RESOLUTION 09-48

A RESOLUTION OF THE RIDGECREST CITY COUNCIL APPROVING PRE ZONE CHANGE PZC 09-02 LOCATED ON 23.92 ACRES TO INCLUDE W. RIDGECREST BLVD., N. BRADY ST., W. LAS FLORES AVE., AND GARTH STREET. FROM KERN COUNTY E 5.6 (2.5 AC.MIN.) ZONING TO CITY OF RIDGECREST E-1 (ESTATE 40,000 S.F. MIN. LOT SIZE) ZONING. APN 455-100-07 APPLICANT: PAM RIDGECREST VENTURE LLC)

THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On June 23, 2009 the Planning Commission held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to facilitate a request for Annexation #17-2 to annex the property into the City of Ridgecrest located in the West ½ of the Section 32 and west 55' of N. Brady St in the Southeast 1/4 Section 31, Township 26 South, Range 40 East M.D.B.& M. County of Kern.

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

(a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.

(b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.

(c) The proposed Pre-Zone change is:

1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project per Resolution PC-09-09.
2. Not likely to cause serious public health problems.

(d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

On August 19, 2009 the City Council held a public hearing and duly and regularly considered the application of PZC-09-02, a request to Pre-Zone APN 455-100-07 from Kern County E 5.6 (2.5 ac min.) to City of Ridgecrest E-1 (Estate 40,000 sq. ft. min. lot sizes) to facilitate a request for Annexation #17-2 to annex the property into the City of Ridgecrest located in the West ½ of the Section 32 and west 55' of N. Brady St in the

Southeast 1/4 Section 31, Township 26 South, Range 40 East M.D.B.& M. County of Kern.

The City Council considered the evidence and approves this request as set forth herein:

(a) The pre-zone change is consistent with the applicable plan in that the General Plan designates the area to be used for Estate Single Family use and the Pre-Zone Change is compatible with the objectives, policies, uses and programs of the plan, subject to the annexation of these parcels by the City of Ridgecrest.

(b) The area is physically suited for the Pre-Zone classification proposed in that the request is compatible with surrounding land uses.

(c) The proposed Pre-Zone change is:

1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitats; therefore a mitigated negative declaration has been approved for the project by the Planning Commission per Resolution PC-09-09.

2. Not likely to cause serious public health problems.

(d) The proposal conforms to the requirements of Chapter 20 of the Ridgecrest Municipal Code.

SECTION 2. DESCRIPTION

The application for the proposed Pre Zone change is hereby recommended for approval as shown in attached Exhibit A .

SECTION 3. APPROVAL

Pre-Zone Change PZC-09-02 is hereby approved having found that it is the best interest of the public and is compatible with surrounding land uses.

APPROVED AND ADOPTED this 19th day of August 2009, by the following vote:

AYES: Mayor Morgan, Council Members Carter, Wiknich, Holloway, and Taylor
NOES: None
ABSENT: None
ABSTAIN: None

Steven P. Morgan
Steven Morgan, Mayor

ATTEST:

Rachel J. Ford
Rachel J. Ford
Deputy City Clerk
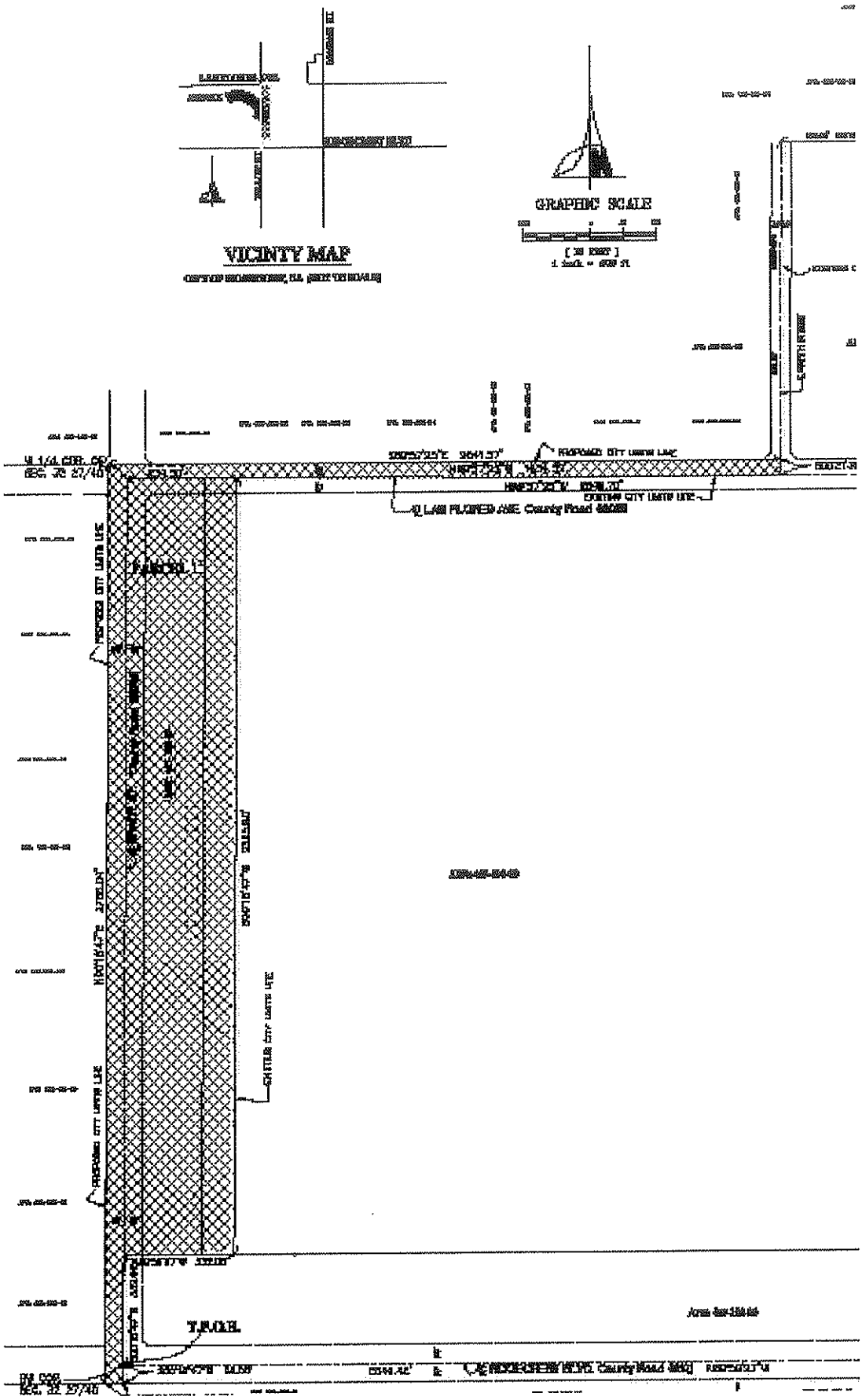
EXHIBIT "A"
Pre Zone Change 09-02