

Planning Commission

Public Hearing: November 24, 2009 Annexation 17-2 PAM

This Public Hearing before the Planning Commission is to consider the application of PAM Ridgecrest Venture, LLC (PAM) to approve an annexation of 23.92 acres into the City of Ridgecrest with a zone designation of E-1 (Estate Residential 40,000 s.f. min.). and review the potential for environmental impact of the application for Annexation 17-2 and make recommendations to the City Council on the proposed Annexation. The subject property is located at the northeast corner of W. Ridgecrest Blvd. and N. Brady St which includes part of W. Ridgecrest Blvd, N. Brady St and W. Las Flores Ave and Garth St. (a part of Wild Pointe Ranch-TTM 6691) APN: 455-100-06 and a portion of 455-100-07.

On June 23, 2009, the Planning Commission held a public hearing and duly and regularly reviewed the potential for environmental impact of 179.2 acres located at the northwest corner of N. Mahan St and W. Ridgecrest Blvd. known as Wild Pointe Ranch-TTM 6691 which included the 23.92 acres known as Annexation 17-2 and approved a Mitigated Negative Declaration, the Pre-Zoning and Tentative Tract Map 6691.

Applicant: Dave Micheals
PAM Ridgecrest Venture LLC
P.O. Box 1570
Lodi, CA 95241

Engineer: Derrill Whitten
Cornerstone Engineering
208 Oak Street
Bakersfield, CA 93304
(661) 325-9474

1. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF A MITIGATED NEGATIVE DECLARATION FOR ANNEXATION 17-2;
2. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ZONE DESIGNATIONS OF E-1 (ESTATE 40,000 S.F. MIN.) FOR ANNEXATION 17-2;
3. MOTION FOR RESOLUTION 09-___ A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ANNEXATION 17-2.

PROJECT INFORMATION			
	Existing Land Use	Existing Zoning	
Onsite	Vacant - County	County E-(2-1/2)	2-1/2 ac Residential
North	Vacant - County	County E-(2-1/2) RS	2-1/2 ac Suburban Residential
South	Vacant - City	E-1 PUD	Single Family Residential 40,000 sf min* PUD
East	Vacant - City	E-1 PUD	Single Family Residential 40,000 sf min* PUD
West	Vacant - County	County E-(2-1/2) RS	2-1/2 ac Suburban Residential
General Plan Designation		Estate Density Residential	
Access		Ridgecrest Blvd, Brady St.Las Flores Ave, Garth St.	
Site Area		23.92 Acres	
Environmental		Previously approved Mitigated Negative Declaration	

BACKGROUND:

The Applicant, PAM Ridgecrest Venture, LLC (PAM), submitted an Annexation request to the City of Ridgecrest to be included with the processing of Annexation 17-1. There was a 17 acre piece of property to the west of TTM 6691 that the PAM wanted to include in TTM 6691. To facilitate the anticipated annexation, the environmental document for TTM 6691 included the 17.7 acres and associated streets totaling 23.92 acres and the Mitigated Negative Declaration (MND) was approved by the City of Ridgecrest on June 23, 2009.

The City of Ridgecrest in conjunction with LAFCO performed a Municipal Service Review (MSR) and received approval from LAFCO per a Resolution approved on May 27, 2009 accepting the MSR. Once the MSR was approved, the City of Ridgecrest could then accept and make application to LAFCO for annexations.

PAM made an Annexation Application 17-2 to the Planning Department along with the necessary Pre-Zoning application to bring the 23.92 ac. project into the City Limits. The Planning Department will use the Mitigated Negative Declaration approved by the Planning Commission on June 23, 2009 by Resolution PC-09-09 for TTM-6691 for Annexation 17-2.

TTM 6691 was approved June 23, 2009 per Planning Commission Resolution PC-09-08 and was contingent upon Annexation into the city limits and obtaining a Pre-zoning to E-1 (Estate Residential, 40,000 s.f. min.). The Pre-zoning was also approved June 23, 2009 by Planning Commission Resolution PC-09-11. The City Council approved the Pre-zone Change PZC-09-02 to E-1 on August 19, 2009 per Resolution 09-48.

