake Museum is now close to reality, with a large grant in pocket and building permit application filed and under review.*

*Kern County records show that the China Lake Museum Foundation filed for the permit on June 10, paying more than \$800 in fees. Nearly a month later, the application was in the review stage.*

*As that milestone was taking place, the California Cultural and Historical Endowment board approved the same day nearly \$2.5 million in grants to museums around the state, with the China Lake Museum's grant of \$250,000 tied for the largest of any given out. The China Lake Museum, formally known as the U.S. Naval Museum of Armament and Technology, was one of 18 museums to be awarded a grant out of 67 that applied.*

*The grant, along with funds already raised, will allow the museum to prepare the site at 130 East Las Flores Ave. and bring in a modular building to house a gift shop and limited amount of exhibits in 2,880 square feet. That's phase I.*

*The future Phase II includes a larger, 10,000square-foot building to house exhibits, as well as outdoor displays such as planes "Relocation of the museum will provide an important public information venue that shares the history of China Lake's role in helping to shape national defense," said CLMF building committee chairman Wayne Doucette in a newsletter to CLMF members. "Location of the museum in Kern Regional Park will establish a 'museum complex' next to the existing Maturango Museum (natural science, petroglyph and area early history). This central location will be easily accessible by the general public, and will significantly enhance tourism and branding for the Indian Wells Valley and Kern County. It will also increase educational outreach opportunities in science, technology, engineering and math (STEM)."*

*CLMF officials have said that the goal is to break ground in August with an eye toward an opening date in early 2017.*

## **Requirements**

The proposed Phase 1 site plan indicates 21 parking spaces, including two handicapped parking spaces, (Phase 2 will propose 28 parking spaces). The Zoning Ordinance does not identify an off-street parking requirement for museums. However, the standard off-street parking requirement for commercial buildings is one parking space per 300 sq. ft. of building area. Applying this requirement for a 2,880 sq. ft. facility would require only 10 off-street parking spaces. Therefore, the staff recommends approval of the site plan with the parking spaces shown. The staff recommends that the China Lake Museum consider working with the Maturango Museum on behalf of creating a reciprocal parking

agreement. Both entities would benefit from such an arrangement which would greatly assist parking needs during special events at both facilities. The staff has been told by the Museum proponents that reciprocal parking with the Maturango Museum shall be considered. In any case, for special events, a dirt overflow area that currently exists for busses should be appropriate to serve during the occasions when large crowds might be anticipated.

The proposed landscaping is xeriscape as required by the IWV Water District.

On July 6, 2016, the project proposal was circulated to the Public Works Department for comments. On July 11, 2016 the staff met with representatives from the Museum Foundation. Public Hearing Notices were sent to all property owners located within 300' of the project site and a Public Hearing Notice appeared in the *Daily Independent* on July 16, 2016.

Responses from Public Works/Engineering has been received and incorporated into the Conditions of Approval identified within the Planning Commission Resolution to Approve the Site Plan.

### **DISCUSSION:**

The proposed museum project is compatible with the intent of the County Civic Center.

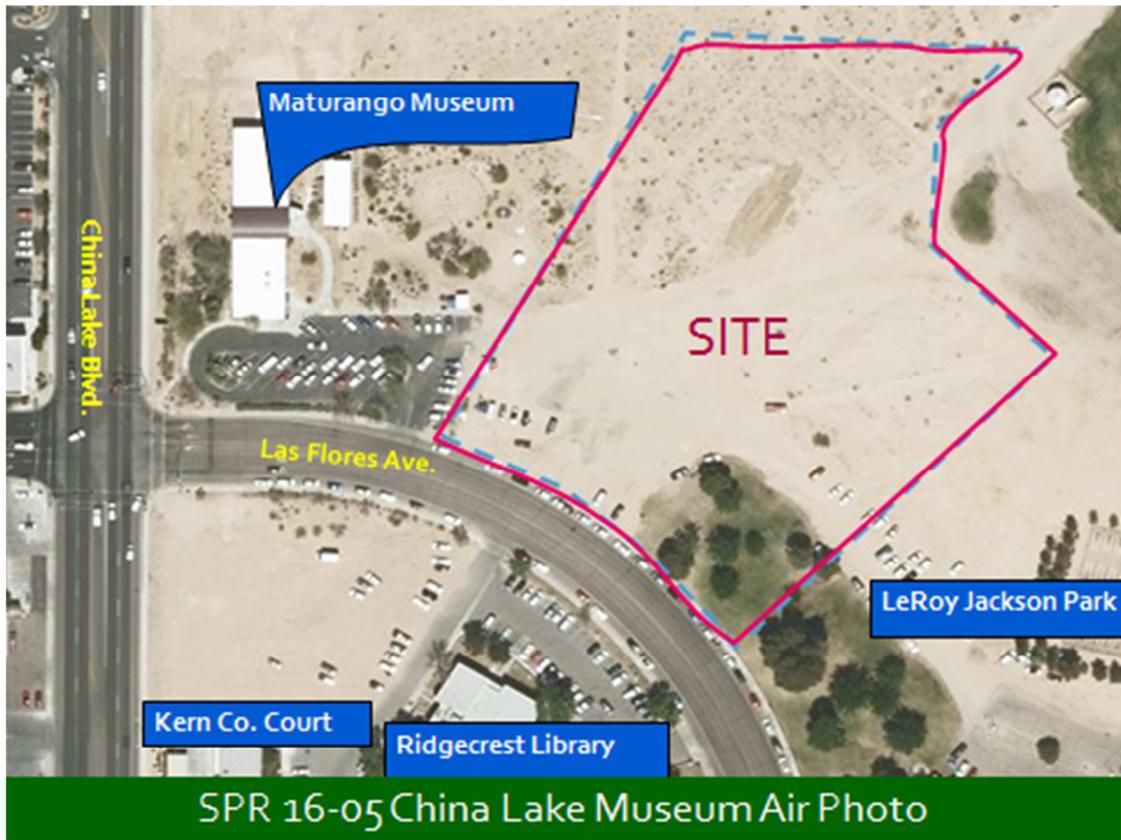
The site is consistent with the RSP Zoning, contains five acres, and is located on improved streets. Staff recommends the project be categorical exempt from CEQA per Section 15332, In-Fill Project. Site Plan Reviews are approved for eighteen (18) months.

