

**PLANNING COMMISSION
RESOLUTION PC-09-08
TTM 6731**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING TENTATIVE TRACT MAP 6731 A REQUEST TO CREATE 120 ESTATE DENSITY (ED 10,000 SF) SUBDIVISION ON 40 AC. LOCATED NORTH OF THE NW CORNER OF KENDALL AVE AND S. NORMA ST. APN 510-010-06 & 07 (TAFT CORP)

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

SECTION 1. FINDINGS

On May 12, 2009 the Planning Commission duly and regularly reviewed Tentative Tract Map 6731 and associated pre-zoning to facilitate a request to create a 120-lot residential subdivision with Estate Density and E-2 zoning (10,000 sf. min.) and a .74 ac. park sump on 40.6 ac. located north of the northwest corner of Kendall Ave and S. Norma St in the East ½ of the Northwest 1/4 of Section 16, Township 27 South, Range 40 East, M.D.B.& M., County of Kern. APN-510-010-06 and 07.

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

- (a) Tentative Tract Map 6731 is consistent with the applicable general plan in that the general plan designates the area to be used for Estate Density and per PZC-09-01 and Annexation #17-1, an (E-2) single family residential land use and the map is compatible with the objectives, policies, uses and programs of the plan.
- (b) The design and dedication of the map are consistent with the applicable general plan.
- (c) The site is physically suited for the type and density of land division proposed in that the proposed map is compatible with surrounding land uses, will not adversely affect surrounding properties, has full urban services available to the site, and conforms with site density requirements of the zoning ordinance.
- (d) The design of the proposed subdivision and the proposed improvements are:
 - (1) Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - (2) Not likely to cause serious public health problem;
 - (3) Not in conflict with easements acquired by the public at large, for access through, or use of, property within or adjacent to proposed subdivision.
- (e) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

SECTION 2. CONDITIONAL APPROVAL

The proposed Tract Map 6731 is hereby approved subject to the following 53 conditions:

NOTE: These conditions must be met within 36 months (May 12, 2012), or as stipulated in the conditions, unless a written request for an extension of time is received and approved before the expiration date.

COMMUNITY DEVELOPMENT

1. While this Tentative Tract Map has been approved for a maximum of 120 single family home lots and 1 park sump lot, fewer single family home lots may result in the Final Map

in order to comply with the requirement that the park sump slopes are graded to a level that do not exceed 5:1 slope. The applicant shall comply with all applicable federal, state, county, and local regulations.

2. All work, materials and improvements called for on the approved tentative map, and these conditions of approval, shall be complied with prior to the recording of the final map.
3. Positive trash and dust control measures during construction shall be made to the satisfaction of the Public Works Director.
4. If subsurface cultural resources or other such resources are discovered during the construction of future development projects, construction in the area of discovery will be terminated until a professional archeologist examines the resources and determines the appropriate strategy for managing such a find.
5. Prior to recordation of the Final Map, the Community Development Director shall receive a landscape plan and review and approve all perimeter landscaping and other associated project landscaping.
6. Prior to issuance of Building Permits, the Community Development Director shall review and approve all landscaping and architectural elevations.
7. Street names shall be approved by the Community Development Department prior to final map recording.

PUBLIC WORKS - ENGINEERING

8. A copy of a current Preliminary Title Report shall be submitted to the Planning Department by Developer prior to submittal of any improvement plans or final map.
9. An Engineer's Estimate of the cost of improvements shall be submitted to and approved by the City prior to final map approval.
10. All improvements are to be designed and constructed in accordance with the Subdivision Map Act, the City Subdivision Standards, and all other applicable ordinances, codes, standards, and regulations of the City County and State. Improvement plans shall be prepared and certified by a registered civil engineer and shall be submitted to the City. Plans are subject to the approval of the City.
11. The safety and security of the project must satisfy local, County, State and Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
12. All improvements must comply with the Americans with Disabilities Act standards and regulations.
13. The Developer shall obtain all necessary permits and/or approvals from all agencies having jurisdiction over the property being developed.
14. Payment of all required City fees shall be made. Developer to pay all costs incurred by the City for plan checking and inspection of improvements. Developer shall pay recording fees.
15. In the appropriate phase all utilities including cable services shall be installed in accordance with City standards and each of the appropriate utility company standards.

All utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.