As part of the LAFCO Pre-Annexation process, the staff submitted the applicants project survey maps and legal descriptions to the County Surveyors Office for review and approval and received the stamped approved map and legal dated August 12, 2009. (attached)

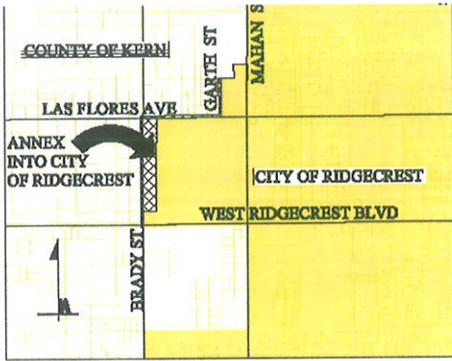
DISCUSSION:

Staff prepared the attached Resolutions for the Planning Commission to review and make recommendation to the City Council to adopt the previously approved Mitigated Negative Declaration, to approve the zoning for Annexation 17-2 and to approve Annexation 17-2 for PAM. Once approved by the Planning Commission, Staff will proceed with a public hearing and resolution to the City Council proposing the approval of proceedings for the Annexation of the territory within Annexation 17-2 into the City of Ridgecrest.

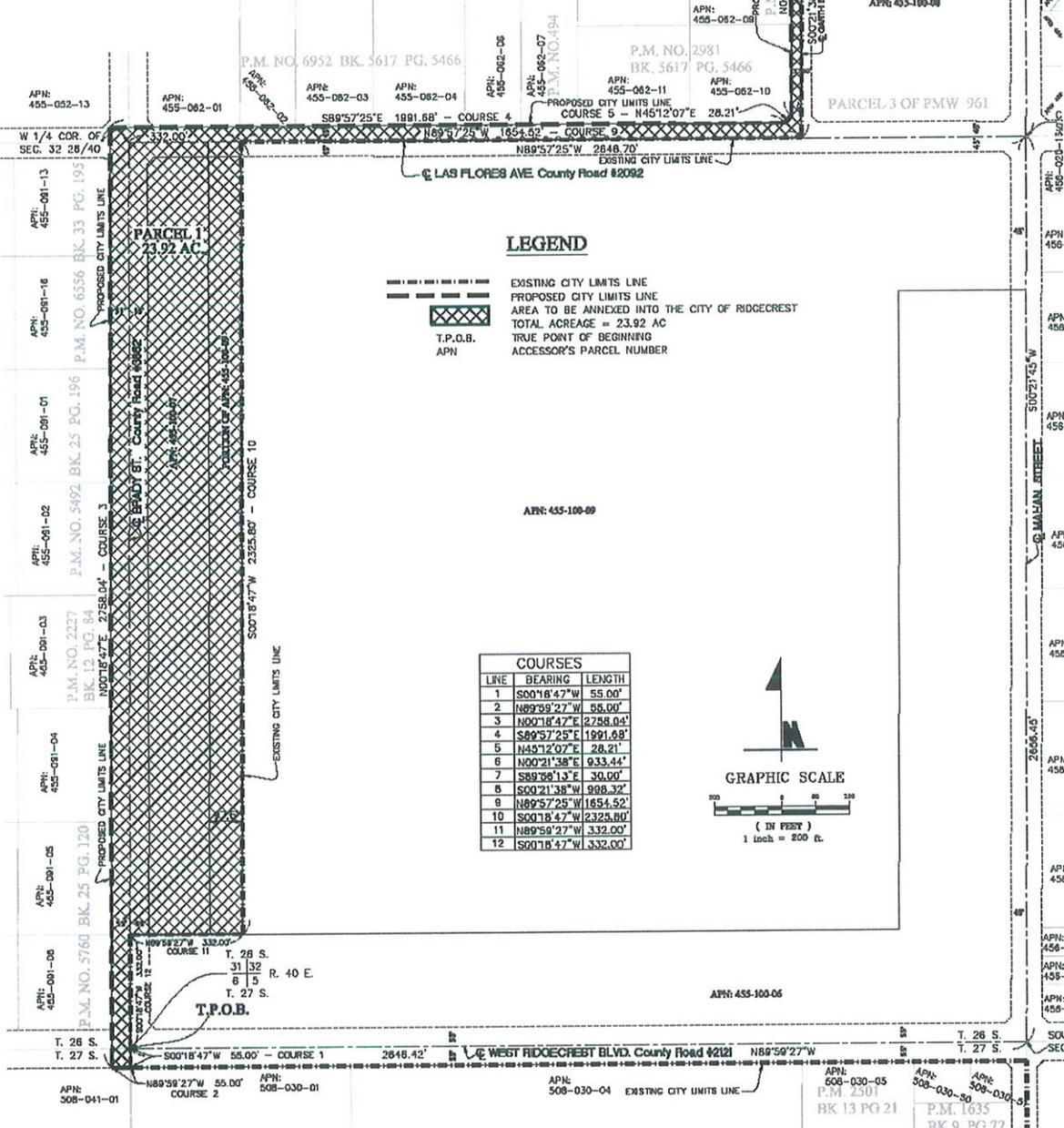
RECOMMENDATION

Staff recommends that the Planning Commission approve the attached resolutions to approve the Mitigated Negative Declaration; to recommend to the City Council to approve the zoning of the annexation area and approve the annexation application.

