3 LAND USE ELEMENT

3.1 Introduction

The Land Use Element, one of seven mandatory elements of the General Plan, has been required since 1955. It serves as the central element for the general plan and, in essence, brings together most of the concerns addressed in the other elements. It is the principal tool for guiding community growth and development and does so by designating the proposed general distribution, location and intensity of the use of land for both urban and non-urban activities. Although the Land Use Element is most closely related to the physical development of the city, it also addresses social, economic and environmental issues through its policies.

The City of Ridgecrest Land Use Element also includes policies and goals concerning public services and facilities. The policies and development direction are for public buildings, grounds and facilities essential to meet community needs, as well as solid waste collection, sanitary sewer, water, schools and medical service. Other public services and facilities including parks, storm drains, public transit, fire service and police service are treated in the Circulation and Transportation, Safety, and Open Space Elements. Since several of the services and facilities covered by this element are not operated by the City, an important part of implementing the element will be strong coordination between the City and individual purveyors.

KEY TERMS

Airport Influence Area (AIA). The Airport Influence Area is an area around an airport that requires additional land use regulation to accommodate aircraft operations. The zone is identified in the Airport Land Use Compatibility Plan (ALUCP) and is subject to special use and development regulations including but not limited use, building height, low density residential uses, and other limiting factors. The runway will include helicopter take-off and landing zones if not on the primary runway.

Density. This term is applied to residential development in the Planning Area and is defined as the number of units per gross acre (dwelling units per acre or DU/A) on a given site.

Floor Area Ratio (FAR). A floor area ratio is often used to describe the intensity of commercial, office, and industrial land usage. The FAR is a ratio created by dividing the total square footage of the building by the net square footage of the lot.

Geographic Information Systems (GIS). A system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data. Spatial features are stored in a coordinate system (latitude/longitude, state plane, UTM, etc.), which references a particular place on the earth. Descriptive attributes in tabular form are associated with spatial features. Spatial data and associated attributes in the same coordinate system can then be layered together for mapping and analysis.

Gross Acreage. This term refers to the total area of a site.

Holding Capacity. The amount of growth that an area can support and sustain through available resources and services without causing undo strain on the community.

Infrastructure Master Plan. An infrastructure master plan determines which services, infrastructure and accesses require upgrading in an area or jurisdiction and establishes an equitable cost sharing formula to facilitate the plan.

Intensity. This term is applied to non-residential development in the Planning Area, including commercial and industrial uses. Intensity is defined using a floor area ratio.

LAFCO Sphere of Influence (SOI). A sphere of influence is the probable future service boundary of a city or special district that represents the area within which the city or district is expected to grow. The boundary discourages competition among agencies for developable land; it promotes orderly land use and service planning, and provides direction to landowners when and if they need a broader range or higher level of services.

Lot Coverage. This term refers to the amount of a lot that is allowed to be covered by the footprint of structures on that lot.

Mixed-use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Municipal Service Review. A Municipal Service Review is undertaken in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and as a response to the requirement that LAFCO complete a Municipal Service Review and make written determinations prior to updating the sphere of influence plan for an agency who provides a particular service and who is subject to LAFCO's jurisdiction.

Net Acreage. Net acreage is calculated by taking the gross acreage of a site and subtracting portions of the site dedicated to public improvements, such as streets.

Planning Area. As stated in the General Plan Guidelines, a general plan must "cover the territory within the boundaries of the adopting city or county as well as 'any land outside its boundaries which in the planning agency's judgment bears relation to its planning' (§65300)." For purposes of developing this General Plan, the City established a Planning Area early in the update process as part of the public involvement process.

The Planning Area established for the Ridgecrest General Plan is shown on Figure 1-1. A unique aspect of the Planning Area is that it incorporates lands managed by the Bureau of Land Management (BLM) and lands held by the Department of Defense as part of China Lake. The Planning Area covers a land area of approximately 40 square miles.

Redevelopment Project Area. A geographical boundary within which Community Redevelopment Law is utilized to attain revitalization of blighted structures, neighborhoods and communities.

Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Setback. The required minimum horizontal distance between a structure and the front, side, and/or rear property line or another structure.

Special Districts. Limited purpose districts such as flood control, fire, irrigation, etc.

Urban Service Areas. An urban service area is the area around a jurisdiction or community that can adequately provide infrastructure expansion and public services at above a rural level. Such infrastructure and services include but are not limited to: streets, gutters, water, sewer, electricity and communications. Land outside this area would be considered open space or rural.

Use Permit. A Use Permit (UP) is used for specific land uses that due to their type of activities may create unique impacts that need to be addressed for each site. A UP may require a public hearing, and if approval is granted, is usually subject to the fulfillment of certain conditions by the developer/operator.

Zoning. Zoning is the principal tool for implementing the general plan; it translates general plan land use recommendations and standards directly into enforceable regulations. In its most elementary form, zoning is the division of a community into districts and the specification of allowable uses and development standards for each of the districts. Typically, the zoning ordinance consists of text and a map delineating districts for such basic land uses as residential, commercial, and industrial and establishing special regulations for parking, floodplains, and other specific concerns. For each of the basic land uses, the zoning ordinance text typically includes an explanation of the purpose of the zoning district; a list of principal permitted uses; a list of uses allowed by conditional use permit; and standards for minimum lot size, density, height, lot coverage, and setback.

State law requires that zoning ordinances be consistent with the general plan. A zoning ordinance is consistent with an adopted general plan only if the various land uses authorized by the zoning ordinance "are compatible with the objectives, policies, and general land uses and programs specified in such a plan" (Government Code Section 65860[a]). State law also provides that in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to such a plan, the zoning ordinance must be amended within a reasonable time so that it is consistent with the general plan as amended (Government Code Section 65860 [a]).