Staff believes that this project will be most beneficial to the Indian Wells Valley and wishes to commend the China Lake Museum Foundation for their outstanding work.

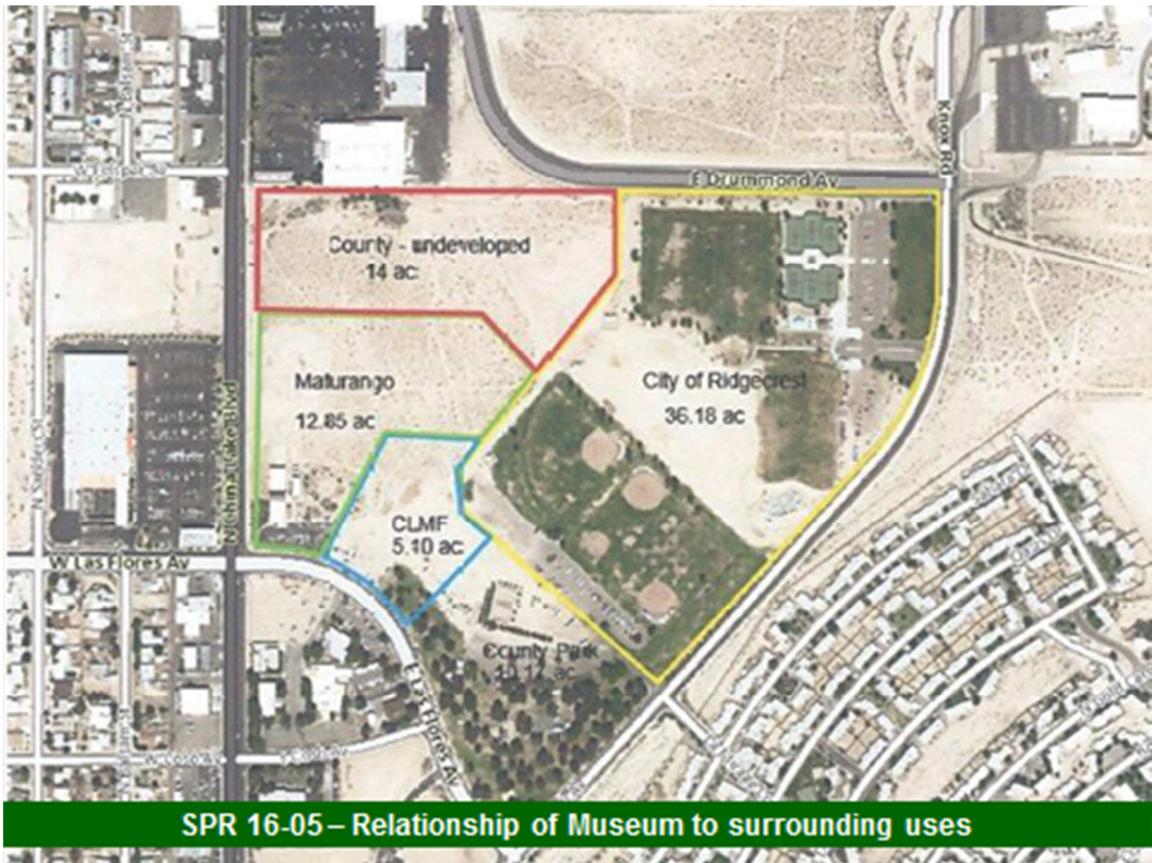
### **RECOMMENDATION**

Staff recommends approval with conditions as presented in the attached Resolution.

THE APPLICANT SHALL NOTE THAT THERE IS A FIFTEEN (15) DAY APPEAL PERIOD FOR THE PLANNING COMMISSION DECISION. ALL APPEALS ARE DIRECTED TO THE CITY COUNCIL UPON SUBMITTAL OF APPEAL FEE AND LETTER STATING REASONS FOR THE APPEAL.