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



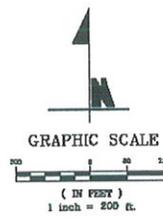
VICINITY MAP
CITY OF RIDGECREST, CA (NOT TO SCALE)

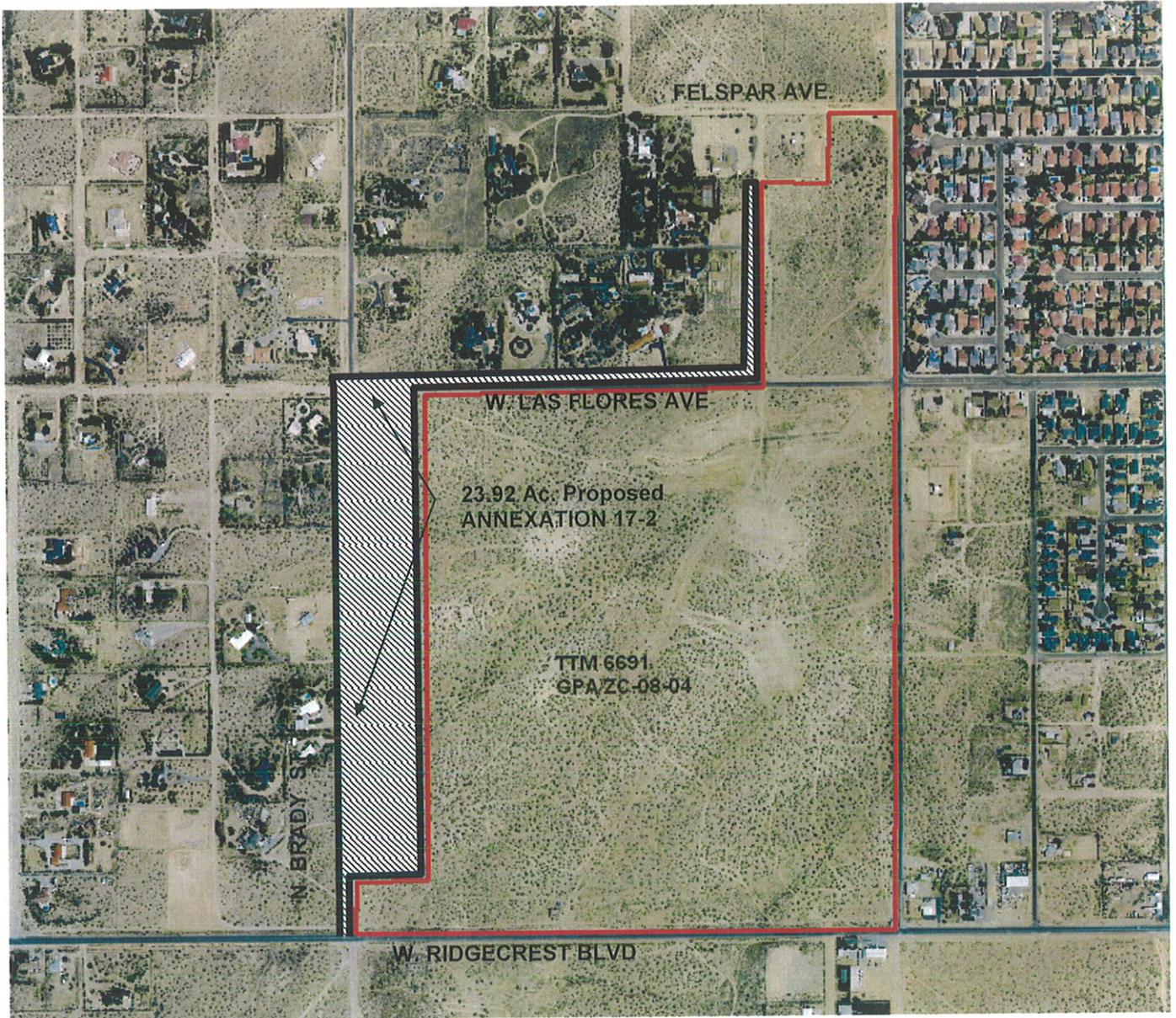


LEGEND

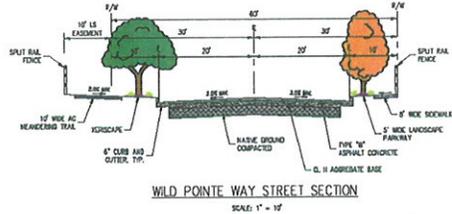
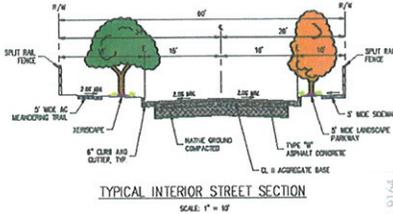
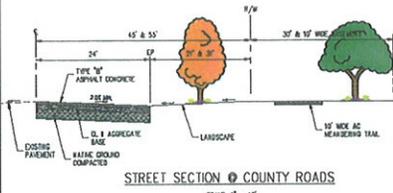
- EXISTING CITY LIMITS LINE
- PROPOSED CITY LIMITS LINE
- AREA TO BE ANNEXED INTO THE CITY OF RIDGECREST
- TOTAL ACREAGE = 23.92 AC
- T.P.O.B.
- APN

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





WILD POINTE RANCH PUD PLAN



GENERAL NOTES

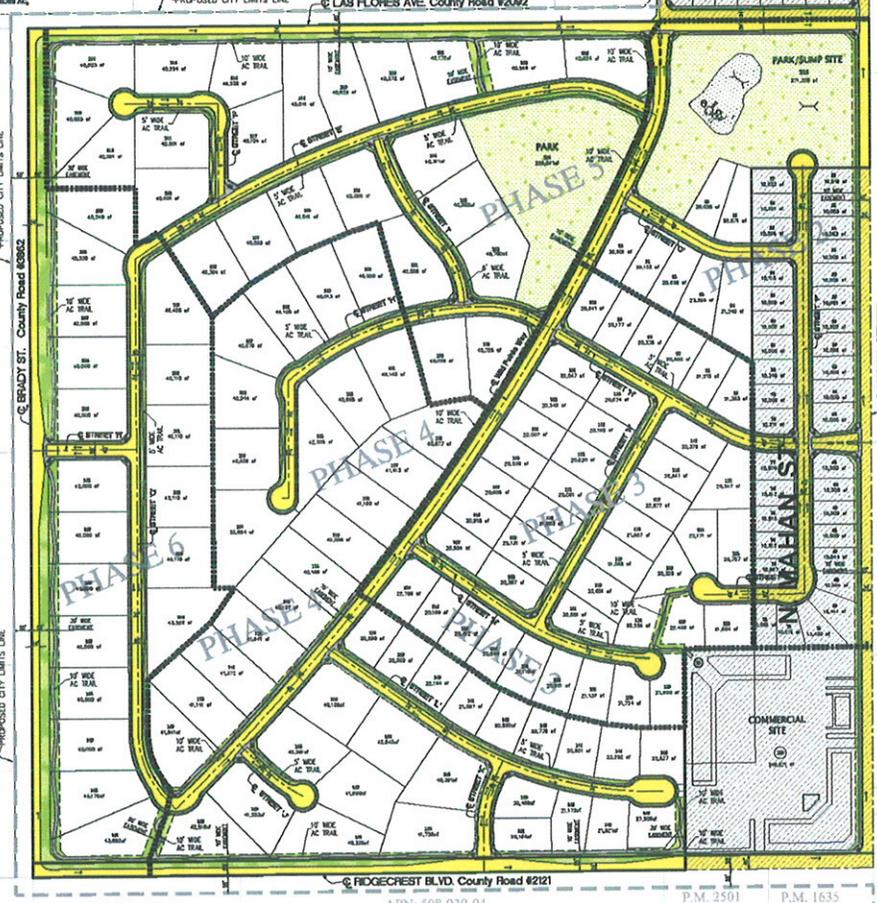
1. THIS DEVELOPMENT WILL CONFORM TO THE CITY OF RIDGECREST AND COUNTY OF INDIAN RIVER PLANNING STANDARDS
2. AMBASSADOR PARCEL, RECORDS: 45-180-05, 45-180-06, 45-180-08
3. WATER: DEERAN WATERS VALLEY WATER DISTRICT
4. SEWER: CITY OF RIDGECREST
5. GRADE: IN CONFORMANCE WITH CITY OF RIDGECREST & INDIAN COUNTY STANDARDS
6. GAS: PACIFIC GAS AND ELECTRIC
7. ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
8. AERIAL/LANDLINE: YUKON
9. PROPOSED LAND USE: MIXED RESIDENTIAL AND PARK
10. FINAL PRODUCTIONS: CITY OF RIDGECREST TIME ESTABLISHMENT
11. RECORDING: BK 13 PG 21 & 22
12. PROPOSED RECORD: BK 13 PG 21
13. APPROXIMATE LOCATION OF EXISTING STRUCTURES ON PROPERTY ARE SHOWN
14. MINIMUM GRADE - 0.20%, MAXIMUM GRADE - 8.00% FOR ALL LOCAL STREETS
15. APPROXIMATE LINAL PORTAGE OF STREETS 14,500 FT
16. CONTAINING 100 BARRIERS/VAULTS, 10' CIRCUM. AC.
17. LOT AREA RANGE - 5,500 SF
18. OFF-PARK AREA - 12.8 AC.