3.2 Existing Conditions

Existing Land Use

The City of Ridgecrest's existing land use summary was created based on data provided by the Kern Council of Governments (KernCOG) as taken from the Kern County Assessor's Office tax use codes, which indicate existing land uses. This data was then reviewed and refined by City staff for presentation here.

From the tax use codes, land use was grouped into the following broad categories: residential, commercial, industrial, open space and other. Each of these categories was further subdivided to better describe the land uses inside the City limits as well as the overall Planning Area.

As stated earlier, a unique aspect of the Planning Area is that it incorporates lands managed by the Bureau of Land Management (BLM) and lands held by the Department of Defense (DOD) as part of China Lake. The main community support area on China Lake (referred to as the "cantonment" area) is located within the Ridgecrest city limits. Although a portion of the installation is within the city limits, as federal lands, the City has no land use

authority over this portion of the City. Of the 40 square mile Planning Area, almost 22 square miles is land managed by the BLM or DOD (China Lake).

Table 3-1 provides a breakdown of existing land use (2007) by land use type. The table provides this breakdown in two formats: with and without federal lands.

In the following paragraphs, the percentages quoted are based on the percentages derived when excluding federally managed lands.

Residential. As the predominant urban land use, residential uses comprise slightly over 39 percent of the acreage within the Planning Area (non-federal lands). Over 85 percent of the residential acreage falls into the Single Family Residential category. Based on an analysis of undeveloped land, there is a substantial amount of undeveloped property land use categories that would expand this type of housing. While there is a large land area for residential, the placement of new development must be carefully assessed to ensure it is compatible with surrounding uses, infrastructure capabilities, and environmental constraints, such as noise associated with operations at NAWS China Lake.

Commercial. While Ridgecrest serves as the main urban and commercial center for the Indian Wells Valley, commercial land uses comprise just under two percent of the land within the Planning Area. This land is dispersed throughout the City and ranges from small, single parcel retail sites to large retail and office developments. Most commercial uses are concentrated along China Lake and Ridgecrest Boulevards, with some limited commercial uses located along Jacks Ranch Road. In recent years, new large-scale commercial development has occurred at both ends of China Lake Boulevard.

Industrial. Existing industrial lands constitute one percent of the total Planning Area. Within the industrial category, specific land uses include: heavy industrial, light industrial and business and research land uses. Industrial uses are primarily located on the edges of the City at the intersections of Jacks Ranch Road and Saratoga Road, San Bernardino Road and Bowman Road, and Inyokern Road and Brady Street.

Open Space. There are approximately 187 acres of recreational land uses within the Planning Area; about 104 acres are in active recreational facilities, such as parks. The abundance of open space is visually more apparent than actually exists. Undeveloped land, comprising almost one quarter of the Planning Area, creates the perception of openness within the City.

Other. With the exclusion of federal lands, the "Other" land uses in the Planning Area account for only about four percent of the Planning Area. The remaining lands in this category include institutional (such as schools) and utilities/infrastructure.

Table 3-1. Existing Land Use within the Planning Area (2007)

Land Use Category	Including Federal Lands				Excluding Federal Lands			
	Acres	Percent in City Limits	Acres	Percent in Planning Area (1)	Acres	Percent in City Limits	Acres	Percent in Planning Area (1)
Residential	**2,052.7**	**16.0%**	**4,561.9**	**17.9%**	**2,052.7**	**37.0%**	**4,561.9**	**39.1%**
Single Family Residential	1,564.5	12.2%	3,963.0	15.6%	1,564.50	28.2%	3,963.0	34.0%
Multiple Family Residential	381.9	3.0%	449.6	1.8%	381.9	6.9%	449.6	3.9%
Manufactured Home Park	106.3	0.8%	149.3	0.6%	106.3	1.9%	149.3	1.3%
Commercial	**367.5**	**2.9%**	**410.3**	**1.6%**	**367.5**	**6.6%**	**410.3**	**3.5%**
Commercial	318.4	2.5%	361.2	1.4%	318.4	5.7%	361.2	3.1%
Office	49.1	0.4%	49.1	0.2%	49.1	0.9%	49.1	0.4%
Industrial	**62.3**	**0.5%**	**121.7**	**0.5%**	**62.3**	**1.1%**	**121.7**	**1.0%**
Industrial	62.3	0.5%	121.7	0.5%	62.3	1.1%	121.7	1.0%
Open Space	**2,624.1**	**20.4%**	**6,122.2**	**24.0%**	**2,624.1**	**47.3%**	**6,122.2**	**52.5%**
Vacant Land	2,437.5	19.0%	5,935.2	23.3%	2,437.5	43.9%	5,935.2	50.9%
Recreational	186.6	1.5%	187	0.7%	186.6	3.4%	187	1.6%
Other	**7,729.4**	**60.2%**	**14,264.1**	**56.0%**	**442.4**	**8.0%**	**453.1**	**3.9%**
Institutional	243	1.9%	246.7	1.0%	243	4.4%	246.7	2.1%
Utilities and Infrastructure	18.9	0.1%	25.9	0.1%	18.9	0.3%	25.9	0.2%
Navy	5,940.7	46.3%	9,740.7	38.2%		0.0%		0.0%
Other Federal	1,346.3	10.5%	4,070.3	16.0%		0.0%		0.0%
City and County	180.5	1.4%	180.5	0.7%	180.5	3.3%	180.5	1.5%
TOTAL	**12,836.00**	**100%**	**25,480.20**	**100%**	**5,549.00**	**100%**	**11,669.20**	**100%**

Notes: 1. Includes acres within city limits

Source: KernCOG and Matrix Design Group, 2007

Existing General Plan

The City of Ridgecrest is characterized by low rise buildings (one or two stories), lower density residential, and commercial uses surrounded by vast open space. Most of the City's higher intensity development (commercial, office, civic, and institutional uses) lies adjacent to primary thoroughfares such as Ridgecrest Boulevard, Highway 178, Bowman Road, and China Lake Boulevard. Location along these facilities concentrates nonresidential land uses into a largely linear urban form with focal points of intensive uses at the intersections of arterial streets. Less intensive land uses, including rural residential and natural open, are located on the urban fringe of the City.