SPR 16-05 China Lake Museum Air Photo



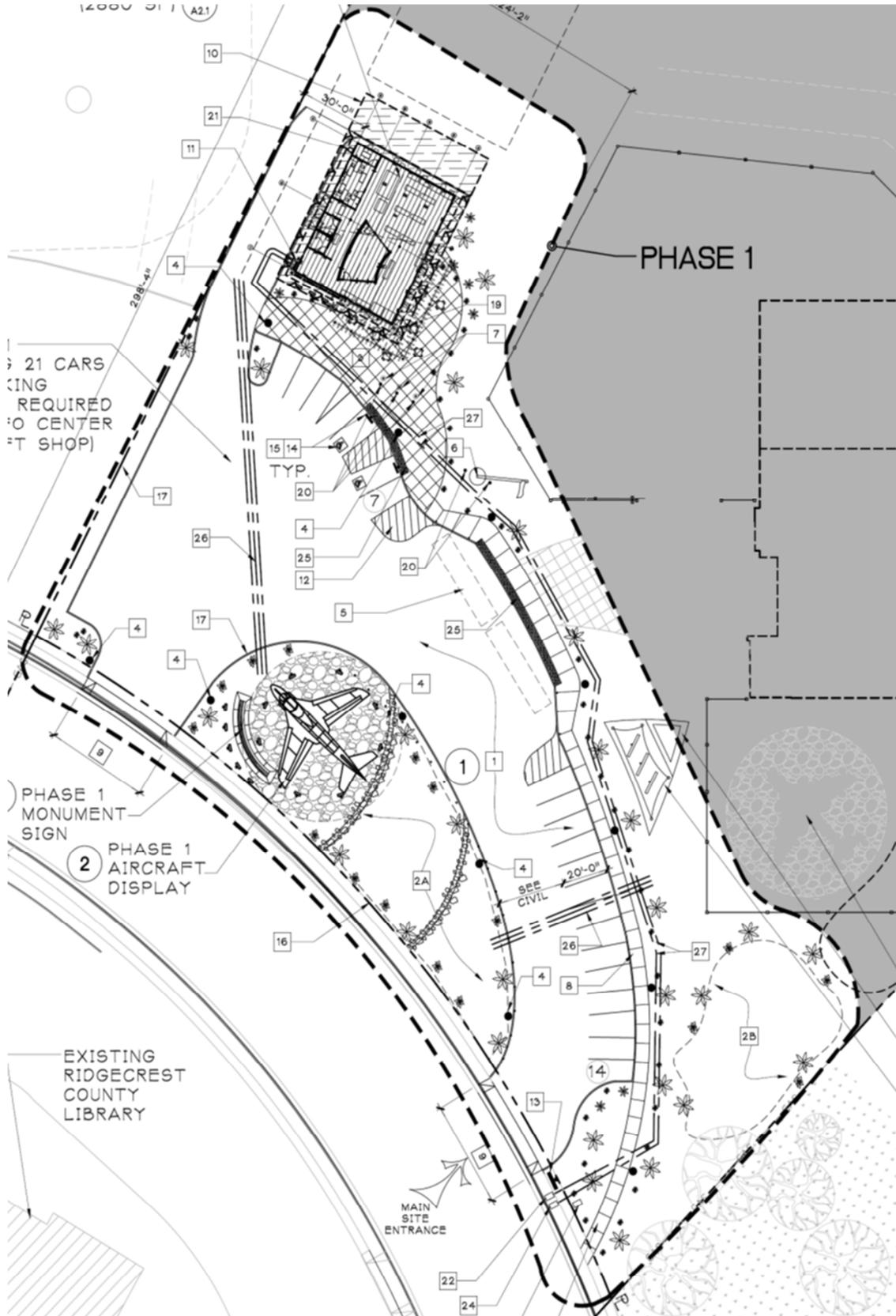
SPR 16-05 – Relationship of Museum to surrounding uses



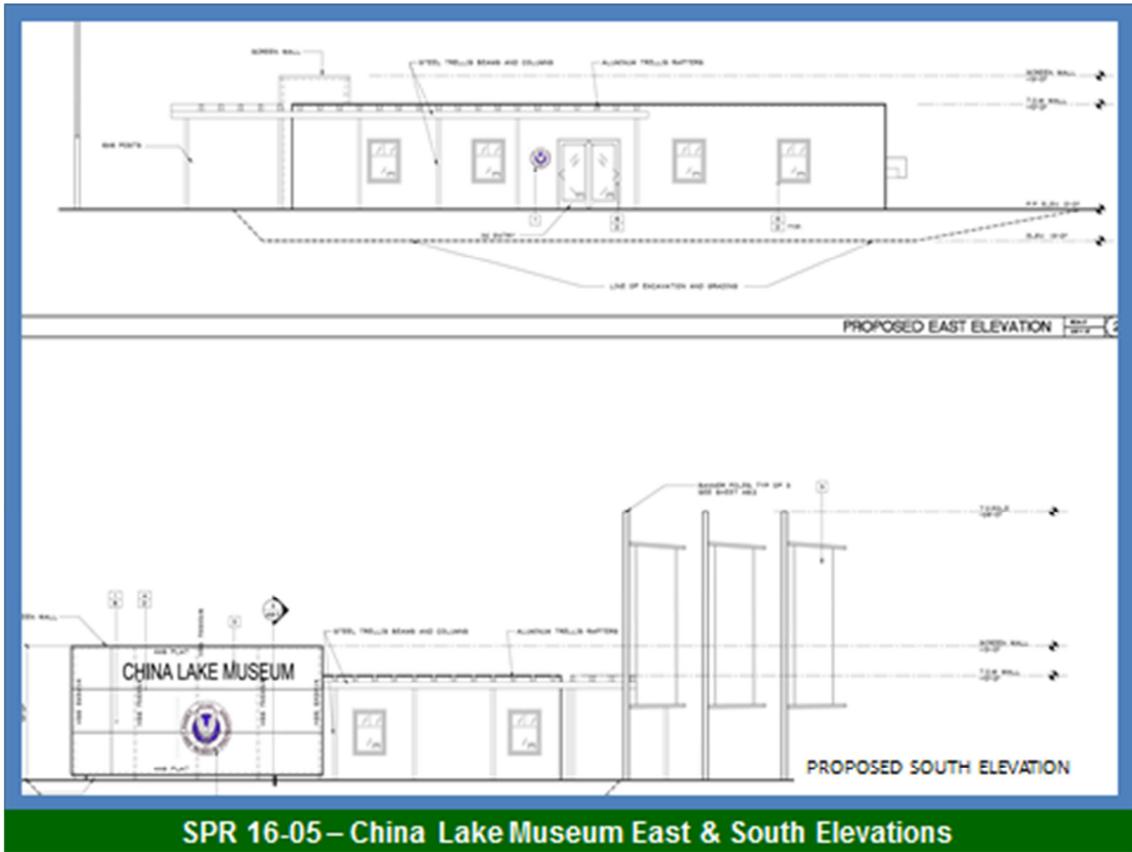
**SPR 16-05 – China Lake Museum Overall Site Plan (please note pdf attachment)**