BENCHMARK:
ROUND CORNER 20' N. OF TOP OF CURB AT NORTHEAST CORNER OF DOORNS AND LAS FLORES NORTHERLY PORTION OF CURB BENTON. CITY OF RIDGECREST RECORD REVISION - 27.1.04

BASIS OF BEARING:
BENT LINE OF THIS DEVELOPMENT COINCIDES WITH THE BENT LINE OF THE BENTON BENCHMARK AS SHOWN ON THE RECORD MAP. AS SHOWN ON RECORD MAP, THE BENT LINE OF THIS DEVELOPMENT COINCIDES WITH THE BENT LINE OF THE BENTON BENCHMARK AS SHOWN ON RECORD MAP. THE BENT LINE OF THIS DEVELOPMENT COINCIDES WITH THE BENT LINE OF THE BENTON BENCHMARK AS SHOWN ON RECORD MAP.

RECORD OWNER/SUBDIVIDER:
PAM RIDGECREST VENTURE, LLC
3800 WHITE KESTLEMAN LANE
P.O. BOX 1079
LOMA, CALIFORNIA 91908
(602) 335-6800

- LEGEND:**
- PROPOSED LANDSCAPE AREA
 - PROPOSED PAVEMENT
 - PROPOSED TRAIL
 - PROPOSED SIDEWALKS
 - NOT INCLUDED IN PUD



NO.	DATE	REVISION	BY
1			

**P.U.D. PLAN
TRACT 6691
WILD POINTE RANCH**

THE PAM COMPANIES
3800 WHITE KESTLEMAN LANE
LOMA, CALIFORNIA 91908
(602) 335-6800



**CORNERSTONE
ENGINEERING, INC.**
3800 WHITE KESTLEMAN LANE
LOMA, CALIFORNIA 91908
(602) 335-6800

NO.	DATE	REVISION	BY

NO.	DATE	REVISION	BY

P.C. RESOLUTION 09-_____
APPROVING/DENY
MITIGATED NEGATIVE DECLARATION
FOR ANNEXATION 17-2

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

THE PLANNING COMMISSION 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 reviewed the potential for environmental impact of 179.2 acres located at the northwest corner of N. Mahan St and W. Ridgecrest Blvd. known as Wild Pointe Ranch-TTM 6691 which included the 23.92 acres known as Annexation 17-2 and approved by Resolution PC-09-09.

On _____, the Planning Commission held a public hearing and duly and regularly reviewed the potential for environmental impact of the application for Annexation 17-2, a request to approve an annexation of 23.92 acres into the City of Ridgecrest with zone designation of E-1 (Estate Residential 40,000 s.f. min.) on APN: 455-101-06, a portion of 455-101-09 and portions of W. Ridgecrest Blvd, N. Brady St. and W. Las Flores Ave: PAM Ridgecrest Ventures, LLC, owners.

The Commission considered the initial study and evaluation and reaffirmed the approved Mitigated Negative Declaration approved June 23, 2009 Resolution PC-09-09 based upon the findings that:

- (a) The project is in compliance with zoning regulations and procedures.
- (b) The project is in conformity with the applicable elements of the General Plan
- (c) The design of the project will not cause substantial environmental damage or substantially injure fish or wildlife or their habitats.

SECTION 2. ENVIRONMENTAL CERTIFICATION

The Commission hereby adopts and certifies previously approved PC-09-09 a Mitigated Negative Declaration for the project with the following mitigation measures:

1. All conditions of approval of Resolution 09-12 for TTM 6691 and Resolution 09-11 for General Plan Amendment GPA-08-04 and Zone Change ZC-08-04 w/PUD Overlay shall be met.
2. All mitigation measures identified in the initial study and Mitigated Negative Declaration for GPA-08-04, ZC-08-04, PZC-09-02 and TTM 6691 shall be met.
3. All conditions of the Kern County Local Agency Formation Commission shall be met.