The City currently classifies land into nine designations that fall into one of five broad categories: residential, commercial, industrial, open space and other. The percentages shown below are for the entire Planning Area, and include federally managed lands (BLM and China Lake).

Table 3-2. General Plan Land Use Designations in Planning Area

Land Use Category	Acres	Percent of Planning Area
Residential	**11,609.3**	**45.4%**
Rural Density Residential	5,200.3	20.3%
Estate Residential	2,569.9	10.0%
Low Density Residential	2,843.8	11.1%
Medium Density Residential	995.3	3.9%
Commercial	**1,308.5**	**5.1%**
Commercial	1,308.5	5.1%
Industrial	**1,250.2**	**4.9%**
Industrial	1,250.2	4.9%
Open Space	**8,932.9**	**34.9%**
Open Space	8,932.9	34.9
Other	**2,483.7**	**9.7%**
Civic/Institutional	743.7	2.9%
Parks/Schools	1,740.0	6.8%
TOTAL	**25,584.6**	**100%**

Note: Total acreage in this table is slightly higher than the totals in Table 3-1 due to the different databases used.

3.3 Land Use Diagram and Standards

Overview

The General Plan Land Use Diagram (included at the back of this element) and Circulation Diagrams (Figures 6-1 and 6-3) graphically depict the major land use and circulation relationships of the General Plan. The policies contained in the General Plan, to the extent they can be graphically depicted (i.e., location of schools and parks, relationship of high-density residential areas and commercial areas to circulation corridors), are illustrated on the General Plan Land Use and Circulation Diagrams. The Land Use Diagram includes ten land use designations that cover residential, commercial, office, industrial, public uses, and open space.

The land use designations with the largest amount of acreage on the diagram are Rural and Estate Residential. These designations are primarily located along the outer edges of the Planning Area. These designations serve to mitigate impacts from aviation operations at China Lake and to transition to the rural areas within unincorporated Kern County.

Uses that serve residential development, such as schools and parks, are shown on the Land Use Diagram. Locations for future facilities are only shown to represent the general area for the facility. Final locations will be determined during site selection by the school district or City, respectively.

This section sets out the land use description depicted as the land use diagram. Each description includes list of allowable uses, maximum net/gross dwelling units/acre (DUA) for residential uses and floor area ratio (FAR) for non-residential uses.

State planning law requires general plans to establish "standards of population density and building intensity" for the various land use designations in the plan (Government Code Section 65302(a). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development. Table 3-3 provides as summary of the land use designations and standards contained in this General Plan for the City of Ridgecrest. In addition, the land use designations and standards guide the zoning ordinance and zoning categories for more detailed development standards.

Table 3-3. Land Use Designation Summary

Land Use Designations	Land Use Label	Minimum Lot Size	Dwelling Units Per Gross Acre	Maximum Floor Area Ratio (FAR)
Residential				
Rural Residential	RR	40,000 Sq.Ft.	0.0 - 1.0	--
Residential Estate	RE	10,000 Sq.Ft.	1.1 - 2.0	--
Low Density Residential	LDR	6,000 Sq.Ft.	2.1 - 5.0	--
Medium Density Residential	MDR	3,000 Sq.Ft.	5.1 - 14.0	--
High Density Residential	HDR	1,500 Sq.Ft.	14.1 - 29.0	--
Commercial / Industrial				
Commercial	C	20,000 Sq.Ft.	--	0.30
Regional Commercial	RC	20 Acres	--	0.27
Industrial	I	20,000 Sq.Ft.	--	0.40
Other				
Public/Quasi-Public	PUB	N/A	--	0.60
Parks and Recreation	PR	N/A	--	0.20
Open Space	OS	10 Acres	1 Unit/Lot	0.19
Mixed Use	MU	N/A	0-29.0	3.00

The following summary explains how the land use designation standards operate.

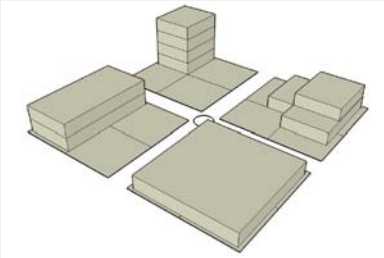
Residential Development

Standards of development density for residential uses are stated as the allowable range of dwelling units per gross acre. The term "gross acre" includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent. Net acreage is the standard typically used in zoning, while gross acreage is more commonly used in general plan designations.

Standards of population density for residential uses can be derived by multiplying the maximum allowable number of dwelling units per gross acre by the average number of persons per dwelling unit assumed for the applicable residential designation. In 2007, the average household size was close to 3.1 persons per household.

Non Residential Development

Standards of building intensity for non-residential uses such as commercial and industrial development are stated as maximum floor-area ratios (FARs). A FAR is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).



FAR 1.0 Examples

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, an FAR of 0.5 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram to the left shows graphically how various building configurations representing a FAR of 1.0 could cover a lot (each quadrant of the diagram has an FAR of 1.0).

3.4 Goals and Policies

General

Goal LU-1	To ensure that Ridgecrest's future growth will proceed in an orderly manner, provide for an appropriate mix of land use opportunities, encourage and provide incentives for infill development, prevent urban sprawl, and promote the efficient and equitable provision of public services. [New Goal]

LU-1.1 ***Land Use Diagram***

The City shall utilize and maintain the Land Use Diagram to designate the location and extent of each land use designation within the Planning Area. The Land Use Diagram is included at the back of this element. *[New Policy]*

It is typical for a Land Use Diagram to be updated over time. Please check the Community Development Department to ensure you have the current version.