**SPR 16-05 China Lake Museum Zoning Map**



**SPR 16-05 – C L Museum Phase I Site Plan  
(please see pdf attachment for details)**



**SPR 16-05 – China Lake Museum East & South Elevations**





**SPR 16-05 – site looking toward LeRoy Jackson Park**



**SPR 16-05 – site looking westerly**



**DRAFT**  
**PC RESOLUTION 16-\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST TO APPROVE PHASE I TO BUILD A NEW 2,880 S.F. BUILDING (INCLUDING A GIFT SHOP AND INFORMATION CENTER) ON PROPERTY ZONED RSP WITHIN THE KERN COUNTY CIVIC CENTER AT 130 E. LAS FLORES AVE. ON 5.1 ACRES. APN: 396-010-11, APPLICANT: CHINA LAKE MUSEUM FOUNDATION**

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

**SECTION 1. FINDINGS**

On May 24, 2016, the Planning Commission held a public hearing and duly and regularly considered Site Plan Review 16-05 by considering SPR 16-05, a request for Phase 1 to build a new 2,880 s.f. building (including a gift shop and information center) on property zoned RSP within the Kern County Civic Center at 130 E. Las Flores Ave. on 5.1 acres. APN: 396-010-11, Applicant: China Lake Museum Foundation

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

- (a) The proposed location of the use and the conditions under which it would be operated or maintained 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 a site plan review approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the RSP (Recreation, School, Public) Zoning District in which the site is located.
- (d) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

**SECTION 2. DESCRIPTION**

The proposed project which is the subject of these proceedings consists of Site Plan Review 16-05, located at 130 E. Las Flores Blvd.

**SECTION 3. CONDITIONAL APPROVAL**

The proposed site plan is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 18 months (by January 26, 2018), or as stipulated in the conditions, unless a written request for an extension of time is received and approved before the expiration date.

### **PUBLIC WORKS / ENGINEERING**

1. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and Details, (CoREDS&D), approved by the City Engineer, including the following:
  - a. Street Improvements per RMC, 14-2.32 & 20-3.20 & CoREDS&D.
    - i. Construct commercial driveway approaches with current ADA standards per modified CoREDS&D, Detail Drawing Plate R8, Section A-A.
    - ii. All work in and or access to and from Los Flores Ave. shall require approval and or encroachment permit from the City Engineering Dept.
  - b. Sewer Service
    - i. The existing sanitary sewer line and appurtenances that are onsite located in the Leroy Jackson park access roadway and parking area are private facilities owned and maintained by Kern County. It will be necessary to obtain permission from Kern County to connect and extend the sewer line to the project site.
    - ii. It is highly recommended that the sewer line be extended to the west boundary of the lease boundary with sufficient depth to make service available to the Materango Museum in order to abandon the existing waste water septic system.
    - iii. The developer shall make arrangements with the City of Ridgecrest for the payment of annual sewer availability fees.
    - iv. If irrigated landscaping is proposed, it is highly recommended that a separate irrigation meter be installed to avoid sewer availability fees for water going to irrigated landscaping. The sewer availability fee is based upon the total annual water consumption passing through the domestic water meter.
    - v. Prior to building permit issuance by the County, the plumbing plans for the structure(s) shall be reviewed by the City Engineer to determine if sample boxes or wastewater pretreatment may be required.
      1. Any floor drains, mop sinks, utility room drains, require separate wastewater plumbing to a minimum of a sample box before entering the public sewer system.
      2. The new structure shall be plumbed separately for grey water and sanitary waste water if determined by the review of the plumbing plans.

3. It is recommended that a separate landscaping meter and system be installed separate from the potable water supply.
  - c. Drainage Improvements, per RMC, Chapter 21 & City of Ridgecrest Master Drainage Plan & Drainage Design Manual,
    - i. The project is within flood zone X of the Flood Insurance Rate Map 06029C1045E, area of minimal potential for flooding.
    - ii. For all site improvements; all storm water runoff up to the ten year event shall be detained onsite.
      1. Prior to issuance of the building permit, a drainage plan with supporting calculations shall be submitted for the City Engineer's approval.
      2. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
      3. The onsite drainage detention is required to be designed and constructed to meet the 10 year reoccurrence interval for a 24 hour storm duration with a precipitation depth of 1.85 inches.
  - d. Grading Improvements
    - i. Prior to issuance of a building permit, a topographic grading plan shall be submitted for approval by the City Engineer and Planning Department. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to CoREDS&D, Section 2.02 C. 4.
      1. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and features as required in the City of Ridgecrest, Engineering Design Standards, Section 2.02 C. 4.
      2. The topographic grading plan shall also show property boundary record data with dimensioning, survey property corners, easements, utilities, etc.
  - e. Survey
    - i. The site will require a boundary survey. Survey monument lease property corners shall be set, made visible and protected in place during construction. Monuments shall be set to surface and made visible prior to occupancy permit. Work must be performed by a Licensed Land Surveyor.
2. Miscellaneous Requirements & Conditions
    - a. Seismic Hazard Zone
      - i. The project is approximately 1,200 feet Northeast of the Little Lake Fault.
        1. The developer shall have his architect/structural engineer design the structure to meet seismic requirements for this zone.