The Commission authorizes and instructs the Secretary of the Planning Commission to forward this application for Annexation 17-2 to the City of Ridgecrest City Council.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

P.C. RESOLUTION 09-_____
APPROVING/DENY
APPLICATION FOR ANNEXATION 17-2

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RECOMMENDING APPROVAL/DENIAL OF ZONE DESIGNATIONS OF E-1 (ESTATE 40,000 S.F. MIN.) FOR ANNEXATION 17-2 APPLICATION LOCATED ON 23.93 ACRES AT THE NE CORNER OF W. RIDGECREST BLVD. AND N. BRADY ST. IN THE WEST ½ OF SEC. 32, T26S, R40E. APN: 455-100-06,07 (PAM RIDGECREST VENTURE, LLC) TO THE CITY COUNCIL.

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

SECTION 1. FINDINGS

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

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

- (c) The proposed location of the annexation is in accordance with the objectives of the zoning chapter and the purposes of the district in which the site is located.
- (d) The project is in conformity with the zoning regulations and procedures.
- (e) The project is in conformity with the applicable elements of the General Plan.

SECTION 2. DESCRIPTION

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

SECTION 3. CONDITIONAL APPROVAL

The proposed annexation is hereby recommended for approval and forwarded to the City Council subject to the following conditions:

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

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

AYES:

NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

P.C. RESOLUTION 09-_____
APPROVING/DENY
ANNEXATION 17-2

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

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

SECTION 1. FINDINGS

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

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

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

SECTION 2. DESCRIPTION

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

SECTION 3. CONDITIONAL APPROVAL

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

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

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

AYES:
NOES:
ABSENT:
ABSTAIN:

Nellavan Jeglum, Chairman

ATTEST: _____
James McRea, Secretary

ANNEXATION NO. 17-2 CITY OF RIDGECREST
EXHIBIT "A"
GEOGRAPHIC DESCRIPTION

APN: 455-100-07 AND A PORTION OF 455-100-09 AND THE SOUTH 1/2 OF WEST RIDGECREST BOULEVARD, THE WEST 1/2 OF BRADY STREET, THE NORTH 1/2 OF LAS FLORES AVENUE, AND THE WEST 1/2 OF GARTH STREET

ALL THAT CERTAIN REAL PROPERTY SITUATED IN A PORTION OF SECTIONS 31 AND 32, TOWNSHIP 26 SOUTH, RANGE 40 EAST, M.D.B. & M., AND A PORTION OF SECTION 6, TOWNSHIP 27 SOUTH, RANGE 40 EAST, M.D.B. & M., IN THE COUNTY OF KERN, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 32 BEING THE CENTERLINE INTERSECTION OF BRADY STREET AND WEST RIDGECREST BOULEVARD, SAID CORNER LOCATED ON THE EXISTING CITY BOUNDARY LINE AND BEING THE TRUE POINT OF BEGINNING;

- COURSE 1. SOUTH 00°18'47" WEST, 55.00 FEET ALONG SAID EXISTING CITY BOUNDARY AND THE CENTERLINE OF BRADY STREET TO THE SOUTH RIGHT OF WAY LINE OF WEST RIDGECREST BOULEVARD (55' HALF-WIDTH);
- COURSE 2. WESTERLY, LEAVING THE EXISTING CITY BOUNDARY, NORTH 89°59'27" WEST, 55.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A POINT BEING 55 FEET WEST OF THE CENTERLINE OF BRADY STREET;
- COURSE 3. NORTHERLY, NORTH 00°18'47" EAST, 2758.04 FEET ALONG A LINE BEING 55 FEET WEST OF AND PARALLEL WITH THE BRADY STREET CENTERLINE, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF LAS FLORES AVENUE (45' HALF-WIDTH);
- COURSE 4. EASTERLY, SOUTH 89°57'25" EAST, 1991.68 FEET ALONG SAID NORTH RIGHT OF WAY LINE;
- COURSE 5. NORTHEASTERLY, NORTH 45°12'07" EAST, 28.21 FEET ALONG THE CHORD OF AN ARC OF A CURVE, CONCAVE NORTHWESTERLY, WITH RADIUS OF 20 FEET AND TANGENT TO LAST SAID NORTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF GARTH STREET (30' HALF-WIDTH);
- COURSE 6. NORTHERLY, NORTH 00°21'38" EAST, 933.44 FEET ALONG A LINE BEING 30 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF GARTH STREET, TO THE END OF SAID STREET;
- COURSE 7. EASTERLY, SOUTH 89°56'13" EAST, 30.00 FEET TO A POINT ON THE EXISTING CITY BOUNDARY AND CENTERLINE OF GARTH STREET;
- COURSE 8. SOUTHERLY, SOUTH 00°21'38" WEST, 998.32 FEET ALONG THE EXISTING CITY BOUNDARY AND GARTH STREET CENTERLINE, TO THE CENTERLINE INTERSECTION OF LAS FLORES AVENUE (90' WIDE);