LU-1.2 ***Land Use Designations***

The City will utilize the land use designations presented on the following pages for regulating future growth within the Planning Area. [New Policy]

Residential Designations

RURAL RESIDENTIAL (RR)

This designation establishes areas for single-family residential development on large lots. Uses typically include single family dwellings and mini-farms or ranchettes where agricultural activity is secondary to the residential land use. Lots within this designation are typically large enough to support independent wastewater disposal (septic) systems.

Density Range:	0-11.0 DU/A
Minimum Lot Size:	40,000 Sq.Ft.

Residential Estate (RE)

This designation establishes areas for large lot single family estate dwellings. Uses typically allowed include detached single family homes, secondary dwellings, and support uses (i.e., workshop, pool house).

Density Range:	1.1-2.0 DU/A
Minimum Lot Size:	10,000 Sq.Ft.

Low-Density Residential (LDR)

This designation establishes areas for single family residences in a suburban configuration. Uses typically allowed include detached single family homes, secondary dwellings, and residential support uses such as churches, schools, and other necessary public utilities and safety facilities.

Density Range:	2.1-5.0 DU/A
Minimum Lot Size:	6,000 Sq.Ft.

Medium-Density Residential (MDR)

This land designation establishes areas for single family and low density multifamily dwellings located near neighborhood serving uses such as, grocery stores, schools, parks, and other public services. Uses typically allowed include single family dwellings, second units, town homes, duplexes, triplexes, and mobile home parks.

Density Range:	5.1-14.0 DU/A
Minimum Lot Size:	3,000 Sq.Ft.

High Density Residential (HDR)

This designation established areas for multi-family dwellings in urbanized areas with access to public transportation and residential serving uses (i.e., grocers and drug stores). Uses typically allowed include duplexes, tri-plexes, townhomes, and apartments near schools, parks, and other public services.

Maximum Density:	14.1-29.0 DU/A
Minimum Lot Size:	1,500 Sq.Ft.

Commercial / Industrial Designations

Commercial (C)

This designation establishes areas for daily convenience shopping services adjacent to residential neighborhoods and community oriented uses with a community-wide market base. Uses typically allowed include supermarkets, drug stores, and other residential serving uses that are convenient to vehicular access and highly accessible for pedestrians and bicyclists. Larger centers may include community commercial centers, shopping plazas, and

shopping centers that include a junior department store, or a large variety, discount or department store with direct and convenient arterial access and access for pedestrians, bicyclists, and public transit. These centers typically contain 30,000 to 300,000 square feet of floor area on approximately 2 to 20 acres.

Maximum Intensity:	0.30 FAR
Minimum Development Size:	20,000 Sq.Ft.

Regional Commercial

This designation is not currently in use, but is provided to allow future flexibility.

Regional Commercial (RC)

This designation establishes areas for regional retail centers capable of drawing consumers from outside the Planning Area. Uses typically allowed include regional malls and outlet centers that contain department stores, comparison, and specialty retail uses with direct and visual arterial and highway access. Developments in this designation typically contain 500,000 or more square feet of commercial space on approximately 20 to 50 acres, although larger sites are possible depending on the uses proposed.

Maximum Intensity:	0.25 FAR
Minimum Development Size:	20 acres

Industrial (I)

This designation establishes areas for a range of non-intensive business park, industrial park, and warehouse uses that do not have detrimental noise or odor impacts on surrounding uses. Uses typically allowed include warehousing, welding and fabrication shops, manufacturing, processing, fabrication, trucking terminals, and business support uses such as retail or eating establishments that serve adjacent light industrial uses and employees.

Maximum Density:	0.40
Minimum Lot Size:	20,000 Sq.Ft.

Other Designations

Public/Quasi-Public (PUB)

This designation establishes areas for public and institutional uses that serve the local community. Uses typically allowed include government facilities, schools, libraries, municipal corporation yards, sewer and water facilities, police and fire stations, and hospitals located throughout the community to serve neighborhoods and businesses and promote public safety.

Maximum Intensity:	0.6 FAR
Minimum Lot Size:	None

Parks and Recreation (PR)

This designation establishes areas for outdoor recreation facilities that serve local and regional users. Uses typically allowed in this designation include pocket, neighborhood, community, regional, natural parks, and other outdoor recreation facilities, such as, golf courses, trails, and open space/habitat preserves. Recreation facilities should be connected with accessibility to pedestrians and bicyclists.

Maximum Intensity:	0.20 FAR
Minimum Lot Size:	None

Open Space (OS)

The purpose of this designation is to conserve lands that should remain as open space for passive and active recreation uses, resource management, flood control management and public safety. Uses that would typically be appropriate in this land use designation include but are not limited to public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and ecologically-sensitive resources. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.

Maximum Intensity:	0.10 FAR
Minimum Lot Size:	None

Mixed Use (MU)

This designation provides for a vibrant mix of compatible land uses in activity nodes outside the Olde Towne area that can include residential, administrative and professional offices, retail and commercial service uses, and public and quasi-public facilities. Development standards would be determined through a Design Review.

Maximum Density:	0.0-29.0 DU/A
Minimum Intensity:	3.0 FAR
Minimum Lot Size:	None

LU-1.3 ***Compact Development***

R-2508 JLUS

The City shall promote development patterns that are compact and use space in an efficient but aesthetic manner to promote more walking, biking and use of public transit. [New Policy, JLUS Strategy #41]

LU-1.4 ***Encourage Infill Development***

R-2508 JLUS

The City shall encourage infill development of vacant parcels and the intensifying of land uses on parcels that are underutilized in order to better utilize the existing public services and facilities. [Source: Modified Policy 1.1.1 and Policy 1.4.2, Land Use Element, JLUS Strategy #41]

LU-1.5 *Determine the Optimum Population Size*

The City shall determine an optimum population size for the Ridgecrest area, based on environmental factors, as a guide for planning. [Source: Policy 1.1.2, Land Use Element]

LU-1.6 *Partner for BLM Lands*

R-2508 JLUS

The City of Ridgecrest will work with BLM to identify and evaluate BLM lands within the Planning Area that may be suitable for BLM land transfers. Properties of interest will be those that:

- Can reduce the impact on military operations by protecting land in incompatible areas for private development through a mutually agreeable land transfer
- Can provide opportunities for private development in areas adjacent to the developed portions of the community
- Allow BLM to aggregate lands into more cohesive federal management areas that allow for the provision of public use areas accessible to City residents.