- b. The parking lot striping shall be double striped for the parking stalls per CoREDS&D, Std. Drawing No. 21. The parking space shall be 9' wide from inside edge of stripe to inside edge of stripe with the double stripe 1' wide from the outside edge of stripe to the outside edge of stripe.
- c. Pay all Development Impact Fees.
- d. Coordinate with IWWWD and if necessary design and construct water facilities per IWWWD requirements. CoREDS&D, Detail Drawing Plate R8
- e. Coordinate with Kern Co. Fire Dept. and if necessary, design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
- f. Design and construct miscellaneous support utility improvements necessary for development of the project.
- g. The permanent gas and electric utility meters will not be authorized for installation and shall not be installed until after final inspection and the Certificate of Occupancy has been issued.
- h. A Certificate of Occupancy will not be issued until all Planning Commission conditions of approval have been met.
- i. A Certificate of Occupancy will not be issued until project sign off and final structure inspection has occurred from Building Inspection, Planning Dept., Engineering Dept., Fire Dept. and Health Dept.
- j. The project plan shall be reviewed and approved by police, fire and emergency services for access and circulation to the structure and parking lot.
- k. All work in the public right of way shall be to City of Ridgecrest and industry standards.

## **COMMUNITY DEVELOPMENT**

3. The Applicant shall comply with all applicable federal, state, county, and local regulations.
4. Any new signs provided on the site shall be installed in accordance with applicable sections of Chapter 20.
5. A minimum of 21 parking spaces, (including two handicapped spaces) shall be provided in accordance with City standards.
6. Dust mitigation measures positive trash control shall be utilized during construction of the museum building.
7. Selected perimeter landscaping shall be provided. Final Landscaping Plans shall be submitted for the approval of the City Planner in accordance with the City's Water Efficient Landscape Ordinance. Landscaping shall be completed and signed off prior to occupancy of the Museum Phase 1.

8. A screened enclosure for two Trash bins shall be provided.
9. All lighting to fall solely on the property.

**KERN COUNTY FIRE DEPARTMENT**

10. Building Plans must be submitted to the Kern county Fire Department at 5642 Victor street, Bakersfield, CA 93308, (661) 399-2915 with appropriate plan check fee.

APPROVED AND ADOPTED this 26th day of July, 2016 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Warren Cox, Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
Ricca Charlon, Secretary

## Appendix 1

JOHN NILON  
COUNTY ADMINISTRATIVE OFFICER



JEFF R. FRAPWELL  
ASSISTANT COUNTY ADMINISTRATIVE OFFICER  
FOR GENERAL SERVICES

County Administrative Office  
**GENERAL SERVICES DIVISION**

ADMINISTRATION • COMMUNICATIONS • CONSTRUCTION • CUSTODIAL • FACILITIES • FLEET • KGOV  
MAIL • PROPERTY MANAGEMENT • PURCHASING • SECURITY

April 1, 2016

China Lake Museum Foundation  
P.O. Box 217  
Ridgecrest, CA 93556-0217

via email

**ACCEPTANCE OF PLANS  
FOR CONSTRUCTION OF THE CHINA LAKE MUSEUM PLAZA  
RIDGECREST, CALIFORNIA**

The County of Kern (“**County**”) and the China Lake Museum Foundation (“**Foundation**”) entered into an Agreement for Lease of Land at Kern Desert Regional Park, Ridgecrest, California on May 7, 2013 (Kern County Agreement No. 255-2013, “**Agreement**”). In accordance with Section 10 of the Agreement, the County’s Assistant County Administrative Officer for General Services must approve the plans and specifications for construction of the proposed “China Lake Museum Plaza.” As of the date of this notice, County accepts the plans as presented by the Foundation on March 2, 2016 and encourages the Foundation to move forward with this exciting project.

The next steps are to proceed with the planning and permitting process through the Kern County Public Works Department. As a reminder, please remember to obtain and provide County a copy of a letter of credit or construction bond pursuant to Section 11 of the Agreement prior to the commencement of any construction.

The County appreciates your responsiveness and efforts on this project. We look forward to seeing the Plaza grow and prosper.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff R. Frapwell".

Jeff R. Frapwell  
Assistant County Administrative Officer  
For General Services

Cc: Parks Department – Bob Lerude  
Q-2.54d.1

## Appendix 2



THE CHINA LAKE MUSEUM FOUNDATION  
P.O. BOX 217  
RIDGECREST, CA 93556-0217  
www.chinalakemuseum.org  
760-939-3530 Phone 760-939-0564 Fax

June 29, 2016

City of Ridgecrest  
100 West California Avenue  
Ridgecrest, CA 93555-4054

Subject: City of Ridgecrest Case # SPR 106-5 (KC Building Permit K201604037)

To Whom It May Concern:

In regards to question 18 on the Environmental Information Form, please accept the following statements.

The China Lake Museum Foundation anticipates status quo staffing, hours etc. at this satellite location located at 130 E. Las Flores Blvd. These include:

- Days of Operation- Monday through Saturday excluding federal holidays
- Hours- 10 AM to 4 PM
- Number of employees/ scope of work- one paid (gift shop and office management) and one volunteer (guide, docent for exhibits) during business hours

Community benefits and Use of facility-

- gift shop with items related to military/ defense history
- information center with selected exhibits
- portal/ waiting area for visitors waiting passes from base in order to visit existing museum

It is anticipated that a maximum of 50 people may occupy the facility at any time.

Any loading (i.e. exhibits and gift shop items) will be minimal through the facility's regular sized doors

Please contact me if you have further questions.