ANNEXATION NO. 17-2 CITY OF RIDGECREST
EXHIBIT "A"
GEOGRAPHIC DESCRIPTION

APN: 455-100-07 AND A PORTION OF 455-100-09 AND THE SOUTH 1/2 OF WEST RIDGECREST BOULEVARD, THE WEST 1/2 OF BRADY STREET, THE NORTH 1/2 OF LAS FLORES AVENUE, AND THE WEST 1/2 OF GARTH STREET

COURSE 9. WESTERLY, NORTH 89°57'25" WEST, 1654.52 FEET ALONG THE EXISTING CITY BOUNDARY AND CENTERLINE OF LAS FLORES AVENUE TO A POINT LYING 332.00 FEET EAST OF THE CENTERLINE OF BRADY STREET (55' HALF-WIDTH);

COURSE 10. SOUTHERLY, SOUTH 00°18'47" WEST, 2325.80 FEET ALONG THE EXISTING CITY BOUNDARY AND A LINE BEING 332.00 FEET EAST OF AND PARALLEL WITH THE CENTERLINE OF BRADY STREET TO A POINT BEING 332.00 FEET NORTH OF THE CENTERLINE OF WEST RIDGECREST BOULEVARD (55' HALF-WIDTH);

COURSE 11. WESTERLY, NORTH 89°59'27" WEST, 332.00 FEET ALONG THE EXISTING CITY BOUNDARY AND A LINE BEING 332.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF WEST RIDGECREST BOULEVARD TO A POINT LYING ON THE CENTERLINE OF BRADY STREET;

COURSE 12. SOUTHERLY, SOUTH 00°18'47" WEST, 332.00 FEET ALONG THE EXISTING CITY BOUNDARY AND CENTERLINE OF BRADY STREET TO THE SOUTHWEST CORNER OF SAID SECTION 32 AND TRUE POINT OF BEGINNING.

TOTAL AREA: 23.92 ACRES MORE OR LESS


DERRILL G. WHITTEN JR., PLS 7816
LICENSE EXPIRES 12/31/09

7/13/09
DATE



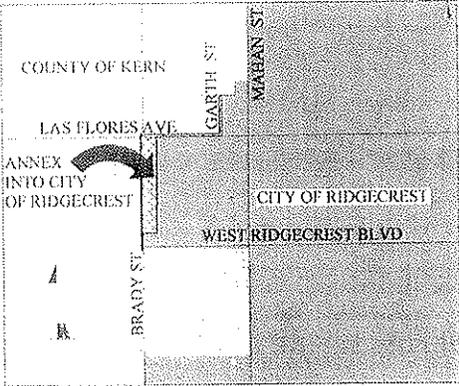
CHECKED by
KERN COUNTY SURVEYORS OFFICE

Date 8/12/09

Approved by



EXHIBIT "B"



VICINITY MAP
CITY OF RIDGECREST, CA (NOT TO SCALE)