[New Policy, JLUS Strategy #31]

Residential Development

Goal LU-2	To ensure that Ridgecrest's future growth will proceed in an orderly manner, provide for an appropriate mix of land use opportunities, encourage and provide incentives for infill development, prevent urban sprawl, and promote the efficient and equitable provision of public services. [New Goal]

LU-2.1 *Housing Choices*

The City promote land use designs that provide a variety of places where residents can live, including apartments, condominiums, townhouses and single family attached and detached. [New Policy]

LU-2.2 *Neighborhood Housing Mix*

The City shall encourage mixed density residential neighborhoods that contain a variety of housing types and densities to help create an overall healthy, balanced community. [New Policy]

LU-2.3 *Local Housing Needs*

The City shall work to meet the increase of local housing needs through multi-family housing, both tenant and owner-occupied. Work with developers and the Housing Corporation to meet the City's regional share of low and moderate income housing. [Source: Modified Policy 1.1.5, Land Use Element]

LU-2.4 ***Neighborhood Protection***

The City shall seek to prevent residential blight and promote healthy neighborhoods through public and private resources/programs (e.g., enforcement of all codes, neighborhood rehabilitation programs, and redevelopment agency actions). [New Policy]

LU-2.5 ***Future Residential Development***

The City shall direct future residential development to areas adjacent or in close proximity to existing and future neighborhoods and neighborhood commercial areas to further Ridgecrest as a self-sufficient, full-service city. [New Policy]

LU-2.6 ***Medium and High Density Residential Locations***

The City shall encourage the development of higher density housing near commercial services, employment centers, principal arterial routes, and public transportation. [New Policy]

LU-2.7 ***Varied Lot Sizes***

The City shall encourage developments with varied lot sizes to deter from a "cookie cutter" neighborhood image. [New Policy]

LU-2.8 ***Incompatible Uses***

The City shall protect existing residential neighborhoods from the encroachment of incompatible activities and land uses (i.e., traffic, noise) and environmental hazards (i.e., flood, soil instability). [New Policy]

LU-2.9 ***Planned Development***

The City shall encourage the use of planned development provisions in residential developments to provide flexibility, to meet various socio-economic needs, and to address environmental and site design constraints. [New Policy]

LU-2.10 ***Golf Oriented Residential***

The City shall promote the development of a planned development that incorporates a new golf course and associated residential uses. Both age restricted and unrestricted developments are appropriate. [New Policy]

LU-2.11 ***Senior Housing Development***

The City shall encourage new senior housing developments in areas where public transportation, commercials services, health and community facilities are easily accessible and in close proximity. [New Policy]

LU-2.12 ***Integrate Housing, Educational, and Recreational Uses***

The City shall work with the Sierra Sands Unified School District to integrated housing, educational and recreational uses. [Source: Policy 1.3.5, Land Use Element]

Commercial Development

Goal LU-3	To promote commercial development that meets present and future needs of Ridgecrest residents, the regional community, and visitors and to enhance economic vitality and sustainability. [New Goal]

LU-3.1 ***Neighborhood Commercial***
The City shall encourage the distribution of neighborhood commercial centers throughout the city to ensure convenient access to Ridgecrest residents and promote Ridgecrest as a sufficient, full service community. [New Policy]

LU-3.2 ***Retail Tax Base***
The City shall strive to maintain and improve the City's retail and service commercial tax base. [New Policy]

LU-3.3 ***Meeting Consumer Demand***
The City shall encourage commercial development which provides for needed commercial opportunities and services currently not available in Ridgecrest. [New Policy]

LU-3.4 ***Regional Retail Center***
The City shall continue to promote the development of regional commercial opportunities. Locations along China Lake Boulevard and Bowman Road near Highway 395 would be appropriate locations. The City shall facilitate provision of the necessary municipal services to accommodate these opportunities. [New Policy]

LU-3.5 ***Future Commercial Development***
The City shall reserve appropriate locations, such as major intersections, for anticipated commercial needs beyond the 2030 timeframe. [New Policy]

LU-3.6 ***Grouping Commercial Development***
The City shall avoid continuous "strip commercial" in new development areas by encouraging the clustering of commercial land uses in appropriate locations. [New Policy]

LU-3.7 ***Buffer Commercial Land Uses***
The City shall require buffers between commercial and residential land uses through techniques such as landscaping, soundwalls, berms, fencing, open space setbacks/greenbelts, and building orientation. [New Policy]

LU-3.8 ***Entertainment and Tourism***
The City shall promote the development of a regional entertainment venue in the City to increase tourism and provide additional activities to residents. [New Policy]

LU-3.9 ***Regional Auto Mall***

The City shall actively promote the development of a regional automall to provide additional shopping opportunities to residents and the region. [New Policy]

LU-3.10 ***Commercial Center Revitalization***

The City shall encourage and promote the reuse and revitalization of existing underutilized commercial areas and shopping centers. [New Policy]

LU-3.11 ***Commercial Signage***

The City shall require that signage in commercial development complement, rather than detract, from the visual quality of the commercial development and surrounding neighborhoods. [New Policy]

LU-3.12 ***Incorporation of Alternative Transportation***

Commercial facilities should be designed to encourage and promote transit, pedestrian, and bicycle access. The City shall require, when feasible, that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites and nearby residential areas. [New Policy]

LU-3.13 ***Minimize Visual Impact***

The City shall require new commercial development to be designed to minimize the visual impact of parking areas on public roadways. [New Policy]