Sincerely

Wayne Doucette  
V.P Building Committee

The China Lake Museum Foundation is incorporated in the State of California as a non-profit foundation for educational purposes. The foundation is recognized by the Internal Revenue Service as a charitable organization as described in Section 501(c)(3). Tax ID #77-0340083

## Appendix 3



### CITY OF RIDGECREST

PHONE 760-499-5082

FAX 760-499-158C

100 WEST CALIFORNIA AVENUE • RIDGECREST, CALIFORNIA 93555-404E

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July 14, 2016

Wayne Doucette  
V.P. Building Committee  
China Lake Museum Foundation  
P.O. Box 217  
Ridgecrest, CA 93555

Re: Sewer Will Serve Letter, Proposed Phase 1, China Lake Museum Gift Shop and Information Center, 130 E. Las Flores Ave. County Lease Land of LeRoy Jackson Park Lands

Dear Mr. Doucette,

This is to confirm that the City of Ridgecrest currently has capacity in our waste water treatment plant, trunk and offsite collection lines to serve the museum gift shop and information center proposed to be constructed on the above lease parcel. All required fees must be paid and billing arrangements made prior to connection.

For your information, we have reviewed our available records and found that the existing sanitary sewer line in the LeRoy Jackson Park is a private line not owned or maintained by the City of Ridgecrest. It would be necessary for you to obtain permission from the County to extend and connect to the sanitary sewer line. We would recommend that the private sanitary sewer line be extended to the westerly boundary of the lease line to allow future connection of the Materango Museum such that their existing septic system may be abandoned.

Please also be informed that it will be necessary for the City to review the building plumbing plans. The City will require the structure to be plumbed with a separate waste water line with an exterior grease trap and sample box if there are any floor drains or mop sinks in janitor rooms.

We also recommend that a separate irrigation water meter be installed if there is irrigated landscaping. This would remove charges for our annual sewer standby fee that is based upon consumption through your domestic water meter. If the domestic meter is used for domestic and irrigation use; sewer standby fees will be charged against the total consumption.

Sincerely,

Loren E. Culp, P.E., P.L.S.  
City Engineer / Assistant P.W.D.

Cc: John Bracken, Waste Water Supervisor

## Ridgecrest Planning Commission

### Agenda Item #9a

#### Public Meeting: July 26, 2016

**Median Art project *MAP 16-09***, a proposal by the IWV Cruise Planners to erect petroglyphic artwork (by Skip Gorman) at N. China Lake Median Art Site #17 entitled "Purple Feather" by J.P. "Skip" Gorman.

**Sponsor:** IWV Cruise Planners  
ATTN: Nick Rodgers  
[Wnr428@hotmail.com](mailto:Wnr428@hotmail.com)  
(844) 327-6327  
Cell: (760) 977-7905

**Artist:** Skip Gorman  
1140 Graaf Ave. Ridgecrest, CA 93555  
(760) 382-2745

**Contractor:** Cordell Construction Co.  
ATTN: Chuck Cordell  
720 N. China Lake Blvd.  
Ridgecrest, CA 93555  
(760) 375-3118

#### REVIEW:

Please refer to **Site 17 (IWV Cruise Planners) Comprehensive Median Art Application.**

#### BACKGROUND:

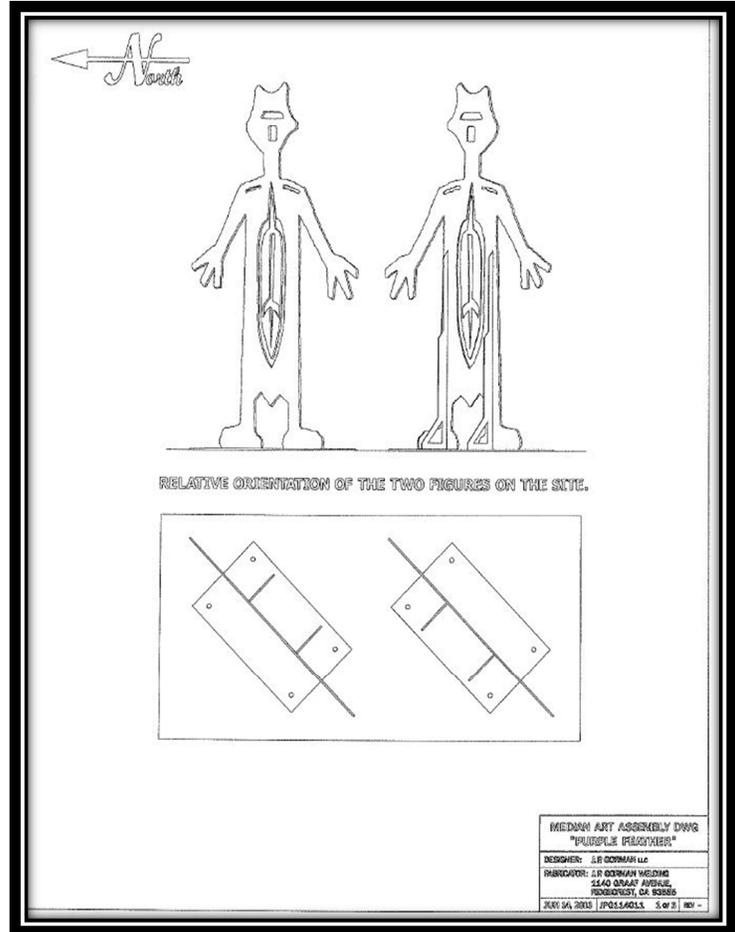
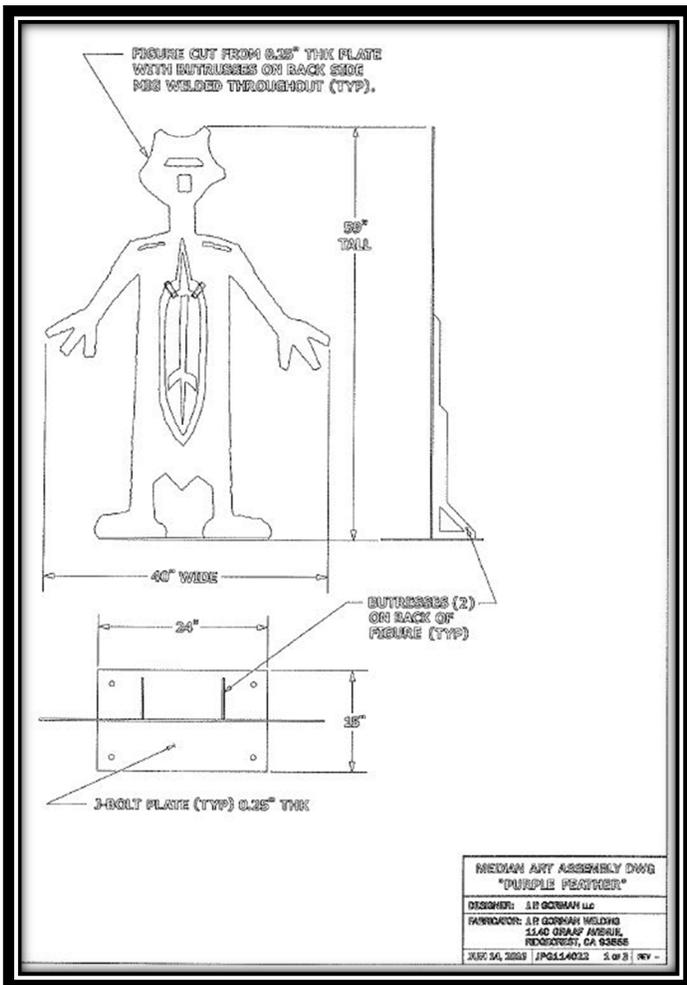
The City Manager has determined that it is the responsibility and within the purview of the Planning Commission to review and approve and proposals for improvements to the City's Medians.