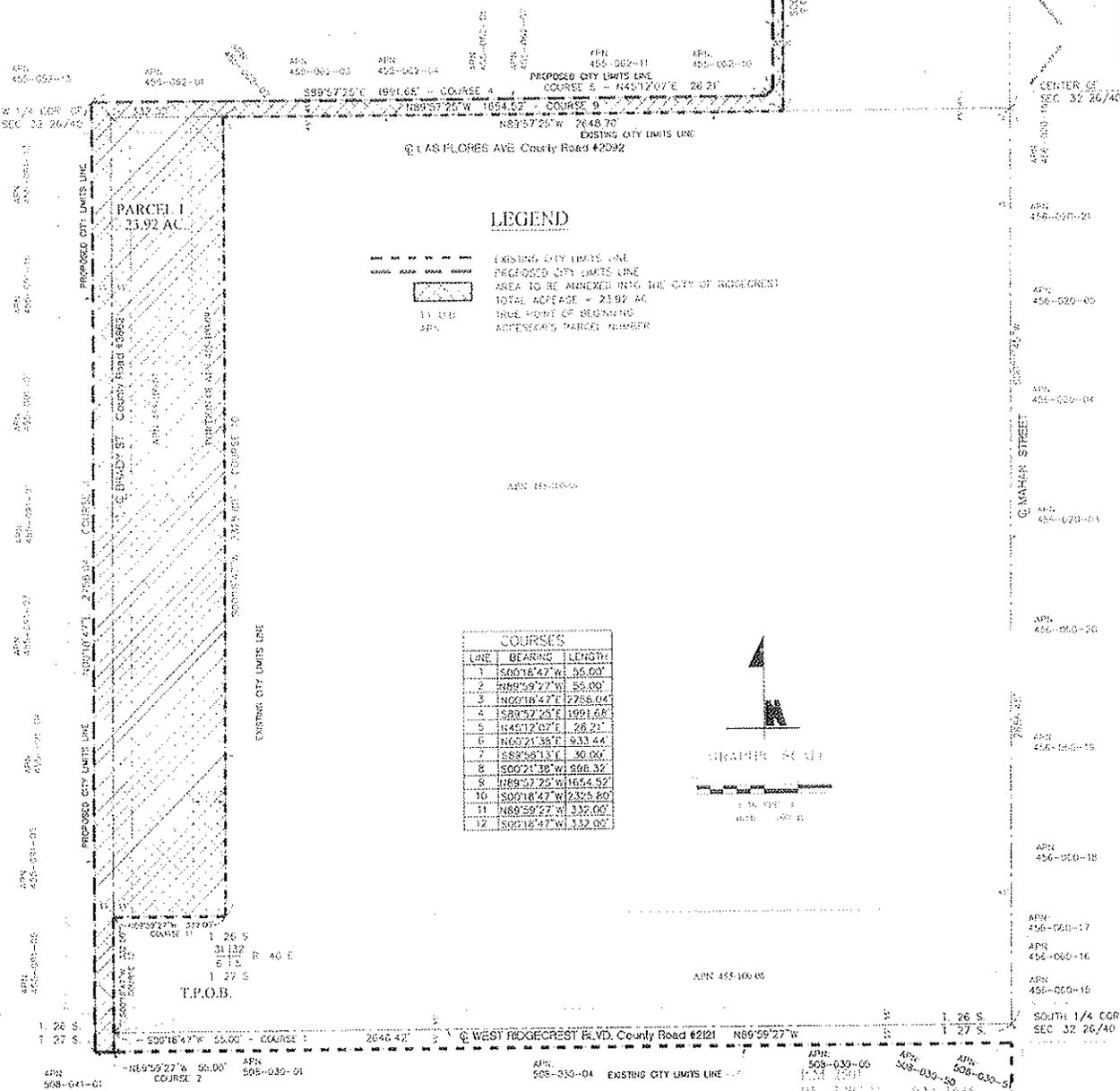
CHECKED BY
KERN COUNTY SURVEYORS OFFICE

Date: 6/6/09

Approved by
[Signature]



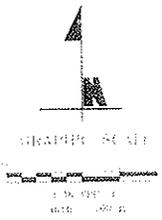
[Signature]
7/1/09



LEGEND

- EXISTING CITY LIMITS LINE
- PROPOSED CITY LIMITS LINE
- AREA TO BE ANNEXED INTO THE CITY OF RIDGECREST
- TOTAL ACRES = 23.92 AC
- TRUE POINT OF BEGINNING
- ADJACENT PARCEL NUMBER

LINE	BEARING	LENGTH
1	S00°18'47" W	35.00'
2	N89°59'27" E	55.00'
3	N02°18'47" E	2758.04'
4	S83°52'25" E	1991.68'
5	N45°12'07" E	26.21'
6	N62°21'38" E	933.44'
7	S82°58'13" E	30.00'
8	S00°21'38" W	508.32'
9	N89°57'25" W	1654.52'
10	S00°18'47" W	2325.80'
11	N89°59'27" E	332.00'
12	S00°18'47" W	332.00'



<p>ANNEXATION NO. 17-2 CITY OF RIDGECREST, CA</p>	<p>DRAWN BY: IDG CHECKED BY: DGM JOB NO: 077-01-00</p>	<p>DATE: 07/07/09 DRAWING NO.: 077-01-03, ANNEXATION MAP SHEET: 1 OF 1</p>
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