16. Preliminary soils report required to address all developments including grading, drainage, percolation, street sections, trenching, etc., and shall be submitted with improvement plans.
17. Prior to recordation of the final map, the Developer shall request annexation into an existing Lighting and Landscape Maintenance District or cause formation of a new district, whichever is feasible under current laws. Developer shall be required to maintain all landscaping, including the replacement of any trees or shrubs that do not survive within public right-of-way and landscape easements for a period of six months after final inspection of the landscape improvements. Developer shall be fully responsible for paying all costs for the improvements until said improvements are accepted by the City.
18. The Developer shall provide for all facilities required by fire and law enforcement continuous service of the tract phases which shall include, but are not limited to, right-of-way dedication for vehicle turnaround areas, turnaround area full design section paving, manholes, cleanouts, blowoffs, fire hydrants, valves, drainage structures, street lighting and any other improvements needed to provide such services. Required facilities shall be approved by the City and shown on the approved improvement plans.
19. All improvements shall be installed prior to recordation of the Subdivision Map, or securities as deemed sufficient by the City, shall be provided in accordance with the Subdivision Map Act.
20. With the development of each new phase all improvement plans shall be re-reviewed and changed accordingly to reflect the current improvement and development standards which will be in effect.
21. Developer to submit proposed street names to City for approval by City and Kern County Sheriff's 9-1-1 Coordinator.
22. Developer's engineer to provide to the City Planning Department three electronic copies of the final map in AutoCAD format.

PUBLIC WORKS – DRAINAGE / FLOOD

23. Developer shall provide an onsite drainage study per Kern County Standards for the 10 year, 5 day storm event to be retained onsite. Drainage study to address the sump overflow condition. Drainage sump to also function as park recreation use with side slopes not to exceed 5:1.
24. All development shall comply with all applicable City of Ridgecrest floodplain management ordinances.
25. Portions of the project are located within Zone A floodplain. The project Flood Study needs to be completed to address the 100 year flood, including determination of the base flood elevation in Zone A and any improvements required to accommodate the 100 year flood.
26. If the project disturbs more than 1 acre of land, the Developer shall submit the Designer Grading Certification and Applicability of NPDES Storm Water Program Form prior to

approval of the grading plan. Engineered Rough Grading Inspection Form required prior to Foundation Inspection by City.

27. The Developer shall construct grading, curbs, gutters and drainage structures necessary to the proper use and drainage of streets, highways, alleys and ways and for the public safety. Drainage retention structures to be shown on the grading plan.
28. All storm drainage facility plans and pertinent calculations shall be reviewed and approved by the City.
29. Onsite drainage retention facility to be dual recreational use.

PUBLIC WORKS - SEWER

30. Developer to construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per City standards. Developer shall comply with the standards, conditions and policies of the City and shall have sewer improvement plans and specifications reviewed by the City. The Developer can enter into a reimbursement agreement with the City for future sewer tie-in fees that would benefit from the offsite sewer.
31. Prior to any improvement plan approval (i.e. Grading, Street, Sewer, Water), offsite sewer collection system shall be evaluated to identify all impacts of the Tentative Tract. Offsite sewer study, improvement plans and funding to construct offsite sewer improvements to be provided by Developer.

PUBLIC WORKS - WATER

32. Developer to construct water systems with mains of sufficient number of outlet to furnish adequate domestic water supply for each dwelling unit, parcel of lot created and to provide adequate domestic fire protection per Kern County Fire Department and Indian Wells Valley requirements and standards.
33. The Developer shall comply with the standards, conditions and policies of the Kern County Fire Department and the City, and shall have water improvement plans and specifications approved by the Kern County Fire Department and Indian Wells Valley.

PUBLIC WORKS - STREETS

34. Developer to comply with the Traffic Study dated April 25, 2007 and the comments submitted by the Kern County Roads Department in their letter dated May 9, 2007.
35. All dedications of the street rights-of-way and/or easements shall be made prior to or concurrent with the recording of the final map.
36. Boundary street alignments to match contiguous projects, i.e. Street 'H' at the south boundary of Tentative Tract Map 6731 versus "Far View Street" at the north boundary of approved Tentative Tract 7112.
37. Onsite/Offsite Road Improvements:
 - a. Kendall Avenue to be improved with 24' wide paved section to allow for two 12' travel lanes centered at centerline from existing improved Kendall Avenue pavement to the east at the west boundary of Tract 4934, westerly to south Norma Street.