Olde Towne Redevelopment

Goal LU-4	To maintain and enhance the Olde Towne area as a viable business, service commercial, specialty retail, office, cultural, and civic center and source of community pride. [New Goal]

LU-4.1 ***Olde Towne as Asset***

The City shall continue to recognize Olde Towne as an important asset and seek to strengthen and revitalize it by encouraging appropriate land uses and activities in the area. [New Policy]

LU-4.2 ***Pedestrian Dependent Uses***

The City shall encourage the concentration of pedestrian dependent commercial uses (e.g., general merchandise, comparative shopping, specialty goods, restaurants) and high density residential units in the Olde Towne area that will generate both daytime and nighttime pedestrian traffic. [New Policy]

LU-4.3 ***Adaptive Reuse***

The City shall encourage and promote the adaptive reuse of Ridgecrest's historic resources, in order to preserve the historic resources that are a part of the City's heritage. [New Policy]

LU-4.4 ***Historic Buildings and Areas***

The City shall preserve buildings and areas with special and recognized historic, architectural, or aesthetic value especially in the Olde Towne area. New development should respect architecturally and historically significant buildings and areas. [New Policy]

LU-4.5 ***Contextual and Compatible Design***

The City shall ensure that new development respects Ridgecrest's heritage by requiring that new development respond to its context and be compatible with the traditions and character of Ridgecrest, and shall promote orderly development which is compatible with its surrounding scale and which protects the privacy, and access to light and air of surrounding properties. [New Policy]

LU-4.6 ***Olde Towne Design Enhancement***

The City will work with Olde Towne land and business owners to enhance the appearance of the area. [New Policy]

LU-4.7 ***Mutually-Supportive Olde Towne Uses***

The City shall encourage the development of a mixture of complementary or mutually-supportive land uses in the Olde Towne area, including recreational and cultural facilities, restaurants, and higher density residential, and other development that provides increased daytime and nighttime activity in the area. [New Policy]

LU-4.8 ***Mixed Use Development – Olde Towne***

The City shall encourage mixed use development near and in Olde Towne and adjacent to existing transit routes. [New Policy]

LU-4.9 ***Reuse of Buildings for Mixed Use Projects***

The City shall promote the renovations and reuse of existing buildings in the Olde Towne as mixed use areas. [New Policy]

LU-4.10 ***Professional/Administrative Services***

The City shall encourage increased professional and administrative office development in the Olde Towne area to complement shopping and commercial service activities, intensify land uses, encourage adaptive re-use of existing structures, and bring people into the area. [New Policy]

LU-4.11 ***Olde Towne Gateways***

The City shall identify key entry points on the edges of the Olde Towne area and support programs and projects that enhance gateways and transitional zones between Olde Towne and the surrounding neighborhoods to make the area more inviting for residents and visitors. [New Policy]

LU-4.12 ***Improvements***
The City shall design and construct common improvements to Olde Towne to make it a visually distinct and pleasant place which projects a positive image of the City and attracts residents and visitors to the Olde Towne area. [New Policy]

Industrial Development

Goal LU-5	To attract industrial development that provides a stable, long-term, and diverse economic and employment base for Ridgecrest residents. [New Goal]

LU-5.1 ***Adequate Land Supply***
The City shall maintain an adequate inventory of industrial land attractive to industry with respect to location, access, price, public services, work force, and environmental compatibility. [New Policy]

LU-5.2 ***Industrial Transportation Access***
The City shall encourage new industrial uses with high truck and goods movement needs to locate along major transportation routes (e.g., near major highways, rail) to maximize the efficient movement of goods. [New Policy]

LU-5.3 ***Transitional Uses***
The City shall locate light industrial or office uses between heavy industrial uses and residential uses to act as a buffer. [New Policy]

LU-5.4 ***Buffer Incompatible Uses***
The City shall require that industrial land uses be buffered from incompatible land uses and protected from encroachment by residential or other incompatible land uses through the use of techniques including, but not limited to, dense landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation. [New Policy]

Mixed Use

Goal LU-6	To promote the development of mixed-use projects to promote the efficient use of land, reduce reliance on the automobile, and provide a variety of housing and commercial options. [New Goal]

LU-6.1 ***Mixed Use Development – Use of Vacant Land***
The City shall promote efficient use of larger vacant parcels and vacant areas of the City by encouraging mixed use development. [New Policy]

LU-6.2 Vertical/Horizontal Mixture of Uses

The City shall encourage the development of both horizontal and vertical mixed use projects that incorporate housing with commercial or employment uses to reduce reliance on automobiles and provide new sources of housing. [New Policy]

LU-6.3 Adaptive Reuse

The City shall encourage the development of mixed use projects in vacant buildings that are no longer suitable for their originally designed use. [New Policy]

Military Compatibility

Goal LU-7	To enhance land use compatibility between China Lake and property in the City of Ridgecrest and to protect public health and safety. [New Goal]

LU-7.1 China Lake Overlay

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The City of Ridgecrest will define and maintain a China Lake Overlay (CLO) on the General Plan Land Use Diagram. The CLO will be defined based on noise and safety guidance from the current AICUZ study as well as other compatibility factors evaluated in the R-2508 JLUS program (see Section 4 for details).

GPAC NOTE…

This will be discussed in detail at our next meeting to better define the overlay area and define appropriate controls.

The CLO is designated to accomplish the following purposes.

- Promote an orderly transition between community and military land uses so that land uses remain compatible.
- Protect public health, safety, and welfare.
- Maintain operational capabilities of military installations and areas.
- Promote the awareness of the size and scope of military training areas to protect areas separate from the actual military installation (i.e., critical air and sea space) used for training purposes.

The CLO shall, at a minimum, reflect the current mission 60 CNEL contour, but may be expanded to address additional issues relative to safety, overflight, light and glare, vertical hazard potential, and other related compatibility issues as identified in the R-2508 JLUS or follow on assessments.