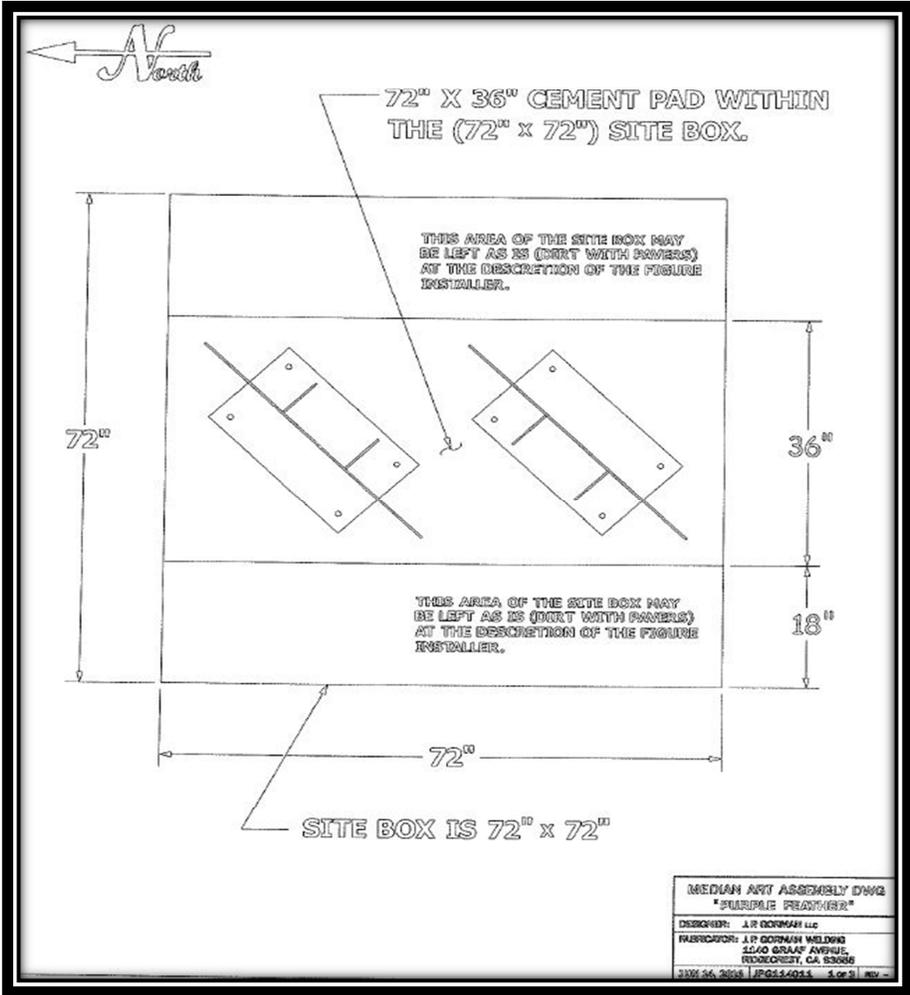
During 2015 the Planning Commission established a Median Art Committee comprised of Commissioners Cox and Rajaratnam, Mayor Breeden and five (5) members of community organizations for the purpose of directing and facilitating the City's median art efforts. The Median Art Committee has met on several occasions accomplishing a petroglyphic theme for the new raised medians constructed within the N. China Lake Blvd. / E. Ridgecrest Blvd. (SR 178) right-of-way.