- b. Norma Street to be improved with 24' wide paved section to allow for two 12' travel lanes west side of South Norma centerline, from Kendall Avenue northerly to Street 'H' of Tentative Tract 6731.
- c. Norma Street at Tentative Tract 6731 boundary to be improved to half width Type 'A' Secondary Highway Kern County Development Standards.
- d. Street 'A', Street 'H' and South Sierra View Street to be improved per Type 'A' Local Street Part-Width Kern County Development Standards.
- e. Interior roads Streets 'B', 'C', 'D', 'E', 'F' and 'G' to be improved per Type 'A' Local Street Kern County Development Standards.
- f. Streets to be designed per the requirements of the preliminary soils report.
- g. South Sierra View Street from North boundary of TTM 6731 to Springer Ave. to be improved with 24' wide paved section to allow for two 12' travel lanes with 8' graded shoulders. Springer Ave. west from South Sierra View Street to Downs St. to be improved with 24' wide paved section to allow for two 12' travel lanes with 8' graded shoulders.
- h. Downs Street from Springer Ave. to China Lake Blvd. to be improved with 24' wide paved section to allow for two 12' travel lanes match at existing.
- i. TTM 6731 approved contingent upon receipt and verification of all offsite rights-of-way (and/or) easements for road, infrastructure (and/or) utilities.
- j. Should a right of way or easement issue occur, a reimbursement agreement between the City and the developer will be entered into according to required timelines to facilitate the City being reimbursed for any costs associated with obtaining rights-of-way" (and or) easements.

PUBLIC WORKS – PARKS & TRAILS

- 38. Developer shall improve an additional 30' west of south Norma street at the Tract boundary for public park/trail. Park/trail plans to be approved the the Planning Department prior to issuances of any permits. Park/Trail to be Offer of Dedication to the City and to be included in a Lighting/Landscape Maintenance District (LLMD).

KERN COUNTY AIR POLLUTION CONTROL DISTRICT

- 39. The residential development phase is subject to Rule 416.1 (Installation of wood burning heaters and fireplaces) and Rule 424 (Residential Water heaters). Only U.S. EPA Phase II Certified wood burning devices, pellet-fueled heaters or gas-only fireplaces shall be installed. Residential water heaters shall be equipped with high efficient low oxides of nitrogen (low-Nox) natural gas burners. Solar water heaters are also permissible.
- 40. The project has a potential for high trip generation and our KCAPCD believes that the roads should be paved to the nearest publicly maintained road in each direction

KERN COUNTY FIRE DEPARTMENT

- 41. Hydrant spacing within residential tracts shall be a maximum of 660 feet throughout the tract and provide a minimum flow of 500 gpm at 20 psi residual for 1 hour.
- 42. Per Fire Code Section D106: Projects having more than 100 dwelling units shall be equipped with two separate and approved fire access roads
- 43. Per Fire Code Section 503.2.1: Fire apparatus access shall have an unobstructed width of not less than 20 feet
- 44. Fire hydrants shall be AWWA approved.

45. The water system shall be looped.
46. The Kern County Fire Department must review and approve all water improvement plans prior to installation. The Department will perform fire flow tests before any Certificates of Occupancy are issued.
47. Should the tract be constructed in phases, each phase shall be provided with the required fire protection and access.
48. Hydrants are to be maintained by an approved entity.
49. Per the California Fire Code, reflective markers shall be installed to identify hydrant locations.

CALIFORNIA DEPARTMENT OF FISH AND GAME

50. Prior to the issuance of grading permits, applicant shall secure written authorization and/or permitting from the California Department of Fish and Game.
51. All street lighting shall be equipped with glare shields to direct light downward.

U. S. FISH AND WILDLIFE SERVICE

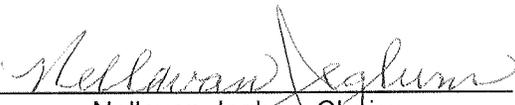
52. The project is within the range of the desert tortoise. In the event that the applicant or subsequent property owners encounter a desert tortoise during development, the project proponents should suspend all ground-disturbing activities and contact the Service immediately. This condition does not constitute authorization to take a desert tortoise in any manner.

CHINA LAKE NAVAL AIR WEAPONS STATION

53. No comments

APPROVED AND ADOPTED this 12th day of May, 2009 by the following vote:

AYES: Beres, Jeglum, Kauffman, Patin, Porter
NOTES: none
ABSENT: none
ABSTAIN: none



Nellavan Jeglum, Chairman

ATTEST: 

James McRea, Secretary