Within the CLO, land use density/intensity is to remain low and in keeping with the land use compatibility guidance contained in the current China Lake AICUZ study. Unless already permitted as part of an existing development or approval, only the following land use designations shall be used on the City's Land Use Diagram: Rural Residential, low intensity Commercial and Industrial uses (per Navy AICUZ land use compatibility guidelines and FAA Part 77 compliance), public/quasi-public uses primarily designed to house infrastructure systems, and open space.

[New Policy, JLUS Strategy #52, 56, and 56]

See also the policies under Section 4, Military Sustainability Element.

Regional Coordination

Goal LU-8	To ensure that land use decisions by the cities and the county in south Placer are coordinated. [New Goal]

LU-8.1 ***City / County Uniform Land Use Policy***

The City shall work with Kern County to develop a process for coordination of land uses for areas within the City's future sphere of influence. [New Policy]

LU-8.2 ***Sphere of Influence***

The City shall work with LAFCO, Kern County, and China Lake to define and maintain a sphere of influence (SOI) line that provides adequate capacity for growth and assists in implementing the General Plan. [New Policy]

LU-8.3 ***Low Density Development in Unincorporated Areas***

The City shall encourage low density development in adjacent unincorporated areas and encourage the location of urbanized uses within the city limits of Ridgecrest. [Source: Policy 1.1.4, Land Use Element]

LU-8.4 ***Regional Cooperation***

The City shall maintain a cooperative relationship with Kern County and other local governments to address regional issues and opportunities related to growth, transportation, infrastructure, and other planning issues. Special consideration for cooperation shall be applied when reviewing peripheral development proposals within or adjacent to the City's Planning Area.

LU-8.5 ***Regional Planning***

The City shall continue to participate in KernCOGs blueprint process and other regional planning programs. [New Policy]

LU-8.6 ***Update ALUCP to Reflect Military Air Facilities and Airspace***

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Fully integrate military air facilities and airspace in ALUCP updates. These updated ALUCPs will be used to update land use guidance in local jurisdiction general plans and zoning ordinances. ALUCPs may not be the correct tool to use for areas within low-level flight corridors and special use airspace areas that are not near a public use airport. In these cases, similar types of plans may be appropriate to address military concerns. [New Policy, JLUS Strategy #2]

General Plan Implementation and Maintenance

Goal LU-9	To provide for the ongoing administration and implementation of the General Plan. [New Goal]

LU-9.1 ***Zoning and GP Consistency***

The City shall amend the zoning code, subdivision ordinance, and other land use regulations to make them consistent with the adopted or amended general plan. [New Policy]

LU-9.2 ***Annual General Plan Review***

The City shall review and report to the Planning Commission and City Council on the status of implementation of the General Plan annually as required by State law. [New Policy]

LU-9.3 ***General Plan Amendments***

The City shall not amend the General Plan more than four times per calendar year unless additional amendments are allowed by changes in State law. Each amendment, however, may include multiple changes. All General Plan amendments will require public hearings and approval by both the Planning Commission and City Council. [New Policy]

LU-9.4 ***General Plan Update***

The City shall conduct a review of the General Plan elements every five years and update them as deemed necessary. The City's Housing Element will be updated as mandated by the State of California. [New Policy]

LU-9.5 ***Citizen Participation***

The City shall establish permanent procedures for citizen participation in the annual review of land use planning and plan implementation. [Source: Policy 1.2.6, Land Use Element]

LU-9.6 ***Involve Military in General Plan Update Process***

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Ensure that the military is aware and encouraged to be involved early in the general plan process for major updates and amendments. For jurisdictions outside the R-2508 Complex, early notification to the military is encouraged. [New Policy, JLUS Strategy #36]

LU-9.7 ***Land Use Policy Coordinating Committee***

The City shall continue to participate in the Land Use Policy Coordinating Committee to integrate the City of Ridgecrest and NAWS China Lake into a single community through joint land use planning. [Source: Policy 1.2.1, Land Use Element]

LU-9.8 ***Encourage Resident and Neighborhood Participation***

By implementing neighborhood programs, the City shall encourage active involvement of individuals and neighborhood committees to maintain and upgrade existing residential neighborhoods. [New Policy]

Public Services & Facilities

Goal LU-10	To provide necessary public facilities and services that are convenient, economical and reinforce community identity. [Source: Land Use Element Goal 1.3]

LU-10.1 ***Adequate Municipal Services***

The City shall only approve new development when it can be demonstrated by the applicant that adequate public service capacity in the area is or will be available to handle increases related to the project. School capacity will be discussed in the review of each development, and the City will ensure early coordination with the school districts serving the site. School capacity will be addressed as allowed under State law. [New Policy]

LU-10.2 ***Adequate Infrastructure Capacity***

The City shall only approve new development when it can be demonstrated by the applicant that adequate system capacity in the service area is or will be available to handle increases related to the project. [New Policy]

LU-10.3 ***Efficient Provision of Municipal Services***

The City shall maintain a development pattern that allows for efficient provision of municipal services. [New Policy]

LU-10.4 ***System Expansion***

The City shall require new development be responsible for expansion of existing water, sewer, and storm drainage systems made necessary by their construction. [New Policy]

LU-10.5 Multipurpose Detention Facilities

The City shall utilize stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, stormwater detention facilities should be designed for multiple purposes, including recreational and/or stormwater quality improvement. Sumps are discouraged as part of new developments or renovations. [New Policy]

LU-10.6 Fair Share Improvements

The City shall ensure new development required to participate on a fair-share basis in the completion of improvements to the existing sewer system, and/or the construction of new sewer trunk lines as described in the City's adopted Sewer Master Plan. [New Policy]

LU-10.7 Solid Waste

The City shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes. [New Policy]

LU-10.8 Dedicated Sites

The City shall negotiate with proponents of future development projects to secure the dedication of adequate sites for future fire and police stations. [New Policy]