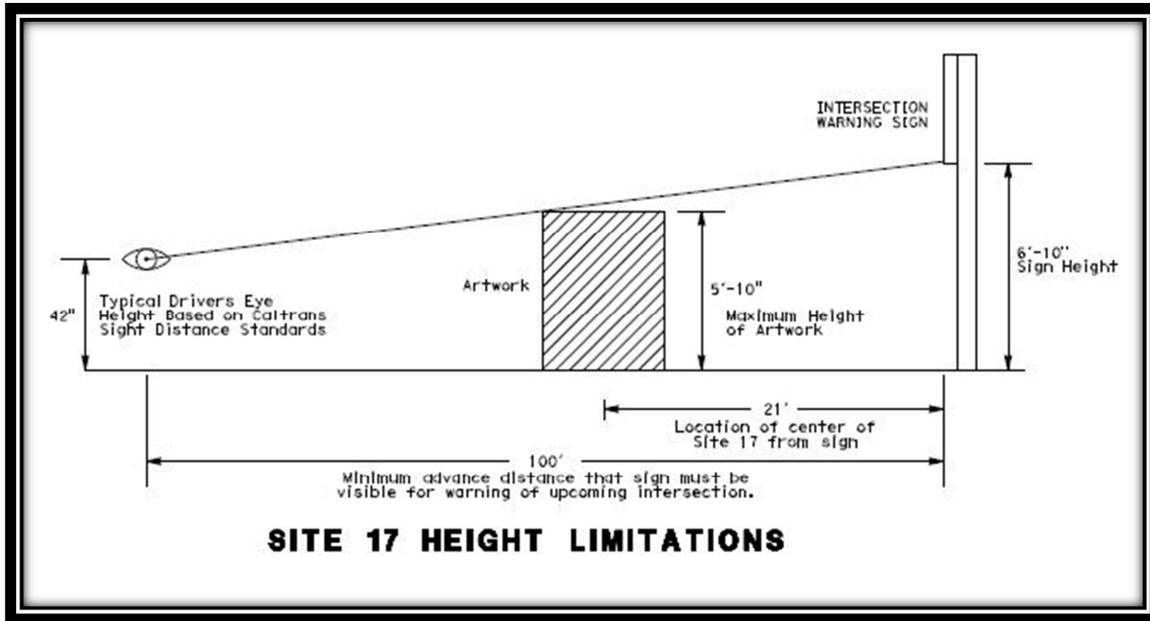


Further, the Median Art Committee has established a process for the review and approval of proposed median monuments. The attached Comprehensive Application is reflective of the oversight by the Committee as well as Caltrans and the City staff.

### **Purple Feather**







**DRAFT**

**PC Resolution 16-\_\_**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING MEIDAN ART PROJECT 16-09, A PROPOSAL BY THE IWV CRUISE PLANNERS TO INSTALL PETROGLYPHIC MEDIAN ARTWORK AT N. CHINA LAKE BLVD. MEDIAN ART SITE #17 (PM 102.55) ENTITLED "PURPLE FEATHER" BY J.P. "SKIP" GORMAN.

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

**SECTION 1. FINDINGS**

On July 26, 2016 the Planning Commission duly and regularly considered a Municipal Art Project for a request to improve median Art Site #17 located with the Caltrans N. China Lake Blvd. right of way.

- a) The proposed location of the use and the standards under which it would be developed and maintained 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) The proposed location of the project is in accordance with the objectives of the Circulation Element of the Ridgcrest General Plan.
- c) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgcrest Municipal Code.

**SECTION 2. CONDITIONAL APPROVAL**

The proposed Municipal Art Project is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 12 months (July 26, 2017), unless a written request for an extension of time is received and approved before the expiration date.

1. The IWV Cruise Planners, their artist and contractor has heretofore applied for and been permitted to construct a project for which the establishment of median improvements have been made.
2. In order to comply with the City's requirements, Purple Feather shall be placed at Median Art Site #17 – The project in accordance with the City of Ridgecrest Public Works and Caltrans standards and in substantial compliance with the Comprehensive Application on file with the Ridgecrest Planning Dept.
3. The City of Ridgecrest will ensure indemnification and maintenance responsibilities as hereinafter set forth in accordance with the Resolution approved by the Ridgecrest City Council on October 21, 2015
4. IWV Cruise Planners, their artist and contractor will agree to the City of Ridgecrest PRODUCTION AND INSTALLATION OF MEDIAN ARTWORK Contact.
5. IWV Cruise Planners, their artist and contractor will abide by the Caltrans Encroachment Permit already submitted.
6. As part of the improvement program for the MAP 16-09, the IWV Cruise Planners, their artist and contractor shall abide by the traffic mitigation plan approved by the Ridgecrest Police Dept. and Caltrans.
7. IWV Cruise Planners, their artist and contractor shall comply with all the applicable federal, state, county, and local regulations, including approval by the City's Parks & recreation Dept., Public Works Dept. and Caltrans.

APPROVED AND ADOPTED this 26<sup>th</sup> day of July, 2016 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Warren Cox, Chairman

ATTEST:

---

Ricca Charlon, Secretary



**City of Ridgecrest  
Planning Department  
100 West California Ave., Ridgecrest, CA 93555  
(760) 499-5063 FAX (760) 499-1580  
www.ci.ridgecrest.ca.us**

DATE: JULY 26, 2016  
TO: PLANNING COMMISSION  
FROM: CITY PLANNER  
SUBJECT: CITY COUNCIL COMMITTEE ASSIGNMENTS FOR COMMISSIONER STEPHENS

**Agenda Item #10 a**

The staff recommends that the Planning Commission assign two *Committees* to Commissioner Stephens. There are currently four Committee vacancies: Bowman Business Plan Committee, Infrastructure Committee, Water Conservation Committee and Park, Rec & Leisure Services Committee.

Below, please note the current Commissioner Committee assignments:

<b>Planning Commission Committee Assignments</b>	
<b>Planning Commissioner</b>	<b>Committee Assignments</b>
Warren Cox	Bowman Bus Plan Median Art Infrastructure
Solomon Rajaratnam	City Organization Median Art
Lindsey Stephens	
Cecil M. Yates	City Organization Water Conservation Park, Rec & LS
<i>New Commissioner</i>	

- Recommendation: that the Planning Commission confer with Commissioner Stephens regarding her choice of the vacant Committee posts and assign her two.