LU-10.9 School Site Dedication

The City shall negotiate with proponents of future development projects to secure the dedication of adequate sites for future school construction to meet anticipated future elementary, junior high, and high school expansion needs. [New Policy]

LU-10.10 Co-location of School and Community Facilities

The City shall encourage community facilities (such as community centers, schools, parks, libraries, fire stations with community rooms), when proposed in the same area, to be co-located to form a stronger activity node within the neighborhood. [New Policy]

LU-10.11 Accessibility of Public Buildings

The City shall ensure that public buildings are easily identifiable in the community and are easily accessible by all modes of transportation to all Ridgecrest residents or visitors in order to support community design goals. [Source: Modified Policy 1.4.4 Land Use Element]

LU-10.12 Provision of City Services to Unincorporated Areas

The City shall discourage the extension or provision of City services and utilities into unincorporated areas without a satisfactory annexation agreement. [Source: modified Policy 1.4.5, Land Use Element]

LU-10.13 Ensure Water Impacts in Plan Development / Updates

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Ensure General Plan updates, specific plans, planned developments consider impacts to water availability and quality via policy or other development regulations. [New Policy, JLUS Strategy #35]

LU-10.14 Sewer Service within City Limits

The City shall require all new developments within the City to connect to the sewer system. [Source: Policy 1.4.7, Land Use Element]

LU-10.15 Medical and Emergency Services

The City shall support the efforts of local medical and emergency providers to maintain an adequate level of services for Ridgecrest residents. [Source: Policy 1.4.8, Land Use Element]

LU-10.16 Educational Master Planning Programs

The City shall support educational master planning programs as they are consistent with the General Plan. [Source: Policy 1.4.9, Land Use Element]

3.5 Implementation Measures

Table 3-1, Land Use Implementation Measures, identifies the implementation measures the City should take to implement the goals and policies of this General Plan. The implementation program lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 3-1. Land Use Implementation Measures

Implementation Measure		Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
1.0	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities. [New Implementation Measure]	LU-1.3 LU-1.4 LU-4.3 LU-4.9	Community Development	■			
2.0	The City shall develop and maintain an inventory of available vacant sites that have potential for infill development. [New Implementation Measure]	LU-1.3 LU-1.4	Redevelopment				■

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
3.0	During next Housing Element update, include a separate discussion of military housing needs and programs to address these needs. Work collaboratively with military installations and local entities to address their needs as required by state law to look at military readiness.	LU-2.3 LU-9.4 LU-9.6 R-2508 JLUS	Community Development				■
4.0	The City shall conduct a study to determine the feasibility and a suitable location for a regional auto mall in the city. [New Implementation Measure]	LU-3.2 LU-3.3 LU-3.4 LU-3.9	Redevelopment Community Development	■			■
5.0	The City will identify buildings within the Olde Towne area that could be enhanced through a façade revitalization program [New Implementation Measure, Downtown Revitalization Plan]	LU-4.3 LU-4.4 LU-4.6 LU-4.9	Community Development	■			
6.0	The City will work with Olde Towne land and business owners to apply for grant funding to support a façade improvement program. [New Implementation Measure, Downtown Revitalization Plan]	LU-4.3 LU-4.4 LU-4.6 LU-4.8	Community Development				■
7.0	The City shall authorize developments in the Mixed Use designation on vacant sites subject to approval of a Master Development Plan and redesignation the area to a MU General Plan designation and zoning district. Land uses proposed for a mixed use development shall support each other by including one or more industries, services, offices, retail uses, with residential uses for the common needs of the occupants and users of the mixed use development.	LU-4.8 LU-6.2	Community Development				■
8.0	The City shall develop zoning incentives that encourage mixed use redevelopment in the Olde Towne area through the reuse of existing buildings.	LU-4.8	Community Development	■			
9.0	The City shall coordinate on a routine basis with the military to reexamine the land use type, density, and intensity limitations within flight corridors. [New Implementation Measure, JLUS Strategy #52, 56, and 57]	LU-7.1 R-2508 JLUS	Community Development				■

	Implementation Measure	Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
10.0	City of Ridgecrest, in coordination with Kern County and China Lake, to evaluate its sphere of influence to accurately reflect development potential with appropriate changes in Ridgecrest's General Plan and zoning designations. [New Implementation Measure, JLUS Strategy #43]	LU-8.2 R-2508 JLUS	Community Development	■			■
11.0	The City will work with Kern County to develop an appropriate tax sharing agreement for urban residential land and development to be moved into the city limits without undo penalty on the City for the provision of services to these areas. [New Implementation Measure]	LU-8.2 LU-10.12	Administration		■		
12.0	The City shall review and amend, as necessary, applicable ordinances and regulations referenced herein to ensure consistency with the General Plan. These shall include the following: a. Zoning Ordinance b. Subdivision Ordinance c. Development standards [New Implementation Plan]	LU-9.1	Community Development	■			
13.0	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code 21081.6 for a mitigation monitoring program. [New Implementation Measure]	LU-9.2	Community Development				■

Implementation Measure		Policy	Who is Responsible	Timeframe			
				2008-2010	2010-2015	2015-2030	On-going
14.0	Based on the population estimate established in the General Plan EIR analysis and evaluating the City's Capital Improvement Budget, the City shall coordinate with appropriate agencies to investigate the expansion of all public services and facilities (sewer, police, fire, water, schools, and solid waste) to service this population. [Source: Modified Policy 1.4.3, Land Use Element]	LU-10.1 LU-10.2 LU-10.3 LU-10.4	Public Works		■		
15.0	Prior to extending City services or infrastructure to unincorporated areas, the following findings must be made: ■ The property owner must agree to support annexation to the City if requested by the City ■ The land use must be compatible with the land use compatibility guidance provided in the Kern County ALUCP and the current China Lake AICUZ. [New Implementation Measure]	LU-10.12	Community Development				■